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HAVELOCK

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U. S. DEPARTMENT OF COMMERCE NOAA
COASTAL SERVICES CENTER
2234 SOUTH HOBSON AVENUE
CHARLESTON, SC 29405-2413

EXECUTIVE SUMMARY

HAVELOCK LAND USE PLAN

June, 1981

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COASTAL ZONE
INFORMATION CENTER

I. INTRODUCTION

The City of Havelock has prepared this update of the original CAMA Land Development Plan through direction and assistance of the Town Planning Board. The plan was prepared in compliance with land use planning guidelines set forth under the Coastal Area Management Act of 1974. The Act established a cooperative program of control area management between local and state governments.

The purpose of a land use plan for Havelock is to achieve the goals of acceptable Coastal Area Management. The goals are:

- 1) To provide a management system capable of preserving and managing the natural ecological conditions of the estuarine system, the barrier dune system, and the beaches, so as to safe guard and perpetuate their natural productivity and their biological, economic and aesthetic values.
- 2) To insure that the development or preservation of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water for development, use, or preservation based on ecological considerations.
- 3) To insure the orderly and balanced use and preservation of our coastal resources on behalf of the people of North Carolina and the nation.
- 4) To establish policies, guidelines and standards for the conservation of resources; the economic development of the coastal area; the use of recreational lands and tourist facilities; the wise development of transportation and circulation patterns; the preservation and enhancement of historical, cultural and scientific aspects of the region, and the protection of common law and public rights in the land and waters of the coastal area.

The following is an Executive Summary of the update of the original Coastal Area Management Land Use Plan adopted by the City of Havelock in 1976. The updated plan was prepared to meet the legislative requirement that all CAMA Land Use Plans must be updated every five years and to identify and analyze emerging community issues and problems.

The updated plan was prepared by the City of Havelock through the direction of the City Council and Planning Board. Basically, it contains a variety of socio-economic data on the city such as population and economic information, existing land use and constraints on development. In addition issues dealing with environmental resources and community and economic development are discussed.

II. DATA COLLECTION AND ANALYSIS

An extensive array of data sources and documents were utilized in formulating this update in an attempt to use the most current and accurate data available.

All data estimates and projections were, however, compiled without the availability of the 1980 census figures. The absence of this important resource should be recognized by any user of this plan. The population of Havelock is known to have increased somewhat since 1970.

A. Present Conditions

The population of Havelock has increased from 3,012 in 1970 to 17,718 in 1980. This dramatic increase is due primarily to the annexation of MCAS Cherry Point to 1980. This annexation added about 12,400 people to the city's total. Because the city's economy is nearly entirely dependent upon the MCAS, any growth or decline in the population in Havelock would be as a result of MCAS staffing and troop strength decisions. It is fair to assume that, given the present Administration's emphasis on defense, the local economy will continue to prosper.

There are presently about 8,300 persons on active duty with MCAS, in addition there are about 4,500 persons employed with the Naval Air Rework Facility (NARF). These two employers are the major

components of Havelock's economy. Aside from MCAS and NARF the balance of Havelock's economy is comprised of retail and service oriented businesses which cater to the military population.

Although Havelock is located only 20 miles from the Atlantic Ocean, there seems to be little evidence of summertime increases in Havelock's population. Motel rooms are at a premium in the city at anytime during the year, and beach goers would probably prefer lodging at the beach rather than in Havelock. There may be some increase, however, because of out-of-town relatives of active duty military personnel during the summer months; but there are no concrete figures to reveal the extent of such occurrences.

B. Existing Land Use

Havelock is a relatively new urban area, having grown from a village of only 100 people in 1940. As a result of its growth to serve the MCAS it did not develop in a fashion similar to most towns, i.e. a concentrated downtown business area surrounded by residential industrial and other commercial development.

Havelock's land use development has been influenced by US 70. US 70 runs north-south through the town and connects the Piedmont with the Carteret County beaches.

Major traffic congestion problems exist in Havelock. This is created, to a large degree, by MCAS, Cherry Point's having but one principal access only a block away from the intersection of US Highway 70 and NC 101 in the center of town. The 1971 Master Plan for MCAS, Cherry Point indicated that between 7 - 8:00 a.m. daily, over 6,000 vehicles pass through this one gate.

The MCAS occupies nearly 17 square miles of land area and is the single largest use in the city. Nearly all of the business and commercial area is in a linear strip adjacent to US 70. There is little active agricultural land in the planning area, however, Weyerhaeuser and the US Forest Service have forested areas in the southeast area of the town. Detailed discussions of the existing land use as well as a map depicting existing uses are included in the text.

C. Military Aircraft Operations at MCAS, Cherry Point

Havelock has developed around two sides of the air station and, consequently, the aircraft operations and the noise and crash hazards associated with these operations are in direct conflict with normal human activities and development in the community. The aircraft operations at the air station occur over and impact most of Havelock.

To prevent further encroachment and to safeguard the Navy's multi-billion dollar investment in air facilities, the Air Installations Compatible Use Zones (AICUZ) Program has been established nationwide. A copy of the AICUZ summary and recommendations and final AICUZ maps for Havelock are included in the appendix of the 1976 Plan.

D. Constraints to Development: Physical Limitations

There are two major constraints to physical development in Havelock; the MCAS which borders the city on the north and east and the Croatan National Forest which borders on the west and south. Because of these two factors Havelock faces very serious barriers

to further outward expansion.

Soils are another limiting factor. The Soil Conservation Service has said that only about 10% of the soils are suitable for septic tank use.

Fragile areas, as defined by CAMA guidelines are not a significant local concern.

E. Constraints to Development: Community Facility Capacity

Community facilities have not changed drastically since adoption of the 1976 Land Use Plan. The following is a brief summary of major facilities, their current use and design capacity.

1. Sanitary Sewer

The implementation of the City's 201 Wastewater Facilities Plan, has provided adequate sewerage treatment facilities for an estimated 20 year period.

The present sanitary sewer system is being used at near 100 percent of its capacity. The city operates its 1,000,000 gpd contract stabilization with a nitrification treatment plant, which was completed in 1980, off Jackson Drive. The plant is fully permitted by the N.C. Division of Environmental Management (DNRC).

2. Water

The existing water system came into full operation in 1968. Nearly 100% of the City's population is served by the water system. The Havelock water system has approximately 1,650 users.

The city operates a water treatment plant on Lynwayne Circle where an elevated 300,000 gallon storage tank stands. An additional 500,000 elevated storage tank is located behind Cherry Plaza Shopping Center. Water for the system is taken from two deep wells at between 240 and 260 feet. Peak daily capacity of the water system is 900,000 gpm.

3. Public Safety

a) Havelock Fire Department

The Havelock Fire Department has one station located on Roosevelt Boulevard.

The Havelock Fire Department averages twenty-five volunteers. Major equipment includes (1) 1974 750 gpm pumper and 1973 750 gpm pumper.

b) Havelock Rescue Squad

Ambulance attendants and emergency medical technicians for the rescue squad are all volunteers and must be certified by the State. There are now approximately twenty certified EMT's in the fire department. Havelock rescue squad serves all of township 6 in Craven County.

c) Havelock Police Department

The City of Havelock maintains a full-time police department with a chief, a policeman, 2 investigators, and 2 auxiliary officers. Normally two cars patrol within the city limits with authorization to answer calls within the extraterritorial limits.

F. Estimated Demands

1. Population

As mentioned earlier in this summary population projections for Havelock are particularly difficult because of the city's dependence upon the MCAS. Any decisions about changing troop strength has a direct effect upon Havelock. However, the 1976 CAMA Land Use Plan projected a population of 21,500 for Havelock in the year 2000. Currently it would appear that, barring some unforeseen occurrence, Havelock will not reach this estimate (this figure only includes off-base population).

2. Economy

Economic conditions are not expected to change drastically in Havelock. Havelock income levels should remain higher than surrounding areas due to the military and civilian workers at Cherry Point. The importance of Cherry Point can easily be seen when considering the \$55 million plus civilian and \$80 million plus military annual payroll.

3. Future Land Needs

The 1976 Plan and this Update base land use projections on the Havelock 201 Facilities Plan. The only change between this Update and the original plan is the recognition of the slowing of growth in the Havelock planning area and the reduction in the size of the planning area. Growth has not stopped nor is it expected to stop. However, earlier estimates did not consider the impact of overall economic conditions or the stabilizing of base operations. This resulted in the 1985 and 1995 estimates being more realistic projections for 1990 and the year 2000 respectively.

III. POLICY STATEMENTS

The central component of the CAMA Land Use Plan Update is the definition of key land use and environmental issues. Broad topics discussed are as follows:

- Resource Protection
- Resource Production and Management
- Economic and Community Development
- Continuing Public Participation

A. General Goals

Six general development goals for the Havelock area were adopted by the City Board of Commissioners. These general goals form the basic ideals the community will always strive to achieve.

- 1) To provide a harmonious living environment which is safe, healthy, and attractive--not only to those so choosing to live here, but for those passing through as well;
- 2) To expand the employment base from that of a "one industry town" so that opportunities for employment will be available for all who seek them;
- 3) To promote development (residential, commercial, industrial, and recreational) that is compatible with the noise and crash hazards which result from the normal aircraft operations of Cherry Point Marine Corps Air Station;
- 4) To provide wide ranged educational, cultural, and recreational opportunities to meet the needs of all of the community's residents through a cooperative program of public and private investment of time and money;

- 5) To preserve the qualities of the natural environment which make the area attractive as a place to live and visit;
- 6) To provide public services and facilities to meet the needs of the people in a timely, efficient, and orderly manner.

B. Resource Protection Policies

Resource Protection Policies are directly concerned with two sub-categories; Areas of Environmental Concern (AEC) and Constraints to Growth.

1. Areas of Environmental Concern (AEC):

AECs that Havelock is directly concerned with are:

- (a) Coastal Wetlands - In Havelock Coastal wetlands are limited to a relatively small area adjacent to Slocum and Tucker Creeks. Havelock desires to regulate development in these areas through existing land use controls to assure appropriate uses;
- (b) Estuarine Waters - In Havelock the waters in Slocum and Tucker Creek are classed as estuarine. The city has determined that the appropriate policy is to allow appropriate existing zoning, erosion control and county health regulations;
- (c) Public Trust Areas - In Havelock Public Trust Areas are confined to a very small area in the upper reaches of the city's creeks. Havelock has determined that an appropriate policy is to allow uses in the public trust areas that are not environmentally damaging and are consistent with existing zoning and environ control regulations;

(d) Estuarine Shoreline - The Estuarine Shorelines in Havelock are limited to the shorelines of Tucker and Slocum Creeks. The town has determined that the appropriate policy for managing the estuarine shorelines shall be to preserve and not weaken or eliminate natural barriers to erosion. They include protecting peat marshland, clay shorelines and cypress-gum protective fringe areas.

2. Constraints to Development

Constraints to development are discussed within the data analysis section of this plan. The following is the policy on resource protection in these areas.

- a) Man-Made Hazard Areas. The major man-made hazard area in Havelock is the US Marine Corps Air Station at Cherry Point. This large facility plays the dominant role in the activities of Havelock and surrounding area. The Cherry Point Air Installation Capability Use Zone (AICUZ) developed by the US Department of Defense identifies the noise and crash hazard zones surrounding the Air Station resulting from military air traffic.

- b) Resource Production and Management. The city has adopted policies dealing with recreation and forestry. With regard to recreation the town supports a policy that preserves surrounding natural resources and supports an active city recreation department. The city believes that areas of the town that are forested should only be interfered with if overall housing or economic conditions of

the town can be shown to directly benefit.

- c) Economic and Community Development Policies. The town has adopted five general policies pertaining to economic and community development in the city. Briefly, these are:

1. Industrial Development

Havelock supports and is actively seeking light industrial development. The most desired industry is the relatively small employer providing approximately 25 to 100 high wage skilled positions.

2. Commitment to Providing Public Services

All City of Havelock services are provided within the city limits to users according to the appropriate fee schedule if a fee is required. Services provided by the City include but are not necessarily limited to the following:

- | | |
|----------------------|-------------------------------|
| a) Police Protection | d) Library |
| b) Fire Protection | e) Emergency Medical Services |
| c) Water and Sewer | f) Recreation |

Services provided to the City extra territorial jurisdiction include: Water and sewer when lines are constructed by the developer and are compatible for city operations, take over, maintenance, etc.

3. Urban Growth Desired

Havelock supports urban growth within the designated transition and developed areas of the city. The city believes this growth should generally follow the patterns

currently existing: Havelock does not support extensive urban development or growth which would create major changes in the current identity of the city or place major burdens on the financial resources of the city to provide services.

4. Commitment to State and Federal Projects

The City is basically supportive of all Cherry Point activities and recognizes the fact that without the base Havelock would not exist as it does today. The city is willing to commit resources to specific projects individually provided funds are available and the best interests of the city will be served. The city is an active member of the Neuse River COG and reviews all state and federal projects included under the A-95 Project Notification and Review System.

5. Assistance to Channel Maintenance and Beach Nourishment

Havelock supports both Channel Maintenance and Shoreline Nourishment projects provided the benefits gained can be proven to be greater than the resulting cost whether financial or to the environment. In Havelock, Slocum, and Tucker Creeks, are the only waters.

d. Other Issues

1. Impacts of Cherry Point, MCAS through the Year 2000

The City of Havelock believes the Cherry Point MCAS will continue to have roughly the same impact in the year 2000 as it does today. Havelock developed as a city as

a direct result of locating the Base at Cherry Point. Any major change in the status of Cherry Point would have an equally direct impact and result on the City of Havelock. The relative importance is discussed in the data analysis section of this plan.

2. Future of Naval Air Re-Work Facility

The NARF facility at Cherry Point is particularly important to Havelock and civilian employment in the surrounding area. The impact of NARF is discussed in the data analysis section of this plan. The City believes the facility should continue at its present employment level and use, if possible, and in the best interest of the United States. The City does not envision any major changes occurring in the present role of the NARF facility.

3. Public Service Provision to Subdivisions Outside Jurisdiction

The City of Havelock's present policy does not provide for public service provision to subdivisions outside of the City extra-territorial jurisdiction with the exception of the Havelock Rescue Squad which serves all of Craven County Township Number Six. Mutual aid assistance to other agencies is provided by the Havelock Police and Fire Departments. No city water or sewer service is provided.

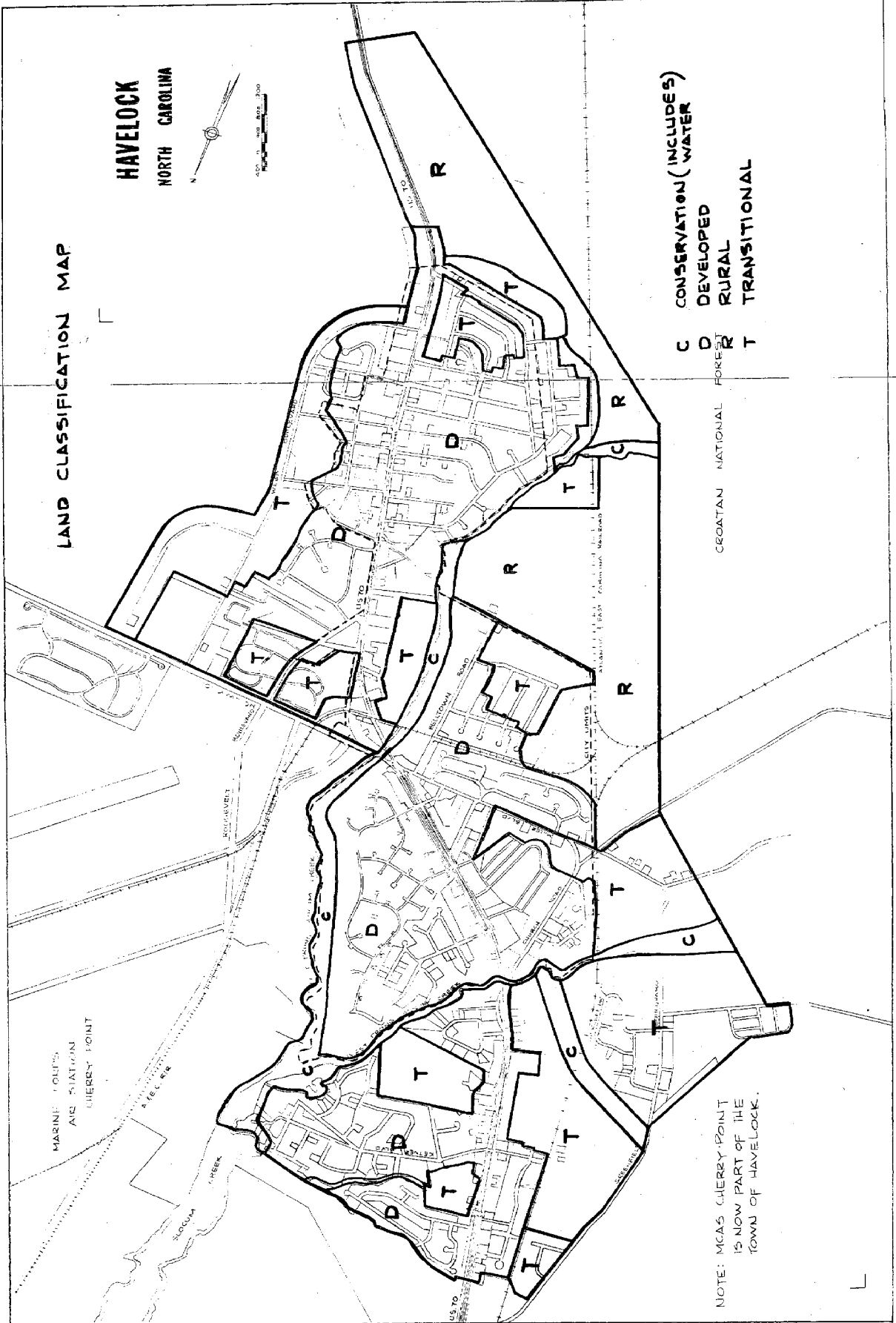
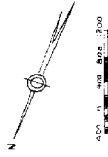
IV. PUBLIC PARTICIPATION

In preparing the plan update several methods of public participation were used. In addition to using the Planning Board and City Council as a forum, a Citizens Advisory Committee was appointed to advise the planner.

Continuing public participation will be accomplished primarily through public meetings. The Town Commissioners and planning boards meet on a regular basis. Citizens can request in advance to be on the agendas, to speak or inquire on any issue involving the towns land use plan or CAMA in general.

LAND CLASSIFICATION MAP

HAVELOCK
NORTH CAROLINA



- C CONSERVATION (INCLUDES WATER)
- D DEVELOPED
- R RURAL
- T TRANSITIONAL

MARINE POLICE
AIR STATION
CHERRY POINT

NOTE: MCAS CHERRY POINT
IS NOW PART OF THE
TOWN OF HAVELOCK.

