



COUNTY OF PASQUOTANK

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Received

APR 12 2016

DCM-EC

April 7, 2016

Charlan Owens, AICP
Elizabeth City District Planner
NCDENR- Division of Coastal Management
1367 U.S. 17 South
Elizabeth City, NC 27909

RE: Pasquotank County-Elizabeth City CAMA Advanced Core Land Use Plan Status Report

Dear Charlan:

Pasquotank County and the City of Elizabeth City would like to submit the following status report on their implementation of the 2004 Advanced Core Land Use Plan certified on February 9, 2012. This report lists the City and County's implementation activities that were included in the adopted plan and their current status.

Both jurisdictions continue to implement the adopted Land Use Plan and every land development application submitted is reviewed for consistency with the LUP. In addition, our development ordinances are reviewed on an ongoing basis to ensure compatibility with the policies contained within our Land Use Plan.

Should you have any questions or concerns regarding this report please contact either myself or Cheryl Eggar with the City of Elizabeth City's Planning Department.

Sincerely Yours,

Shelley L. Cox, AICP
Pasquotank County Planning Director

Pasquotank County Implementation Status Report **2014- 2016**

A. Public Water Access Implementation Actions

1. FY 08: Seek funding from DCM for a grant to prepare a waterfront access plan.

Status: *Due to budget constraints since the County's adoption of the Land Use Plan in 2012, Pasquotank County has yet to find funding opportunities for this action.*

2. FY 09: Finalize waterfront access plan.

Status: *Due to budget constraints since the County's adoption of the Land Use Plan in 2012, Pasquotank County has yet to find funding opportunities for this action.*

3. Post FY 09: Initiate implementation of the recommendations of the waterfront access plan; seeking funding approval for recommended acquisitions/improvements; develop specific criteria and standards for the provision of public waterfront access.

Status: *Pasquotank County does not have a waterfront access plan at this time.*

4. Ongoing: Review, through the subdivision plat and site plan review and approval process, proposed waterfront land development projects to ensure consistency with the County's public access goals and policies.

Status: *No waterfront land development projects have occurred since the adoption of the Advanced Core Land Use Plan in 2012.*

B. Land Use Compatibility Implementation Actions

1. FY 05: Establish a joint task force with the City of Elizabeth City to develop coordinated land use and development regulations for the Halstead Boulevard Connector.

Status: *Due to the infrastructure needed for intense commercial and residential development (i.e. centralized sewer), all development of land along the Halstead Boulevard Connector has been annexed by the City of Elizabeth City.*

2. FY 05: Review the zoning ordinance, subdivision regulations, and other County land use and development regulations to ensure that residential densities and building intensities are consistent with the County's land suitability goals and policies. Prepare revisions and

updates as determined appropriate. Coordinate the review with the District Health Department.

Status: *This action has been completed.*

3. FY 06: Develop site plan standards for multifamily and nonresidential development; establish site plan review and approval procedures in the zoning ordinance.

Status: *This action has been completed.*

4. FY 07: Review, and revise as determined appropriate, the County land use and development regulations to include development principles and techniques that promote land use compatibility as open space subdivision design, clustering, innovative storm water management design, etc.

Status: *This action has been completed.*

5. FY 08: Develop zoning ordinance standards for mixed use development and mixed residential development.

Status: *Mixed use development is currently limited in Pasquotank County due to the lack of a centralized sewer system.*

6. FY 08: Develop, in cooperation with the NCDOT, requirements for regulating vehicular access to state roadways; amend the County zoning ordinance and subdivision regulations accordingly.

Status: *This action has been completed.*

7. FY 08: Establish a joint task force with the City of Elizabeth City to develop coordinated land use and development regulations for areas of common interest such as extraterritorial planning area, municipal utility service areas, airport zoning area, etc.

Status: *Although a formal task force has not been formed, the Elizabeth City Electric Superintendent, an Elizabeth City Fire Department representative and the Elizabeth City Regional Airport Manager are active members of the County's Technical Review Committee. In addition, Pasquotank County and Elizabeth City worked jointly during the review and development of Phase I of the Elizabeth City-Pasquotank County Aviation Research and Development Commerce Park.*

C. Infrastructure Carrying Capacity Implementation Actions

1. FY 06: Extend a 16" water main down Halstead Boulevard Extension from the US 17 Bypass to Thunder Road

Status: *This item has been completed.*

2. FY 07: Establish a joint task force with the City of Elizabeth City and other utility providers within Pasquotank County to establish utility service area boundaries and to develop coordinated land use and development regulations within such areas.

Status: *The City of Elizabeth City and Pasquotank County have established a boundary for water utilities. The City's Electric Superintendent and representatives from Dominion Power and Albemarle Electric Corporation are active members of the County's Technical Review Committee.*

3. FY 07: Review the County's water system extension and service policies for consistency with the goals and objectives of the Land Use Plan.

Status: *This item has been completed.*

4. FY 09: Construct a water main from the reverse osmosis plant to the intersection of US 17 South and Foreman Bundy Road.

Status: *Construction of a 6" water main from the reverse osmosis plant has been completed; however the location of the main was re-routed to a different location during construction of the County's Reverse Osmosis plant.*

5. FY 10: Construct new pump station and force main from Knobbs Creek Drive to City WWTP.

Status: *This item has been completed.*

6. FY 12: Extend water service northward from the Pasquotank County Commerce Park to Northside Road.

Status: *This item has been completed.*

7. Ongoing: Utilize the Land Use Plan, zoning ordinance, subdivision regulations, and water extension policies to guide public infrastructure and services to areas where growth and development are desired.

Status: *This action is ongoing. The County reviews every application for new development to determine its consistency with the Land Use Plan, Zoning Ordinance, Subdivision Regulations and water extension policies.*

D. Natural Hazard Areas Implementation Actions

1. Ongoing: The County will review its zoning ordinance, subdivision regulations, and flood damage prevention ordinance to determine if more specific locational and density regulations regarding

development or redevelopment activities within identified flood hazard areas and storm surge areas are warranted. Issues to be addressed include restrictions on land uses that utilize or store hazardous materials on-site, establishment of riparian buffers, increasing the minimum freeboard height above base flood elevation, etc.

Status: *This action is ongoing. Pasquotank County has adopted a local Stormwater Ordinance and Stormwater Design Manual that limits development within flood hazard and storm surge areas and establishes a riparian buffer.*

2. Ongoing: The County will avoid zoning areas susceptible to storm surge for high density residential or intensive nonresidential use.

Status: *This action is ongoing. No re-zonings for high density residential development or intensive nonresidential use within storm surge areas of the County have been approved since the adoption of the Land Use Plan.*

3. Ongoing: Based upon the availability of federal and state grant funds, land acquisition programs will be utilized in the most hazardous areas to minimize future damage and loss of life.

Status: *This action is ongoing.*

4. Ongoing: If any portion of the County's public infrastructure is significantly damaged by a major storm, consideration will be given to the feasibility of relocating or modifying the affected facilities to prevent the reoccurrence of storm damage.

Status: *No public infrastructure has been significantly damaged by a major storm since the County's adoption of the Land Use Plan.*

5. Ongoing: Coordinate the review and approval of development plans for major subdivisions, multifamily developments, and large public and institutional uses located within identified natural hazard areas with the County Emergency Management Agency. Continue the active enforcement of the State Building Code provisions regarding wind-resistance requirements and participation in the National Flood Insurance Program.

Status: *The implementation of this item is on-going. The County's Building Inspector and Emergency Management Director are active members of the Technical Review Committee that reviews all major development plans. Pasquotank County remains an active participant in the National Flood Insurance Program and enforces the State Building Code.*

E. Water Quality Implementation Actions

1. FY 07: The County will investigate the feasibility of developing and implementing a countywide stormwater management plan and coordinating such management plan with the City of Elizabeth City.

Status: *The County has developed and implemented a countywide Stormwater Ordinance and Stormwater Design Manual. We have also coordinated with the City of Elizabeth City to conduct drainage reviews of two major projects that are located adjacent to the Knobbs Creek stormwater basin.*

2. FY 07: The County will review its zoning ordinance and subdivision regulations to determine if revisions are needed to include additional measures, such as riparian buffers and impervious surface limitations, to control storm water discharges.

Status: *This action has been completed. The County has adopted a Stormwater Ordinance and Stormwater Design Manual that is implemented in conjunction with the zoning and subdivision regulations.*

3. FY 08: The County will consider adoption of a countywide drainage manual which will include requirements for a thirty foot wide undisturbed vegetated buffer strip adjacent to natural banks of all watercourses, water bodies, or wetlands.

Status: *This action has been completed.*

4. Ongoing: The County will continue to require, through its subdivision regulations, adequate storm water drainage systems for new developments. The County will continue to promote the use of Best Management Practices to minimize the degradation of water quality resulting from storm water runoff. The County will continue to coordinate the approval of land development projects with the applicable State agencies.

Status: *This action is on-going. The County has adopted and actively implements its Stormwater Ordinance and Stormwater Design Manual to address run-off from new development projects.*

F. Areas of Environmental Concern Implementation Actions:

1. FY 08: The County will review its zoning ordinance and subdivision regulations to determine if revisions are needed to include additional protective measures for AECS.

Status: *This action has been completed. The County's Storm Water Ordinance and Storm Water Design Manual provides additional protective measures for AECS.*

2. Ongoing: Continue participation in the North Carolina Ecosystem Enhancement Program.

Status: *This action is ongoing.*

G. Areas of Local Concern Implementation Actions:

1. FY 05/07: The County will review its zoning ordinance and subdivision regulations to determine if revisions are needed to eliminate requirements that are not conducive to encouraging a variety of housing opportunities or to promoting diversified economic development.

Status: *This item is completed.*

Elizabeth City Implementation Status Report

2014-2016

A. Public Water Access Implementation Actions

FY 09: Amend the UDO to require that major residential subdivisions that abut public trust waters be required to dedicate public access to public trust waters. Access for the general public is preferred.

Status: *The City's direction has shifted towards acquiring land to provide public water access.*

FY 10: Finalize the Waterfront Master Plan for adoption by the City Council.

Status: *Completed and adopted. City Council is currently seeking funding to develop an updated Waterfront Master Plan to reflect the current market conditions and the City Council's goals for the downtown waterfront redevelopment.*

FY 11: Develop a waterfront overlay zoning district to facilitate implementation of the Waterfront Master Plan.

Status: *Once an updated Waterfront Master Plan is developed and approved, the City will seek funding to develop an overlay zoning district for the waterfront area.*

Post FY 11/12: Initiate additional implementation strategies recommended in the Waterfront Master Plan; seek funding approval for recommended improvements, particularly additional public water access.

Status: *City has been actively seeking ongoing funding for the acquisition of land and access to public trust waters. With CAMA grants the City purchased a waterfront building and opened public restrooms with shower facilities at Mariners' Wharf Park. Additional waterfront property has been purchased and will be developed as the Coast Guard Park which will be improved with canoe/kayak launch, dock for transient boaters, fishing pier, restroom facility, and pavilion. The Park will offer canoe, kayak and bicycle rentals. Construction should begin the summer of 2016. As part of the Coast Guard Park improvements, three dilapidated boat garages, pilings, and dilapidated structures were removed to open up the Waterfront Park boat ramp. A new pavilion, restrooms, and smaller sun shelter have been constructed at Charles Creek Park as well as bulkhead repairs. Plans are in place to begin renovating the Waterfront Park T-pier, boardwalk and boat ramp in 2016. In early 2016 the City applied for several grant funds to purchase the Elizabeth City Shipyard Property along Riverside Avenue.*

Fish Court Park along the Charles Creek has been re-purposed as an open green space park with a new fishing pier for the Southern Avenue community. Additional public water access will be provided on a donated parcel of land on Knobbs Creek that will be developed with a canoe/kayak launch along with a small parking lot. Plans are also in place to build a Veteran's Park beside the

Pasquotank/Camden Bridge on Water Street once the construction of the new bridge is completed.

B. Land Use Compatibility Implementation Actions

FY08: Develop conditional zoning to facilitate versatile development standards in keeping with the Land Use Plan.

Status: *Completed*

FY09: Establish a joint task force with Pasquotank County to develop coordinated land use and development regulations for the Halstead Boulevard Connector.

Status: *Completed*

FY 09: Create alternative development techniques to mitigate the impact for high intensity commercial and residential developments on surrounding land uses.

Status: *This item was completed with the adoption of the Conditional Zoning district and zoning regulations which will assist developments to be more harmonious with the surrounding areas*

FY10: Establish a joint task force with the County to develop coordinated land use and development regulations for the development of an aviation center proximate to the Elizabeth City Regional Airport.

Status: *Completed. Elizabeth City and Pasquotank County have completed the development of Phase 1 of the Elizabeth City-Pasquotank County Aviation Research and Development Commerce Park. Additional development standards are being established as needed*

FY10: Establishment of land use development policies that balance protection for natural resources and areas with economic development.

Status: *Ongoing. Elizabeth City shall continue to support development activities that provide a balanced approach to growth and development while continuing to develop methods for protecting the natural resource areas*

FY12: Develop an overlay district for the downtown mixed use. Evaluate the UDO for any necessary zoning changes to facilitate downtown mixed use.

Status: *The Central Business zoning found in the downtown area allows for mixed use developments with commercial on the ground floor and residential above. To encourage downtown development, the parking requirements for the central business zoning district have been eliminated.*

C. Infrastructure Carrying Capacity Implementation Actions

FY 05/07: Extend sewer services westward on the Halstead Boulevard Extension to the US 17 By-Pass.

Status: *Completed*

FY07/09: Implement the recommendation of the joint City/County Comprehensive Parks and Recreation Master Plan to develop two sports complexes.

FY 07/08 – Soccer Complex

Status: *Completed*

FY 08/09 – Baseball/Softball Complex

Status: *Completed*

FY08/09: Implement the recommendation of the joint City/County Comprehensive Parks and Recreation Master Plan, adopted in January 2007, to assess existing parks to see how the facilities can be expanded and/or updated for maximum use.

Status: *The City and County are constantly trying to upgrade and improve all recreational facilities throughout the community. Prior to 2016, a maintenance building was constructed at South Park Sports Complex to house athletic equipment and supplies for several parks. New playground equipment and fencing has been installed at two neighborhood parks with basketball facilities at another site. Fish Court Park along the Charles Creek has been re-purposed as an open green space park with a new fishing pier for the Southern Avenue community. A new picnic pavilion has been built at Charles Creek Park along with a smaller sun shelter and the bulkhead cap is being replaced. Restrooms and shower facilities were added to the Mariners' Wharf Park.*

In March 2016, the Elizabeth City/Pasquotank County Comprehensive Master Plan was endorsed by the Recreation Advisory Board and approved by Pasquotank County Commissioners. City Council approval is pending. The updated Master Plan recommends to up-date several parks as well as to develop new parks and recreational facilities in the northern and western parts of Pasquotank County. Several properties recommended for additional park construction are already owned by Pasquotank County: Pearl Street and Meads Pool. In 2016 the Coast Guard Park will be developed with a building to rent and store canoe/kayak/bicycle rentals as well as a restroom facility. Additional improvements include a canoe/kayak launch, docks for transient boaters, fishing pier, boardwalk, and pavilion.

FY 09: Upgrade, and repair the Knobbs Creek and Rum Quarter pump stations; and construct a new pump stations to service the new aviation center and another pump station for the River Road area.

Status: *Completed*

FY 09: Expand the water source supply by the addition of four well sites to the water system for an increased capacity of approximately 1 MGD.

Status: *Completed*

FY 09/10: Replace the Charles Creek Bridge.

Status: *Completed*

FY09/10: Implement the recommendation of the joint City/County Comprehensive Parks and Recreation Master Plan to develop three additional neighborhood parks.

Status: *Due to a budget constraints there are no funding sources for this action at this time. The development of additional neighborhood parks is a 10 year goal of the 2016 Parks and Recreation Master Plan. The 2016 Master Plans states that the County owned land at Meads Pool (30+ acres) and the Pearl Street property (3 acres) would be perfect locations as well as somewhere to the north and west of Elizabeth City to build playgrounds, recreation center, senior center, ball fields, trails, etc..*

FY 10: Extend sewer services southward pass the US Coast Guard facility to service the aviation center.

Status: *Completed*

FY 10: Develop road design and construction standards for City streets.

Status: *Ongoing.*

FY10: Develop service territories for the City's sewer and water facilities. Evaluate the City's sewer and water extension and service policies for consistency with the goals of the Land Use Plan.

Status: *The sewer facilities extend to the City Limits, with an extension to the prison. With the exception of the Halstead Boulevard Corridor area which is served by the County's reverse osmosis water, the water service extends to the City Limits. If needed, the sewer and or water services are extended for development within newly annexed portions of the City.*

FY10: Coordinate with the County and other utility providers to delineate service areas as the City grows.

Status: *An agreement has been made with Pasquotank County to delineate water service areas and to provide sanitary sewer service for the prison. Negotiations and discussions continue with Camden County in regards to tying into the City's sanitary sewer system.*

FY10/11: Develop a greenway master plan

Status: *The greenway master plan is not completed due to a lack of funding opportunities. The City is presently working with NCDOT to develop pocket parks/greenways along Elizabeth Street.*

FY12: Develop a joint facilities study with the county to review the adequacy of health services, emergency services, fire services, schools, sewer, and water.

Status: *A regional coalition has been formed for emergency preparedness. The group meets quarterly to review emergency, health and fire services. A joint study of the water services has been completed.*

FY12: Coordinate with the NCDOT for the preparation of an updated Thoroughfare Plan and seek the possible transfers of Water Street and Elizabeth Street to City control for redevelopment.

***Status:** NCDOT Board of Transportation approved the Pasquotank County maps in 2016. The final document should be finalized by late 2016. The City is no longer seeking the transfer of Elizabeth Street and Water Street to City control.*

FY 12: Replacement of the filter media at the water treatment facility to increase the water production.

***Status:** Completed*

FY12: Establish a regional water cooperative with the surrounding public providers.

***Status:** An agreement has been reached with Pasquotank County*

Ongoing: Develop City/County joint use agreements with the school system to allow recreational use of the schools located throughout the area.

***Status:** An agreement has been reached for two of the schools. A system wide joint use agreement in the process of being developed.*

Ongoing: Replace or upgrade small diameter water lines.

***Status:** Ongoing maintenance*

Ongoing: Improvements to the trunk water main.

***Status:** Ongoing maintenance*

Ongoing: Improvements and resurfacing of City streets.

***Status:** Ongoing maintenance.*

Ongoing: Neighborhood rehabilitation including the repair and replacement of leaking gravity sewer mains

***Status:** Ongoing maintenance*

Ongoing: Repair and upgrades to the City's Core pump stations

***Status:** Ongoing maintenance.*

D. Water Quality Implementation Actions

FY08: Develop a joint City/County task force to implement a regional storm water management plan.

Status: *The City and County have coordinated a drainage study of the Knobbs Creek stormwater basin in the Oxford Heights area. Recent and future stormwater studies are to be implemented into the Knobbs Creek Stormwater Study.*

FY 09: Amend the Flood Hazard District Overlay Requirements to increase the lowest floor elevation of structures located within flood hazard areas to a minimum of one foot above the base flood elevation.

Status: *Not yet completed.*

FY 09: Produce policies to reduce impervious surfaces in developments, especially within floodplains, encourage alternative storm water management techniques, open space preservation, and cluster developments.

Status: *Ongoing. The City encourages cluster development to reduce impervious areas and increase open space. The NPDES stormwater permitting addresses this issue and provides suggestions for management. Policies are currently being evaluated, considered, and analyzed by Public Works and will be presented to SWAB, Stormwater Advisory Board, in the future.*

FY 09: Establish design standards for open space subdivisions and vegetative buffer areas along streams, wetlands and estuarine shorelines.

Status: *Ongoing study and monitoring. The Flood Hazard Overlay District established stream setbacks for streams located within non-encroachment areas.*

FY09: Development of polices to prevent or control non-point source discharges.

Status: *Coordinating with the NPDES permit requirements. The City mandates that businesses, residential and farming eliminate illicit discharges. The use of catchment containment systems required for all new development, expansions and upgrades of properties, to name a few and not all inclusive, drains for dumpsters, regulation of approved soaps for car washes, rental and auto dealerships. Public education program to prevent yard waste, litter, paints and/or oils in city stormwater infrastructure as well as construction site management of construction waste, construction and post stormwater practices are a few examples*

Ongoing: The City will continue to require, through its Storm water Management ordinance and Unified Development Ordinance, adequate storm water drainage systems for new developments. The City will continue to promote the use of Best Management Practices to minimize the degradation of water quality resulting from storm water runoff. The City will continue to coordinate the approval of land development projects with the applicable State agencies.

Status: *Ongoing*

Ongoing: Continue to support CAMA requirements concerning the preservation of open space buffers along estuarial shorelines. Promote alternative storm water management techniques, buffering, etc.

Status: Ongoing

E. Areas of Local Concern Implementation Actions:

FY08: Continue the joint City/County efforts on developing a Conference Center in the downtown area. The City and County are pursuing land acquisition for the project through the use of options to purchase.

Status: The City and County are continuing with the land acquisition phase.

FY 08/09: Support the adoption of stronger minimum housing standards and a demolition by neglect ordinance.

Status: The City adopted a Rental Housing Code to increase the minimum housing standards and stronger measures have been implemented. The City has adopted an ordinance preventing the demolition by neglect of historic landmarks and structures within the local and national historic districts.

FY 09: Strengthen sign regulations and increase enforcement activities.

Status: As part of City Council's goals and objectives, staff is evaluating signage throughout the city and developing new regulations.

FY09: Continue the work of the City and County Joint Redevelopment Committee in the redevelopment of the blighted residential fairgrounds neighborhood into a viable light industrial development.

Status: Jointly the City and the County have continued with the land acquisition of the fairgrounds neighborhood. Plans are still being worked out for a light industrial development

FY 09: Continue to support the implementation and recommendations in the joint Comprehensive Parks & Recreation Master Plan.

Status: Ongoing

FY 10: Seek funding and land acquisition for the development of an open space/greenway system.

Status: The City continues to seek funding with the State or not-for-profit organizations. Land acquisition for the Halstead Corridor multi-purpose trail has begun.

FY12: Amend the UDO to provide incentives for constructing non-wetland, upland marinas as opposed to open water marinas.

Status: *A full service marina would be a benefit to Elizabeth City, but the market climate is not conducive for this type of major investment at this time.*

FY12: To facilitate the implementation of the Waterfront Master Plan, initiate development of design guidelines for the creation of an overlay district.

Status: *Ongoing. The City is currently applying for grants to cover the expense of generating an updated Waterfront Master Plan. The updated master plan will provide the needed guidance for design guidelines and eventually the creation of an overlay district.*

On Going: Continue relationships with organizations that promote historic preservation in the community including the Elizabeth City Historic Neighborhood Association, Elizabeth City Downtown, Inc., Museum of the Albemarle, and Preservation NC.

Status: *Ongoing. The Elizabeth City Historic Preservation Commission remains committed to expanding local awareness of and access to historic preservation. The Commission's membership and participation in other local organizations that have interest in preservation continues. City staff continues to coordinate with organizations promoting historic preservation.*

On Going: Continue to develop an educational outreach program utilizing the City's public access channel and educational materials on preservation techniques.

Status: *This plan element remains a long-range goal*

On Going: Enhance historic neighborhood with streetscape and infrastructure improvements.

Status: *The Main Street streetscape project has been completed. Infrastructure improvements are ongoing.*