South Carolina · Coastal Zone Management Program

1987

BEAUFORT COUNTY
1987 LAND USE PLAN

COASTAL ZONE
INFORMATION CENTER

HD
211
.B4
B43
1987

HD211.B4 B43 1987 ef

BEAUFORT COUNTY

1987 LAND USE PLAN

Adopted by the Board of Commissioners November 9, 1987
Certified by the Coastal Resources Commission December 4, 1987

Prepared for:

Beaufort County Board of Commissioners

Ledrue Buck, Jr., Chairman
Frank T. Bonner
Cecil V. Cherry
Marion Dilday
Mrs. Arthur L. Moore

Donald L. Davenport, County Manager
John Morgan, County Clerk

Prepared by:

Beaufort County Land Use Plan Advisory Committee

Douglas Mercer, Chairman
Topper Bateman
Donald Davenport
Chris Furlough
Bo Lewis
Dr. David McNaught
John Morgan
David Norwood
Henry Riddick

Planning assistance provided by:

Mid-East Commission
1 Harding Square
Washington, NC 27889
(919) 946-8043

Robert J. Paciocco, Planner-in-Charge
Libby Anderson, Technical Assistant

Preparation financed in part by:

A grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration.

BEAUFORT COUNTY

1987 LAND USE PLAN

CONTENTS

PAGE

I. INTRODUCTION

II. BACKGROUND

A. Population..... 6
B. Housing..... 7
C. Economy..... 8

III. LAND USE

A. Existing Conditions.....12
B. Future Development.....20
C. Land Use Concerns.....23
D. Development Controls.....27
E. Development Constraints.....30

IV. POLICY OBJECTIVES AND IMPLEMENTATION

A. Review of 1981 Policy Effectiveness.....45
B. Resource Protection.....47
C. Resource Production and Management.....51
D. Economic and Community Development.....55
E. Public Participation.....58
F. Storm Hazards.....66

V. LAND CLASSIFICATION

A. Purpose.....69
B. Classification Scheme.....69
C. Intergovernmental Coordination.....74

Appendix A - Media Releases
Appendix B - Public Survey
Appendix C - Results Beaufort County Land Use Plan Public Survey
Appendix D - State and Federal Regulatory Devices
Appendix E - Beaufort County Transportation Projects
Appendix F - Agencies Coordinating Storm Prepardeness
Appendix G - Beaufort County Planning Program; Schedule of Meetings
Appendix H - Policy Alternatives, Policy Choices from Before the Storm in Beaufort County
Bibliography

ILLUSTRATIONS

Figure

1	North Carolina Counties	11.6
2	Beaufort County Population 1880-1985	11.7
3	Regional Population 1960-1985	11.8
4	Beaufort County Population Distribution	11.9
5	Per Capita Income 1970-1984	11.10
6	Unemployment Rate 1976-1986	11.11
7	Beaufort County Land Use 1986	44.12
8	Harvested Cropland	44.13
9	Permits Issued 1981-1986	44.14

Map

1	Existing Land Use	44.15
2	Natural and Cultural Resources	44.16
3	Beaufort County SLOSH Map	68.12
4	Land Classification	74.2

TABLES

1 Regional Population.....11.1
2 County Population.....11.1
3 Population Age Structure.....11.2
4 Housing Characteristics 1980.....11.2
5 Manufacturing Firms.....11.3
6 Beaufort County Employment 1980.....11.4
7 Retail Sales.....11.4
8 Labor Force.....11.5
9 Harvested Cropland.....44.1
10 Beaufort County Building Permits 1981-1986.....44.1
11 CAMA Development Permits.....44.2
12 Land Classification.....44.3
13 Major Soil Types.....44.4
14 Surface Water Classification.....44.5
15 Unique Natural Areas.....44.7
16 Structures of Historical or Architectural Significiance.....44.8
17 Prime Farmland Soils.....44.9
18 Future Regional Population.....44.9
19 County Population Age Structure 1985-1995.....44.9
20 School Enrollment.....44.10
21 Municipal Water Systems.....44.11
22 Municipal Wastewater Systems.....44.11
23 Severity of Risk.....68.10
24 Magnitude of Risk; Inventory of Structures in Hazard Area.....68.10
25 Utilization of Primary Roads.....68.11

I. INTRODUCTION

In the fall of 1986, the County Commissioners appointed an ad hoc Advisory Committee to update the County's Land Use Plan. A nine-person committee was specially selected to represent a wide range of backgrounds, interests, and professions. The planning process commenced with a workshop session given by Division of Coastal Management personnel. State officials introduced Committee members to the planning process and to several special issues that would be addressed during the course of the planning program. Beginning in November 1986, the group began meeting monthly to work on the plan update. A series of bimonthly meetings were held in the early summer of 1987 as the Committee entered the policy planning stage of the update process.

Committee members agreed early in the process that soliciting public input should be made an important part of the planning program. Notices of all committee meetings were submitted to four local radio stations for broadcast: WKJA, WWGN, WITN-TV, and WDLX. Meeting notices were also published in the Washington Daily News, and articles summarizing the information and issues discussed at each committee meeting were submitted to the paper for publication. Copies of all radio public service announcements and articles submitted to or appearing in the Daily News are included in Appendix A.

The Committee realized that the 1987 Land Use Plan would be dealing with a number of important development issues. Thus, the Committee decided to conduct a public survey - to gather public opinion on development issues as well as to educate the public as to the nature of important land use issues facing the County. The group spent a considerable amount of time and effort in developing and compiling the questionnaire. As shown in Appendix B, the Committee designed the survey instrument to address the concerns of a variety of interest groups. The planning survey was added as an insert to the March 19 edition of the Washington Daily News. Additional copies were given to leaders of a number local civic clubs for distribution to their membership. Committee members estimate the survey was distributed to approximately 9,500 persons. About 940 responses were received, indicating a 10% response rate. Not all respondents answered all questions; the question on ideal population received an especially low response. Given the method of distribution, compilation, and response rate, the Committee makes no pretense that the survey was statistically valid. Rather, the survey was viewed as informative - to respondents and Committee members alike - and the survey helped the group generate many of the topics covered by the policy objectives contained in the 1987 Land Use Plan.

The 1987 Land Use Plan Public Survey indicated that most people like living in Beaufort County and that residents like living here primarily for two reasons: they value the river for the amenities it provides, and they enjoy the rural character of the area. Thus, the majority of respondents feel it is of utmost importance to protect the river and to preserve the quality of life in the area; preserving water quality and preserving natural resources were named as the two most important issues facing the County.

Only about half of all respondents answered the question on ideal population. Of those that answered, slightly more than half indicated that the County had already reached its optimal population. However realizing that development is inevitable, most residents advocated a policy of controlled growth. At the same time, most respondents expressed a desire for increased economic development: the need for more jobs was rated as the third most important issue facing the County. Over half of all respondents indicated that attracting new jobs and preserving commercial fishing operations were extremely important issues the County should be addressing. Over half of all respondents also rated failing septic systems, pollution of waterways by farming and forestry activity, pollution of waterways by industrial activity, and loss of County airspace to military operations as extremely important land use concerns. But the priority issue

for 75% of all respondents was resource protection: three out of four persons responding ranked protection of the County's natural resources as an extremely important land use concern. Complete survey results are contained in Appendix C.

II. BACKGROUND

Beaufort County occupies an 827 square mile area of central coastal North Carolina (Figure 1, pg. 11.6). It is the eighth largest county in the State. Originally called Pamptecough Precinct when it was formed from Bath County in 1705, the name was changed to Beaufort in 1712 to honor Henry Somerset, Duke of Beaufort.

Beaufort County is an area rich in natural and cultural resources. Early settlers built a strong local economy based on the County's environmental resources. Prosperous port communities developed along the County's navigable waterways. Stately residences, office and commercial buildings were built to service a wealthy merchant population; many of these remain today to distinguish the region.

Water resources are a major presence in the County. Water accounts for about 88,000 acres (14.2%) of the County's total 618,200 acres. Numerous creeks drain the land. Many empty into the Pamlico River which bisects the County in a northwest-southeast direction. The Pungo River forms a portion of the County's eastern boundary, and the Pantego, Dismal, and Great Swamps occupy a large portion of the County's northeastern area. Precipitation in the County averages about 51 inches per year. Mean January temperature is 45°F; mean July temperature is 79°F.

The County has seven incorporated areas: Aurora, Bath, Belhaven, Chocowinity, Pantego, Washington, and Washington Park.

As most of these communities have elected to prepare their own land use plans, development issues within these localities will be addressed only as they affect land uses in the unincorporated areas of the County.

A. Population

Population within the County has increased steadily since 1880 except for the period 1960-1970 when total population declined slightly (Figure 2, pg. 11.7). Population grew fairly rapidly (averaging 1.8% per year) until 1940. Between 1940 and 1970, growth slowed and the County experienced little change in population. Since 1970 however, the County has again experienced moderate growth. Between 1970 and 1980, the population increased by 12.2% and between 1980 and 1985 population increased by 7.2%.

Beaufort County is the second most populous county in the planning region (Figure 3, pg. 11.8). The state has been divided into 18 regions for planning purposes. Beaufort County is included in Region Q, together with Bertie, Hertford, Martin and Pitt counties. Population growth in the County has consistently been greater than all other counties except Pitt, and the growth rate between 1980 and 1985 (7.2%) even slightly exceeded that for the State as a whole (Table 1, pg. 11.1).

Currently, over half of all County residents live in unincorporated areas. Between 1970 and 1980, most of the

County's total population growth occurred in rural (unincorporated) areas (Table 2, pg. 11.1). Although several of the County's municipalities have experienced moderate growth in population since 1980 (notably Chocowinity, Bath, and Washington), more than two people live in the rural areas of the County for every one that lives in an urbanized place (Figure 4, pg. 11.9).

Following the national trend, the population of the County is aging. Since 1970, the percentage of the population under 17 years has declined from 35 to 27% (Table 3, pg. 11.2). At the same time, the percentage 65 and older has increased slightly from 11 to 14%.

Unlike some of the coastal counties in the state, Beaufort County is not greatly affected by seasonal fluctuations in population. The local County economy did however realize $9,760,000 in travel-related expenditures in 1984 compared to the statewide average of $4,192,000. While some migrant workers find employment in the area, their numbers do not produce significant seasonal changes in population. According to the Employment Security Commission, there were approximately 250 migrant workers in the County in 1985, down from 300 in 1984.

B. Housing

The County's 1980 population was housed among 15,800 dwelling units (Table 4, pg. 11.2). Eighty percent of all

dwellings in the County are single-family units; the remainder are mobile homes and multifamily dwellings. Almost one in four dwellings in the County are rental units. In 1980, about 10% of all existing units were vacant. Ten percent all residences were without complete plumbing, about average for the five-county region. In 1980, single-person households (typically elderly and young unmarried persons) accounted for over 20% of all households.

C. Economy

New construction over the past decade in Washington, the county seat, indicates the willingness of the public and private sector to invest in the area. Donnelley Marketing, a direct mail enterprise, in 1984 became the County's largest new employer, offering employment to about 225 persons. Public investments have had considerable impact within the City of Washington. The City has realized a new Visitor's Center - a replica of North Carolina's historic Newbold-White House; a new post office; and the City's old train station has been thoroughly renovated as a cultural and civic center and is now the home of the Beaufort County Arts Council.

Per capita income in the County has increased steadily since 1970 (Figure 5, pg. 11.10). Local changes in per capita income have closely paralleled those for the State as a whole,

although historically, per capita income has been less than per capita income statewide. The median income of families in the County has increased, though again lagging the increase statewide. In 1969 median family income (MFI) in the County was $6,435 compared to $7,774 for the State as a whole. By 1979 (the latest year for which information is available), MFI in the County had more than doubled to $14,461; statewide, MFI had risen to $16,792. As local income has risen, the percentage of residents with incomes below the poverty line has decreased. In 1969, one in three individuals, and one in every seven families were considered living below the poverty line. In 1979, this figure for the County had dropped to 21% of all individuals and 12% of all families. Statewide, 15% of all individuals and 12% of all families had incomes below the poverty line.

The County has a relatively strong economy. Major employers include Texasgulf, located outside Aurora, and National Spinning and Hamilton Beach in Washington. There are currently 46 manufacturing firms in the County which employ a total of anywhere from 5,000 to 12,000 persons (Table 5, pg. 11.3). About one in four employed persons is employed by a manufacturing enterprises (Table 6, pg. 11.4). Eighteen percent of all employed residents are involved in wholesale and retail trade, and about one in ten persons is employed in either agriculture, forestry, fishery, and mining operations. Retail sales in the

County in fiscal year 1986 totalled almost $315,000,000 (Table 7, pg. 11.4) and were well above sales in any other county in the region except Pitt.

The labor force currently numbers about 19,500 persons (Table 8, pg. 11.5). Historically, the rate of unemployment in the County has approximated that for the state as a whole, though since 1981, the local unemployment rate has been greater than that statewide (Figure 6, pg. 11.11).

Agriculture plays a major role in the County with over one quarter of all land being devoted to agricultural uses. Harvested cropland accounted for 128,600 acres of County land, up from 115,900 in 1983. Although the total number of farms has been declining (from 1,047 in 1970 to 815 in 1982), the average size of farms in the County has been increasing, from an average of 162 acres in 1978 to 194 in 1982. Notably, Beaufort County ranked number one in the State in 1984 in the production of oats, and second in the production of wheat and soybeans. At the same time, the value of local farm products has been increasing. Between 1978 and 1982, the average market value of agricultural products per farm increased by over 50% - from $41,800 per farm in 1978 to $64,700 per farm in 1982.

Implications

As the County's population continues to grow, the need for sound land use and services planning increases. As the County's population increases and local income rises, more people will find themselves with time and money to spend on leisure activities. The need for services for the County's older population will increase. Residential development in outlying areas will compete with agricultural, water-related, and open space uses for use of the land. Development in rural and urban areas will have impacts on water quality in the County and beyond.

Table 1
REGIONAL POPULATION

County	1960	1970	1980	1985	% Change 70-80	% Change 80-85
BEAUFORT	36,014	35,980	40,355	43,260	12.2%	7.2%
Bertie	24,350	20,528	21,024	21,341	2.4%	1.5%
Hertford	22,718	23,529	23,368	23,924	-0.7%	2.4%
Martin	27,139	24,730	25,948	26,653	4.9%	2.7%
Pitt	69,942	73,900	83,651	95,862	13.2%	14.6%
Region	180,163	178,667	194,346	211,040	8.8%	8.6%
State	4,556,155	5,082,059	5,881,766	6,253,951	15.7%	6.3%

Source: U.S Census; Office of State Budget and Management

Table 2
COUNTY POPULATION

	1960	1970	1980	1985	% Change 70-80	% Change 80-85
Aurora	449	620	698	719	12.6%	3.0%
Bath	346	231	207	237	-10.4%	14.5%
Belhaven	2,386	2,259	2,430	2,496	7.6%	2.7%
Chocowinity	580	566	644	828	13.8%	28.6%
Pantego	262	218	185	181	-15.1%	-2.2%
Washington	9,939	8,961	8,418	9,419	-6.1%	11.9%
Washington Pk	NA	517	514	553	-0.6%	7.6%
Unincorp. area	22,052	22,608	27,259	28,827	20.6%	5.8%
Total County	36,014	35,980	40,355	43,260	12.2%	7.2%

NA= not available
Source: Office of State Budget and Management

Table 3
POPULATION AGE STRUCTURE

	1970		1980		1985	
	No.	%	No.	%	No.	%
0-4 years	2,905	8.1%	3,148	7.8%	3,305	7.6%
5-17 years	9,835	27.3%	8,857	21.9%	8,579	19.8%
18-24 years	3,577	9.9%	4,408	10.9%	4,548	10.5%
25-44 years	7,828	21.8%	10,429	25.8%	12,380	28.6%
45-64 years	8,067	22.4%	8,337	20.7%	8,612	19.9%
65 and older	3,768	10.5%	5,176	12.8%	5,836	13.5%
Total	35,980	100.0%	40,355	100.0%	43,260	100.0%

Source: U.S. Census; N.C. Statistical Abstract, 1984; and Office of State Budget and Management

Table 4
HOUSING CHARACTERISTICS 1980

	County		Region	
	#	%	#	%
Total Households	14,253	-	67,460	-
Single-person Hshlds	3,021	21.2%	14,083	20.9%
Total Housing Units	15,792	-	73,810	-
Single-family Units	12,501	79.2%	57,853	78.4%
Vacant Units	1,539	9.7%	6,348	8.6%
Renter Occupied	3,786	24.0%	23,782	32.2%
Condominium Units	70	0.4%	412	0.6%
Units w/out plumbing	1,544	9.8%	7,722	10.5%
Persons/household	2.82	-	2.97	-
Median Value unit	$31,200	-	-	-
Median Rent	$101	-	-	-

Source: U.S. Census

Table 5
MANUFACTURING FIRMS (as of 1/1/87)

Location	Firm Name	Product	Employment Range
Aurora	Aurora Packing Co.	Crab products	20-49
Aurora	Bay City Crab Co.	Crab products	20-49
Aurora	Carolina Seafood	Crab products	20-49
Aurora	Daniels Seafood Co.	Crab products	20-49
Aurora	Henries Fishing Sup.	Wire crab pots	10-19
Aurora	Texasgulf, Inc.	Phosphate prod.	1,000-2,499
Bath	Charcoal Services	Carbon filters	20-49
Belhaven	Blue Channel Crab	Seafood prod.	100-249
Belhaven	Baker Crab Co.	Seafood prod.	50-99
Belhaven	Belhaven Feed Mills	Feed & fertilzer	5-9
Belhaven	Belhvn Fish & Oyster	Seafood prod.	100-249
Belhaven	Gwinn Engineering	Marine equip.	1-4
Belhaven	Harris Furniture	Furniture	5-9
Belhaven	Sea Safari	Seafood prod.	100-249
Belhaven	Younce & Ralph Lumber	Pine lumber	50-99
Chocowinity	Fountain Power Boats	Boats	20-49
Chocowinity	Osprey Seafood	Seafood products	50-99
Chocowinity	Outer Banks Indust.	Metal fabric.	20-49
Chocowinity	Privateer Manufac.	Boats	20-49
Chocowinity	Singer Co.	Furniture	250-499
Chocowinity	Tidewater Equip.	Logging equip.	20-49
Pantego	Pungo Machine Shop	Metal Shop	5-9
Pinetown	F.C. Howell & Sons	Hardwood	20-49
Washington	Atwood Morrill Co.	Valves	50-99
Washington	Bafer, Inc.	Plastics	10-19
Washington	Carver's Machine Works	Machine products	20-49
Washington	Coca Cola Bottling	Soft drinks	20-49
Washington	Donnelley Marketing	Direct mail ad.	100-249
Washington	Flanders Filters	Filters	50-99
Washington	Gregory Pool	Equipment	20-49
Washington	Hackney & Sons	Truck bodies	250-499
Washington	Hamilton Beach	Applicances	1,000-2,499
Washington	Hampton Shirt Co.	Shirts	250-499
Washington	J.S. Hill Corp.	Concrete	10-19
Washington	Jackson Bedding	Bedding prod.	1-4
Washington	Lowe's Inc.	Building supp.	20-49
Washington	Maola Ice Cream	Ice cream	20-49
Washington	Mason Lumber Co.	Lumber	20-49
Washington	Moss Planing Mill	Lumber	100-249
Washington	National Spinning Co.	Yarn	1,000-2,499
Washington	Stanadyne, Inc,	Auto parts	250-499
Washington	Washington Beverage	Soft drinks	10-19
Washington	Wash. Crab Processing	Seafood products	20-49
Washington	Washington Garment	Clothing	50-99
Washington	Washington News	Daily newspaper	50-99
Washington	Washington Packing	Pork prod.	10-19

Source: 1985-86 Directory of N.C. Manufacturing Firms; revised by Land Use Advisory Committee

Table 6
BEAUFORT COUNTY EMPLOYMENT 1980

Employment Sector	Number of Employees	% Total Employment	State %
Manufacturing	4,699	24.0%	32.0%
Wholesale & Retail Trade	3,459	17.6%	18.0%
Agriculture, Forestry, Fisheries, Mining	2,123	10.8%	3.6%
Educational Services	1,099	5.6%	8.3%
Construction	1,048	5.3%	6.1%
Health Services	876	4.5%	6.0%
Public Administration	645	3.3%	4.0%
Finance, Insurance, Real Estate, Business, Repair Services	839	4.3%	6.9%
Transportation, Communications, Other Public Utilities	675	3.4%	6.0%
Personal, Entertainment, Recreational Services	621	3.2%	3.7%
Other Professional and Related Services	400	2.0%	3.2%
Not reported	3,136	16.0%	2.3%
Total	19,620	100.0%	100.0%

Source: N.C. Statistical Abstract, Fifth Edition, 1984

Table 7
RETAIL SALES ($,000's)

Fiscal Year	BEAUFORT	County Bertie	Hertford	Martin	Pitt
1975	135,562	36,101	76,279	73,027	278,382
1976	159,530	40,880	87,539	82,899	318,493
1977	177,795	43,819	100,540	93,249	349,637
1978	191,566	46,491	102,848	93,359	372,759
1979	219,683	52,440	108,696	97,633	426,912
1980	223,745	50,996	120,747	103,241	462,937
1981	254,858	54,336	123,021	109,607	516,284
1982	258,037	57,818	133,807	114,041	542,045
1983	249,857	59,865	141,145	116,978	578,843
1984	277,511	61,667	162,367	123,998	694,144
1985	289,045	64,487	166,839	125,435	735,826
1986	314,513	62,199	169,259	137,241	831,083
Chg. 75-85	113.2%	78.6%	90.6%	71.8%	164.3%

Source: Office of State Budget and Management (1975-84) and N.C. Department of Revenue (1985, 1986)

Table 8
LABOR FORCE

Year	Labor Force	Total Employment	Unemployment Rate County	Unemployment Rate State
1976	18,760	17,610	6.1%	6.2%
1977	19,170	18,090	5.6%	5.9%
1978	20,310	19,450	4.2%	4.3%
1979	19,710	18,760	4.8%	4.8%
1980	20,750	19,620	5.4%	6.5%
1981	21,870	20,470	6.4%	6.4%
1982	21,550	19,310	10.4%	9.0%
1983	20,720	18,520	10.6%	8.9%
1984	21,000	19,430	7.5%	6.7%
1985	19,320	18,130	6.2%	5.4%
1986	19,490	17,870	8.3%	5.3%

Source: Office of State Budget and Management;
updated by Employment Security Commission

Figure 1

N. C. Counties

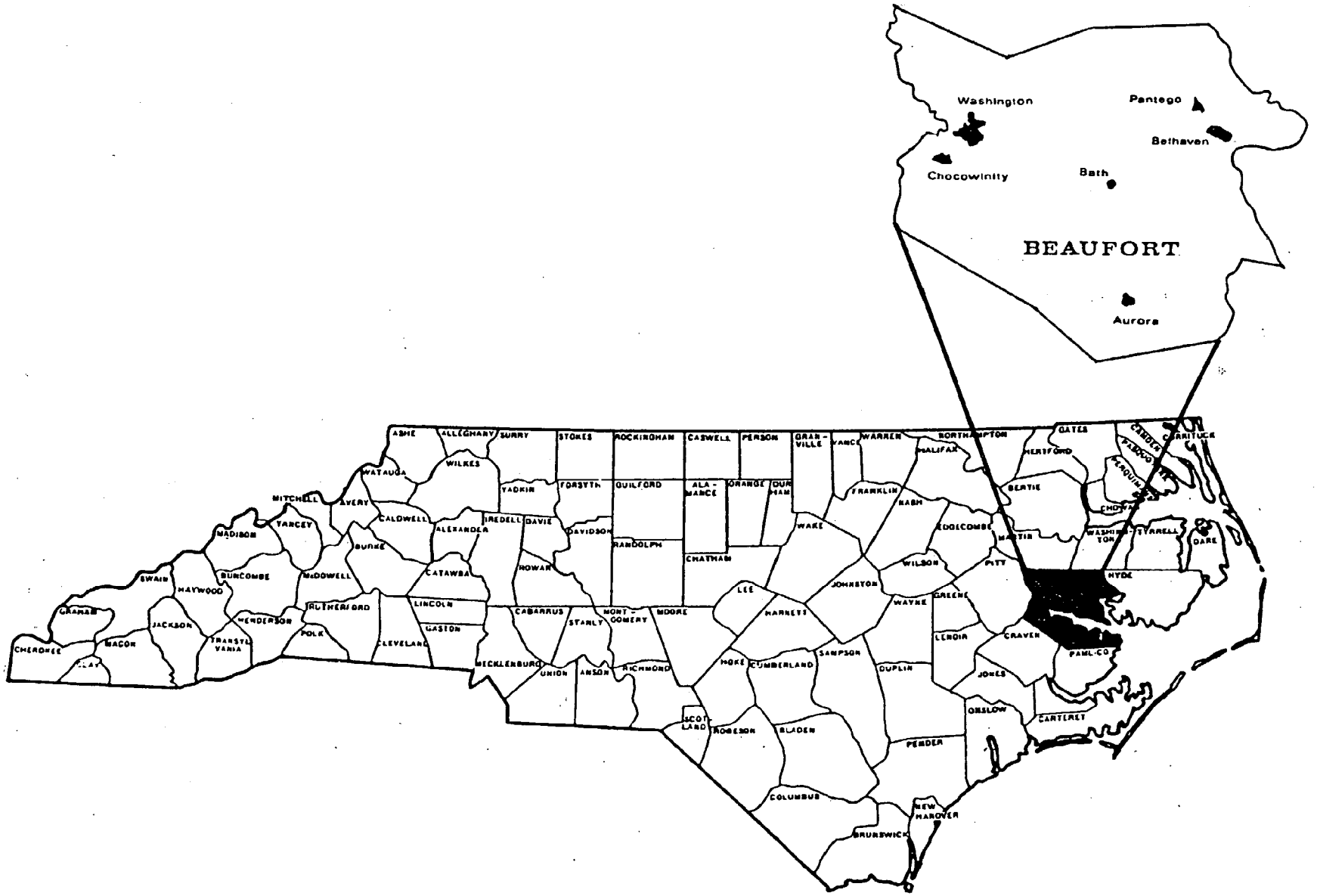
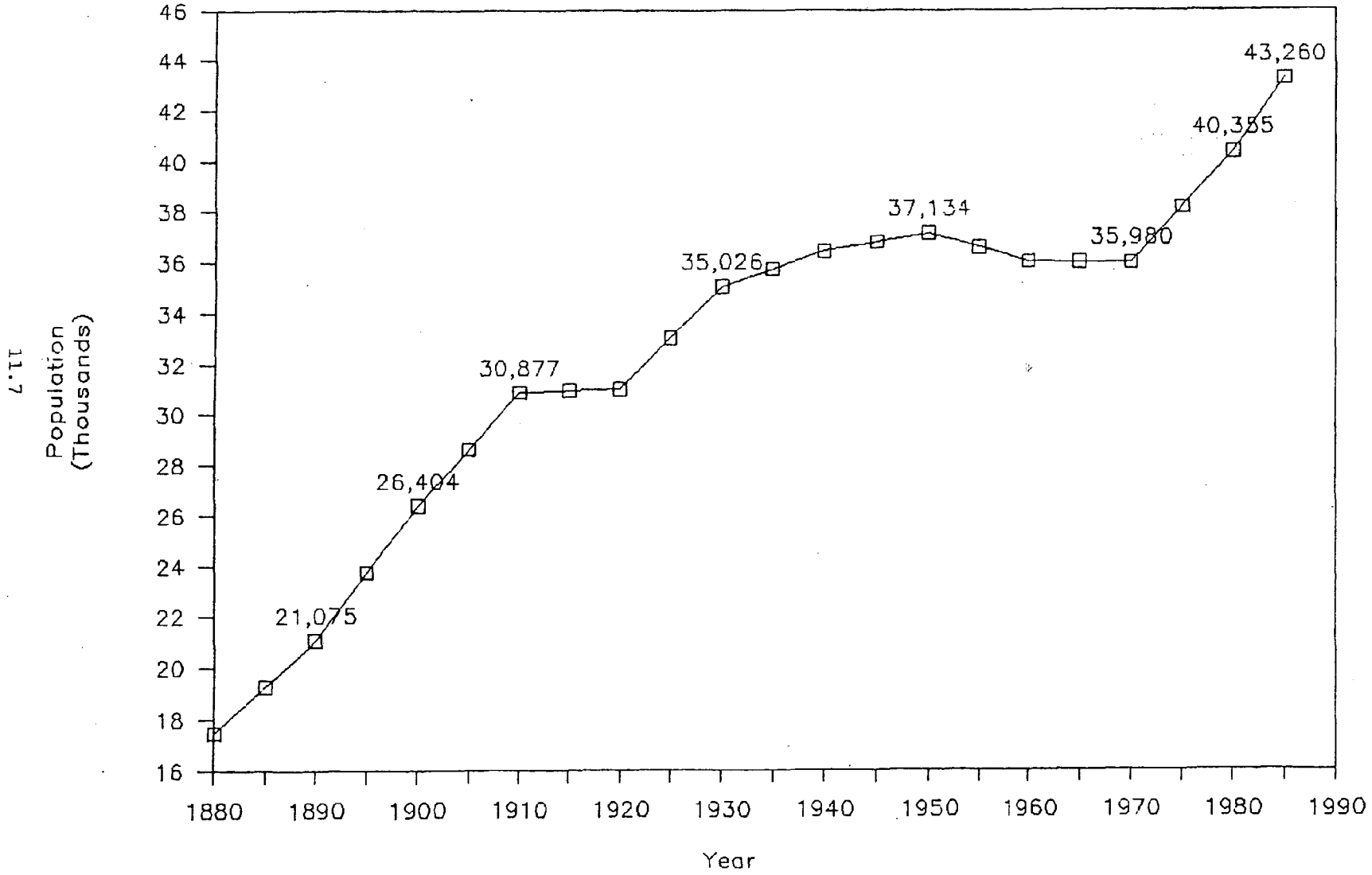


Figure 2

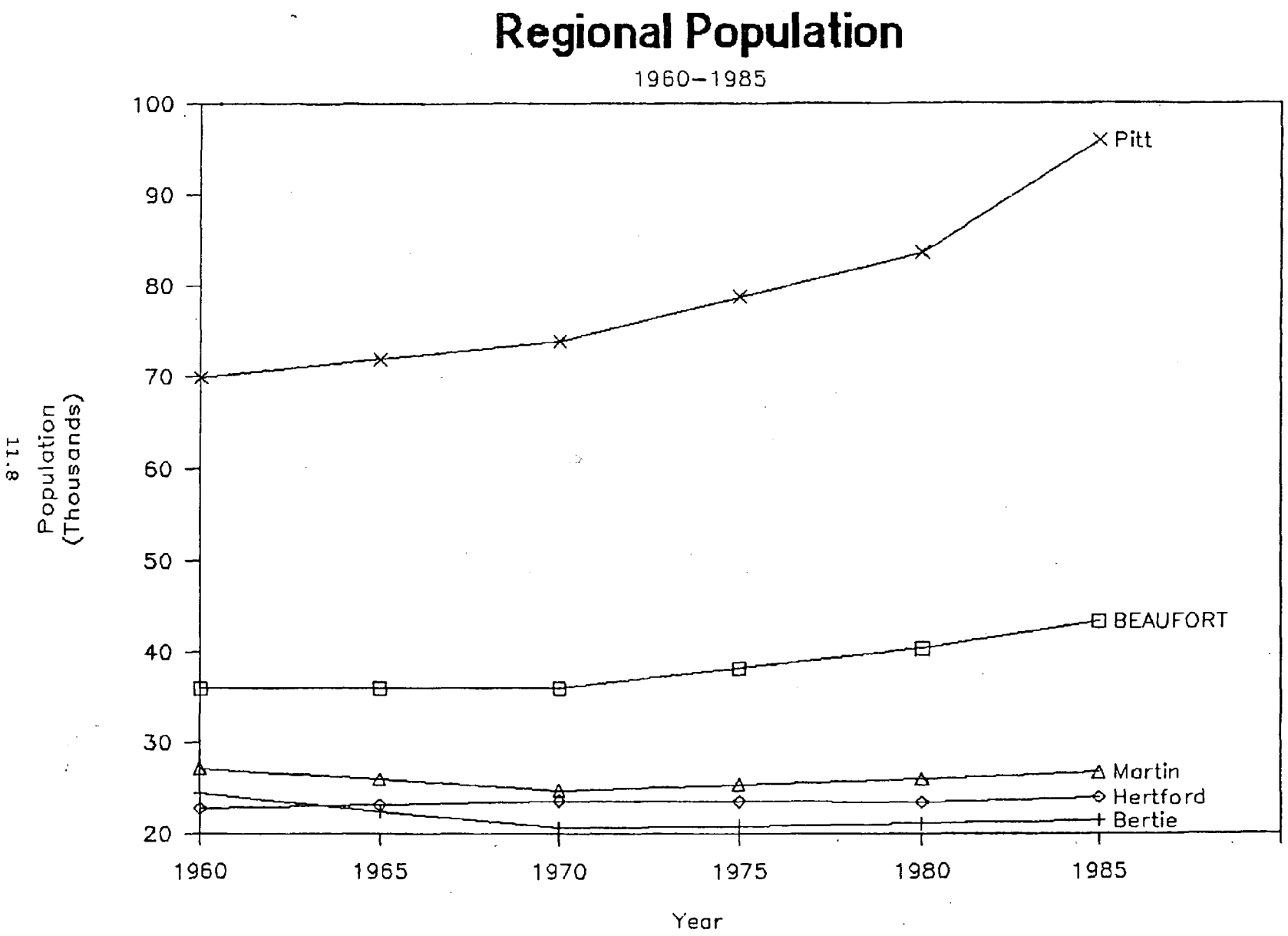
Beaufort County

Population 1880–1985



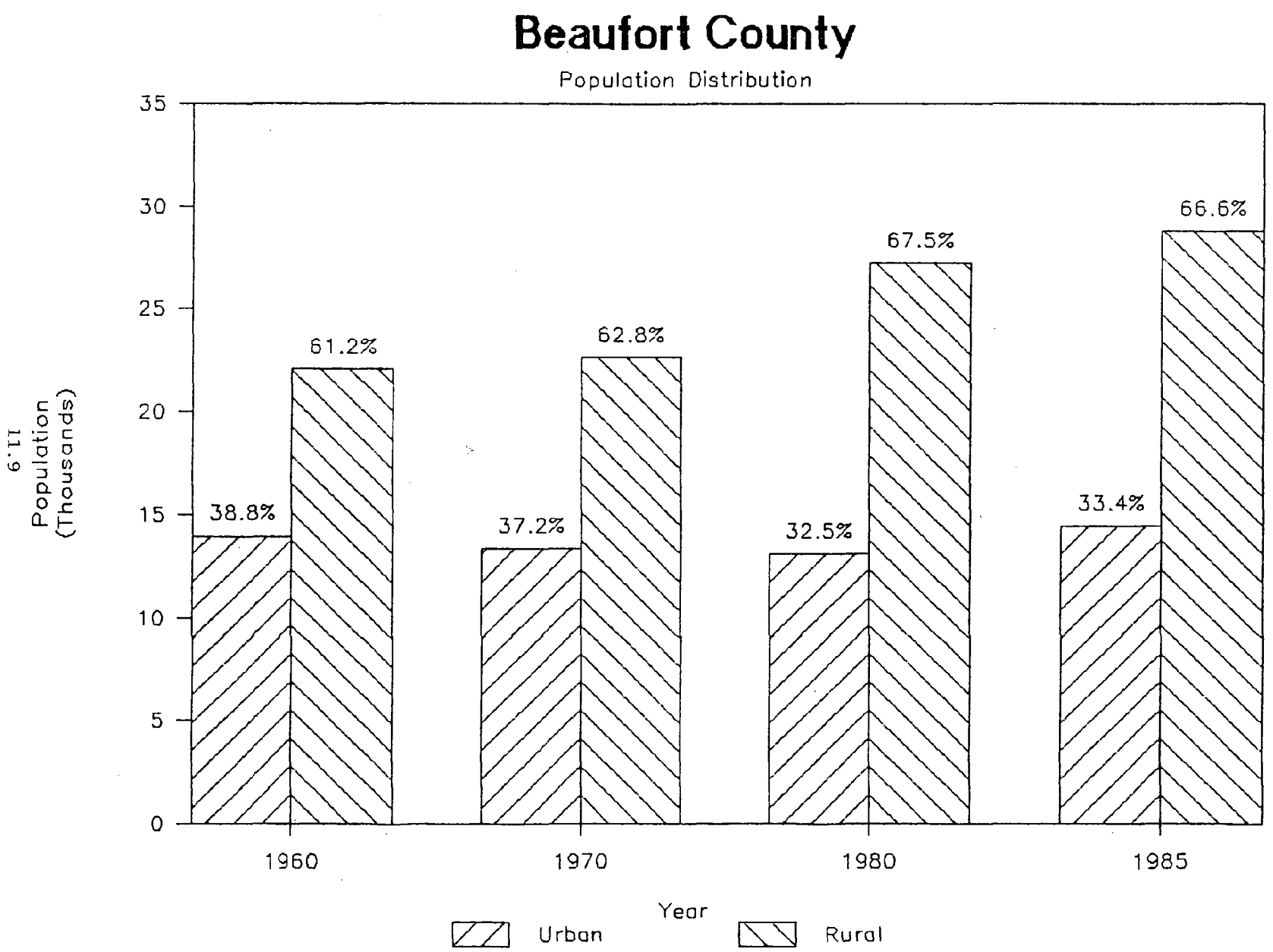
Source: U.S. Census; Office of State Budget and Management

Figure 3



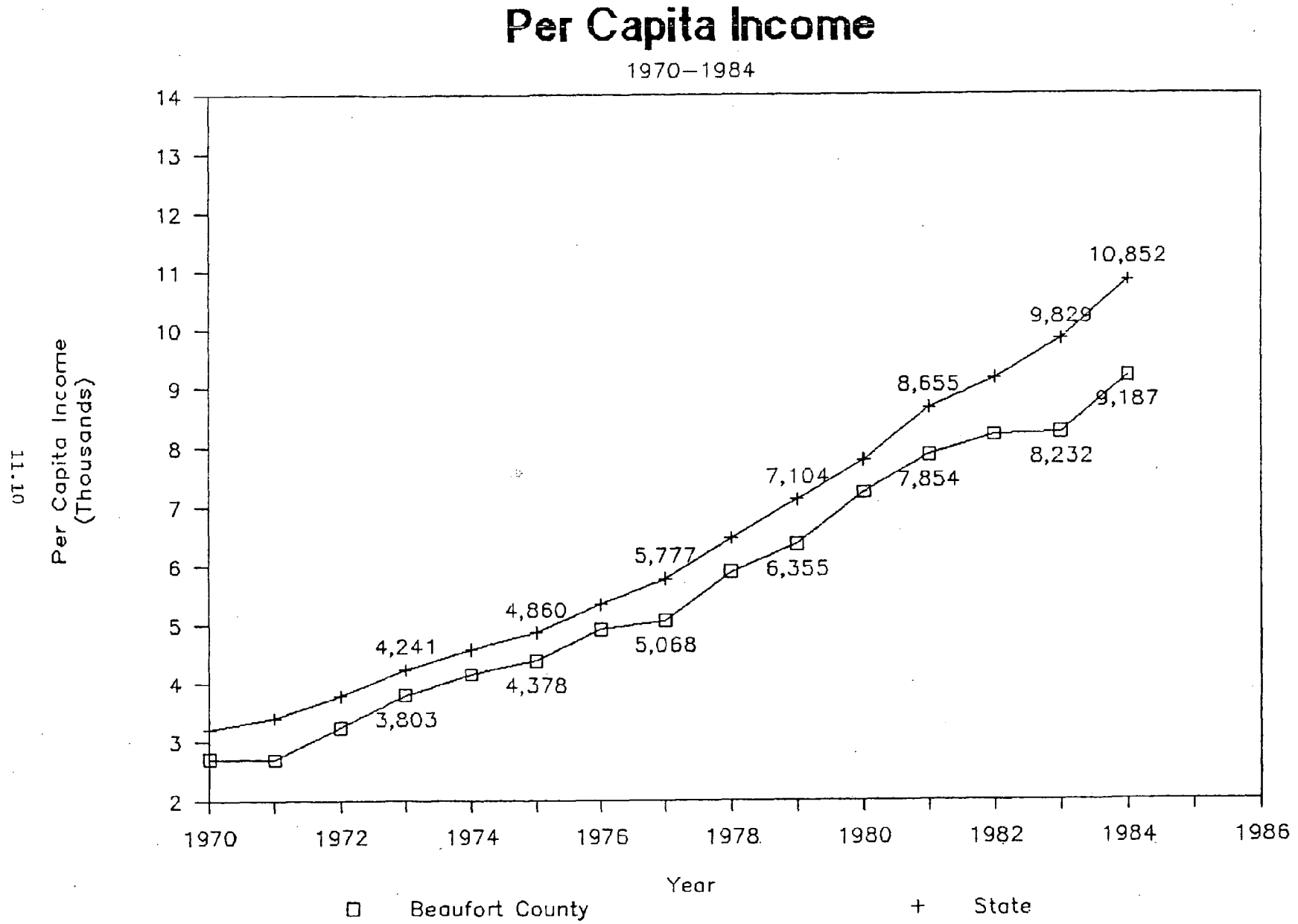
Source: U.S. Census; Office of State Budget and Management

Figure 4



Source: Mid-East Commission computations based on Office of State Budget and Management

Figure 5

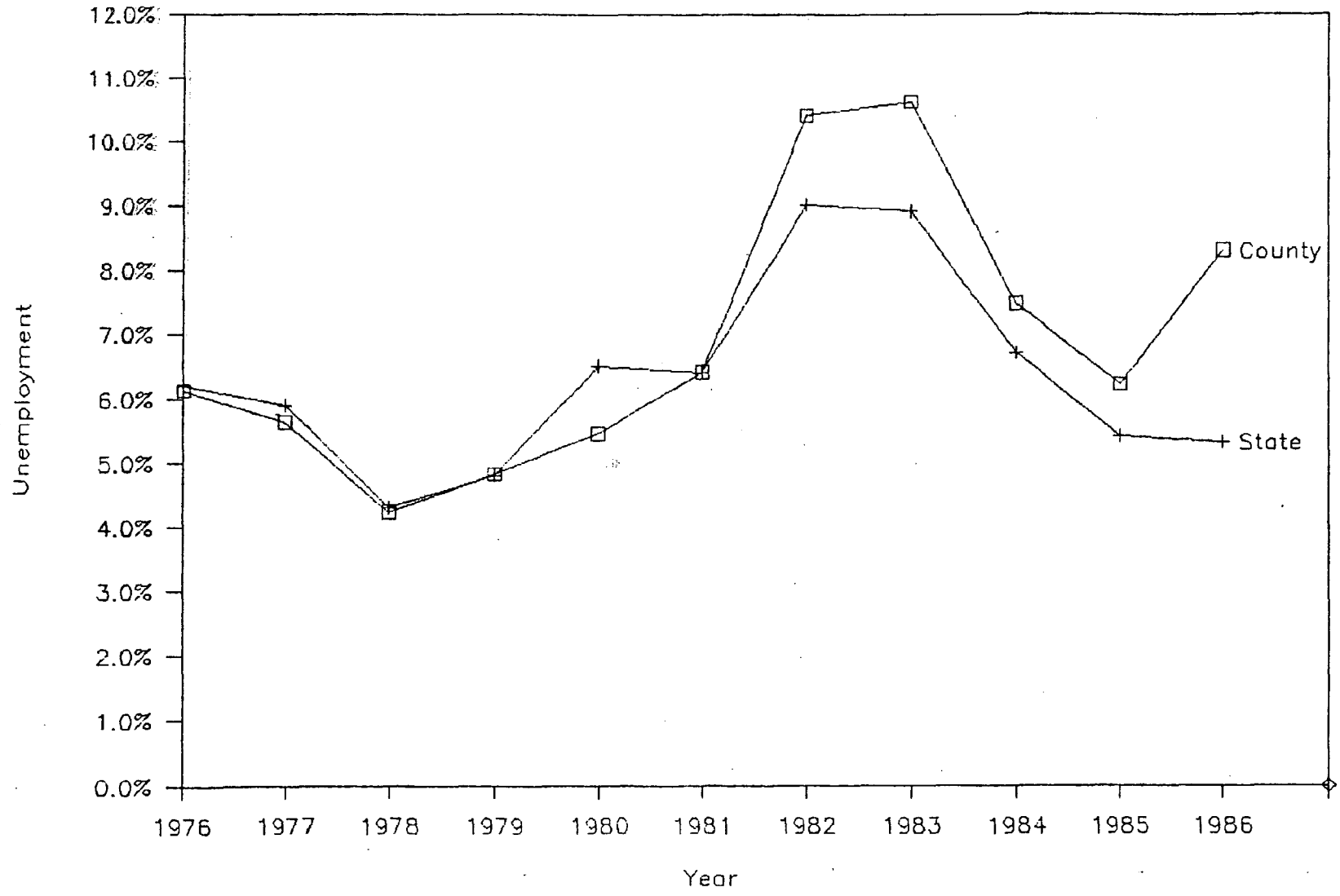


Source: Office of State Budget and Management

Figure 6

Unemployment Rate

1976–1986



Source: Office of State Budget and Management, and Employment Security Commission

III. LAND USE

A. Existing Conditions

Beaufort County has experienced modest growth over the last decade. The County's population has increased. Several industries have located within the County limits. Some commercial enterprises have expanded. Nonetheless, the County remains rural in nature. Undeveloped land accounts for 92% of all land in the County. Most of this acreage is forestland (340,500 acres, 64% of total); the remainder is crop and pastureland (145,000 acres, 28% of total, Figure 7, pg. 44.12). Developed land - incorporated communities, industrial areas and the like - account for 12,000 acres (2% of total). Rural developed land - residential areas beyond city and town limits - account for 31,300 acres (6% of total).

Much of the forestland in the County is maintained for commercial forestry. National lumber corporations own over 20% of all land in the County and one-third of all the County's forestland. International Paper, Georgia Pacific, and the Weyerhaeuser Corporation all own land in the County, though Weyerhaeuser owns the largest share by far. A 1986 report by the Institute for Southern Studies notes Weyerhaeuser as being the County's largest landowner. About one of every five acres of land in the County is reported to be in Weyerhaeuser ownership.

Agricultural operations utilize the second largest share of all land uses in the County. Just beyond the limits of any of the County's incorporated areas, agricultural activities appear to dominate the landscape. The pattern of agricultural activity was first established based on geologic conditions. The Suffolk Scarp, which generally parallels N. C. 32, divides the County into eastern and western halves. Soil conditions on either side of Scarp differ and effect local growing conditions. The County's primary agricultural products include corn, oats and soy beans. A few tobacco farms remain in the western half of the County in the Washington area and many animal farms have developed in the eastern half of the County based on the availability of crops for feed. In 1984, Beaufort County ranked number ten in the state in the production of hogs. Most of these hog farms are found in the Pantego area of eastern Beaufort County.

Urban development has effected the pattern of agricultural activity in recent years as farmland has been converted to residential uses. Now, more land is devoted to agricultural uses in the eastern half of the County (the Belhaven/Pantego area) than in the western half in the Washington region. Further, more farming activity is noted in the northern half of the County than in the southern half where much of the commercial forestry land is found. Though the number of farms has declined

in recent years, many large farming operations remain. According to the findings of the Institute for Southern Studies, there are currently four property owners maintaining farms over 3,000 acres and four landowners with farms over 2,000 acres. Together, these eight landowners own 5% of all land in the County and 17% of all the County's crop and pastureland.

As shown in Figure 8 (pg. 44.13), Beaufort County has more harvested cropland than any other county in the region except Pitt County. The amount of land harvested for crops has fluctuated over the years, depending in part on market conditions, weather, and local reporting. In relation to other counties in the region, the amount of harvested cropland in Beaufort County (excluding the period 1982-83) appears to be increasing gradually (Figure 8). Beaufort County was the only county in the region to have more land harvested for crops in 1984 than in 1978 (Table 9, pg. 44.1). Statewide, harvested cropland decreased by 2.5% between 1978 and 1984.

Residential construction has increased the amount of developed land in the County. Between 1981 and 1986, over 1,000 building permits were issued for single-family dwellings (Table 10, pg. 44.1) in Beaufort County excluding the City of Washington. During this same period, permits for the location of 300 mobile homes were issued. Single-family dwellings and mobile homes are the predominate type of dwelling in the County and

development between 1981 and 1986 followed the building pattern set over the years. Permits for multifamily dwellings (two or more units per structure) accounted for only 5% of all residential permits, a total of 68 units over a six-year period.

Single-family development has proceeded at a fairly steady pace in the County over the past six years (Figure 9, pg. 44.14). On the average, 177 permits were issued for single-family units between 1981 and 1986, with a high of 199 issued in 1983 and a low of 125 issued in 1982.

Most County residents live in urbanized areas surrounding the County's incorporated communities, however a considerable number of residents live in outlying regions. As shown on the Map of Existing Land Use (pg. 44.15), urbanized areas include the incorporated areas of all seven cities and towns in the County and the high density development that adjoins these communities. Urbanized areas contain a mix of land uses - single and multi-family residential, commercial, industrial, institutional, and recreational. Areas of "rural concentration" adjoin the County's major highways, define "crossroads communities", and as shown on the Map of Existing Land Use, are found at various locations along the waterfront.

Rural concentrations are primarily residential in nature, however limited commercial development also is noted. Commercial operations are primarily highway or service oriented - gasoline stations and convenience and small grocery stores.

As noted previously in Table 2, over half the County's population lives in unincorporated areas outside of cities and towns. Historically, residential development has occurred at the intersection of major roads. Beaufort County has a number of crossroad communities including Bunyan, Pinetown and Yeatesville. Most recent residential development has been strip development along existing roads although some subdivisions have been constructed. New subdivisions in the County include Captain's Walk, Hillcrest and Slatestone Trails. Over 300 mobile home permits were issued between 1981 and 1986. New mobile homes were located on individual lots and within mobile home parks. The County has several mobile home parks including Ash-Ma-Tau Mobile Home Park, Mimosa Mobile Manor and River Road Estates.

Waterfront property has attracted residential development since the County was formed over 200 years ago. Five out of the seven incorporated communities in the County are located on navigable waterways. Much residential development has also occurred along the waterfront beyond city and town limits. Summer camps (cottages) and increasingly, year-round dwellings are found on the banks of the County's rivers and creeks. Bayview, Pamlico Beach, Pungo Shores and Woodstock Point are several of the older developments found along the County's waterfronts. Sawmill Landing, River Hills, and Schooner Point are several of the new waterfront developments that have occurred in recent years.

Most residential development has been for single-family dwellings. In the past five years however, two new townhouse-type projects have been developed. The Weyerhaeuser Corporation is planning to build 80 townhouse units as part of its Pamlico Plantation project. In addition, another developer has recently completed eight townhouse units in Bayview, just south of Bath.

Residential construction since 1980 has occurred primarily in the western half of the County in the Washington area. According to a county building inspector, most new development has occurred in the area of Route 264, west to the county line and east to Broad Creek. River Road from the Washington Park city limits to Broad Creek, has also experienced growth in the past five years, following the development pattern established over the past decade.

As shown on the Map of Existing Land Use, the major industrial land use in the County is the Texasgulf operation on the Pamlico River north of Aurora. The company is one of the largest producers of phosphate rock in the nation. Phosphate rock is mined on company landholdings along the river, and much of it is processed into fertilizer at the facilities on-site. The plant produces more than a million tons of fertilizer a year and employs about 1,200 people; many of these are local residents. In 1985, Texasgulf merged with the North Carolina Phosphate corporation, and increased its landholdings by almost

20,000 acres. Texasgulf now owns approximately 65,000 acres of land in Beaufort County making it the County's second largest landowner.

The County's fifth largest landowner is the Pennsylvania-based FMC Corporation. FMC owns about 4,000 acres of land in the County on the north side of the river. It is assumed that the firm purchased the property with the intent of mining the phosphate that lies deep underground. No plans for initiating mining activity has been put forth in recent years, and company landholdings remain undeveloped.

In addition to residential and industrial development, the County has two major public recreation areas noted as "Public Open and Recreation" on the Map of Existing Land Use. Goose Creek State Park, owned by the State Department of Natural Resources and Community Development, occupies 1,300 acres on the north side of the Pamlico River between Washington and Bath. The park offers hiking, swimming, picnicking, and a boat launching facility. The state of North Carolina is in fact, the sixth largest landowner in the County, with almost 4,000 acres of County land under its ownership in 1986. In addition to its large holdings at the state park, the state also holds title to Goose Creek Wildlife Management Area. This site, part of which is located in Pamlico County, is located on Goose Creek on the south side of the Pamlico River. Another large publically-owned

parcel is found in the northwestern corner of the County as shown on the Map of Existing Land Use; the Voice of America site on S. R. 1001, is the County's largest institutional land use.

There are also a number of private recreational camps in the County. The East Carolina Council of the Boy Scouts of America operates Camp Bonner at two locations in the County. Recreation and camping facilities have been developed on a 250 acre parcel on Blounts Bay on the south side of the Pamlico River. A 390 acre tract near Broad Creek on the river's north side remains undeveloped. The Girl Scout Council of Coastal Carolina operates Camp Hardee on the Pamlico River south of Chocowinity. The Roanoke Christian Service Camp is found on the north side of the Pamlico, east of Washington Park off River Road.

B. Future Development

Development in the County over the next decade is likely to follow the pattern established in the preceding ten years. Most new development will be residential in nature. New residential uses are likely to be developed along existing roads although several new subdivisions are currently under development. Completion of the major transportation project in the County - the widening of Route 264 from Greenville to Washington - is expected to increase the pressures for development in the Washington area. Local officials appear to agree that the major impact of the project will be new residential rather than industrial development. If the Greenville area of Pitt County continues to grow as anticipated, western Beaufort County, especially the Washington area, may well become a bedroom community of Greenville. New commercial development serving the residential population could then follow residential growth. The potential for industrial growth might be increased when the U. S. 264 project - a series of bypasses and widening from Raleigh to Washington - is completed. There are currently no known plans for industrial expansion in the area. Texasgulf, the County's largest industrial concern, recently expanded its operation. At this time, the firm has no announced plans for further expansion.

Two other transportation projects currently underway in the County are also likely to result in new residential development. The widening of N. C. 32 from Washington Park to S. R. 1300, and the widening of U. S. 264 from Washington to N.C. 32, may increase residential development in the Washington area. It is unlikely however, that new development in these areas will have major impacts on the County as these areas are already fairly well-developed.

Single-family construction is likely to dominate new residential development, however several projects in recent years have included townhouse-type development. Two groups of four attached single-family dwellings have been constructed at Bayview, east of Bath. The Pamlico Plantation project, located on the eastern shore of Broad Creek, will include 80 townhouse units when completed. One-half of these units had been built as of December 1986 and the remainder are expected to be completed by 1988. In addition to townhouse development, the Pamlico Plantation project includes 200 lots targeted for single-family homes. In January 1987, about 20% of the lots had been built upon. Complete buildout of the 280-unit project is expected within ten years.

The focus of residential development in recent years has been along waterfront areas. In 1986, Beaufort County ranked fourth among the twenty coastal counties in the number of

permits issued for major develoments in Areas of Environmental Concern and first in the number of general development permits issued (Table 11, pg. 44.2).

The pressures for shoreline development are likely to increase in the next five years. A number of waterfront developments are already underway. The Weyerhauser Corporation is currently developing three projects in addition to Pamlico Plantation and expects to initiate several others in 1987. Weyerhauser's River Hills development is a single-family subdivision of 33 lots on the Pamlico River, approximately six miles south of Chocowinity. About 25% of the lots had been built upon as of December 1986. Schooner Point near Belhaven will have 32 single-family units when completed. In January 1987, about one-half the lots had been developed. Mixon Creek, located west of Bath off N. C. 92, is Weyerhaeuser's most recent development. The project is expected to have 55 single-family residences when fully developed.

Many of the residential projects proposed in the next decade are likely to be for "resort residential" projects. Such projects provide amenities such as private boat slips, tennis courts, swimming pools, clubhouses, and when possible, commercial marinas. It is likely that many of these projects will be geared toward the retirement and second-home community. Officials at the State Division of Coastal Management note that as of February

1987 there were six proposals for residential development which, because of their waterfront location and proposed amenities, would require development permits from the state. These proposals include the Harbor Point project - (100 single-family lots, marina, swimming pool, tennis courts) proposed for development on the Pungo River outside Belhaven; and Blounts Landing. The Blounts Landing project proposes over 1,000 residential units on Blounts Creek on the southside of the river. Forty apartment units are included in the project with about 40% of all dwellings proposed as townhouse units.

C. Land Use Concerns

Beaufort County is growing. Growth has been slow compared to some other areas in the state, but it is likely that the rate of growth and the pressures for development, especially along the waterfront, will increase. The effects of development on the natural environment are an increasing concern. There are several specific concerns. First, development in areas outside cities and towns will be served primarily by septic systems. In-ground systems improperly installed or maintained threaten public health and the quality of surface and ground water. Second, as the County develops, the solid waste load will increase. The County already faces a problem with disposal of solid waste as officials estimate that the current landfill

will reach capacity by 1989. Where and how to safety dispose of an increasing solid waste load are questions the County must resolve within the next five years. In 1986, the County entered into a study with seven nearby counties to begin investigating landfill alternatives. The study, funded with assistance from the state Department of Energy and the Division of Coastal Management, will analyze, among other options, the possibility of constructing one or more resource recovery facilities to serve the eight-county region. Finally, as land is developed, impervious surfaces replace open undeveloped land. Recharge of ground water supplies diminishes and run-off increases. Often urban run-off contains sediments and hazardous materials which will enter the County's creeks and rivers. Taken individually, most development projects expected in the next five years present only minor land use concerns. It is the cumulative impact of all projects developed over the next decade that now concerns the County.

Point-source water pollution has been a land use concern in the County for a number of years. State and federal programs have addressed the problem since the early 1970's, however the effectiveness of water quality regulations - both stringency and enforcement - has been subject to debate. Given the sensitivity of the County's estuarine waters, point-source pollution continues to be a concern. Industrial discharges and municipal

wastewater treatment plants both contribute to the problem. Several of the County's major industries have permits to discharge wastewater into the Pamlico River or its tributaries. Discharge from the Texasgulf operation is of special concern as some of the wastewater contains the nutrient phosphorus, a major pollutant of estuarine systems. Municipal waste treatment systems also contribute phosphorus to the County's estuarine waters. As the County's urbanized areas grow, system demand and wastewater discharges will increase. In unsewered outlying areas, large projects are likely to propose use of small package treatment plants to treat sanitary waste. These small private systems are of special concern as they discharge nitrogen and phosphorus as do large public systems. However experience in other areas has shown that the professional maintenance and monitoring needed to ensure proper functioning of these systems is often lacking.

It has only been in recent years that the seriousness of the non-point pollution problem has been recognized. Non-point pollution stems from both urban and rural areas. Given the extent of agricultural and silvicultural activity in the County, (agricultural and forest land comprise about 92% of all land in the County), it is likely that farming and forestry operations are the major non-point pollution sources.

Non-point pollution occurs when sediments run-off from tilled farmland. The problem is exacerbated when fertilizers (nutrients) and herbicides become absorbed on sediment material. Fertilizers and pesticides applied to commercial forestland can wash off and enter surface waters. In Beaufort County, animal farms are thought to contribute as much or more to water quality problems as run-off from crop and pasture land. Heavy rains often result in overflow of animal waste lagoons. Deterioration or collapse of a poorly-maintained lagoon would pollute nearby waters and would seriously threaten fish and shellfish as well.

Implications

The County values its land and water resources. Residents and visitors alike enjoy the aesthetic amenities and recreational opportunities the County holds. Many residents earn their livelihood from the County's natural resource base: thirty percent of the manufacturing firms listed in Table 5 are involved in resource development; farming and forestry employ many local citizens; tourist and recreation-related enterprises employ many others.

In its land use planning, the County should consider the effects of new development and develop policies and regulations as necessary to mitigate the negative impacts of growth.

The County should support development and enforcement of regulations which control point-source pollution. The County should continue to support state efforts to reduce agricultural non-point pollution by encouraging use of Best Management Practices and participation in the Agricultural Cost Share Program. In the summer of 1986, the state legislature took major actions toward addressing the problem of agricultural non-point pollution by increasing funding available in the Agricultural Cost Share Program. Under this program, 75% of the costs of projects designed to reduce the input of agricultural non-point sources will be reimbursed by the state. Projects eligible for cost-sharing include conservation tillage, filter strips, field borders, water control structures, and animal waste systems. According to officials at the Soil Conservation Service, the agency administering these state monies, the program has generated considerable interest in the County. Almost $113,000 was available and encumbered to Beaufort County farmers in program year 1987 to support projects reducing agricultural non-point run-off.

D. Development Controls

Land development in the County is controlled by a variety of local, state and federal regulations. Plans and policies enacted by the County and various state agencies influence local land use decisions as well.

1. Regulatory Controls

Local ordinances controlling land use decisions are described below. The County has not adopted all the land use regulatory controls within its authority and some of these are listed below as well. State and federal regulations that control land uses are listed in Appendix D.

Zoning Ordinance. The County has no comprehensive zoning ordinance. A zoning strategy for the River Road area was proposed in 1986 but not adopted.

Subdivision Regulations. A comprehensive subdivision ordinance for the County was developed in 1980 but has not been adopted.

Mobile Home Park Ordinance. The County's current Mobile Home Park Ordinance was adopted in 1975. The regulations were updated although not adopted in 1986. Local officials believe the updated ordinance will be adopted by the County Commissioners in 1987.

Floodplain Regulations. In February 1987, County Commissioners voted to participate in the Federal Flood Insurance Program. Within the 100-year floodplain, new residential buildings must now be elevated above the base flood level; non-residential buildings may be flood-proofed instead.

Building Regulations. County building inspectors enforce the County's building code. The County adopted a building code conforming to the North Carolina Building Code in July 1985.

Noise Ordinance. A ordinance prohibiting loud, disturbing and unnecessary noise was adopted in 1981.

Housing Code. No local housing code has been adopted.

Septic Tank Regulations. The County Health Department enforces regulations (Title 10 of the North Carolina Administrative Code) controlling the construction and siting of in-ground disposal systems.

Historic District Ordinance. No historic districts have been established in the unincorporated area of the County.

2. Local Development Policies

Utilities Extension Policy. The County has an unofficial policy to work with any municipality to assist in extending utilities to new development. For project funding, the proposal typically must demonstrate that projected tax revenues will return the County's investment within a five-year period.

3. Development Plans

Storm Hazard Mitigation Plan. The County's hurricane evacuation plan - Before the Storm in Beaufort County: Avoiding Harm's Way - was prepared in 1984.

Land Use Plan. The County's current land use plan was prepared in 1981 according to the guidelines of the state's Coastal Area Management Act.

Transportation Plans. The County's current transportation plan was prepared in the early 1980's and is being updated in 1987. the plan coordinates transportation services for human service organizations including the County Health Department, the County's developmental centers, the Tideland Mental Health Center, the Council on Aging and the Department of Social Services. Local residents with transportation needs - elderly, infirmed, handicapped or transportation disadvantaged - are served by this plan.

The state's Transportation Improvement Program (TIP) published in December 1986 lists three major transportation projects in Beaufort County (Appendix E): the widening of U. S. 264 from two to four lanes between Greenville and Washington completion expected by the fall of 1987); the widening of N. C. 32 from Washington Park to S. R. 1300; and the widening of 5.3 miles of U. S. 264 from S. R. 1501 in Washington to N. C. 32. Also included in the state's transportation program is replacement of four bridges and improvements to automatic warning devices at four rail crossings.

Capital Improvement Plan. The County's Capital Improvement Plan was prepared in 1979 and is currently being updated by the County Manager. It is anticipated that the plan will be adopted once the update is completed.

Open Space and Recreation Plan. When the 1981 Land Use Plan was prepared, the County had a recreation advisory committee which directed the spending of funds for recreation improvements. The committee has since been disbanded. Currently, the County has no open space and recreation plan.

E. Development Constraints

1. Land Suitability

Land development in the County will be limited by a number of factors both natural and cultural. These constraints to development can be classified into one of three categories: physical limitations, fragile areas, and areas of resource potential.

Physical Limitations for Development. A variety of factors determine the suitability of land for development. These include soils and subsoil conditions, topography, potential for flooding, and existing land uses in the development area.

The presence of poor soils will limit development in many parts of the County. There is a wide variation of soils in the County, ranging from highly permeable sands to shallow eroded clay areas; well drained to very poorly drained soils; mucks, mucky peat, alluvial land, and fresh water and salt water marshes. Before land is developed the stability, bearing capacity, and erodability of the soil should be determined; some soils have severe construction limitations. Some soil types are unsuitable for the location of septic tank absorption fields. As the County is not serviced by public sewers, the suitability of the land for in-ground systems should be considered. The percolation rate of certain soils may be too rapid and threaten groundwater resources with improperly treated waste, or too

slow and failure of septic tank systems may occur. In many places in the County, the groundwater is close to the soil surface; some places are actually flooded at certain times of the year. As shown in Table 12 (pg. 44.3) , in an unimproved virgin state, 85% of all land in the County has severe limitations for development, primarily due to its wetness or seasonal high watertable.

The County has 43 different soil types. Seventeen of these soils comprise 78% of all land in the County. Table 13 (pg. 44.4) details the characteristics of the County's major soils. As noted in Table 13, all seventeen of these soils, in an unimproved natural state, have severe limitations for the siting of inground sewage treatment systems. In general, in the eastern half of the County, limitations for development are more severe than in the western half. It should be noted however, that great differences in soil properties can occur within short distances and on-site investigation is needed to determine the soil characteristics of a particular parcel.

Steep slopes may limit development in some areas. The topography of the County is generally flat to gently rolling. Winton soils, a soil type often found on steep grades, comprise less than 1% of all land in the County. However, steep slopes are found along some creeks and there are some steep bluffs along the southside of the Pamlico River, particularly in the Blounts

Bay area. Development on steep slopes is usually more costly than construction on level terrain. It may be more difficult to site septic systems on sharp inclines, and soils on steep slopes are susceptible to increased erosion unless proper stabilization methods are undertaken.

Much of the land that borders the Pamlico and Pungo Rivers and most of its tributary creeks and streams are subject to periodic flooding. The County participates in the National Flood Insurance Program and in February 1987, the County adopted floodplain regulations. The Federal Insurance Administration (FIA) has defined the Zone A floodplain as those areas which have a 1% or greater chance of flooding in any year. Regulations now control new building in the Zone A (100-year) floodplain: the lowest floor of residential buildings must be elevated at or above the base flood level as determined by FIA; non-residential structures can be flood-proofed instead.

There are few man-made hazards in the unincorporated area of the County. Except for the Texasgulf operation which has several chemical plants on-site, most of the local industries which might utilize, produce or store hazardous materials are located in incorporated communities. Two landfill sites are located on the north side of the river. The old County landfill, now secured according to state regulations, is located just east of Tranters Creek. The County's current landfill is west of Bath off S. R. 1334.

A potential hazard facing County residents is the possible establishment of a Military Operating Area (MOA) over Beaufort County. In 1986, the Marine Corps Air Station Cherry Point proposed to establish a MOA, which included Beaufort County, to provide an area for performance of military training activities. Such activities would include air combat maneuvers, aircraft acrobatics, and air intercepts. As such activities could have negative impacts on local farming activites, tourism, and wildlife, the County has officially expressed its opposition to this proposal.

Fragile Areas. Beaufort County is rich in both natural and cultural resources. The extent and location of these resources should be considered as development decisions are made.

The Coastal Area Management Act of 1974 (CAMA) established the Coastal Resources Commission (CRC) and specified that the CRC identify and designate "areas of environmental concern" - AECs. AECs are areas with natural or cultural resources which are of statewide concern. State officials have determined that unregulated development in AECs has a high probability of causing irreversible damage to public health, property, and the natural environment. To protect those valuable resources the CRC developed guidelines for development in AECs. According to the guidelines established by the CRC, most projects in AECs require a CAMA permit. Projects in AECs generally must meet specific

development standards, outlined in Title 15, Subchapter 7H of the North Carolina Administrative Code. "Minor" development permits are necessary for projects altering less than 20 acres or involving structures less than 60,000 square feet. Permits for minor CAMA developments in the County are issued by the County Building Inspector (132 Market Street, Washington). "Major" development permits are issued by the Division of Coastal Management (1424 Carolian Avenue, Washington).

Four categories of AECs have been developed: the estuarine system; the ocean hazard system; public water supplies; and natural and cultural resource areas. The AECs in Beaufort County are part of the estuarine system. Four types of natural areas are included in this system: public trust areas, estuarine waters, estuarine shorelines and coastal wetlands. Public trust areas are submerged lands in the coastal region where the public has traditionally had the right of use, including the right of navigation. All navigable waterways in Beaufort County are considered public trust AECs.

Estuarine waters are brackish waters where the freshwater from upstream rivers mixes with saline tidal waters. The high biological productivity of the estuarine system depends on the unique water circulation patterns of the estuarine waters. The shoreline of estuarine waters, up to 75 feet from the mean high water land has also been designated a AEC. Estuarine

shorelines are an important part of the estuarine system because of their connection to the estuarine waters: improper development in these areas can degrade adjacent waters and harm or destroy adjoining wetlands. Thus, all land within 75 feet of the County's coastal and joint fishing waters (Table 14, pg. 44.5) are AECs.

Coastal wetlands are also AECs. CAMA has defined coastal wetlands as any salt marsh or other marsh subject to regular or occasional flooding by tides. Coastal wetlands can be distinguished from inland wetlands (which are not considered AECs), by the plant life that inhabits the area. Coastal wetlands border the County's estuarine waters in many areas, especially in the northern half of the region. Mapping such areas is difficult as the coastal estuarine system is dynamic, being subject to the action of tides and wind. On-site investigation is necessary before the exact location and extent of coastal wetlands can be determined.

Many creeks and streams tribuary to the Pamlico and Pungo rivers have upstream areas which are important to the lifecycle development of a number of fish and shellfish species. Maps of the primary and secondary nursery areas in Beaufort County are available from the state Division of Marine Fisheries. In these primary nursery areas, juvenile populations of economically important seafood species spend the major portion of their

initial growing season. According to environmental officials, these nursery areas are necessary for the early growth and development of virtually all the area's important seafood species. Officials note that these areas need to be maintained as much as possible, in their natural state and the population within them must be permitted to develop in a normal manner with as little interference from man as possible.

The North Carolina Natural Heritage Program has identified five unique natural areas in Beaufort County (see Map of Natural and Cultural Resources, pg. 44.16 and Table 15, pg. 44.7); four of the five are in the unincorporated area. Seventeen species of rare birds (including the Bald Eagle) have been observed in the County. Three species of rare amphibians have been noted and three types of rare mammals have been observed. Six rare plant species including the Venus Fly-Trap, have also been found in the County.

The County also has a number of structures of historical or architectural significance (Table 16, pg. 44.8). Eleven of the twenty-six sites identified by the State Division of History and Archives are within incorporated communities; the remainder are found in the unincorporated area. Six of the sites have been listed on the National Register of Historic Places. The County has a number of archaeologically sensitive areas. Much of the activity of the County's early inhabitants focussed on the

waterfront. All of the archaeological areas identified are found along the water: in the area of Tranters, Bear and Broad Creeks; Blounts Bay; Bath, Durham, St. Clair and South Creeks; and Indian Island. In addition, seven underwater archaeological sites have been identified: two in the area of Tranters Creek; four in Bath Creek; and one in St. Clair Creek.

Areas of Resource Potential. About 28% of all land in the County is currently being used as pasture or cropland. Some of this land and other areas as well have soils that make them areas of prime farmland. Agricultural officials have observed that prime farmland will be of major importance in providing the nation's short and long range needs for food and timber. Thus, conservation of prime farmland has become a national objective and an important state agricultural goal as well.

Prime farmland is defined by its current use (urban, built-up and water areas cannot be considered prime farmland), and by the soils that comprise it. These soils have properties that are favorable for the production of sustained high yields of crops. According to agricultural officials, these soil produce the highest yields with minimal inputs of energy and economic resources, and farming these soils results in the least damage to the environment. Seven of the County's 43 soils are considered prime farmland soils. As shown in Table 17 (pg. 44.9), areas of prime farmland soils total over 67,500 acres and comprise almost 13% of all land in the County.

State forests and wildlife management areas are also considered areas of resource potential. Beaufort County has two such areas: Goose Creek State Park located on the north side of the river east of Bath, and the Goose Creek Gameland Area located on the south side of the river on the Beaufort/Pamlico county line.

The potential of some of the County's mineral resources is already being realized. Texasgulf is currently mining a portion of the County's phosphate reserves on the south side of the river near Aurora. Deeper phosphate deposits also occur along the north side of the river near Bath however no mining activity has been initiated. Phospate is not the County's only mineral resource. Limestone, suitable for use as crushed rock, underlies phosphate deposits. Heavy mineral sands are found along the Suffolk Scarp. Those sands contain a variety minerals including ilmenite, pyroxene, rutile, and sillimanite. Scattered deposits of galucanite, often used as a chemical filter, are also found. In addition, the County contains some deposits of peat, a highly organic soil of decomposed vegetable matter, which when cut out and dried, can be used as fuel. At this time however, phosphate appears to be the only mineral resource for which extraction is economically feasible.

2. Facility Limitations

The County is growing. As new residents and business move into the area, service demands will increase. More police and

fire protection will be needed; additional classrooms or schools may be necessary. Demand for urban services such as public water and sewer service will increase. Planning for future service demands helps avoid shortfalls in provision of public services. Development can be severely constrained when the demand for vital services such as water, schools and police and fire protection exceeds supply. When demand for services such as wastewater treatment exceeds system capacity, public health and safety could be threatened; environmental degradation could occur.

According to the North Carolina Office of State Budget and Management, the population of the County is expected to increase by over 9% between 1985 and 1990; by 1995, the population is projected to have increased by over 17%. As shown in Table 18 (pg. 44.9), the rate of population growth in Beaufort County is expected to exceed the growth rate of adjoining Pitt County, and the regional and state rate as well. By 1990, the County is expected to have over 4,000 new residents to reach a population of over 47,000. By 1995, the County is forecast to have almost 51,000 residents.

The trends in population change noted in the past decade will continue through the 1990's: percentage-wise, the County will have more older persons and less young persons than it has in the past. In 1985, 30% of the County's population was under

nineteen years of age. That percentage is expected to decline slightly to about 28.5% by 1995 (Table 19, pg. 44.9). In contrast, the percentage of the population 65 and older is expected to increase slightly from 13.5% in 1985, to 14.5% by 1995.

Public Schools. There are two public school systems in the County. The City of Washington School System generally serves Washington Township while the Beaufort County system serves the remaining municipalities and the unincorporated area. As shown in Table 20 (pg. 44.10), enrollment at nine of the area's fifteen schools is 90% of design capacity. Both Chocowinity High School and Pinetown Elementary School were using trailers in 1987 to accommodate total enrollment. In 1986 County residents passed a $12 million bond referendum, which when added to the County's capital reserve fund begun in 1982, will be used to construct a new consolidated high school in Yeatesville, a new high school facility for Washington City Schools, and renovate several other County school facilities. The new high school at Yeatesville will serve students in the Bath, Belhaven, Pantego, and Pinetown areas. All construction related to the bonds is targeted for completion by the winter of 1989.

Given current trends in population growth, the capacity of the County's public schools should not pose major constraints to growth. Enrollment at some local schools exceeds capacity, however school enrollment is expected to decline slightly over the next decade.

Water Services. Five of the County's seven incorporated communities provide water service to their residents. Pantego and Washington Park do not have a public system. Virtually all County residents living outside the five communities with water systems rely on private wells. Total water use by those not on municipal systems in 1980 was estimated at 2.7 million gallons per day (gpd). As shown in Table 21 (pg. 44.11), demand on all municipal systems is currently well below capacity. Given the moderate growth rate projected for the County, water supply will not limit growth within these municipalities in the next decade.

Sewer Services. Four communities have public sewer systems (Table 22, pg. 44.11). Pantego and Washington Park have no public sewer system. Residents of Chocowinity currently rely on private systems, however the Town is attempting to obtain funds for construction of a public treatment system. Most residents in outlying areas rely on in-ground septic systems. The Pamlico Plantation project has a small package treatment plant. All four communities with public sewer systems are currently involved in or have recently completed improvements to their treatment systems. Both Aurora and Belhaven have problems with infiltration of water from outside the system. Thus, system demand is weather-dependent; during periods of wet weather, average demand can more than double, exceeding capacity of the treatment plants. In 1986, Aurora entered into an agreement with state

officials to make improvements at the plant's discharge point and to submit a 201 Facilities Plan. Improvements to Belhaven's system are expected to be finished by late 1988. When completed, system capacity (currently 500,000 gpd) will double. For a number of years, the Town had a moratorium on sewer hook-ups. As system improvements are now in progress, the moratorium has been lifted. As of April 1987, Bath's system had been in operation less than one year. The City of Washington began improvements to its system in 1985. If infiltration problems are corrected and all system improvements are completed as anticipated, the capacity of the County's municipal plants should prove adequate well into the 1990's. However, given the difficulty of siting in-ground septic systems, it is likely that sewer extensions will be requested. Before major extensions can be accommodated in any municipal system, it is likely that additional system improvements will be necessary.

Solid Waste. According to estimates by County officials, the County's current landfill on S. R. 1334 near Bath will reach capacity by the end of 1988. The County has a permit from the State of North Carolina to increase the height of the current permitted landfill by 16 feet. In July 1987 the Texasgulf Corporation, owner of the 60-acre landfill site, donated the land as well as a contiguous 35-acre parcel to the County. In June 1987 the County purchased an adjoining 40-acre parcel from the

Weyerhaeuser Corporation. Development plans call for expansion of the landfill onto these tracts assuming necessary state permits can be secured.

County officials are also investigating landfill alternatives. In the spring of 1987, North Carolina's Department of Energy and the Division of Coastal Management funded Beaufort County, seven other counties and two marine bases, to study the feasibility of initiating a resource recovery program in the eight-county region. One or more plants would be constructed to handle the regional waste load. Recyclable materials would be incinerated to produce electricity to power the plant; surplus electricity and steam would be sold.

Roads. Lack of service by a major interstate highway is often cited as one of the major factors limiting the growth of eastern North Carolina. U. S. 17, a major north/south route in the eastern part of the state, widens to four-lanes in urban areas, but for the most of its length, is a two-lane highway. U. S. 264 from Raleigh to Washington will eventually be widened to four-lanes according to state transportation plans. The Washington-Greenville segment is scheduled for completion in the fall of 1988.

The County has over 1,000 miles of roadway, totalling road mileage inside and outside municipalities. The state Primary Highway System in Beaufort County totals 170 miles; the state

Secondary Highway System totals 680 miles. In 1986, 270 miles (30%) of the counties state-maintained highways were unpaved.

A number of highway improvements are planned for the Beaufort County area as described earlier in Section D. 3. In addition, two bridges are to be replaced and improvements to automatic warning devices are scheduled at four railroad crossings. Highway improvements are also scheduled within the City of Washington.

Table 9
HARVESTED CROPLAND

(acres)

County	BEAUFORT	Bertie	Hertford	Martin	Pitt
1978	124,600	90,100	50,800	78,300	156,000
1979	141,100	89,400	52,000	83,300	160,000
1980	136,000	93,000	50,200	81,500	159,000
1981	145,000	94,000	54,700	86,000	157,000
1982	150,300	91,900	49,000	87,000	154,000
1983	115,900	76,600	43,800	69,500	132,200
1984	128,600	84,900	47,300	75,600	145,100
Chg. 78	3.2%	-5.8%	-6.9%	-3.4%	-7.0%

Source: N.C. Crop and Livestock Reporting Service

Table 10
BEAUFORT COUNTY BUILDING PERMITS 1981-1986

Type of Structure	1981	1982	1983	1984	1985	1986	Total 81-86
SF units	190	125	199	198	188	170	1,070
MF units	14	0	0	14	9	33	70
Mobile home	59	36	36	2	78	105	316
Non-residential	80	95	101	83	79	23	461
Total Residential	263	161	235	214	275	308	1,456
Total Permits	343	256	336	297	354	331	1,917

Note: permits are for Beaufort County excluding City of Washington
Source: compiled by Mid-East Commission from County Building Department records

Table 11
CAMA DEVELOPMENT PERMITS

	1985 Development Permits				1986 Development Permits			
	Major		General		Major		General	
County	Approvals	Rank	Approvals	Rank	Approvals	Rank	Approvals	Rank
BEAUFORT	20	4	150	1	19	4	193	1
Bertie	2	16	6	17	1	18	4	18
Brunswick	11	7	35	8	15	6	34	9
Camden	4	12	22	9	4	14	19	11
Carteret	45	1	107	3	49	1	153	3
Chowan	5	11	53	6	9	10	53	6
Craven	13	5	16	13	7	12	34	10
Currituck	13	6	87	4	18	5	79	4
Dare	21	3	139	2	28	2	186	2
Gates	1	18	2	18	2	17	1	20
Hertford	1	19	0	20	1	19	3	11
Hyde	3	13	17	12	10	9	9	16
New Hanover	45	2	12	15	21	3	13	15
Onslow	7	9	7	16	14	7	17	12
Pamlico	10	8	61	5	13	8	69	5
Pasquotnk	7	10	22	10	8	11	35	8
Pender	3	14	1	19	7	13	7	17
Perquimns	3	15	42	7	3	15	39	7
Tyrrell	1	20	15	14	1	20	14	14
Washingtn	2	17	22	11	3	16	17	13
Total	217	-	816	-	233	-	979	-

note: ranked by permits approved
Source: N.C. Dept. of Natural Resources and Community Development;
Division of Coastal Management

Table 12
LAND CLASSIFICATION

Land Class	Capability	Development Limitations	Acreage	Percent of Total	Comments
I		Few or none	500	0.1%	Needs only good cultural management
II	Moderate to well drained;	Moderate	58,500	11.0%	Moderate conservation practices required
	erodible;		4,200	0.8%	
	highly permeable		4,300	0.8%	
		(subtotal)	(67,000)	(12.6%)	
III	Somewhat to poorly drained;	Severe	317,800	59.8%	Special conservation measures required
	highly erodible		20,800	3.9%	
		(subtotal)	(338,600)	(63.7%)	
IV, V, VI	Poorly drained	Very severe	77,000	14.5%	Very careful management required
VII	Very poorly drained to swamp-like	Very severe	14,100	2.7%	Use restricted to woodland, grazing, or wildlife
VIII	Marshlands and beaches	Undevelopable	22,500	4.2%	Use restricted to recreation, wildlife, sometimes water supply
Unclassified	Urban built-up areas	-	12,000	2.3%	-
Total			531,700	100.0%	

Source: "Long Range Program and Work Plan", Beaufort Soil & Water Conservation District, 1980

Table 13
MAJOR SOIL TYPES

Soil Type	Slope	Limitations for: Buildings w/o Basements	Septic Tanks (1)	Runoff Potential	Depth to High Water Table (ft)	% Total Co. Land
Arapahoe fine sandy loam	0-2%	Severe	Severe	Varies	0.0 - 1.0	4.2%
Augusta fine sandy loam	0-2%	Severe	Severe	Moderate	1.0 - 2.0	3.2%
Bayboro loam	0-2%	Severe	Severe	High	+1 - 0.5	5.9%
Cape Fear fine sandy loam	0-2%	Severe	Severe	High	0.0 - 1.5	3.3%
Craven fine sandy loam	0-1%	Moderate	Severe	Moderate	2.0 - 3.0	2.4%
Croatan muck	0-2%	Severe	Severe	High	+1 - 1.0	2.2%
Goldsboro fine sandy loam	0-2%	Moderate	Severe	Slight	2.0 - 3.0	2.3%
Leaf loam	0%	Severe	Severe	High	0.5 - 1.5	8.2%
Lenior loam	0%	Severe	Severe	High	1.5 - 2.5	6.2%
Lynchburg fine sandy loam	0%	Severe	Severe	Moderate	0.5 - 1.5	3.7%
Muckalee loam	0%	Severe	Severe	High	0.5 - 1.5	4.0%
Pantego loam	0-2%	Severe	Severe	Varies	0.5 - 1.5	2.7%
Ponzer muck	0-1%	Severe	Severe	High	0.0 - 1.0	2.8%
Portsmouth loam	0-2%	Severe	Severe	Varies	0.0 - 1.0	6.2%
Rains fine sandy loam	0%	Severe	Severe	Moderate	0.0 - 1.0	3.5%
Roanoke fine sandy loam	0-2%	Severe	Severe	High	0.0 - 1.0	8.4%
Torhunta sandy loam	0-2%	Severe	Severe	Moderate	0.5 - 1.5	9.2%
Total						78.1%

(1) water table > 4 ft. = severe limitations
note: "major" soils comprise 2% of more of all land;
limitations are for soil in virgin state with no improvements
Source: Soil Survey Maps & Interpretations Beaufort County N.C., U.S.D.A., S.C.S., July 1984

Table 14
SURFACE WATER CLASSIFICATION

Watercourse	Classification
Pamlico-Tar River	Inland Waters above railroad bridge at Washington; Coastal Water below
Barris Creek	Inland Waters: Public Trust Waters AEC
Bath Creek	Inland Waters: Public Trust Waters AEC
Blounts Creek	Inland Waters: Public Trust Waters AEC
Broad Creek	Inland Waters: Public Trust Waters AEC
Calf Tree Creek	Inland Waters: Public Trust Waters AEC
Chocowinity Bay	Inland Waters: Public Trust Waters AEC
Duck Creek	Inland Waters: Public Trust Waters AEC
Durham Creek	Inland Waters: Public Trust Waters AEC
Herring Run	Inland Waters: Public Trust Waters AEC
Hills Creek	Inland Waters: Public Trust Waters AEC
Hudies Gut	Inland Waters: Public Trust Waters AEC
Lower Goose Creek	Coastal Waters: Eustrine Waters AEC
Campbell Creek	Inland Waters above Smith Creek; Coastal Waters below
Smith Creek	Inland Waters: Public Trust Waters AEC
Hunting Creek	Inland Waters: Public Trust Waters AEC
Lower Spring Creek	Inland Waters: Public Trust Waters AEC
Peterson Creek	Inland Waters: Public Trust Waters AEC
Snode Creek	Inland Waters: Public Trust Waters AEC
Mallard Creek	Inland Waters: Public Trust Waters AEC
Mixon Creek	Inland Waters: Public Trust Waters AEC
Nevil Creek	Inland Waters: Public Trust Waters AEC
North Creek	Joint Waters: Eustrine Waters AEC
South Creek	Inland Waters above Deephole Point; Coastal Waters below
Bond Creek	Inland Waters: Public Trust Waters AEC
Davis Creek	Inland Waters: Public Trust Waters AEC
Drinkwater Creek	Inland Waters: Public Trust Waters AEC
Jacobs Creek	Inland Waters: Public Trust Waters AEC
Little Creek	Inland Waters: Public Trust Waters AEC
Long Creek	Inland Waters: Public Trust Waters AEC
Muddy Creek	Inland Waters: Public Trust Waters AEC
Short Creek	Inland Waters: Public Trust Waters AEC
Tooleys Creek	Inland Waters: Public Trust Waters AEC
Whitehurst Creek	Inland Waters: Public Trust Waters AEC
Strawhorn Creek	Inland Waters: Public Trust Waters AEC
St. Clair Creek	Inland Waters: Public Trust Waters AEC
Upper Goose Creek	Inland Waters: Public Trust Waters AEC

Table 14 (cont.)

Watercourse	Classification
Pungo River	Inland Waters above US 264 bridge at Leechville; Joint Waters below bridge to Smith Creek; Coastal Waters below Smith Creek
Flax Pond Bay	Coastal Waters: Eustrine Waters AEC
George Best Creek	Coastal Waters: Eustrine Waters AEC
Jordan Creek	Inland Waters: Public Trust Waters AEC
Lower Dowery Creek	Inland Waters: Public Trust Waters AEC
Pantego Creek	Inland Waters: Public Trust Waters AEC
Pungo Creek	Inland Water above NC 99 bridge; Coastal Waters below
Scotts Creek	Inland Waters: Public Trust Waters AEC
Smith Creek	Inland Waters: Public Trust Waters AEC
Vale Creek	Coastal Waters below
Satterwaite Creek	Inland Waters: Public Trust Waters AEC
Toms Creek	Coastal Waters: Eustrine Waters AEC
Upper Dowery Creek	Inland Waters: Public Trust Waters AEC
Woodstock Creek	Inland Waters: Public Trust Waters AEC
Wright Creek	Inland Waters: Public Trust Waters AEC

Note 1: Indentation indicates the watercourse named is tributary to the next preceding watercourse named and not so indented

Source: "North Carolina Fisheries Regulations for Coastal Waters.", 1987

Note 2: For management purposes, all water in the state has been classified into one of three categories: inland fishing waters, where fishing is regulated by the Wildlife Resources Commission; coastal fishing waters, where fishing activity is under the jurisdiction of the Marine Fisheries Commission; and joint fishing waters, where regulations developed by agreement of both agencies are in effect. Under CAMA, joint fishing waters are regulated as estuarine waters.

Table 14 Addendum

NURSERY AREAS AND WATER QUALITY CLASSIFICATION

WATER QUALITY CLASSIFICATIONS

The Environmental Management Commission (EMC) has the responsibility of assigning the surface waters of the state specific water quality classifications. These classifications in turn determine what uses will be permitted in any specific surface waterbody. A description of water quality classifications and very generally, the areas where these classifications are found in the County, are noted below:

Freshwater Classifications

Class WS-II: water protected as drinking water supplies which are in low to moderately developed watersheds; discharges are restricted to primarily domestic wastewater or industrial non-process waters specifically approved by the EMC. **Locations:** Cherry Run and Tranters Creek.

Class C: suitable for secondary recreation (e.g. boating) and fish propagation. **Locations:** Tar River from Beaufort County line to U. S. 17 bridge.

Tidal Salt Water Classifications

Class SA: suitable for commercial shellfishing and all other tidal salt water uses. **Locations:** Pamlico River south of line drawn approximately from Hickory Point to west side of North Creek; Pungo River south of Woodstock Point.

Class SB: suitable for swimming and primary recreation and all Class SC uses. **Locations:** Pamlico River east of Washington Park to start of Class SA waters; Pungo River north of Class SA waters to shallow headwaters.

Class SC: suitable for secondary recreation and fish propagation. **Locations:** Pamlico River south of U. S. 17 bridge to start of Class SB waters at east end of Washington Park.

NURSERY AREAS

Maps of the Primary and Secondary Nursery Areas in Beaufort County are on file with the Division of Marine Fisheries. In comparison to adjoining Hyde County, Beaufort County has few nursery areas. These lie in the eastern end of the County. Very generally, the Primary Nursery Areas in Beaufort County are located in:

- the shallow water areas of North Creek
- East Fork
- Frying Pan Creek
- Little East Creek

A Secondary Nursery Area is located in North Creek at its confluence with East Fork.

Note: See "N. C. Fisheries Regulations for Coastal Waters 1987" for specific delineations.

Table 15
UNIQUE NATURAL AREAS

Site Number	Site Name	Description
1N	Beaufort Sweetgum Swamp Forest Remnant	Tract of surviving sweetgum-mixed hardwoods, swamp forest, and transition zones to pond pine pocosin and pine savannah. Abundant wildlife including bear.
2N	Chocowinity Creek	Transition to fresh water marsh which widens into esturary of Pamlico River.
3N	Goose Creek Natural Area	Broad, tidal section of Pamlico River. Most significant for large low-salinity marshes. Swamp forest, shrub thickets, upland pine thickets, upland pine forest also present. Many waterfowl, herons, and other bird species.
4N	Indian Island	Eastern portion largely freshwater marsh with scattered pine, bay, myrtle. Abundant herons, waterfowl. Osprey nests. Western upland portion primarily sweetgum and live oak forest.
5N	Suffolk Escarpment	Area along escarpment primarily in bay forest. At one time area along and below escarpment had seeps (springs) with utricularia geminiscapa.

note: number cooresponds to map location
Source: North Carolina Department of Natural Resources and Community Development

Table 16
STRUCTURES OF HISTORICAL OR ARCHITECTURAL SIGNIFICANCE

Site Name	Site Number	Location	Comment
Archbell House	1	S.R 1339	
Athens Chapel Church of Christ	2	S.R. 1343	
Bath Historic District	3	Bath	National Register
Belfont Plantation	4	S.R. 1411	National Register
Belhaven City Hall	5	Belhaven	National Register
Bonner House	6	Edward	
Colonel James Reading Grist House	7	S.R. 1143	
Cutter House	8	S.R. 1332	
Hardison House	9	S.R. 1411	
House	10	Washington area	
Lucas-Taylor House	11	Washington area	
Mayo House	12	Washington area	
Mills House	13	N.C. 33	
North Carolina Phosphate Corporation	14	S.R. 1946	
Pantego Academy	15	Pantego	National Register
Pantego Jail	16	Pantego	Study List
Pantego Historic District	16	Pantego	Study List
Respess House	17	S.R. 1325	
River Forest Manor	18	Belhaven	
Rosedale	19	S.R. 1407	National Register
Rutledge House	20	Aurora	Study List
Smaw House	21	U.S. 264	
St. John's Church	22	S.R. 1932	
Trinity Episcopal Church	23	Chocowinity	
Washington Historic District	24	Washington	National Register
Zion Episcopal Church	25	U.S. 264	

Note: number references map location; locations approximate; "Study List" refers to properties for which preliminary findings of National Register eligiblity have been made but which have not formally been nominated to the Register; ommission of property from Study List does not imply that property is not eligible for inclusion on list.

Source: North Carolina Department of Cultural Resources, Division of Archieves and History

Please note: two structures appearing on previous listings of historic structures in Beaufort County- the Bright House in Chocowinity and the Bonner House off S.R. 1331- have been destroyed.

Table 17
PRIME FARMLAND SOILS

Soil Type	Acres	Percent Total County Land
Altavista fine sandy loam	7,977	1.5%
Augusta fine sandy loam	17,082	3.2%
Craven fine sandy loams	26,162	4.9%
Dogue fine sandy loam	1,472	0.3%
Goldsboro sandy loam	11,970	2.3%
State sandy loam	2,705	0.5%
Yeopim loam	277	0.1%
Total	67,645	12.8%

Source: U.S.D.A. Soil Conservation Service

Table 18
FUTURE REGIONAL POPULATION

County	1985	1990	1995	% Change 85-90	% Change 90-95
BEAUFORT	43,260	47,314	50,702	9.4%	7.2%
Bertie	21,341	21,760	21,895	2.0%	0.6%
Hertford	23,924	24,833	25,280	3.8%	1.8%
Martin	26,653	26,463	26,406	-0.7%	-0.2%
Pitt	95,862	101,823	107,409	6.2%	5.5%
Region	211,040	222,193	231,692	5.3%	4.3%
State	6,253,951	6,597,922	6,930,994	5.5%	5.0%

Source: N.C. Office of State Budget and Management, 1986

Table 19
COUNTY POPULATION AGE STRUCTURE 1985-1995

	1985		1990		1995	
	No.	%	No.	%	No.	%
0-4 years	3,305	7.6%	3,646	7.7%	3,733	7.4%
5-19 years	9,814	22.7%	10,478	22.1%	10,768	21.2%
20-44 years	15,693	36.3%	16,977	35.9%	17,947	35.4%
45-64 years	8,612	19.9%	9,474	20.0%	10,946	21.6%
65 and older	5,836	13.5%	6,739	14.2%	7,308	14.4%
Total	43,260	100.0%	47,314	100.0%	50,702	100.0%

Source: N.C. Office of State Budget and Management, 1986

Table 20
SCHOOL ENROLLMENT

Community	School	Grades	Enrollment 86-87	Capacity	Enrllmnt as % Cap.
Aurora	Aurora High School	9-12	235	350	67%
	S.W. Snowden Elem.	K-8	595	650	92%
Bath	Bath High School	K-12	780	950	82%
Belhaven	Belhaven Elem. Sch.	K-6	495	525	94%
	Wilkinson High Sch.	9-12	440	475	93%
Chocowinity	Choco. High School	5-12	705	675	104%
	Choc. Primary Sch.	K-4	430	460	93%
Pantego	Beaufort County Sch.	K-6	220	350	63%
	Pantego Jr. High Sch.	7-8	225	400	56%
Pinetown	Pinetown Elem.	K-8	205	180	114%
Washington	Eastern Elem.	K-2	965	935	103%
	John Small Elem.	5-6	580	650	89%
	Jones Jr. High Sch.	7-9	925	1,050	88%
	Tayloe Elem.	3-4	615	560	110%
	Washington High Sch.	10-12	840	1,072	78%
Total			8,255	9,282	89%

Source: Land Use Plans- Aurora, Bath, Belhaven, Washington; updated by City of Washington and County School Departments

Table 21
MUNICIPAL WATER SYSTEMS

Municipality	Supply Source	Total Capacity	Estimated Demand (gpd)	Demand as % Capacity
Aurora	2 wells	288,000	100,000	35%
Bath	2 wells	216,000	30,350	14%
Belhaven	2 wells	504,000	365,000	72%
Chocowinity	2 wells	375,000	157,000	42%
Washington	1 well and surface supply	2,920,000	1,500,000	51%

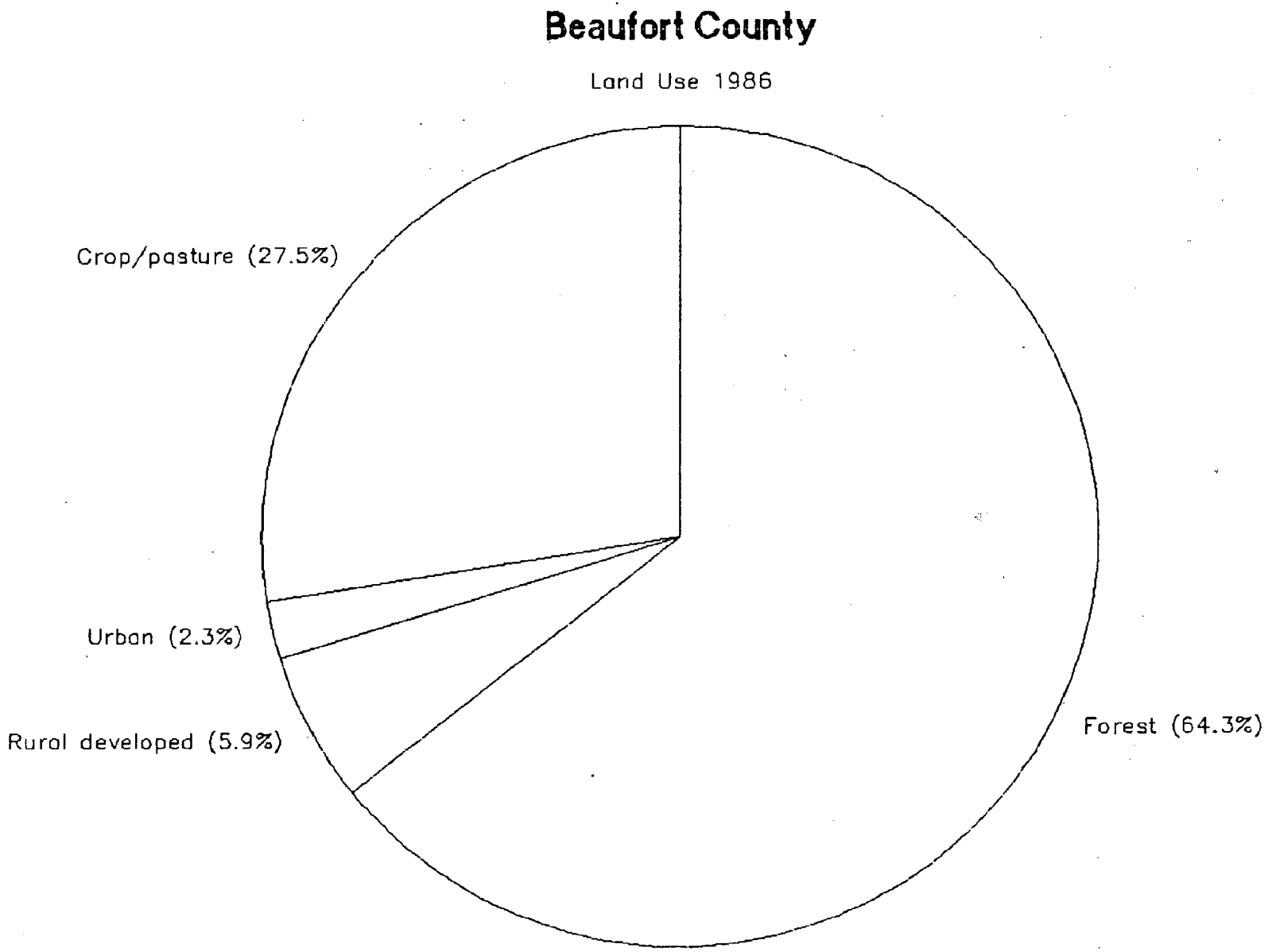
Source: Land Use Plans- Aurora, Bath, Belhaven, Washington; Town of Chocowinity

Table 22
MUNICIPAL WASTEWATER SYSTEMS

Municipality	Total Capacity	Estimated Demand (gpd)	Demand as % Capacity
Aurora	120,000	90,300	75%
Bath	40,000	30,350	76%
Belhaven	1,000,000	350,000	35%
Washington	2,250,000	1,810,000	80%

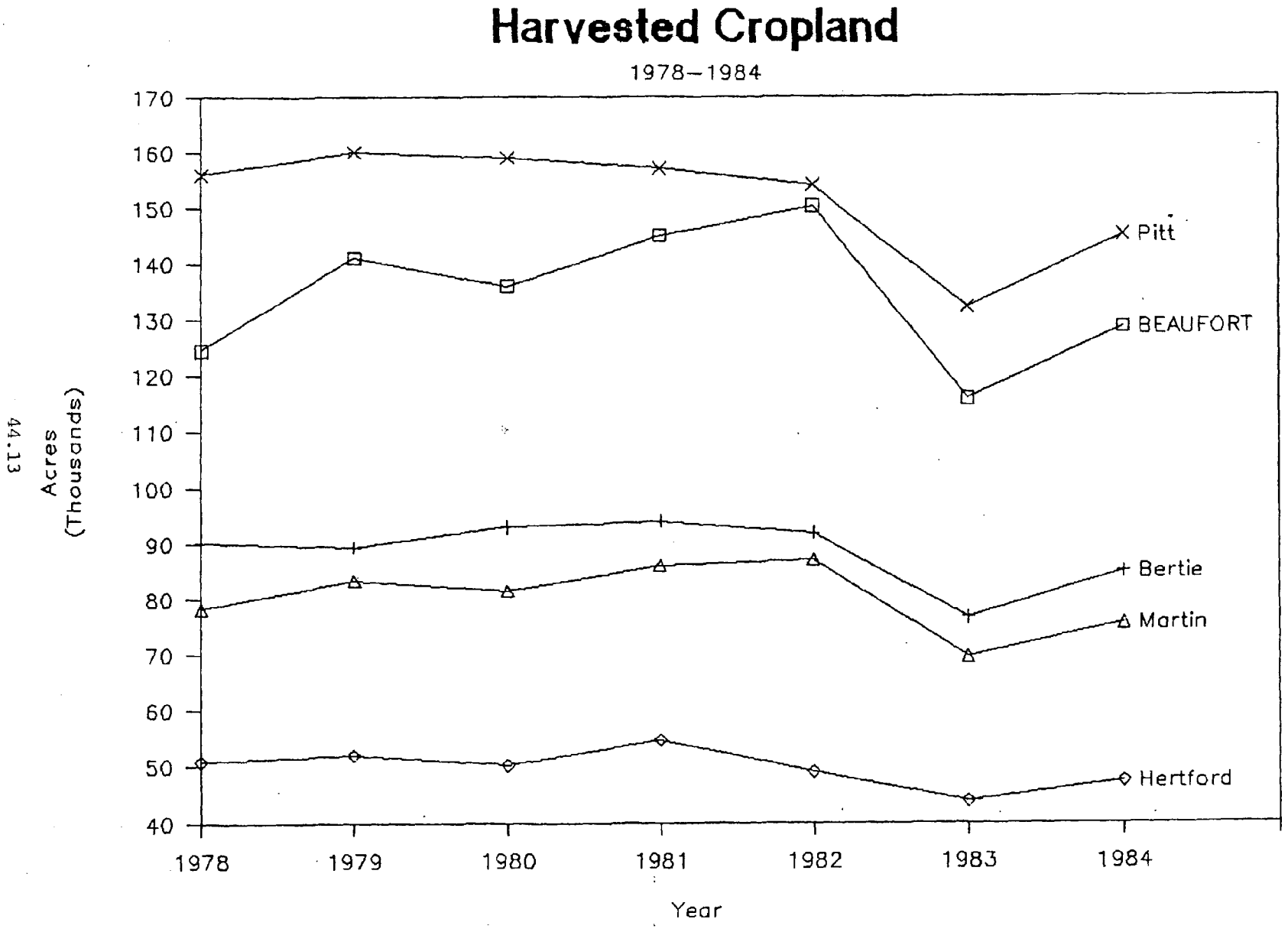
Source: Land Use Plans- Aurora, Bath, Belhaven, Washington

Figure 7



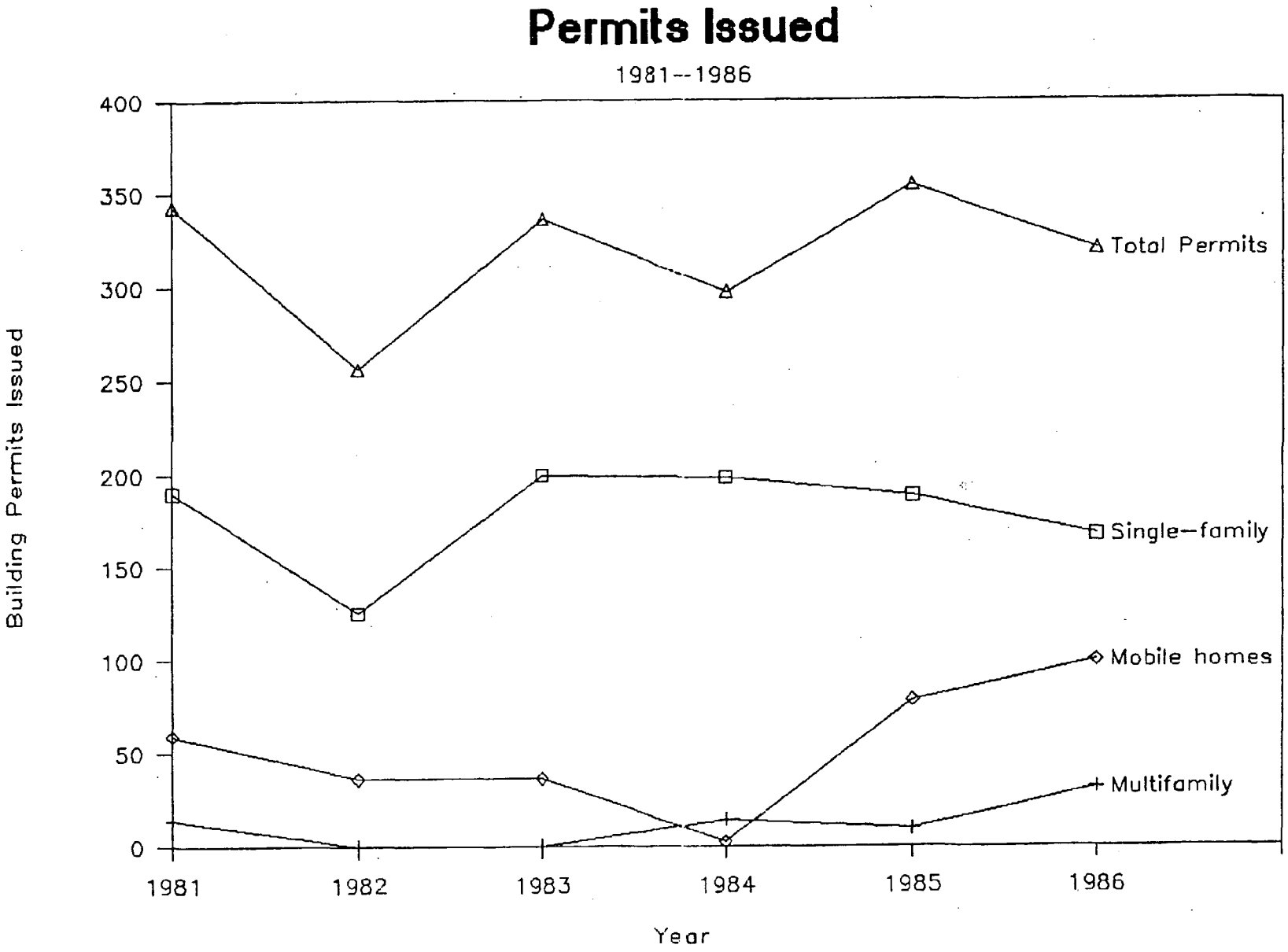
Source: Office of State Budget and Management

Figure 8



Source: N.C. Crop and Livestock Reporting Service

Figure 9

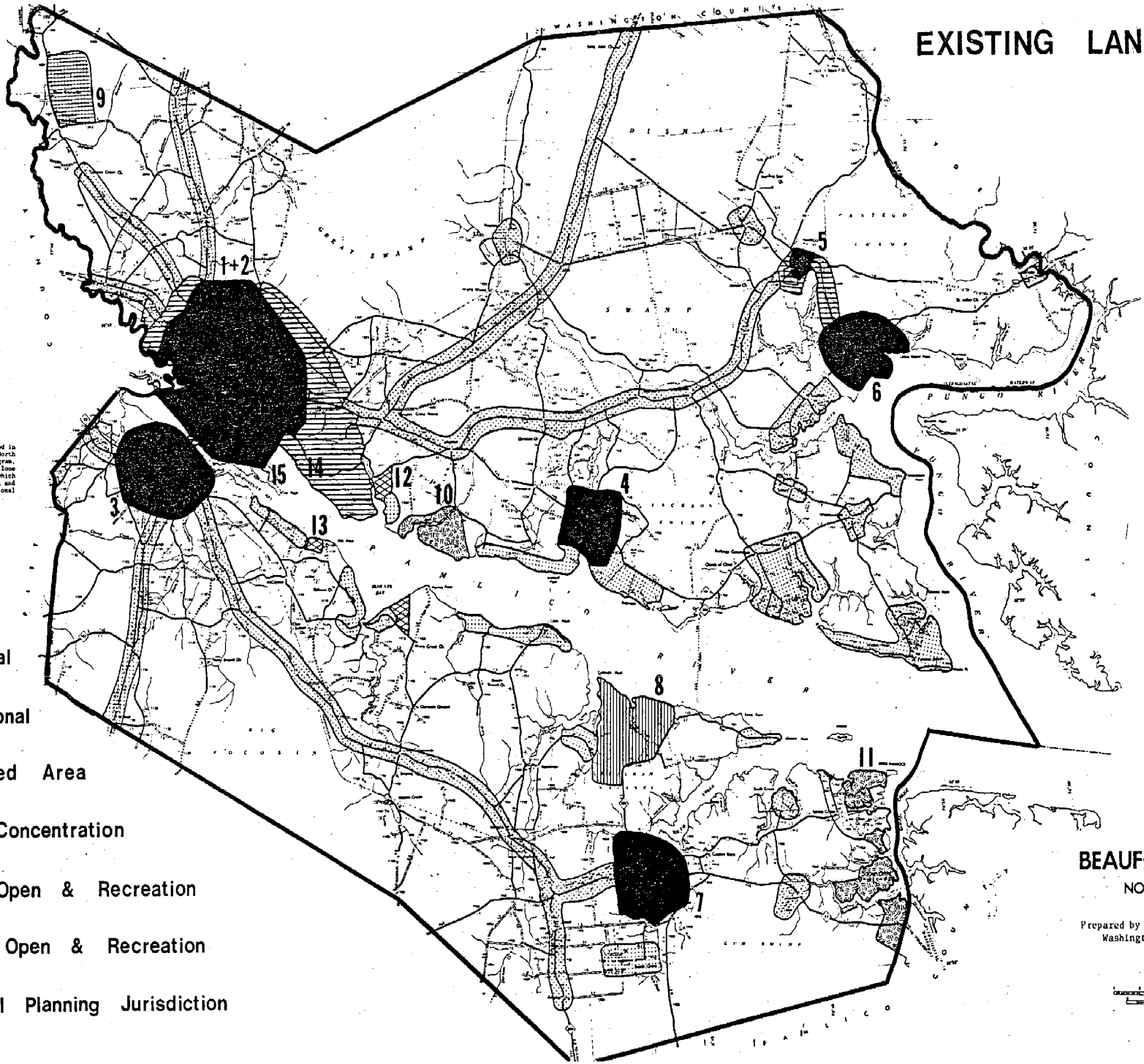


Source: Mid-East Commission computations based on County Building Department

LOCATIONAL KEY

Land Use Category	Site Number	Name
Municipal Planning Jurisdiction	1	Washington
	2	Washington Park
	3	Chocowinity
	4	Bath
	5	Pantego
	6	Belhaven
	7	Aurora
Industrial	8	Texasgulf
Institutional	9	Voice of America
Public Open and Recreation	10	Goose Creek State Park
	11	Goose Creek Wildlife Management Area
Private Open and Recreation	12	Camp Bonner
	13	Camp Hardee
	14	Roanoke Christian Service Camp
	15	Whichard Beach

EXISTING LAND USE



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

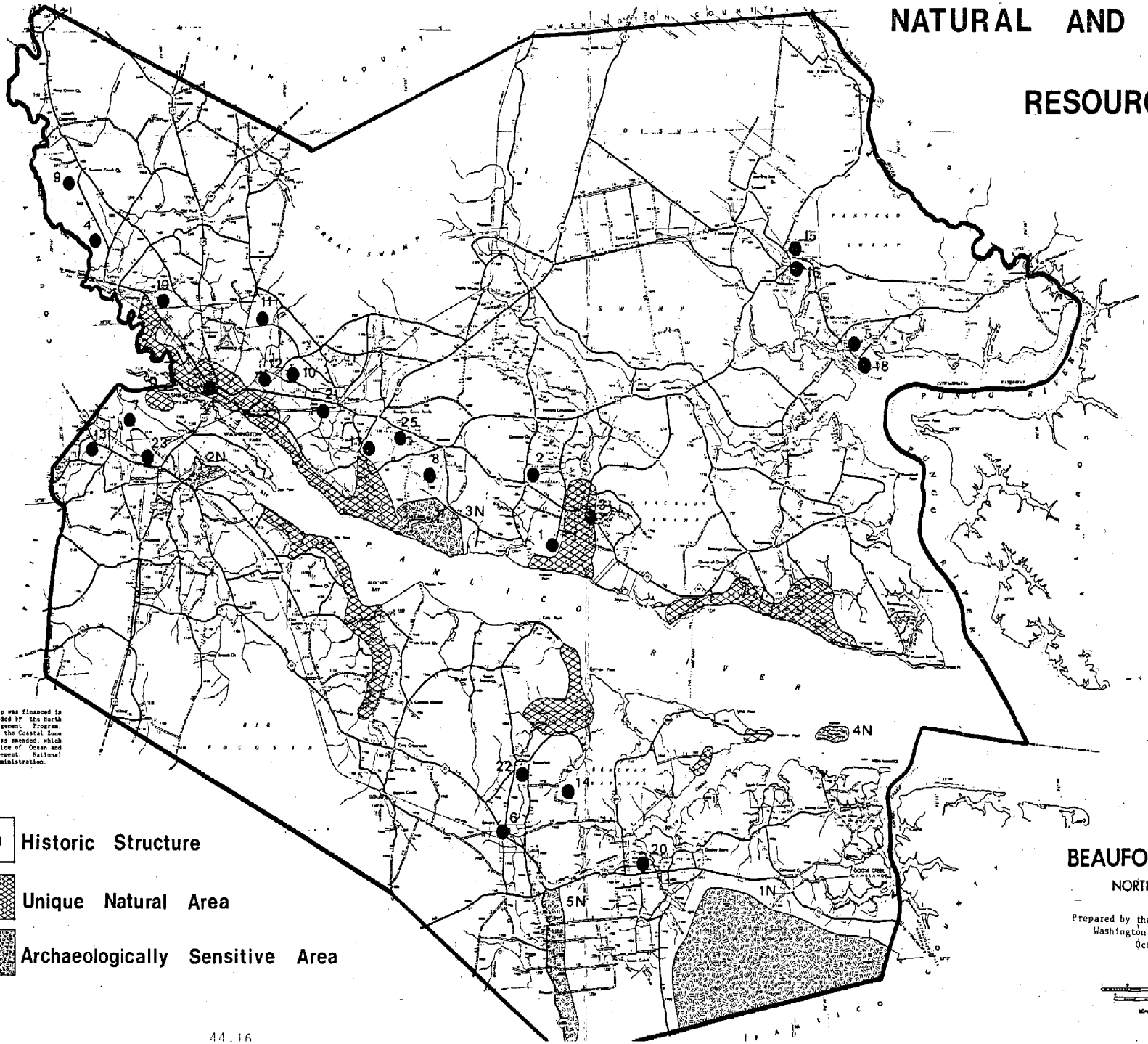
- Industrial
- Institutional
- Urbanized Area
- Rural Concentration
- Public Open & Recreation
- Private Open & Recreation
- Municipal Planning Jurisdiction

BEAUFORT COUNTY

NORTH CAROLINA

Prepared by the Mid-East Commission
Washington, North Carolina
October 1987

NATURAL AND CULTURAL RESOURCES



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

- Historic Structure
- Unique Natural Area
- Archaeologically Sensitive Area

BEAUFORT COUNTY

NORTH CAROLINA

Prepared by the Mid-East Commission
Washington, North Carolina
October 1987

IV. POLICY OBJECTIVES AND IMPLEMENTATION

A. Review of 1981 Policy Effectiveness

In 1981 the County adopted a number of policy objectives in the areas of resource protection, resource production and management, and economic and community development to guide land development in the unincorporated areas of the County for the following five years. As a first step in updating the County's 1981 land use plan, the Land Use Advisory Committee evaluated how far the County had come in achieving the goals set in 1981. By evaluating the objectives and implementation actions of the 1981 program, Committee members hoped to make the County's 1987 land use plan a more effective document.

On a scale of A to F, the effectiveness of the County's 1981 plan could be rated about a B+. Most of the implementation strategies outlined for specific policy objectives have been acted-on. The County has, as specified in its 1981 plan, enforced development standards for minor projects in AECs, designated several sites for new industrial development; and entered into the regular phase of the Federal Flood Insurance Program. As recommended in the 1981 plan, the County applied for, and has received, funds for housing rehabilitation. In the fall of 1987, the County was awarded a $600,000 Community Development Block Grant for improvements for about 40 houses in the Blounts Creek area.

Two of the items not carried-out as part of the 1981 planning program have been incorporated in the 1987 plan. In an effort to protect historic resources, the plan recommends that the County reinstate the Historic Properties Commission and recommended that this Commission revise the County's inventory of historic structures. The 1987 plan also recommends that the County update its water system plan, and that a County-wide water system be advocated if such plan proves feasible.

Several of the policies adopted as part of the 1981 plan have been restated in the County's 1987 land use plan. The County will continue to protect its natural and cultural resources, and to plan for industrial development and community improvements. However, due to changing conditions in Beaufort County and in eastern North Carolina, the Town's 1987 plan recommends several new action-items for consideration. A complete listing of the policy objectives and implementation strategies the County had adopted to guide development in Beaufort County through 1992 follow.

B. Resource Protection

Beaufort County is rich in natural resources. Wetlands, woodlands, croplands, and fresh and estuarine waters provide habitat for a vast array of fish and wildlife. The Pamlico River is the keystone of the County's development future. Tourism, residential development, and commercial and recreational fishing are contingent upon maintaining the integrity of its waters. The quality of life in every city and town in the County, in every crossroads community, and throughout the unincorporated area, hinges on protecting the County's abundant natural resources. The results of the County's public survey set out a clear agenda for the next five years: give top priority to preserving the County's natural resources, especially its fresh and estuarine waters..

Many of the County's resources are exhibiting symptoms of stress and degradation. The County acknowledges this gradual deterioration and has adopted the following policy objectives in an effort to reverse this trend.

Resource Protection Policy Objectives and Implementation

1. **protect and enhance water quality in the Pamlico River and its tributaries**

   a. support innovative wastewater treatment systems that eliminate discharges of domestic wastewater into the surface waters of the state; support use of package treatment plants only if other alternatives are not available; oppose issuance of permits to discharge domestic wastewater into the Pamlico River.

   b. support expansion of the Agricultural Cost Share Program to include the counties of the upper Tar drainage area.

   c. support control of urban stormwater runoff by local communities.

   d. consider adopting subdivision regulations that set maximum runoff standards and encourage use of innovative stormwater controls.

   e. encourage regulatory, administrative, and educational efforts in upstream communities (e.g. improvements to wastewater treatment facilities, adoption of land use controls, instituting stormwater controls, etc.) that will help improve water quality in downstream areas.

2. **preserve and protect Areas of Environmental Concern**

   a. support development in AECs only if such development meets the management objectives in 15 NCAC 7H.0203 and the use standards in 15 NCAC 7H.0208 and .0209.

   b. support construction of *marinas according to the following standards:

      - marinas not to be located in Primary or Secondary Nursery Areas;
      - marinas in Class SA or WS-I, WS-II, or WS-III waters to be provided with pump-outs;
      - timing of marina construction involving dredging to be determined by Division of Marine Fisheries.

   c. consider adopting subdivision regulations which use incentives to preserve land adjoining AECs.

*marina - boat basin with capacity to moor ten (10) or more vessels

3. **protect the County's present and future water supply**

   a. support establishment of a state fund to assist communities in removing leaking underground storage tanks (USTs) and in cleaning up affected water supplies.

   b. support regulations which control the siting, construction, and maintenance of USTs; support projects in which no USTs will be placed within 100 ft. of surface waters.

   c. support Capacity Use groundwater monitoring by the Department of Environmental Management (DEM). Should significant declines in groundwater levels be noted, urge DEM to limit withdrawals, giving municipal uses priority over industrial uses.

   d. request that the Coastal Resources Commission designate Tranters Creek a public water supply AEC should the creek ever be used to supply a County water system.

4. **protect the County's historic and cultural resources**

   a. support local Historic Commissions in area communities; encourage strict enforcement of Historic District ordinances.

   b. consider reinstating the County's Historic Properties Commission; review and revise the inventory of historic properties in the County. Consider giving properties of special importance a local historic property designation.

   c. support proposals which will have no negative impacts on historic or archaeologic resources.

5. **provide for safe, environmentally sound development**

   a. support a demonstration program for septic alternatives.

   b. support expansion of municipal water and sewer systems; support wastewater projects proposing alternatives to surface water discharge systems.

   c. study the feasibility of a County water and sewer system; develop strategy to generate public support for such systems if projects appear feasible.

d. consider adopting performance-based subdivision regulations where lot size is determined in part by soil suitability.

6. protect wildlife habitat and preserve scenic resources

a. actively oppose the take-over of County air-space by military operations.

b. consider the establishment of a land conservation fund which would protect areas of environmental, recreational or aesthetic importance by in-fee aquisition or purchase-in-lessthan fee techniques.

c. consider adopting subdivision regulations which offer incentives for preserving environmentally sensitive areas and scenic landscapes.

d. review development of inland wetlands protection programs by state and federal agencies so that inland wetlands are afforded protection similar to that now afforded coastal wetlands under CAMA.

C. Resource Production and Management

The economic future of the County hinges on protecting the County's productive natural resources. Many of the County's manufacturing, retail, and service enterprises are directly or indirectly involved with resource development. Many residents work the land: in 1984 the County ranked seventh in the state for total harvested cropland. Other residents rely on the water for their livelihood: in 1985 the County ranked sixth out of the twenty coastal counties in seafood landings and seventh in the number of commercial licenses issued.

Many diverse activities are affecting the quality and quantity of the County's productive resources. Farmland is being lost to residential development; commercial seafood landings are declining; recreational catches are diminishing. The County recognizes the importance of preserving its productive natural resources and has adopted the following policies to protect and enhance these resources.

Resource Production and Management

Policy Objectives and Implementation

1. preserve and enhance agricultural uses in Beaufort County

a. promote and expand the Farmers Market in downtown Washington. Enlist the assistance and support of the Agricultural Extension Service and the Chamber of Commerce and work with other area communities to develop markets in which all County farmers could participate.

b. support municipalities in designing programs for public improvements so that financing avoids imposition of costs on agricultural property whose agricultural use will not benefit from those improvements.

c. encourage farmers owning parcels of 10 acres or more to apply for use-value assessment.

d. consider adopting subdivision regulations to ensure that land is used efficiently when agricultural properties are subdivided.

2. protect commercial forest lands

a. encourage owners of parcels 20 or more acres in size to apply for use-value assessment.

b. encourage operators to leave vegetative buffer between cleared areas and major (i.e. paved) roadways.

c. support a program administered by state or federal agencies to minimize drainage of wetlands for silva-cultural activities.

d. encourage immediate replanting of areas cleared for timber.

3. protect and enhance commercial and recreational fishing activities in the Pamlico River and its tributaries

a. consider adopting criteria for siting of marinas which protects important nursery areas.

b. support state efforts to reduce nutrient loading in the County's surface waters

(i) encourage more stringent restrictions on nitrogen discharges;
(ii) support regulations controlling the disposal of animal wastes.

c. consider adopting subdivision regulations which use incentives to preserve areas adjoining Primary and Secondary Nursery Areas.

d. review the need for additional public river access sites - a minimum of one on each side of the river. Apply for funding to conduct a Beach Access Study; based on study results, apply for a Beach Access Grant from the Division of Coastal Management and apply for assistance from the Office of Water Resources under the Civil Works Project Program.

e. support development of a fisheries management program and regulations for both commercial and sports fisherman; support expansion of local operations serving both commercial and recreational users; request that the Division of Marine Fisheries investigate the possibility of closing the Pamlico and Pungo Rivers to commercial trawling and hauling.

f. encourage activites such as "catch and release" programs which attempt to preserve declining species.

g. request that the Division of Marine Fisheries investigate culling practices at local fish processing plants to assure that significant numbers of undersize and "trash" fish are not being wasted to the detriment of future stocks.

4. preserve areas of prime farmland

a. consider adopting a policy to preserve prime agricultural land. Submit proposals for public projects to the SCS for review. Carefully review projects which in the opinion of the SCS, will have adverse impacts on important areas of prime agricultural land.

b. support development of a comprehensive state program for farmland preservation. Support legislation that proposes to study programs existing in other areas and to develop appropriate programs and techniques for use in North Carolina.

5. **ensure efficient, environmentally sound agricultural production**

   a. support use of Best Management Practices for agricultural land use and production.

   b. work with the SCS to encourage participation in the state's Agricultural Cost Share Program.

   c. support the Conservation Provisions of the 1985 Farm Bill:

      - conservation reserve
      - conservation compliance
      - sodbuster
      - swampbuster

6. **provide for development that preserves the area's productive natural resources**

   a. support additional mining activity only if in the opinion of appropriate officials at the Department of Natural Resources and Community Development, the project will have no long term significant impacts on land, air, or water resources; support development of special review criteria for mining activities involving rivers and creeks.

   b. support only those proposals for industrial development that demonstrate that their implementation will lead to no significant adverse impacts on traditional and/or current uses of land and water resources.

   c. support development in accordance with the Land Classification Map. High density development should generally adjoin developed areas, however the County will support projects which involve conversion of farm and/or forest land if the benefits of the project clearly outweigh any negative impacts which might result. In all cases, the County supports preservation of areas of prime farmland.

D. Economic and Community Development

In 1987 the County had 45,400 residents scattered among seven incorporated places, many crossroad communities, and a number of waterfront developments. The County is growing: by 1995, the County is expected to have over 50,000 people residing within its boundaries.

Many of these who live in the County also work there. Many earn their livelihood from the County's abundant natural resources: farming, fishing, forestry, and mining enterprises employ a considerable number of area residents. The County has over 45 manufacturing firms; one-third of these are directly involved in local resource development.

The County recognizes the importance of providing for a strong local economy, ensuring a mix of local employment opportunities, and for preserving and enhancing the quality of life for area residents. To that end, the County has adopted the following policies to provide for the growth and economic development of the County.

Economic and Community Development

Policy Objectives and Implementation

1. **provide for commercial and industrial growth and expansion which meets the objectives of the County's Land Use Plan**

   a. support the Committee of 100 and the Chamber of Commerce in their efforts to market the County's designated industrial sites.

   b. support groups such as the Mid-East Commission, the Regional Development Institute, and the Small Business Institute at East Carolina University, which provide assistance to new and small businesses and to economic development projects.

   c. assist the Committee of 100 in developing a County Industrial Park and in constructing a building on speculation to house future industrial tenants.

   d. support the Economic Development Task Force in its efforts to identify solutions to regional problems through public/private partnerships.

   e. work with municipalities to extend water and/or sewer services to industrial and commercial firms locating outside municipal service areas in accordance with the Land Classification Map; for residential projects in the unincorporated area, water and sewer service is to be the responsibility of the developer.

   f. advocate a County water and sewer system should studies prove feasibility of such projects.

2. **provide for the orderly growth of the County**

   a. consider adopting subdivision regulations; link density requirements to the County's Land Classification Map.

   b. consider adopting the revised Mobile Home Park Ordinance.

   c. adopt a system for land classification which sets out an explicit development scheme for the County; adopt a land classification map which clearly delineates this development scheme.

3. **increase access to public trust waters**

   a. develop additional sites for public access on both sides of the Pamlico River; contact the state Division of Coastal Management and Office of Water Resources for assistance in funding land acquisition and site development.

   b. encourage developers of waterfront projects to contribute to a land conservation fund; target contributions to public access projects.

4. **promote and enhance tourism opportunities in the County**

   a. develop an annual calendar of all special events to be held throughout the County; publicize monthly listing of events in appropriate local, regional, and national publications.

   b. support the development of a museum to commemorate the life and works of Cecil B. deMille.

   c. support regional proposals to promote tourism: support the concept of initiating a paddlewheel showboat to tour the North Carolina coast; work with proponents to ensure that Beaufort County communities are included as stopping points.

5. **preserve and enhance the quality of life in the County**

   a. continue to apply for funding for housing improvements under the Community Development Block Grant program.

   b. support the development and enhancement of urban waterfront areas; be prepared to address problems related to waterfront areas (overcrowding, sanitation problems, floating homes, etc.) should such concerns arise.

   c. consider adopting subdivision regulations to preserve the rural character of outlying areas.

E. Public Participation

The 1987 Beaufort County Land Use Plan reflects the input and interests of the County's diverse citizenry. The public participation component of the planning program is documented in Chapter I. As noted previously, the Advisory Committee conducted a public survey - to generate interest in the planning program as well as to serve as a guide for policy decisions. All Advisory Committee meetings were advertised via radio and newspaper as being open to interested persons. Committee meetings were characterized by light citizen attendance, but those citizens who did attend were encouraged to express their concerns and comments. A listing of all meetings held as part of the planning program is contained in Appendix G.

The Advisory Committee and the Commissioners recognize the importance of keeping the citizenry informed of current planning concerns and of receiving the comments and concerns of local residents. Thus, the County has adopted the following policy objectives.

Public Participation

Policy Objectives and Implementation

1. **solicit citizen input in all planning decisions**

   a. advertise all special Board of Commissioners meetings in the Daily News; periodically advertise the Board's regular meeting date; emphasize that citizens are invited and encouraged to attend all meetings dealing with planning issues.

   b. appoint ad hoc committees to address special planning issues; ensure composition of committees represents diversity of interest groups; advertise committee meetings and encourage citizen participation.

2. **apprise the public of planning issues as they develop**

   a. report important planning and community development issues, decisions, and developments to the Daily News; provide information and assistance in preparing feature articles addressing land use and development issues.

F. Storm Hazards

North Carolina is well-known for the hurricanes and tropical storms that batter its coastline and the tornados that ravage inland areas. Typically, the bulk of hurricane storm damage occurs in coastal areas. Hurricanes and tropical storms have however, caused severe damage in estuarine and inland areas in the past. The storm of 1913 raised the water level of the Pamlico River to a height of 10 feet in the City of Washington, inundating the community and surrounding area. Similar storms in 1933 and 1938 caused considerable damage to waterfront communities, and major storms occurred in 1954, 1955, 1960, and 1970. In 1984 the County adopted a storm hazard mitigation plan, Before the Storm in Beaufort County: Avoiding Harm's Way. The plan provides information on areas at risk from storm damage, outlines policies on storm hazard mitigation, presents a detailed plan for evacuation of the County should a storm event occur, and includes a reconstruction plan to guide rebuilding after the storm. The County's storm hazard mitigation plan was the source of the following information on storm hazards, reconstruction policies, and evacuation procedures. A complete copy of this plan is available for review at the Beaufort County Department of Emergency Management, 112 W. Second Street in Washington.

1. Hazard Areas

The flooding, wave action, and erosion associated with hurricanes and other major storms severely threaten three categories of land in the County: Areas of Environmental Concern, areas subject to flooding, and areas with highly erodible soils. The AECs in Beaufort County as described in Chapter III, are public trust areas, estuarine waters and estuarine shorelines, and coastal wetlands. Floodprone areas in the County have been mapped by the Federal Emergency Management Agency; generally, flood-prone areas adjoin the County's AECs and the County's many small creeks and streams. The County's official floodplain maps are on file at the Office of Emergency Management.

Areas with highly erodible soils are shown in Exhibit 1 (pg. 68.1). Nine shoreline areas where the threat of erosion is especially severe have been identified based on a 1975 study by the Soil Conservation Service. As shown in Exhibit 2 (pg. 68.2), these are reaches 2, 4, 6, 14, 15, 16, 17, 18, and 19. A composite map of mappable storm hazard areas in Beaufort County is presented in Exhibit 3 (pg. 68.4).

The Beaufort County SLOSH Map (pg. 68.12) delineates areas at risk from various severities of storms. SLOSH (Sea, Lake and Overland Surge From Hurricanes), simulates the height of storm surges from hurricanes of a predicted severity. The National

Weather Service ranks hurricanes into categories 1 through 5 based on their wind speed. SLOSH analyzes each hurricane category scenario and provides a boundary where flooding is expected to occur. For example, Category 1 and 2 hurricanes, with wind speeds up to 110 miles per hour (mph), would produce a storm surge of between 4 to 8 feet, flooding areas closest to the shoreline. Category 3 storms, defined by wind speeds of between 111 and 130 mph, would produce a storm surge of between 9 and 12 feet and extend flooding further inland. Category 4 and 5 storms are the storms of greatest intensity. These storms have wind speeds of over 130 mph and could produce storm surges of over 19 feet and effect areas well away from the waterfront. As shown on the Beaufort County SLOSH map, the east half of the County is more severely threatened by damage from hurricanes of all severities then the western half.

Hazards from flooding, wave action, and erosion are limited primarily to waterfront areas, however the entire County is threatened by high winds associated with a major storm event. As noted in the County's hurricane plan, the County is susceptible to annual extreme fastest wind speeds of between 120 and 130 miles per hour. (The annual extreme designation means that there is an one percent or greater chance of that speed being equalled in any one year.)

2. Vulnerability to Storm Damage

Table 23 (pg. 68.10) ranks the severity of risk in each of Beaufort County's hazard areas according to the damaging, forces likely to occur there. Shoreline areas will bear the full force of a hurricane since they lie directly on the land-water interface and are among the most dynamic features of the coastal landscape. Shoreline erosion poses day-to-day hazards for coastal development; hurricanes and other major storms accelerate these processes so that drastic changes in the local landscape can occur in a few hours. During a hurricane, estuarine shoreline areas will be subject to severe erosion and scouring, direct wave action, battering by debris, inundation by the storm surge, and high winds. Coastal wetlands will be subject to wave action, flooding, and high winds, but are less susceptible to erosion. In flood-prone areas, there is some risk of structures being undermined as floodwaters rise and recede. All other sections of the County will be subject to high winds but should remain relatively safe from the damaging water forces of a hurricane. Of course, a catastrophic hurricane in the form of a Beaufort County landfall can unleash the full complement of damaging forces beyond the boundaries of any hazard area.

The County's hurricane plan notes that most of the developed or urbanized areas of the County are within the hazard area as delineated in Exhibit 3. Moreover, as noted in Chapter III. B.,

the focus of development over the next five years will be at the waterfront in the storm hazard area. Table 24 (pg. 68.10) estimates the number and value of structures threatened by storm damage in the County. As noted, over 6,000 residential dwellings, 180 commercial structures, and 50 institutional structures are threatened by storm hazards. These structures are estimated to have a total value of almost $300 million dollars (1982 estimates).

3. Evacuation Plans

Exhibit 4 (pg. 68.5) outlines the evacuation routes that County residents, workers, and visitors would utilize in the event of a storm disaster. Capacity analyses indicate that these routes are adequate for evacuation purposes (Table 25, pg. 68.11), unless the routes are inhibited at critical "surge inundation points" as described in Exhibit 5 (pg. 68.8). Preliminary evacuation times at selected inundation points appear in the County's 1984 evacuation plan. Subsequent to adoption of the County's plan, emergency management officials began working to develop more precise estimates. Revised estimates of evacuation times are expected to be issued in August 1987 and will be available through the County's Department of Emergency Management.

4. Reconstruction

Rebuilding after a major storm occurrence will be guided by the Beaufort County Disaster Relief and Assistance Plan which was adopted in September of 1982. Those sections of the plan most pertinent to post-disaster reconstruction are Annex F - Beaufort County Damage Assessment Plan; Annex G - Disaster Assistance Center Plan; Annex H - Disaster Assistance Program Summary; and Annex J - Beaufort County Plan for Temporary Housing. The County's storm hazard mitigation plan notes that the damage assessment procedures outlined in Annex F - purpose, organization, concept of operation and articulation of responsibilities - appear adequate to serve local needs after a storm disaster.

The County advocates the following schedule for staging and permitting repairs following a major storm event:

- repair and rebuild essential service facilities such as electricity, water and sewer - first.
- repair other public facilities as necessary for shelter.
- use a triage (or worst damage last) approach to staging the reconstruction effort. Those properties with little damage should be permitted immediately, if they comply with permit requirements already. Next, those with moderate damage meeting permit requirements, followed by those with moderate damage requiring permit decisions. Those with extensive damage requiring permit decisions or demolition decisions should receive treatment last since their work would more likely interfere with the reconstruction of essential public utilities and facilities.

- be prepared to adopt a temporary moratorium on all new development for a specified period of time. This would allow the County to deal with more pressing community recovery and reconstruction permitting problems without devoting its resources to reviewing new development proposals.

The County's Recovery Task Force will oversee the reconstruction process and address any policy questions that might arise. The Task Force will work with state and federal representatives such as the Interagency Regional Hazard Mitigation Team and the Section 406 Hazard Mitigation Survey and Planning Teams. The local Recovery Task Force will provide information and guidance to state and federal recovery efforts and play an advocacy role in decisions regarding state and federal disaster assistance. Members of the County's Recovery Task Force include the County Commissioners, the County Engineer and Building Inspectors, the County Manager, the managers and engineers of each municipality, the County Emergency Management Coordinator, and the Director of the County Health Department.

All repairs and new development done as part of reconstruction efforts will be done in accordance with applicable state and local development controls. The Board of County Commissioners will be the local legislative body directing implementation of the policies and procedures outlined in the reconstruction plan.

5. Coordinating Agencies

The state and federal agencies involved in coordinating local storm hazard mitigation and hurricane preparedness activities are listed in Appendix F.

The County acknowledges that certain areas of the community are threatened by severe damage from hurricanes and tropical storms. Much of the County's residential, commercial, and industrial development - extant and potential - lies within the area most severely threatened by storm damage. To protect present and future residents from the threats of severe storms, the County has adopted the following policy objectives.

Storm Hazard Policy Objectives and Mitigation

(note: the policy alternatives considered and ultimately adopted as part of the County's Hurricane Plan are contained in Appendix H.)

1. **utilize regulatory controls to reduce the risk of hurricane damage**

   a. enforce the state building code for all new construction within the County.

   b. enforce the County's Flood Damage Prevention Ordinance.

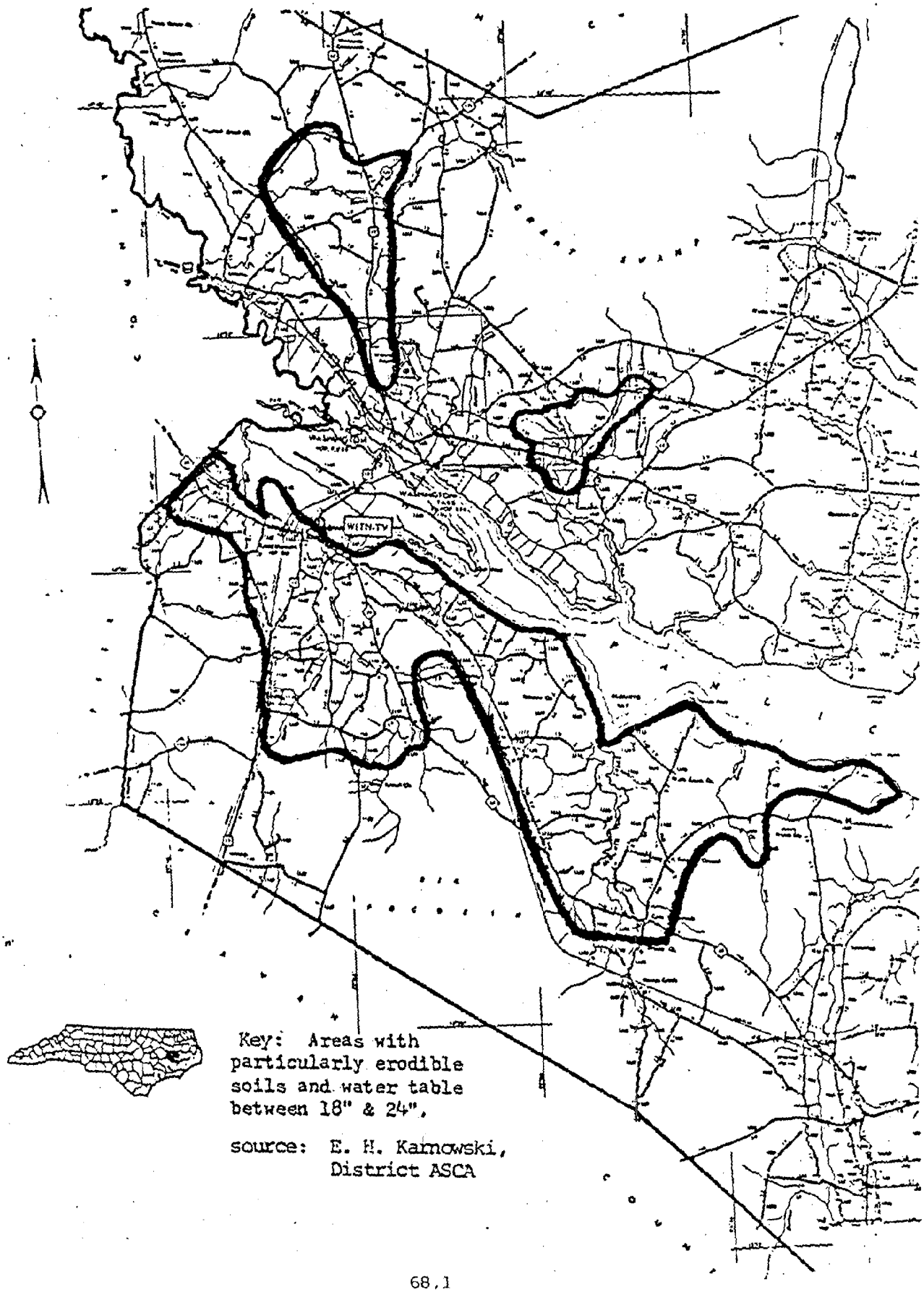
   c. consider adopting subdivision regulations that include special provisions for development within the storm hazard area.

2. **increase public awareness of the need for hurricane preparation**

   a. support the "preparedness" program state and local emergency management officials conduct in local schools.

   b. work with state officials to plan and conduct an area-wide hurricane evacuation exercise.

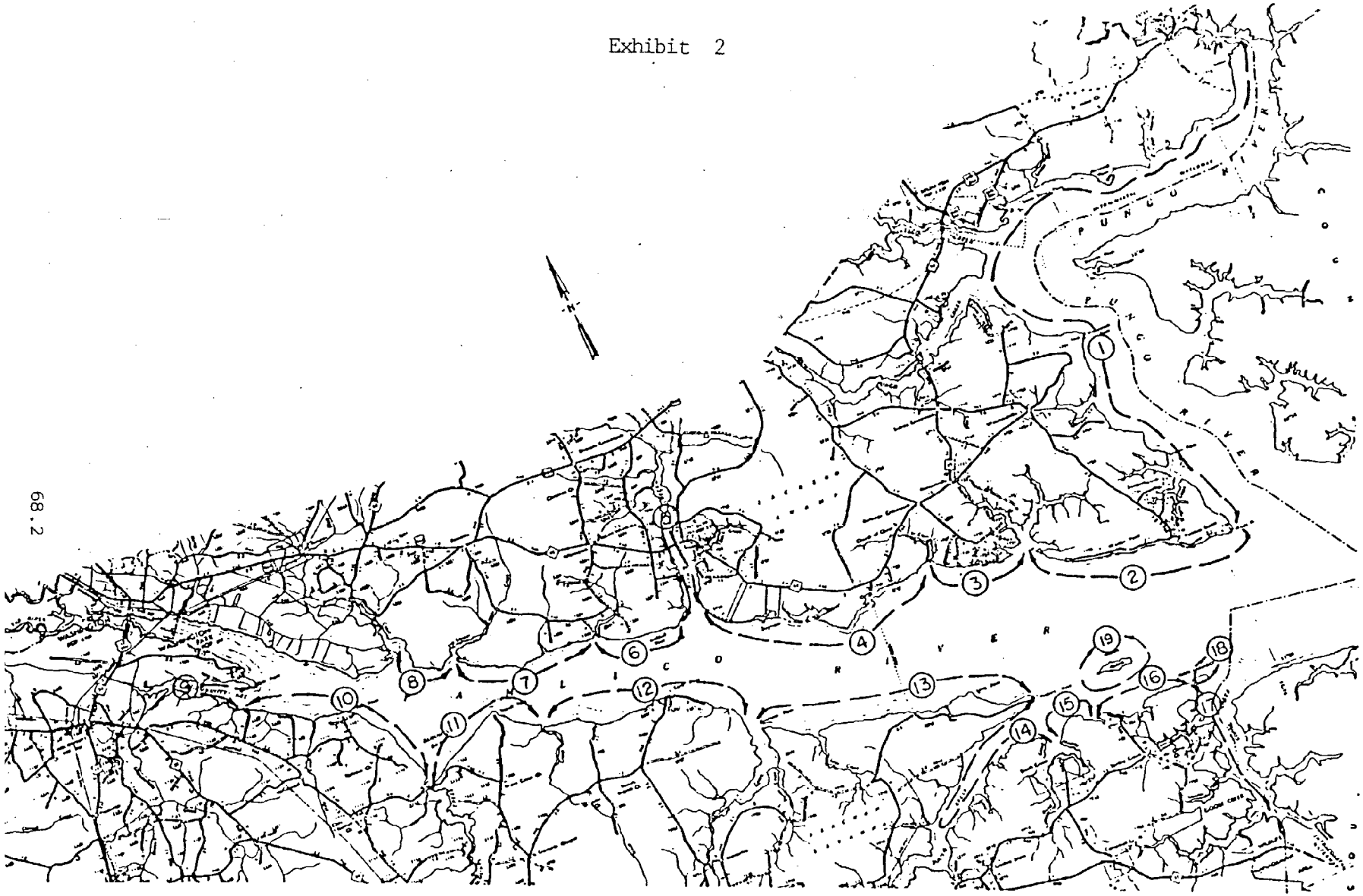
Exhibit 1



Key: Areas with particularly erodible soils and water table between 18" & 24".

source: E. H. Kamowski, District ASCA

Exhibit 2



68.2

LEGEND

① REACH

BEAUFORT COUNTY

NORTH CAROLINA

Source: Before the Storm in Beaufort County: Avoiding Harm's Way, June 1984

Exhibit 2 (cont.)

REACH NO. 1

Av. width lost to erosion	46.7 feet
Av. height of bank	2.4 feet
Length of shoreline eroding	29.4 miles
Length of shoreline accreting	0 miles
Total length of shoreline	39.0 miles

REACH NO. 2

Av. width lost to erosion	77.6 feet
Av. height of bank	4.6 feet
Length of shoreline eroding	4.9 miles
Length of shoreline accreting	0 miles
Total length of shoreline	5.5 miles

REACH NO. 3

Av. width lost to erosion	42.6 feet
Av. height of bank	3.6 feet
Length of shoreline eroding	1.9 miles
Length of shoreline accreting	0 miles
Total length of shoreline	2.3 miles

REACH NO. 4

Av. width lost to erosion	59.7 feet
Av. height of bank	3.1 feet
Length of shoreline eroding	6.2 miles
Length of shoreline accreting	0 miles
Total length of shoreline	7.0 miles

REACH NO. 5

Av. width lost to erosion	25.2 feet
Av. height of bank	3.7 feet
Length of shoreline eroding	10.1 miles
Length of shoreline accreting	0 miles
Total length of shoreline	12.2 miles

REACH NO. 6

Av. width lost to erosion	59.8 feet
Av. height of bank	7.6 feet
Length of shoreline eroding	2.1 miles
Length of shoreline accreting	0 miles
Total length of shoreline	2.2 miles

REACH NO. 7

Av. width lost to erosion	23.5 feet
Av. height of bank	2.8 feet
Length of shoreline eroding	10.7 miles
Length of shoreline accreting	0 miles
Total length of shoreline	11.9 miles

REACH NO. 8

Av. width lost to erosion	53.8 feet
Av. height of bank	2.0 feet
Length of shoreline eroding	1.0 miles
Length of shoreline accreting	0 miles
Total length of shoreline	1.0 miles

REACH NO. 9

Av. width lost to erosion	57.8 feet
Av. height of bank	1.6 feet
Length of shoreline eroding	6.3 miles
Length of shoreline accreting	0 miles
Total length of shoreline	8.2 miles

REACH NO. 10

Av. width lost to erosion	52.5 feet
Av. height of bank	13.9 feet
Length of shoreline eroding	6.0 miles
Length of shoreline accreting	0 miles
Total length of shoreline	6.0 miles

68.3

REACH NO. 11

Av. width lost to erosion	55.1 feet
Av. height of bank	4.7 feet
Length of shoreline eroding	4.1 miles
Length of shoreline accreting	0 miles
Total length of shoreline	4.4 miles

REACH NO. 12

Av. width lost to erosion	31.9 feet
Av. height of bank	5.6 feet
Length of shoreline eroding	5.1 miles
Length of shoreline accreting	0 miles
Total length of shoreline	5.8 miles

REACH NO. 13

Av. width lost to erosion	55.5 feet
Av. height of bank	3.7 feet
Length of shoreline eroding	4.8 miles
Length of shoreline accreting	0 miles
Total length of shoreline	8.0 miles

REACH NO. 14

Av. width lost to erosion	69.6 feet
Av. height of bank	3.3 feet
Length of shoreline eroding	16.1 miles
Length of shoreline accreting	0 miles
Total length of shoreline	18.7 miles

REACH NO. 15

Av. width lost to erosion	76.6 feet
Av. height of bank	2.9 feet
Length of shoreline eroding	2.2 miles
Length of shoreline accreting	0 miles
Total length of shoreline	2.3 miles

REACH NO. 16

Av. width lost to erosion	116.5 feet
Av. height of bank	2.4 feet
Length of shoreline eroding	1.7 miles
Length of shoreline accreting	0 miles
Total length of shoreline	1.8 miles

REACH NO. 17

Av. width lost to erosion	58.3 feet
Av. height of bank	1.5 feet
Length of shoreline eroding	10.8 miles
Length of shoreline accreting	0 miles
Total length of shoreline	17.1 miles

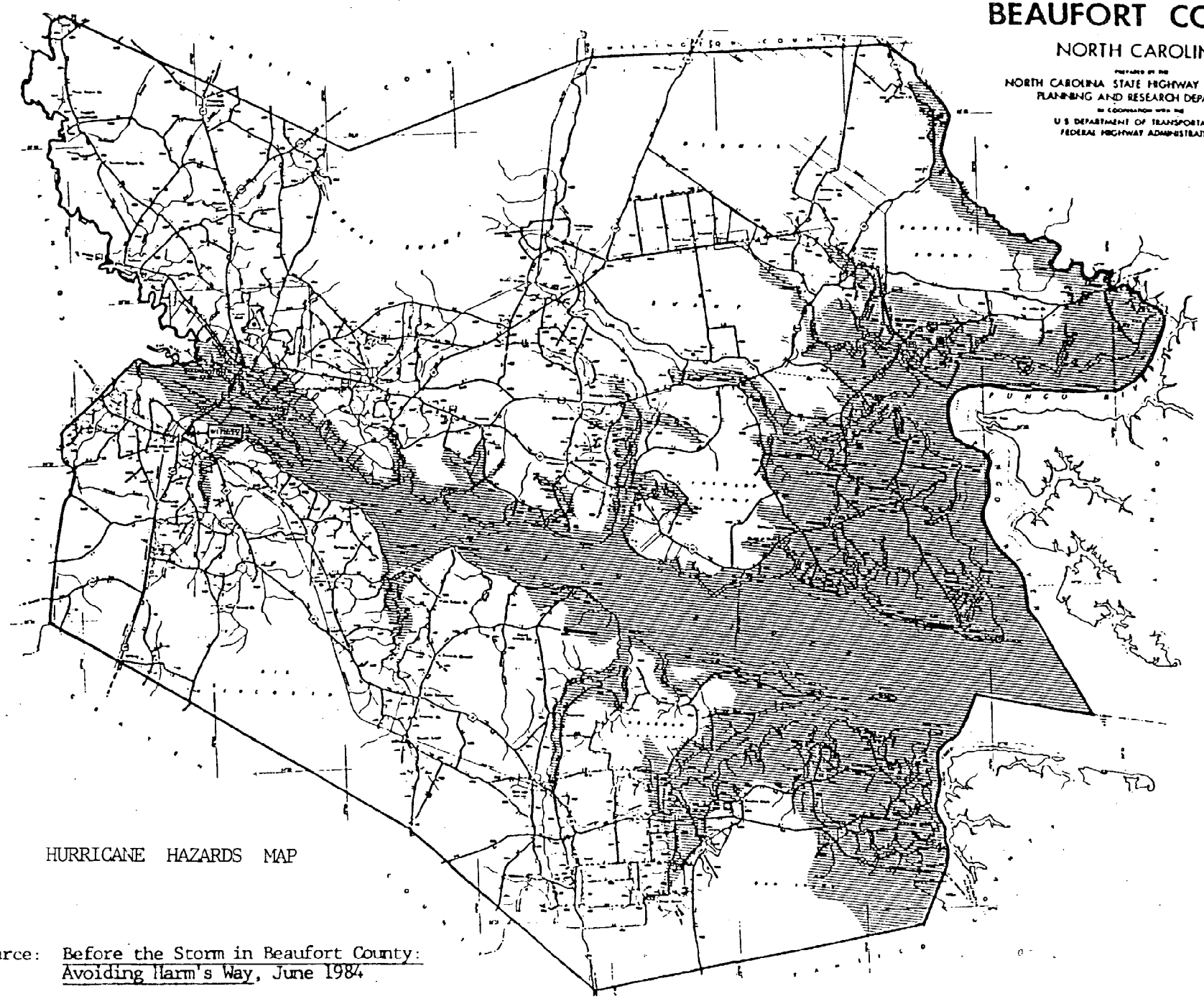
REACH NO. 18

Av. width lost to erosion	82.5 feet
Av. height of bank	1.5 feet
Length of shoreline eroding	1.0 miles
Length of shoreline accreting	0 miles
Total length of shoreline	1.0 miles

REACH NO. 19

Av. width lost to erosion	102.1 feet
Av. height of bank	3.5 feet
Length of shoreline eroding	2.1 miles
Length of shoreline accreting	0 miles
Total length of shoreline	2.1 miles

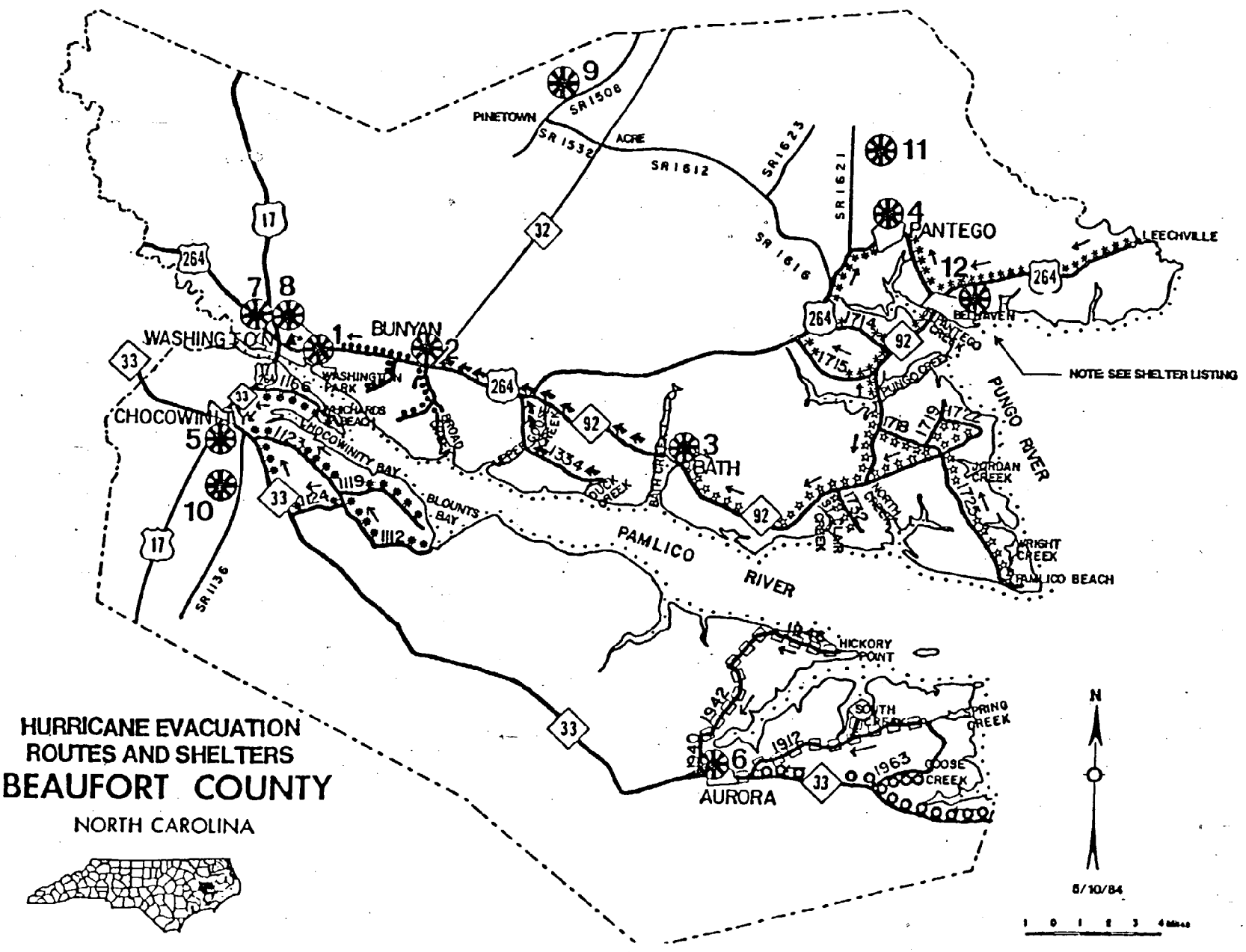
Exhibit 3



HURRICANE HAZARDS MAP

Source: Before the Storm in Beaufort County: Avoiding Harm's Way, June 1984

Exhibit 4



Source: Before the Storm in Beaufort County: Avoiding Harm's Way, June 1984

68.5

EXHIBIT 4 (cont.)

BEAUFORT COUNTY
HURRICANE EVACUATION ROUTES AND SHELTERS

AREA	ROUTES	SHELTER
1	West end of Washington take nearest route to 15th Street, then east on 15th Street. East end of Washington take nearest route to Charlotte Street, north on Charlotte to 264, east on 264.	Eastern Elementary School, 264 East and Hudnell Street (shelters also noted at 7 and 8)
2	Washington Park and east of Washington Park to Broad Creek, take Brick Kiln Road to 264, west on 264.	Beaufort County Community College Bunyan
	Upper Goose Creek, Duck Creek, west Side of Bath Creek take nearest route to 264 then west on 264.	Beaufort County Community College Bunyan
3	East side Bath Creek, St. Clair Creek, North Creek, Pamlico Beach, Wright Creek, Jordan Creek, take 92 to Bath.	Bath High School
4	Pungo Creek nearest route to 264, 264 east to Pantego. Leechville, Belhaven take 264 west to Pantego.	Pantego Jr. High School
5	Whichards Beach S. R. 1166 to U. S. 17, U. S. 17 south to Chocowinity. Chocowinity Bay to Blounts Creek Bay, nearest route to 33, then 33 west to Chocowinity.	Chocowinity High School
6	Hickory Point S. R. 1946 to 1942, 1942 to 1940, 1940 to Aurora. South Creek, Spring Creek 1912 to Aurora, Campbell Creek west on 33.	Aurora High School
	Township 4 (Goose Creek Island) Pamlico County, take State Road 33 to Aurora. If Aurora shelter is filled then continue on 33 to Chocowinity.	Aurora High School
7	Take nearest route to Pinetown.	Pinetown Elementary School
8	Residents from eastern area of County (southside of river) take nearest route to 33 then west to Chocowinity.	Chocowinity Primary School

EXHIBIT 4 (cont.)

AREA	ROUTES	SHELTERS
9	Overflow Pantego/Belhaven area.	Beaufort County Elementary School
10	These shelters <u>will not</u> be utilized in a hurricane threat to Beaufort County due to rising water. May be used as needed for other disasters.	Wilkinson High School and Belhaven Elementary School

EXHIBIT 5

SURGE INUNDATION POINTS

Evacuation Area	Major Evacuation Routes	Critical Points
Belhaven	U. S. 264 By-Pass	Stretch of 264 .25 miles on either side of lower Dowery Creek culvert near intersection of SR 1709.
		Portion 1 mile east of the intersection with N. C. 99 in Belhaven, to that intersection.
	Business 264	Portion inside Belhaven.
	U. S. 264 By-Pass	Portion 1.5 miles on either side of Cuckolds Creek Bridge toward Pantego.
	N. C. 99	From intersection with 264 in Belhaven to Sidney Crossroads, over the Pantego Creek Bridge, the Pungo Creek Bridge.
Ransomville	N. C. 99	Portion from Pungo Creek Bridge to Sidney Crossroads, over the Jack Creek Bridge.
		Portion from the St. Clair Creek Bridge to a point approximately 1 mile east of SR 1734 (to Bayview).
		The Back and Bath Creek Bridges at Bath.
Bunyan/River Road area	S. R. 1300	Portion of State Road 1300 that feeds 264, and all State Roads that feed SR 1300, from Broad Creek to Washington (through Washington Park) across Runyons Creek Bridge on Park Drive in Washington.
	U. S. 264	Portion .25 miles on either side of Runyons Creek Bridge.

EXHIBIT 5 (cont.)

Evacuation Area	Major Evacuation Routes	Critical Points
Washington	U. S. 264	Area inside the flood hazard area inside Washington (that is, the area from an imaginary line drawn from the intersection of Oak Drive & Hillcrest Drive due west to where it would intersect U. S. 17, south to and including the Pamlico River Bridge (lower half of city).
South Creek	N. C. 33	From the Pamlico County line to Campbell Crossroads, including crossing the Smith Creek Bridge and the Campbell Creek Bridge.
Chocowinity	N. C. 33	From the Chocowinity city limits to the Pamlico River Bridge.
	S. R. 1166	Entire road from Oak Point to U. S. 17 intersection, and all feeder roads.

Table 23
SEVERITY OF RISK

Hazard Area	Severity Rank	Storm Hazard: Erosion	Wave Action	Flooding	High Wind
Estuarine Shoreline AEC	1	*	*	*	*
Coastal Wetland AEC	2	+	*	*	*
Zone A Floodplain	3			*	*
Remainder of County	4				*

Exposure level: high (*), moderate (+), low ( )

Source: "Before the Storm in Beaufort County: Avoiding Harm's Way", June 1984

Table 24
MAGNITUDE OF RISK: INVENTORY OF STRUCTURES IN HAZARD AREA*

Area	Number of Structures: Residential	Commercial	Industrial	Institutional	Utility
Aurora	151	0	0	0	1
Bath	24	6	0	1	1
Belhaven	961	71	0	16	2
Chocowinity	0	0	0	0	1
Pantego	33	11	0	5	1
Washington	1,698	0	0	0	1
Washington Park	142	0	0	0	0
Unincorporated area north side of river	2,169	44	2	25	2
Unincorporated area south side of river	1,287	49	1	4	0
Total Structures	6,465	181	3	51	9
Total $ Value (millions)	227.9	23.3	40.1	47.0	40.2

* see Exhibit 3, Hurricane Hazards Map
note: value is for buildings only
Source: "Before the Storm in Beaufort County: Avoiding Harm's Way", June, 1984

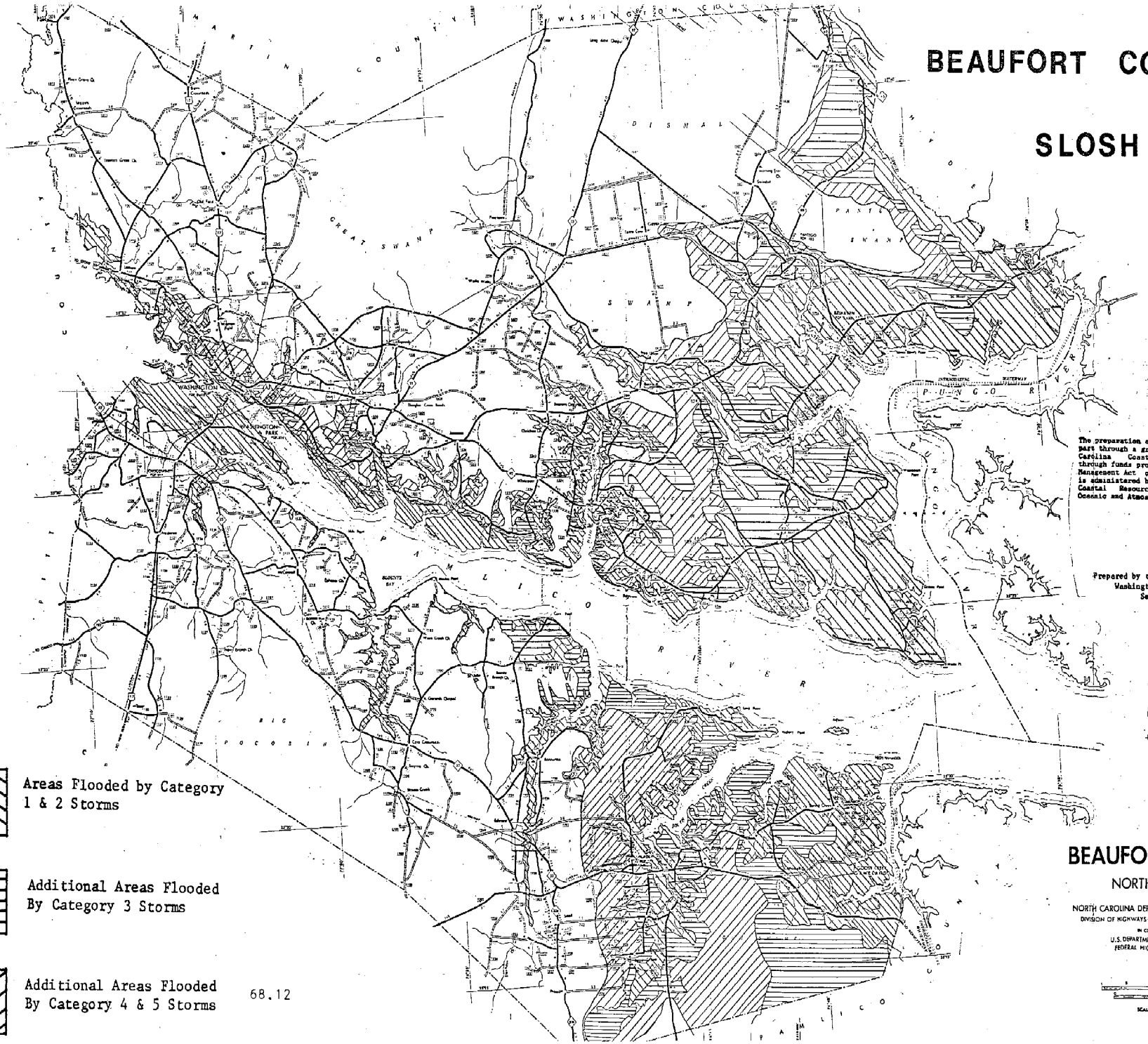
Table 25
UTILIZATION OF PRIMARY ROADS 1980

Road	Pavement Width (ft)	Design Capacity* 35 mph	45 mph	55 mph	24 hour average	Percent Utilization
US 17	24	10,920	7,500	3,000	7,981	73%
US 264	24	10,920	7,500	3,000	5,564	51%
NC 32	24	10,920	7,500	3,000	1,165	11%
NC 33	24	10,920	7,500	3,000	2,455	23%
NC 99	16	7,150	4,500	3,000	1,250	17%
NC 92	16	7,150	4,500	1,800	1,337	18%
NC 306 **	22	9,060	6,200	2,400	1,398	15%

* in vehicles
** ferry can handle a maximum of 380 automobiles per day
Source: "Before the Storm in Beaufort County: Avoiding Harm's Way" June, 1984

BEAUFORT COUNTY

SLOSH MAP



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

Prepared by the Mid-East Commission
Washington, North Carolina
September 1987

Areas Flooded by Category 1 & 2 Storms

Additional Areas Flooded By Category 3 Storms

Additional Areas Flooded By Category 4 & 5 Storms

68.12

BEAUFORT COUNTY

NORTH CAROLINA

PREPARED BY THE
NORTH CAROLINA DEPARTMENT OF TRANSPORTATION
DIVISION OF HIGHWAYS - PLANNING AND RESEARCH BRANCH
IN COOPERATION WITH THE
U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

SCALE

SCALE FOR ENLARGEMENTS

V. LAND CLASSIFICATION

A. Purpose

The County has adopted a system of land classification and an official Land Classification Map to assist local officials in attaining policy objectives in the areas of resource protection and production, and economic and community development. Five broad categories of land classification have been developed and are delineated on the County's Map of Land Classification. The map sets out a proposed development pattern for the 827 square miles that comprise Beaufort County. Based on this classification scheme, the County has designated areas it believes are appropriate to accommodate additional growth and development, and areas it believes would be better left in a rural condition. The classifications reflect existing and proposed future land uses and attempt to link land use, policy objectives, and implementation actions. The Map of Land Classification is similar to that adopted by the County in 1981, however several minor modifications have been made to the 1981 classification scheme to reflect land use changes that have occurred over the past five years.

B. Classification Scheme

The County's land classification scheme is based on the guidelines for land classification outlined in the Coastal Area

Management Act's Land Use Planning Guidelines. The general characteristics of each class are outlined in Exhibit 6 (pg. 74.1).

1. Developed

The Developed classification has been applied to all land within the municipal planning jurisdictions of the County's incorporated communities. The Town of Pantego has not adopted an extraterritorial area and so the Developed classification in that area extents only to the Town limits.

As shown on the Map of Land Classification (pg. 74.2), the six Developed areas are scattered throughout the County. These are the most urbanized areas in the County. Public water service has been provided in all developed areas except Washington Park and the Pantego area. Public sewer has been provided in all areas except Washington Park, Pantego and Chocowinity, however Chocowinity is currently applying for funding to construct a wastewater treatment system. At this time, no Developed area is completely serviced with water or sewer and the County supports the expansion of public services within these areas. Other urban services such as police and fire protection are available in Developed areas and the County encourages projects requiring these types of services to locate in Developed areas.

2. Transition

As shown on the Map of Land Classification, Transition areas adjoin the Developed areas of Washington and Chocowinity in the

western part of the County, border N. C. 33 in the Developed Aurora area, and are scattered along waterfront areas on either side of the Pamlico River and on the Beaufort County side of the Pungo River.

Transition areas identify areas of fairly intense development outside of municipal planning jurisdictions. The County's 1976 and 1981 land use plans had the Transition class divided into two subclasses: Transition and Secondary Transition. Transition areas covered only 201 Wastewater Facilities Planning Areas; Secondary Transition Areas delineated all other areas of existing and future intensive development. An amendment to the Plan in 1982 basically obliterated the original distinction between the two subclasses and so the 1987 Map notes only one Transition class.

Transition areas have been designated to reflect existing intensive development and areas the County believes are appropriate to accommodate future development of fairly high density. At this time, public water and sewer service is not available in any Transition area. As the County currently has no plans for providing such services in these areas, urban services for new development projects in Transition areas would be provided by project proponents.

3. Community

Much of the developed land in outlying areas has been classified Community. The County has a number of unincorporated

crossroad communities, most of which are shown on the Map of Land Classification in Community designation. Considerable residential and commercial development has occurred along the County's major roadways - U. S. 17, N. C. 33 - and Community areas delineated along these highways reflect that development. Both residential and commercial development currently occur in Community areas and are considered appropriate future uses of Community areas, however the intensity of future development should not be such that public or private wastewater treatment systems are necessary. Public or private water service would be considered appropriate in a Community area if such a system would enhance the quality and/or quantity of water available to area development. Services should not act as a catalyst for further high-density development in a Community area.

As a result of the 1987 planning effort, nine areas were reclassified from Rural to Community. About half of these changes were made to reflect the existing level of development in these areas; the remainder acknowledge development projects currently underway. One exception to the general restriction on wastewater service in areas designated Community occurs in the Whichard's Beach area. Should a non-river discharging public treatment system be constructed to serve the Chocowinity area, the County would support proposals to extend that system to serve existing development in the Whichard's Beach area.

4. Rural

As shown on the Map of Land Classification, most of the County has been classified Rural. Agricultural, silvacultural, and low density residential uses predominate in Rural areas. The results of the 1987 public survey indicate that many residents appreciate the rural character of the Beaufort County area. The County supports continued use of its Rural lands for farming and forestry activities that meet the policy objectives outlined in its Land Use Plan. Residential development is also deemed an appropriate use of Rural lands, however the density of that development should not necessitate public or private water or sewer service. Large lots would characterize residential development in Rural areas, and project density would be low, generally less than or equal to one unit per acre.

5. Conservation

The Conservation Class designates areas the County believes should be kept in a natural condition or if developed, done so only under very controlled conditions. As shown on the Map of Land Classification, Conservation areas include Goose Creek State Park on the north side of the river, and Goose Creek Gameland on the south side of the river. Public trust areas, estuarine waters, coastal wetlands, and estuarine shorelines up to 75 feet from the mean high water line are included in the Conservation class by reference.

C. Intergovernmental Coordination

Beaufort County's Land Classification Map has been designed to guide the actions of private developers and of public agencies at all levels of government, in activities affecting land development in the County. Many of the planning objectives set forth in the County's Land Use Plan will enhance the land use goals of its incorporated communities, neighboring counties, and the coastal region as a whole. The County will work with the various agencies noted in this plan in an attempt to ensure that the policy objectives and actions adopted as part of this planning effort will be implemented as the County develops over the next five years.

Exhibit 6

LAND CLASSIFICATION

Developed Class

Purpose - provide for continued intensive development
Land Uses - mixed: residential, commercial, industrial
Services - usually all urban services provided: water, sewer, police, fire, etc.
Density - 3 or more dwelling units(du)/acre
Lot Sizes - usually small, in some areas averaging as little as 15,000 sq. ft.

Transition Class

Purpose - provide for future intensive development
Land Uses - mixed
Services - water and sewer both usually present or anticipated; police and fire protection usually provided
Density - usually 3 or more du/acre
Lot Sizes - usually small, many times averaging 20,000 sq. ft.
Comment - usually adjoins Developed Class

Community Class

Purpose - provide for clustered, low density arrangement (crossroads community)
Land Uses - mixed
Services - sometimes water; no sewer
Density - usually 2 du/acre or less
Lot Sizes - generally 20,000-30,000 sq. ft.

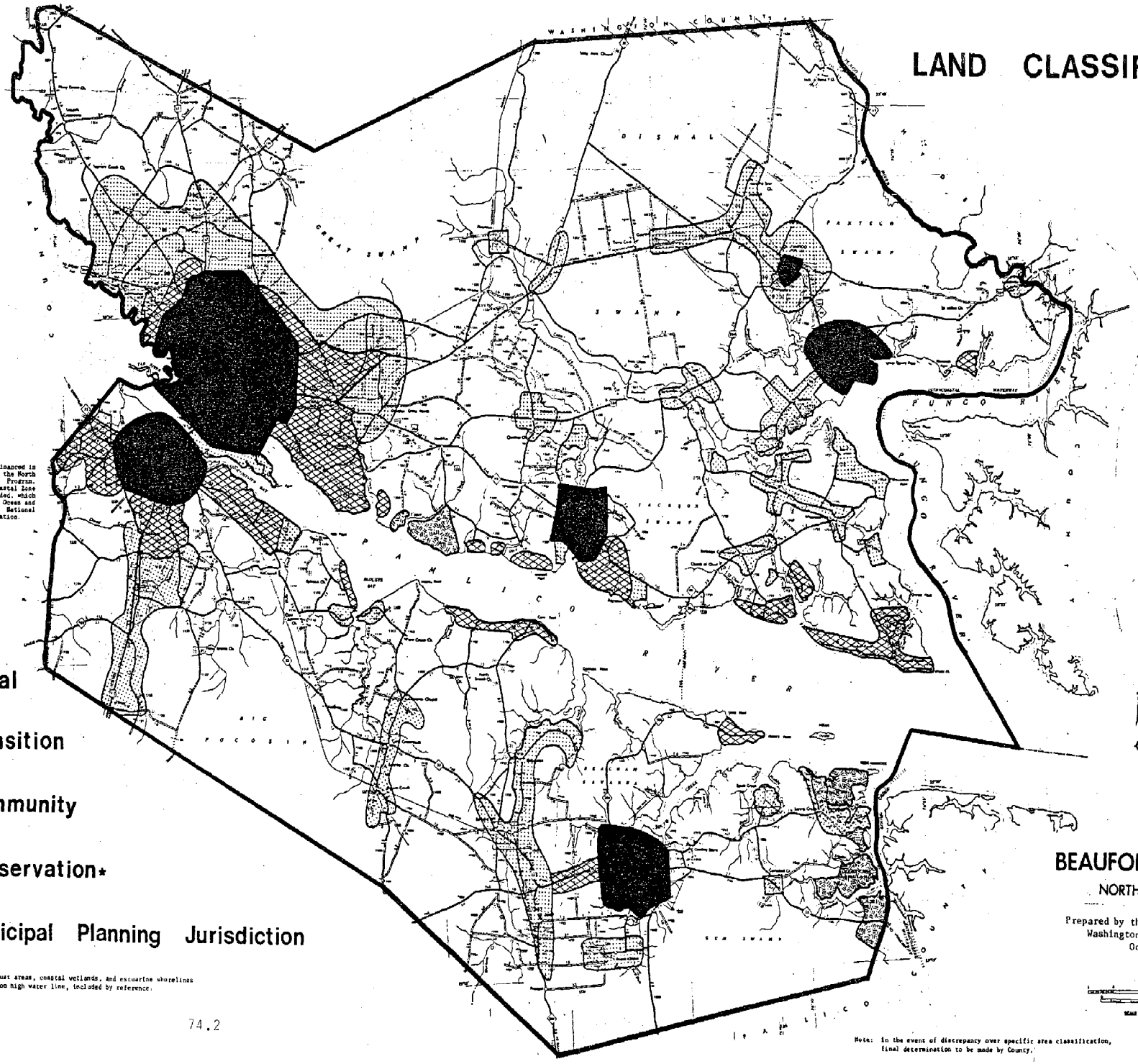
Rural Class

Purpose - agriculture and very low density residential
Land Uses - farming, forestry, residential
Services - none
Density - generally greater than 1 du/acre
Lot Sizes - not applicable

Conservation Class

Purpose - resource protection
Land Uses - AECs and other sensitive natural areas
Services - none
Comment - land basically to remain undeveloped or developed only under controlled conditions

LAND CLASSIFICATION



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

- Rural
- Transition
- Community
- Conservation*
- Municipal Planning Jurisdiction

* Public trust areas, coastal wetlands, and estuarine shorelines 75 ft. from high water line, included by reference.

BEAUFORT COUNTY

NORTH CAROLINA

Prepared by the Mid-East Commission
Washington, North Carolina
October 1987

Note: In the event of discrepancy over specific area classification, final determination to be made by County.

Appendix A

Media Releases

WASHINGTON DAILY NEWS, WEDNESDAY, OCTOBER 8, 1986 — PAGE 9B

Land Use Plan Group Begins Project Review

A committee selected by the Beaufort County Board of Commissioners to study the current Land Use Plan and to recommend an update of that document began its task recently.

The update is required by guidelines set forth by the Coastal Area Management Act.

The committee is comprised of Douglas Mercer, chairman, representing Texasgulf; David McNaught, vice chairman, representing the Pamlico-Tar River Foundation; Henry Riddick, Agricultural Extension; Chris Furlough, Furlough Construction and Realty; Joe McCotter Jr., McCotter's Marina; Topper Bateman, Sea Safari Ltd.; Frank B. "Bo" Lewis, Chamber of Commerce and John Morgan, register of deeds.

At the initial meeting, the committee recommended an orientation to the planning process for updating the Land Use Plan. A specialist for the N.C. Division of Natural Resources and Community Development spoke about the various part of the plan and about the guidelines that will need to be followed in the planning process.

Technical expertise for the project will be given by the staff of the Mid-East Commission in conjunction with NRCD personnel. The project will review land uses as they relate to such issues at water quality, resource protection, resource management, coastal water excess and storm hazard mitigation and recovery.

Public participation will be encouraged and sought throughout the planning process, says the committee. All meetings will be advertised and open to the public. Meetings have been set for the second Monday of each month, beginning Oct. 13. The first meeting will begin at 7 p.m. in the Beaufort County Courthouse, Room 105.

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION: Libby Anderson 946-8044

The Beaufort County Land Use Plan Update Committee will meet on Monday, December 15, to continue its work in revising the County's 1981 Land Use Plan. Monday's meeting will include a discussion of current socioeconomic conditions and formulation of a plan for public participation in the process.

Meetings are open to the public and all interested citizens are encouraged to attend. Monday's meeting will be held at 7:00 pm in the Commissioners' Board Room in the Courthouse.

Committee Reviewing Land Use Plan Data

Beaufort County's Land Use Plan Advisory Committee met recently to review current statistics concerning the county's population and enconomy.

The meeting was the third in a series of meetings the committee will hold to update the county's current Land Use Plan.

The updated plan will serve as a guide to direct growth and development in the county over the next five years.

Planners noted that the county's population had increased by over 7% between 1980 and 1985, indicating that population growth during the 1980s will exceed that seen during the 1970s.

Figures issued by the Office of State Budget and Management indicate a current county population of over 43,000 persons. It was also noted that over 65% if the county's population lives in unicorporated areas of the county, giving special importance to the committee's role as land planners.

The committee will discuss existing land uses in the county at its next meeting set for Jan. 12, 1987 at the courthouse. The committee will also begin preparing a public survey questionnaire. Meetings are open to the public.

Land Use Meeting Planned Monday

The Beaufort County Land Use Plan Advisory Committee will meet on Monday to continue its work in revising the county's land use plan.

The eight-member committee was appointed by the county commissioners to update the plan, which was prepared over five years ago.

Monday's meeting will include a review of current land uses in the county and a discussion of conflicts in uses. The meeting is scheduled for 7 p.m. in the Courthouse. All interested citizens are encouraged to attend.

Changes Foreseen In Growth

Construction of single-family homes, strip development along roads and construction of waterfront homes locations have characterized development in Beaufort County over the last 25 years. But members of the county's Land Use Plan Advisory Committee agreed at their meeting Monday that development trends in the county may be changing.

More than 1,000 permits were issued for construction of single-family homes in Beaufort County (excluding the City of Washington) between 1981 and 1986. Most construction has occurred along existing roads, but committee members noted that subdivision development appears to be increasing.

During this same period, over 300 permits were issued for the location of mobile homes. Although multifamily units accounted for only 5 percent of all building permits over the last six years, committee members agreed that multifamily development, especially townhouse development, may increase in the next dacade.

The eight-person committee was appointed by the County Board of Commissioners to update the current land useplan, prepared in 1981. Monday's meeting was the fourth in a series the committee will hold to update the plan in accordance with the guidelines of the state's Coastal Area Management Act (CAMA).

The updated plan will guide growth and development in the county over the next five years.

Monday's meeting included a review of existing land uses in the county. The type, location and nature of major forest, agricultural and residential uses was discussed.

The review will continue at the committee's next meeting. The advisory group will review projects proposed for development in the county over the next five years and discuss conflicts in land use. The meeting will be Monday, Feb. 9, at 7 p.m. in the county courthouse. The public is invited.

Mid-East Commission
P. O. Drawer 1787
Washington, NC 27889

PUBLIC SERVICE ANNOUNCEMENT

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

The Beaufort County Land Use Plan Advisory Committee will meet on Monday, February 9 to continue its work in updating the County's Land Use Plan. The agenda for Monday's meeting includes a review of current land uses in the county and a discussion of conflicts in land use. The meeting will be held at 7 pm in the County Courthouse. The public is invited and encouraged to attend.

Committee Resumes Work On Land Plan

Work on an update of the Beaufort County Land Use Plan will continue Monday at a meeting of the county's Land Use Advisory Committee.

The meeting is scheduled for 7 p.m. in the commissioners' board room of the Beaufort County Courthouse.

The committee will review current development trends in the county, discuss land-use concerns and review constraints to local land development.

Development is limited by poor soils and flood-prone areas, according to planners.

Another constraint to development is that most land along the county's rivers and creeks are regulated by the state as an area of environmental concern.

Also on the agenda is discussion of the county's historic and archeological resources and an inventory of resource potential areas.

The Advisory Committee was appointed by the county commissioners to update the land use plan.

All Advisory Committee meetings are open to the public, and interested citizens are encouraged to attend.

Mid-East Commission
P.O. Box 1787
Washington, NC 27889

FOR IMMEDIATE RELEASE
FOR MORE INFORMATION: Libby Anderson 946-8034

PUBLIC SERVICE ANNOUNCEMENT

The Beaufort County Land Use Advisory Committee will meet on Monday, March 9 to continue its work in updating the County's land use plan. Monday's meeting will be held in the County Courthouse at 7:00 pm. All interested citizens are encouraged to attend.

County Will Conduct Survey On Land Use

Beaufort County's Land Use Advisory Committee will conduct a survey of county residents, seeking their thoughts on growth and development.

The committee is updating the county's Land Use Plan as required by the Coastal Area Management Act.

Some of the questions on the survey will be:

— Would Beaufort County be better off it it had as many residents as Pitt County or Wake County?

— Would residents like Washington to grow to be the size of Greenville?

A variety of other issues will be explored, said the planners.

The survey will appear in the Washington Daily News and will be distributed to civic groups over the next few weeks. Persons not receiving a survey by April 1 are asked to contact the Mid-East Commission in Washington for a copy.

At the committee's last meeting planners focused on identifying constraints to land development. Poor soils, the presence of natural hazards such as floodplains and areas of environmental concerns and steep slopes along water courses, limit development in much of the county, said planners.

The county has over 25 sites or areas of historical importance. Planners also observed that many shoreline areas have been identified as being archaeologically sensitive and that six underwater archaeological sites have been developed.

The planners said that although land development will be constrained in some areas by natural or cultural factors, much land remains available for development. At the same time, said planners, the pressures for development appear to increasing.

The committee will discuss the results of the survey at its next meeting Monday, April 12 at 7 p.m. in the Beaufort County Courthouse. The public is invited to attend.

Mid-East Commission
P. O. Box 1787
Washington, NC 277889

FOR IMMEDIATE RELEASE

FOR MORE INFORMTION - Libby Anderson - 946-8043

PUBLIC SERVICE ANNOUNCEMENT

The Beaufort County Land Use Plan Advisory Committee will meet on Monday, April 13 to continue its work in updating the County's land use plan. Monday's meeting will be held in the County Courthouse at 7:00 pm. All interested citizens are encouraged to attend.

LAND USE PLAN

The Beaufort County Land Use Plan Advisory Committee will meet Monday at 7 p.m. at the county courthouse to continue its work on the Beaufort County Land Use Plan. The nine-member committee is updating the county's plan this year in accordance with the guidelines of the state's Coastal Area Management Act. The public is invited.

Poor Soils Hindrance To Growth: Planners

Poor soils pose the greatest limitation to development in the outlying areas of Beaufort County, said the county's Land Use Plan Advisory Committee at a recent meeting.

Of the 17 major soils found in the county, alll 17 have severe limitations for the siting of septic tanks, said the planners. In developed areas the capacity of the municipal wastewater treatment plants may pose some limitation to growth within the next decade, said planners.

The four communities with treatment systems have recently completed or are currently making sewage system improvements. Although the expanded capacity of municipal systems appears adequate in the short-run, should major extensions of municipal systems be proposed, further system improvements may be needed, said planners.

Population projections were reviewed by the nine-member committee and they said that the county is expected to grow more rapidly than Pitt County in the next decade. Between 1985 and 1990 the population of Beaufort County is expected to increase by over nine percent, they said. In contrast, Pitt County's population is expected to increase by just over six percent. By 1995, Beaufort County is expected to have over 50,000 residents, a 17 percent increase from its 1985 population of 43,260 people.

Given such growth forecasts, and given the sensitivity of the county's natural resources, understanding the affects of new development and planning for growth is important, said the planners.

The committee was appointed by the county commissioners to update the Land Use Plan. Guidelines of the Coastal Area Management Act require an update every five years.

The committee meets again at the county courthouse May 11 at 7 p.m. The meeting is open to the public.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Land Use Policy Planning Begins

The Beaufort County Land Use Plan Advisory Committee met Monday, May 11, to begin formulating policy objectives for the County's 1987 Land Use Plan. The committee will ultimately develop policy statements in five areas: resource protection, resource production and management, economic and community development, continuing public participation, and storm hazard mitigation. Monday's meeting focused on developing policy objectives for protecting the County's natural resources and devising implementation actions to achieve those objectives over the next five years.

Top priority will be given to protecting the County's natural resources planners agreed, especially the quality of its fresh and estuarine waters. Public support for this directive is evidenced in the results of the committee's public survey. Seventy-five percent of survey respondents said that protecting the County's natural resources was of extreme importance. Moreover, preserving water quality and protecting natural resources were identified as the two most important issues currently facing the County.

The committee will continue its work on policy development at its next meeting on Monday, May 18. All interested persons are encouraged to attend committee meetings, held at 7:00 pm in the County courthouse.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

PUBLIC SERVICE ANNOUNCEMENT

The Beaufort County Land Use Plan Advisory Committee will meet on Monday, May 11 at 7:00 pm in the County Courthouse. Their agenda includes discussion of the Committee's public survey and a discussion of policy statements on resource protection. All interested persons are encouraged to attend.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Resource Protection Policies to be Discussed

The Beaufort County Land Use Plan Advisory Committee will meet on Monday, May 11 to continue its work on the County's land use plan. At Monday's meeting planners will begin developing policy statements on land development issues. Five policy areas will ultimately be addressed. Three policy areas will be discussed at the group's May 11 meeting: resource protection, resource production and management, and economic and community development. Committee members will also review the results of the group's public survey. Survey results will help committee members develop policy statements that reflect the public's view on land development issues in the County.

The Advisory Committee meets at 7:00 in the County Courthouse. All interested persons are invited and encouraged to attend.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Public Service Announcement

The Beaufort County Land Use Plan Advisory Committee will meet on Monday, May 18. Their agenda will include a discussion of policies for resource protection. Interested persons are invited to attend. Meeting will begin at 7:00 at the County courthouse.

LAND USE COMMITTEE

The Beaufort County Land Use Plan Advisory Committee will meet Monday at 7 p.m. at the county courthouse. The committee will discuss policy objectives on natural resource protection and resource production and management. All interested persons are encouraged to attend.

Land Use Plan Committee Developing Policy Objectives

The Beaufort County Land Use Plan Advisory Committee has begun developing objectives for the county's natural resources and policy to achieve those objectives over the next five years.

The committee will develop policy statements on resource protection, resource production and management, economic and community development, continuing public participation and storm hazards.

The committee will give top priority to protecting fresh estuarine waters.

The committee will continue its work a meeting Monday at 7 p.m. in the courthouse.

Pamlico Water Quality A Top Land Use Priority

The protection and enhancement of the water quality in the Pamlico River and its tributaries is a priority objective of the Beaufort County Land Use Plan, which is being updated.

At a meeting of the county's Land Use Planning Committee this week, members outlined several strategies they deemed important in achieving clean water. Among them were the support of domestic wastewater treatment systems which do not discharge into surface waters and support of expansion of the state's Agricultural Cost-Share program.

The Land Use Plan will serve as a guide for local growth and development over the next five years.

The committee thus far has agreed that the county should implement six policies aimed at protecting its natural resources.

In addition to the water quality proposal, the proposed policies concern the following:

Preservation and protection of areas of environmental concern; protecting the county's present and future water supply; protecting historical and cultural resources; discouraging construction on land not physically suited to development, and protecting wildlife habitat and preservation of scenic resources.

The committee will meet again Monday, June 1, at 7 p.m. in the Beaufort County Courthouse to discuss policies on resource production and management. The public is encouraged to attend.

Mid-East Commission
P. O. Drawer 1787
Washington, NC 27889
May 27, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Public Service Announcement

The Beaufort County Land Use Plan Advisory Committee will meet on Monday, June 1 to discuss policy statements for inclusion in the County's Land Use Plan. The Committee meets at 7:00 pm in the Courthouse. Interested persons are encouraged to attend.

Mid-East Commission
P. O. Drawer 1787
Washington, NC 27889
May 27, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Land Use Advisory Committee to Meet

The Beaufort County Land Use Plan Advisory Committee will meet on Monday, June 1 at 7:00 pm at the County Courthouse. The Committee will discuss policy objectives on resource production and management and economic and community development. All interested persons are encouraged to attend.

Air Space, Pollution Top Study Concerns

A survey conducted by the Beaufort County Land Use Plan Advisory Committee indicated that the county's biggest environmental concerns are septic systems, water pollution and airspace.

The survey, distributed in the March 19 issue of the Washington Daily News, sought responses on issues concerning land development in the county. Of the approximately 9,500 surveys distributed, about 950, or 10 percent, were returned.

More than half of the respondents felt failing septic systems, water pollution and the loss of county airspace to military operations were serious environmental concerns.

Three of four people answering indicated that protecting the county's natural resources is important. Preserving commercial fishing operations and attracting new jobs were rated by more than 55 percent as important concerns as well.

About 45 percent of those returning the survey felt the county has reached its optimum population and that continued growth would not increase the quality of life in the area.

Preservation of water quality and natural resources were ranked as the two top concerns by respondents. They were followed by the need for more jobs and better educational opportunities and the need for a policy on controlled growth in the county.

The committee will use the results of its survey to assist in developing policies to guide growth in Beaufort County over the next five years.

ADVISORY COMMITTEE

The Beaufort County Land Use Plan Advisory Committee will meet Monday at 7 p.m. at the courthouse. The committee will discuss policy objectives on resource production and management and economic and community development. All interested persons are encouraged to attend.

Mid-East Commission
P. O. Drawer 1787
Washington, NC 27889
June 3, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Public Service Announcement

The Beaufort County Land Use Advisory Committee will meet on Monday, June 8 to review policies on land development. The Committee meets at 7:00 pm in the Courthouse. All interested persons are encouraged to attend.

BC ADVISORY COMMITTEE

The Beaufort County Land Use Advisory Committee will meet Monday at 7 p.m. in the courthouse. The committee will continue work on the county's Land Use Plan. Monday's meeting will include a final discussion of policies on resource protection, production and economic and community development. Time permitting, the current Land Classification Map will also be reviewed. All interested persons are invited.

Committee Enters Final Phase Of Updating Land Use Plan

The Beaufort County Land Use Advisory Committee discussed policy objectives in several areas as it continued its work on updating the county's land use plan at a recent meeting.

The committee, renewing the plan in accordance with the Coastal Area Management Act, reviewed its aims concerning resource protection, resource production and economic and community development.

Among the proposals for implementation are the adoption of subdivision regulations, revision of the county water system study, continued objection to issuing permits for wastewater disposal into the Pamlico River and the development of new public access sites along the waterfront.

The committee will begin reviewing the county's land classification map and discussing what changes, if any, should be made.

The map is intended to provide a scheme for land development over the next five years.

The committee will meet Monday, June 22, in the county courthouse at 7:30 p.m. The public is encouraged to attend.

Panel Adopts Policies On County's Land Use

The Beaufort County Land Use Advisory Committee agreed on four resource managament policies, completing a major part of its work on the county's Land Use Plan, at a recent meeting.

The committee identified the policies as preserving and enchancing agricultural uses in the county, commercial and recreational fishing in the river, protecting commercial forest lands and preserving areas of prime farmland.

To achieve these objectives, planners suggested that the county water system study be updated and that a county-wide system be supported if practical. The committee also suggested the county consider adopting sub-division regulations to guide residential building.

These policies will be used to guide county development over the next five years. The first draft of the plan is nearing completion.

The committee recommended that the farmers market in downtown Washington be expanded and that other local communities look into starting farmers markets as a way of beginning the new policy objectives.

In the area of economic and community development, the committee's objectives are to provide for more commercial and industrial development and for orderly residential growth. The committee also suggested a another objective be to promote and enhance tourism opportunities.

The committee will meet again Monday, June 22, at 7 p.m. in the courthouse to discuss final policy objective revisions and to review the current Land Classification Map. Interested persons are invited.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889
June 18, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson -946-8043

Public Service Announcement

The Beaufort County Land Use Advisory Committee will meet on Monday, June 22 to review the County's Land Classification Map. The Committee meets at 7:00 pm in the Courthouse. All interested persons are encouraged to attend.

BC ADVISORY

The Beaufort County Land Use Advisory Committee will meet Monday at 7 p.m. in the county courthouse to finish policy objectives to be included in the county's 1987 Land Use Plan. The committee also will review the county's land classification map and determine what changes, if any, need to be made. All interested persons are invited.

Committee Denies Proposal On Construction Of Marinas

By MICHAEL ADAMS
Staff Writer

The Beaufort County Land Use Advisory Committee decided Monday night not to let people to build marinas on land classified as rural without applying for reclassification.

The committee rejected a proposal to create a sub-class in the rural land use class. The subclass, called marina-residential, had been proposed by Libby Anderson of the Mid-East Regional Commission.

The proposal also would have allowed developers to build more than one house per acre — something that is not allowed in the rural class — if they contributed to providing public access to the Pamlico or Tar rivers.

County Manager Donald Davenport, a member of the Land Use Committee, said that state regulations require that any building that requires a state permit, such as a marina, must comply with the county's land use plan.

The marina-residential subclass would have created a classification within which developers who wanted to build marinas could be consistent with the county's land use plan, Davenport said.

Under the proposed sub-class, developers who wanted to build more than one house per acre would have to set aside some land in the development for public access or would have to pay to a county public access fund a certain amount for each house they built.

Chris Furlough, a developer who is a member of the committee, opposed the proposal. He said it placed an unfair burden on developers, who would have to pay for public access for everyone. He said most developers would rather go before the county commissioners and apply for a land classification change than give up part of their land for public access.

Furlough said that instead of creating a sub-class and asking developers to pay for public access to the waterfront, the county should apply for federal and state grants to buy land.

David McNaught, head of the Pamlico-Tar River Foundation and a committee member, said that developers should have to pay extra because when they buy land, it makes the rest more expensive. He said that the county cannot afford to buy land for public access because the price is so high.

Chairman Doug Mercer said he opposed the sub-class because it would not do what was intended — allow developers to build marinas without applying for a land classification change. He said that developers would apply for the change rather than give up part of their land or their money for public access.

The Land Use Committee, appointed by the county commissioners, is developing a pattern for the use of land in Beaufort County. The committee will submit the plan to the commissioners for approval. The plan is required under the Coastal Area Management Act.

Committee members David Norwood, Topper Bateman and Henry Riddick were absent. In addition to Davenport, Mercer and Furlough, Frank Lewis and John Morgan were present.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889
July 6, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Public Service Announcement

The Beaufort County Land Use Advisory Committee will meet on Monday, July 13 to review the County's Land Classification Map. The Committee meets at 7:00 pm in the Courthouse. All interested persons are encouraged to attend.

LAND USE ADVISORY

The Beaufort County Land Use Advisory Committee will meet Monday at 7 p.m. at the courthouse in Washington to prepare a county land classification map. It will begin the process by reviewing the county's current map to determine what changes need to be made.

WASHINGTON DAILY NEWS

WASHINGTON, NORTH CAROLINA, TUESDAY AFTERNOON, JULY 14, 1987 (USPS 667-500)

Land Use Plan To Reflect Current Situation

By MICHAEL ADAMS
Staff Writer

The Beaufort County Land Use Plan Advisory Committee decided Monday night not to make the new plan a preparation for future development but to reflect development that has taken place since the last plan went into effect.

The committee debated changing the classification of several areas where development was not yet taken place. That would obviate the need for developers to apply for a land use classification change later. But the panel decided against such changes.

Most of the areas discussed would have been changed from rural classification to transition classification. Land classified as rural is suitable for agriculture or sparse, unplanned development. The next class, community, is suitable for such development as subdivisions, but the homes must have wells and septic tanks. In the transition class, development is planned and there is a water and sewer system.

The areas the committee debated were classified as rural in the last plan, which came out in 1981, but many have experienced development which places them more logically in the community class. None, however, have water and sewer systems, which would place them in the transition class.

David McNaught, head of the Pamlico-Tar River Foundation and a committee member, opposed changing the areas to transition. He said it might seem the county was encouraging sewage treatment systems that discharge treated waste in the Pamlico River. The PTRF recently filed a petition of judicial review against the state department that issues such permits to block the use of one granted to the Coastal Carolina Girl Scouts for a sewage system at Camp Hardee.

Chris Furlough, a developer and committee member, said that a change to transition classification would be appropriate only when a developer begins to seek permits to install a water and sewer system.

He said that before an area should be classified as transition, a developer should have presented a

(See PLAN, Back Page)

Plan *From Page 1*

plan for water and sewage treatment.

County Manager Donald Davenport, a committee member, said that the committee needed to make categories more exclusive and more definitive if it intended to make the land use plan a planning document.

The committee decided not to change the areas to transition, but to classify them as community to reflect existing development. These areas include:

— Sawmill Landing, a development on Bath Creek north of Bath.

— Blackbeard's View, a development on the Pamlico River just west of Bath Creek.

— Mixon Creek, a development on the Pamlico River near Bayview.

— Banjo Shores, a development on Pungo Creek between Bath and Belhaven.

— Woodstock Point, a development on the Pungo River south of Belhaven.

— Jordon Creek, a development on the Pungo River south of Belhaven.

— Beach Grove, a development south of Aurora.

— The Mount Olive area, a development on Goose Creek.

— And Whichard's Beach, a developing area on the south side of the Pamlico near Chocowinity. The committee decided to change one portion of Whichard's Beach to transition because it needs a sewer system and may have the opportunity to hook into the Chocowinity system as it expands.

Changes in the classification of land around Blount's Creek were debated, but none were made because no development has begun there.

The committee also discussed changing a large area southeast of Aurora from rural to conservation classification. In conservation class, almost nothing can be done to the land.

The committee decided against the change because it did not know who owned the land or what plans the owners had for it. Furlough said that it would be difficult to change the land back to rural later if the committee changed it to transition and then decided it had made a mistake.

The land use committee will meet Monday at 7 p.m. for a final review of the plan. The Beaufort County Board of Commissioners will meet a week from today to begin discussing the plan. The commissioners make the final decision it.

Four committee members were absent Monday. They are Chairman Doug Mercer, Topper Bateman, Henry Riddick and John Morgan. In addition to Davenport, McNaught and Furlough, Frank Lewis and David Norwood attended. Libby Anderson, the representative of the Mid-East Commission, was also present.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889
July 16, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Public Service Announcement

The Beaufort County Land Use Advisory Committee will meet on Monday, July 20, to review the County's draft Land Use Plan. Interested persons are invited to attend. The Advisory Council meets at 7:00 pm in the County Courthouse.

LAND USE ADVISORY

The Beaufort County Land Use Advisory Committee will meet Monday at 7 p.m. in the county courthouse to review the county's preliminary Land Use Plan. The plan will be presented to the Board of Commissioners Tuesday. Interested persons are invited.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889
July 20, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Commissioners to Review Land Use Plan

The Board of County Commissioners will hold a special meeting Tuesday, July 21 to review the County's preliminary land use plan. The County's Land Use Advisory Committee, ad hoc group appointed by the Commissioners, has been working since November to update the County's land use plan in accordance with the guidelines of the state's Coastal Area Management Act (CAMA).

The land use plan contains policy statements on resource protection, resource production, and economic and community development, and a list of recommended actions the County could take to achieve policy objectives. The plan has classified all land in the County according to a system set out in state land use planning guidelines. The proposed classification map is similar to that adopted in 1981, however the Advisory Committee has recommended several minor changes. The Commissioners will meet at 7:30 pm in the County Courthouse. All interested persons are encouraged to attend.

Mid-East Commission
P. O. Box 187
Washington, NC 27889
July 20, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Committee Recommends Approval of Land Use Plan

The Beaufort County Land Use Advisory Committee ended seven months of work last night by approving final revisions to the County's Preliminary 1987 Land Use Plan. The Committee has been working since November to update the County's 1981 Land Use Plan. The group has now issued a Preliminary Land Use Plan and has recommended that the County Commissioners approve this document as the County's official preliminary land use plan.

The County's 1987 Land Use Plan is designed to guide the growth and development of the County for the next five years. The plan sets out policy statements in the areas of resource protection, resource production, and economic and community development. The Committee has recommended a number of actions the County should take to achieve policy objectives. Among these "Implementation Strategies" are:

- adoption of subdivision regulations;
- adoption of criteria for siting marinas;
- developing additional sites for public access to the river;
- opposing issuance of permits to discharge domestic wastewater into the Pamlico River;
- and updating the plan for a County-wide water system.

To formulate land use planning objectives, the Committee reviewed socioeconomic data, economic indicators, population forecasts, and land use information. The group discussed how certain physical factors such as wetland and flood-prone areas and soils unsuitable for traditional septic systems pose special development considerations. The Committee also conducted a public survey in March to gather public opinion on development issues. Survey results indicate that protecting the County's natural resources, especially its water resources - rivers, creeks, and streams - should be a priority concern of the 1987 Land Use Plan.

The Committee has proposed a land development plan for the County that reflects both the public sector's concern over resource protection and the private sector's concern over land use regulation. Copies of the County's proposed preliminary Land Use Plan are available for public review at the Beaufort County Courthouse.

WASHINGTON DAILY NEWS

ESTABLISHED 1909 NO. 172 THIRTY-TWO PAGES WASHINGTON, NORTH CAROLINA, WEDNESDAY AFTERNOON, JULY 22, 1987

Panel Proposes Regulations On Subdivisions And Fishing

By MICHAEL ADAMS
Staff Writer

Subdivision regulation and stricter controls on commercial fishing were discussed Tuesday as the Land Use Advisory Committee presented its plan to the Beaufort County Board of Commissioners.

Chairman Doug Mercer said the committee thought the county needed a subdivision ordinance to ensure that development in the county is orderly and environmentally sound.

To protect local waters, the committee's proposal suggested that the ordinance limit the amount of run-off, containing fertilizers and other pollutants, allowed from subdivisions.

Mercer said the ordinance should also offer incentives to developers to leave untouched buffers beside areas identified as areas of environmental concern by the Coastal Resources Commission.

Mercer said that under the committee's proposal, lot sizes would be determined at least partly by the suitability of the soil for a septic tank system.

Commissioner Arthur Lee Moore said a subdivision ordinance could create problems. She said that a farmer who had five acres of land might give an acre to two children for

(See COMMISSION, Page 5)

WASHINGTON DAILY NEWS
ESTABLISHED 1909 NO. 184 THIRTY PAGES WASHINGTON, NORTH CAROLINA, WEDNESDAY AFTERNOON, AUGUST 5, 1987

Land Use Plan Gets First Okay

By MICHAEL ADAMS
Staff Writer

The Beaufort County Board of Commissioners approved a preliminary land use plan Tuesday.

The plan, intended to help order future growth and development in the county, will be sent to the state Department of Natural Resources and Community Development for review before returning to the county for a public hearing and adoption.

The plan lists several policy objectives to help ensure orderly growth. Among them is the suggestion that the commissioners consider an ordinance to regulate subdivisions.

The ordinance proposed by the plan would include regulation of run-off, containing fertilizers and other domestic pollutants, allowed from subdivisions.

It would also offer developers incentives to leave untouched buffers beside areas identified by the Coastal Resources Commission as areas of environmental concern. Lot size under the proposed ordinance would be determined at least partly by the suitability of the soil for a septic tank system.

The plan also contains recommendations that the county support innovative waste treatment systems, provide some sort of public river access and encourage tourism through supporting a museum honoring Cecil B. deMille and encouraging investment in a paddlewheel showboat for the Pamlico.

The plan includes a land classification map. The map reflects development which has already taken place or is under way. It is not a predictor or planner of future development.

Ledrue Buck, chairman of the commissioners, said that the fact that the commissioners have approved a land use plan which calls for consideration of a subdivision ordinance does not mean that the board will pass such an ordinance.

The plan was compiled by a land use advisory committee with assistance from the Mideast Commission.

(See COMMISSION, Back Page)

them to build houses on, only to find that in doing so he was creating a subdivision subject to the county regulation. She said such a situation would be unfair.

County Manager Donald Davenport said that this type of situation should perhaps be regulated by the ordinance to protect future buyers. Future buyers of the land in Mrs. Moore's example would be shortchanged if their land was not subject to an ordinance requiring certain minimum standards of safety and efficiency, he said.

Commissioner Marion Dilday agreed with the necessity of some kind of ordinance. "It seems to me that we should have some guidance for a person who is going to develop a piece of property," he said.

Chairman Ledrue Buck agreed, saying of future development, "I believe we need to give it some direction if we can."

Mercer said that the land use committee proposed protecting fish and imposing stricter controls on commercial and sports fishermen to improve fishing in the county.

The committee proposed regulating the placement of marinas to ensure that they would not be in an area where they can harm young fish. The committee the forming of a fisheries management program to regulate the harvesting of fish.

Dilday proposed even stricter controls. He proposed a ban on all haul-netting and trawling in the Pamlico and Pungo rivers. He said such practices did not allow enough fish to grow to maturity and destroyed plant life on river bottoms.

He said that by such fishing practices, local fishermen were so depleting the supply of fish that "they're going to catch the last one one day." In harvesting so intensively, fishermen are "drinking their own blood," he said.

The committee's proposal recommended several other policies to the commissioners, including:

— The recommendation that the county support innovative waste treatment systems and oppose river discharge waste treatment systems as a means of preserving water quality.

— A proposal that the commissioners update and continue to consider a county-wide water system, something the committee thinks would enhance development in the county.

— A suggestion that the county should provide some sort of public access to the Pamlico River. Mercer said the committee was recommending that the county seek to provide such access in the form of beaches and boat ramps.

— The recommendation that the county help develop a museum commemorating the life and works of Cecil B. deMille and encourage investment in a paddlewheel showboat for the Pamlico as a means of promoting tourism.

The county commissioners made no decision about the plan, but decided to examine it until their next meeting, Aug. 4, at which time they will approve a preliminary land use plan.

The preliminary plan will be sent to the state Department of Natural Resources and Community Development. After that agency approves the plan, there will be a public hearing and the commissioners will adopt a final plan.

In other business:

— The commissioners passed a resolution agreeing to pay a $21,000 bill owed by the county Board of Education for preliminary work on the new high school planned for the county system.

— The commissioners authorized Melba C. Cooper, an assistant to Register of Deeds John Morgan, to sign checks in his absence.

— The commissioners authorized contracts between the county and Washington to provide rescue service and to combine the communications center.

Commissioner Cecil Cherry Jr. was absent. All other commissioners were present. In addition to Buck, Mrs. Moore and Dilday, Frank Bonner attended.

NOTICE OF PUBLIC HEARING
BEAUFORT COUNTY RESIDENTS

The Beaufort County Commissioners will receive public comment on the County's 1987 CAMA Land Use Plan Update on Monday, November 9, 1987, at 7:00 pm in the Superior Courtroom at the Beaufort County Courthouse. The Plan outlines policies on land use and development that the County will follow over the next five years, and classifies land in the unincorporated area of the County according to the guidelines of the State's Coastal Area Management Act (CAMA). Copies of the plan are available for review at the Beaufort County Courthouse between 8:30 a.m. and 5:00 p.m. Monday through Friday.

Ledrue Buck, Chairman
Beaufort County Board of Commissioners
10-8,22 2tc

WASHINGTON DAILY NEWS

TUESDAY AFTERNOON, NOVEMBER 10, 1987

Growth Guidelines OKd, Sent To State

By MICHAEL ADAMS
Staff Writer

The Beaufort County Board of Commissioners approved a draft of a land use plan for the county Monday at a sparsely attended public hearing.

The hearing was attended only by people who were directly involved. In addition to the commissioners and county manager, only the chairman and technical advisor of the Land Use Advisory Board, which developed the plan, attended.

The commissioners approved the plan minutes after the meeting opened after agreeing to make a wording change recommended by Chairman Doug Mercer of the Land Use Advisory Board.

The plan, intended to help guide growth and development in the county, will be in effect for the next five years.

The plan lists several policy objectives to help ensure orderly growth. A prominent one is the suggestion that the county commissioners consider adopting an ordinance to regulate subdivisions.

The ordinance would include regulation of run-off, containing fertilizers and other pollutants,

(See LAND USE, Page 12)

Land Use *From Page 1*

allowed from subdivisions.

It would also offer developers incentives to leave untouched buffers beside areas identified by the Coastal Resources Commission as areas of environmental concern. Lot size under the proposed ordinance would be determined at least partly by the suitability of the soil for a septic tank system.

The plan also contains recommendations that the county support innovative waste treatment systems and work toward a countywide water and sewage treatment system.

The plan includes a land classification map, which reflects development which has already taken place or is under way.

The commissioners approved the draft of the plan unanimously on a motion by Frank Bonner and a second by Cecil Cherry Jr.

Monday night was the second time the commissioners had seen the plan. They approved an earlier draft Aug. 5. It was sent to the state Department of Natural Resources and Community Development for revision. The draft adopted Monday included the NRCD revisions.

County Manager Don Davenport said that the new draft will be sent to the Coastal Resources Commission for review. The CRC, which meets in Nags Head Dec. 3 and 4, can adopt the plan or send it back to the county for revision.

After gaining CRC approval, the final plan will be adopted by the commissioners.

In other business:

— The commissioners decided to make Beaufort County a service delivery area for federal job-training money, meaning that the county, along with other members of Region Q, will be able to control the money.

For the past two years, Beaufort and the rest of the Region Q counties — Hertford, Pitt, Martin and Hyde — have been part of a rural service delivery area in which the state controlled the disbursement of job-training money.

Bob Paciocco, director of the Mid-East Commission, told the commissioners last week that a county or group of counties must have a population of 100,000 to form a service delivery area.

Bonner, who moved that Beaufort County become a service delivery area, said he did so knowing that at least some of the other counties in the region must join in order to have the population necessary to form the service delivery area. He said he hoped that other counties in the region would follow Beaufort's lead.

— The commissioners agreed to pay two bills for the county school system's building projects. The bills, totaling $56,529.50, were from the architect who designed the new high school and the firm overseeing the construction.

— The board rescheduled the next regular meeting, moving the starting time from 9 a.m. to 2 p.m. on Dec. 8. The board will meet with the board of Beaufort County Hospital following the regular meeting.

— The commissioners also scheduled a public hearing on re-approving the state half-cent sales tax increase for their Dec. 8 meeting. The re-approval involves no additional taxation.

Commissioner Arthur Lee Moore was not at the meeting due to illness. All other members attended. In addition to Bonner and Cherry, Marion Dilday and Ledrue Buck attended.

Appendix B

PUBLIC SURVEY
Beaufort County Land Use Plan Update 1987

Beaufort County is growing. The rate of new development is slow now, but it is likely that development pressures will increase in the future.

In many ways, growth can be beneficial. It can bring new jobs and new opportunities- cultural, educational, and social.

Growth can sometimes have negative impacts. It can occur too rapidly and services may not keep up with demand. Rapid growth is often unplanned: development sprawls into the countryside and natural resources are wasted.

More people may mean more jobs; more services; more opportunities. More people can also mean more traffic, less open space, and fewer opportunities to enjoy clean air, clean water and a rural landscape.

The County is currently updating its land use plan and is seeking the guidance of local residents.

	Population		
BEAUFORT COUNTY	43,260	PITT COUNTY	95,862
Washington	9,419	Greenville	40,297
HYDE COUNTY	5,571	WAKE COUNTY	353,801
-	-	Raleigh	194,229

What population would be "just right" for Beaufort County? _____

The following have been identified as some current land use concerns in the County. Please rate the seriousness of these concerns in Beaufort County.
1= extremely 2= moderately 3= somewhat 4= unimportant

1. Failing septic systems. _____
2. Disposal of solid waste (trash). _____
3. Pollution of waterways by:
   farming and forestry activity. _____
   industrial activity. _____
4. Marina development along waterways. _____
5. Loss of agricultural land. _____
6. Mobile home parks. _____
7. Loss of County airspace. _____

Please rate each item as to its importance to the County.
1= extremely 2= moderately 3= somewhat 4= unimportant

1. Attracting new jobs. _____
2. Attracting new residents. _____
3. Providing water and sewer service in unserviced areas. _____
4. Increasing tourism. _____
5. Preserving local farming operations. _____
6. Preserving commercial fishing operations. _____
7. Controlling residential development along the river. _____
8. Developing subdivision regulations. _____
9. Developing zoning controls. _____
10. Protection of natural resources. _____

In your opinion, what are the two most important issues now facing Beaufort County?

Do you live in Beaufort County? _____
If yes, do you live within a city or town? _____
If so, which one? _____

Please return this survey by April 1 to the Mid-East Commission, P.O. Box 1787, Washington, NC 27889.

Thank you for your help.

Appendix C

Results
Beaufort County Land Use Plan Public Survey
March 1987

Distribution: Approximately 9,500
Responses: Approximately 940
Response Rate: 10%

Respondent Background - Residency

Unincorporated area of Beaufort County:	61%
Bath:	2%
City of Washington:	25%
Belhaven:	4%
Washington Park:	3%
Chocowinity:	2%
Non-Beaufort County:	1%
Pantego:	1%
Aurora:	1%

Ideal Population

(note: only about 50% of respondents answered this question)

less than 40,000 persons:	9%
40,000 - 50,000 persons:	44%
50,000 - 70,000 persons:	24%
70,000 - 100,000 persons:	21%
over 100,000 persons:	2%

Seriousness of Land Use Concerns

Question	Extremely Serious	Moderately Serious	Somewhat Serious	Unimportant
1. septic systems	51%	29%	17%	3%
2. solid waste	48%	36%	15%	1%
3. agricultural pollution	54%	27%	16%	3%
industrial pollution	64%	22%	11%	3%
4. marinas	30%	30%	28%	12%
5. loss of farmland	30%	29%	28%	13%
6. mobile home parks	26%	32%	28%	14%
7. loss of airspace	50%	22%	17%	11%

Important Issues

Question	Extremely Important	Moderately Important	Somewhat Important	Unimportant
1. new jobs	63%	21%	11%	5%
2. new residents	32%	28%	20%	20%
3. public services	40%	30%	19%	11%
4. tourism	25%	37%	23%	15%
5. preserving farming	47%	35%	15%	3%
6. preserving fishing	57%	29%	11%	3%
7. waterfront development	48%	31%	15%	6%
8. subdivision regulations	42%	35%	17%	6%
9. zoning ordinance	44%	31%	18%	7%
10. resource protection	75%	19%	5%	1%

Two Most Important Issues

Issue	Number of Respondents Naming Issue
Preserving water quality	200
Preserving natural resources	184
Need for more jobs	181
Better schools	144
Need for controlled growth	141
Need for services - water, sewer	118
Loss of airspace	104
Need for more industry	104
Concern over agricultural conditions	80
Problem of Texasgulf	38
Overfishing by commerical operations	37
Need for better roads	28
Need for increasing tourism	23
Mobile home parks	21
Too many regulations on citizens	17
Need for aggressive leadership	17

Note: only issues receiving 15 or more responses included

Appendix D

STATE REGULATORY DEVICES

Agency	Licenses and Permits
Department of Natural Resources and Community Development Division of Environmental Management	- Permits to discharge to surface waters or operate wastewater treatment plants or oil discharge permits; NPDES Permits, (G. S. 143-215). - Permits for septic tanks to be used for industrial purposes (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 Parks and Recreation	- Permits to dredge and/or fill in estuarine waters, tidelands, etc. (G. S. 113-229).
Department of Natural Resources and Community Development Division of Coastal Management	- Permits to undertake development in Areas of Environmental Concern (G. S. 113A-118).

Agency	Licenses and Permits
	NOTE: Minor development permits are issued by local government.
Department of Natural Resources and Community Development Division of Land Resources	- Permits to alter or to 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. 113-391).
	- 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	- 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 facility that furnishes water to ten or more residences (G. S. 130-160.1)

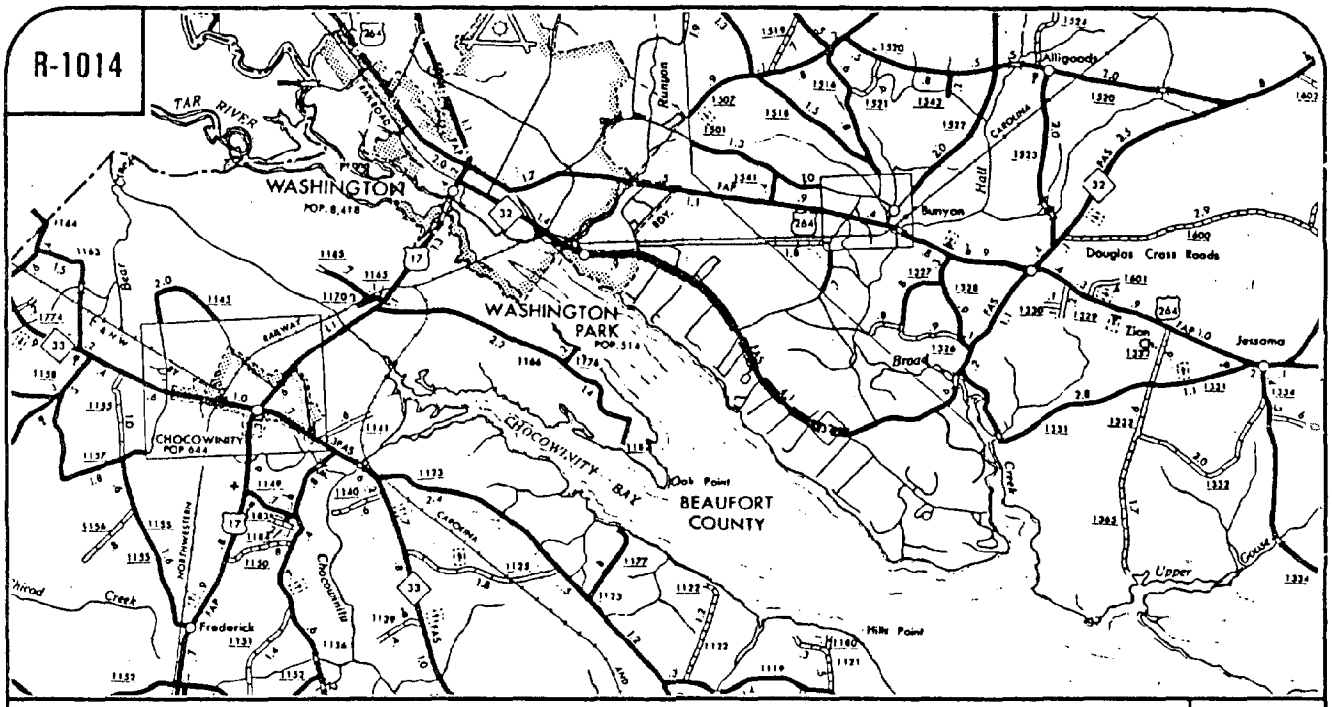
FEDERAL REGULATORY DEVICES

Agency		Licenses and Permits
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.
Geological Survey Bureau of Land Management (Department of Interior)	-	Permits required for off-shore drilling.
	-	Approvals of OCS pipeline corridor rights-of-ways.
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 pipeline facilities required under the Natural Gas Act of 1938.

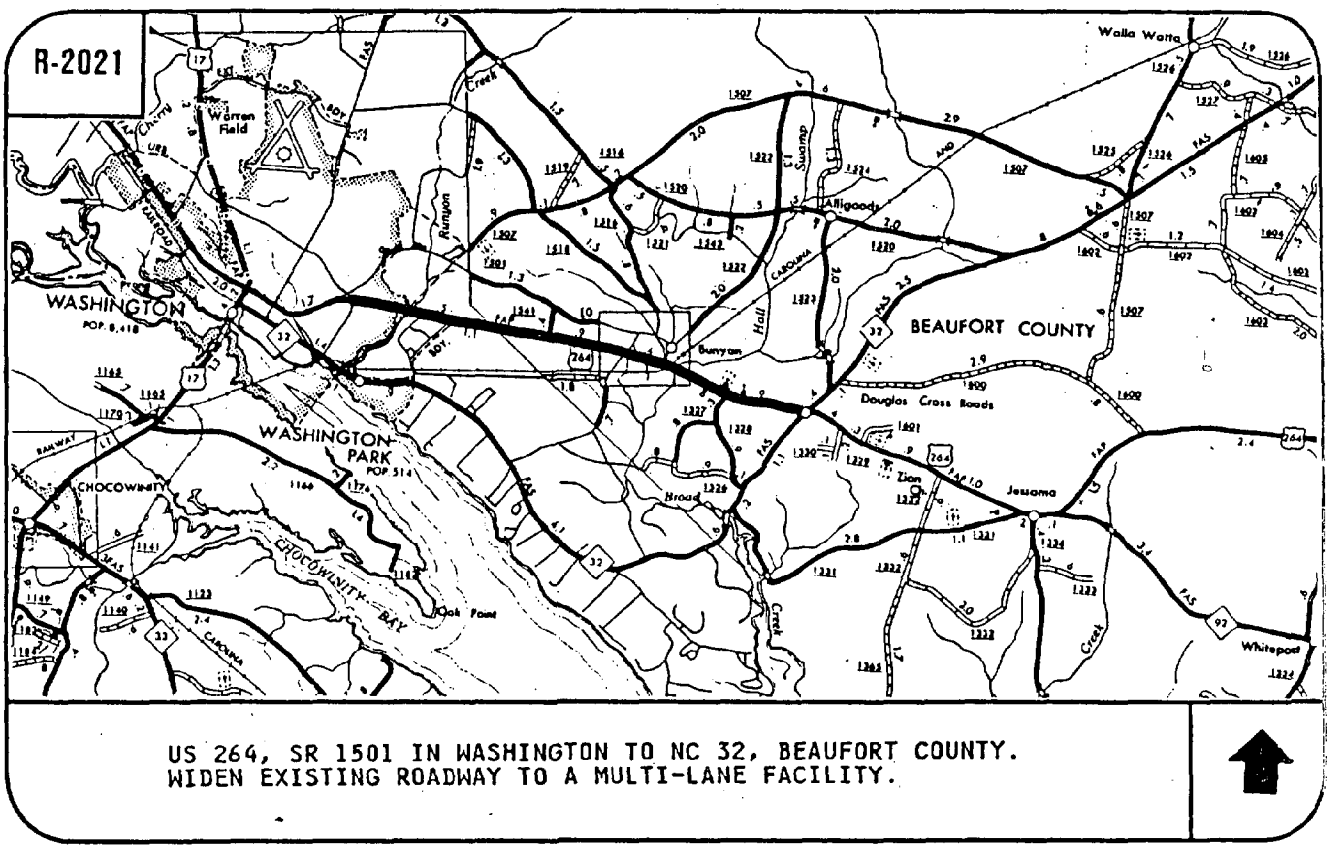
Agency	Licenses and Permits
Federal Energy Regulatory Commission	- Orders of Interconnection of electric transmission facilities under Section 202 (b) of the Federal Power Act. - Permission required for abandonment of natural gas pipeline and associated facilities under Section 7C (b) of the Natural Gas Act of 1938.

Appendix E

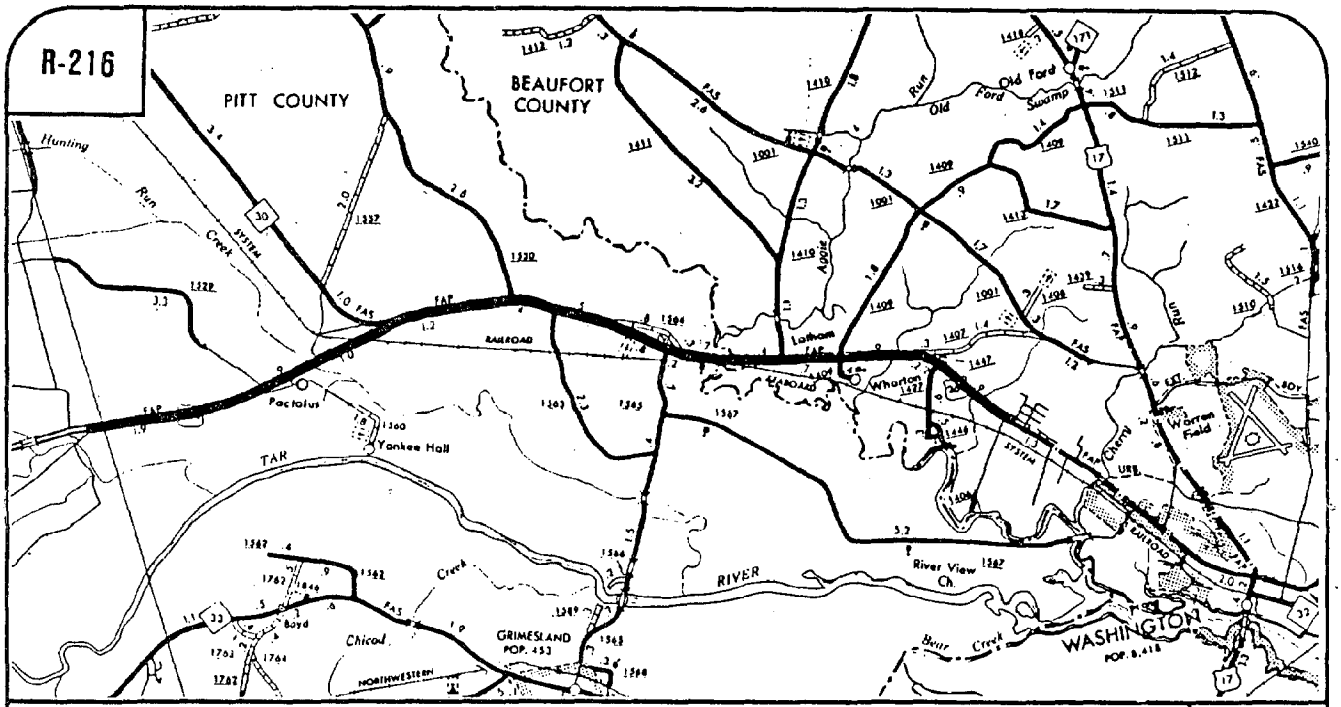
Beaufort County Transportation Projects



NC 32, WASHINGTON PARK CITY LIMITS TO SR 1300 (PART TO SR 1309), BEAUFORT COUNTY.
WIDEN EXISTING ROADWAY TO A FOUR LANE CURB AND GUTTER FACILITY.



US 264, SR 1501 IN WASHINGTON TO NC 32, BEAUFORT COUNTY.
WIDEN EXISTING ROADWAY TO A MULTI-LANE FACILITY.



Source: "Highway Improvement Program Maps 1987-1995", North Carolina Department of Transportation

Appendix F

AGENCIES COORDINATING STORM PREPAREDNESS

N. C. Division of Coastal Management

State Office: Division of Coastal Management
Department of Natural Resources and Community Development
P. O. Box 27687
Raleigh, NC 27611
(919) 733-2293

Field Office: Division of Coastal Management
Department of Natural Resources and Community Development
1424 Carolina Avenue
P. O. Box 1507
Washington, NC 27889
(919) 946-6481

N. C. Division of Emergency Management
(now includes National Flood Insurance Program Information)

State Office: Division of Emergency Management
Department of Crime Control and Public Safety
116 West Jones Street
Raleigh, NC 27611
(919) 733-3867

Regional Office: Area Emergency Management Coordinator
N. C. Division of Emergency Management
Beaufort County Courthouse
Washington, NC 27889
(919) 946-2773

Federal Emergency Management Agency

National Office: Federal Emergency Management Agency
500 C Street, S. W.
Washington, D. C. 20472

Public Information - (202) 287-0300
Publications - (202) 287-0689

Regional Office: Federal Emergency Management Agency
Region IV
1375 Peachtree Street, N. E.
Atlanta, Georgia 30309

Public Information - (404) 881-2000
Disaster Assistance
Program - (404) 881-3641

Flood Insurance
Program - (404) 881-2391

APPENDIX G

Beaufort County Planning Program
Schedule of Meetings

September 29, 1986	Introductory Workshop, Land Use Plan Advisory Committee
October 13, 1986	Advisory Committee
December 14, 1986	Advisory Committee
January 12, 1987	Advisory Committee
February 9, 1987	Advisory Committee
March 9, 1987	Advisory Committee
April 13, 1987	Advisory Committee
May 11, 1987	Advisory Committee
May 18, 1987	Advisory Committee
June 1, 1987	Advisory Committee
June 8, 1987	Advisory Committee
June 22, 1987	Advisory Committee
July 13, 1987	Advisory Committee
July 21, 1987	Advisory Committee; Board of County Commissioners
August 4, 1987	Board of County Commissioners, adoption of preliminary land use plan

Note: All meetings were advertised as being open to the public.

Appendix H

Policy Alternatives, Policy Choices from
Before the Storm in Beaufort County

As recommended in Before the Storm, "to overcome the shortcomings in coverage or enforcement of existing policies, a community should review other techniques that could be used effectively and efficiently to reduce the risk of future hurricane damages. Different techniques are suited to different development and redevelopment problems; certain techniques will be more practical and more effective than others in addressing the community's particular hazard mitigation needs" (BTS, page 5.19).

Consistent with this analytical approach, the following list of choices among policies and measures is presented. It is from this list and others generated by consideration of it, that the selection of workable hazard reduction measures is to be selected.

(1) Objective: To maintain or strengthen existing policies known to decrease the risk of hurricane damage.

. The County now administers parts of the state building code with an inspections program. This program has recently expanded attention into construction standards for footings, framing, plumbing (including well and septic), and insulation, as well as electrical.

The commissioners could choose to adopt the complete state building code and administer it county-wide, so as to upgrade the quality of construction and the extent to which it is hurricane worthy.

- The construction standards of the Federal Emergency Management Agency are required for areas that are participating in the regular phase of the flood insurance program. Only Washington, Washington Park, Belhaven and Aurora are participating in the regular phase, with the remainder of the unincorporated county, Pantego, Bath, and Chocowinity participating in the emergency phase.

  The option facing the commissioners is one of using the best available 100 year flood level from the emergency phase (10 ft.) and requiring the elevation of the first floor of buildings in the hurricane hazard area (Exhibit (D)) now, with refinement after the regular phase is official.

- The state's Sedimendation Control Act (15 NCAC 04A) requires an erosion and sedimentation control plan to be prepared and filed with the Environmental Management Commission or the County Commissioners prior to the commencement of any land disturbing activity of more than one acre.

  This policy allows two important types of development to go untended in the flood hazard area, agriculture and small lot residential development.

  The commissioners have the choice of (1) decreasing the land area to one-half acre, thereby locally requiring residential development on waterfront lots (of at least this size) to take adequate precautions against erosion, and (2) including agriculture and forestry as land uses that in fact cause "a change in the natural cover or topography that may cause or contribute to sedimentation".

CAMA includes a buffer of 75 feet in the Estaurine Shoreline AEC (15 NCAC 7H, 0209 (b) and (d) in which developed is monitored and regulated in terms of siting. Some types of development may be prohibited depending on the specific site carrying capabilities.

Since the tightening of these standards could be beyond the administrative capacity of the county, the choice facing the commissioners is likely one of changing the "buffer" provision to a "setback" provision, which would require that uses which could otherwise be built more than 75 feet from the shoreline must be; otherwise the regulations of CAMA would operate as now written.

(2) Objective: To create policies which REDUCE risk.

. As indicated in the 1982 CAMA Land Use Plan, the commissioners have no subdivision regulations which govern the design of developments or the quality of construction of roads in subdivisions. Subdivision of land is traditionally regulated because it transforms large acreages from a rural character to a suburban/urban one.

The county commissioners have an option to adopt subdivision regulations (without zoning). Into these, provisions of floodplain management, adequate lot size, and drainage could be written. These regulations would require plats which show the first floor elevated above the best information available regarding the 100 year flood.

. The County has a detailed soils analysis underway through the District SCS (Mr. E. H. Karnowski's office). This information could be used to develop soils overlay districts within which to set density standards based upon soil characteristics and their carrying capacities in terms of abilities to accept septic effluent, and load bearing capabilities to bear development (see Exhibits G, H, I, and J).

. Since natural solutions are often the best, the commissioners could consider establishing a vegetation or landscaping ordinance for shorefront property that requires careful development, recognizing the value of retaining vegetation, retaining trees as a buffer on the shoreline between the wind and water of a storm and buildings. This would include retaining the wind-clipped trees closest to the water, which protect the rest of the shorefront lot (Caring for the Land, Environmental Principles for

- Since much of the area within the hazard area (Exhibit E) is in agricultural use, the commissioners could establish an Exclusive Farm Use Zone in a Development Options Ordinance. This approach was used as part of the Land Resource Management Program, Oregon State University Extension Service. It guarantees continued agricultural uses and also contains and restricts urban uses in areas which are high in erosion and which have low tolerance for high densities and impervious surfaces, and which otherwise have sensitive environments.

- Since the taxation of land is a fundamental influence in development patterns, the Commissioners could implement one of the 1982-83 objectives of the North Carolina Association of Soil and Water Conservation Districts Land Use Planning Committee. The Association recommended that plans, such as this Storm Mitigation Plan should make provisions for consideration of equitable assessments of land use for agricultural, wildlife, recreational aesthetic, or other uses which are significant (hurricane risk reducing) interest and importance to the general public. (Source: NC Association, Soil and Water Conservation Districts, Raleigh, NC, June, 1982, page 7).

Taxation could be strategically designed to guide development away from hurricane risk areas (or perhaps,the higher risk areas within the flood zone), by placing a "hazards premium" on development placed in areas of excessive risk, or conversely, allowing a preferential assessment ("hazard-avoidance discount") on property back away from the shoreline or otherwise outside areas of extreme risk. This could minimize present and future unnecessary public expenses to serve such areas (e.g. fire and sheriff services) and also prevent unnecessary public expenses to "clean up

the mess" following a major storm. While not exactly transferable, the recent March 1984 tornado disasters in neighboring counties emphasize the public costs involved in clean up and reconstruction.

. The Commissioners could consider establishing an erosion and runoff ordinance for only the most sensitive areas. This would involve the development of a drainage overlay district which would locate critical drainage channels, particularly those which often become overwashed and inundated during moderate storms. (Such areas are known as "weak spots", and are a type of hurricane risk hazard included in the county's hazard area (Exhibit (D)).

This overlay district would assist in the preservation and protection of the natural environment by: regulating the alteration of land and topography; regulating the removal of vegetation; specifying standards for drainage system construction; requiring erosion and sedimentation control; assuring the continued, efficient operation of the drainage system; (and) protecting county streams and floodplains from substantial alteration of their natural functions. (Source: Thurow et al., p. 104.)

(3) Objective: To amend or avoid actions known to increase risks.

Exhibit Y indicates that there is clear responsibility taken in 1972 by the County Commissioners to "adopt and maintain in force for areas having special flood hazards, adequate land use and control measures..." This storm mitigation, Post Reconstruction and Evacuation Plan is an additional step in that direction.

Avoiding actions known to increase risks is an objective the Commissioners can address through education of the public about the risks of locating in the hazard area. It is the intention of the Commissioners to provide that information through this planning effort and its Office of Emergency Management.

. Since the County has traditionally resisted county-wide land use zoning in any form, the commissioners may consider: (1) developing a flood hazard area ordinance which would incorporate many of the aforementioned provisions that could otherwise be put into separate ordinances or (2) zoning a smaller portion of the county where development is intense but subject to no guiding influence. This targeted approach directed at the priority risk areas in the County could become the foundation piece of a thoughtful way of supportively directing development without stifling it. In many cases, developers are more likely to bring their investments to a county which offers them proper protection through ordinances. A selective zoning ordinance could indicate that the commissioners are working to protect whoever's investment goes into the hazard hurricane hazard area, and is doing all it can to lessen the costs to developers, the federal insurance agency, and most importantly, the tax payers for they foot the bill to "clean up the mess."

and reconstruction. All policies which guide development and reconstruction recognize the different levels of risk that exist in different parts of the county and in different types of structures.

b. Selected Policies and Measures.

1. Continue to enforce the State building code.

2. Adopt the regular phase of the FEMA flood insurance program at the appropriate time (when the final mapping is completed).

3. Conduct a risk-avoidance education program through the Office of Emergency Management to advise current and prospective developers and buyers of the hurricane risks in Beaufort County.

4. Establish a procedure in the Inspections Department of determining, at the time that building permits are requested, whether the permit is for construction within the Hurricane Hazard Area shown in Exhibit E. If so, advise the applicant of the potential hurricane hazards, discuss recommended construction techniques for such areas, and suggest that he contact the Federal Emergency Management Agency (through local financial institutions providing construction loans) for information on reduced insurance premiums under the FEMA program for construction with the first floor above the 100 year flood (10 feet).

7. Implementation and Monitoring

a. Rationale

At this point in the hurricane planning process, Beaufort County has several products. First is a list of hurricane hazard mitigation needs or development characteristics the community needs to control. Second is a compilation of measures which are currently in place to mitigate the hurricane hazard. Third is a compilation of measures which the community can adopt to cover any needs that current measures fail to address. The next step in the process involves blending these into a coordinated local program for reducing the risk of hurricane damages.

Implementation of local policies is the final step in formulating a hazard mitigation program, as it is with any good planning effort. But beyond that work and after local policies are implemented and hazard reduction measures are being carried out, the County will need to monitor development to ensure that prescribed measures are being followed.

In this case, implementation involves adopting policies and ordinances selected by The Board of County Commissioners as necessary to put hazard mitigation measures into effect.

Some of the policy choices would put hazard mitigation measures into continuous operation as a means of managing development in the community, such as subdivision requirements or construction standards. Other policies would put hazard mitigation measures into effect only in response to disaster, such as relocation programs and temporary moratoria on development

c. Monitoring Consistency and Effectiveness Over Time

It is the intent of the County Commissioners that local hurricane hazard mitigation be integrated with other local plans, policies, and programs which cover other aspects of development in the county.

Through the Office of the Emergency Management Coordinator, the County will continuously observe how development is proceeding in the community once these hazard mitigation measures are adopted and implemented. Keeping track of development will help the County see if hazard mitigation policies are being followed and if hazard mitigation policies need to be modified in any way to make them more workable and effective. Such monitoring can identify further problems in coverage and enforcement that need to be resolved. Such monitoring efforts may involve less formal, continuous observations or more formal, periodic evaluations. In these forms, monitoring efforts will pay attention to where development is locating (relative to different hazard areas) and how development is being built (relative to the forces expected in each hazard area).

With the recent March, 1984 tornado disasters in neighboring counties, the county should be highly alerted as to possible and pending damage when a hurricane strikes. An areawide assessment of the "institutional ability" of local government to deal with these natural disasters might be made.

BIBLIOGRAPHY

Beaufort Soil and Water Conservation District, "Long Range Program and Work Plan." Washington, NC 1980.

Institute for Southern Studies, "Who Owns North Carolina?" Durham, 1986.

Mid-East Commission, "Aurora Land Use Plan Update." September 1986.

Mid-East Commission, "Belhaven Land Use Plan Update." April 1987.

Mid-East Commission, "Overall Economic Development Program Update." August 1986.

North Carolina Crop and Livestock Reporting Service, North Carolina Agriculture Statistics 1985. Raleigh, October 1985.

North Carolina Department of Commerce, 1985-86 Directory Manufacturing Firms. Raleigh, 1984.

North Carolina Department of Commerce, Division of Travel and Tourism, "1984 North Carolina Travel Study." Raleigh, May 1984.

North Carolina Department of Cultural Resources, Division of Archives and History, Raleigh. Correspondence, 28 January 1987.

North Carolina Department of Natural Resources and Community Development, Division of Marine Fisheries, North Carolina Fisheries Regulations for Coastal Waters. Raleigh, 1987.

North Carolina Department of Natural Resources and Community Development, Division of Parks and Recreation, Raleigh. Correspondence, 1 December 1986.

North Carolina Department of Transportation, Transportation Improvement 1987-1995. Raleigh, December 1986.

North Carolina Department of Transportation, Highway and Road Mileage. Raleigh, January 1987.

Office of State Budget and Management, "North Carolina Municipal Population 1985." Raleigh, September 1986.

Office of State Budget and Management, Profile North Carolina Counties. Raleigh, Seventh Edition 1986.

Office of State Budget and Management, Profile North Carolina Counties. Raleigh, Sixth Edition 1981.

Office of State Budget and Management, Statistical Abstract North Carolina State Government. Raleigh, Fifth Edition 1984.

Planning and Design Associates, Before the Storm in Beaufort County: AVOIDING HARM'S WAY. Raleigh, June 1984.

Planning and Design Associates, "Land Use Plan of Historic Bath: 1986-1996." Raleigh, May 1986.

Planning and Design Associates, "The Washington Land Use Plan: 1985-1995." Raleigh, 1985.

U. S. Department of Agriculture, Soil Conservation Service, Beaufort County North Carolina Soil Survey Maps and Interpretations. July, 1984.

U. S. Department of Agriculture, Soil Conservation Service, Soil Survey of Hertford County North Carolina. July 1984.

U. S. Department of Commerce, Bureau of the Census, 1982 Census of Agriculture, North Carolina State and County Data. Washington, D. C. Government Printing Office, May 1984.

U. S. Department of Commerce, Bureau of the Census, 1970 Census of Population. Washington, D. C. Government Printing Office, March 1973.

U. S. Department of Commerce, Bureau of the Census, 1980 Census of Population. Washington, D. C. Government Printing Office, October 1983.

US Department of Commerce
NOAA Coastal Services Center Library
2234 South Hobson Avenue
Charleston, SC 29405-2413