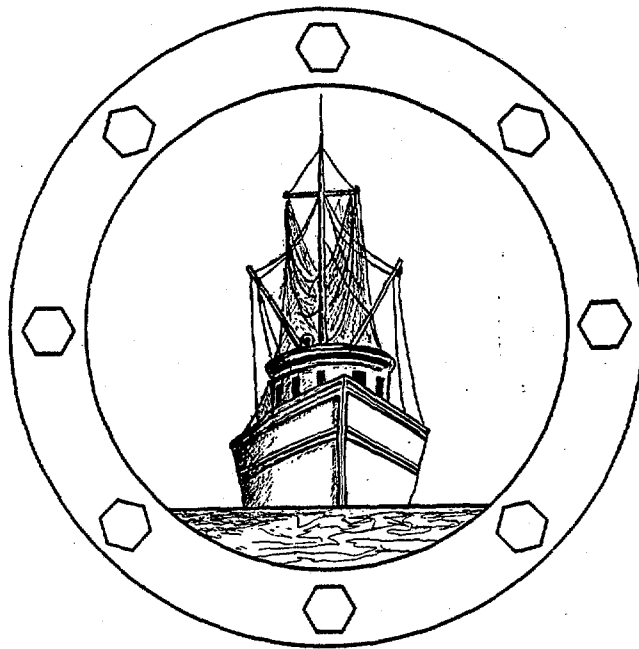


North Carolina Coastal Zone Management Program

BAYBORO LAND USE PLAN

JUL 1989



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1988 BAYBORO LAND USE PLAN

Prepared for the Town of Bayboro

With assistance provided by

Stephenson and Associates
A subsidiary of Aquasystems, Inc.
Environmental Research, Planning and Management Consultants
Greenville, North Carolina

Adopted by the Bayboro Town Board on May 4, 1989

Certification by the North Carolina Coastal Resources Commission
on July 28, 1989

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1988 BAYBORO LAND USE PLAN

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BAYBORO LAND USE PLAN

I. INTRODUCTION

This Land Use Plan represents an update of the existing Bayboro Land Use Plan, and when adopted will supercede the previous plan. The original plan and its update every five years is required by the North Carolina Coastal Area Management Act (CAMA). The Planning Board of Bayboro is the local agency has the responsibility to oversee the planning process, of which this land use plan is a part. This document is in accordance with the land use planning guidelines (Subchapter 7B - 15NCAC).

Land use planning is at the very core of the planning process. All other phases of planning are performed to service the projected land use pattern generated in the land use plan. The existing land use pattern of Bayboro is the result of many years of interaction between the human and natural resources in the town and the surrounding area.

The land use plan can help keep the desired character of the Town of Bayboro, and at the same time guide growth and change in an acceptable manner. It is intended that this plan serve as a tool for growth to meet the needs of the people, both now and into the 21st century.

Land use planning is based on many factors including topography, drainage, soils, existing uses of land, availability of community services, roads, population projections, trends in economic development, and future land use needs. The coordination of all these factors is what planning, in general, is all about. Planning is essential to avoid the chaos typical of other areas experiencing faster growth. But land use planning is not an end in itself. Although the plan allows for changes in the future, it must be implemented to receive the benefits from its adoption.

There are many tools that the Town of Bayboro has at its disposal to implement a land use plan. One important tool is zoning which is already being used. Other tools include: 1) purchase or condemnation of property which usually determines what uses will occur, 2) affect land use with or without provisions of community services, 3) tax property to affect what will occur, 4) use of zoning or other similar types of regulations, 5) floodplain ordinances, and 6) timing and sequencing controls. All of these tools require the education and understanding by the officials and citizens of the community.

II. DATA COLLECTION AND ANALYSIS

A) Regional Setting

The Town of Bayboro is situated at the confluence of the North and South Prongs of the Bay River, approximately four miles east of an ancient shoreline known as the Suffolk Scarp. The Town is located on an equally ancient marine terrace known as the Pamlico Terrace, a landform that is part of the outer section of the Atlantic Coastal Plain Physiographic Province. The Atlantic Coastal Plain stretches from Massachusetts to Florida and includes many types of landforms and wildlife habitats.

Land in and around Bayboro is low-lying, nearly level and poorly drained. The nature of the land has posed a problem with respect to its inability to effectively handle effluent from septic tanks. This has severely limited growth in the town and has compromised the environmental integrity of the area, as the town is virtually surrounded by fragile wetlands. Recently, Bayboro has joined several other communities in Pamlico County to help finance an EPA/FmHA sponsored wastewater treatment system for the area. The new system will be the result of many years of effort on the part of Bayboro.

Bayboro has a common boundary to the west with the Town of Alliance, to the south it lies along the South Prong of the Bay River, and to the southeast it lies along the Bay River and has a common border with the Town of Stonewall. Though the North Prong of the Bay River is a barrier to development, the town extends beyond the stream to the north, and east along the north shore of the Bay River. The area north of the town is the only area where the town could continue to expand should development pressures warrant such expansion. The town currently does not maintain an extraterritorial jurisdictional boundary.

The major highways in the town are NC 55 and NC 304. NC 55 is the major road between the City of New Bern and the eastern portion of Pamlico County. NC 304, which intersects NC 55 in Bayboro, serves the northeastern section of the county. A severe traffic problem continues to exist at the intersection of these two highways as NC 304 creates a 45 degree angle with NC 55. Also, contributing to the problem is a convenience store and a gas station at one of the corners formed by the two highways. This situation causes left turns at peak traffic times to be very hazardous.

An abandoned railroad line, formerly owned by Norfolk and Southern Railroad, is located parallel to NC 55 about 330 feet north of the highway. Commercial and residential uses have developed between the railroad and the highway and some residential development has been located behind the railroad. There has been some speculation in the town that the old railroad may be converted into an alternate east-west route for automobile traffic, however, no formal plan has been adopted.

The town is a port for commercial fishing purposes and is located east of the Pamlico County Courthouse. The facility handles fishing

vessels of various sizes and contains some seafood processing activities. There are no facilities in the town for recreational boating except for a private boat ramp.

B) Population

There has been a steady but slow increase in Bayboro's population through the years (see Figure 1). Bayboro is the largest town in Pamlico County and it functions as the county seat. In an effort to understand the growth trends of Bayboro the population curve can be compared with the Pamlico County population curve (see Figure 2), and the number of households and the persons per household in Bayboro (see Figures 3 and 4 respectively). Pamlico County is a rural county containing only small towns, so the county population characteristics are fairly representative of Bayboro.

Upon examination of the Pamlico County population curve (see Figure 2), it can be seen that since 1970 there has been a dramatic increase in the growth rate of population. In an effort to determine how population is increasing in the county, the percentage of growth in each incorporated town was examined. The towns experiencing the most rapid growth were Arapahoe, Oriental, Minnesott Beach, and Alliance and Bayboro combined. Though the relatively small initial populations of Arapahoe and Minnesott Beach result in huge percentage increases, the numerical increases are substantial as well, especially in Arapahoe. The increases in growth for the towns of Oriental, Arapahoe, and Minnesott Beach can probably be attributed to retirees locating in the area and residents relocating from other parts of the county to the towns. In the cases of Arapahoe and Minnesott Beach, the growth of Cherry Point Marine Air Station since 1970 may be related to increased growth in the towns.

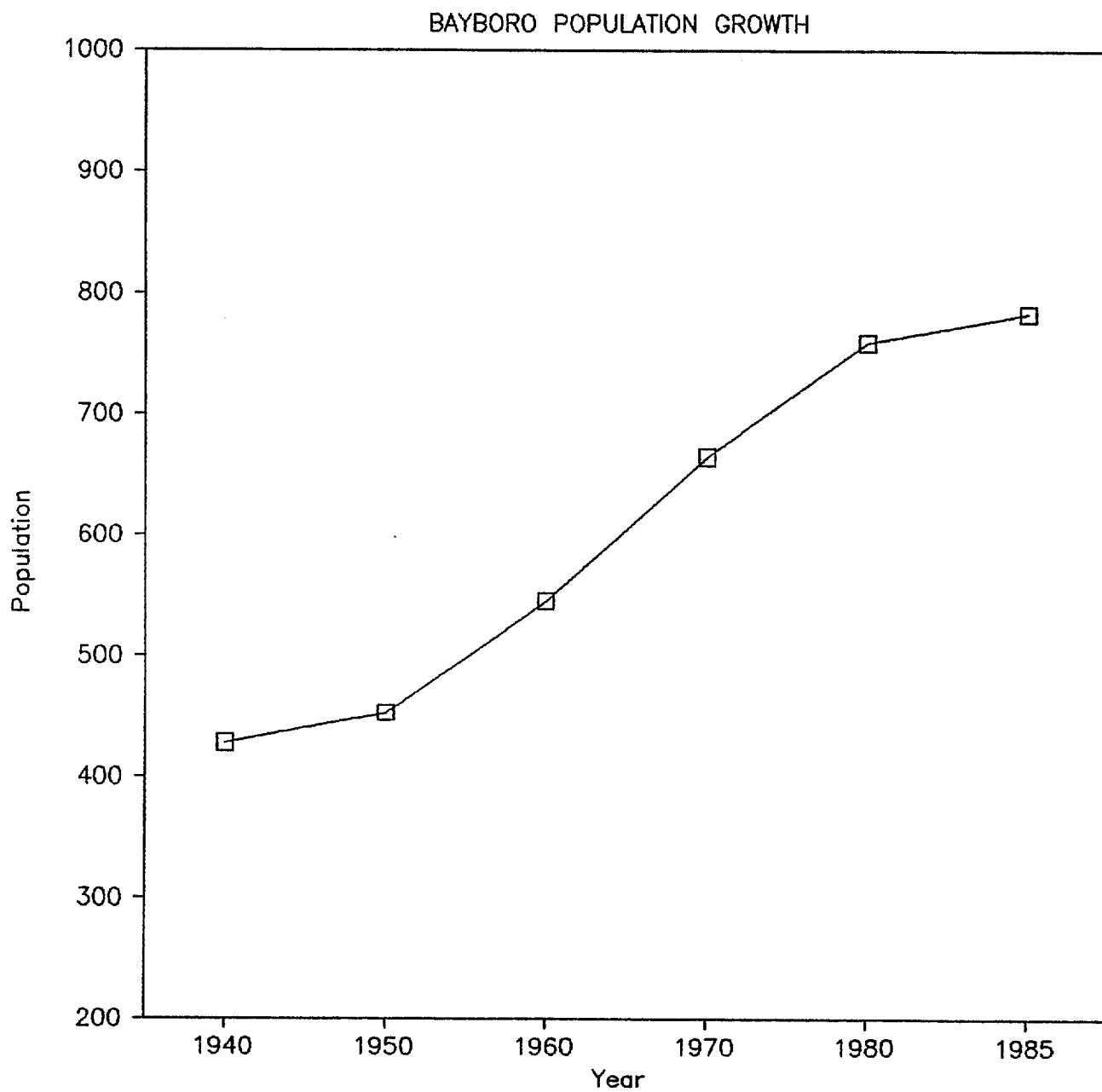
Bayboro's growth can be attributed to its role as the governmental center of the county. Though growth has been steady in the past several decades the population curve indicates a slight leveling off in recent years. This may be a result of the constraints to growth such as lack of a wastewater treatment plant and the incorporation of Stonewall and Alliance. It will be interesting to note any changes in population growth that may occur as a result of the installation of the new wastewater treatment system. Because Pamlico County has experienced accelerated growth in recent years, the new system should stimulate growth in Bayboro.

A seasonal population increase occurs in Pamlico County each year during the summer months. The Town of Bayboro is affected very little by this increase, generally experiencing only an increase in traffic flow by people travelling to and from the coast. This tends to increase the problems already existing on NC 55 and NC 304.

C) Population Projections

There are many different methods for making population projections. In this land use plan the linear and exponential methods

FIGURE 1



Source: 1980 U.S. Census and
N.C. Office of State
Budget & Management

PAMLICO COUNTY POPULATION GROWTH

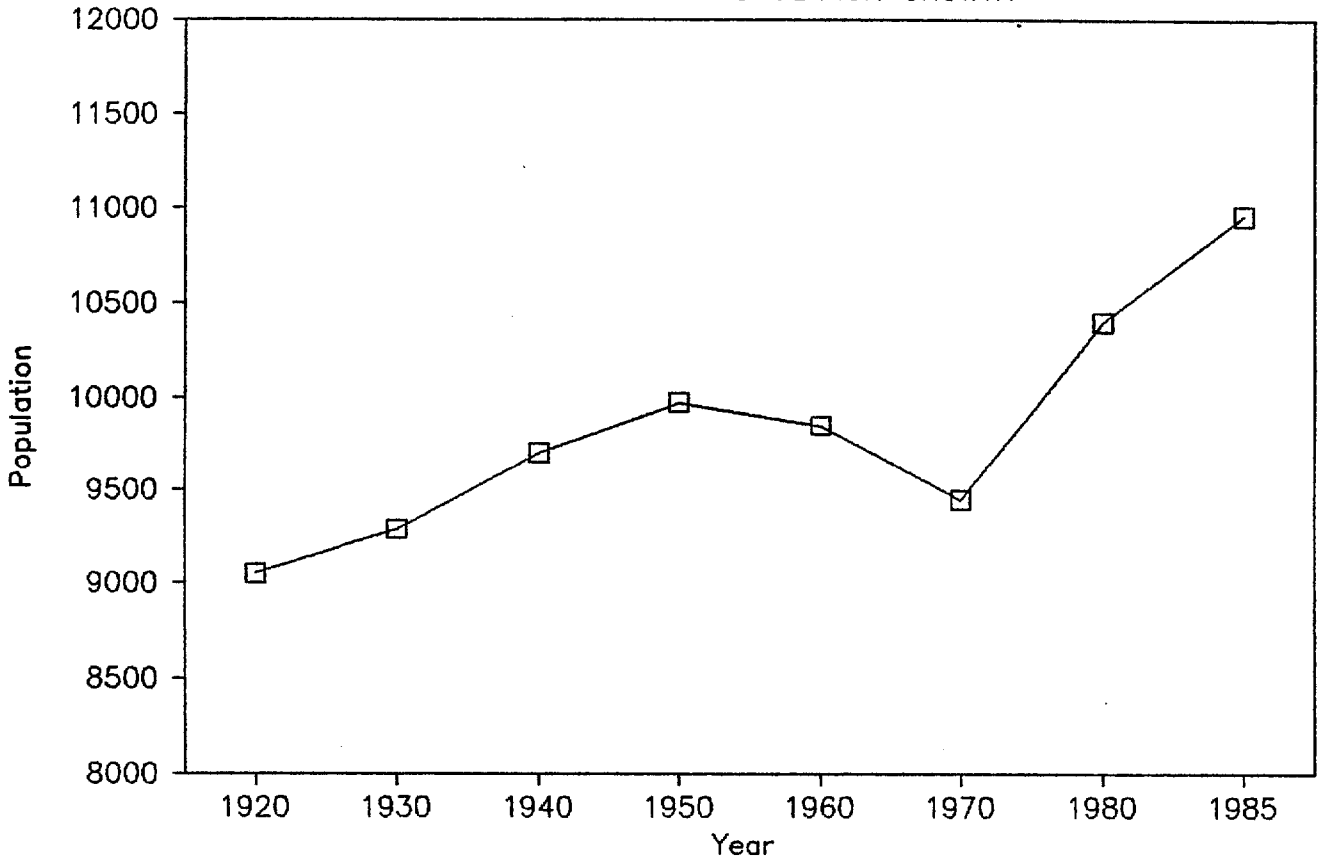


FIGURE 2

NUMBER OF HOUSEHOLDS

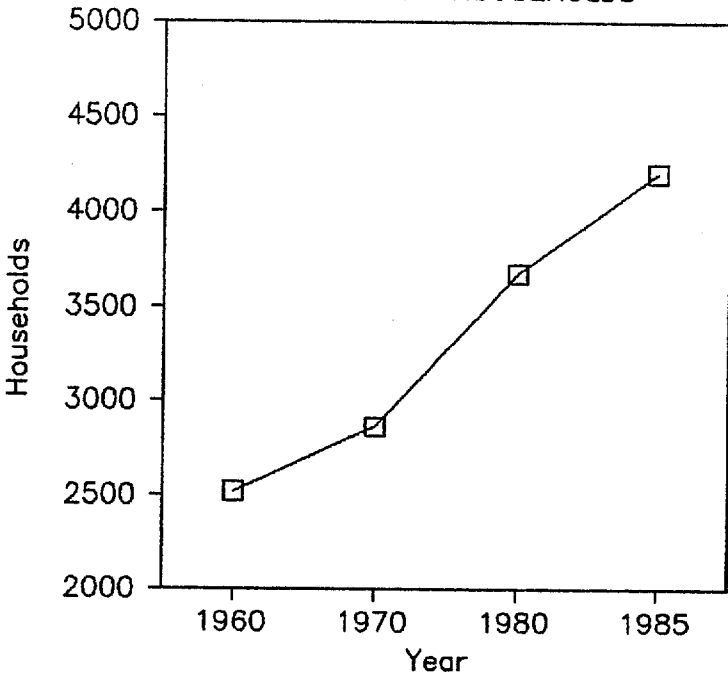


FIGURE 3

PERSONS PER HOUSEHOLD

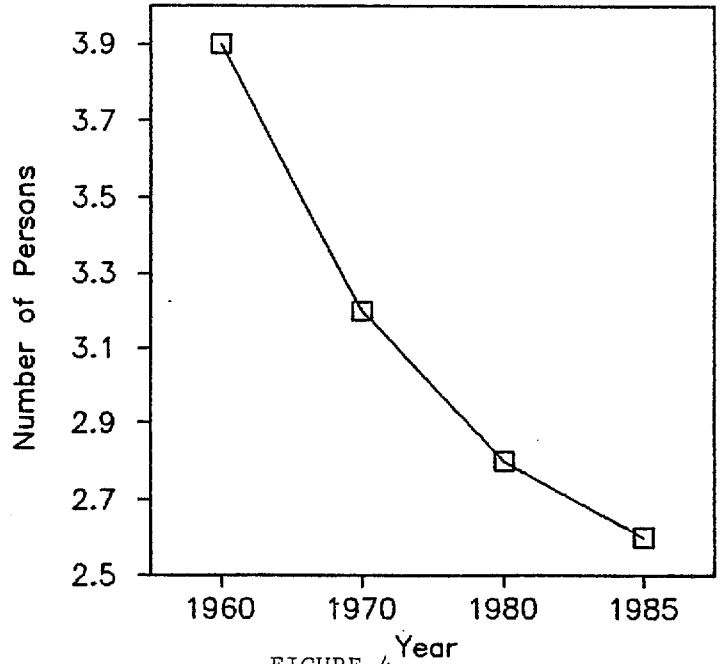


FIGURE 4

are used. A projection will be made using each method and then averaged to obtain the best possible projection.

A linear projection gives the same result as if the population history for a given area was graphed and the line connecting the dots on the graph was continued at the same slope as a straight line.

The exponential projection calculates the population at a geometric rate. This means that the population grows at a constant rate or percentage. This projection will give a higher estimate than the linear. By averaging the two projections the best possible estimate is made. The projections are as follows:

LINEAR ESTIMATE FOR THE YEAR 2000; 963

EXPONENTIAL ESTIMATE FOR THE YEAR 2000; 1,055

AVERAGE ESTIMATE FOR THE YEAR 2000; 1,009

The population for Bayboro in the year 2000 is expected to be 1,009 persons.

D) Economy

The economy of Bayboro is well diversified. According to the 1980 census approximately 96% of the employment in the town is divided by several separate "industries" (see Figure 5). The largest single sector of employment is the "Professional and Related Services" category which accounts for almost 25% of the town's total employment. This is understandable considering Bayboro's role as the county seat and the wide array of services generally needed for its support.

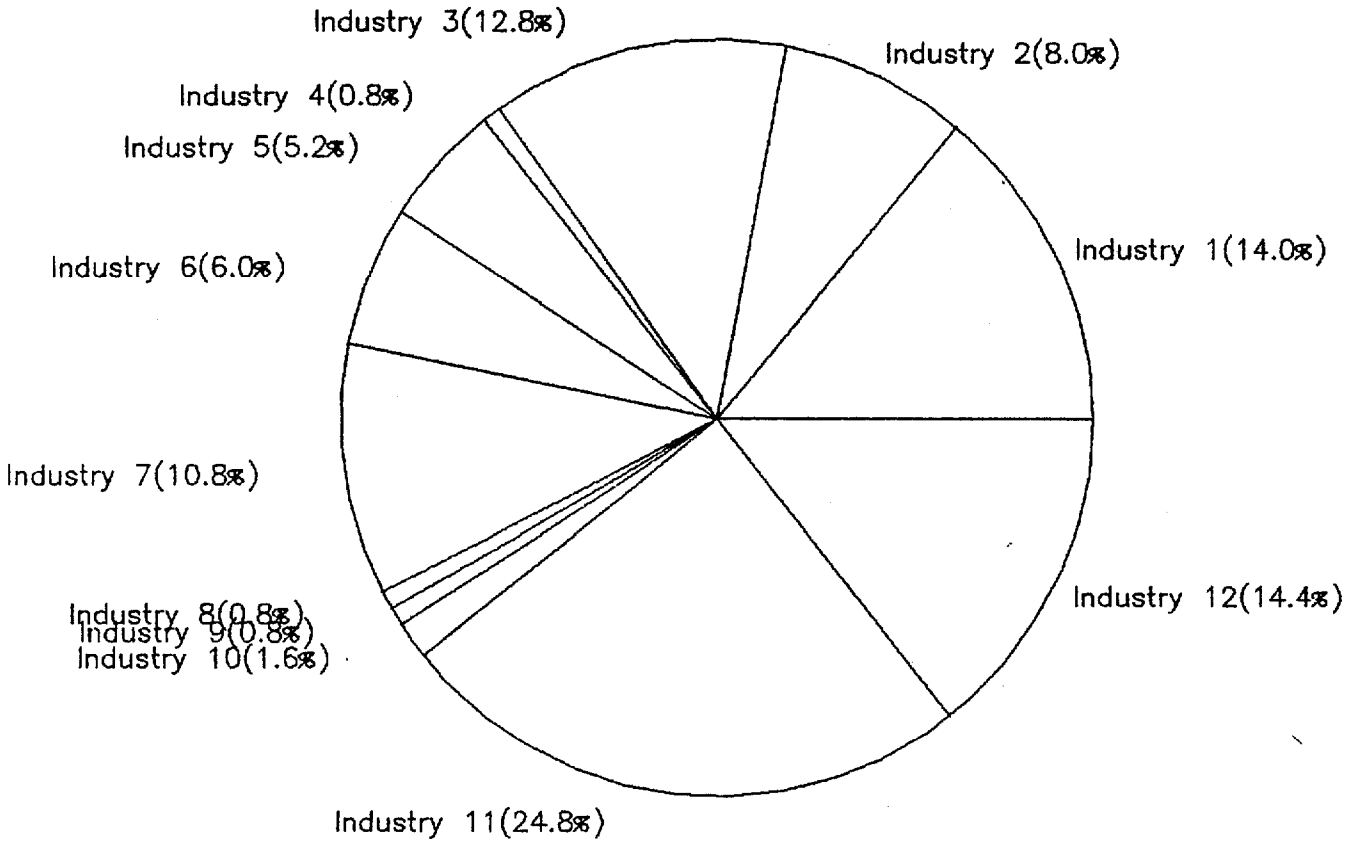
The town's economy is supported by approximately 27% of the town's employment being in the "basic" industries such as agriculture, forestry, fishing, mining, and manufacturing. Basic industries produce goods for export to other areas thereby being the most viable form of income for a given area. Other sources of income for a community may be from the state or federal government, or income generated from the service sector of the economy. As a rule, however, the economy of a given community stands on the strength of its basic industries, and Bayboro is doing well in this regard.

Bayboro also serves as the center for wholesale and retail activity within the county, having the largest number and widest array of establishments of any other community. There is not a great deal of activity in banking and finance as there are only two banks in the town. The people of Pamlico County generally conduct their major financial dealings in nearby New Bern because of the greater level of services available there. The financial institutions in Bayboro generally serve as extensions of those in New Bern.

The town's employment is well diversified as no single occupation

FIGURE 5

BAYBORO EMPLOYED PERSONS
16 YEARS & OVER BY INDUSTRY



<u>INDUSTRY</u>	<u>No. of WORKERS</u>
1) Agriculture, Forestry, Fisheries, & Mining	35
2) Construction	20
3) Manufacturing	32
4) Transportation	2
5) Communication, Other Public Utilities	13
6) Wholesale Trade	15
7) Retail Trade	27
8) Finance, Insurance, & Real Estate	2
9) Business and Repair Services	2
10) Personal, Entertainment, & Recreation Services	4
11) Professional and Related Services	62
12) Public Administration	<u>36</u>
Total Workers	250

Source: 1980 Census of
Housing & Population

is dominant (see Figure 6). Managerial and professional occupations have the largest segment with over 22% of the town's employment.

The graph depicting employment by class of worker shows a somewhat different view (see Figure 7). The "Private Wage and Salary Workers" are over 50% of the town's employed. When the federal, state, and local government workers are added together, it is seen that they comprise almost 40% of the work force. This leaves 10% of the work force as self-employed.

E) Income

The average household income in Bayboro can be considered less than average (see Figure 8). In fact, median income for each household approached the poverty level while mean income was more in line with nearby towns. The median income, however, can be considered to be the more accurate value as it is less affected by extremes than the mean income. It should be noted that there is a large number of households in the \$2,500-\$4,999 income range. It is possible that the majority of these households are those containing single, unrelated individuals. Even so, this is an extreme level of poverty that deserves immediate attention. It is noted here that the data used in this plan is 1979 and 1980 data which is out of date. However, there has not been a great deal of change in the town since the data was collected and it is assumed that the lower income ranges have remained relatively the same.

F) Estimated Demand on the Land

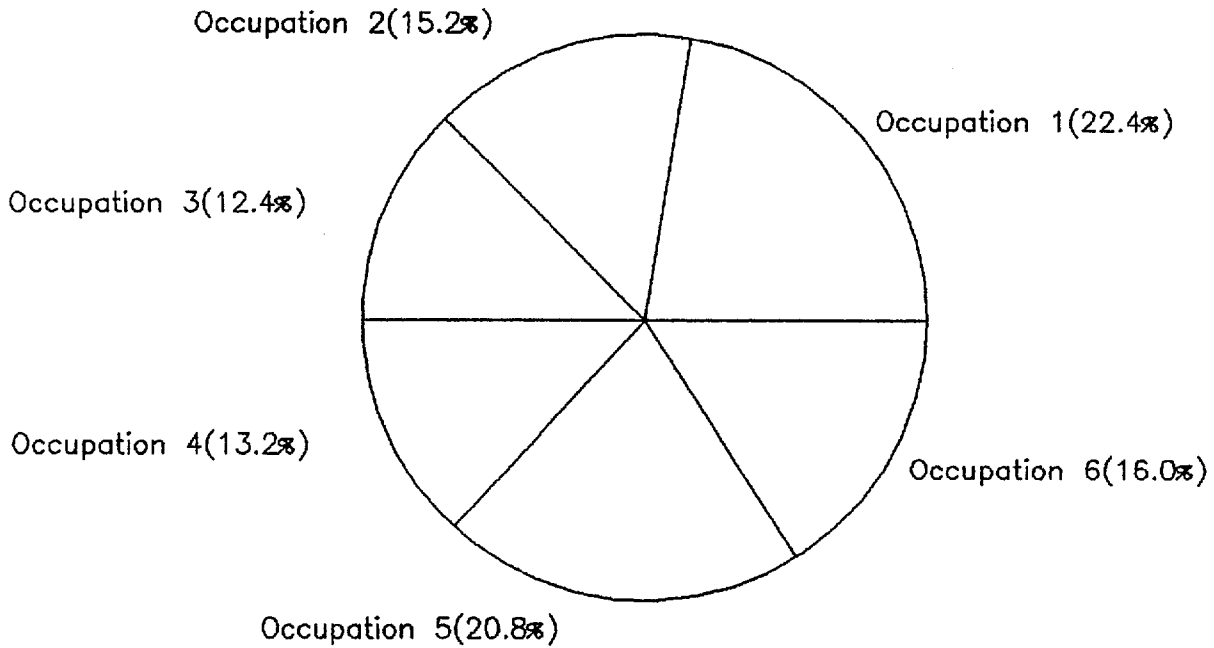
The population of Bayboro is expected to grow at a rate of 33% between 1980 and the year 2000. An additional 58.3 acres will be needed in the year 2000 to accommodate the projected growth. This is based on the existing population density. can easily accommodate this growth since it has 153.33 acres of open space and 16.22 acres of vacant land.

G) Summary

Bayboro, being the county seat for a rural county, should expect pressure from development in the future. When the wastewater treatment plant is constructed, additional development can be expected to occur. Hopefully, some of this development will help raise the standard of living in the town. Increased development should bring more services into the town. The town should have few problems accommodating increased development during the next ten years.

FIGURE 6

BAYBORO EMPLOYED PERSONS
16 YEARS & OVER BY OCCUPATION

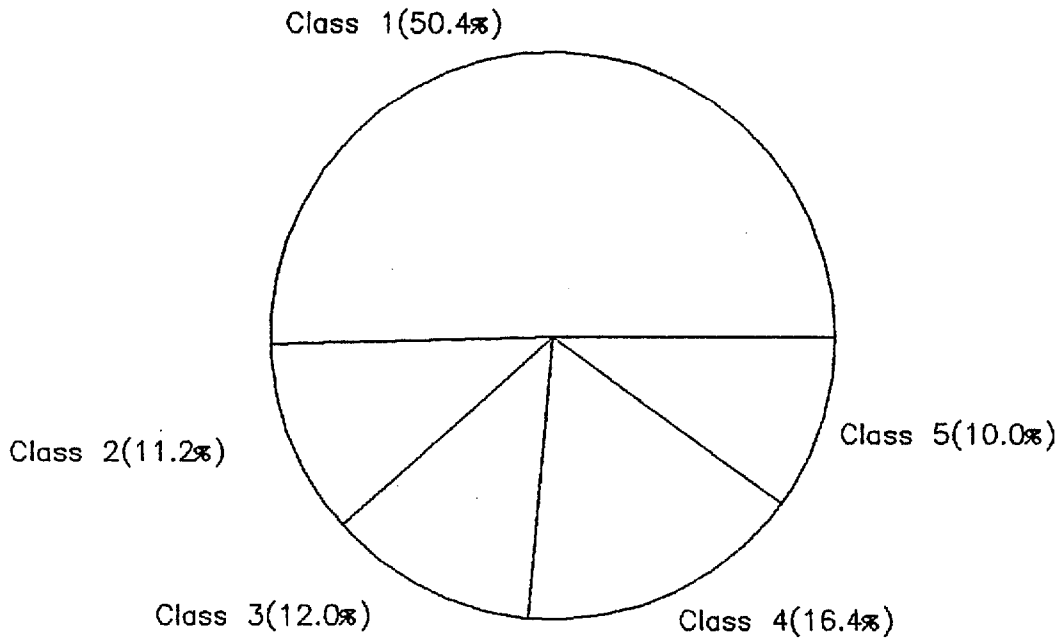


<u>OCCUPATION</u>	<u>No. of WORKERS</u>
1) Managerial & Professional Specialty	56
2) Technical, Sales, Administrative Support	38
3) Service	31
4) Farming, Forestry, & Fishing	33
5) Precision Production, Craft, & Repair	52
6) Operators, Fabricators, & Laborers	<u>40</u>
Total Workers	250

Source: 1980 Census of
Housing & Population

FIGURE 7

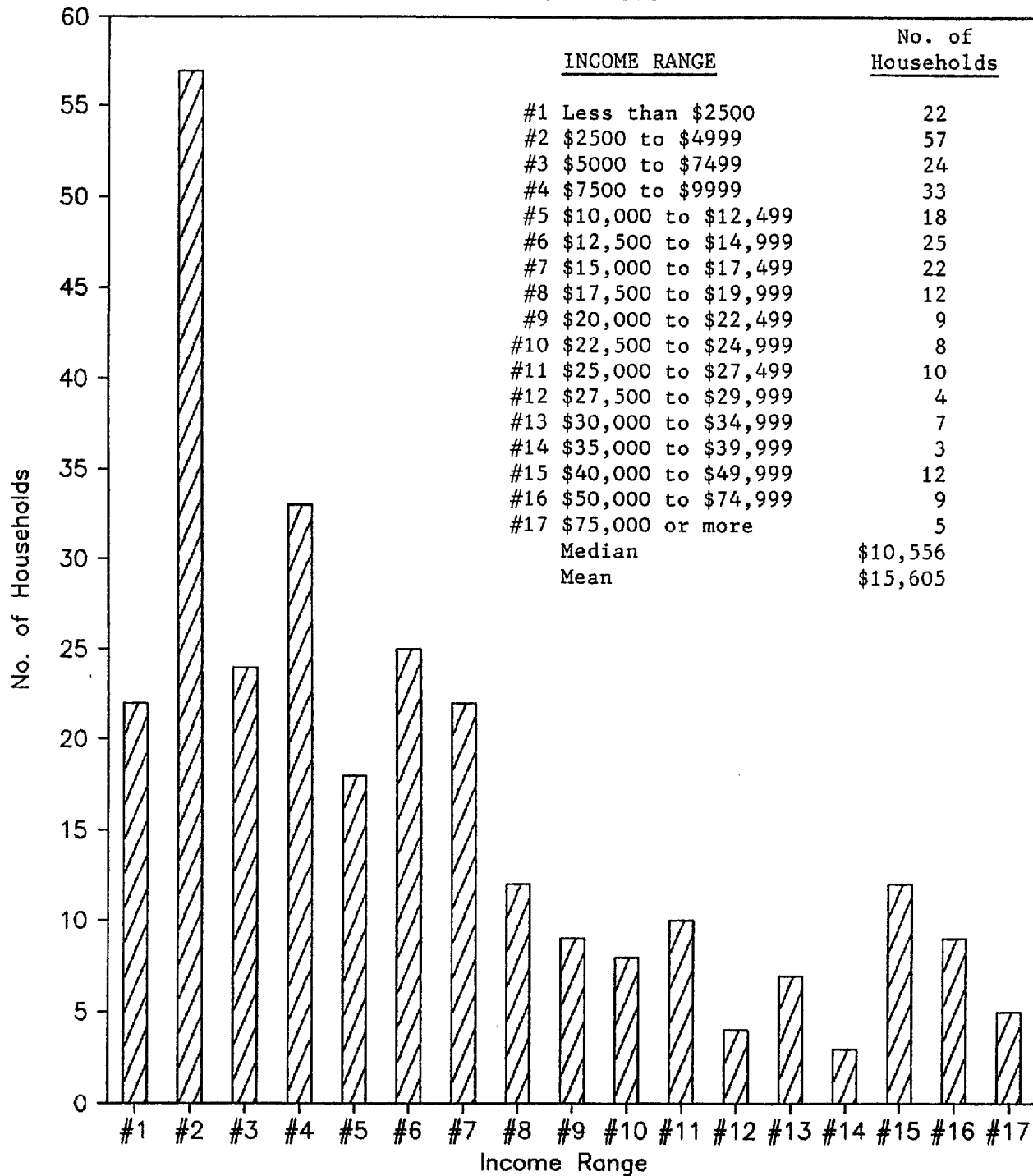
BAYBORO EMPLOYED PERSONS
16 YEARS & OVER BY CLASS OF WORKER



<u>WORKER CLASS</u>	<u>No. of WORKERS</u>
1) Private Wage and Salary Worker	126
2) Federal Government Worker	28
3) State Government Worker	30
4) Local Government Worker	41
5) Self-Employed Worker	<u>25</u>
Total Workers	250

Source: 1980 Census of
Housing & Population

FIGURE 8
BAYBORO HOUSEHOLD
INCOME IN 1979



Source: 1980 Census of
Housing & Population

III. EXISTING CONDITIONS

A) Existing Land Uses

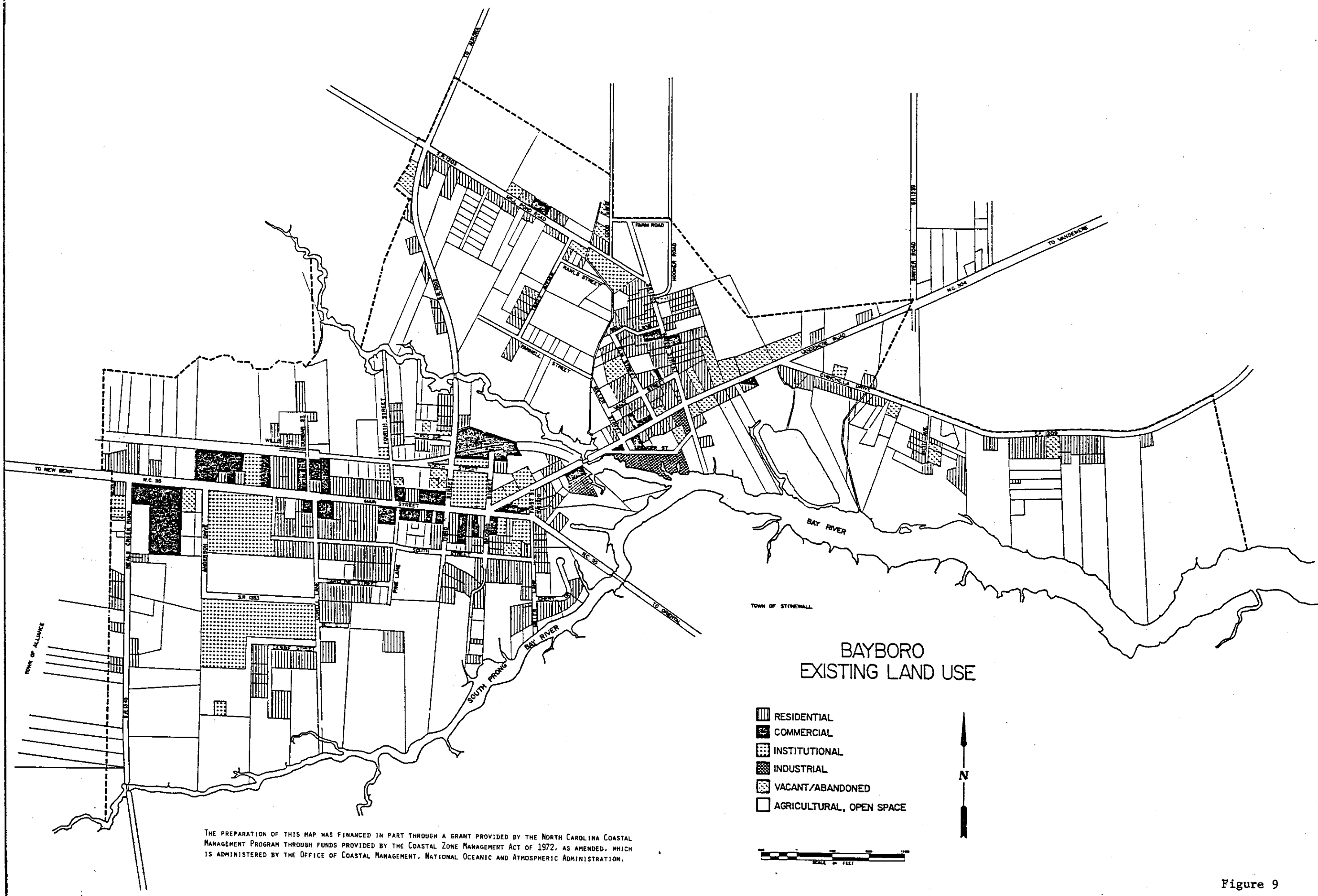
Land use in Bayboro is the result of many factors, both physical and cultural. The spatial distribution of the different land use categories bares this out (see Figure 9). The land uses, their acreage and the percent of total land area, along with the expected demand are listed in Table 1.

TABLE 1
BAYBORO LAND USE DATA

LAND USE	ACRES	% of TOTAL	FUTURE ACRES REQUIRED
Agriculture	139.45	14.0%	N/A
Forested	212.75	22.0%	N/A
Residential	126.79	13.0%	36.6
Commercial	27.75	2.0%	8.0
Institutional	42.20	4.0%	12.2
Vacant	16.22	2.0%	N/A
Manufacturing	5.23	0.6%	1.5
Marsh	144.00	15.0%	N/A
Water(not river)	9.00	1.0%	N/A
Open Space	153.33	16.0%	N/A
Roads & RR	80.83	8.0%	N/A
Total	957.61		58.3

There has been little change in the pattern of land use in Bayboro since the 1982 Land Use Plan update. The town has had a slow rate of growth over the past several years. Because a zoning ordinance had not been used until recently the land uses are greatly mixed as a result of uncontrolled development. For example, there does not appear to be any functional or aesthetic style that might be characteristic of the town. The community has primarily grown in a strip pattern. This is characterized by the large number of business ingress/egress points along NC 55 that tends to create potential traffic problems for the town.

In preparation of this land use plan update, a "windshield survey" was completed to determine existing land uses and any changes that may have occurred since the previous update. Very few changes were noted. However, the propane storage facility indicated as a compatibility problem in the previous plan has gone out of business and no longer presents a problem, although the tanks remain on the site. The problem of blighted conditions across the railroad tracks along NC 55 and SR 1203 continue and should be addressed as soon as possible.



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Figure 9

During the survey, there were 200 occupied residences observed in the town. This is a decrease since 301 residences were tallied in the 1982 plan. The discrepancy is due to the fact that vacant/abandoned residential structures were not included in the most recent count, while they were included in the 1982 count. There are a large number of abandoned structures in the town. This is a problem that need to be solved in the near future. The abandoned structures are potential health and fire hazards and could be dangerous to children.

As a result of the 1982 Land Use Plan update and town commitment, a zoning ordinance was adopted in 1983. The ordinance contains four classes of residential zones and a single residential/business zone. The ordinance is designed to phase out uses that are incompatible with the more densely mixed use areas. An example of this is the phasing out of the propane storage tank area near the courthouse. The current zoning ordinance "grandfathers" the uses that are considered incompatible until such time that the use is discontinued for any reason.

Future land use requirements are based on a modest population increase, including additional space for residences, business and industrial activities and schools. A total of 58.3 acres of vacant land and open space within the town will be needed for various land use functions. This is based on the existing densities of population and its relation to the present land use mix.

B) Constraints: Land Suitability

1) Hazard Areas

Natural hazards are located in areas that are prone to such events as earthquakes, tornadoes, hurricanes or flooding. Other hazards can be socially oriented as they are related to a high density of population. These hazards include pollution from radioactive wastes, emission of toxic gases into the atmosphere, lack of treatment for heavy metals at wastewater treatment plants, residuals washing off the road and overcrowded living conditions. Whether the hazards are natural or social, both are dangerous to life, limb and property.

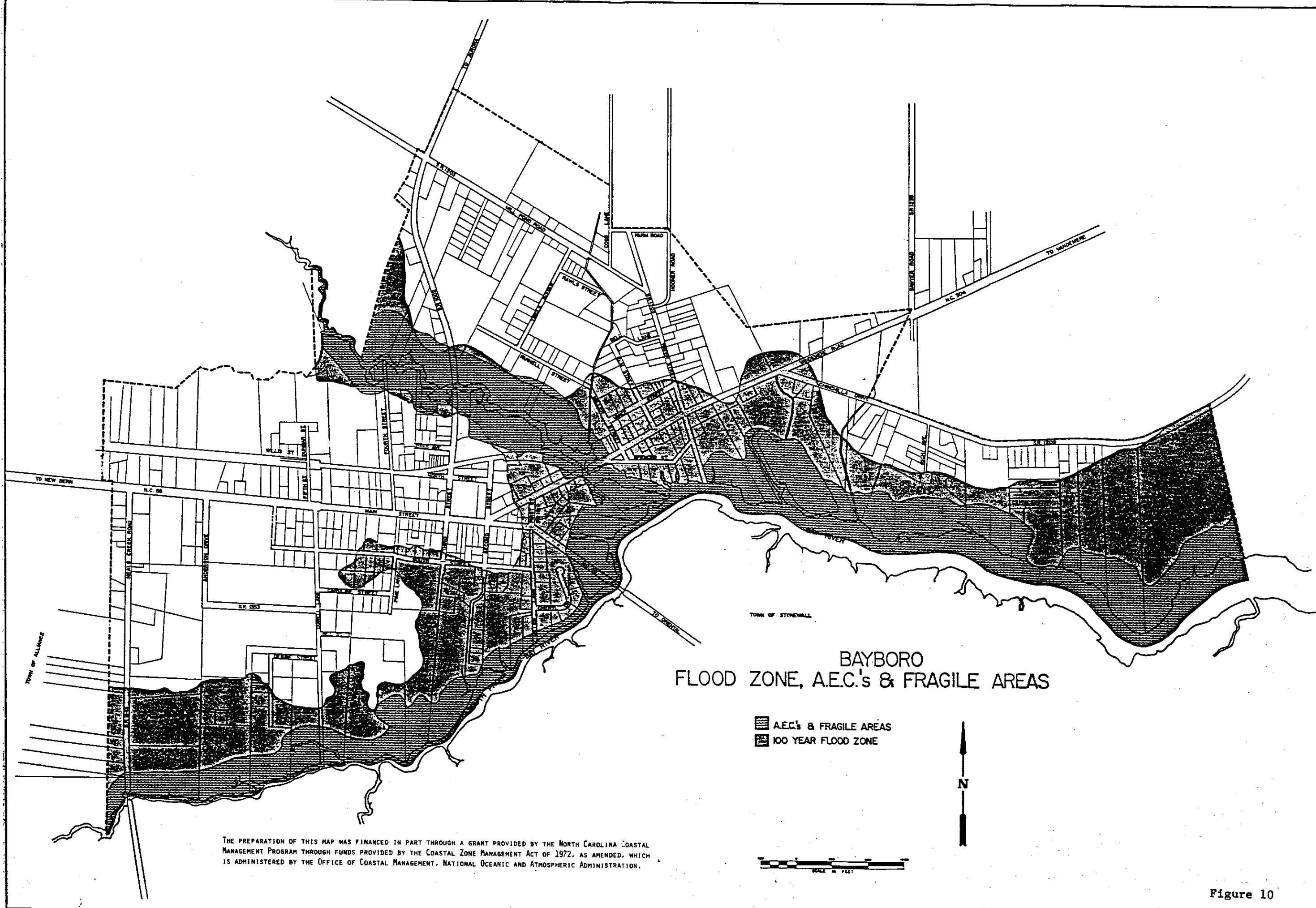
a) The bridge between Bayboro and Stonewall has been mentioned as a hazard because of pedestrian safety, particularly for school children.

b) The intersection of NC 55 and NC 304 is a traffic safety hazard.

c) Flooding is a natural hazard as much of the town would be inundated by a 100 year flood (see Figure 10). This means that each year there is a 1 in 100 chance that the town will be flooded. The low land along with the town's wet soils and poor drainage combine to make the town very vulnerable to flood problems.

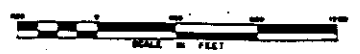
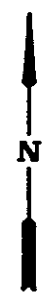
2) Soil Limitations

All of the soils in the town have at least some limitations. Most of the soils will require moderate to major special planning, good



BAYBORO
FLOOD ZONE, A.E.C.'s & FRAGILE AREAS

-  A.E.C.'s & FRAGILE AREAS
-  100 YEAR FLOOD ZONE



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Figure 10

design, and careful management. It must be kept in mind that soils are site specific and there can be several different soils on one site. An on-site inspection is needed to determine the types of limitations if there are any. Most of the soils of the town are poorly drained and have a high water table. This allows water to pond on the soil after a heavy rain. Soils in the town are also very poor for septic tank filter fields.

3) Source of Water Supply

The Castle Hayne Aquifer is the primary source of groundwater used as the potable water supply, as it is for most of the coastal plain. This resource is diminishing with increased use by an increasing population in eastern North Carolina.

4) Slope

The town is lowlying and lacks significant slope like most of the area. A large portion of the area has a high water table and is poorly drained.

5) Fragile Areas and AEC's

The Bay River and its two prongs have four Areas of Environmental Concern (see Figure 10). These are: coastal wetlands, estuarine waters, estuarine shorelines, and public trust waters. Such areas are subject to CAMA permits for any kind of development or alteration.

a) Coastal Wetlands - Coastal wetlands are located along the North and South Prongs of the Bay River above NC 55. There are both salt and fresh water marshes in the town. The wetlands which include marshes and swamp forests are essential in the life cycle of aquatic and terrestrial biota as well as people. The wetlands are easily damaged by pollution and must be protected. These areas are protected by several regulatory agencies, so any alteration must be approved.

b) Estuarine Waters - The waters of the North and South Prongs of the Bay River below NC 55 are considered estuarine waters. These brackish water areas maintain one of the highest levels of natural biological production in the world. Pollution of the water and subsequent contamination of biota can have a devastating effect on the natural habitat as well as any future social or economic benefit.

c) Public Trust Waters - The North and South Prongs of the Bay River are public trust waters. These waters are protected for a variety of different uses. Since commercial and sports fishing are a part of these uses, a good quality of water must be maintained.

d) Estuarine Shorelines - These are shorelines of the Bay River and its two prongs below NC 55. These shorelines provide access to and from the water. They have a jurisdictional zone seventy-five feet wide for protection against incompatible uses. There should be a smooth and natural transition from the land to the water.

e) Archaeologic and Historic Sites - Bayboro is fortunate enough to

have four historic sites. These sites are;

i) Pamlico County Courthouse - The building is located on NC 55.

ii) Coastal Progress, Inc. Building - This was the Guarantee Bank and Trust Company. It is located on the north side of NC 304, one tenth of a mile east of the railroad tracks. It is a one story brick building.

iii) McCotter House - This residence is on the south side NC 55 at the junction with NC 304. It is a colonial style house.

iv) Pamlico Register of Deeds - A one story brick building, located on the north side of North Street, just east of 3rd Street.

6) Resource Potential

a) Bayboro is a small urban area with most of the natural resources in the surrounding unincorporated areas of the county. The estuarine system has resource potential in that it plays an important role in the food chain. It also has great recreation potential.

b) The estuarine system and the wetlands support commercial fishing and seafood processing. This contributes greatly to the local economy. For example, in the central district of North Carolina comprising Craven, Carteret and Pamlico counties the dollar value averages approximately 2.5 million dollars a month for commercial fish landings.

c) Timber production is very important in the county, but not in the town. There are also phosphate deposits in the county that are close to the town. These areas could be developed in the future. While it is not likely that there will be a phosphate mine in Bayboro, the town should have some sort of policy to address the adverse affects of a phosphate mine in the event that one locates nearby.

d) Farming is an important industry in the county. It is also important that this is a growing industry in that Bayboro can serve as a farm service center.

C) Constraints: Capacity of Community Facilities

1) Water System

Bayboro is served by the Pamlico County Water System. The system has a total capacity of 1.5 million gallons. During the peak use period in July 1986 the system was operating at 49% capacity, and at the lowest point in February it was operating at 31% capacity. The county does not expect to have a problem with its water system.

2) Wastewater System

During the preparation of this land use plan update the public wastewater system for Bayboro and several nearby towns was in the "blue print stage". Money for the system was raised by the town through a

bond referendum and a loan from FmHA.

The Pamlico County Courthouse is served by a Class I extended aeration secondary treatment plant. The plant has a design capacity of 3,000 gallons per day. As of the 1982 plan it had an average daily flow of 2,500 gallons per day. This plant was operating at 83% capacity. It was reported that these values have not changed to any significant degree.

Another wastewater treatment plant in the town is owned and operated by the Pamlico County Board of Education. It is a single-stage stabilization lagoon. The permit allows between 5,000 and 50,000 gallons of intake per day. The lagoon can hold approximately 1.96 million gallons. The system serves the elementary and high school in the town. The lagoon discharges into the South Prong of the Bay River.

There are three industrial plants within the town discharging wastes. The two seafood processing plants remove shells and other solids through screening and then discharge the liquid. The S.M. Jones Company is the third industry that discharges waste. This company only operates a few weeks a year. The water is used to wash and chill corn, then it is discharged into a small ditch.

Most of the town depends on individual septic tanks. The poor soil conditions, poor drainage, and the potential to flood present a large problem for the town, since most septic tanks will not operate properly under such conditions. There are six large septic tanks that operate in the town. All of them are near capacity and often the effluent is not properly treated. It is very important for the well being of the town that the new public wastewater treatment system is installed and begins operation as soon as possible. Once the new wastewater system is operational there will still be problems in the town. The system will only be so large and may not be able to accommodate all sewage demands when it is installed. The town will need to expand the system in the future.

3) Schools

There are four schools that serve the town, which are the Arapahoe Elementary, Fred A. Anderson Elementary, Pamlico Junior High, and Pamlico County High schools. Pamlico Junior High is in Stonewall. Arapahoe Elementary is as the name implies is in Arapahoe and the other two schools are in Bayboro. Pamlico County High School has grades ten through twelve with a capacity 400 students. Pamlico Junior High contains grades five through nine with a capacity of 900 students. The Fred A. Anderson Elementary has grades Kindergarten through four with a capacity of 702 students. Arapahoe Elementary teaches grades Kindergarten through eight with a capacity of 300 students (see Table 2).

TABLE 2
SCHOOL CAPACITY AND USAGE

NAME	LOCATION	GRADES	CAPACITY	ENROLLMENT	PERCENT USAGE
Arapahoe Elementary	Arapahoe	K-8	300	246	82%
Anderson Elementary	Bayboro	K-4	702	695	99%
Pamlico Jr. High	Stonewall	5-8	900	523	58%
Pamlico High	Bayboro	9-12	400	675	168%
Total			2,302	2,139	

It can be seen from Table 2 that total enrollment is a little less than total capacity. The problem is that Pamlico High School is over used. Pamlico Junior High is under used. It seems that the problem could be solved if the junior high school handled the ninth grade rather than the high school. Within the next ten years the county will probably need some new schools.

4) Roads

NC 55 is the major road through the town. Most of the commercial development is located along this road. This is considered strip development and tends to add to the traffic congestion at certain times, particularly where NC 304 branches off of NC 55 on the eastern side of town. This is a very dangerous intersection. The other roads in the town are: SR 1343, SR 1203, and SR 1002. The only road posing a potential dangerous problem is SR 1203 since there is some development along its frontage, in addition to a drainage problem. Many of the local streets in the town also have a drainage problem. A large number of streets are not paved and others are poorly paved. Driver visibility and street width are other problems associated with the safety of vehicles in the town. There are no plans for any new state or federal roads in the area.

Traffic counts in 1985 showed the volume of traffic on NC 55 just west of Bayboro toward Alliance to be 8,000 cars per day. Heading toward Stonewall on the same road, the traffic volume was 4,400 cars per day. As NC 307 branches off NC 55 toward Maribel, the traffic volume was 2,300 cars per day. These are fairly large traffic volumes for these roads.

5) Fire Protection

Bayboro is served by a volunteer fire department. It has a rating of 9A for a four mile radius. The department has been involved in fund raising for a new tanker.

6) Rescue Squad

The town is served by the county's squad. It has thirty members and is funded by the county, town, and donations.

7) Recreation

A small recreation area is provided by the town. The town needs to explore the possibility of beach access, perhaps in conjunction with the county. The county provides a wide range of recreation services to its citizens. In addition to this, it has recently acquired 88 acres for a park. This park is located along the Alliance town limits. Some of the park is adjacent to Bayboro's town limits as well. This will give the town easy access to the facility. A portion of the park is on the Bay River. This will be a good opportunity to improve water access for the town and county.

8) Social Services

Social services are provided by the county. There are a variety of social services and financial assistance for people who qualify for such help.

9) Health Services

The Pamlico Health Department is located in Bayboro. The department provides a wide range of services, from approval of septic tanks to flu shots. There are no plans for any significant changes for these services in the near future.

10) Solid Waste Disposal

The county is presently studying future alternatives for solid waste disposal which is being funded by the Division of Coastal Management.

IV. CURRENT PLANS, POLICIES AND REGULATIONS FOR BAYBORO

A) Prior Land Use Plans

Bayboro presently uses the 1982 Land Use Plan for references on land use policies and information. Once the 1988 Land Use Plan is adopted, it will supercede the 1982 plan.

B) Building Codes

The town uses the building code as required by the state.

C) Septic Tank Regulations

Regulations related to septic tanks are provided by the county health department.

D) Subdivision Regulations

The town does not have subdivision regulations at the present time.

E) Zoning Ordinance

The town has a zoning ordinance which was adopted in 1983.

F) Existing Policies and Status on Implementation

The policies presented in the 1982 Land Use Plan are indicated below as well as their present status on implementation.

1) a) Policy: THE TOWN RECOGNIZES THE IMPORTANCE OF HELPING TO PREVENT FURTHER SIGNIFICANT DETERIORATION OF THE WATER QUALITY OF THE BAY RIVER.

b) Status on implementation: This is an on going process, zoning has been adopted.

2) a) Policy: THE TOWN DESIRES TO ENSURE THAT SHORELINE DEVELOPMENT DOES NOT SIGNIFICANTLY HARM THE ESTUARINE SYSTEM. ANY BULKHEADING DONE WOULD BE AT THE DISCRETION OF THE INDIVIDUAL LAND OWNER WITH THE APPROVAL OF APPROPRIATE STATE AND LOCAL OFFICIALS. THE TOWN WILL ENACT IN ITS ZONING ORDINANCE A DISTRICT CONSISTENT WITH THE LAND CLASSIFICATION CONSERVATION ZONE.

b) Status on implementation: There is no conservation zone in the Zoning Ordinance. CAMA Permits protect the estuarine shoreline to some degree.

3) a) Policy: THE TOWN RECOGNIZES THE ENVIRONMENTAL VALUE OF COASTAL MARSHES AND DESIRES TO PROTECT THEM FROM SIGNIFICANT DAMAGE.

b) Status on implementation: This is an ongoing process and is implemented through the CAMA permitting procedure.

4) a) Policy: THE TOWN WILL NOT RESTRICT THE PUBLIC'S RIGHT TO NAVIGATION IN PUBLIC TRUST WATERS AND WISHES TO PERPETUATE THEIR BIOLOGICAL VALUE.

b) Status on implementation: This is an on going process and is implemented through the CAMA permitting procedure.

5) a) Policy: IT IS THE POLICY OF THE TOWN TO ENCOURAGE THE RETENTION OF VEGETATION, PRESERVE OPEN SPACE, AND TO ALLOW THE NATURAL TERRAIN TO BE DISTURBED AS LITTLE AS POSSIBLE.

b) Status on implementation: A zoning ordinance has been adopted but, not subdivision regulations or any other means to implement this policy.

6) a) Policy: THE TOWN WILL CONTINUE TO DISCUSS AS PART OF AN ONGOING PROCESS THE FATE OF STRUCTURES WHICH ARE DEEMED BY THE CITIZENS TO BE OF HISTORIC VALUE. A PROGRAM OF MAINTANING THE STRUCTURES WILL BE DEVELOPED SHOULD THE NECESSITY ARISE. THE TOWN WILL NOTIFY THE NC DEPARTMENT OF CULTURAL RESOURCES IN THE EVENT THAT IT LEARNS OF THE DISCOVERY OF ITEMS OF HISTORICAL OR ARCHAEOLOGICAL SIGNIFICANCE.

b) Status on implementation: This is an on going process.

7) a) Policy: THE TOWN WILL NOT PERMIT DEVELOPMENT OR LAND USES WHICH WILL DEGRADE THE QUALITY OF THE SURFACE WATERS, GROUNDWATER, OR SIGNIFICANTLY LOWER THE WATER QUALITY IN THE AQUIFER.

b) Status on implementation: Money has been raised for the sewer system and the zoning ordinance has been adopted.

8) a) Policy: THE TOWN WILL DEVELOP ZONING AND SUBDIVISION REGULATIONS WITH THE FLOOD HAZARD OVERLAY ZONE, THE STANDARDS OF WHICH WILL BE ENFORCEABLE BY THE TOWN.

b) Status on implementation: Zoning has been adopted but not necessarily with the flood zone in mind. Subdivision regulations have not been developed.

9) a) Policy: THE TOWN RECOGNIZES THE IMPORTANCE OF AGRICULTURE, FORESTRY AND FISHERIES IN AND NEAR THE TOWN AS VALUABLE RESOURCES WHICH SHOULD BE PROTECTED.

b) Status on implementation: Extraterritoriality was not enacted.

10) a) Policy: THE TOWN WILL DEVELOP A ZONING ORDINANCE AND SUBDIVISION REGULATIONS.

b) Status on implementation: A zoning ordinance was adopted but not subdivision regulations.

11) a) Policy: THE TOWN RECOGNIZES THAT THE GENERALLY POOR HOUSING STOCK IS A MAJOR CONCERN TO THE HEALTH, SAFETY AND WELFARE OF THE PEOPLE OF THE TOWN AND THAT IMPROVEMENT OF HO USING IS A GOAL OF THE

COMMUNITY. THE TOWN EXPRESSES NO SPECIFIC PREFERENCE FOR ANY PARTICULAR PERCENTAGE OF HOUSING MIX BY TYPE.

b) Status on implementation: An Action Committee has not been established. The housing still remains in poor condition and the town should seek funds from a block grant.

12) a) Policy: THE TOWN WILL, IN ITS ZONING ORDINANCE, PROVIDE FOR ADEQUATE COMMERCIAL AREAS AND DEVELOPMENT STANDARDS WHICH WILL IMPROVE THE AESTHETICS OF THE TOWN'S COMMERCIAL DISTRICT.

b) Status on implementation: This has been done through the adoption of the zoning ordinance.

13) a) Policy: THE TOWN WILL CONTINUE TO PROVIDE BASIC SERVICES TO THE COMMUNITY AT THE HIGHEST LEVEL REQUIRED TO ALLOW FOR THE HEALTH, SAFETY AND WELFARE OF THE RESIDENTS.

b) Status on implementation: This is an on going process.

14) a) Policy: THE TOWN WILL CONTINUE TO SEEK IMPLEMENTATION OF A PUBLIC SEWER SYSTEM.

b) Status on implementation: This has been done.

15) a) Policy: THE TOWN WILL CONTINUE TO MAINTAIN LOCAL STREETS AND ROADS TO EXISTING CONDITIONS. THE TOWN WILL ENACT SUBDIVISION REGULATIONS TO REQUIRE STANDARDS FOR ROADS IN NEW SUBDIVISIONS. THE TOWN WILL CONTINUE TO WORK WITH THE STATE D.O.T. TO SEED IMPROVEMENTS TO THE NC 55 BRIDGE AND SHOULDER APPROACHES.

b) Status on implementation: This is an ongoing process, although subdivision regulations have not been developed and the NC 55 bridge has not been improved.

16) a) Policy: THE TOWN'S FUTURE LIES IN THE NEED FOR EXTENSIVE REDEVELOPMENT, AND THE TOWN WILL BEGIN A COURSE OF ACTION TO MEET THIS NEED.

b) Status on implementation: The town has applied for block grants but has not been successful.

17) a) Policy: THE TOWN SUPPORTS CONTINUED EFFORTS OF STATE AND FEDERAL PROGRAMS IN THE TOWN.

b) Status on implementation: This is an on going process.

18) a) Policy: THE TOWN DOES NOT DESIRE LARGE MAJOR FACILITIES IN OR NEAR THE COMMUNITY.

b) Status on implementation: This is accomplished through the zoning ordinance.

19) a) Policy: THE TOWN SUPPORTS TOURISM IN THE COUNTY, AS WELL AS

WISHING TO IMPROVE WATERFRONT ACCESS AND RECREATION OPPORTUNITIES.

b) Status on implementation: The town is looking into a possible site for waterfront access.

20) a) Policy: THE BAYBORO LAND USE PLAN WILL BE REVIEWED ANNUALLY FOR NEEDED POLICY CHANGES OR ADDITIONAL INFORMATION. THE PUBLIC WILL BE OFFERED AN OPPORTUNITY TO PARTICIPATE IN ISSUES ABOUT WHICH NO POLICY STATEMENTS WERE DEEMED APPROPRIATE TO BAYBORO:

- i) Hurricane evacuation
- ii) Recreation and commercial fishing
- iii) Off-road vehicles

b) Status on implementation: This has not been done.

V. BAYBORO ISSUES, POLICIES, AND IMPLEMENTATION

The land use issues of Bayboro can best be resolved through policy formulation and implementation strategies. This provides a basic approach and a guide for solving land use issues before they materialize or become unsolvable. At the center of policy formulation is the town planning effort. The reasoning here is that the town planning board has the necessary resources to be the major source of data and information which are essential in determining issues and policies. Further, it is equally important to solicit public views on issues and related policies. The planning process allows this to occur most effectively.

The formulation of policies, herein, is based on an open process of consultation and negotiation. The policies set forth in this plan are a result of this formulation process. There are thirty-two issues each directly related to a single policy in the five land use policy categories. An overall policy was articulated for each which represents a myriad of policy alternatives. Consequently, each issue has a related policy and a way to implement it. In a word, an issue is resolved by a policy through an implementation process. This procedure is an improvement over having several policies for a single issue, and a hodge-podge of implementation mechanisms. Here in this plan, a single issue, with a single policy, and related implementation tasks are used.

To successfully accomplish this land use plan we must decide on a course or courses of action. Through the policy statements, which indicate how we intend to solve the land use issues, we reveal our prudence and wisdom in the planning and management processes of implementation. The land use policies are divided into five categories: 1) resource protection, 2) resource production, 3) economic development, 4) hazard mitigation, and 5) public participation.

There are a number of policies that are to be addressed according to the CAMA Land Use Planning Guidelines (Subchapter 7B of Chapter 15 of the North Carolina Administrative Code). Most of these apply to Bayboro, although some do not. The policy areas that are not issues in Bayboro are development of sound and estuarine islands, use of package treatment plants (addressed in other policy areas), floating home development, off road vehicles, assistance to channel maintenance, and beach nourishment projects.

A) RESOURCE PROTECTION ISSUES, POLICIES AND IMPLEMENTATION

1) a) Issue: Soils are an important component in the land use planning process. This is especially true in Bayboro since the soils have limitations due to their high water table and poor drainage. Septic tank absorption field limitations are the primary problem with most of these soils. There are also engineering limitations. In areas where wastewater and water systems are located, these limitations are less of a problem.

b) Policy: It is the policy of the town to rely on the suitability of soils in guiding future growth.

c) Implementation:

- i) To use the Soil Survey when devising development plans.
- ii) To install an adequate town wastewater treatment system as quickly as possible.
- iii) To extend town water and wastewater services to developed areas where poor soil conditions exist.
- iv) To discourage development where soils are unsuitable by using the zoning ordinance and adopting subdivision regulations.
- v) To study the feasibility of controlling erosion and storm water runoff.

2) a) Issue: Every community should have a clean and ample water supply. The town recognizes the need to protect groundwater since this is the present source of the water supply. Groundwater can be contaminated by leaching toxicants from the land surface, land fills, buried gasoline and oil tanks, dry cleaners, malfunctioning septic tank systems, and by other means. When a groundwater system is contaminated it is almost impossible to correct.

b) Policy: Although there are no known problems with the groundwater supply, the town wishes to preserve and protect its groundwater resources.

c) Implementation:

- i) To require abandoned gasoline and oil tanks to be pumped dry and filled with sand.
- ii) To provide a wastewater treatment system large enough for the entire town and to incorporate existing smaller (package) treatment plants into the system.
- iii) To provide wastewater services to developed areas near the town.
- iv) The North Carolina Division of Land Resources is to be supported in their protection of water quality.
- v) The Division of Environmental Management is to be supported in the regulation of effluents.
- vi) The town supports the state and county health departments in their effort to protect water supplies by controlling effluents.
- vii) To deny all landfill or toxic waste dumps within the town's jurisdiction.

3) a) Issue: The town does not obtain its drinking water directly from surface water, but these waters recharge the coastal aquifer where Bayboro and other towns use the groundwater resources. Surface water is a resource used for recreation, wildlife habitats, aquatic biota, and many other important purposes. Numerous factors can affect surface water quality. They can be agricultural, residential and industrial uses, all of which produce pollutants that are harmful to surface waters such as heavy metals from automobile exhaust washing off roads, sediments from erosion and runoff, nutrients from fertilizers and malfunctioning septic systems, and toxic chemicals from pesticides.

b) Policy: The town's policy is to improve the quality of the surface waters in the area.

c) Implementation:

- i) To support the North Carolina Sedimentation Control Act.
- ii) To support the Soil and Water Conservation District Plan.
- iii) To require drainage plans in subdivision regulations.
- iv) To support other county, state, and federal programs that regulate activities that could possibly affect storm water runoff.
- v) To study the feasibility for improving storm water runoff.

4) a) Issue: Archaeological and historic sites are very valuable resources that are sometimes overlooked. Such sites are part of our heritage and should be protected. There are four such sites in Bayboro and a description of each along with their location was included in the previous chapter. In addition, there are several other archaeological 'sensitive' areas.

b) Policy: The town's policy is to preserve and to protect existing archaeological and historic sites, and any site that may be discovered in the future.

c) Implementation:

- i) To educate the public on the importance of historic and archaeological sites.
- ii) To report any newly discovered sites to the N.C. Division of Archives and History.

5) a) Issue: Bayboro is along the Bay River and its two tributaries. With this location and the town's low lying land, it is susceptible to hurricanes and floods (see Appendix A).

b) Policy: It is the policy of the town to protect itself from the damage of storms and to prevent development in floodable areas.

c) Implementation:

- i) To coordinate with the Pamlico County Emergency Management Office the Disaster Relief and Assistance Plan.
- ii) To continue to participate in the National Flood Insurance Program.
- iii) To control development in floodable areas through the zoning ordinance.
- iv) To educate the public on these activities so they will be more effective.

6) a) Issue: The preservation of open space, natural terrain, and vegetation has been expressed as a concern in Bayboro. These areas are important for aesthetic purposes, recreation and buffer uses.

b) Policy: It is the policy of the town to preserve open space for aesthetic, recreation, and buffer purposes where possible.

c) Implementation:

- i) To require a specified amount of open space in subdivision regulations.
- ii) To have areas zoned for low density residential development to help increase open space between dwellings.
- iii) To provide in the zoning ordinance the use of a buffer strip between incompatible uses.
- iv) To purchase a tract or tracts of open space through a town land acquisition program to be provided for in the town budget.

7) a) Issue: Wetlands play a vital role in the life cycle of many plants and animals. They also tend to protect the shoreline. These areas are easily damaged by pollution and development. Wetlands are mainly found along the Bay River and its tributaries.

b) Policy: It will be the policy of the town to protect and preserve its coastal wetlands. Appropriate land uses in these areas will be those allowed by the regulatory agencies in charge of permitting procedures.

c) Implementation:

- i) To coordinate with federal and state agencies for the protection of wetlands.
- ii) To classify these areas as conservation on the Land Classification Map.
- iii) To zone these areas for conservation.

8) a) Issue: Public Trust Waters are important for recreation, navigation, and aesthetic value. The Bay River and its tributaries are considered Public Trust Waters. The value of these resources is recognized by the town and it desires that these areas be protected. Appropriate land uses in these areas will be commercial and recreational boating and fishing and other activities that will not harm the quality of these waters.

b) Policy: The town supports the public's right to navigation in public trust waters and will protect the waters from degradation resulting from development. Appropriate land uses will be those that will not restrict the public's rights in this area and that are consistent with existing regulations.

c) Implementation:

- i) Allow the public right to navigate in the navigatable waters.
- ii) To require a conservation zone to separate development from the waters.
- iii) To support regulations restricting development in these areas.

B) RESOURCE PRODUCTION AND MANAGEMENT ISSUES, POLICIES AND IMPLEMENTATION

1) a) Issue: The town recognizes the importance of recreation in the community and believes that it should continue to have a good program.

b) Policy: It is the policy of the town to have a successful recreation program.

c) Implementation:

- i) To coordinate with and support programs in the county's recreation department.
- ii) To establish a recreation committee for the purpose of developing and managing programs in the town and for coordination with the county.

2) a) Issue: The town has few industrial and commercial establishments as it is primarily a residential community and would like to continue as one.

b) Policy: It is the policy of the town to keep its small town atmosphere, but at the same time allow some growth in a controlled manner.

c) Implementation:

- i) To continue to utilize the zoning ordinance as a tool to regulate development.
- ii) To be sure that proper services such as utilities and drainage can be provided to newly developed areas.
- iii) To support the North Carolina Sedimentation Control Act.
- iv) To utilize the Pamlico County Soil Survey and the Soil Conservation Service in the development of areas with problem soils.
- v) To adopt subdivision regulations.
- vi) To establish a beautification program.

3) a) Issue: There are locations in the area that have potential for mining and quarrying. The town is concerned about the environmental impact of these activities and their effect on the town.

b) Policy: The town's policy is to deny mining and quarrying in its jurisdiction.

c) Implementation:

- i) To prohibit these activities in the update of the town's zoning ordinance.
- ii) To oppose these activities that are near the town.

4) a) Issue: Areas near the Bay River and its tributaries are subject to flooding (see Figure 10). It is important that people are aware of the flood zones and that any development within the zone is controlled. The county has detailed maps available showing the location of the floodable areas.

b) Policy: The town discourages development in the flood zone and wishes to protect itself from flood and storm damage.

c) Implementation:

- i) To zone areas in the floodway and the 100 year flood zone for conservation or recreation.
- ii) To require structures built in the 100 year flood zone to have the first floor elevated above the expected height of the flood.
- iii) To continue participation in the National Flood Insurance

Program with Pamlico County.

5) a) Issue: There has been some concern expressed regarding shoreline development and bulkheading in the town. These activities can cause accelerated erosion along the shorelines and can add to the pollution of the waters. Not all shoreline areas can or should be developed so that there is adequate public access to the public waters. It is also important to preserve the aesthetic qualities of these areas.

b) Policy: It will be the policy of the town to protect the shoreline from intensive development or other development that may harm the water, and to have several areas for public water access.

c) Implementation:

i) To establish a shoreline zone which would require adequate setbacks and buffers to protect the waters from runoff and sediments.

ii) To restrict land uses from locating on shorelines that would tend to pollute the adjacent waters.

iii) To work with agencies with expertise in conservation such as the Soil Conservation Service.

iv) To acquire land for public water access and recreation.

v) To seek planning and land purchase funding from the Division of Coastal Management.

6) a) Issue: Commercial forestry is an important industry in Pamlico County but this activity is not desired near the town.

b) Policy: It is the town's policy to not allow commercial forestry activities in the area.

c) Implementation:

i) To establish extraterritorial jurisdiction and to restrict any commercial forestry activities.

7) a) Issue: Commercial and recreational fishing are important activities of the area. In order for these activities to be productive their habitats required protection.

b) Policy: The town's policy is to protect these habitats by improving the water quality in which they are located.

c) Implementation:

i) To support the Pamlico County Soil and Water Conservation District.

ii) To support the best management practices of the Soil Conservation District.

iii) To study the storm water drainage problem in the town.

iv) To support and comply with local, state, and federal efforts to improve the commercial and recreational fisheries.

C) ECONOMIC AND COMMUNITY DEVELOPMENT ISSUES, POLICIES AND IMPLEMENTATION

1) a) Issue: The town is primarily a residential community. It would like to continue as such but also seek at least some commercial and industrial development.

b) Policy: It will be the town's policy to guide growth so it can continue primarily as a residential community.

c) Implementation:

- i) To have the town's land zoned primarily for residential development.
- ii) To provide services conducive to residential development.
- iii) To properly locate a limited amount of land for commercial and industrial development.

2) a) Issue: The town desires some attractive and properly located commercial development and has set aside areas in the zoning ordinance to accomodate commercial growth. The development of clinics, professional offices and supporting businesses should be consistent with the town's function, its zoning standards and town architecture. It is believed that the town should market a variety of goods and services to satisfy local as well as tourist needs.

b) Policy: The town will promote orderly commercial development.

c) Implementation:

- i) To provide an adequate amount of land zoned for commercial development.
- ii) To attract commercial firms to locate in the town.
- iii) To establish a viable and centrally located commercial district.

3) a) Issue: The town desires some industrial growth as long as it is not offensive to the community. This growth should relate to employment desires. It is thought that a small "cut and sew" facility would work well in the community.

b) Policy: Industries are encouraged to locate in the town as long as they do not adversely affect the surrounding land.

c) Implementation:

- i) To market the town to industries planning to locate in the area.
- ii) To zone land for industrial development in areas where it would not adversely affect surrounding land.
- iii) To provide adequate services and utilities to industries as required.

4) a) Issue: The town desires to improve its appearance and upgrade those areas where it is needed.

b) Policy: The Town's policy is to improve its overall appearance.

c) Implementation:

- i) To establish a beautification committee for the purpose of improving the town's appearance.
- ii) To remove or improve unsightly structures.
- iii) To strictly enforce building codes.
- iv) To demolish and remove dilapidated and abandoned structures.
- v) To have the merchants organize a commercial district committee.

5) a) Issue: The town is committed to state and federal programs including such programs as erosion control, public access, and highway improvements.

b) Policy: The town supports all appropriate land use related programs and desires to work with the state and federal agencies on community and economic development projects.

c) Implementation:

- i) To work with and coordinate with all organizations when applicable.

6) a) Issue: The siting of a large energy facility in or near the town can create a large impact on a small town such as Bayboro.

b) Policy: The town does not desire the siting of a large energy facility in its jurisdiction.

c) Implementation:

- i) To prohibit through the zoning ordinance, the siting of a large energy facility in the town.

7) a) Issue: Since the town desires to grow, it recognizes the need to have adequate services to accommodate growth.

b) Policy: It is the policy of the town to provide the normally expected urban services in a planned and controlled manner.

c) Implementation:

- i) To continue to keep the town's utilities operating efficiently and effectively.
- ii) To improve its police and fire protection.
- iii) To seek increased citizen participation.

8) a) Issue: With the high cost of housing, many people are resorting to modular or mobile units and multi-family units in which to live. This creates a high demand for this type of housing which the supply will try to match.

b) Policy: The town does not discourage any type of sound housing as long as it is compatible with the community.

c) Implementation:

- i) To have areas properly zoned for modular, mobile, and multi-family units.

- ii) To require adequate space for parking and recreation.
- iii) To allow for aesthetically pleasing housing.

9) a) Issue: The town does not wish to have scattered mobile home development within its jurisdiction.

b) Policy: Future mobile home development shall be accomplished in an organized manner.

c) Implementation:

- i) To develop a mobile home ordinance that would regulate the appearance, placement, and location of mobile homes.

10) a) Issue: Strip development has occurred on Route 55. This decreases the capacity of the road and makes it more dangerous.

b) Policy: The policy of the town is to discourage strip development on Route 55 or any other road.

c) Implementation:

- i) To establish zones along this road that would prevent the type of land uses that generate large amounts of traffic generation.
- ii) To require adequate setbacks and control the number of ingress/regress points along the road.
- iii) To require adequate parking and safe traffic movement in these areas.
- iv) To improve or seek an alternate route for the road such as the old railroad.

11) a) Issue: The town is a small port and there is potential for port or marina development. While these types of activities are good for the town they need to be controlled.

b) Policy: It is the policy of the town to support port and marina development so that it does not adversely affect surrounding land uses or water bodies.

c) Implementation:

- i) To establish a Port Industrial Zone for controlling waterfront development.
- ii) To seek funding from the Division of Coastal Management for the purpose of planning and acquiring land for water access development.
- iii) To restrict floating homes from public waters in the town.

12) a) Issue: Bayboro is a small town that has many needs. Some of these needs can be met with better communication between the town and county governments, and the citizens. The results of the public opinion survey, which is a part of this plan, showed a need for a number of services (see Appendix B and C).

b) Policy: It will be the Town of Bayboro's policy to meet the needs of its citizens and to find a solution to the needs it can not satisfy.

c) Implementation:

- i) Seek local day care facilities.
- ii) Seek local care for the aged.
- iii) Construct low income housing.
- iv) Hire a town policeman and possibly share his services and expenses with one or more neighboring towns.
- v) Seek some sort of local public transit.
- vi) Raise taxes to pay for additional services.
- vii) Seek funds from a Community Development Block Grant.
- viii) Increase its cooperation with the county government to assist in meeting some of these needs.

13) a) Issue: There is no public access to the Bay River in the town. The only access available in town is a private boat ramp.

b) Policy: It will be the policy of the town to seek waterfront access for its citizens.

c) Implementation:

- i) To seek funding through the estuarine access program.
- ii) To help acquire waterfront access in the new county park.
- iii) To support the boating access program of the North Carolina Wildlife Resources Commission and seek funding from same.

14) a) Issue: There are many agricultural related businesses in the area and some can cause odors offensive to a small town. While the town realizes that these businesses are important to the area's economy, it must have clean air.

b) Policy: It is the town's policy to maintain good air quality in the area.

c) Implementation:

- i) To work with the health officials in preventing and solving air quality problems.
- ii) To work with the businessmen in preventing these problems.

15) a) Issue: Since the town desires to grow, it will require land to do so. Bayboro is limited as to where it can expand because of the two prongs of the Bay River, the river itself, and because of bordering towns. Expansion in a northeasterly direction is practically the only area where the town could grow.

b) Policy: It is the policy of the town of Bayboro to grow in an orderly manner and to annex areas when and where appropriate.

c) Implementation:

- i) To establish an area of Extraterritorial Jurisdiction.
- ii) To apply the town's ordinances to the extraterritorial area.
- iii) To conduct an annexation study and implement it.

D) PUBLIC PARTICIPATION POLICY

There is a need to increase citizen participation in the Town of

Bayboro. The public meetings that were held in the formulation of this plan were only somewhat well attended. In order to have a successful land use planning process, including successful economic development, citizen participation is needed. It has been known for many years that there is a direct relationship between successful planning and development and citizen participation. In other words, as citizen participation increases, economic growth increases also. This process is considered to be less than adequate at the present time.

We have fought hard to gain and maintain a representational form of government in the United States; at all levels. In the planning process, citizen involvement is mandatory. Historically, citizens have been a part of planning and development. Not only are government officials and agencies ineffective without citizen participation, but the planning process would tend to malfunction as well. Usually, citizens desire to participate if an immediate problem needs to be solved. At other times they become involved only if officials or agencies are not doing what they think they should. This is not the best way to conduct public business.

Citizen involvement is a valuable part of the decision making process at all levels of government. The rationale being that citizen participation: 1) influences government decisions, 2) maintains stability in society, 3) supports and advises officials, 4) guards the public interest, and 5) reduces alienation between the people and the government.

Citizen involvement in the planning process is equally important. Citizens have a direct concern and should be involved in the following planning processes: 1) assessing community values, 2) determining issues and policies, 3) choosing alternative plans, 4) approving or modifying plans, and 5) feedback after plans have been effectuated. The citizen's role is as equally important as the public official's role. It should not be thought of as just another time-wasting, unnecessary burden. The citizen's importance is found in the success of improving the well-being of all the citizens. Caring by the citizens, is sharing their time and mind for the public good.

Citizen involvement may occur in different ways. All citizens should generally be involved in: 1) informational, neighborhood or community planning meetings, 2) public hearings, 3) attitude surveys, 4) referendums, and 5) voting. Other types of involvement will depend upon the citizen's interests, but all citizens should be involved in at least one of the following: 1) a task force which has been assigned a specific problem to be solved, 2) a citizen advisory committee, 3) county, community or neighborhood planning commissions or boards, 4) elected citizen representative on a public policy-making body, 5) workshops for the purpose of learning how to solve problems, 6) citizen training for the purpose of gaining knowledge about government operations, and 7) volunteer services. There really are many ways the citizens can become involved in their communities. Hopefully, the citizens of Bayboro will recognize this need and respond to it in a positive manner. It is the policy of Bayboro to hold to these statements regarding citizen involvement in governmental affairs, particularly the planning process.

E) STORM HAZARD MITIGATION POLICY

1) a) Issue: Existing Bayboro policies allow development to occur in hazard areas. It is expected the development within hazard areas will occur in the future. If development is to occur in these areas, it should be safe development, that is, it should be hazard-proof. Where and what kind of development should occur in Bayboro, and how this development should be constructed so as to minimize damage in the event of a major storm are the two issues facing those that formulate policies and regulations in Bayboro.

b) Policy: It is the policy of Bayboro to mitigate storm hazards by adopting the following measures in the next five years:

c) Implementation:

- i) Adopt a flood damage prevention ordinance which should be designed to meet the standards of the National Flood Insurance Program. The ordinance should also be designed to minimize flood damage by referring to accepted practices and methods that would set forth uniform rules for developers.
- ii) Adopt a hazard area redevelopment ordinance which is related to the Building Code and the Flood Damage Prevention Ordinance. The ordinance is to indicate that reconstruction after a storm be subject to the regulations of the building code, which states that if any building damaged in excess of sixty-five percent of its value will conform with the code requirements for new buildings when repaired. Also, in the flood damage prevention ordinance it should require that all existing structures must comply with requirements related to the 100-year flood elevation, which is if any repair, reconstruction, or improvement of a structure is equal to or exceeds sixty-five percent of the market value, the improvement or repair must follow the building code regulations.

VI. THE LAND USE PLAN

The information for this update has been collected and analyzed, the issues have been listed and studied, the policies have been formulated, and the implementation for the policies have been stated. The final task of this update is to devise a land use plan (see Figure 11). At this point, the future is brought to the present by assigning different land uses to certain areas. This distribution of the land uses reflect population distribution, economic trends, existing land uses, soils and other natural resources, community services, storm hazards, and other town plans.

A) Land Classification

The land use plan uses a land classification system recommended in the Land Use Planning Guidelines (Subchapter 7B) which is part of the State's administrative code. The land use categories are: 1) developed, 2) transition, 3) community, 4) rural, and 5) conservation.

1) Developed Land Use

Developed areas provide for continued intensive development. These areas have been and continue to be developed for urban areas including: 1) residential, 2) commercial, 3) industrial, and 4) institutional. Usually, these uses are served by streets, water, sewer, police and fire protection.

2) Transition Land Use

Transition areas provide for future intensive development. These areas are considered appropriate for urban growth in the future and should be scheduled for the necessary urban services as development occurs. These areas should not be developed until most of the land in developed areas has been urbanized.

3) Community Land Use

Community areas provide for clustered development in rural areas. These areas allow for additional housing, shopping and public services. They are considered to be crossroad hamlets and tend to serve the immediate community and nearby rural areas. This category is not appropriate for Bayboro and is not used in this plan.

4) Rural Land Use

Rural areas provide for agriculture, woodlands, mining or quarrying, and low density residential uses. These areas allow for the usual rural land uses which include farming, forests, farmsteads, passive recreation, processing of farm and forest products, farm and forest services, schools, churches, community centers, scattered non-farm residences and general stores. This category does not apply to Bayboro and is not used in this plan.

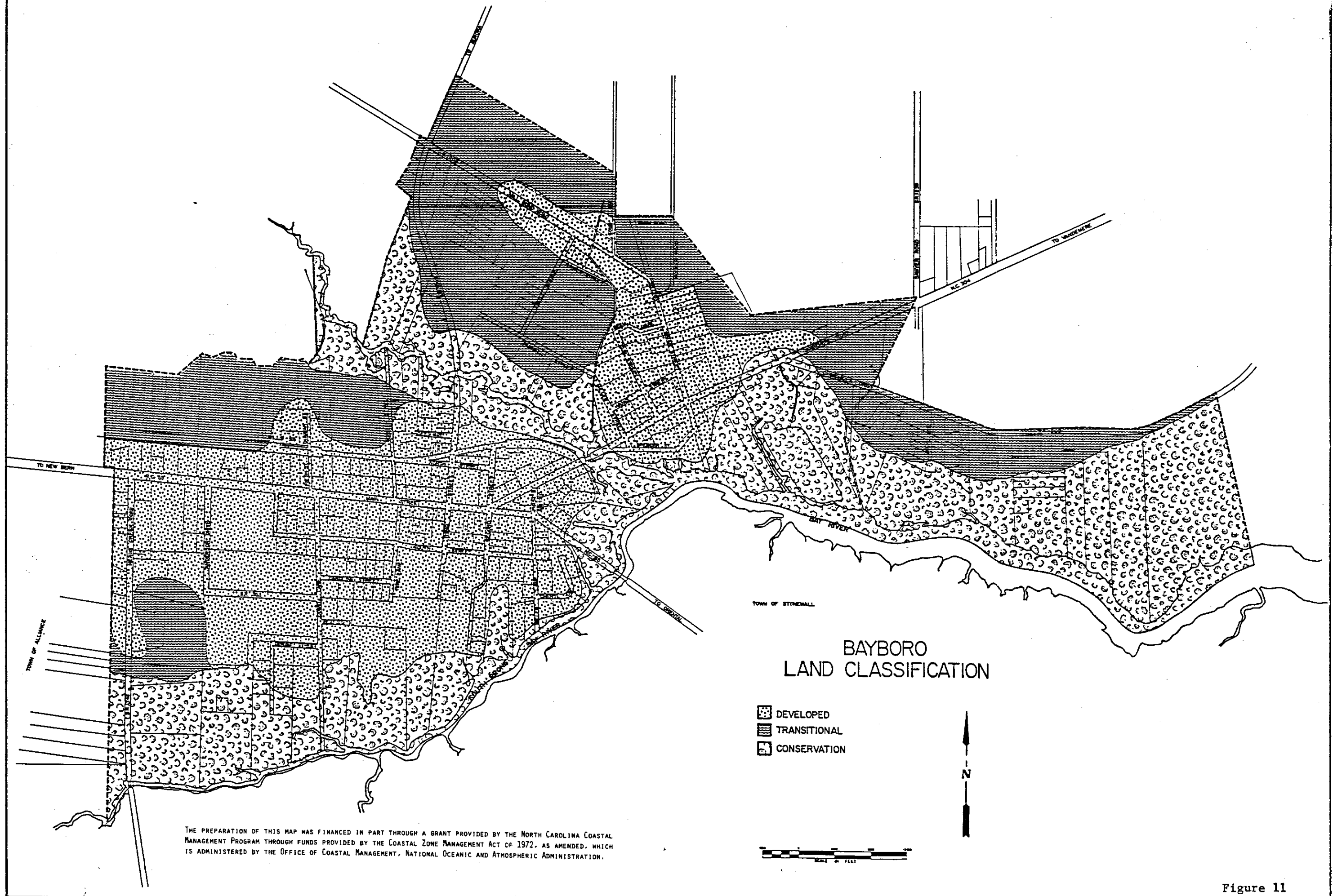


Figure 11

5) Conservation Land Use

Conservation areas provide for the management or the protection of AEC's, unique, fragile or hazardous areas. While agriculture and forestry may occur in certain situations such as floodplains and pocosins, they are to be managed so that the impact on the environment is minimal.

B) Spatial Arrangement of Land Uses

The land use plan shows how land use in the Town of Bayboro will be distributed in the next five to ten years. It is the intent of the plan to maintain the small town character of Bayboro while allowing for industrial and commercial land uses to occur in and near the town.

1) Developed Areas

The developed areas in the land use plan correspond mainly to the strip development along NC 55. Developed areas include residential, commercial, industrial and large parcels related to educational land uses. This area has some land available for additional development. However, past growth rates show little promise for substantial development. Still, these developed areas have the more desirable land for commerce and industry. The developed area has most of the urban services expected for growth, except for public wastewater services which the town intends to have soon. The town must plan to solidify their infrastructure and to fill in the available developable land.

2) Transition Areas

The transition areas border the developed areas of the town. These areas have land available for development to occur. The transition areas are expected to be sufficient to handle increased growth.

3) Community Areas

The community land use category is not appropriate for the Bayboro area and is omitted from the land use plan.

4) Rural Areas

The rural land use category does not apply to Bayboro and is not used.

5) Conservation Areas

The conservation areas are the town's poorly drained areas along its water courses and floodable areas. These are also areas that have critical habitats or are designated areas of environmental concern.

It is these areas that are set aside because of their natural characteristics and their long lasting contribution to the citizens of

the community. These areas can be considered greenways or buffer areas which allow a separation of land uses without conflict between them. Consequently, they are to be protected or managed so that they will remain essentially unaltered for generations to come.

C) Relationship of Policies and Land Use Categories

There are thirty-two policies which have been generated in the land use plan. Most of these policies deal with resources production, resources protection and economic development as they relate to the land use categories.

1) Resources Production Policies as Related to Land Use

The policies related to resources production are formulated to aid in improving the water quality of the surface waters. Water draining the land, no matter what its use, is commonly of poor quality. By improving storm runoff, water and wastewater treatment, and improving legislation, resources production will improve with respect to fishing, farming and forestry. Table 3 shows the relationship between the resource protection policies generated in this land use plan with respect to the land use categories on the Land Classification Map (see Figure 11).

2) Resources Protection as Related to Land Use

The policies related to resources protection are formulated to aid in managing and conserving our natural heritage. By protecting our water resources and prime farmland the town assures improved water quality in the environment and the best possible management of the land (see Table 4).

3) Economic Development as Related to Land Use

The policies related to economic development are formulated to aid in improving the social and economic well being of the town and its citizens. The policies set forth should revitalize the town, improve its character, protect its citizens from storms and increase citizen participation. For the Town of Bayboro this is a formidable task, but well worthwhile (see Table 5).

D) Amending the Plan

If any changes are needed with respect to this Land Use Plan, an amendment process can take place. The process is indicated in Appendix E.

E) Management of the Land Use Plan

The successful completion of the land use plan does not occur with its adoption. The land use plan is merely the continuation of the planning process. Its success can only be measured years from now, not

TABLE 3

RESOURCE PROTECTION POLICIES RELATED TO
LAND USE CLASSIFICATION CATEGORIES

Land Use Categories

Developed = D
Transition = T
Conservation = C

D	T	C	Policies
x	x	x	1) It is the policy of the town to consider the suitability of soils in guiding future growth.
x	x		2) Although there are no known problems with the groundwater, the town wishes to preserve and protect all its groundwater resources.
		x	3) The town's policy will be to reduce the degradation of surface waters in the area.
x	x	x	4) The town's policy is to preserve and to protect existing archaeological and historic sites, and any site that may be discovered in the future.
x	x		5) It is the policy of the town to preserve open space for aesthetic, recreation, and buffer purposes where possible.
x	x	x	6) It is the policy of the town to protect itself from damage of a storm and to prevent development in floodable areas.
		x	7) It will be the policy of the town to protect and preserve its coastal wetlands. Appropriate land uses in these areas will be those allowed by CAMA permitting procedures.
		x	8) The town supports the public's right to navigation in public trust waters and will protect the waters from degradation resulting from development. Appropriate land uses will be those that will not restrict the public's rights in this area and that are consistent with 15 NCAC 7H.

TABLE 4

RESOURCE PRODUCTION AND MANAGEMENT POLICIES RELATED TO
LAND USE CLASSIFICATION CATEGORIES

Land Use Categories

Developed = D
Transition = T
Conservation = C

D	T	C	Policies
x	x	x	1) It is the policy of the town to have a successful recreation program.
x	x		2) It is the policy of the town to keep its small town atmosphere, but at the same time allow some growth in a controlled manner.
x	x	x	3) The town's policy is to deny mining and quarrying in its jurisdiction.
x	x	x	4) The town discourages development in the flood zone and wishes to protect itself from flood and storm damages.
		x	5) It will be the policy of the town to protect the shoreline from intensive development and other development that may harm the water, and to have areas for public water access.
		x	6) It is the town's policy to not allow commercial forestry activities in the area.
x	x	x	7) The town's policy is to protect these habitats (commercial and recreational fish) by improving the water quality in which they are located.

TABLE 5

ECONOMIC AND COMMUNITY DEVELOPMENT POLICIES RELATED TO
LAND USE CLASSIFICATION CATEGORIES

Land Use Categories

Developed = D
Transition = T
Conservation = C

D	T	C		Policies
x	x	x		1) It will be the town's policy to guide growth so it can continue promarily as a residential community.
x	x			2) The town desires some attractive and properly located commercial development.
x	x			3) Industries are encouraged to locate in the town as long as they do not adversely affect the surrounding land.
x	x			4) The town's policy is to improve its overall appearance.
x	x	x	x	5) The town supports all appropriate land use related programs and desires to work with the state and federal agencies on community and economic development projects.
x	x	x	x	6) The town does not desire the siting of a large energy facility in its juisdiction.
x	x			7) It is the policy of the town to provide normally expected services in a planned and controlled manner.
x	x	x		8) The town does not discourage any type of sound housing as long as it is compatable to the area.
x	x	x		9) Future mobile home development shall be accomplished in an organized manner.
x	x			10) The policy of the town is to discourage strip development on Route 55.
x	x		x	11) It is the policy of the town to support port and marina development so that it does not adversely affect surrounding land uses or water bodies.

D T C

x x

12) It will be the Town of Bayboro's policy to meet the needs of its citizens and to find a solution to the needs it can not satisfy.

x x x

13) It will be the policy of the town to seek waterfront access for its citizens.

x x x

14) It is the town's policy to maintain good air quality in the area.

x x

15) It is the policy of the town of Bayboro to grow in an orderly manner and to annex areas when and where appropriate.

today or next month.

In order to effectuate the plan a considerable amount of work is required. Further, it will require energetic leadership and a substantial amount of citizen participation. The town planning board has the responsibility of managing the land use plan. The first step is to formulate a plan to plan. Then, the citizens can become involved as the planning board begins to implement the town's policies. This involvement will create a movement toward an on-going revitalization effort, planning process, and growth management in Bayboro. It must be realized that the involvement must be well organized by the planning board in cooperation with the town board. Further, numerous plans and documents will be needed to aid in achieving a fully operational planning process and revitalization effort by the town.

The planning process will take time. This means leadership by the planning board, the town board and participation by the citizens will require a willingness and commitment to achieve or work for the common good in an organized manner. In five years an assessment of how successful the Town of Bayboro has been will be made. It is hopeful that the citizens of the Town of Bayboro will be better off then than now.

APPENDIX A
STORM HAZARD PLANNING AND MITIGATION

A) Introduction

All land use updates are required to mitigate and plan for storm hazards. Storm hazards are far more serious than commonly perceived, but previous storms are very vivid in the minds of many older coastal residents. In order to effectively plan for storm hazards and their periodic reoccurrence, a comprehensive approach is necessary. This involves combined efforts of the local planning board, the fire/rescue squads, law enforcement and the Pamlico County Emergency Management Coordinator in the Emergency Operation Center.

There are typically four parts of a comprehensive emergency management plan. The four parts are defined as:

1) Mitigation

The activities which actually eliminate or reduce the probability or occurrence of a disaster caused by a hazardous event. It also includes land use planning and other long-term activities which reduce the effects of hazardous events.

2) Preparedness

The activities that are necessary when mitigation measures have not, or cannot, prevent disasters caused by a hazardous event. This involves the emergency management team to assist in saving lives and property and to enhance response operations.

3) Response

These activities follow an emergency or disaster. Of primary concern is emergency assistance to casualties. Also, the emergency management team seeks to reduce secondary damage and to speed recovery operations.

4) Recovery

These activities involve short and long term operations. In the short term, the emergency management team attempts to restore all systems to normal operation. This includes vital life supporting systems. In the long term, recovery involves return to life at normal or improved levels. This step should involve the local planning process.

In general, mitigation and long-term recovery require the efforts of the town planning process, while preparedness, response and short-term recovery fall within the responsibility of the Emergency Management Coordinator. Coordination between emergency management and local planning officials is mandatory for a successful mitigation of hazards.

The Division of Coastal Management encourages local governments to focus on three phases of hazards planning. These include storm hazard mitigation, post-disaster recovery and evacuation plans. In storm hazard mitigation, it is recommended that an inventory of hazardous areas be completed. The intent of this inventory is to put into perspective the level of existing development within the hazardous areas. It is designed to inform local officials of what proportion of the population, housing, and county tax base may be subject to damage in the event of a disaster. Policies should be formulated to deal with redevelopment in the hazardous areas.

A post-disaster reconstruction plan is designed to operationalize clean-up procedures after the storm. This involves the immediate clean-up and plans for long-term redevelopment. A recovery task force should be established to schedule priorities for redevelopment. Repair and reconstruction guidelines should be established. This phase of the plan requires coordination of the local government and emergency management officials.

The local government is required to evaluate the adequacy of evacuation routes used in emergency situations. The routes should be critically assessed for their efficient use. If the required evacuation time exceeds the standard warning time as provided by the National Weather Service, officials should consider adopting policies which would improve the adequacy of the routes. This step may involve coordination with the Division of Emergency Management and the Department of Transportation.

B) Hazard Mitigation

The first step of hazard mitigation is to identify the frequency and magnitude of hazards in the town. The second step is to conduct a vulnerability analysis. Both of these steps have been accomplished by Pamlico County. The third step includes general and specific measures for minimizing damage that is likely to occur. The general measures include, but are not limited to the following:

1) General Measures

- a) building code
- b) zoning ordinance
- c) tax incentive/disincentive
- d) land use management
- e) safety code
- f) preventative health care
- g) public education
- h) building use regulations,
- i) resource allocations, and
- j) other rules and regulations

Most of the general measures involve adoption, compliance and enforcement by the the town. The town board is to provide leadership in the adoption process and coordination among the participating

agencies. The planning board is also involved in the compliance and enforcement of the measures. The specific measures include, but are not limited to, the following:

2) Flood Measures

- a) Stream channelization
- b) Construction and protection of farm ponds, retention basins and reservoirs
- c) Reforestation and preventing deforestation
- d) Land conservation techniques such as contour plowing, grass waterways, plow/plant cultivation and cover crop plantation, and
- e) Flood-proof buildings

3) High Winds

- a) Roof anchors
- b) Window size and thickness codes
- c) Mobile home tiedowns
- d) Windbreaks
- e) Forest and farm management, and
- f) Real estate disclosure laws

4) Erosion

- a) Wetlands protection
- b) Swamp forest protection
- c) Construction and protection of breakwaters and levees, and
- d) Public information programs

5) Preventative Health

- a) School inoculation
- b) Rodent/insect eradication
- c) Water purification
- d) Sanitary waste disposal
- e) Health codes/laws/inspections, and
- f) Public health education

Several of the specific measures are currently in operation in the county. Others are functioning, but need improvement. The county may choose to incorporate the other measures into their current regulations.

Storm hazard mitigation requires coordination of many agencies for successful operation. A comprehensive effort is necessary to fully realize a mitigation plan and its relation to the overall emergency and county planning processes.

6) Identification of Hazard Areas

Most of Bayboro would be inundated by a flood of any size. There are two main reasons why the town is so susceptible to flooding. One of the reasons is that the town is very low lying or close to sea

level. The other reason is the soils in the town are wet and do not drain well, so when flooding occurs the water remains on the surface for a long time.

7) Risk of Damage in Hazard Areas

The level of damage to life and property in the hazard areas of the town is considered relatively moderate. The town would most likely suffer flood damage from a storm but it is far enough from the coast that it should not receive most of the other effects of a coastal storm such as high winds.

8) Estimated Severity of Possible Hazard Damage

The town could suffer a large amount of damage from flooding. Bayboro has a low elevation and wet soils allowing structures to receive water damage. This could involve approximately 107 structures and amounting to as much as \$ 2,750,000.00.

9) Anticipated Development in Hazard Areas

Since most of the the land in and around the town is only between five and ten feet above sea level, almost any development in the town will be in, or very near, a flood prone area.

10) Existing Hazard Mitigation Policies and Regulations

At the present time, flood insurance rate maps are available as a mitigation policy. The town building code and the existing land use plan also tend to contribute to mitigation policies by the town, but the county Disaster Relief and Assistance Plan is the major document to mitigate hazards. There are also state and federal regulations in effect in the county.

C) Post-Disaster Reconstruction Plan

A post-disaster plan will permit Bayboro to deal with the aftermath of storms in an organized and efficient manner. The plan provides the mechanisms, procedures, and policies that will enable the county to learn from its storm experiences and to rebuild the county in a wise and practical manner.

A post-disaster reconstruction plan encompasses three distinct reconstruction periods:

1) The emergency period

The reconstruction phase immediately after a storm. The emphasis is on restoring public health and safety, assessing the nature and extent of storm damage, and qualifying for and obtaining whatever federal and state assistance might be available.

2) The restoration period

The weeks and months following a storm disaster. The emphasis during this period is on restoring community facilities, utilities, and essential business so the town can return to normal activities.

3) The replacement period

The period during which the community is rebuilt. The period could last from months to years depending on the nature and extent of the damages incurred.

4) Plan Management Procedures

It is important that local officials clearly understand the joint federal, state and local procedures for providing assistance to rebuild after a storm so that local damage assessment and reconstruction efforts are carried out in an efficient manner that qualifies the community for the different types of assistance that are available. The requirements are generally delineated in the Disaster Relief Act of 1974 (P.L. 04-288) which authorizes a wide range of financial and direct assistance to local communities and individuals. The sequence of procedures to be followed after a major storm event is as follows:

- a) Local damage assessment teams survey storm damage within the community.
- b) Damage information is compiled and summarized and the nature and extent of damage is reported to the North Carolina Division of Emergency Management (DEM).
- c) DEM compiles local data and makes recommendations to the Governor concerning state actions.
- d) The Governor may request a Presidential declaration of "emergency" or "major disaster". A Presidential declaration makes a variety of federal resources available to local communities and individuals.
- e) Federal relief assistance provided to a community after an "emergency" has been declared typically ends one month after the initial Presidential declaration. Where a "major disaster" has been declared, federal assistance for "emergency" work typically ends six months after the declaration and federal assistance for "permanent" work ends after 18 months.

Federal disaster assistance programs previously provided aid for communities to rebuild in the same way as existed before the disaster occurred. This policy tended to foster recurring mistakes. However, recent federal policy has started to change the emphasis of disaster assistance programs. Specifically, Executive Order 1108 (Floodplain Management) directs all federal agencies to avoid either directly or indirectly supporting future unwise development in floodplains, and Section 406 of the Disaster Relief Act can require communities, as a prerequisite for federal disaster assistance, to take specific actions to mitigate future flood losses. Bayboro has been provided a comprehensive listing of the federal disaster assistance programs that

may be available following a major storm.

D) Organization of Local Damage Assessment Team

A local damage assessment team should be in place and include individuals who are qualified to give reliable estimates of the original value of structures, an estimated value of sustained damages and a description of the repairs. The logistics involved in assessing damage to Bayboro after a major storm will possibly necessitate the organization of several damage assessment teams. The Bayboro Disaster Relief and Assistance Plan is in place and provides the county with such teams.

The Emergency Management Coordinator should immediately undertake a recruitment effort to secure the necessary volunteers and to establish a training program to familiarize the members of the damage assessment team with required damage classification procedures and reporting requirements. It is suggested that Bayboro assume the responsibility for developing and implementing a training program for both county damage assessment teams and the town damage assessment team. In establishing the assessment teams, it might be very difficult to fill certain positions, because the services of some individuals will likely be in great demand after a storm disaster. The Emergency Management Coordinator should establish an active "Volunteer File" with standing instructions on where to report following a storm. Damage assessment forms and procedures should be prepared and distributed to volunteers as part of the training program.

E) Damage Assessment Procedures and Requirements

Damage assessment is defined as a rapid means of determining a realistic estimate of the amount of damage caused by a natural or manmade disaster. For a storm disaster, it is expressed in terms of the number of structures damaged, the magnitude of damage by type of structure, the estimated total dollar loss, and the estimated total dollar loss covered by insurance.

After a major storm event, members of the Damage Assessment Team should report for a briefing from the Emergency Management Coordinator. In Bayboro the Emergency Management Coordinator should establish field reconnaissance priorities according to the extent of damage and where landfall occurred. Because of the potentially large job at hand, the limited personnel resources available to conduct the assessments, and the limited time within which the initial assessment must be made, the first phase of the assessment should consist of only an external visual survey of damaged structures. A more detailed second phase assessment can be made after the initial damage reports are filed.

The initial damage assessment should make an estimate of the extent of damage incurred by each structure and identify the cause such as wind, flooding, or wave action of the damage to each structure. This first phase assessment should be made by a "windshield" survey.

1) Damaged Structure Classes

Damaged structures should be classified in accordance with the suggested State guidelines as follows:

- a) Destroyed (repairs would cost more than 80 percent of value).
- b) Major (repairs would cost more than thirty percent of the value).
- c) Minor (repairs would cost less than thirty percent of the value, but the structure is currently uninhabitable).
- d) Habitable (some minor damage, with repairs less than fifteen percent of the value).

It will be necessary to thoroughly document each assessment. In many cases, mail boxes and other information typically used to identify specific structures will not be found. Consequently, the damage assessment team must be provided with tax maps (aerial photographs with property line overlays), other maps, and photographic equipment in order to record and document the field observations. Enough information to complete the damage assessment worksheet must be obtained on each damaged structure.

2) Damage Assessment Operation

The second phase of the damage assessment operation will be to estimate the value of the damages sustained. This operation should be carried out under the direction and supervision of the Emergency Management Coordinator. This team should be incorporated into the plan. In order to estimate total damage values it will be necessary to have the following information available for use at the Emergency Management Office:

- a) A set of property tax maps (including aerial photographs) identical to those utilized by the damage assessment field team.
- b) County maps delineating areas assigned to each team.
- c) Copies of all town property tax records.

In order to produce the damage value information required, the following methodology is recommended:

- a) The number of businesses and residential structures that have been damaged within the county should be summarized by damage classification category.
- b) The value of each damaged structure should be obtained from the marked set of tax maps and multiplied by the following percentages for appropriate damage classification category:
 - i) Destroyed - 100%
 - ii) Major Damage - 50%
 - iii) Minor Damage (uninhabitable) - 25%
 - iv) Habitable - 10%

- c) The total value of damages for the town should then be summarized.
- d) The estimated value loss covered by hazard insurance should then be determined.
- e) Damaged assessment reports should be obtained for the town and the data should then be consolidated into a assessment report which should be forwarded to the appropriate state officials.
- f) Damage to public roads and utility systems should be estimated by utilizing current construction costs for facilities by linear foot.

The damage assessment is intended to be the mechanism for estimating overall property damage in the event of a storm disaster. The procedure recommended above represents an approach for making a relatively quick, realistic damage estimate after a storm. Damage assessment is provided for in the Bayboro Damage Relief and Assistance Plan.

F) Organization of Recovery Operations

Damage assessment operations as provided in the county disaster plan are oriented to take place during the emergency period. After the emergency operations to restore public health and safety and the initial damage assessments are completed, the guidelines suggest that a recovery task force to guide restoration and reconstruction activities during a post-emergency phase which could last from weeks to possibly more than a year.

- 1) Recovery Task Force Responsibilities
 - a) Establishing an overall restoration schedule.
 - b) Setting restoration priorities, in advance, by definition.
 - c) Determining requirements for outside assistance and requesting such assistance when beyond local capabilities.
 - d) Keeping the public informed.
 - e) Keeping the appropriate State officials informed using situation and damage reports.
 - f) Assembling and maintaining records of actions taken and expenditures and obligations incurred.
 - g) Proclaiming a local "state of emergency" if warranted.
 - h) Commencing cleanup, debris removal and utility restoration activities which would include coordination of restoration activities undertaken by private utility companies.

i) Undertaking repair and restoration of essential public facilities and services in accordance with priorities developed through the situation evaluations.

j) Assisting private businesses and individual property owners in:

- i) obtaining information on the various types of assistance that might be available from federal and state agencies.
- ii) understanding the various assistance programs, and
- iii) applying for such assistance because when a major storm does eventually hit Bayboro and major damages occur, consideration should be given to establishing an assistance team to carry out the above functions as long as there is a need to do so.

A sequence and schedule for undertaking local reconstruction and restoration activities is presented. The schedule was deliberately left vague because specific reconstruction needs will not be known until after a storm hits and the magnitude of the damage can be assessed.

G) Reconstruction Operations

1) The Bayboro Reconstruction Task Force should consist of the following individuals:

- a) Town Mayor
- b) Bayboro Town Clerk
- c) Emergency Management Coordinator
- d) Chief County Tax Appraiser
- e) County Finance Director
- f) Town building inspector

2) The following policies have been formulated to enhance reconstruction after storm recovery:

a) Building permits to restore structures located outside of designated AEC areas that were previously built in conformance with local codes, standards and the provisions of the North Carolina Building Code shall be issued automatically.

b) All structures suffering major damages as defined in the County's Damage Assessment Plan shall be repaired or rebuilt to conform with the provisions of the North Carolina Building Code and other related ordinances.

c) All structures suffering minor damage as defined in the Bayboro Damage assessment Plan shall be permitted to be rebuilt to their original state before the storm condition, provided non-conforming use regulations are met.

d) For all structures in designated AEC's and for all mobile home locations, a determination shall be made for each AEC as to whether the provisions of the N.C. Building Code, the State Regulations for Areas

of Environmental Concern, or other ordinances appeared adequate in minimizing storm damages. For areas where the construction and use requirements appear adequate, permits shall be issued in accordance with permitting policies 1, 2 and 3. For AEC's where the construction and use requirements do not appear to have been adequate in mitigating damages, a Temporary Development Moratorium for all structures located within that specific AEC shall be imposed.

f) All individual mobile homes located in mobile home parks sustaining some damage to at least 50% of their mobile homes in the park shall be required to conform to current ordinances.

g) Permits shall not be issued in areas subject to a Temporary Development Moratorium until such a moratorium is lifted by the Town Board.

h) All damaged water and sewer systems (both public and private) shall be repaired so as to be elevated above the 100-year floodplain or shall be flood-proofed, with the methods employed and the construction being certified by a registered professional engineer.

i) All damaged roads used as major evacuation routes in flood hazard areas shall be repaired so as to be elevated at least one foot above the 100-year floodplain elevation.

j) All local roads that have to be completely rebuilt shall be elevated so as to be above the 100-year floodplain elevation.

H) Temporary Development Moratorium

Under certain circumstances, interim development moratoriums can be used in order to give a local government time to assess damages, to make sound decisions and to learn from its storm experiences. Such a moratorium must be temporary and it must be reasonably related to the public health, safety and welfare.

It is not possible to determine prior to a storm whether a temporary development moratorium will be needed. Such a measure should only be used if damage in a particular area is very serious and if redevelopment of the area in the same manner as previously existed would submit the residents of the area to similar public health and safety problems. The town's policy regarding the proclamation of temporary development moratoriums shall be to require the Pamlico County Emergency Management Office to assess whether a Temporary Development Moratorium is needed within one week after the damage assessment process is completed. Such an assessment should clearly document why such a moratorium is needed, delineate the specific uses that would be affected by the moratorium, propose a specific schedule of activities and actions that will be taken during the moratorium period, and establish a specific time period during which the moratorium will be in effect.

I) Adequacy of the Pamlico County Disaster Relief Plan

The purpose of the Disaster and Relief Plan is to prevent or lessen the effect of disasters on the people and property in Bayboro. The plan, handled by the county, is considered adequate in its intent, scope and composition.

J) Adequacy of the Pamlico County Hurricane Evacuation Plan

The purpose of the evacuation plan is to provide for an orderly and coordinated evacuation to minimize the effects of hurricanes on residents and visitors in the county. The plan's scope, organization, concept of operation, warning and alert system, increased rediness action checklist, evacuation areas, routes and shelter locations, reentry procedures, responsibility groups, communications and public information activities, are considered adequate. It must be realized that this is the plan for Pamlico County citizens, and not a plan to shelter an excessive number of visitors or evacuees from other counties in Bayboro.

APPENDIX B

BAYBORO CITIZEN SURVEY

Dear Citizen,

In the process of developing the town's CAMA Land Use Plan Update it is necessary to determine the town's needs and feelings on issues facing the town. Your input is needed so that policies that reflect what the people of the town need and want can be developed.

CITIZEN SURVEY

I. DEMOGRAPHIC INFORMATION

Please check the answers in the following questions that best fit you or your family.

1) Is your resident status:

- Full Time Resident home owner
- Full Time Resident home renter
- Non-Resident Property Owner
- Other, specify

2) Please write the number of people in your family that fit into each age category.

0-5	25-29	55-64
6-13	30-34	65-74
14-19	35-44	75+
20-24	45-54	

3) Please indicate the employment status of the head of the household.

- Full-Time Employed
- Part-Time Employed
- Unemployed
- Retired

4) Please indicate which of the categories of income of your household best fits.

- below \$10,000
- \$10,001 to \$20,000
- \$20,001 to \$30,000
- \$30,001 to \$40,000
- \$40,001 to \$50,000
- over \$50,000

- 5) How long have you lived in Bayboro?
 less than one year
 1-3 years
 4-10 years
 over 10 years

II. RESOURCE PRODUCTION

Please indicate the amount of concern you have for each of following.

not concerned=nc
 neutral=n
 concerned=c
 very concerned=vc

nc n c vc

- () () () () 6) Shoreline development and bulkheading
 () () () () 7) The public's right to navigation in public trust waters:
 () () () () 8) The preservation of open space, natural terrain, and vegetation:
 () () () () 9) Development in a flood zone:
 () () () () 10) The removal of sand, peat or phosphates near the town:
 () () () () 11) The location of commercial forestry activities near the town:

III. RESOURCE PROTECTION

- () () () () 12) The water quality of The Bay River and its two prongs:
 () () () () 13) The quality of the marshes:
 () () () () 14) The quality of the source of the town's water supply:
 () () () () 15) The preservation of open space, natural terrain, and vegetation:
 () () () () 16) The location of agribusinesses with offensive odors near the town:
 () () () () 17) Estuarine water use:

IV. ECONOMIC DEVELOPMENT

Please indicate your feeling for each of the following statements.

strongly disagree=sd
disagree=d
neutral=n
agree=a
strongly agree=sa

sd d n a sa

- () () () () () 18) The rate of the town's growth has been too slow.
- () () () () () 19) Regulation on development in the town has too restrictive.
- () () () () () 20) The town has handled its growth in well.
- () () () () () 21) The appearance of the town needs improvement.
- () () () () () 22) The town should develop subdivision regulations:
- () () () () () 23) The town should work towards getting a Community Development Block Grant to improve housing in the town.
- () () () () () 24) The town should work on attracting industry to the area.
- () () () () () 25) The town should try to attract more commercial activities for the town.
- () () () () () 26) The town needs more and improved services.
- () () () () () 27) The town needs regulations for marina development:
- () () () () () 28) The town should discourage the "strip development" type of activity on NC 55.
- () () () () () 29) Old abandoned buildings in the town should be torn down or rehabilitated if appropriate.
- () () () () () 30) The town should continue as a residential community.
- () () () () () 31) Grade the following types of development "A" through "E", with "A" being most preferred and "E" being the preferred.

single-family homes
commercial locations
mobile homes
apartments
condominiums

industrial structures

V. OTHER ISSUES

Please indicate how you feel on each of the following:

strongly disagree=sd
disagree=d
neutral=n
agree=a
strongly agree=sa

sd d n a sa

- () () () () () 32) Bayboro should seek land and funds for more recreation.
- () () () () () 33) The town should promote tourism.
- () () () () () 34) There should be some public waterfront access in the town.
- () () () () () 35) The citizens of Bayboro are well informed on activities that take place in the town government and feel they have adequate input in its decisions.
- () () () () () 36) The town should search for an alternate or improve route NC 55.
- () () () () () 37) All town streets should be paved with sidewalks on them.
- () () () () () 38) The town should annex land.
- () () () () () 39) Bayboro is in need of some sort of care for the aged.
- () () () () () 40) There should be public low income housing in the town.
- () () () () () 41) There should be day care facilities in the town.
- () () () () () 42) The town and/or county should have some sort of public transportation system.
- () () () () () 43) The town should support state and federal programs such as erosion control, Area of Environmental Concern protection and channel maintenance.
- () () () () () 44) Historic and cultural areas should be preserved.
- () () () () () 45) The town should investigate the possibility of hiring a policeman and share his services and expenses with Alliance and Stonewall.
- () () () () () 46) I would be willing to pay higher taxes for improved services.

(())(())(()) 47) The town is prepared for natural hazards such as hurricanes and floods.

VI. PUBLIC SERVICES

Please grade the following services "A" through "E", with "A" being excellent, "B" being good, "C" being average, "D" being poor, and "E" being very poor.

- 47) Education
- 48) Medical Servies
- 49) Ambulance Services
- 50) Recreation
- 51) Fire Protection
- 52) Police Protection
- 53) Town Government
- 54) Trash Collection
- 55) Town Streets
- 56) Public Water System
- 57) Septic System
- 58) Drainage

VII. ADDITIONAL COMMENTS

Please attach any additional comments or suggestions you may have that you feel would be helpful in developing the town's land use plan. Thank you for your cooperation.

APPENDIX C

BAYBORO ATTITUDE SURVEY SUMMARY

A) Synopsis of the Survey

As one of the public participation elements in Bayboro's CAMA Land Use Plan Update, the town conducted an attitude survey (see Appendix B). Eighty surveys were passed out by the Town Board and the Planning Board and forty-seven were returned. This was a 59% response rate. The surveys were then tabulated and analyzed to help determine the feeling of the citizens on selected issues for the purpose of developing policies in the plan update. The survey helped to establish that some of the beliefs about the town are true and that some are not.

B) Responses (by percent)

1) 89% of the respondents were full time resident home owners, only 6% were renters.

2) The largest age group was 55-64 years of age, this made up 29% of the sample population. Only 11% were between 20 and 29 years old and 6% between 14 and 19. 16% of the sample population were under 14.

3) 55% of the respondents were full time employed. There were 30% retired and 6% unemployed.

4) The largest income group for the town was \$10,000-\$20,000, this made up 30% of those surveyed. 23% had an income of \$20 to \$30 thousand, 19% made between \$30 and \$40 thousand, and 17% made less than \$10,000.

5) 87% of those surveyed had lived in the town more than ten years and 9% have lived here from 4 to 10 years.

6) 61% of the respondents were concerned to very concerned about shoreline development and bulkheading. 13% were neutral and 15% were not concerned.

7) 70% of those surveyed were concerned to very concerned about the public's right to navigation in public trust waters. 13% were neutral and 9% were not concerned.

8) 72% of the respondents were concerned to very concerned about the preservation of openspace, natural terrain, and vegetation. 17% were neutral and 4% not concerned.

9) 81% of the people questioned were concerned to very concerned about development in a flood zone, 6% were neutral and 4% were not concerned.

10) 72% of the respondents were concerned to very concerned about the removal of sand, peat, and phosphate near the town. 11% were neutral and 4% were not concerned.

11) 70% of the respondents were concerned to very concerned about commercial forestry activities near the town. 17% were neutral and 9% were not concerned.

12) 87% of those surveyed were concerned to very concerned (70% were very concerned) about the water quality of the Bay River. 6% were not concerned.

13) Of those surveyed 81% were concerned to very concerned about the quality of the marshes, 13% were neutral, and 2% were not concerned.

14) Quality of the town's water supply: 89% concerned to very concerned (66% very concerned) and 4% neutral.

15) A duplicate of #8.

16) Location of agribusinesses with offensive odors near the town: 85% concerned to very concerned (62% very concerned), 4% neutral, and 2% not concerned.

17) Estuarine shoreline use: 77% concerned to very concerned, 9% neutral, and 6% not concerned.

18) The rate of the town's growth has been too slow: 64% agree to strongly agree, 23% neutral, and 10% disagree to strongly disagree.

19) Regulation related to town development is too restrictive: 48% agree to strongly agree, 23% neutral, and 19% disagree to strongly disagree.

20) The town is handling its growth well: 28% agree, 23% neutral, and 44% disagree to strongly disagree.

21) Town appearance needs improvement: 87% agree to strongly agree (51% strongly agree), 9% neutral, and 4% disagree.

22) The town should adopt subdivision regulations: 38% agree to strongly agree, 28% neutral, and 28% disagree to strongly disagree.

23) The town should work towards getting a Community Development Block Grant to improve housing in the town: 83% agree to strongly agree (57% strongly agree), 11% neutral, and 6% disagree to strongly disagree.

24) The town should try to attract certain industries: 90% agree to strongly agree (62% strongly agree), 2% neutral, and 9% disagree.

25) The town should try to get more commercial activities in it: 89% agree to strongly agree (51% strongly agree), 2% neutral, and 6%

disagree.

26) The town needs improved services: 85% agree to strongly agree (57% strongly agree) and 15% neutral.

27) The town should regulate marina or harbor development: 47% agree to strongly agree, 32% neutral, and 4% disagree to strongly disagree.

28) The town should discourage "strip development" along NC 55: 44% agree to strongly agree, 32% neutral, and 10% disagree to strongly disagree.

29) Old abandoned buildings in the town should be torn down or rehailitated if appropriate: 91% agree to strongly agree (57% strongly agree), 4% neutral, and 4% disagree to strongly disagree.

30) The town should continue as a residential community: 60% agree to strongly disagree, 17% neutral, and 15% disagree to strongly disagree.

31) The following types of development were graded "A" through "E", with "A" being most "E" being least preferred. The letters were given a numeric value. "A" was equal to 1 to "E" equaling 5. The grades given to the different types of development were averaged as follows: single-family homes 1.3, commercial buildings 2.3, mobile homes 3.3, apartments 2, condominiums 3.4, and industrial structures 2.2.

32) Bayboro should seek more land and funding for recreation: 70% agree to strongly agree, 17% neutral, and 11% disagree to strongly disagree.

33) The town should promote tourism: 56% agree to strongly agree, 30% neutral, and 13% disagree.

34) There should be some waterfront access in the town: 81% agree to strongly agree and 17% neutral.

35) The citizens of Bayboro are well informed on activities that take place in the town government and feel they have adequate input in its decisions: 69% disagree to strongly disagree (43% strongly disagree), 17% neutral, and 15% agree.

36) There should be an alternative for, or improvement of NC 55 as it runs through the area: 85% agree to strongly agree, 4% neutral, and 8% disagree to strongly disagree.

37) The town streets should be paved and have gutters and sidewalks: 71% agree to strongly agree, 13% neutral, and 15% disagree to strongly disagree.

38) The town should annex additional land: 58% agree to strongly agree, 23% neutral, and 9% disagree.

39) Bayboro is in need of more care for the aged: 95% agree to

strongly agree (74% strongly agree) and 2% neutral.

40) There should be public low income housing in the town: 68% agree to strongly agree, 19% neutral, and 12% disagree to strongly disagree.

41) There should be day care facilities in the town: 73% agree to strongly agree, 15% neutral, and 4% disagree to strongly disagree.

42) The town or county should have some sort of public transportation: 59% agree to strongly agree, 26% neutral, and 13% disagree to strongly disagree.

43) The town should support state and federal programs such as erosion control, Areas of Environmental Concern protection, and channel maintenance: 77% agree to strongly agree, 11% neutral, and 11% disagree.

44) Historic and cultural areas should be preserved: 83% agree to strongly agree, 11% neutral, and 2% disagree.

45) The town should investigate the possibility of hiring a policeman and possibly share his services and expenses with Alliance and Stonewall: 62% agree to strongly agree, 17% neutral, and 17% disagree to strongly disagree.

46) I would be willing to pay higher taxes for more or improved services: 40% agree to strongly agree, 21% neutral, and 34% disagree to strongly disagree.

47) The town is prepared for natural hazards such as hurricanes and floods: 40% agree to strongly agree, 15% neutral, and 40% disagree to strongly disagree.

The following services were graded "A" through "E", with "A" being excellent and "E" being very poor.

48) Education: 13% A, 30% B, 43% C, 2% D, and 9% E.

49) Medical Services: 19% A, 51% B, 19% C, 4% D, and 4% E.

50) Ambulance Services: 32% A, 38% B, 23% C, 2% D, and 2% E.

51) Recreation: 13% A, 17% B, 36% C, 21% D, and 13% E.

52) Fire Protection: 28% A, 40% B, 30% C, and 2% D.

53) Police Protection: 4% A, 21% B, 30% C, 17% D, and 28% E.

54) Town Government: 2% A, 21% B, 47% C, 17% D, and 13% E.

55) Trash Collection: 4% A, 26% B, 32% C, 19% D, and 19% E.

56) Town Streets: 4% A, 21% B, 17% C, 26% D, and 30% E.

57) Public Water: 19% A, 40% B, 32% C, 2% D, and 4% E.

58) Septic System: 4% A, 9% B, 26% C, 17% D, and 36% E.

59) Drainage: 4% A, 11% B, 9% C, 23% D, and 51% E.

C) Cross Tabulation of Selected Questions

1) Resident status and natural hazard preparedness:

The town is prepared for natural hazards such as hurricanes and floods.

Residence status-	S.D.	D.	N.	A.	S.A.
full time resident home owner-	11	7	5	15	2
full time resident home renter-	0	2	1	0	0
non-resident property owner-	0	0	1	0	0

2) Employment status and attitude towards public transportation:

The town and/or county should have some sort of public transportation system.

Employment status-	S.D.	D.	N.	A.	S.A.
full-time employed	1	4	8	5	4
part-time employed	0	0	1	1	2
unemployed	0	0	2	1	6
retired	0	1	1	2	7

3) Income level and grade (A through E, A being excellent and E being very poor) given for town government.

Income level;	"A"	"B"	"C"	"D"	"E"
below \$10,000	0	2	5	0	1
\$10,001 to \$20,000	0	1	7	3	2
\$20,001 to \$30,000	0	2	6	2	1
\$30,001 to \$40,000	0	5	2	1	0
\$40,001 to \$50,000	1	0	1	0	0
over \$50,000	0	0	1	0	0

4) Length of time of residence in the town compared to how well

the town has handled its growth:

The town is handling its growth well.

Length of time in the town-	S.D.	D.	N.	A.	S.A.
less than one year	0	0	0	1	0
1-3 years	0	0	0	1	0
4-10 years	0	0	0	3	1
over 10 years	7	3	3	12	16

APPENDIX D

STATE AND FEDERAL DEVELOPMENT REGULATING AGENCIES

I) State Level

A) Department of Natural Resources and Community Development (DNRC)

This agency administers permits to discharge surface waters or operate wastewater treatment plants or oil discharge permits; NPDES permits (G.S. 143-215)

1) Division of Coastal Management

This division administers permits to dredge and/or fill in estuarine waters, tidelands, etc (G.S. 113-229), and permits to undertake development in Areas of Environmental Concern (G.S. 113A-118).

2) Division of Land Resources

This division administers permits to alter or construct a dam (G.S. 143-215.66), permits to mine (G.S. 74-51), permits to drill exploratory oil or gas wells (G.S. 113-381), permits to conduct geographical exploration (G.S. 113-391), and sedimentation erosion control plans for any land-disturbing activity over one acre (G.S. 113A-54).

3) Division of Environmental Management

This division administers permits for septic tanks with a capacity over 3,000 gallons/day (G.S. 143-215.3), permits for withdrawals 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), and permits for construction of a well over 100,000 gallons/day (G.S. 87-88).

4) Secretary of NRCD

The office of the secretary issues permits to construct oil refineries.

B) Department of Administration

This agency administers permits for easements to fill where lands are proposed to be raised above the normal high water mark of navigable waters by filling (G.S. 146.6c)

C) Department of Human Resources

This agency issues the permits to operate a solid waste disposal site or facility (G.S. 130-166.16) and for the construction of any

public water supply facility that furnishes water to ten or more residences (G.S. 130-160.1).

II) Federal Level

A) U.S. Army Corps of Engineers

The Corps issues permits that are required under Section 9 and 10 of the Rivers and Harbors Act of 1899, permits to construct in navigable waters, permits that are required under Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972, permits that are required under Section 404 of the Federal Water Pollution Control Act of 1972, and permits to undertake dredging and/or filling activities.

B) U.S. Coast Guard

The Coast Guard issues permits for bridges, causeways, pipelines over navigable waters; required under the General Bridge Act of 1946 and the Rivers and Harbors Act of 1899, and deep water port permits.

C) Department of the Interior

The Geological Survey and the Bureau of Land Management oversee the permitting required for off-shore drilling, and approvals for OCS pipeline corridor rights-of-way.

D) Nuclear Regulatory Commission

This agency issues 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.

E) Federal Energy Regulatory Commission

This agency issues permits for construction, operation and maintenance of interstate pipelines facilities required under the Natural Gas Act of 1938, orders of interconnection of electric transmission facilities under Section 202 (b) of the Federal Power Act, and permission required for abandonment of natural gas pipeline and associated facilities under Section 7C (b) of the Natural Gas Act of 1938.

APPENDIX E

AMENDING THE PLAN.

Special and changing circumstances may sometime require a change in the land use plan. A certain policy or land classification may need an amendment to suit a peculiar situation within the county. The land use plan may be amended as whole by a single solution or in parts by successive resolutions. The successive solutions may address geographical sections, county divisions, or functional units of subjective matter. To change all or some part of the land use plan, the amendment process must be in accordance with a series of procedures. These include a local public hearing, a notice to the Coastal Resources Commission (CRC), and approval by the CRC.

A) Public Hearing

The land use plan may be amended only after a properly held public hearing. Notice of this hearing must appear at least 30 days prior to the date of the hearing and must list the date, time, place, and proposed action. This should be available for viewing at the town hall and a particular office in the county courthouse. It must also appear at least once in the local newspaper. Copies of the proposed amendment should be made available at the time of the public hearing.

B) Notice to the Coastal Resources Commission

The local government proposing a land use plan amendment shall provide information to the executive secretary of the CRC. This information should include a notice of the public hearing, a copy of the proposed amendment, and the reasons for the amendment. This should be delivered to the executive secretary or his designee no less than 30 days prior to the public hearing.

C) Adoption Procedures

After the hearing, the locally approved amendments should be delivered to the executive secretary of the CRC in the form that they will appear in the land use plan. The CRC will review the changes at the first regular scheduled meeting held after the executive secretary has received notification of the amendment. After review of the changes, the CRC shall approve, disapprove, or conditionally approve the land use plan amendments. Should the amendments be disapproved, the CRC will provide an explanation of the reasons for its disapproval and offer suggestions as to how the amendment might be changed so approval could be granted. Final amendments to the text or maps shall be incorporated in context in the land use plan and shall be dated to indicate the date the amendment became final. The amended land use plan shall be maintained as required by G.S. 113A-110(g).