

---

CRAVEN COUNTY, NORTH CAROLINA



CAMA CORE LAND USE PLAN  
EXECUTIVE SUMMARY

Adopted by the Craven County Board of Commissioners: August 3, 2009  
Certified by the Coastal Resources Commission: \_\_\_\_\_, 2009

PREPARED BY:

**HCP**  
**Holland Consulting Planners, Inc.**

3329 Wrightsville Avenue, Suite F  
Wilmington, North Carolina 28403

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

---

---

CRAVEN COUNTY  
CAMA CORE LAND USE PLAN  
EXECUTIVE SUMMARY

TABLE OF CONTENTS

	<u>PAGE</u>
1. PREFACE . . . . .	1
2. INTRODUCTION . . . . .	2
3. CRAVEN COUNTY VISION STATEMENT . . . . .	3
4. KEY ISSUES . . . . .	3
5. POPULATION SUMMARY . . . . .	4
6. HOUSING SUMMARY . . . . .	5
7. ECONOMY SUMMARY . . . . .	6
8. ENVIRONMENTAL CONDITIONS . . . . .	6
A. Subbasin 03-03-07 (Tar-Pamlico River Basin) . . . . .	8
B. Subbasin 03-05-01 (White Oak River Basin) . . . . .	9
C. Subbasin 03-04-05 (Neuse River Basin) . . . . .	10
D. Subbasin 03-04-08 (Neuse River Basin) . . . . .	11
E. Subbasin 03-04-09 (Neuse River Basin) . . . . .	13
F. Subbasin 03-04-10 (Neuse River Basin) . . . . .	14
G. Subbasin 03-04-11 (Neuse River Basin) . . . . .	16
9. ANALYSIS OF LAND USE AND DEVELOPMENT . . . . .	17
A. Introduction . . . . .	17
B. Existing Land Use in Craven County . . . . .	17
C. Existing Land Use in Participating Municipalities . . . . .	18
1. Cove City . . . . .	18
2. Dover . . . . .	19
3. Vanceboro . . . . .	20
10. LAND USE/DEVELOPMENT POLICIES AND IMPLEMENTING ACTIONS . . . . .	21
A. Introduction . . . . .	21
B. Impact of CAMA Land Use Plan Policies on Management Topics . . . . .	21
C. Public Access . . . . .	22
D. Land Use Compatibility . . . . .	23
E. Infrastructure Carrying Capacity . . . . .	33
F. Natural Hazard Areas . . . . .	38
G. Water Quality . . . . .	39
H. Local Areas of Concern . . . . .	42

---

TABLES

Table 1	Craven County, Region P, and North Carolina Total Population and Percentage Change, 1980-2007 . . . . .	4
Table 2	Craven County and North Carolina Population Projections . . . . .	5
Table 3	Subbasin 03-03-07 Summary of Use Support Ratings . . . . .	8
Table 4	Subbasin 03-05-01 Summary of Use Support Ratings . . . . .	9
Table 5	Subbasin 03-04-05 Summary of Use Support Ratings . . . . .	11
Table 6	Subbasin 03-04-08 Summary of Use Support Ratings . . . . .	12
Table 7	Subbasin 03-04-09 Summary of Use Support Ratings . . . . .	13
Table 8	Subbasin 03-04-10 Summary of Use Support Ratings . . . . .	14
Table 9	Subbasin 03-04-11 Summary of Use Support Ratings . . . . .	16
Table 10	Unincorporated Craven County Existing Land Use . . . . .	18
Table 11	Town of Cove City Existing Land Use . . . . .	19
Table 12	Town of Dover Existing Land Use . . . . .	20
Table 13	Town of Vanceboro Existing Land Use . . . . .	21

---

## EXECUTIVE SUMMARY

### 1. PREFACE

While the preparation of a comprehensive plan is required by the Coastal Area Management Act, there are broader and equally important reasons to engage in the planning process. Basically, planning begins with understanding your community and its people and learning how to care for them. Local government plans and planning affect people's lives. Tough choices must be made about the natural, manmade, and financial resources in the County. The County's budget should be compared to the plan to ensure that public money will be spent in accordance with the community's goals and objectives.

The planning process also serves to educate us about ourselves, our attitudes towards others, and our willingness to share a sense of community. Planning is often promoted as a means of community decision-making through public participation. But planning also may involve conflict and friction because it may divide us into opposing groups. Some conflict in the planning process is good. It stimulates us to think and reminds us of the need to understand and tolerate, and even support, the opinions of others.

A county should not undertake the preparation of a land use plan without understanding that a plan should be:

1. Comprehensive in setting goals and objectives for all aspects of the County.
2. Part of a continuous planning process that is timely and responsive to the needs and desires of the County.
3. The legal basis for land use regulations and a guide for a capital improvements plan for County budgeting.

Once the plan is prepared, the County must realize that the plan is not the end of the process. The County must continuously work at accomplishing plan implementation and establishing an effective planning program. Craven County must view the preparation of this document as the first step in a continually evolving process. This plan is organized to adhere to the 15A NCAC 7B requirements.

This is a Core Land Use Plan. The Core Plan is defined as follows:

Core Plan: This plan addresses all of the plan elements in Rule .0702 of Section 7B (Elements of CAMA Core and Advanced Core Land Use Plans) in a complete and thorough manner. This type of plan is the standard CAMA Land Use Plan required for all 20 coastal counties.

The reader should not attempt to understand the plan by reading only several sections of the document. All sections of the plan are inter-related.

---

## 2. INTRODUCTION

This Fiscal Year 2007/2008 - 2008/2009 Craven County CAMA Core Land Use Plan is prepared in accordance with the requirements of the North Carolina Coastal Area Management Act (CAMA). Specifically, this document complies with Subchapter 7B, "CAMA Land Use Planning Requirements," of the North Carolina Administrative Code, as amended, August 1, 2002. The policies and implementing actions included in Section 10 of this plan will be utilized to guide development in the CAMA major and minor permitting process. No CAMA permits shall be issued for a proposal that is inconsistent with any of the policies contained within this plan. This plan will also be used for federal consistency review.

The 7B guidelines provide that each of the twenty coastal counties and the municipalities within those counties prepare and adopt a Core CAMA Land Use Plan that meets the planning requirements adopted by the Coastal Resources Commission (CRC). If a County chooses not to prepare a plan, the guidelines specify that the CRC will prepare and adopt a CAMA Land Use Plan for that County and the municipalities in the County which choose not to prepare their own plan. Municipalities not preparing their own plan will be included in the plan for the County in which the municipality is located. The following municipalities participated in the development of this plan: Cove City, Dover, and Vanceboro.

In general, 7B requires that a plan include analysis of existing and emerging conditions. This plan includes information regarding the population, housing, economy, natural systems, existing land use, community facilities, a land suitability analysis, and a review of current plans, policies, and regulations to fulfill that requirement. This section of the plan also includes extensive mapping. The plan is also required to have a plan for the future. To meet that requirement, this plan includes community facility demand information, a future land use plan, and specific land use/development goals/policies. Finally, the plan has tools for managing development. The management tools specify the actions that Craven County will take to implement this plan.

Craven County adopted a Citizen Participation Plan which is intended to ensure that all interested citizens have an opportunity to participate in the development of this plan through both oral and written comments. The Craven County Board of Commissioners appointed the Craven County Planning Board to oversee the development of this plan.

On November 12, 2008, copies of this draft land use plan were provided to Carteret County, Pamlico County, Beaufort County, Pitt County, Lenoir County, Jones County, the City of New Bern, the Town of Bridgeton, the City of Havelock, the Town of Trent Woods, and the Town of River Bend, with a request for review and comment. As of May 8, 2009, no comments had been received from any of the jurisdictions.

Following adoption of the plan by the Craven County Board of Commissioners, it was submitted to the CRC for certification. Certification of the plan was achieved on \_\_\_\_\_, 2009.

---

### 3. CRAVEN COUNTY VISION STATEMENT

Craven County desires to expand its economic base, including Cherry Point expansion, tourism, commercial fishing, retail and wholesale trade, real estate and construction, and industrial development. Craven County will support growth and development at the densities specified in the land classification definitions. The County's future economic development should be compatible with, and complementary to, Cherry Point's existing and proposed activities. The County's future will accommodate the following:

- # Provide needed services, as economically feasible, to accommodate new residential, commercial, and industrial development in the County.
- # Continue support for its rural communities.
- # Dense urban development should only take place where both adequate water and sewer facilities are provided. This is especially true for commercial and industrial land uses.
- # Development should continue in areas considered most feasible to accommodate the anticipated growth and development, where support services such as water and sewer (including septic tanks where necessary) are feasible, and where practical to provide.
- # Growth should be compatible with the protection of the County's valuable natural resources.
- # Protection of the County's water quality.

### 4. KEY ISSUES

In compliance with the 15A NCAC 7B requirements, the Craven County Board of Commissioners conducted a public information meeting on February 5, 2007, and adopted a Citizen Participation Plan. In August, 2008, the County included notification of the CAMA Land Use Planning process in the annual county tax bills. This notice included details on where the county's citizens could obtain further information about the planning process.

The key issues to be addressed include:

- # Expansion of central water and sewer service areas.
- # Continued increasing traffic congestion, in particular along the US 70 corridor.
- # Zoning of the New Bern to Havelock US 70 Highway Corridor, in particular, regulation of signage.
- # Protection of the Craven County Regional Airport.

- # Continued support for the Cherry Point Marine Corps Air Station.
- # Intergovernmental cooperation, coordination, and planning.
- # Continued support of economic/industrial development.
- # Preservation of prime agricultural farmlands.
- # Provision of affordable standard housing.
- # Preservation of existing neighborhoods.
- # Improvement/protection of water quality.
- # Expansion of recreational opportunities, including shoreline access.

5. POPULATION SUMMARY

Historical population growth and forecast of population growth are summarized in the following tables.

Table 1. Craven County, Region P, and North Carolina  
Total Population and Percent Change, 1980-2007

	Total Population				Percent Change			Overall '80-'07
	1980	1990	2000	2007 Est.	'80-'90	'90-'00	'00-'05	
Craven County	71,043	81,613	91,523	92,668	14.9%	12.1%	1.3%	30.4%
Pamlico County	10,938	11,372	12,934	13,068	4.0%	13.7%	1.0%	19.5%
Carteret County	41,092	52,556	59,383	62,766	27.9%	13.0%	5.7%	52.7%
Jones County	9,705	9,914	10,419	10,312	2.2%	5.1%	-0.7%	6.3%
Onslow County	112,784	149,838	150,355	157,738	32.9%	0.3%	4.9%	39.9%
Region P	245,562	305,293	324,614	336,552	24.3%	6.3%	3.7%	37.1%
North Carolina	5,880,095	6,628,637	8,049,313	8,682,066	12.7%	21.4%	7.9%	47.7%

Source: US Census Bureau.

Table 2. Craven County and North Carolina Population Projections

	2000	2007	2010	2015	2020	2025	2030	% Change	Annual Growth Rate
Low Growth <sup>1</sup> Scenario County	91,523	96,426	98,965	102,623	105,938	108,739	110,669	20.9%	.006
High Growth <sup>2</sup> Scenario County	91,523	96,426	103,9874	105,059	106,143	107,239	108,347	18.4%	.011
North Carolina <sup>1</sup>	8,049,313	9,069,370	9,539,095	10,263,686	11,004,303	11,751,384	12,352,728	53.5%	.0178

Source: <sup>1</sup>North Carolina Office of State Budget and Management. <sup>2</sup> Holland Consulting Planners, Inc.

The following provides a summary of the significant demographic factors:

- # Craven County's population (high growth scenario) is expected to increase by 12.4% from 2007 to 2030. By comparison, the North Carolina population is expected to increase by 36.2% during the same period.
- # Since 1980, Craven County has been the 12<sup>th</sup> fastest growing CAMA county.
- # Craven County's total population has increased by 30.4% since 1980.
- # Craven County contained 7.1% of the total CAMA area growth from 1980 to 2000.
- # During the 1990s, Craven County experienced net out-migration.
- # During the 1990s, the age of Craven County's population increased.
- # During the 1990s, the County's school age population decreased in terms of percentage of total population.
- # During the 1990s, the County's minority population grew at a higher rate than the White population.
- # The impact of the County's seasonal population is minimal.

## 6. HOUSING SUMMARY

- # From 1980 to 2000, the County's year round dwelling units increased by 48.9%, the increase almost equally divided between the 1980s and 1990s.
- # Seasonal housing units increased 100% during the 1980s and 1990s.



- 
- # In 2000, over 30% of the County's housing inventory was 30 years old or older, as compared to 35.2% for North Carolina.
  - # In 2000, 68% of the County's dwelling units were single-family detached units.
  - # One-fourth of the households in Craven County, Cove City, Dover, and Vanceboro reported housing cost burdens of more than 30% of income, making housing affordability an issue.

## 7. ECONOMY SUMMARY

- # In 2000, 19.8% of the County's employees were employed by the military.
- # The County's civilian population is heavily concentrated in the retail trade and service sectors.
- # Over 41% of the County's labor force in 2000 traveled 14 minutes or less to work, indicating strong local employment opportunities.
- # Craven County exceeds the state's percentage of individuals living in poverty.
- # Tourism is a significant contributor to Craven County's economy.
- # Craven County ranks number one of all North Carolina counties in available space in industrial buildings.

## 8. ENVIRONMENTAL CONDITIONS

Craven County includes portions of the Tar-Pamlico, Neuse, and White Oak River Basins. These plans were approved by the North Carolina Division of Water Quality (DWQ) in March 2004, July 2002, and January 2007, respectively. The following are the goals of DWQ's basinwide program:

- # Identify water quality problems and restore full use to impaired waters.
- # Identify and protect high value resource waters.
- # Protect unimpaired waters, yet allow for reasonable economic growth.

These goals are accomplished through the following objectives:

- # Collaborate with other agencies to develop appropriate management strategies.
- # Assure equitable distribution of waste assimilative capacity.
- # Better evaluate cumulative effects of pollution.
- # Improve public awareness and involvement.

---

This section will serve to take a closer look at land use in Craven County and how it relates to water quality. This section has been compiled with information provided by the North Carolina Division of Water Quality (DWQ). Under the Basinwide Management Program, the DWQ completes Basinwide Assessment Reports every five years to be utilized as a basis for the Basinwide Management Plans.

Basinwide water quality planning is a non-regulatory, watershed-based approach to restoring and protecting the quality of North Carolina's surface waters. Preparation of a basinwide water quality plan is a five-year process. While these plans are prepared by the DWQ based on data provided through the Basinwide Assessment Reports, their implementation and the protection of water quality entails the coordinated efforts of many agencies, local governments, and stakeholder groups in the state. The first cycle of plans was completed in 1994 for the Tar-Pamlico River Basin, 1993 for the Neuse River Basin, and 1997 for the Cape Fear River Basin. Each assessment report and plan is updated at five-year intervals.

It should be noted that the results of the monitoring efforts are not intended to provide precise conclusions about pollutant budgets for specific watersheds. Since the assessment methodology is geared toward general conclusions, it is important not to manipulate the data to support policy decisions beyond the accuracy of the data.

Two primary methods of water quality testing were performed in Craven County. The details of this methodology are described below so that the information on the results of this testing can be better understood. The methods utilized were Benthic Macroinvertebrate Monitoring and the Ambient Monitoring System. DWQ also observes water bodies for the existence of algal blooms, which are an indication of poor water quality.

Benthic macroinvertebrates are organisms, primarily aquatic insect larvae, which live in and on the bottoms of rivers and streams. The use of macroinvertebrate data has proven to be a reliable water quality monitoring tool because most macroinvertebrates are immobile and sensitive to subtle changes in water quality. Benthic communities also respond to, and show the effects of, a wide array of potential pollutant mixtures.

The Ambient Monitoring System (AMS) is a network of stream, lake, and estuarine (saltwater) water quality monitoring stations (about 420 statewide) strategically located for the collection of physical and chemical water quality data (or parameters). Water quality parameters are arranged by freshwater or saltwater water body classification and corresponding water quality standards. Under this arrangement, Class C waters are assigned minimum monthly parameters, with additional parameters assigned to waters with classifications such as trout waters and water supplies.

Prolific growths of phytoplankton, often due to high concentrations of nutrients, sometimes result in "blooms" in which one or more species of alga may discolor the water or form visible mats on the water's surface. Blooms may be unsightly and deleterious to water quality causing fish kills, anoxia, and taste and odor problems.

As existing and future land use is considered in Craven County, these goals and objectives should be kept in mind. In addition, the NCDENR Division of Water Quality coastal stormwater rules adopted in 2008 are discussed on pages 108 to 109 of the CAMA Land Use Plan.

The following information is provided by subbasins that geographically include some areas located outside of Craven County. Craven County includes portions of the following subbasins: 03-03-07 (Tar-Pamlico River Basin), 03-05-01 (White Oak River Basin), and 03-04-05, 03-04-08, 03-04-09, 03-04-10, 03-04-11 (Neuse River Basin). The following provides a summary of existing conditions in the subbasins.

A. Subbasin 03-03-07 (Tar-Pamlico River Basin)

There has been little population growth in this subbasin, although there has been growth along the north shore of the Pamlico River. Washington is the largest town in the subbasin. The predominant land cover is forest and wetland with extensive cultivated cropland as well.

There are 20 individual NPDES wastewater discharge permits in this subbasin with a total permitted flow of 7.5 MGD. The largest discharger is Washington WWTP (3.2 MGD). There are also 11 general NPDES wastewater permits, one individual NPDES stormwater permit, and 20 general NPDES stormwater permits in the subbasin. The subbasin contains 18 registered animal operations.

During the Water Quality plan development, there were two (2) benthic macroinvertebrate community sites sampled, two fish community sites sampled, and data collected from thirty (30) ambient monitoring stations. The results of those monitoring efforts are included in Table 3.

Table 3. Subbasin 03-03-07  
Summary of Use Support Ratings by Use Support Category

Use Support Rating	Aquatic Life	Fish Consumption	Recreation	Shellfish Harvesting
<b>Monitored Waters</b>				
Supporting	4.3 mi 88,860.2 Est ac	0	97,130.2 Est ac	51,801.2 Est ac
Impaired	369.9 fw ac 6,070.9 Est ac	0	2.8 Est ac	5,111.3 Est ac
Not Rated	17.4 mi 2,354.3 Est ac	0	0	0
<b>Unmonitored Waters</b>				
Supporting	0	0	0	0
Impaired	0	327.8 mi 3,155.5 fw ac 114,805.0 Est ac	0	0
Not Rated	35.4 mi 690.4 Est ac	0	0	0
No Data	270.7 mi 2,785.6 fw ac 16,829.2 Est ac	0	327.8 mi 3,155.5 fw ac 17,672.0 Est ac	0

Table 3 (continued)

Use Support Rating	Aquatic Life	Fish Consumption	Recreation	Shellfish Harvesting
Totals All Waters	327.8 mi 3,155.5 fw ac 114,805.0 Est ac	327.8 mi 3,155.5 fw ac 114,805.0 Est ac	327.8 mi 3,155.5 fw ac 114,805.0 Est ac	56,912.5 Est ac

fw = freshwater; Est ac = estuarine acres  
Source: 2004 Tar-Pamlico River Basinwide Water Quality Plan.

### Recommendations

Craven County waters located within the Tar-Pamlico River Basin are not impaired, and as such, no recommendations have been provided for these waters.

#### B. Subbasin 03-05-01 (White Oak River Basin)

This subbasin contains the White Oak River and its tributaries in Onslow, Jones, Craven, and Carteret counties. Most of this area, including its two lakes (Catfish Lake and Great Lake), lies relatively undisturbed within the Croatan National Forest and Hoffman State forest. Agriculture and forestry are dominant land uses in the upper basin. Agricultural runoff drains into tributaries on both the Onslow County and Jones County side of the river. Communities at the mouth of the White Oak River have experienced at least 17% increase in population since 1990. Urban areas include, Cape Carteret, Cedar Point, Maysville, Peletier, and Swansboro.

There are five individual NPDES wastewater discharge permits in this subbasin with a total permitted flow of 0.51 MGD. In 2005, three of these facilities were out of compliance with permit limits for a total of 19 violations resulting in issuing 6 Notices of Violation and the remaining proceeded to enforcement. The Town of Swansboro Wastewater Treatment Plant (WWTP) holds the largest capacity permit with a total permitted discharge of 0.3 MGD. As of 2004, there were two general stormwater permits.

During the Water Quality plan development, there were three (3) benthic macroinvertebrate community sites sampled and data collected from two (2) ambient monitoring stations. Two lakes (Catfish and Great Lakes) were also monitored during this assessment period as part of the Lakes Assessment Program. The results of those monitoring efforts are included in Table 4.

Table 4. Subbasin 03-05-01  
Summary of Use Support Ratings by Use Support Category

Use Support Rating	Aquatic Life		Recreation		Shellfish Harvesting	
	Freshwater	Saltwater	Freshwater	Saltwater	Freshwater	Saltwater
Monitored Waters						
Supporting	48.7 mi 949 ac	31.9 ac	0	4,405.1 ac	0	4,114.3 ac

Table 4 (continued)

Use Support Rating	Aquatic Life		Recreation		Shellfish Harvesting	
	Freshwater	Saltwater	Freshwater	Saltwater	Freshwater	Saltwater
Impaired*	0	792.6 ac (92%)	0	0	0	3.8 mi (100%) 6,917.8 ac (63%)
Not Rated	0	41.6 ac	0	0	0	0
Unmonitored Waters						
Not Rated	7 mi	0	3.8 mi	0	0	0
No Data	53.6 mi	3.8 mi 10,498.7 ac	105.5 mi 949 ac	3.8 mi 6,959.8 ac	0	0
Totals All Waters	109.3 mi 949 ac	3.8 mi 11,364.8 ac	109.3 mi 949 ac	3.8 mi 11,364.9 ac	0	3.8 mi 11,032.1 ac

\*The noted percent Impaired is the percent of monitored miles/acres only.  
Source: 2007 DRAFT White Oak River Basinwide Water Quality Plan.

## Recommendations

Catfish and Great Lakes. These lakes were sampled by DWQ in June, July, and August 2004. Both natural lakes are located within the Croatan National Forest. Because of dystrophic conditions present in these lakes (low pH and tannin-stained water), calculation of the trophic state was not appropriate. Both lakes exhibited increased in total phosphorus and total Kjeldahl nitrogen concentrations in 2004 as compared to 1994. These increases in nutrient concentrations were likely due to rainfall shortly before each sampling event in 2004, which increased both runoff from the surrounding forested wetlands and suspension of organic material from the bottom of the lakes into the water column. Turbidity in Great Lake was greater than the state water quality standard of 25 NTU in 2004. Again, this was mostly likely the result of the suspension of particulate detritus from the lake bottom due to storm wind mixing. Neither lake exhibited elevated chlorophyll a values in 2004 in response to increases in nutrients. This lack of increase in chlorophyll a values is expected due to the natural light limitation associated with dystrophic lakes. Catfish and Great Lakes continue to support their designated use for aquatic life in 2004.

Hunters Creek. The portion of Hunters Creek which extends into Craven County was supporting in the shellfish harvesting and aquatic life use support categories. Therefore, there are no recommendations provided by DWQ.

### C. Subbasin 03-04-05 (Neuse River Basin)

Population growth in this subbasin is near Goldsboro and Kinston. Population density is highest in the watersheds around Goldsboro. The most densely populated watershed in the basin is Stoney Creek near Seymour Johnson Air Force Base. The northern part of the subbasin is in agriculture land use. There are 1,480 acres of managed public lands in this subbasin with the Cliffs of Neuse State Park and Caswell Farm Game Land near Kinston being the largest.

There are nine NPDES wastewater discharge permits in this subbasin with a total permitted flow of 15.6 MGD. The largest are Kinston Northside WWTP (4.5 MGD) and Kinston Peachtree WWTP (6.7 MGD). There is also one individual NPDES stormwater permit in the subbasin. In addition, there are 96 registered animal operations in this subbasin.

During the Water Quality plan development, there were four (4) benthic macroinvertebrate community sites sampled, five (5) special study areas sampled, and data collected from two (2) ambient monitoring stations. The results of those monitoring efforts are included in Table 5.

Table 5. Subbasin 03-04-05  
Summary of Use Support Ratings by Use Support Category

Use Support Rating	Basis	Aquatic Life and Secondary Recreation	Fish Consumption	Primary Recreation
Supporting	Monitored	81.1 mi	0	8.0 ac
	All Waters	81.1 mi	0	8.0 ac
Impaired	Monitored	17.6 mi	63.2 mi	0
	All Waters	17.6 mi	361.5 mi 8 ac	0
Not Rated	Monitored	17.9 mi	0	0
No Data	N/A	244.9 mi 8 ac	0	5.3 mi
Total	Monitored	116.6 mi	63.2 mi	8.0 ac
	All Waters	361.5 mi 8.0 ac	361.5 mi 8.0 ac	5.3 mi 8.0 ac
	Percent Monitored	32.3% mi 0% ac	18% mi 0% ac	0% mi 100% ac

NOTE: All waters include monitored, evaluated and waters that were not assessed.  
Source: 2002 Neuse River Basinwide Water Quality Plan.

## Recommendations

Neuse River. The Neuse River (63.2 miles) from the City of Goldsboro water supply intake to the subbasin boundary of 03-04-05 and 03-04-08 is currently impaired in the fish consumption use support category. However, the Neuse River (63 miles) in subbasin 03-04-05 is currently supporting aquatic life and secondary recreation. DWQ will continue to monitor fish tissue in the Neuse River Basin to assess changes in levels and to evaluate levels of other contaminants in fish tissue. In order to maintain the historically Good bioclassification in this segment of the Neuse River, DWQ recommends continued improvements to the WWTPs and consideration of water quality impacts during development and other intensive land uses.

### D. Subbasin 03-04-08 (Neuse River Basin)

Population growth in this subbasin is concentrated around New Bern. Population density is also highest around New Bern. Land use in most of the subbasin is agriculture with many channelized areas in the Core Creek watershed. There are 2,893 acres of managed public lands in this

subbasin. The largest areas are an easement owned by the North American Land Trust and Turkey Quarter Island owned by the North Carolina Coastal Land Trust.

There are three NPDES wastewater discharge permits in this subbasin with a total permitted flow of 32.4 MGD. The largest is Weyerhaeuser New Bern Mill (32 MGD). There are also 14 registered animal operations in this subbasin.

During the Water Quality plan development, there were two (2) benthic macroinvertebrate community sites sampled, one (1) special study area sampled, and data collected from six (6) ambient monitoring stations. The results of those monitoring efforts are included in Table 6.

Table 6. Subbasin 03-04-08  
Summary of Use Support Ratings by Use Support Category

Use Support Rating	Basis	Aquatic Life and Secondary Recreation	Fish Consumption
Supporting	Monitored	22.3 mi	0
	All Waters	22.3 mi	0
Impaired	Monitored	15.4 mi 426.5 ac	0
	All Waters	15.4 mi 426.5 ac	129.8 mi 426.5 ac
Not Rated	Monitored	11.6 mi	0
No Data	N/A	80.3 mi	0
Total	Monitored	49.4 mi 426.5 ac	0
	All Waters	129.8 mi 426.5 ac	129.8 mi 426.5 ac
	Percent Monitored	38% mi 100% ac	0%

NOTE: All waters include monitored, evaluated and waters that were not assessed.  
Source: 2002 Neuse River Basinwide Water Quality Plan.

### Recommendations

**Core Creek.** Core Creek is currently impaired from Cove City to the Neuse River because of a Fair bioclassification. Low dissolved oxygen and high conductivity have been observed at the sampling site during low flow conditions. DWQ will continue to monitor Core Creek to evaluate impacts from nonpoint sources in the watershed. As part of the 303(d) list approach, DWQ will begin the process of identifying problem parameters that may be causing biological impairment in Core Creek. Because of the presence of significant natural areas, important fisheries habitat, and the noted water quality impairment, Core Creek is a NCWRP targeted local watershed.

**Neuse River.** The eastern portion of the Neuse River (426 acres) in this subbasin is currently impaired.

---

## E. Subbasin 03-04-09 (Neuse River Basin)

Population growth in the subbasin is concentrated around Greenville and Ayden in the northern portion of the subbasin and Vanceboro in the southern portion. Population density is highest around Ayden. Overall development is not as intensive as in the northern subbasins. Land use in the subbasin is mostly agriculture with patchy forested areas. There are 43 acres of managed public lands in this subbasin associated with a small US Fish and Wildlife permanent easement on Creeping Swamp.

There are three NPDES wastewater discharge permits in this subbasin with a total permitted flow of 0.25 MGD. There is also one individual NPDES stormwater permit in the subbasin. In addition, there are 30 registered animal operations in this subbasin.

During the Water Quality plan development, there were four (4) benthic macroinvertebrate community sites sampled, two (2) special study areas sampled, and data collected from three (3) ambient monitoring stations. The results of those monitoring efforts are included in Table 7.

Table 7. Subbasin 03-04-09  
Summary of Use Support Ratings by Use Support Category

Use Support Rating	Basis	Aquatic Life and Secondary Recreation	Fish Consumption
Supporting	Monitored	0	0
	All Waters	0	0
Impaired	Monitored	35.3 mi	0
	All Waters	35.3 mi	156.8 mi
Not Rated	Monitored	16.7 mi	0
No Data	N/A	104.8 mi	0
Total	Monitored	52 mi.	0
	All Waters	156.8 mi	156.8 mi
	Percent Monitored	33% mi	0%

NOTE: All waters include monitored, evaluated and waters that were not assessed.  
Source: 2002 Neuse River Basinwide Water Quality Plan.

### Recommendations

Clayroot Swamp. In 1998, Clayroot Swamp was not supporting from the source to Swift Creek. Clayroot Swamp (12.9 miles) is currently impaired because of Poor and Fair bioclassifications. Habitat degradation is the most likely cause of impairment. DWQ will continue to monitor Clayroot Swamp. As part of the 303(d) list approach, DWQ will begin the process of identifying problem parameters that may be causing biological impairment in Clayroot Swamp.

Creeping Swamp. In 1998, Creeping Swamp was not supporting from the source to Clayroot Swamp. Creeping Swamp is not currently rated. Low pH and conductivity indicate that the stream is not as disturbed as nearby channelized streams. The watershed is mostly undisturbed swamp



waters. Several benthic macroinvertebrates were collected in Creeping Swamp that were not collected in adjacent Clayroot Swamp. DWQ will continue monitoring Creeping Swamp. Creeping Swamp is one of the few large non-channelized areas in the eastern part of the state and may serve as a reference reach.

Swift Creek. In 1998, Swift Creek was not supporting from the source to Palmetto Swamp and partially supporting from Palmetto Swamp to the Neuse River. Swift Creek (22.4 miles) is currently impaired from Clayroot Swamp to the Neuse River because of a Fair bioclassification. Habitat degradation is the most likely cause of impairment. There were few pools and silty substance was noted at the sample site. There are large amounts of agricultural land in the upper Swift Creek watershed, and much of the creek has been channelized. DWQ will resample Swift Creek during a more normal flow year to determine if high flows during the 2000 sampling affected bioclassification. As part of the 303(d) list approach, DWQ will begin the process of identifying problem parameters that may be causing biological impairment in Swift Creek. Because upper Swift Creek watershed is in agricultural land use, it is recommended that the Division of Soil and Water Conservation evaluate the potential for implementation of appropriate BMPs to reduce nutrient and sediment loading.

F. Subbasin 03-04-10 (Neuse River Basin)

Population growth in the subbasin is concentrated around New Bern at the head of the estuary and Havelock on the south side of the estuary. Population density is highest near New Bern and Havelock. Land use in the subbasin is mostly forest and agriculture. There are 43,378 acres of managed public lands in this subbasin, mostly associated with the Croatan National Forest.

There are 19 NPDES wastewater discharge permits in this subbasin with a total permitted flow of 11.2 MGD. The largest are Havelock WWTP (1.9 MGD) and New Bern WWTP (4.7 MGD). There is also one individual NPDES stormwater permit in the subbasin. In addition, there are three registered animal operations in this subbasin.

During the Water Quality plan development, there were three (3) benthic macroinvertebrate community sites sampled, six (6) phytoplankton monitoring sites sampled, and data collected from eighteen (18) ambient monitoring stations. The results of those monitoring efforts are included in Table 8.

Table 8. Subbasin 03-04-10  
Summary of Use Support Ratings by Use Support Category

Use Support Rating	Basis	Aquatic Life and Secondary Recreation	Fish Consumption	Primary Recreation	Shellfish Harvesting
Supporting	Monitored	67,650 ac	0	97,123.7 ac	10.2 mi 76,329.77 ac
	All Waters	67,650 ac	0	97,123.7 ac	10.2 mi 76,329.77 ac

Table 8 (continued)

Use Support Rating	Basis	Aquatic Life and Secondary Recreation	Fish Consumption	Primary Recreation	Shellfish Harvesting
Impaired	Monitored	31,340.8 ac	0	0	3.6 mi 3,267.9 ac
	All Waters	31,340.8 ac	199.6 mi 114,410.1 ac	0	3.6 mi 3,267.9 ac
Not Rated	Monitored	12.7 mi 69.1 ac	0	0	0
No Data	N/A	187.0 mi 15,350.3 ac	0	13.8 mi 9,235.3 ac	0
Total	Monitored	12.7 mi 99,059.3 ac	0	97,123.7 ac	13.8 mi 79,382.4 ac
	All Waters	199.6 mi 114,410.1 ac	199.6 mi 114,410.1 ac	13.8 mi 106,359.2 ac	13.8 mi 79,382.4 ac
	Percent Monitored	6.0% mi 86.5% ac	0%	91% ac	100% mi 100% ac

NOTE: All waters include monitored, evaluated and waters that were not assessed.  
Source: 2002 Neuse River Basinwide Water Quality Plan.

## Recommendations

Neuse River and Trent River Estuaries. The Neuse River (30,330.0 acres plus 1,009.9 acres of the Trent River) is currently impaired from Streets Ferry to Minnesott Beach. Thirteen ambient monitoring stations have been established in this segment of the Neuse River. The Neuse Rapid Response Team, based in New Bern, has also been established to quickly investigate algal blooms and fish kills. Four phytoplankton monitoring stations have been established in this segment as well. Algal biovolumes have been in excess of 5,000 mm<sup>3</sup>/m<sup>3</sup>. Bottom dissolved oxygen has regularly been below 5mg/l, although it is not known to what extent this is driven by nutrient loading from point and nonpoint sources. Point source wastewater discharges in the Lower Neuse Basin Association have reported a 48% reduction in total nitrogen in discharges over the past four years. While this reduction of nutrient loading to the Neuse River is significant, nonpoint source management strategies are just getting underway. There have not been significant changes in nitrogen and phosphorus levels in this segment of the Neuse River. Because of the chronic overloading of nutrients into this segment of the Neuse River, there is much recycling of nutrients in the estuary, and it may be some time before current reduction in nutrient loading will be realized in terms of improved water quality. Continued monitoring and implementation of the Neuse River NSW strategy, as well as implementation of the Neuse total nitrogen TMDL, are recommended. Because of the complex nature of estuarine waters, longer periods of data collection and monitoring of management strategies will be needed before water quality goals are met.

Clubfoot Creek. Clubfoot Creek and tributaries (747.2 ac) are currently impaired. These areas are prohibited or conditionally approved-closed because of bacteria levels that do not meet approved area criteria. Clear-cutting of the Clubfoot Creek watershed has been noted. There is also a large

amount of agricultural land use in the watershed. DEH SS will continue to monitor bacteriological water quality in these waters.

Slocum Creek. The area of Slocum Creek adjacent to Cherry Point has been exposed to jet fuel spills over years of fueling operations at the base. The site is currently a Superfund site. There is also an accumulation of water treatment alum sludge from past operations. DWQ recommends not disturbing the sludge until such time as it can safely be removed and disposed of.

G. Subbasin 03-04-11 (Neuse River Basin)

Population growth in the subbasin is concentrated to the west of New Bern. Population density is highest south of New Bern. Land use in the subbasin is mostly forest and agriculture. There are 38,316 acres of managed public lands in this subbasin, mostly associated with the Croatan National Forest and the Hoffman State Forest.

There are three NPDES wastewater discharge permits in this subbasin with a total permitted flow of 0.4 MGD. There are also 64 registered animal operations in this subbasin.

During the Water Quality Plan development process, there were eight (8) benthic macroinvertebrate community sites sampled, three (3) fish community sites sampled, and data was collected from three (3) ambient monitoring stations. The results of those monitoring efforts are included in Table 9.

Table 9. Subbasin 03-04-11  
Summary of Use Support Ratings by Use Support Category

Use Support Rating	Basis	Aquatic Life and Secondary Recreation	Fish Consumption	Primary Recreation
Supporting	Monitored	0	0	0 mi 252.7 ac
	All Waters	0	0	0 mi 252.7 ac
Impaired	Monitored	0	0	0
	All Waters	0	295.8 mi 252.7 ac	0
Not Rated	Monitored	120.0 mi 252.7 ac	0	0
No Data	N/A	178.8 mi	0	1.2 mi 0 ac
Total	Monitored	120.0 mi 252.7 ac	0	0 mi 252.7 ac
	All Waters	295.8 mi 252.7 ac	295.8 mi 252.7 ac	1.2 mi 252.7 ac
	Percent Monitored	40.5% mi 100% ac	0%	0% mi 100% ac

NOTE: All waters include monitored, evaluated and waters that were not assessed.  
Source: 2002 Neuse River Basinwide Water Quality Plan.

---

## Recommendations

Trent River. In 1998, the Trent River was partially supporting from the source to the Neuse River. The Trent River is currently not rated from the confluence with Tuckahoe Creek to the subbasin boundary. There are many animal operations above the site and algal growths were noted. The site is under stress and hurricane damage was also noted. Lower summer flows may be due to increases in agriculture water use. DWQ will investigate the potential for low flows to impact biological communities in the Trent River. Unusually low flows have prevented DWQ staff from resampling the Trent River. DWQ will continue to monitor the Trent River.

### 9. ANALYSIS OF LAND USE AND DEVELOPMENT

#### A. Introduction

This section of the plan will aim to address existing land use throughout the county, and provide some analysis of existing issues and problems related to current development trends. The Division of Coastal Management Land Use Plan Guidelines (15A NCAC 7B.0207) require that existing land uses and water uses be mapped. The land and water use maps in conjunction with the Land Suitability Map should be utilized as working documents and serve as a basis for the development of the future land use map(s). Specifically, this plan should address the following:

- # Significant land use compatibility problems;
- # Significant water use compatibility problems including those identified in any water supply plan appendix and those identified in the applicable Division of Water Quality basinwide plan;
- # Significant problems that have resulted from unplanned development and that have implications for future land use, water use, or water quality;
- # Significant water quality conditions and the connection between land use and water quality.
- # An identification of areas experiencing or likely to experience changes in predominant land uses, including agricultural and forestry land being converted to other uses and previously undeveloped shoreline areas where development is now occurring;

#### B. Existing Land Use in Craven County

In order to address future development within the County, it is necessary to establish a snapshot of what portions of land are currently developed or undeveloped. Conducting a land use survey allows for a review of existing land use patterns. This survey will assist in identifying land use patterns and trends that exist throughout Craven County. This process will serve two main

purposes: identifying key conflicts in land use and addressing the issue of water quality in relation to existing land use. This review will provide a solid foundation for decisions regarding future land use and policy development later in the document.

Existing land use within Craven County has been broken down into two separate discussions. Land use for the unincorporated parts of the County, and land use within the participating municipalities: Cove City, Dover, and Vanceboro.

Land uses for the unincorporated portions of Craven County were mapped based on two primary data sets. These included land use maps compiled in previous CAMA land use plans in conjunction with aerial photographs that were taken subsequent to Hurricane Isabel by the North Carolina Flood Mapping Program. Table 10 provides a summary of land use acreage for these districts.

Table 10. Unincorporated Craven County Existing Land Use

Existing Land Use	Acres	% of Total
Agricultural/Low Density Residential	281,112.65	70.20%
Commercial	3,160.99	0.79%
Industrial	2,365.94	0.56%
Government and Institutional*	77,056.61	19.24%
Recreational	1,095.43	0.27%
Single-Family Residential	16,569.09	4.14%
Multi-Family Residential	68.11	0.02%
Mobile Home	2,744.81	0.69%
Utility	1,077.70	0.27%
Vacant	15,177.93	3.79%
<b>Total</b>	<b>400,429.25</b>	<b>100.00%</b>

\*Includes the Croatan Forest.  
Source: Holland Consulting Planners, Inc.

### C. Existing Land Use in the Participating Municipalities

#### 1. Cove City

The Agricultural land use designation is the largest land use at 33% followed by the Vacant designation with 26.5% and the Single-Family Residential designation with 26% of land use. Agricultural land uses are on large parcels generally located in the outer sections of the corporate limits. Vacant land is scattered around town in small parcels near the core and larger parcels in the outer areas. Single-family residential land uses are primarily located along or adjacent to Sunset Boulevard and along other transportation routes into town. Mobile Homes make up 7.9% of land uses in Cove City and are primarily located along Main Street, Brown Avenue, and Harris Street. Government and Institutional land uses make up 3.3% of land uses and Commercial land uses comprise 3.1% of land uses. Government and Institutional land uses are scattered around

town with commercial uses located primarily along Sunset Boulevard. There is one Utility land use designation which is located on Sunset Boulevard. There are no Industrial, Multi-family, or Recreational land uses within Cove City. Table 11 provides a summary of the land use acreage.

Table 11. Town of Cove City  
Existing Land Use

Existing Land Use	Parcels	Acres	% of Total
Agricultural	26	124.0	33.00%
Commercial	15	11.7	3.11%
Industrial	0	0.0	0.00%
Multi-Family	0	0.0	0.00%
Mobile Home	24	29.7	7.90%
Government and Institutional	21	12.4	3.30%
Recreational	0	0.0	0.00%
Single-Family Residential	157	97.9	26.05%
Utility	1	0.3	0.08%
Vacant	86	99.8	26.56%
Vacant-Water	0	0.0	0.00%
<b>Total</b>	<b>330</b>	<b>375.8</b>	<b>100.00%</b>
Right-of-way	9	43.2	

Source: Holland Consulting Planners, Inc.

## 2. Dover

The Agricultural land use designation is by far the largest land use in Dover and comprises 68.5% of the town. This land use is located on very large parcels along Railroad Street, Kornegay Street, and Old Dover Road. Single-family residential land uses comprise 17% of land use and are located in the town's core. The Vacant designation makes up 8.2% of land use and is scattered around on small to medium sized lots. Government and Institutional land uses make up 2.8% of land uses and Mobile Homes comprise 2.1% of land uses. Government and Institutional uses are located in the central and western portions of town. Mobile homes in Dover are primarily scattered around the town's core. Commercial uses occur in 1.3% of the town and those uses are located in nodes on the west and east sides of town and scattered along Old US Highway 70. There are two parcels with a Utility land use designation. Those parcels are located adjacent to Old US Highway 70 in the northern portion of town. There are no Industrial, Multi-family, or Recreational land uses within Dover. Table 12 provides a summary of the land use acreage.

Table 12. Town of Dover  
Existing Land Use

Existing Land Use	Parcels	Acres	% of Total
Agricultural	44	379.9	68.54%
Commercial	10	7.4	1.34%
Industrial	0	0.0	0.00%
Multi-Family	0	0.0	0.00%
Mobile Home	24	11.6	2.09%
Government and Institutional	14	15.4	2.78%
Recreational	0	0.0	0.00%
Single-Family Residential	170	94.3	17.01%
Utility	2	0.1	0.02%
Vacant	85	45.6	8.23%
Vacant-Water	0	0.0	0.00%
Total	349	554.3	100.00%
Right-of-way	3	55.9	

Source: Holland Consulting Planners, Inc.

### 3. Vanceboro

The Agricultural land use designation is the largest land use in Vanceboro and comprises 49.5% of the town. This land use is located on very large parcels on the south side of town. The second largest land use is Single-Family Residential comprising 16.4% of land use and these land uses are located on primary and secondary roads around the town's core. The Vacant designation makes up 14.2% of land use and is located on a few large parcels on the northern side of town and scattered around the town's core on small to medium sized lots. Commercial uses comprise 8.3% of land uses and are located in an area between the merge of NC Highway 43 and Main Street and in other areas along and adjacent to Main Street. Government and Institutional land uses make up 7.6% of land uses and Mobile Homes comprise 3.9% of land uses. Government and Institutional uses are scattered around the town's core, but are primarily located on the east side of town. Mobile Homes in Vanceboro are primarily located south of Main Street and in the northeast portion of town. There is one parcel with a Utility land use designation. That parcel is located on Main Street in the center of town. There are no Industrial, Multi-family, or Recreational land uses within Vanceboro. Table 13 provides a summary of the land use acreage.

Table 13. Town of Vanceboro  
Existing Land Use

Existing Land Use	Parcels	Acres	% of Total
Agricultural	26	517.5	0.10%
Commercial	72	86.7	0.10%
Industrial	0	1,035.0	0.20%
Multi-Family	0	2,070.0	0.39%
Mobile Home	32	4,140.0	0.78%
Government and Institutional	32	8,280.0	1.56%
Recreational	0	16,560.0	3.13%
Single-Family Residential	286	33,120.0	6.25%
Utility	1	66,240.0	12.50%
Vacant	193	132,480.0	25.00%
Vacant-Water	0	264,960.0	50.00%
Total	642	529,920.0	100.00%
Right-of-way	18	77.8	

Source: Holland Consulting Planners, Inc.

## 10. LAND USE/DEVELOPMENT GOALS AND IMPLEMENTING ACTIONS

### A. Introduction

The purposes of the Coastal Resources Commission (CRC) management topics are to ensure that CAMA Land Use Plans support the goals of CAMA, to define the CRC's expectations for the land use planning process, and to give the CRC a substantive basis for review and certification of CAMA Land Use Plans. Each of the following management topics (Public Access, Land Use Compatibility, Infrastructure Carrying Capacity, Natural Hazard Areas, Water Quality, and Local Areas of Concern) include three components: a management goal, a statement of the CRC's planning objective, and policies/implementing actions. These policies apply to the entire county and its participating municipalities. Most of the policies and implementing actions are continuing activities. In some situations, specific timelines are not applicable. Please note: Policies and Implementing Actions are number consecutively throughout this document with the letter "P" denoting a policy and the letter "I" denoting an implementing action. All policies/implementing actions shall be used for consistency review by appropriate state and federal agencies.

### B. Impact of CAMA Land Use Plan Policies on Management Topics

The development of this land use plan has relied heavily on the CAMA-prescribed land suitability analysis which is included in Section V.E of the CAMA Land Use Plan. It is intended that this document is supportive of the CAMA regulations for protection of AECs (15A NCAC 7H). The future land use maps are considered consistent with the Land Suitability Analysis.



---

This plan is intended to support the Craven County vision statement which was developed based on the key issues identified on pages 3-4 of this document and the CAMA AEC regulations. No negative impacts are anticipated by the implementation of the goals, objectives, and policies which are included in this plan. Note: It is intended that all policies are consistent with (do not exceed) applicable State and Federal requirements when State and Federal requirements apply.

NOTE: The policies and implementing actions contained in this plan apply to Craven County and its participating municipalities. Craven County acknowledges that policy statements which include the word "oppose" cannot be used for federal consistency determinations.

C. Public Access

1. Management Goal

Craven County and its participating municipalities will maximize public access to their shorelines and public trust waters. This goal includes developing facilities for additional waterfront access, particularly access to the creeks and rivers of the County for both pedestrian and boating traffic. Strong consideration should be given to developing access facilities that allow for progressive and continual ingress and egress of users along all fresh and estuarine waters of the County.

2. Planning Objective

Craven County will develop comprehensive policies that provide beach and public trust water access opportunities for the public along the shorelines within the planning jurisdiction.

3. Land Use Plan Requirements

The following are Craven County's policies/implementing actions for waterfront access. All policies are continuing activities.

Policies:

- P.1 Craven County supports providing shoreline access for persons with disabilities.
- P.2 Craven County supports the frequency of shoreline access as defined by 15A NCAC 7M, Section .0300, Shorefront Access Policies.
- P.3 Craven County supports state/federal funding of piers for crabbing and fishing.

- 
- P.4 Craven County supports the development of estuarine access areas to ensure adequate shoreline access within all areas of the county. Areas that have traditionally been used by the public will be given special attention, including existing bridges and bridge replacements.
- P.5 Craven County opposes the loss/abandonment of any facilities dedicated to public shoreline/water access.

Implementing Actions:

- I.1 Craven County will update its 1999 Estuarine Shoreline and Beach Access Plan and request Division of Coastal Management funding for the update of the plan, including preservation of existing public access sites. Schedule: Fiscal Year 2010-2011.
- I.2 Craven County will pursue funding under the North Carolina CAMA Shoreline Access funding program (15A NCAC 7M, Section .0300, Shorefront Access Policies). Schedule: Continuing Activity.
- I.3 Craven County will pursue private sources of funding for the development of shoreline access facilities, including donation of land. Schedule: Continuing Activity.
- I.4 The county will cooperate with state and federal agencies to secure estuarine access areas to ensure adequate shoreline access within all areas of the county. Schedule: Continuing Activity.
- I.5 Consistent with Article VII of the Craven County Subdivision Ordinance in all subdivisions adjacent to a shoreline and having two hundred (200) or more lots, the developer shall dedicate land, at the option of the county, for public access as part of the subdivision approval/development process. Schedule: Continuing Activity.

D. Land Use Compatibility

1. Management Goal

Craven County will vigorously support residential, commercial, and industrial development which has only minimal adverse impact on the county's natural and cultural resources; existing land uses; or public health, safety and welfare.

---

## 2. Planning Objectives

In all local government decisions affecting land use, Craven County will utilize this Land Use Plan to provide direction for its planning process. NOTE: All planning decisions and land use related regulatory documents should consider/reflect the land use/planning principles which are identified in Section VI.B.2., 3., and 4 of the CAMA Land Use Plan.

## 3. Land Use Plan Requirements

Craven County and its participating municipalities will utilize the following policies/ implementing actions to accomplish land use compatibility. All policies are continuing activities.

### Policies - Residential:

- P.6 Craven County will support the expansion of both seasonal and year-round residential development.
- P.7 Residential development should be consistent with the county's ability to provide services.
- P.8 Residential development should be sensitive to the preservation of environmentally sensitive areas including prime agricultural lands.
- P.9 Craven County will support redevelopment efforts to improve its housing inventory.
- P.10 Craven County considers the preservation of its housing inventory essential to effective commercial and industrial development.
- P.11 Craven County and its participating municipalities support provision of diversity in housing including price, style, and type (i.e., single-family/multi-family).
- P.12 Craven County and its participating municipalities will emphasize the provision of workforce/affordable housing.
- P.13 Craven County and its participating municipalities support smart growth land use concepts for residential development.
- P.14 Craven County and its participating municipalities will support redevelopment/ revitalization in areas that have substandard housing conditions.
- P.15 Craven County and its participating municipalities support revisions to the North Carolina General Statutes which would allow the local imposition of special legislation or impact fees that would be levied against land developers. This would establish a revenue source to support the additional demand for services generated

---

by the people occupying the proposed developments such as roads, schools, water and sewer infrastructure, and recreational facilities.

- P.16 Craven County and its participating municipalities support repair and reconstruction of privately-owned dwelling units through private funds and/or grants. It supports the enforcement of existing regulations of the local Health Department regarding sanitary conditions.
- P.17 Craven County and its participating municipalities support utilization of office/institutional/multi-family development as a buffer between light industrial and commercial development and adjacent residential land uses.
- P.18 Craven County and its participating municipalities support greater residential densities in areas that are accessible to water and/or sewer service(s).

Implementation - Residential:

- I.6 Craven County will explore different approaches to creating an ample affordable housing stock within the County. Schedule: Continuing Activity.
- I.7 Craven County and its participating municipalities will permit residential development to occur in response to market needs provided that the following criteria are met:
- (1) Due respect is offered to all aspects of the environment.
  - (2) If deficient community facilities and services are identified, the County should attempt to improve such to the point of adequately meeting demands.
  - (3) Additional residential development should concurrently involve planning for improvements to community facilities and services if excess capacity does not exist within those facilities and services.
  - (4) Residential development is consistent with other County policies and the land use map contained in this plan update.

This implementing action will be enforced through Craven County's and the participating municipalities' zoning and subdivision ordinances. Schedule: Continuing Activity.

- I.8 Craven County will pursue Community Development Block Grant, North Carolina Housing Finance Agency, and United States Department of Agriculture funds from state and federal sources for rehabilitation or redevelopment of substandard housing. Schedule: Continuing Activity.

- 
- I.9 Craven County and its participating municipalities support providing adequate conservation/open space buffers between areas designated for residential development as indicated on the future land use maps and any adjacent non-residential land use, except agricultural areas. This action will be supported by the jurisdictions' zoning and subdivision ordinances. Schedule: Continuing Activity.
  - I.10 All residential development must comply with 15A NCAC 7H use standards. This action will be regulated by state, federal, and local guidelines. Schedule: Continuing Activity.

Policies - Commercial:

- P.19 Craven County and its participating municipalities strongly support commercial nodes, including municipal centers, as a preference to strip commercialization.
- P.20 Craven County and its participating municipalities will support highway beautification and landscaping of commercial areas.
- P.21 Craven County and its participating municipalities support utilization of office and institutional zoning/transitional overlay as a buffer between residential and commercial development.
- P.22 Craven County supports commercial development in areas of environmental concern that is consistent/supports 15A NCAC 7H.
- P.23 Commercial development should be regulated by zoning and subdivision ordinances.
- P.24 Commercial development should not infringe on environmentally sensitive areas or established residential areas.
- P.25 Craven County will pursue available funding opportunities for commercial projects to enhance economic development in the area.

Implementing Actions - Commercial:

- I.11 Craven County will pursue all available state and federal funding to support commercial development. Schedule: Continuing Activity.
- I.12 Craven County will pursue state/federal funding for support of eco-tourism. Schedule: Continuing Activity.
- I.13 All commercial development must comply with 15A NCAC 7H use standards. This action will be regulated by state, federal, and local guidelines. Schedule: Continuing Activity.

- 
- I.14 Through implementation of the County's Zoning and Subdivision Ordinances, commercial development should not be permitted to infringe on the natural heritage and protected land areas which are depicted on Maps 8 and 9 of the CAMA Land Use Plan. Schedule: Continuing Activity.
  - I.15 Craven County will support commercial forestry activities provided significant adverse impacts on natural resource systems are fully mitigated. Such activities should be considered in accordance with the standards and recommendations of the US Forest Service. The County also advocates the voluntary participation of commercial forestry interests in the State of North Carolina's best management practice program for forestry management. Schedule: Continuing Activity.
  - I.16 Implementation of the County's and participating municipalities' zoning ordinances will be relied on to control/limit strip commercialization. Schedule: Continuing Activity.
  - I.17 The County's and participating municipalities' zoning ordinances will be utilized to regulate development in areas of environmental concern (AECs). Schedule: Continuing Activity.

Policies - Industrial:

- P.26 Craven County supports properly permitted mining activities within its borders.
- P.27 Craven County supports the recruitment and siting of environmentally compatible light industrial establishments within its borders in areas that are already similarly developed or in public or private industrial parks to minimize the sacrifice of prime agricultural lands for such development.
- P.28 Craven County does not encourage the conversion of prime farmland to industrial use.
- P.29 Industries which are noxious by reason of the emission of smoke, dust, glare, noise, odor, and vibrations, and those which deal primarily in hazardous products such as explosives, should not be located in Craven County.
- P.30 Industry should be located in conformance with the county's land use plan. This includes placing emphasis on light industrial development.
- P.31 Craven County supports infrastructure and service delivery capability to improve the options for industrial development.

- 
- P.32 The county believes that all industrial prospects should be given a fair, case-by-case assessment in order to carefully compare possible economic benefits with potentially negative environmental effects. Such reviews will be coordinated by Craven County through various county agencies and department.
- P.33 Craven County supports the Economic Development Commission policy that Craven County may extend utility lines, and/or make such improvements to utility systems as may be required to cause such industry to locate, to a monetary amount not to exceed 50% of the anticipated tax revenue for the first five (5) years after the industry has completed construction and occupied its facility.
- P.34 Craven County supports the establishment of natural gas lines to potential users.

Implementing Actions - Industrial:

- I.18 When economically feasible, Craven County will support the extension/provision of infrastructure and county services for industrial park development and expansion. Schedule: Continuing Activity.
- I.19 Craven County will apply for state and federal funding to support expansion and establishment of industries. Schedule: Continuing Activity.
- I.20 All industrial development must comply with 15A NCAC 7H use standards. This action will be regulated by state, federal, and local guidelines. Schedule: Continuing Activity.
- I.21 Craven County will undertake the following actions to educate and train its work force to support diverse industries:
- (1) Increase and enhance apprentice programs to improve the link between educational and vocational opportunities.
  - (2) Cultivate relationships with the NC Employment Security Commission, Craven Community College, and other institutions to underwrite job training programs.
  - (3) Seek industry/business support for apprenticeship programs.
  - (4) Support existing apprenticeship and job sharing programs in Craven County schools.
  - (5) Develop work training programs to better train work force.
- Schedule: Continuing Activity.
- I.22 Craven County opposes the establishment of private solid waste/landfill sites in the County that are not licensed by the County. Schedule: Continuing Activity.

- 
- I.23 The natural heritage areas and protected lands, which are depicted on Maps 8 and 9 of the CAMA Land Use Plan, should be protected from negative impacts resulting from industrial development and/or expansion through implementation of Zoning and Subdivision Ordinances. Schedule: Continuing Activity.
- I.24 The county, in cooperation with the incorporated municipalities, will continue to support an active industrial recruitment program, as currently conducted by the Craven County Committee of 100, seeking low pollution, light manufacturing industries and those which do not require large commitments of water and/or sewer. Schedule: Continuing Activity.
- I.25 Craven County should seek technical assistance and financial help to develop another industrial park, if the need dictates. The county also supports the eventual development of an air industrial park near the airport for aviation-related concerns. Schedule: Continuing Activity.

Policies - Conservation:

- P.35 Craven County supports the preservation of its rural/agricultural areas.
- P.36 Craven County encourages the Croatan National Forest to maintain land holdings (no land swaps) within the vicinity of Cherry Point. These forest areas serve as protection from encroachment.
- P.37 Residential, commercial, and industrial development which meets 15A NCAC 7H use standards will be allowed in estuarine shoreline, estuarine water, and public trust areas. In all other areas, development will be allowed that is consistent with applicable local, state, and federal regulations.
- P.38 Craven County supports the enforcement of local, state, and federal regulations and programs that minimize the threat to life and property from flooding.
- P.39 Craven County supports the use of erosion control structures in estuarine shoreline areas.
- P.40 All development should be designed to protect Protected Lands and Significant Natural Heritage Areas (see Maps 8 and 9 of the CAMA Land Use Plan).
- P.41 Craven County will use local land use ordinances to identify development which includes 404 and coastal wetlands.
- P.42 Craven County opposes the establishment of any state freshwater wetlands regulations.



- 
- P.43 Craven County supports the construction of new marinas which comply with the policies of this plan and all other state/federal regulations.
- P.44 Craven County will continuously monitor the effects of sea level rise and update the land use plan policies as necessary to protect the county's public and private properties from rising water levels.
- P.45 There are no estuarine system islands of any significance in Craven County's jurisdiction. For those islands which do exist, Craven County does not oppose development of the islands if the development satisfies the 15A NCAC 7H use standards.
- P.46 Craven County supports the construction of docks and piers if they are in compliance with applicable policies of this plan and state/federal regulations.
- P.47 Craven County will allow construction of dry stack storage facilities for boats associated either with or independent of marinas. All applicable state and federal regulations must be satisfied.
- P.48 Floating homes are not an issue or problem in Craven County. The county will consider prohibiting the anchoring of floating homes within mooring fields (see implementing action I.31).

Implementing Actions - Conservation:

- I.26 Craven County will coordinate all housing code enforcement/redevelopment project/public works projects with the NC Division of Archives and History to ensure the preservation and identification of significant historic structures and archaeological sites. Schedule: Continuing Activity.
- I.27 Craven County will use its subdivision and zoning ordinances to assist in protecting significant conservation areas, including AECs, historic sites, and to protect existing water quality and natural resources. Schedule: Continuing Activity.
- I.28 In order to protect property and ensure public safety, Craven County will implement the following:
- # Continue to enforce its Flood Damage Prevention Ordinance.
  - # Implement its Storm Hazard Mitigation Plan, as necessary.
  - # Continue to coordinate development within special flood hazard areas with the County's Building Inspections Department, North Carolina Division of Coastal Management, Federal Emergency Management Agency, and the US Army Corps of Engineers.

---

# Participate in the National Flood Insurance Program. Schedule: Continuing Activities.

- I.29 Craven County will rely on the NC Department of Environment and Natural Resources, Division of Coastal Management to regulate development through the CAMA permitting process. Also, it will rely on the regulations of other state and federal agencies with regulatory authority, as well as existing local development regulations, to mitigate threats to AECs. Schedule: Continuing Activity.
- I.30 Craven County will rely on the US Army Corps of Engineers to monitor development proposals for compliance with Section 404 of the Clean Water Act and will continue to enforce local land use ordinances. Schedule: Continuing Activity.
- I.31 Craven County will develop and adopt a specific plan for the establishment of mooring fields, including prohibition of floating homes. Schedule: Fiscal Year 2011-2012.
- I.32 Craven County will require the following to be delineated on all preliminary subdivision plats for lands within and adjacent to the proposed subdivision: AECs, prime farmlands, 404 wetlands, significant natural heritage areas, protected areas, historic sites, 100-year floodplain areas, and public gamelands. Schedule: Continuing activity in the subdivision review process.
- I.33 Craven County will request assistance through the NC Department of Commerce to assist local marina operators in researching options available for upgrading and expanding marina facilities. Schedule: Continuing Activity.
- I.34 Craven County will investigate the development of an ordinance to regulate floating homes. Schedule: Fiscal Year 2011-2012.

Policies - Stormwater Control:

- P.49 Craven County and its participating municipalities will support reducing soil erosion, runoff, and sedimentation to minimize the adverse effects on surface and subsurface water quality.
- P.50 Craven County and its participating municipalities support the enforcement of all controls and regulations, specifically design standards, tie-down requirements, construction and installation standards, elevation requirements, floodproofing, CAMA regulations, and FEMA regulations deemed necessary by the Board of Commissioners to mitigate the risks of lives and property caused by severe storms and hurricanes.

- 
- P.51 Craven County supports the discharge of stormwater runoff into coastal wetlands if the associated construction and development does not damage coastal wetland areas, and is permitted under applicable North Carolina Storm Water regulations.
  - P.52 Craven County supports reducing soil erosion, runoff, and sedimentation to minimize the adverse effects on surface and subsurface water quality.
  - P.53 Craven County supports implementation of the Tar-Pamlico, Neuse and White Oak River Basinwide Water Quality Plans.

Implementing Actions - Stormwater Control:

- I.35 Craven County will rely on the Division of Land Resources of the Department of Environment and Natural Resources to enforce stormwater control on all sites one acre in size or greater. Schedule: Continuing Activity.
- I.36 Craven County will support control of agricultural runoff through implementation of Natural Resources Conservation Service "Agricultural Best Management Practices" program (see Appendix VI). Schedule: Continuing Activity.
- I.37 Craven County will support control of forestry runoff through implementation of "Forestry Best Management Practices" as provided by the NC Division of Forest Resources (see Appendix VI). Schedule: Continuing Activity.
- I.38 Craven County, in recognition of the importance of agriculture to the county's economy, believes that existing federal and state permitting procedures pose enough limitations to the use of farmland in the county. Additional local regulations will not be adopted. Because of the soil types and topography, the county recognizes that proper drainage is essential and must be allowed to continue as needed, and as it does not result in irreversible damage to environmentally sensitive areas. Schedule: Continuing Activity.
- I.39 Craven County supports the development of aquaculture and mariculture facilities and, if necessary, will consider revising local ordinances to support such activities. Schedule: Continuing Activity.
- I.40 Craven County will cooperate with the NC Department of Transportation, the NC Department of Environment and Natural Resources, and other state agencies in mitigating the impact of stormwater runoff on all conservation classified areas. Schedule: Continuing Activity.

---

## E. Infrastructure Carrying Capacity

### 1. Management Goal

Craven County will ensure that public infrastructure systems and community facilities are appropriately sized, located, and managed so that all service needs are met and quality/productivity of AECs/fragile areas are protected. Craven County will also support a safe, efficient transportation system within the county.

### 2. Planning Objectives

Craven County will plan for infrastructure capacity to meet projections of population and land use needs, and will plan for development which supports its transportation systems and coordinate systems development with this document.

### 3. Land Use Plan Requirements

The following are Craven County's policies for infrastructure carrying capacity. All policies are continuing activities.

#### Policies - Water and Sewer:

- P.54 Craven County supports the addition of wells to its system to increase water supply.
- P.55 The county is aware that inappropriate land uses near well fields increase the possibility of well contamination. Land uses near groundwater sources are regulated by the North Carolina Division of Environmental Management through NCAC Subchapters 2L and 2C. Craven County recognizes the importance of protecting potable water supplies, and therefore supports the enforcement of these regulations.
- P.56 Craven County supports a waste discharge point(s) into the Neuse River to alleviate land application system(s) constrained by periods of extended wet weather.
- P.57 Except for the Craven County Industrial Park energy generating facility, there are no electric generating plants located in or proposed for Craven County. However, the county will review proposals for development of electric generating plants, or plants associated with peat mining, on a case-by-case basis, judging the need for the facility against all identified possible adverse impacts.
- P.58 Craven County will not oppose offshore drilling operations and onshore support facilities for which an environmental impact statement has been prepared with a finding of no significant impact on the environment.

- 
- P.59 Craven County supports the economically feasible extension of central sewer service into all areas of the County including, when unavoidable, the construction of lines to and through conservation areas to serve development which meets all applicable state and federal regulations.
- P.60 Craven County supports all efforts to secure available state and federal funding for the construction and/or expansion of public and private sewer systems.
- P.61 Craven County supports the discharge of waste effluent into 404 (freshwater) wetlands areas but does not support the installation of package treatment plants and septic tanks that discharge waste in areas classified as coastal wetlands or 404 wetlands.
- P.62 Craven County supports wetlands “created” to aid in treating waste effluent.
- P.63 The county supports the installation and use of properly permitted septic tank systems and the enforcement of District Health Department regulations and local development regulations regarding lot sizes and waste disposal system placement. The county will also encourage the NC Department of Environment and Natural Resources to investigate the feasibility of using alternative waste processing systems such as flushless toilets, incineration, and artificial wetlands in areas with severe soil limitations.
- P.64 Craven County supports providing water and sewer services to identified industrial areas when county resources are sufficient in order to encourage industrial development.
- P.65 Craven County supports the provision of public recreational facilities/ areas and will pursue grant funds for recreation facilities.

Implementing Actions - Water and Sewer:

- I.41 Craven County and its participating municipalities will support the continued public provision of solid waste disposal, law enforcement, recreation, emergency management, and educational services to all citizens of the County. Schedule: Continuing Activity.
- I.42 When considering new public facilities and private developments, Craven County will review new proposals against the Future Land Use Map to ensure consistency. If the proposal is inconsistent, the proposal will be revised or the County will review the Land Use Plan to see if revision is needed. Schedule: Continuing Activity.

- 
- I.43 Craven County will prepare a detailed community facilities plan to address waste disposal, law enforcement, emergency management, recreation, and educational services needs. Schedule: Fiscal Year 2011-2012.
  - I.44 Malfunctioning septic tanks will be inspected by the Craven County Health Department and corrective action recommended for implementation by the owner. Schedule: Continuing Activity.
  - I.45 Craven County will enforce current development regulations of the NC State Building Code and District Health Department relating to building construction and septic tank installation/replacement in areas with soils restrictions. Schedule: Continuing Activity.
  - I.46 Craven County will amend the Future Land Use Map, when needed, to reflect the county's water and sewer extension projects as they are planned. Schedule: Continuing Activity.
  - I.47 Craven County will consult the Future Land Use Map when considering new public facilities and private development. Schedule: Continuing Activity.
  - I.48 Craven County will rely on the Department of Environment and Natural Resources to oversee the operation and management of all package treatment plants in the county. Schedule: Continuing Activity.
  - I.49 Craven County will coordinate development activity with appropriate County and state regulatory personnel, and in particular, with the Craven County Sanitarian. Schedule: Continuing Activity.
  - I.50 Craven County will ensure that water systems are constructed with lines designed and sized for adequate fire protection and sufficient water pressure. Schedule: Continuing Activity.
  - I.51 Craven County will continue to enforce subdivision ordinance provisions to allow for the dedication of public park property and/or open space. Schedule: Continuing Activity.
  - I.52 Craven County will coordinate the development of recreational facilities with the school system, when feasible. Schedule: Continuing Activity.

Policies - Transportation:

- P.66 Craven County supports continued operation of the Craven Regional Airport, including projects identified on the Airport Transportation Improvement Program.

- 
- P. 67 Craven County supports participation in the North Carolina Department of Transportation (NCDOT) Adopt-A-Highway program.
- P.68 Craven County supports state and federal funding for maintenance/dredging of the Intracoastal Waterway.
- P.69 Craven County and its participating municipalities shall be active participants in plans and actions related to transportation improvements to and within the County.
- P.70 Craven County and its participating municipalities support cost effective public transportation.
- P.71 Craven County and its participating municipalities support the provision of safe evacuation routes.
- P.72 Craven County and its participating municipalities support the provision of a system of safe, coordinated bike and pedestrian trails throughout the County.
- P.73 Craven County and its participating municipalities support implementation of the 2009-2015 North Carolina Transportation Improvement Program.
- P.74 Craven County and its participating municipalities support interconnected street systems for residential and non-residential development.
- P.75 Craven County and its participating municipalities support limited access from development along all roads and highways to provide safe ingress and egress.
- P.76 Craven County supports transportation improvements which will improve access to the Marine Corps Air Station Cherry Point.
- P.77 The county's transportation system planning should consider the Marine Corps' effort to move equipment and personnel to/from the Morehead City Port and Camp Lejeune.
- P.78 Craven County supports implementation of the North Carolina Department of Transportation, Division of Highways, wildflower research project throughout the county.

Implementing Actions - Transportation:

- I.53 Craven County will consider on a case-by-case basis the provision of assistance to the US Army Corps of Engineers and/or state officials to obtain spoil sites, provide financial aid, and assist in securing or providing easements for work. The county

---

supports maintenance of channels in the Neuse River, Slocum Creek, and Hancock Creek which serve the military. Schedule: Continuing Activity.

I.54 Craven County will continue to support bikeways, pedestrian paths, and blueways by implementing the following:

# Encourage appropriate thoroughfares (state-maintained roads) to include bike lanes as they are designed and expanded.

# Coordinate efforts for construction of bike and pedestrian paths with County and municipal park systems.

# Include bike and pedestrian trails at all County parks.

# Secure access to and provide for bike and pedestrian trails along rivers and streams.

Schedule: Continuing Activity.

I.55 Craven County will encourage the following actions to support maintenance of safe hurricane evacuation routes:

# Identify and support improvements to roads that serve as hurricane evacuation routes.

# Encourage routine bridge and culvert maintenance, and raise bridges over streams that have documented flooding during significant rain events.

# Support the planning and implementation of regional roadways.

Schedule: Continuing Activity.

I.56 Craven County will coordinate all proposed development with the 2009-2015 Transportation Improvement Program and the Craven Regional Airport Transportation Improvement Program. Schedule: Continuing Activity.

I.57 Craven County will coordinate land use planning and transportation considerations with the Down East Rural Planning Organization. Schedule: Continuing Activity.

I.58 Craven County will support public transportation services and will encourage through public service announcements private taxi, bus, and van services as alternatives to the private automobile. The special transportation needs of the elderly and disabled will be emphasized. To assist in making such services economical, the County will encourage in-fill and compact land development patterns. Schedule: Continuing Activity.

I.59 Craven County and its participating municipalities will establish a requirement for reverse frontage lots within subdivisions to orient lots towards internal subdivision streets, not secondary roads and highways. This effort will be accomplished through the County's subdivision ordinance. Schedule: Continuing Activity.



- 
- I.60 Craven County and its participating municipalities will require the construction of acceleration/deceleration lanes for the entrances to major commercial and residential developments. This effort should be accomplished through revisions to the County municipal ordinances. Schedule: Continuing Activity.

F. Natural Hazard Areas

1. Management Goal

Craven County will support preservation of valuable natural resources while pursuing economic and population growth. The County will protect/maintain floodplains and other coastal features for their natural storm protection functions.

2. Planning Objective

Craven County's land use planning related decisions will be based on consideration of protection of its natural resources and minimizing threats to public safety.

3. Land Use Plan Requirements

The following are Craven County's policies/implementing actions for natural hazard areas. All policies are continuing activities.

Policies:

- P.79 Craven County recognizes the uncertainties associated with sea level rise. The rate of rise is difficult to predict. Thus, it is difficult to establish policies to deal with the effects of sea level rise. Craven County supports cooperation with local, state, and federal efforts to inform the public of the anticipated effects of sea level rise.
- P.80 Craven County supports hazard mitigation planning. The Land Use Plan and the Hazard Mitigation Plan should be consistent with one another. When either are revised, the other should be reviewed for consistency. Should there ever be conflicting policies, the Land Use Plan shall take precedence. The Hazard Mitigation Plan goals, objectives, and mitigating actions are included as Appendix II, and are formally included as part of the policy of the County's Land Use Plan.
- P.81 Craven County supports relocation of structures endangered by erosion, if the relocated structure will be in compliance with all applicable policies and regulations.
- P.82 Craven County supports the US Army Corps of Engineers' regulations, the applicable guidelines of the Coastal Area Management Act, and the use of local land use ordinances to regulate development of fresh water swamps, marshes and 404 wetlands.

---

P.83 Craven County will, at a minimum, support 15A NCAC 7H and other local, state, and federal policies to minimize threats to life, property, and natural resources resulting from erosion, high winds, storm surge, flooding, or sea level rise.

P.84 Craven County will make efforts to educate citizens and industries regarding the importance of properly storing and disposing of hazardous chemicals on a regular basis.

Implementing Actions:

I.61 Craven County will rely on the North Carolina Department of Environment and Natural Resources, Division of Coastal Management to monitor and regulate development in areas susceptible to sea level rise and wetlands loss. Schedule: Continuing Activity.

I.62 Craven County will consider updates or amendments to its land use plan policies as necessary to protect the county's public and private properties from rising water levels. Schedule: Continuing Activity.

I.63 Craven County will support bulkheading to protect its shoreline areas from intruding water resulting from rising sea level. Schedule: Continuing Activity.

I.64 Craven County will press state and federal agencies with regulatory authority, and will use local development regulations, to monitor and regulate outer continental shelf exploration. Schedule: Continuing Activity.

I.65 Craven County will utilize the future land use map to control development. This map is coordinated with the land suitability map and proposed infrastructure map. Schedule: Continuing Activity.

I.66 As a part of the hazard mitigation planning process, Craven County will support educating its citizens and businesses on the importance of properly storing hazardous materials. Schedule: Continuing Activity.

G. Water Quality

1. Management Goal

Craven County will protect its surficial and surface water quality including enhancing water quality in all coastal wetlands, rivers, streams, and estuaries. This effort will focus on rapidly developing areas such as the US 70 corridor.

---

## 2. Planning Objective

Craven County will adopt policies to help ensure that water quality is maintained if not impaired, and improved if impaired.

## 3. Land Use Plan Requirements

The following provides Craven County's policies/implementing actions on water quality. All policies are continuing activities.

### Policies:

- P.85 At a minimum, Craven County will rely on 15A NCAC 7H to protect water quality.
- P.86 Craven County supports protection of its surficial waters and potable water supply.
- P.87 Craven County recognizes the value of water quality maintenance to the protection of fragile areas and to the provision of clean water.
- P.88 Craven County supports the enforcement of local, state, and federal regulations and programs that protect water quality.
- P.89 Craven County supports wetlands "created" to aid in treating waste effluent.
- P.90 Craven County supports conserving its surficial groundwater resources.
- P.91 Craven County opposes the disposal of any toxic wastes, as defined in the US Environmental Protection Agency's Listing of Hazardous Substances and Priority Pollutants (developed pursuant to the Clean Water Act of 1977), within its planning jurisdiction.
- P.92 Craven County recognizes the value of water quality maintenance to the protection of fragile areas and to the provision of clean water for recreational purposes and supports the control of stormwater runoff to aid in the preservation of water quality. The county will support existing state regulations relating to stormwater runoff resulting from development (Stormwater Disposal Policy 15 NCAC 2H.001-.1003)
- P.93 Craven County supports regulation of underground storage tanks in order to protect its groundwater resources.
- P.94 Craven County supports the policy that all State of North Carolina projects should be designed to limit to the extent possible stormwater runoff into coastal waters.

---

P.95 Craven County supports implementation of the Tar-Pamlico, Neuse, and White Oak River Basin Water Quality Management Plans.

P.96 Craven County supports all aquaculture activities which meet applicable federal, state, and local policies and permit requirements. However, Craven County reserves the right to comment on all aquaculture activities which require Division of Water Quality permitting.

Implementing Actions:

I.67 Craven County will enforce the following subdivision regulations for subdivisions located adjacent to primary nursery areas (NOTE – these requirements should be used for local, state, and federal consistency review):

- # A permanent conservation zone of seventy five (75) feet shall be established in which all land disturbing activities will be prohibited, except for shoreline stabilization activities allowed under CAMA permitting requirements.
- # All structures shall maintain a minimum setback of one hundred (100) feet from the mean low water line.
- # All parking areas shall be located as far away as possible from water, wetland, and shoreline areas adjacent to the subdivision.
- # Only strip paving will be allowed. Curb and gutter shall be prohibited.
- # Channeling storm water runoff directly into water bodies shall be prohibited. Storm water runoff shall be routed through swales and other systems designed to increase time of concentration, decrease velocity, increase infiltration, allow suspended solids to settle, and remove pollutants.

Schedule: Continuing Activity.

I.68 Craven County will enforce development regulations of the North Carolina State Building Code and District Health Department relating to building construction and septic tank installation and replacement. Schedule: Continuing Activity.

I.69 Craven County will coordinate development activity with state regulatory personnel and the Craven County Sanitarian. Schedule: Continuing Activity.

I.70 Craven County will consider incorporating requirements into its local ordinances to improve water quality, focusing on the following:

- # Protect sensitive natural areas, including coastal wetlands
- # Establish buffer networks
- # Minimize impervious cover in site design
- # Limit erosion during construction
- # Restoration of impaired waters

---

# Management of the cause and sources of pollution to ensure the protection of those waters currently supporting their uses allowing for reasonable economic growth.

# Reduction of nutrients in Craven County waters.

Schedule: Review local ordinances annually.

I.71 Craven County will rely on the technical requirements and state program approval for underground storage tanks (40 CFR, Parts 280 and 281), and any subsequent state regulations concerning underground storage tanks adopted during the planning period. Schedule: Continuing Activity.

I.72 Craven County will continuously enforce, through the development and zoning permit process, all current regulations of the NC State Building Code and North Carolina Division of Health Services relating to building construction and septic tank installation/replacement in areas with soils restrictions. Schedule: Continuing Activity.

I.73 Craven County supports regulation of well fields and land uses near such fields by the North Carolina Department of Health and Natural Resources. Schedule: Continuing Activity.

I.74 Craven County will comply with CAMA and the NC Department of Environment and Natural Resources stormwater runoff regulations, and by coordinating local development activities involving chemical storage or underground storage tank installation/abandonment with Craven County Emergency Management personnel and the Groundwater Section of the NC Department of Environment and Natural Resources. The county will plan for an adequate long-range water supply. In the planning process, Craven County will cooperate with adjacent counties to protect water resources. Schedule: Continuing Activity.

## H. Local Areas of Concern

### 1. Management Goal

Craven County will adopt policies which are consistent with CAMA's overall goals and respond to the Craven County Vision Statement (see page 3).

### 2. Planning Objective

Craven County will address local concerns including cultural and historic areas, scenic areas, economic development, or general health and human service needs.

---

### 3. Land Use Plan Requirements

The following identifies Craven County's policies/implementing actions on local areas of concern. All policies are continuing activities.

#### Policies - Cultural, Historic, and Scenic Areas:

- P.97 Craven County will encourage the development of the tourism and educational potential of the area's architectural, historic, and cultural resources.
- P.98 Craven County supports the preservation of important cultural resources and supports local, state, and federal efforts to protect historic properties within its borders and to perpetuate its cultural heritage.
- P.99 Craven County supports preservation of its scenic shoreline areas (NOTE – may or may not include areas defined by 15A NCAC 7H).
- P.100 Craven County will protect historic and potentially historic properties and perpetuate its cultural heritage.

#### Implementing Action - Cultural, Historic, and Scenic Areas:

- I.75 Craven County will support public education of significant historic sites by placing an inventory of significant historic sites/properties on the Craven County website. Schedule: Fiscal Year 2011-2012.
- I.76 Craven County will encourage a county-wide survey of historical sites by local volunteers or state and federal agencies and will seek grant monies for the complete inventory of historically significant structures and sites. Schedule: Fiscal Year 2009-2010.
- I.77 Craven County will coordinate housing code enforcement/redevelopment projects with the NC Division of Archives and History to ensure that any significant architectural details or buildings are identified and preserved. Schedule: Continuing Activity.
- I.78 Craven County will coordinate public works projects with the NC Division of Archives and History to ensure the identification and preservation of significant archaeological sites. Schedule: Continuing Activity.

#### Policies - Economic Development:

- P.101 Craven County supports the Cherry Point Marine Corps Base as the primary economic engine of the local economy. County actions shall be consistent with preserving and protecting this pivotal major industry.

- 
- P.102 Craven County supports ongoing efforts to retain and enhance commercial air service at the Craven Regional Airport.
- P.103 Craven County shall protect, enhance, and encourage a high quality of life, including the conservation and management of natural and man-made resources, as an effective component of an economic development and diversification strategy.
- P.104 Craven County supports applicable state and federal programs regarding economic and community development, especially those programs related to better jobs, water quality, and water and land transportation system improvements.
- P.105 Craven County shall seek to foster an agricultural industry that is compatible with a high quality of life, as a means to facilitate diversification in the local economy.
- P.106 Craven County will remain committed to providing needed services, as economically feasible, to accommodate new residential, commercial, and industrial development in the county.
- P.107 Craven County supports the recruitment and siting of environmentally compatible industry and commercial establishments in areas that are already similarly developed or in public or private industrial parks to minimize the sacrifice of prime agricultural land for such development and protection of commercial fisheries.
- P.108 Craven County supports local, state, and federal efforts to minimize the adverse impact of man-made hazards within its borders.
- P.109 Craven County opposes the bulk storage of man-made hazardous materials as defined by the US Environmental Protection Agency, with the exception of bulk fuel storage tanks used for retail and wholesale sales, public power generation, and individual heating fuel storage tanks.
- P.110 Craven County opposes the disposal of any toxic wastes, as defined by the US Environmental Protection Agency's Listing of Hazardous Substances and Priority Pollutants, within its jurisdiction.
- P.111 Craven County considers eco-tourism to be a strong asset for economic and commercial development.
- P.112 Craven County generally supports the efforts of the NC Department of Transportation to improve access to the county.
- P.113 Craven County generally supports the activities of the NC Division of Travel and Tourism; specifically, the monitoring of tourism-related industry and efforts to promote tourism-related commercial activity and efforts to enhance and provide shoreline resources.

---

Implementing Actions - Economic Development:

- I.79 Craven County will continue to rely on state technical requirements and programs to regulate underground storage tanks. Schedule: Continuing Activity.
- I.80 Craven County will utilize its development controls and will rely on state and federal agencies with jurisdiction to minimize the impact of man-made hazards. Schedule: Continuing Activity.
- I.81 Craven County will encourage all aquaculture activities which meet applicable local, state, and federal policies and permit requirements. However, the County reserves the right to comment on all aquaculture activities that require Department of Environment and Natural Resources permitting. Schedule: Continuing Activity.
- I.82 Craven County will rely on state and federal agencies with regulatory authority, as well as existing local development regulations, to monitor and regulate energy facility siting and development. Schedule: Continuing Activity.
- I.83 Craven County will continue to support the activities of the NC Division of Travel and Tourism; specifically, the monitoring of tourism-related industry, efforts to promote tourism-related commercial activity, and efforts to enhance and provide shoreline resources. Schedule: Continuing Activity.
- I.84 Craven County will implement the following activities to support economic development:
- # Formulate and expand local incentives to attract industry.
    - # Support the continued inventory of unused business facilities.
    - # Support County water and sewer systems and other infrastructure.
    - # Support and enhance incubator programs for startup businesses.
    - # Identify and recruit industries that are compatible with and complement Craven County's geography, culture, and climate.
    - # Support awareness of incentives for the employment of the elderly.
  
  - # Encourage clean industry to locate in Craven County to promote a healthy environment.
    - # Support businesses involved with computer software business, medical technology, and telecommunications.
    - # Promote awareness of service industry catering to tourists' opportunities.
    - # Investigate the need to support wind generated power.
  
  - # Expand opportunities (both public and private) for employment and procurement by using local vendors.
- Schedule: Continuing Activities.



---

Policies - Military/Community Cooperation:

- P.114 Craven County will support coordinated intergovernmental and military-community planning for land use and development, transportation, utilities, environmental management, law enforcement and public safety, education, recreation, tourism, and economic development.
- P.115 Craven County encourages special committees, advisory panels, educational forums, workshops, leadership seminars, community meetings, and media contacts to enhance the level of community involvement and awareness of military-community issues.
- P.116 Craven County supports working proactively with the Cherry Point Marine Corps Base to determine those policies and actions that will strengthen the operational viability of the military while also enhancing the community at large.
- P.117 In support of military personnel, Craven County will provide for an enhanced quality of life in the area, including better housing, more and better parks, cleaner coastal waters, better schools, more efficient land use patterns, more attractive development and scenic beauty, protection of important natural resources, and continued economic development.

Implementing Actions - Military/Community Cooperation:

- I.85 Craven County will continue to support cooperative agreements with the military for the provision of police, fire, and EMS services. Schedule: Continuing Activity.
- I.86 During the implementation of this plan, Craven County will support the following military/civilian interests:
- # A base that maintains or expands its current population.
  - # Continued good relations with base.
  - # More tax revenues.
  - # Continued cooperation in police, fire, EMS, and emergency response.
  - # More access to base land for recreation (hunting, boating).
  - # Improved quality of life.
  - # Better schools.
  - # Wide range of jobs.
  - # Better commercial air service.
  - # Minimization of aircraft noise.
  - # Support for the Department of Defense mission.
  - # Support of infrastructure improvements to facilitate strategic deployment.
  - # Buffer areas to mitigate encroachment.

- 
- # Local government actions that ensure compatible development adjacent to base boundaries.
  - # Joint planning with community for utilities and land use.
  - # Improved off-base housing.
- Schedule: Continuing Activities.

Policies - General Health and Human Services Needs:

- P.118 Craven County supports the provision of governmental services to its citizens and the extension of water services from existing systems and encourages the use of central systems for new developments - whether residential, commercial, or industrial in nature.
- P.119 Craven County encourages offers of land for the siting of new schools, particularly in conjunction with new development. Acceptance of such properties shall be based on approved criteria and cooperative planning with the County school administration.
- P.120 Craven County supports site planning for traffic management and safety in the vicinity of public schools.
- P.121 Craven County supports the mission of Craven Community College in meeting the educational and job readiness requirements of area residents.
- P.122 Craven County supports the efforts of the County Library System in fostering the development of a literate and well-informed resident population.
- P.123 Craven County supports the continued provision of solid waste disposal, law enforcement, and educational services to all citizens of the county.
- P.124 Craven County supports the provision of elementary and secondary education to all Craven County citizens.
- P.125 Craven County supports a comprehensive recreational program to provide a broad range of recreational facilities for its citizens.
- P.126 Craven County generally supports efforts, initiatives, and programs – both public and private – that provide new buildings and facilities, or serve to make existing buildings and facilities accessible and available to physically challenged persons.
- P.127 Craven County supports efforts and initiatives to provide quality, affordable health care to its citizens including support of the construction of a hospital or primary care facility in or near the county, and the continued effective operation of the Craven County Health Department.

- 
- P.128 Craven County supports improvement and expansion of fire protection and emergency management services including fire/rescue services.
- P.129 Craven County supports efforts and measures to collect and dispose of solid waste efficiently and economically, and supports recycling and the establishment and maintenance of recycling centers.
- P.130 Craven County supports North Carolina Division of Waste Management regulation of underground storage tanks.

Implementing Actions - General Health and Human Services Needs:

- I.87 Craven County will continue to provide governmental services including solid waste disposal, law enforcement, educational services, and fire/rescue services to all areas of the county at service levels adequate to serve a growing population. Schedule: Continuing Activity.
- I.88 Craven County will support the siting of recycling centers, transfer stations and solid waste collection sites within all land classifications except those within the conservation category. Schedule: Continuing Activity.
- I.89 Craven County will continue to support and fund its public school system. Schedule: Continuing Activity.
- I.90 Craven County will continue to support and fund the Craven County Sheriff's Department. Schedule: Continuing Activity.
- I.91 Craven County will rely on state and federal law enforcement agencies and personnel for crime prevention and crime investigation services. Schedule: Continuing Activity.
- I.92 Craven County will rely on the NC Department of Environment and Natural Resources, Division of Coastal Management and other state and federal agencies with regulatory authority to regulate, monitor, and limit the use of coastal airspaces. Schedule: Continuing Activity.
- I.93 Craven County will seek state and federal technical and financial assistance to provide facilities for physically challenged persons. Schedule: Continuing Activity.

Policies - Community Appearance:

- P.131 The important economic, tourism, and community image benefits of attractive major travel corridors through Craven County shall be recognized. Such entryway

---

corridors shall receive priority attention for improved appearance and development standards, including landscaping, signage, and tree preservation.

- P.132 Landscape improvements at existing and new commercial developments, particularly as related to breaking up and softening the appearance of expansive parking areas, shall be encouraged.
- P.133 Craven County shall discourage the inappropriate use of manufactured or site built homes for storage or their abandonment without proper disposal.
- P.134 New development, redevelopment, rehabilitation and maintenance of structures and sites should be consistent and supportive of the neighborhood and architectural context of the surrounding area.
- P.135 Craven County supports the planting of street trees to provide visual relief, summer cooling, improved air quality, and livability.
- P.136 Littering of public roadsides and properties, whether from individual "litterbugs" or drivers of inadequately covered trucks, shall not be tolerated. Those who would abuse our local environment and denigrate the image of our area should be held accountable through appropriate programs and enforcement of litter laws.

Implementing Actions – Community Appearance:

- I.94 Craven County will consider establishing a Community Appearance Committee or Commission with a charge to establish guidelines and procedures for community appearance awards and to conduct studies and make recommendations addressing problems of litter on beaches and along roads. Schedule: Fiscal Year 2011-2012 and continuing. Example activities will include the following:
- # Promote "Adopt-a-Highway" programs and educate the public through local media concerning community appearance needs.
  - # Use prison labor to clean up and remove debris from road rights-of-way.
  - # Select recipients of Community Appearance awards and advise the Board on methods by which the community's appearance might be improved including studies and recommendations as may be necessary to address the problem of litter on beaches and along roads.
- I.95 Craven County will continue to enforce its junked/inoperable vehicle ordinance to require the removal of junked/abandoned vehicles. Schedule: Continuing Activity.

---

I.96 Craven County will implement the following concerning potential releases from home heating oil underground storage tanks:

- # Removal of any abandoned or out-of-use underground storage tanks as recommended by the NCDENR Washington Regional Office Underground Storage Tank (UST) Section.
  - # Installation and maintenance of above-ground fuel tanks in accordance with applicable local, state, and federal regulations.
  - # Contain and properly restored areas impacted by any chemical or petroleum spills. Ensure that spills of significant quantity are reported to the NC Department of Environment and Natural Resources, Division of Water Quality (Washington Regional Office).
  - # Report immediately to the local Fire Marshal any soils excavated during demolition or construction that show evidence of chemical or petroleum contamination to determine whether explosion or inhalation hazards exist.
- Schedule: Continuing Activities.

I.97 Craven County will coordinate its development with that contained in municipal jurisdictions by supporting the following:

- # Coordinate with municipalities to ensure that municipality and County decisions regarding the type and intensity of land uses within and adjacent to the municipal planning areas are consistent with the Future Land Use Maps.
- # Seek mutually acceptable standards for public facilities and services with the municipalities to ensure that services can be provided relatively seamlessly across jurisdictional boundaries. While service standards should be the same for similar types of development, regardless of the location of development, they should differentiate the type of planned development (urban, suburban, or rural).
- # Coordinate municipal capital improvements plans with those of the County, school districts and other service providers to more efficiently serve the community.

Schedule: Continuing Activities.

I.98 Craven County will seek educational grants to subsidize in-county continuing education by nearby colleges and universities and support community education programs. Schedule: Continuing Activity.

- 
- I.99 Craven County will encourage developers to incorporate new school sites into the overall design of subdivisions and mixed use developments. Schedule: Continuing Activity.

Policies - Redevelopment:

- P.137 Craven County supports repair and reconstruction of privately-owned dwelling units through private funds and/or grants. It supports the enforcement of existing regulations of the District Health Department regarding sanitary conditions.
- P.138 Craven County will not unreasonably displace families or require building demolition.
- P.139 Craven County will support redevelopment as specified in the county's Hazard Mitigation Plan.

Implementing Actions - Redevelopment:

- I.100 Craven County will seek state and federal financial and technical assistance for community improvements. The county may apply for Community Development Block Grants for the rehabilitation of areas of substandard housing by identifying same. Schedule: Continuing Activity.
- I.101 Craven County will consider updating its minimum housing code. Schedule: Fiscal Year 2010-2011.
- I.102 Craven County will allow the reconstruction of any structures demolished by natural disaster which will comply with all applicable local and state regulations. Schedule: Continuing Activity.
- I.103 Craven County will consider the following actions in redevelopment/revitalization areas:
- # Waive or reduce administrative, inspection, and/or connection fees to:
    - # Encourage desirable redevelopment proposals that provide for jobs and improved wages.
    - # Stimulate additional redevelopment activity.
    - # Preserve the County's historic properties.
    - # Support public purpose projects.
  - # Revise the development regulations to be responsive to innovative development proposals and existing conditions, including:
    - # Waive site plan requirements for redevelopment proposals if there is no substantial change in use or structure.

- 
- # Reduce site plan requirements for redevelopment proposals if there is a minor (to be defined in the development regulations) change in use or structure.

Schedule: Continuing Activities.

Implementing Actions - Funding Options:

I.104 Craven County will continue to support state and federal programs that are deemed necessary, cost-effective, and within the administrative and fiscal capabilities of Craven County. Schedule: Continuing Activity. These include:

- # Community Development Block Grant Program
- # Area Agency on Aging
- # Emergency Medical Services
- # JTPA Work Program
- # Coastal Area Management Act, including shoreline access funds
- # Small Business Association
- # Economic Development Administration Funds
- # Farmer's Home Administration – Federal Grant Program
- # Federal Emergency Management Program
- # Aid to Families with Dependent Children
- # MEDICAID
- # Day Care
- # Crisis Intervention

I.105 Craven County will selectively support state and federal programs related to Craven County. The county, through its boards, commissions, and committees, will monitor state and federal programs and regulations. It will use opportunities as they are presented to voice support for or to disagree with programs and regulations that are proposed by state and federal agencies. Schedule: Continuing Activity.

I.106 Craven County officials will continue to work with the US Army Corps of Engineers and any other state and federal agencies to ensure continued dredging and maintenance of channels and rivers as needed to keep these facilities open to navigation. These efforts shall comply with applicable state and federal regulations. Providing borrow or spoil areas and provision of easements for work will be determined on case-by-case basis. The county would encourage spoil material being placed in those areas where easements for such use already exist. Channel maintenance has major economic significance and is worthy of state and federal funding. Schedule: Continuing Activity.