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COASTAL AREA MANAGEMENT ACT

LAND USE PLAN

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TOWN OF BEAUFORT, NORTH CAROLINA

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N.C. Coastal Resources Commission

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PLANNING DEPARTMENT
CARTERET COUNTY
P. O. DRAWER 630
BEAUFORT, N. C. 28516

I. Introduction

The Town of Beaufort has prepared this Land Development Plan in compliance with the Coastal Area Management Act of 1974 (CAMA). Technical assistance in preparing this plan was provided by the Carteret County Planning Department, but the citizens and officials of Beaufort provided the necessary input in determining the general objectives, policies, and priorities to consider and follow in the future. It is hoped that this plan reflects the best needs, desires, and wishes of the citizens of Beaufort and will provide a solid foundation for proper planning in the future.

This plan has been written according to the State Guidelines for Local Planning in the coastal area as set forth by the Coastal Resources Commission. The purpose of the guidelines is to assist each of the twenty coastal counties and their respective municipalities in the preparation of its own individual land use plan. "When completed the twenty individual county land use plans will form the basis for a comprehensive plan for the protection, preservation, orderly development, and management of the coastal area of North Carolina," the primary objective of the Coastal Area Management Act of 1974. Furthermore, the guidelines stipulate that each municipal plan must fit in the overall county plan.

In the development of a local land development plan, it is essential for the involved local officials and citizens to understand the legislative goals of the Coastal Area Management Act as stated in G.S. 113A-102(b).

1. To provide a management system capable of preserving and managing the natural ecological conditions of the estuarine system, the barrier dune system, and the beaches, so as to safeguard and per-

petuate their natural productivity and their biological, economic and aesthetic values.

2. To insure that the development or preservation of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water for development, use, or preservation based on ecological considerations.

3. To insure the orderly and balanced use and preservation of our coastal resources on behalf of the people of North Carolina and the nation.

4. To establish policies, guidelines and standards for the conservation of resources; the economic development of the coastal area; the use of recreational lands and tourist facilities; the wise development of transportation and circulation patterns; the preservation and enhancement of historical, cultural and scientific aspects of the region; and the protection of common law and public rights in the lands and waters of the coastal area.

Over the past months, the usual data collection and analysis that are characteristic of most land development plans were followed. However, this Land Development Plan is unique from any other in several ways.

Public participation and input were given the highest priority. Through the use of extensive questionnaires mailed to residents in Beaufort, public meetings, and candid conversations with various individuals, the citizens of Beaufort have determined how their town should develop in the future. This is not only important in determining objectives for Beaufort, but also is instrumental in determining the public demand for improved community facilities.

Included in the plan is a land classification system which was established by the C.A.M.A. for the twenty coastal counties and their respective municipalities to follow. By classifying the land into one of five categories, the citizens will recognize the expected general use of all lands within Beaufort. More importantly, it makes a statement of policy by the local government of where and to what density they want growth to occur, and where they want to conserve the area's natural resources by guiding growth.

Another factor contributing to the uniqueness of this plan is the inclusion of potential Areas of Environmental Concern (AEC). The 1974 Legislature realized that in many areas of coastal North Carolina, development pressures were causing adverse and irreversable effects on the natural environment. "Unless these pressures are controlled by coordinated management," the Act states, "the very features of the coast which make it economically, aesthetically, and ecologically rich will be destroyed." The Coastal Resources Commission will adopt interim Areas of Environmental Concern later this year.

Basically, the plan is composed of nine sections. The second section is an analysis of present conditions, with discussion centering around such things as the population, economy, and existing land use in Beaufort. The third section is a discussion of the public participation activities and their development of objectives, policies, and standards. The fourth section is an identification and analysis of the constraints which effect development in the coastal zone. The fifth section deals with the estimated demand which is expected during the next ten years. The sixth section is a plan description. The seventh section is an identification and analysis of the potential areas of environmental concern. The eighth section is an overall summary of the plan and the ninth section defines the city-county relationship. The Appendix includes a land development map identifying the expected general use of all the land in Beaufort.

The Town of Beaufort has long recognized the value and importance of proper land use planning. Many accomplishments have resulted from the planning process and it is hoped that this plan will contribute to the preservation, protection, and orderly development of Beaufort and its resources.

II. Description of Present Conditions

A. Population

Beaufort's population has fluctuated over the past several decades. An analysis of population changes from 1940-1960 reveals that out-migration of white adults, ages 30-44, and children from Beaufort has been primarily to newer residential developments just outside the Town.* The primary factor causing this decline in population was the decaying economic base of the town's economy brought about by a declining fishing industry and an absence of any major industry to absorb the unemployed.

In contrast to Beaufort's decline during this period, Beaufort Township and the county's population increased significantly (see Table 1).

Table 1

Year	Beaufort	Beaufort Township	Carteret County
1940	3,272	4,784	18,284
1950	3,212	5,374	23,059
1960	2,922	6,246	27,438
1970	3,368	6,147	31,603
Percent Change			
1940-1950	-1.8	10.9	26.1
1950-1960	-9	13.9	18.6
1960-1970	15.3	-1.6	15.2

A series of annexations occurring in 1962 expanded the corporate limits to the east and north and brought in a significant population increase. From 1960 to 1970, Beaufort's population recovered and increased 15.3 percent to 3,368.

* Beaufort's Population and Economy, 1962

An analysis of the township's population during the 1960's reveals a decline in population by 1.9 percent. New subdivisions outside of town, the continued out-migration of younger whites from Beaufort, and a national trend towards lower density residential development were still attracting additional population to the Township's area. The annexation of densely populated areas by Beaufort, however, absorbed all of the increase. During this same time period, the county's population continued to increase to a total of 31,603. This increase complements the county's growing importance as a resort area and attracting new industry.

Present Population

In the 1970 census, the population of Beaufort was 3,368. There were approximately four percent more of the populace under 18 in the Township area when compared to Beaufort's. This higher youth percentage in the Township further illustrates the movement of young families towards the more rural areas. Additionally, more of the older adults (65 and over) tended to live in Beaufort instead of the Township.

Table 2

	Beaufort Population	Percent	Township	Percent
Under 18	1,014	30.1	2,090	34
18-65	1,911	56.7	3,405	55.4
65 and over	443	13.2	652	10.6

Source: U.S. Department of Commerce Bureau of the Census

The racial composition of Beaufort is shown in Table 3. Beaufort has a significant black population which comprises 30 percent of the total population. The black population is generally located in the geographical area bounded by Cedar Street on the south, Mulberry Street on the north, Live Oak Street on the east, and Turner Street on the west. The black population for

the Township is also higher than the national average. The major concentration is in the northern part of the Township near North River.

Table 3

	Beaufort	Percent of Population	Township	Percent of Population
White	2,319	68	4,459	72
Black	1,042	30	1,674	27
All other	7	2	14	1
Total	3,668	100%	6,147	100%

Source: U.S. Department of Commerce Bureau of Census

Since the 1970 Census, an additional annexation in 1972 added an area along the West Beaufort Road, which had previously abutted the northwest section of town into Beaufort's corporate limits. According to Beaufort's Community Development's Hold-Harmless Application, "this new area has a total of 351 people; 349 white and 2 black." With this newly annex area, Beaufort's population has increased 3,719 people.[36]

Seasonal Population

Each summer Beaufort's historical, scenic and climatic assets attracts visitors throughout the nation. The deficiency of motel accommodations and rental houses prevent the vast majority from only spending the day, while a few others may be more fortunate by being able to spend a few days with relatives or friends that live in town. It is estimated that Beaufort's population increased by approximately 50 people during the summer months with up to 100 people staying in town during holiday weekends such as Independence Day and Labor Day. This seasonal population increase places no significant demand on any of the community services or facilities that the town provides.

B. Economy

Traditionally, the economy of Beaufort has centered around the sea and

The fishing industry is still an important aspect of Beaufort's economy, as well as the county's. In addition to the people directly employed on the boats and at the fish/processing plants, other services and facilities are dependent on their catches. Fuel suppliers, marine and repair services, and retailer services are a few which rely upon the success of the fishing industry. In addition to fish and shellfish enterprises, there are several large scale fish/processing plants located just outside the corporate limits. These plants are primarily engaged in menhaden processing and provide seasonal employment for many of Beaufort's unskilled labor force. During the summer season menhaden are caught by local fishermen, and in the fall a large influx of men and boats from the Virginia area constitutes the last major catches of menhaden each year.

The menhaden industry has recently encountered some serious problems; the industry has suffered substantial declines throughout the east coast. The actual number of menhaden has been reduced by the overfishing of the resource and pollution of nursery grounds. Also, the seasonal fluctuations of the catches vary drastically from year to year in particular areas. Additionally, the underselling of domestic fish meal by foreign imports is felt directly in the Beaufort area by the distributing plant at the Morehead State Port. The plant ships foreign fish meal throughout the state.

A substantial number of Beaufort's labor force relies on the Cherry Point Marine Air Station as one of the major sources of employment. With 9,000 servicemen and 4,000 civilian employees, the Air Station provides an important economic base not only for the Town of Beaufort but for the county as well. Prospects are for future stability, rather than expansion of civilian manpower, given the current military trends.

Agriculture

Another significant factor affecting Beaufort's economy is farming. While inside the town a limited number of acreage is devoted to agricultural purposes, a good portion of the county's farmland is located in the Beaufort Township. Not only do the farmer's income supplement the town's economy, the farms also provide an employment outlet for many of Beaufort's unskilled labor force.

Retail Trade

Beaufort's share of retail trade in Carteret County has declined somewhat during the last several decades. While the number of establishments in Beaufort has increased four percent since 1958, the actual total retail sales has declined roughly two percent. Morehead City, however, increased both its number of establishments and total retail sales by five percent during this same period.

Table 4

Shares of Carteret County Retail Trade by Beaufort and Morehead City

	Beaufort	Morehead City
Number of Establishments	90 (21.7%)	150 (36.2%)
Total Sales ($1,000)	12,669 (18.8%)	35,521 (52.7%)
- Building materials, hardware, garden supplies, mobile home dealers	D	4,021 (58.9%)
- General merchandise group stores	D	D
- Food stores	3,668 (21.1%)	6,671 (38.3%)
- Automotive dealers	1,942 (17.9%)	5,253 (48.5%)
- Gasoline service stations	1,557 (24.3%)	2,259 (35.3%)
- Apparel and accessory stores	D	1,605 (61.6%)
- Furniture, home furnishings, and equipment stores	757 (24.3%)	1,910 (61.2%)
- Eating and drinking places	479 (8.6%)	3,421 (61.4%)

- Drug stores and proprietory stores	D	1,763 (69.6%)
- Miscellaneous retail stores	872 (12.1%)	D

D - withheld to avoid disclosure

Source: Retail Trade Area Statistics, 1972

Table 4 reveals the retail trade of Carteret County by Beaufort and Morehead City during 1972. There is a significant difference in the total sales of the two towns in relationship to the number of establishments. Morehead City obviously dominates county commerce. They have been more successful in attracting more money generating business to locate there (e.g. auto sales, restaurants, business catering to tourism, establishment of a regional shopping center).

C. Existing Land Use

An essential prerequisite for any land development plan is a thorough knowledge and understanding of the use of the land within the community. Data concerning the past and present use of land is important as an "in-put" to future planning decisions. By knowing past patterns and problems, effective plans and decisions can be made that will correct or prevent problems and "misuses" of land in the future.

Past Land Use

From the original layout in 1722 until now, land use in Beaufort has developed primarily as residential. By 1816, the original town had become almost developed and the natural water barriers of Taylor's Creek, Beaufort Channel, and Town Creek, forced the town to expand both to the north and east. As the town grew, so did the residential development and likewise population. Past commercial and industrial land uses have also reflected Beaufort's orientation towards the sea - with local tradesmen establishing stores along the waterfront and the development of fisheries and fish-processing industries.

[illegible], a major economic decline in the local economic base activities-fishing, boating, and shipbuilding-led to an out-migration and population decline. This had a significant effect on land use. The central business district which had developed along the waterfront declined as a commercial center. Other business establishments began to locate haphazardly along major highways, lacking defined commercial areas. Industrial land use inside and adjacent to town declined. Additionally, more residential developments were beginning to occur just outside Beaufort's corporate limits than within.

Present Land Use (1975)

Of the total 1,535 acres within Beaufort's corporate limits, 526 acres or 34 percent of the land is in some way developed. The remaining land is not presently being used for any urban activity and is mainly comprised by the dredge-spoils islands which were incorporated within the town's limits in 1967. Following is a description of the various categories of land uses found in Beaufort during 1975. The land use map (Map 1) will show their location and relationship in the planning area and Table 5 is a statistical breakdown of each land use category.

Residential Land Use

As the land use table on page II indicates, Beaufort is primarily a residential community. The table below illustrates the type, number, and percentage of the various residential dwelling units found inside the corporate limits of Beaufort.

Table 6

Types of Dwellings-Beaufort, 1975

Type	Number	Percentage
Single Family	1,140	86.4
Multi-Family	30	2.3

Table

EXISTING LAND USE
Beaufort, North Carolina
1975

Category	Acres	Percent of Developed Land	Percent of Total Land
URBAN AND BUILT-UP			
Residential	394	59	25.7
Commercial	50	8	3.3
Industrial	10	2	.7
Transportation, Communication and Utilities	149	22	9.7
Government and Institutional	40	6	2.6
Cultural, Entertainment, and Recreation	22	3	1.4
Undeveloped Land	165	---	10.7
Agriculture	97	---	6.3
Wetland	358	---	23.3
Barren	250	---	---
Total Land Within Town	1,535		100

Type	Number	Percent
Mobile Homes	80	6.1
Motel Units	14	1.1
Housing Authority	55	4.1
Total	1,319	100

Residential land usage comprises 394 acres or 59 percent of the developed land in Beaufort. With 86.4 percent of the housing stock being devoted to single family dwellings, mobile homes are the second largest with 6.1 percent of the residential dwellings.

In an analysis of the residential characteristics of Beaufort, the Enumeration Districts of the 1970 census were examined in detail. Map 2 delineates Beaufort's four Enumeration Districts and Table 7 is a statistical breakdown of housing characteristics found in each district.

Table 7

ENUMERATION DISTRICT	15	16	17	18
Population	1,026	1,032	455	885
Percent Single family units	94.246	95.498	89.528	78.606
Household size	2.939	3.659	2.791	2.500
Percent Overcrowding	4.011	19.148	2.453	4.162
Percent Incomplete Plumbing	4.297	35.815	6.134	7.10
Owner-Occupancy Rate (in percent)	88.252	69.503	78.527	70.118
Vacancy Rate (in percent)	4.383	9.324	14.659	15.920

Enumeration District 15

The newer annexations and subdivisions are located within this district. The area can be generally characterized by larger lot sizes and newer homes. According to the 1970 census, 1,026 people were located there with 94.246 percent of all dwellings being single family and an over-all owner-occupancy rate of 88.252 percent, the highest in town. The majority of mobile homes are also located within this district with the most concentration being along the West Beaufort Road on the northern section of town.

Enumeration District

Submitted in November

This area will likely experience a major change in the predominant land use. As the population expands, residential development will probably occur in this area replacing presently undeveloped land.

Enumeration District 16

The housing stock located in Enumeration District 16 encompasses the majority of the black population in town. In the 1970 census, slightly under 82 percent of the population in this district was non-white. In a housing survey conducted for Beaufort's Community Development Project, approximately 25 percent or better of the houses in this district were found to be either substandard or delapidated.* The high percentage of household size (35.815) reflects the blighted character of a substantial segment of dwellings within this district.

This area has been subject to significant land use compatibility problems with commercial development often occurring in residential areas. Another problem has been inadequate public services. Poorly designed streets and drainage systems subject this area to major flooding during heavy rains. The picture should improve, however, with Beaufort's participation in the Community Development Program. Improvements in housing and public services are scheduled for this area.

Enumeration District 17

Enumeration District 17 is representative of the second oldest section of town. Housing stock in this area is in generally good condition with only a few substandard structures. In the 1970 census, 885 people resided there with a percent overcrowding index of 2.453, the lowest in town.

*Beaufort's Community Development Hold-Harmless Application, 1975.

Enumeration District 18

The area delineated by Enumeration District 18 represents the oldest sector of town. The housing stock is in generally good condition with many fine, stately homes. In the 1970 census, this district had the fewest percentage of single family units (78.606) and the highest vacancy rate (15.920%) of any other district in town. In 1970, 895 persons resided there with the household size being 2.5 persons per dwelling.

Commercial

Commercial land use in Beaufort occupies 50 acres or 8 percent of the developed land and is found in three general districts: the Front Street Central Business District; the "shopping center" at N.C. 101-70, and along Cedar Street (U.S. 70). There are also scattered business establishments located along West Beaufort Road, Live Oak Street and Lennoxville Road.

Over the past several decades, Beaufort's Central Business District has declined as a commercial identity. With exodus over the years of businesses and with no significant influx of new establishments, the downtown district has slowly declined as a viable commercial district. However, an urban renewal grant that was recently awarded to the town will improve the Central Business District tremendously by demolishing blighted buildings and rehabilitating deteriorated buildings in the area. This stimulus should make the downtown Central Business District a vibrant commercial center.

The "shopping center" at N.C. 101-U.S. 70 is expanding its significance as an important commercial district. Its location, adjacent to the intersection of two major highways, has attracted numerous businesses to locate there and construction is continuing on additional new structures.

The commercial establishments along Cedar Street are characterized by scattered businesses mixed incompatibly among residential dwellings. Most of the establishments are geared towards the retail sales of convenience merchandise and services.

Industrial

The amount of land used for industrial purposes in Beaufort is very small-only ten acres or approximately one percent of the total developed land. With the recent closing of Tabago Furniture Company, Ready Mix Concrete Corporation is the only industrial firm operating within the town's limits.

Industrial land use within Beaufort's Township comprises 136 acres or nine percent of the developed land. The most intensive concentration of industrial use is located along the "fringe" area of Beaufort's corporate limits. Several fishing/processing companies, located along the waterfront, and Atlantic Veneer, an exporter of wood products, are the principle industrial users along the fringe area.

Transportation, Communication, and Utilities

Twenty-two percent of the developed land inside Beaufort is devoted to streets and railroads (and their right-of-ways), sewage and water plants, power stations, and other transportation, communication, and utility facilities. Streets and railroads occupy 145 acres and are by far the largest land users in this category.

Considerable improvements in the minor streets of Beaufort have occurred, particularly in the black neighborhood. As a rule, every street in Beaufort has increased in daily traffic volume with only two major traffic problems. They are the dangerous intersection of U.S. 70 and N.C. 101 and the inadequacy of Cedar Street to handle the heavy traffic volume its subject to.

Governmental and Institutional

This land use category includes schools, post office, town hall, courthouse complex, and other governmental and institutional facilities. Six percent (or 40 acres) of the developed land in Beaufort is devoted to this land use category with the Beaufort Elementary School occupying the greatest acreage (10 acres).

Undeveloped Land

Undeveloped land in Beaufort is the land not used for urban purposes excluding, however, agricultural land, forest land, water bodies, wetlands, and barren lands. Seventeen percent (165 acres) of the total land within Beaufort is classified as undeveloped. The majority of this land should be considered potential residential developments.

Agricultural

Agricultural land occupies approximately 97 acres inside the Town of Beaufort. Almost all this land is found exclusively in the newly annex section of town (in the north section) and along the West Beaufort Road.

Wetlands

Wetlands in Beaufort are classified as any salt marsh or other marsh subject to regular or occasional flooding by tides. There are approximately 353 acres of wetlands within Beaufort's corporate limits. The majority is located along the dredge-spoil islands, commonly known as Bird Shoal, Carrot Island, and Town Marsh, with approximately forty acres occurring along the mainland side. Eighty-eight acres of wetland have been considered as irregularly flooded salt marsh and 270 acres are considered as regular flooded salt marsh.

Barren

Barren lands include the dunes and other high ground found on Town Marsh, Bird Shoals, and Carrot Island. There are approximately 250 acres classified as barren.

D. Plans, Policies, and Regulations

Beaufort first initiated a land planning program in 1962 through a federally assisted grant from the Urban Renewal Administration. This plan provided Beaufort with its first policy guide in determining how the town wanted to develop

in the future. Since then, numerous updates and revisions have occurred. Listed below is a summary of the existing plans, policies, and regulations which has affected land development in the town.

1. Plans and Policies

   A. Transportation Plans: The existing transportation plan for Beaufort is the Proposed Morehead City, Beaufort, Atlantic Beach Thoroughfare Plan, 1971. It has, however, never been adopted.

   B. Community Facilities Plan: 1) Community Facilities Plan and Public Improvement Program, 1962. This study undertook an initial look at the community's facilities and services. An analysis was made of the facilities and services with specific recommendations given periodically. 2) Community Facilities Plan, 1970. This report was an update and revision of the 1962 plan.

   C. Utilities Extension Policies: Beaufort's policy is to extend and provide services whenever new development dictates it.

   D. Open Space and Recreation Policies: At this time, no formal policy exists. It should be noted that this issue has been addressed in this plan with objectives focused towards recreation.

   E. Prior Land Use Plans and Policies: a. Land Use Survey Land Use Plan-Population and Economy; 1962: This document represented the first attempt by the town to develop a statement of objectives and policies for the future development of the community. b. Land Use Survey-Community Facilities Plan-Land Development Plan 1970: This report was an update and revision of the 1962 plan.

   F. Others: a. Neighborhood Analysis, 1970: This was a study of the housing conditions; description of neighborhoods; analysis of problems

affecting the neighborhood and respective recommendations. b. Beaufort, North Carolina, 1970: This was a study funded by the General Assembly of the historical resources in Beaufort. The author, Tony Wrenn, provided the basic historical and architectural information on which long range preservation plans could be based. c. Community Assistance Program: 1971: This program was first enacted under the Urban Renewal Program which was later absorbed by the Community Assistance Program. The principle objective of this program is the rehabilitation of the Downtown Central Business District. d. Community Development Block Grant Program, 1974: The purpose of the Community Development Program is to aid in the elimination of the blighted areas in town and to benefit low and middle income families.

2. Local Land Use Regulations:

A. Subdivision Regulations - Beaufort's subdivision regulations were adopted in June, 1962. These regulations have provided for the orderly development of land in town and have contributed to the public health, safety, and welfare of the community. The Planning Board of Beaufort is responsible for the tentative approval of the subdivision plan while the Town Board gives final approval.

B. Zoning Ordinance - The zoning ordinance was adopted in August, 1965, and amended once in March of 1973. The zoning ordinance has in the past provided the town with a significant "total" for controlling the proper relationship of different types of land uses in town along with establishing a standard of development. Additionally, the ordinance has recognized the historic district and its preservation. Today, however, Beaufort's Zoning Ordinance is outdated and inadequate for the town's needs. There is a failure of the ordinance to reflect up-to-date zoning techniques and concepts. Enforcement responsibility of Beaufort's Zoning

[illegible] Zoning Board of Adjustments.

C. Flood Plain Ordinance - The Flood Plain Ordinance of Beaufort was adopted in December, 1974. This ordinance established land use control measures in the flood plains and flood hazard areas within Beaufort. The zoning enforcement officer is responsible for the enforcement of this ordinance.

D. Building Code - Beaufort has adopted the Southern Standard Building Code and the North Carolina Building Code. The building Code is designed to protect the safety and welfare of the public. The building inspector enforces the building code.

E. Septic Tank Regulations - The Carteret County Board of Health has regulations governing design, construction, installation, cleaning and use of sewage disposal systems in Carteret County. An Improvement Permit for septic tanks must be obtained from the Health Department before any construction permits are issued. The permit is based upon soil suitability for septic tank systems. It applies to conventional homes or mobile homes outside of mobile home parks in areas not served by public or community sewage systems and generating less than 3,500 gallons of affluent per day. In Beaufort, municipal water and sewer services the population. These facilities are regulated by the State of North Carolina Health Department.

F. Historic District: Beaufort's Historic District was established in 1965 and is incorporated in the zoning ordinance. The purpose of the historic district is to promote the educational, cultural, and general welfare of the public through the preservation and protection of historical buildings, places, and areas. The Board of Architectural Review's duties are to pass upon the appropriateness of altering, demolishing, or

building within the historic district. Appeals from any action by the Board of Architectural Review may be taken to the Board of Commissioners. The zoning enforcement officer is responsible for the enforcement of this ordinance.

Other important local land use regulations affecting development in the Coastal Area include sedimentation codes, dune protection, nuisance regulations, and environmental impact statement ordinance. These regulations are not in effect in Beaufort.

3. Federal and State Regulations

At this time, the relevant State and Federal Regulations affecting coastal land and water resources are not available. It is recommended that before development takes place, an investigation of these regulations should be made to avoid any conflict or violation.

III. Public Participation Activities

Seeking public participation and input into the planning process is essential. To be effective, land development plans must reflect the objectives, aspirations, needs, problems and opportunities of the planning area as well as the people who comprise it. Through the public participation activities, the citizens took an active role in identifying land use issues and problems, developing community objectives, evaluating present land uses, and determining future land needs.

A. Land Use Issues

Many small towns have been experiencing during the 1960's and 1970's that their previous undeveloped land is quickly disappearing and being replaced with some sort of development. Also, the citizenry are demanding a higher level of services and consideration from their local government. It, therefore, becomes imperative that the local government recognize the major land use issues it will face in the near future and through proper planning and public cooperation, strive towards making their community an ideal place to live, work, and play.

Public opinion has identified the following issues as being relevant to the future planning of Beaufort. In some cases, the citizens have identified problems associated with these issues that have arisen in the past. By recognizing these issues and planning objectively for them, the citizens and local government should become aware of the possibilities, capabilities, and limitations of the land and its resources.

1). The Population and Economy Issue

During the past forty years, the population of the Town of Beaufort, the county seat of Carteret County, has remained about constant* while the county was almost doubling its population. . . The town's static population condition has been due in part to the lack of economic opportunities in Beaufort and the consequential out-migration of the community's young adults to other areas where better job opportunities exist.**

The effect of the static population and economic conditions on land use in Beaufort resulted in vacant commercial buildings (particularly in the central business district) and lack of development of land previously selected for industrial use. Residential land use, however, increased modestly. This can best be attributed to the annexations of previously residential developed land.

From an analysis of past trends, it's feasible to conclude that Beaufort will not likely become a major employment center. It does, however, have the potential to develop as an important residential community. Beaufort's close proximity to major employment centers such as Cherry Point Air Station, State Ports Authority, marine research facilities, recreation areas, and its historical and waterfront amenities are beneficial factors the town has in attracting future residential development and population.

The tourist industry should increase the economic viability of the town in the near future. As the restoration of the historic district

* Annexation has increased the population within the incorporated area of the town. However, the population of the town and adjacent areas as a whole has remained relatively constant.

** Beaufort's Land Use Survey, Community Facilities Plan, Land Development Plan (Division of Community Planning, 1970).

continues, exemplified by the renewal of the central business district, Beaufort should capture more and more of the county's tourist revenues. Future land use practices should be aimed at preserving the historical and cultural charm Beaufort offers. In the central business district, commercial development and design should be consistent with the historic district. Outside of this area, commercial land uses should be restricted in well-defined areas and not allowed to develop haphazardly along major thoroughfares.

2). Housing and Service Issue

The provision of adequate housing and public services is an essential land use issue most communities will face in the next ten years. Over the past years local governments, as well as state and federal, have recognized and emphasized the importance of adequate housing and public services as a means of upgrading human health as well as preserving the natural environment.

The citizens of Beaufort have indicated through public input that the provisions of adequate housing and public services are important land use issues which Beaufort should recognize and consider during the next ten years. They have realized that the environment of the home is of great importance when considering making Beaufort a better place in which to live. Residential areas which do not offer adequate public services-utilities, schools, playgrounds, police and fire protection, etc. - or which have undesirable or uncompatible land uses are subject to the forces of blight and deterioration.

In an analysis of past housing conditions, residential development has, for the most part, been orderly and properly maintained. There are, however, several areas in town where substandard and deteriorating dwellings

The Redevelopment Analysis of Beaufort (1970) noted "that there is a serious incidence of substandard housing in the older parts of town and the area in which the blacks are located in."

The older section of town, south of Cedar and west of Gordon Street, can be characterized as principally residential in nature. During the preceding ten years, there were extensive efforts towards the renovation of historic homes and rehabilitation of deteriorating dwellings. There still exist, however, several areas with substandard houses, particularly along Broad Street.

The geographical area occupied primarily by the black populace (north of Cedar Street) is characterized by a high incidence of substandard housing and inadequate public services. Additionally, commercial land uses have increased in the area making the desirability for new residential construction negligible and leaving the older homes in an increasingly unattractive environment. There has been impressive progress recently towards the elevation of housing problems in Beaufort:

1) The town has adopted a minimum housing code and established a systematic code enforcement program.
2) The town has established a Housing Authority and constructed 100 units of low-rent housing.
3) Beaufort is presently engaged in a five year Community Development Program. Rehabilitation of housing and public improvement programs is presently in progress for the area north of Cedar Street.

The provision of adequate public services is another aspect encountered in this land use issue. Beaufort presently provides a variety of public services to its citizens, and for the most part are adequate.

Water and sewer facilities, basic to all community services, are presently being extended to the perimeter of the town's corporate limits. Their designed capacity should adequately service the expected population during the next ten years.

Public input has indicated, however, that certain deficiencies do exist in Beaufort's public services. One such area is the provision of adequate recreation facilities. This is partly because the local government's concern for recreation areas is relatively new and partly because of the availability of a variety of seashore activity in the immediate vicinity.

The public has indicated their desires for more recreational outlets, particularly in terms of a recreational area more geographically centered within Beaufort's town limits. This provision should be considered in the future land use requirements of the town.

3) The Natural Environment and Resource Issue

Public input has indicated that the coastal environment and natural resources are essential land use issues. There is the realization that such natural resources as wetlands, estuarine waters, and the water supply are essential and necessary for the continued well-being and welfare of the people, the town, and the natural environment. Following is an identification and analysis of the more significant natural resources which should be conserved and protected by future land use planning.

The coastal wetlands which border Town Creek, Town Marsh, Bird Shoals, and Carrot Island are invaluable resources. These marshlands provide nutrients which are the primary input source for the food chain of estuarine dependent species of fish and shellfish such as, shrimp, flounder, oysters, and crabs. The marshes provide habitats for numerous shore birds and wild-

life. [illegible] and leaves of the lower marshes act as the first line of defense against shoreline erosion.

The estuarine waters surrounding Beaufort are not only productive natural resources but also provide scenic beauty and recreational opportunities. The citizens of Beaufort have indicated the estuarine waters are important, and must be addressed in this land development plan.

Before Beaufort constructed a sewer system, individual septic tanks were relied upon by the residents. In 1927, the original sewer system was installed in town with extension of lines occurring with each annexation. Until recently, the sewage was emptied without treatment in Town Creek and Taylor's Creek. This dumping into estuarine waters caused the pollution of salt-water fishing grounds. Aided by a federal grant, a sewer renovation project and the construction of a treatment plant in the 1960's ceased the discharge of untreated affluent into estuarine waters.

Presently, in the areas outside of Beaufort which are in proximity to estuarine waters, individual wells and septic tanks are relied upon. While no pollution is evident now, there is a likelihood that if development occurs at a high density, pollution could contaminate the surrounding estuarine waters and possibly individual water supplies.

The water supply is another natural resource that should be conserved. Beaufort, as well as a good portion of eastern North Carolina, is dependent upon the Castle-Hayne Acquifer for its water supply. Without proper coordination between all coastal counties, the water supply of this acquifer could be depleted. This could cause salt water intrusion and subsequent contamination of the acquifer.

Hopefully, it is apparent that the citizens of Beaufort should not only protect their natural environment and conserve resources; but, encourage

and demand the same conservation and conservation practices throughout eastern North Carolina. We live in an age when the misuse of resources by a few could cause detrimental effects for everyone.

4) Historical and Cultural Resource Issue

Beaufort has a lengthy and cultural background which is still extremely important to the local citizenry. Originally sighted in 1524 by French explorers, Beaufort was founded in 1709 by English colonists and incorporated as a town in 1722. As the third oldest town in North Carolina, Beaufort has traveled through the course of history in remarkably good shape. Today, the town is still in many ways much like it was 100 years ago. The slow, easy going, sea-oriented atmosphere still remains, as well as more than one hundred and twenty homes, some even dating back to the 1700's.

An organized, concrete effort towards the protection and preservation of Beaufort's historical resources was not begun until eleven years ago when the Beaufort Historical Association was formed. From projects, such as the marking of historic homes for easy identification, to acquisition of property, to restoration of typical Beaufort houses of the 18th and 19th centuries, the Association has contributed to the overall economy by encouraging tourism. They have also served a cultural and social contribution by stimulating private homeowners to improve the appearance as well as fostering a greater pride in being part of a town which has contributed much to the history of North Carolina.

In the coming years, the protection of Beaufort's historical and cultural resources will be an essential issue to plan. Tony Wrenn's study of the historical resources in Beaufort, perhaps, sums up the importance of

this issue. In it he writes, "Certainly, Beaufort has architectural, historical, cultural, and educational value equaled by only a handful of other coastal towns. Its restoration potential is enormous, and its economic value, as tourism increases, is immense. That value, in education, in pride, and in dollars, can be achieved only if the existing lure---Beaufort---survives."

B. Alternative Approaches

After a careful analysis, it is obvious that the citizens had many alternative approaches to consider for dealing with these issues and their respective implications. They could encourage or discourage the historic amenities. They had the choices to determine which type of residential, commercial, and other types of development was desirable in Beaufort. The alternatives were really unlimited. Following are the objectives which were agreed upon by the citizens.

C. Objectives, Policies, and Standards

In order to help the town confront and plan objectively for the land use issues mentioned, the citizens and town officials have expressed their agreement to the following objectives, policies, and standards to guide the future development of land in the planning area.

1. To protect and upgrade the "Historic District"

   A. A revision of the zoning ordinance is needed to insure that future development is consistent with the residential and commercial character of this area.

   B. Efforts to document, restore, and preserve architectural and historical structures should be intensified.

C. A reorganization of the Board of Architecture is recommended to include a professional in the architectural/historical expertise.

2. To encourage tourism and tourist related activities emphasizing the scenic, historical, and cultural attractiveness of the town.

   A. Highway markers could be placed at strategic locations in eastern North Carolina. These signs should carry the legend "Historical Beaufort" and the mileage.

   B. Provisions in the zoning ordinance for commercial establishments which complement tourism should be encouraged. Such establishments might include specialty shops, social and cultural facilities, motels, restaurants, and marinas.

3. To encourage and strive for better housing for all the citizens of Beaufort.

   A. Continue efforts to secure federal renewal assistance programs and public improvements projects.

   B. A code enforcement officer is needed. Self-help improvements of homes should be encouraged through enforcement of the town's housing code.

4. To provide adequate recreational facilities for the citizenry of Beaufort.

   A. Emphasis should be placed on centralized recreational areas.

   B. Recreation plans and facilities should be directed towards all age groups.

5. To protect and preserve the wetlands and estuarine waters surrounding Beaufort.

A. Enforcement of proper land use regulations within the areas which are designated Areas of Environmental Concern.

B. Establishment of proper land use regulations to protect Town Marsh, Bird Shoal, and Carrot Island from development.

D. Public Input System

Public input and participation was achieved by basically four (4) methods: 1. Town Board Meetings 2. Advisory Committee 3. Questionnaires, and 4. Public Meetings.

1. Town Board Meetings

During the planning process period, Beaufort's Town Board gave periodical reports on the process of the Land Development Plan. The Board was kept abreast of the wishes and desires of the citizens of Beaufort (expressed through the public input system), as well as, contributing its own ideas and recommendations.

2. Citizen Advisory Committee

A three member Citizen Advisory Committee was established to insure additional public participation and a land use plan which would be an understandable and workable document. The Mayor of Beaufort and two interested residents of Beaufort comprised the Advisory Committee.

3. Questionnaires

In the summer of 1975, the Carteret County Planning Department mailed planning questionnaires to 500 residents in Beaufort. Of these 117 (or 23.4%) were completed and returned to the Department. In addition to the mailings, questionnaires were available at all public meetings for residents who had not previously received one. Below is the tabulation of the questionnaires.

1. Do you feel the protection of the Beaufort Historic District should be a major issue in Land Development Planning?

   Yes 90 No 28

2. Do you feel additional urban redevelopment is needed in Beaufort?

   Yes 79 No 33

3. If you feel urban redevelopment is needed, describe briefly areas you feel should be concentrated on.

   Front Street Business District-area adjacent and north of Cedar Street

4. Do you feel there is adequate housing for all income levels in Beaufort?

   Yes 24 No 85

5. Do you feel recreational facilities are adequate in Beaufort?

   Yes 26 No 81

6. What do you feel should be done to improve recreational facilities in Beaufort?

   boat and swimming facilities, tennis courts, and park and picnic areas

7. Do you feel there is an adequate "number" and "variety" of retail businesses in Beaufort? Explain if you wish.

   Yes 33 No 73

   motels, marinas, restaurants, grocery stores

8. Do you have any preference for the development of any currently undeveloped land in Beaufort?

   Yes 51 No 46

   protection of Bird Shoals and Carrot Islands; planned single-family and commercial development.

9. What do you think the City of Beaufort could do to improve the services they supply?

   Street maintenance, garbage and refuse collection.

The questionnaires were designed to include such fundamental questions as which type of development is desired in Beaufort and to questions seeking to identi problems currently confronting the town.

4. Public Meetings

Six public meetings were conducted in Beaufort to discuss the Coastal Area Management Act and the land development plan for the town. Present at the meetings were members of the local government, eighty-seven residents, and the local news media. Discussions primarily focused around the results of the questionnaires, land use issues, objectives, and future populational desires.

A note of thanks is appropriate at this time to the local news media (radio and newspaper). They were instrumental in publicizing the public meetings and reporting the discussions which took place.

Summary

Through the various forms of public participation discussed above, the citizens took an active role in developing community objectives, evaluating present land uses, identifying problems, and determining future land uses. The citizens expressed their preference for Beaufort to remain much the same as it is now. Low to moderate population and residential development was expressed as desirable. The protection of the historic and cultural resources was identified as significant elements in attracting tourism and their respective revenues. Additionally, the desire for tourist-attracting establishments to locate in Beaufort was expressed by the public. Certain deficiencies in municipal services, particularly in recreation, were also identified. A note of appreciation is due at this time to those citizens who became involved in the planning process and the preparation of this land development plan.

The methodology employed in the preparation of objectives, policies, and standards consisted first with an analysis of the questionnaires and the proceedings of preliminary public hearings by planning consultants and members of the Citizen's Advisory Board. Draft objectives were formulated and presented

[illegible] Board at a public hearing for approval.

IV. Constraints

The constraints which are imposed upon the land in the planning area will be identified and analyzed in this section. By recognizing the factors which impose limitations on development, both physical and natural, areas presenting problems in Beaufort will be identified.

A. Land Potential

This section of the plan will analyze the general suitability of the land in Beaufort for development, with consideration given to the following factors:

1. Physical limitations for development
2. Fragile areas
3. Areas with resource potential

By an identification and analysis of the land's suitability, effective decisions can be made to use the land to its best potential without causing adverse effects on the environment or welfare of the public.

1. Physical Limitations:

With man's expanding demand for land and its resources, it becomes imperative to identify and analyze the physical limitations of the land. The physical limitations are those factors which make development too costly and/or which might cause adverse effects on the natural environment and safety of the public. Natural and man-made hazard areas, soil limitations, topography, and sources of water supply are principle factors which present physical limitations.

a. Hazard Areas - The Beaufort-Morehead Airport, which abuts the northern corporate limits, serves as the county airport. It is also a man-made hazard area. The location of runways, electrical power lines, and the close proximity to an elevated water tank increases the possible danger of crashes during take-offs and landings. This danger is maximized during

unfavorable weather conditions and for pilots unfamiliar with the runway approaches. Development in the immediate vicinity of the airport should be minimized to avoid any further complication of the existing hazard area.

Other man-made hazard areas in Beaufort are several liquid bulk tank storage facilities. One is located on the waterfront between Orange and Turner Street and another is located along Highway 70 between Lennoxville Road and 1st Street. For the most part, these facilities are isolated from dense development. It is important, however, that future development respect these potentially volatile facilities (and vice versa) and allow for a comfortable buffer zone. One hazard area which affects Beaufort is a natural occurrence: the Coastal Floodplain. The Coastal Floodplain is defined as the land areas adjacent to coastal sounds, estuarines or the ocean which are prone to flooding from storms with an annual probability of one percent or greater (100 year storm). These are lands where uncontrolled, incompatible, or improperly designed developments can unreasonably endanger life and property during severe storms or hurricanes.

The tidal ranges of Beaufort (as reported by the U.S. Coast and Geodetic Survey) are only 2.5 feet (mean) and 3.0 feet (spring). During major storms and hurricanes, however, the low topography along the shore is subject to major flooding. Below is a record of hurricane tides at Beaufort:

Storm	Tides (in feet)
September 15-16, 1933	7.3
October 15, 1954 (Hazel)	6.3
August 12, 1955 (Connie)	4.3

Storm (cont'd)	Tides (in feet) (cont'd)
August 19, 1955 (Diane)	5.1
September 19, 1955 (Ione)	6.6
September 27, 1958 (Helene)	4.0
September 11, 1960 (Donna)	7.5

A map of the Coastal Floodplain, which delineates the flood surge from a 100 year storm, has been prepared by the Department of Housing and Urban Development and is on file at the Beaufort Town Hall.

Other natural hazard areas which are physical limitations on land are ocean and estuarine erodible areas. Ocean erodible area is defined as the area above mean high water where excessive erosion has a high probability of occurring. There are no such areas in Beaufort.

Estuarine erodible areas are defined as the area above ordinary high water where excessive erosion has a high probability of occurring. The south side of Town Marsh has and is experiencing this excessive erosion.

b. Soil Suitability is a physical limitation effecting all development. An identification and analysis of the soils in any particular area can help planners as well as developers identify land which is best suited for agricultural purposes, highways, foundations and buildings, septic tank fields, recreation and many more. Soils with a high clay composition have a tendency to shrink and swell causing the foundations and walls of buildings to crack. Shallow soils have a high permeability rate and may cause the effluent from septic tanks to flow into the water table. Poorly drained soils can be a breeding ground for mosquitoes as well as allowing the effluent from a septic tank sewage system to rise to the surface during wet weather. In some places the soil may change within a distance of a few feet and may not be suitable for use as an absorption field if the soils

[illegible] for their absorption capacity.

From the Soils Map (Map) one can see that Beaufort's soil consists mainly of Portsmouth Loam with an outcropping of Onslow Fine Sandy Loam in the northeast section and of St. Lucie Fine Sand along Taylor Creek and Front Street. A longitudinal section of the shallow phase of Pamlico Muck is located north of Lennoxville Road. The surface soil of Portsmouth Loam is deep and contains a large quantity of organic matter. Surface soil is black mellow loam from ten to eighteen inches deep, with an underlying subsoil of gray or mottled yellow and gray friable fine sandy clay to a depth of forty or more inches. Below forty-five inches, the underlying parent material is a gray, wet, fine sand.

*Soil Information on Beaufort provided by Beaufort's Land Use Survey-Land Use Plan-Population and Economy 1962.

St. Lucie Fine Sand is white, loose, incoherent, fine sand, three or more feet deep. This soil is almost entirely quartz, and it contains no silt or clay. Drainage for this soil is almost excessive. This can be used in the manufacture of concrete blocks.

Soils of the airport area outside the town limits consist of Bladen series-soils which are deep and poorly drained with heavy subsoils. The surface soil is a friable loam or fine sandy loam, and the subsoil is firm clay with slow permeability. Bladen soils are strongly and moderately high in fertility and fair in moisture-supplying capacity. They are moderately productive and respond well to needed soil amendment.

A small, thin section of the Craven soil series occurs below the intersection of Highways 70 and 101.

Soil Map

Submitted in November

Of the islands surrounding Beaufort, Rivers Island is in the Coastal Beach and Miscellaneous Land Classification Unit. Inlet, Town Marsh, and Carrot Islands are in the Saltwater Marsh Classification Unit which consists of alluvial materials such as sands, silts, and clays. These alluvial materials have a high salt content, and they support only salt-tolerant marsh grasses and shrubs.

The surface soil of Pamlico Muck is black or brownish-black decayed and partly decayed vegetable matter. In most places, the water table is near the surface. Water stands on or near the surface during the winter, and it is only a foot or so below the surface in the summer. Pamlico Muck is strongly acid.

Septic tank suitability, drainage, and permeability of the above soil types are as follows:

Soil Series	Drainage	Depth to High Water Table	Permeability	Septic Tank Suitability
Pamlico Muck	Needed	0	Moderate	Not recommended
Tidal Marsh	Needed	0	N.A.	Not recommended
Portsmouth Series	Needed	0	Moderate	Poor
Coastal Beach	Not Needed	10+	Very Rapid	Good
Bladen	Needed	0	Slow	Poor
Craven	Needed	6-10	Moderate	Fair
St. Lucie	Not Needed	10+	Very Rapid	Good
Onslow	Needed	2	Moderate	Good

The area outside of Beaufort (towards the north) is classified in the Onslow-Lumbee-Bladen Association. The soil conditions dictate that this area is not suitable for extensive development until adequate water and sewer facilities are available.

c. Sources of Water Supply - This is another physical limitation for development. Beaufort's public water is supplied by two deep wells which are 440 and 300 feet deep. It is obtained from the Castle-Hayne Acquifer and is treated by a hydrogen-sulphide aeration plant before being distributed

The aquifer which supplies Beaufort with its water also services a good portion of eastern North Carolina. It should provide an adequate supply of water for future water demands. There is, however, a possibility of contamination by septic tanks when placed too near to individual well fields. This is particularly relevant in the area outside of Beaufort where individual wells and septic tanks are relied upon.

d. Topography - is again another physical limitation on development. When the predominant slope exceeds twelve percent, development is more difficult and expensive. Roads, utilities, and structures require additional design requirements.

The topography of the land on which Beaufort is located rises slowly from the sea level of Beaufort Harbor and Taylor Creek on the south and Town Creek on the north to the central part of the town between Cedar and Broad Streets for an average elevation of ten feet. The predominant slope of the land in Beaufort does not exceed twelve percent.

2. Fragile Areas*

Fragile areas are those which could be easily damaged or destroyed by inappropriate or poorly planned development. In the coastal zone, competition between development and the environment has caused in many instances an alteration, impairment, or destruction of such fragile areas as wetlands, sand dunes, estuarine waters, public trust waters, complex natural areas, areas that remain remnant species, areas containing unique geological formations, registered natural landmarks, archeological and historical sites, and others.

*Some of the fragile areas discussed here have been identified by Beaufort as proposed Areas of Environmental Concern. They are: coastal wetlands, estuarine waters, public trust waters, and historical places. More detailed analysis of these areas will be made in a latter section pertaining to Areas of Environmental Concern.

A discussion of the presence or absence of each of these fragile areas in Beaufort will follow. A description of the location and characteristics of each will also be made.

a) Coastal Wetlands - Coastal wetlands are defined as any salt marsh or other marsh subject to regular or occasional flooding by tides. There are approximately 358 acres of wetlands within Beaufort's corporate limits. The majority is located along the dredge-spoil islands with approximately forty acres occurring along the shore on the mainland side. Eighty-eight acres of wetlands have been considered as irregularly flooded salt marsh and 270 acres are considered as regular flooded salt marsh.

b) Sand Dunes along the Outer Banks - Dunes are defined as ridges or mounds of loose wind-blown material, usually sound. This fragile area is not applicable to Beaufort.

c) Ocean Beaches and Shorelines - They are defined as land areas without vegetation covering, consisting of unconsolidated soil material that extends landward from the mean low tide to a point where any one or combination of the following occur: (1) vegetation, or (2) a distinct change in predominant soil particle size, or (3) a change in slope or elevation which alters the physiographic land form. This fragile area is not applicable to Beaufort.

d) Estuarine Waters - They are defined as all the water of the Atlantic Ocean within the boundary of North Carolina and all the waters of the bays, sounds, rivers, and tributaries thereto seaward of the dividing line between coastal fishing waters and inland fishing waters. Estuarine waters border the southern and western mainland. On the mainland, estuarine waters border the town by

[illegible], Beaufort [illegible] on the west, and [illegible] Creek on the northwest. Additionally, the dredge-spoil islands are encompassed by estuarine waters.

e) Public Trust Waters - Described as all natural bodies of water subject to measurable lunar tides and lands thereunder to the mean high water mark. Public trust waters have the same location and extent as estuarine waters.

f) Complex Natural Areas - Complex natural areas are defined as lands that support native plant and animal communities and provide habitat conditions or characteristics that have remained essentially unchanged by human activity. This fragile area is not applicable in Beaufort.

g) Areas that Sustain Remnant Species - Areas that sustain remnant species are those places that support native plants or animals, rare or endangered, within the coastal area. This fragile area is not applicable to Beaufort.

h) Areas Containing Unique Geological Formations - These places contain surface or near surface formations that are either themselves unique or are especially typical or notable examples of geologic formations or processes in the coastal area. This area is not applicable in Beaufort.

i) Registered Natural Landmarks - Defined as properties or areas that are designed by the Secretary of the Interior as Registered Natural Landmarks. There are no registered natural landmarks in Beaufort.

j) Archeological and Historical Sites - Defined as those historical, archeological and other properties owned, managed, or assisted by

the State of North Carolina pursuant to G.S. [illegible] and those properties or areas that are designated by the Secretary of the Interior as National Historic Landmarks. In Beaufort, the "Old Burying Ground" between Ann, Craven, and Broad Streets is the only inclusion in this fragile area.

3. Areas with Resource Potential

The criteria for inclusion of an area as having resource potential has been established by the Coastal Resources Commission. They are as follows:

a. Productive and unique agricultural land;

b. Potentially valuable mineral sites;

c. Publicly owned forest, parks, fish and gamelands, and other non-intensive outdoor recreation land;

d. Privately owned wildlife sanctuaries

With the exception of Town Marsh, no other area in Beaufort meets the requirements for inclusion as an area with Resource Potential.

Town Marsh is owned by the public of Beaufort and has, for a substantial number of years, been used as a non-intensive recreation area, accessible only by boat. The public has used this area informally as a place for picnicking, bathing, and fishing access. Town Marsh is located across Gallant Channel from Radio Island and south of Beaufort's mainland. This area is a sparsely vegetated dredge island and consists of approximately 160 acres.

B. Capacity of Community Facilities

Today local governments are called upon to render more and better services to their citizens. Not only has a higher standard of living caused greater demand for such services, but a more sophisticated public will no longer tolerate

[illegible]

This section is an inventory and analysis of existing public facilities and services of the Town of Beaufort. Most of the services discussed are provided by the town; others are provided by the county government. Since these services are for the benefit of the general public, the people have a right to expect that these services are adequately and efficiently provided. The cost of maintaining and expanding these services has increased drastically over the years. It therefore becomes imperative that all expenditures be carefully planned to insure the maximum benefit possible.

Sewerage System

The original sewer system was installed in Beaufort during the 1920's. It was a combined sanitary storm sewer system with five outfalls into Taylor's Creek and the Beaufort Channel. A sewer renovation project in 1969 closed the sewer outfalls, extended the sewer system to most of the town's residents not then served, and diverted their flows to a new 750,000 gallons per day secondary treatment facility. Ten new lift stations were installed with capacities ranging from 50 gallons per minute (gpm) to 150 gpm.

Presently, approximately 3,[illegible]0 people are being served by the sewer system with an average daily use of 300,000 gpd, a 40 percent daily utilization rate. Ninety-five percent of the sewage is treated and discharged into Taylor's Creek. The available data indicates that the water quality standards for Taylor's Creek (class SC-Swamp) are not being lowered by the discharge from the Beaufort facility.

Engineering firms, analyzing Beaufort's Sewage System in Carteret County's Complex 201 Facility Plan, have determined that a problem of water inflow/infiltration exists in the system. Based on analysis of flow variations during rainfall periods, it is estimated that a one-inch rainfall will result in an increased plan flow of some 250,000 gallons per day. The major source of inflow into the

Sewer Map

Submitted in November

Water Map

Submitted in November

[illegible] the combined sewer system in the downtown area.

Infiltration into the system has been attributed to two problems. The old system has been cited for much of the infiltration, supposedly due to the age of the sewers. Additionally, a significant portion of the infiltration has been attributed to sections of the new system where poor soils have allowed settling of manholes which resulted in misalignment of joints at manhole walls. The engineers report, however, that overall the system is in good operating condition.

Water System

Beaufort's water is supplied and managed by the town. The water system had been operated by the Carolina Water Company, until 1975, when it was sold to the town.

The water supply is obtained from two deep wells, located at the corner of Hedrick and Pine Streets and between Fulford and Carteret Streets, and stored in a newly constructed 200,000 gallon tank. These wells furnish 300 and 400 gallons of water per minute, respectively. Water is obtained from the Castle-Hayne Acquifer which also supplies the water needs for a large portion of eastern North Carolina.

Total capacity of the water system is estimated at 900,000 gallons per day with a daily use approximately 200,000 gallons per day, a utilization rate of 25 percent. There are approximately 1300 customers being billed by the town for use of its water services.

Administration Facilities-Town Hall

The Beaufort Town Hall is located on Pollock Street near the downtown business district. Constructed around 1950, the Town Hall is a one-story structure with approximately 2,430 square feet.

In addition to the general administration and clerical offices, the Water and Sewer Collection, Tax Collection, and Police Department are also housed in

the Town Hall.

The Beaufort Town Hall lacks adequate space for a governmental center. In addition to adequate space for administration offices, a Town Hall should provide suitable spaces for conferences and public meetings.

Police Department

The Beaufort Police Department is located in the Town Hall on Pollock Street. Beaufort has no jail facilities; the town uses the county jail facilities which are located only a few blocks away from the Police Department. This arrangement has proven satisfactory, with the county's jail facilities being adequate for Beaufort's needs.

The Beaufort Police Department is staffed with one chief and eight policemen. In addition to his administration duties, the chief also acts a patrolman. The shifts for the patrolmen consist of three men to every eight hours of duty. The vehicles presently being used by the town's police department are two 1975 and one 1973 Plymouths.

Refuse Collection and Disposal

Beaufort's Sanitation Department has the responsibility of collecting and disposing of the town's refuse. Refuse is collected from house-to-house twice weekly.

Equipment operated by the Department includes two packer trucks, four dump trucks, a street cleaner, a front end loader and back-hoe machine, a tractor, a mower, a grader, and four light trucks. The Department also services twenty-seven Green Boxes that are used by the commercial businesses. Twenty-five trash trailers are also available for use at homes and stores undergoing major cleaning operations. In addition, the Sanitation Department operates a mosquito control machine during the summer months.

The town disposes of its solid waste at the county landfill site, located in the Croatan National Forest near Newport. It is expected that this site will be adequate for another three to five years.

Schools

Beaufort's two public schools, Beaufort Elementary and Beaufort Central, are administered by the Carteret County Board of Education. Both are found in the town's corporate limits and are served by municipal water and sewerage. There is also a private school in Beaufort- Beaufort Christian Academy.

The Beaufort Elementary School is located on a ten acre site. The main classroom building was built in 1945 with additional space being added in 1954 and 1957. The gym was constructed in 1934. The elementary school offers grades Kindergarten through fifth (5th) and has 45 classrooms. With a maximum capacity of 750 students, its present enrollment is 609 with 29 teachers being employed. The teacher/pupil ratio is 21 students per teacher.

The Beaufort Central School is located on a twenty acre site. Construction began in 1950 on classrooms with the gymnasium being built in 1959. The school offers grades six through eight and has twenty classrooms. Its maximum capacity is 450 and its present enrollment is 390 with twenty teachers, the teacher/pupil ratio if 19.5 students per teacher.

Beaufort Christian Academy offers grades Kindergarten through eighth and has a current enrollment of 104 students. The Beaufort Christian Academy is located on Broad Street and offers grades Kindergarten through eighth. They have 13 classrooms and a present enrollment of 104 students. With seven teachers employed, the teacher/pupil ratio is 14.8 students per teacher.

Roads

Roads, streets, and highways occupy approximately 95 acres in Beaufort. Besides a major interstate highway (U.S. 70), there are numerous types of roads, each having differnt volume and design capacities.

HOSD

Considerable improvements in the minor streets of Beaufort have occurred, particularly in the black neighborhood. As a rule, every street in Beaufort has increased in daily traffic volume. Traffic counts at five key locations were analyzed during an eight year period (1965-1973) to determine the increase in traffic flow in the Beaufort area. There was an average increase of 43.7 percent.

Fire Department

The Beaufort Fire Department is located on Cedar Street and is adjacent to a major arterial street, Highway 70. Built in 1969, the Department is housed in a relatively new building and is adequate for the present fire protection of the town.

The area of service by the Fire Department is not limited to the corporate limits of towns; calls are answered whenever the Department can be of assistance. One fire truck, however, stays in town if the other trucks are outside the corporate limits.

The Department is manned by three full-time firemen and fifty active volunteer firemen. Fire drills are held monthly and each year a portion of the volunteer staff are sent to state recognized fire schools. The Department also conducts home inspections and has a Fire Prevention Program.

The Beaufort Fire Department is equipped with:

1. 1938 Dodge 500 G.P.M. Pumper
2. 1948 Dodge 500 G.P.M. Pumper
3. 1967 LaFrance 1000 G.P.M. Pumper
4. 1971 Rural 500 G.P.M. truck
5. 1941 Dodge ladder truck

Rescue Squad

The Beaufort Rescue Squad is located in a block building on Broad Street.

They have approximately 24 active volunteer members. The area of service by the rescue squad includes the Beaufort Town limits plus the area on Highway 101 up to the Core Creek Bridge and on Highway 70 East to the North River Bridge. They also continue up State Road 1300 to the South River-Merrimon District.

Last year, the squad answered 407 calls and stood by at nineteen football and baseball games. The squad's rescue vehicles traveled 6,515 miles and the volunteers put in 3,229 man-hours on these calls. Additionally, there were over 100 hours of training at the building and several members attended the 81 hour EMT course at Carteret Technical Institute.

Libraries

Libraries represent an important element in the social and economic life of any community. It serves the business, educational, and cultural aspirations of everyone who cares to take advantage of this public asset.

Beaufort is fortunate by having the county's main branch facility located close to the downtown district on Turner Street. Built in 1971, it is a new and attractive building and presently has adequate space.

The Main Branch Library staff consists of three full-time and three part-time employees. The library hours are from 10 a.m. to 5 p.m. Monday thru Saturday.

Approximately 2,684 volumes were added last year, increasing the number of books to be found here to an estimated 35,000 books. Circulation of volumes last year amounted to 60,537.

Recreation

At present, the informal use of the two public school grounds, the town property on Town Marsh Island, the "Jaycees Park" at the end of Front Street extention, and the county's "Freedom Park" on State Road 1412 comprises the recreational areas and facilities in the Beaufort vicinity. The schools and

...rsh Island, ...ever, are the only areas within Beaufort's corporate limits.

The citizens have expressed their desires for a centralized recreation area within the town's limits. It is, therefore, recommended that the Town Recreation Commission should contact the Carteret County Recreation Commission for technical assistance in selecting a site and organizing facilities and programs to meet the recreational demands of the citizens of Beaufort.

Summary

From the information which has been compiled in the constraints section, one can ascertain that a number of areas in Beaufort are incompatible for extensive development, particularly the fragile areas. Significant physical limitations on land in Beaufort are basically the natural and man-made hazard areas. The wetlands, estuarine and public trust waters, and historic sites have been identified as fragile areas which could easily be damaged or destroyed by inappropriate or poorly planned development. Town Marsh has been identified as an area with resource potential because of its non-intensive outdoor recreation features. Additionally, the analysis of the community facilities revels that the basic services are presently adequate. They should not place any expected limitations on foreseeable development. It is recommended, however, that a new Town Hall be constructed with adequate space. Additionally, recreational areas and opportunities need to be expanded.

This section of the plan will consider the population projections for Beaufort during the next fifty years with emphasis placed on the projections for the next ten year planning period. Consideration will be given to its respective impact on the land and water, the community facilities demand, major trends or factors in the economy which might have an impact on future land use, along with estimates on future land needs.

A. Estimated Population

Population projections are valuable tools in almost all major planning decisions. They can provide the local government with a guide in planning and providing for the necessary services needed to accommodate any additional population. The projection of any small community, however, is a complicated process that may be invalidated by many variables. The economic viability of the community, the annexation policies of the local government, and the in or out-migration of certain segments of the population are variables which cannot be precisely planned for in the distant future.

Table 8 Beaufort's Projected Population

Year	1975	1980	1985	2000	2025
Population	3,719	3,831	3,946	4,183	4,601
Percent Change		3	3	6	10

As the above table indicates, in ten years the population of Beaufort should be around 3,946 people; representing a six percent increase. In the next fifty years Beaufort's potential residential land should almost all be developed and, without an annexation of any adjoining land, the desired popu-

tion will have been reached. The projected population was determined after analysis of a) past population trends, b) desires of the citizens, c) the potential impact of seasonal population and economic condtions, and d) the capability of the land and water to accommodate the projected population. Following is a brief examination of these conditions.

a) Past trends - In 1870 Beaufort had a population of 2,430. In 100 years, the population had increased only 72 percent to a 1970 figure of 3,368. While Beaufort's population has fluctuated and faltered, other municipalities in the county have experienced steady growth. In future years, if past trends continue, a low populational increase should be expected.

b) Desire of the citizens - The citizens of Beaufort have expressed their desires through questionnaires and at public meetings that Beaufort's future land development should consist basically of low to medium residential development. With this growth policy determined, population projections for 5, 10, 25, and 50 years were calculated and presented at several public meetings. The projections were discussed at these meetings and were found to be consistent with the public's desires.

c) Seasonal population and economic impacts - The seasonal population and economic conditions were analyzed to determine what impact they might have on the future population. It was determined that there should be no significant populational increase due to any seasonal influx of people or any expected economic condition in the foreseeable future.

d) The capability of the land and water - Presently, there are 193 vacant platted lots in Beaufort which should be considered as potential residential sites. With an estimate of three people per dwelling, it is estimated that 442 people can be accommodated on these lots. Additionally, there are 262 acres of undeveloped, unplatted land (excluding wetlands and dredge-spoil islands) in Beaufort. It is reasonable to assume that approximately 70 percent (or 183 acres) will be suitable for future development with the remaining land being unsuitable for

development or reserved for such things as recreational or conservation purposes. As mentioned before, the citizens have expressed their desires for residential development and, therefore, it is also reasonable to predict that 70 percent of the future developable land will be residential. With a future estimate of 2.3 dwellings per acre and three people per dwelling, this land should be able to support 1,263 people. With this figure combined with the platted lot number, it is estimated that the land within Beaufort could adequately handle a potential population of over 5,420 people; a figure far above the projected population occurring within the next fifty years.

Water resources should also adequately service the expected population. Residential water is obtained through a central system hook-up which is available in all parts of town. Water is obtained by several town wells which pump water from the Castle-Hayne Acquifer. The acquifer should adequately supply the expected population. Since the sewer system, like the water system, is available in all parts of the town, no contamination of the water supply is foreseen. Additionally, the waste water treatment plant should handle any foreseeable demand until a regional sewer system is established in the county.

B. Estimated Economy

Beaufort's future economy will be directly influenced by the county's economic viability. A "cutback" at Cherry Point, several bad fishing seasons, or a decrease in tourism would not only be devastating to the county's economy but Beaufort's as well. The town may, however, rely on the following factors as having potential significant influence on its future economy.

A renewal of the Front Street business district will soon become a reality through a federal renewal grant. By complementing and emphasizing the historic district, the revitalized business district should contribute to Beaufort's future economy. The town should capture a larger share of the retail sales in the county by encouraging tourism and its respective revenues.

The [illegible] at U.S. 70 and N.C. 101 has the potential to capture [illegible] of the regional sales in the county. Encouragement of additional businesses with better, updated zoning provisions should be stressed.

New industries have begun to locate in Carteret County in recent years. It is recommended that Beaufort attract some of the light, unoffensive industries (which would not contrast to the scenic amenities) to locate within or in close proximity to the town. Industry not only offers employment but provides a great stimulus to the tax revenues.

C. Estimated Land Use

The amount of land that will be needed in the next ten years for urban uses were based upon present land uses, community objectives and goals, desired population projections, land capabilities, and the following assumptions that:

1. The present trends in land use will continue, such as preference for single-family dwellings.
2. Public preference of a residential growth will continue.
3. The population of Beaufort will continue to grow at the following anticipated rates:

1975	1980	1985	2000	2025
3,719	3,831	3,946	4,183	4,601

4. Public water and sewage facilities will be available for residential development and effective land use regulations will prohibit development in environmentally fragile areas.

By 1985, the population of Beaufort should have increased modestly from a 1975 figure of 3,719 to approximately 3,946 people. This increase in population will also cause an increase in the amount of developed land. By 1985, it is estimated that 46 percent of the total land area in Beaufort will be in some way

development. The greatest increase, as indicated by public opinion, should be residential.

- Residential land use should increase from 394 to 420 acres
- Commercial acreage should increase to approximately 38 acres
- Industrial acreage should increase slightly to 15 acres
- Transportation, communication, and utilities land uses should increase to 155 acres
- Governmental and Institutional uses should be increased to 50 acres
- Cultural, entertainment, and recreation should increase to 30 acres

D. Basic Community Facilities Demand

An important point that must be considered in determining the facilities demand is the population, present and projected, that is to be served by the various services and facilities. A significant increase in population generates a higher demand for the quality and quantity of services that a community offers. Inevitably this will cost money. The citizens will have to decide to what extent they are willing to pay for these services. If proposed plans are not favorably accepted by the public, alternate programs will have to be considered.

In ten years (1985) the estimated population of Beaufort should be approximately 3,946 people. This will represent a slight increase of only six percent. The additional population is not expected to place any significant demand of the basic services which the town now operates. There is, however, a need to upgrade some of the facilities and services to a more efficient and effective capability. It appears at this time that the citizens desire these improvements and the local economy will have the ability to finance them. Following

[illegible] evaluation of the demand that will be placed on Beaufort's community facilities during the next ten years.

Sewer System - Beaufort's participation in Carteret County's 201 Facility Plan will insure that the future population in the Beaufort area will be adequately served by a regional sewer system. By 1985 a 1.4 mgd sewage treatment plant should serve any anticipated population increase. It is expected that a Regional Sewer Authority will be established to delegate the cost of these services.

Water System - Construction has recently been completed on a new 200,000 gallons water tank. This should also adequately serve any foreseeable population.

Recreation - In the next ten years Beaufort will be called upon by its citizens to provide a recreation program that will satisfy the needs of all the citizens. It is recommended that the town acquire land which is centrally located in town for recreation purposes.

Administration - Presently, the Town Hall is inadequate as a government center. Planning and site acquisition for a new Town Hall should begin now.

Schools - The Carteret County Board of Education is currently selecting a site for the relocation of Beaufort Central School. It is anticipated that within ten years, a new school facility will be in operation. The Beaufort Christian Academy, a private school, is projecting an expansion of their existing facility. Beaufort Elementary will adequately serve the anticipated population.

Other services provided by the town will need new equipment and additonal manpower as present equipment becomes obsolete and as the population increases. An annual assessment by the town has and should continue in order to provide the citizens of Beaufort with the highest quality of services possible.

VI. Plan Description

One of the requirements of the Coastal Area Management Act was the establishment of a Land Classification System for the twenty coastal counties and their respective municipalities to follow. By classifying the land into one of five categories, the citizens will recognize the expeeted general use of all land within their planning area. More importantly, they make a statement of policy by the local government of where and to what density they want growth to occur, and where they want to conserve the area's natural resources by guiding growth. Obviously, areas with different growth rates and capabilities should be planned for differently.

The Land Classification System also encourages coordination and consistency between municipal land use policies and those of the county. In fact, it is essential that the municipal plan take into consideration the needs of the county (and vice versa). By doing so, the Land Classification System provides the framework within which community facilities planning and other traditional planning tools of the local and county government can be coordinated to manage the use of land and to achieve the desired future land use patterns. It will also enable all citizens in the county to become aware of the type of services that will be available within different areas.

Taken together, the municipal systems and the county's will be the principal policy guide for governmental decisions and activities which effect land use in a particular county. The classification of an area must be updated every five years. In extreme cases, such as when a key facility, causing

major repercussions, is unexpectedly placed in an area, the Coastal Resources Commission can allow the municipality or county to revise its classification map before the five year period is over.

The North Carolina Land Classification System contains five classes of land and are briefly described as follows:

1. Developed

Purpose: The Developed class identifies developed lands which are presently provided with essential public services. Consequently, it is distinguished from areas where significant growth and/or new service requirements will occur. Continued development and redevelopment should be encouraged to provide for the orderly growth in the area.

Description: Developed lands are areas with a minimum gross population density of 2,000 people per square mile. At a minimum, these lands contain existing public services including water and sewer systems, educational systems, and road systems -- all of which are able to support the present population and its accompanying land uses including commercial, industrial, and institutional.

2. Transition

Purpose: The Transition class identifies lands where moderate to high density growth is to be encouraged and where any such growth that is permitted by local regulation will be provided with the necessary public services.

Description: The area to be designated as Transition must be no greater than that required to accommodate the estimated county population growth at a minimum gross density of 2,000 people per square mile.

3. Community

Purpose: The Community class identifies existing and new clusters of low density development not requiring major public services.

Description:

a) The Community class includes existing clusters of one or more land uses such as a rural residential subdivision or a church, school, general store, industry, etc. (Cluster is defined as a number of structures grouped together in association or in physical proximity- Webster's Dictionary).

b) This class will provide for all rural growth when the lot size is ten acres or less. Such clusters of growth may occur in new areas, or within existing community lands.

c) New development in the Community class areas will be subject to subdivision regulations under the Enabling Subdivision Act (G.S. 153A-330 et. seq.)

d) In every case, the lot size must be large enough to safety accommodate on-site sewage disposal and where necessary water supply so that no public sewer services will be required now or in the future.

e) Limited public services should be provided in the Community class such as public road access and electric power.

f) As a guide for calculating the amount of land necessary to accommodate new rural community growth, a gross population density of 640 people per square mile or one person per acre should be used.

4. Rural

Purpose: The Rural class identifies lands for long-term management for productive resource utilization, and where limited public services will be provided. Also, lands for developing future needs not currently recognized in such areas should be compatible with resource production.

Description: The Rural class includes all lands not in the Developed Transition, Community and Conservation classes.

5. Conservation

Purpose: Fragile, hazard and other lands necessary to maintain a healthy natural environment and necessary to provide for the public health, safety, or welfare.

Description: Lands to be placed in the conservation class are the least desirable for development because: a) They are too fragile to withstand development without losing their natural value; and/or b) They have severe or hazardous limitations to development; and/or c) Though they are not highly fragile or hazardous the natural resources they represent are too valuable to endanger by development.

Such lands at a minimum should include:

1) Fragile

(a) Wetlands

(b) Steep slopes and prominent high points

(c) Frontal dunes

(d) Beaches

(e) Surface waters including

-Lakes and ponds

-Rivers and streams

-Tidal waters below mean high water

(f) Prime wildlife habitat

(g) Unique natural areas and historic and archaeological sites

2) Hazard

(a) Floodways

(b) Ocean erosive areas

(c) Inlet lands

(d) Estuarine erosive areas

3) Other

(a) Publicly owned forest, park, and fish and game lands and other non-intensive outdoor recreation lands

(b) Privately owned sanctuaries, etc., which are dedicated to preservation

(c) Publicly owned water supply watershed areas

(d) Undeveloped key parts of existing water supply watersheds

(e) Potential water impoundment sites

Beaufort's Land Classification

Beaufort's Land Classification has taken into consideration the needs of Carteret County and is consistent with the county's classification. A reference to Beaufort's Land Classification Map (Map) will familiarize the reader to the two different land classes existing in the planning area. The majority of Beaufort has been classified as developed since water and sewer services are available throughout town. An estimated populational increase of 227 people is expected during the next ten years to occur in the developed area, particularly in the northern section of town.

The coastal floodplain, wetlands, estuarine waters, and the dredge-spoil islands (Carrot Island, Town Marsh, and Bird Shoals) are identified as conservation areas. The only population expected to reside in these areas should occur within the coastal floodplain, where development should conform with the standards of the Federal Insurance Administration for coastal high hazard areas and safety during the flood surge from a 100 year storm. The conservation classification of the wetlands, estuarine waters, and dredge-spoil islands was also established to implement Beaufort's stated policy objectives.

VII. Potential Areas of Environmental Concern

The Coastal Area Management Act has charged the Coastal Resources Commission with the responsibility of identifying Areas of Environmental Concern in the twenty coastal counties affected by the Act. The Coastal Resources Commission has also been instructed to determine what type of uses or development are appropriate within such areas.

Due to the importance of this responsibility, the local governments preparing land development plans in compliance with the Coastal Area Management Act have been requested to give special attention to those areas within their jurisdiction that may become Areas of Environmental Concern. The Town of Beaufort has identified the following areas as Potential Areas of Environmental Concern. These areas were defined and discussed in the State Guidelines For Local Planning in Coastal Areas Under the Coastal Area Management Act of 1974.

Coastal Wetlands - General

Coastal wetlands are defined as any salt marsh or other marsh subject to regular or occasional flooding by tides, including wind tides (whether or not the tide waters reach the marshland areas through natural or artificial watercourses), provided this shall not include hurricane or tropical storm tides.

Coastal Wetlands - Low Tidal Marshland.

a. Description - Defined as marshland usually subject to inundation by the normal rise and fall of lunar tides.

b. Significance - Low tidal marshland serves as a critical component in the coastal ecosystem. The marsh is the basis for the high net yield system of the estuary through the production of partially decomposed plant material which is the primary input source for the food chain of the entire estuarine system.

c. Appropriate Land Uses - Appropriate land uses shall be to give the highest priority to the perservation of low tidal marshland.

Coastal Wetlands - Other Coastal Marshland

a. Description - All other marshland which is not low tidal marshland.

b. Significance - This marshalnd type contributes to the production of partially decomposed plant material. The higher marsh types offer quality wildlife and waterfowl habitat depending on the biological and physical conditions of the marsh.

c. Appropriate Land Uses - Appropriate land uses shall be to give a high priority to the preservation and management of the marsh so as to safeguard and perpetuate their biological, economic and aesthetic values.

Estuarine Waters

a. Description - Estuarine waters are defined as all the waters of the Atlantic Ocean within the boundary of North Carolina and all the waters of the bays, sounds, rivers, and tributaries thereto seaward of the dividing line between coastal fishing waters, as set forth in an agreement adopted by the Wildlife Commission and the Department of Conservation and Development.

b. Significance - Estuaries are among the most productive natural environments in North Carolina. They not only support valuable commercial and sports fisheries, but are also utilized for commercial navigation, recreation, and aesthetic purposes.

c. Appropriate Land Uses - Appropriate uses shall be to preserve and manage estuarine waters as to safeguard and perpetuate their biological, economic, and aesthetic values.

Areas Subject to Public Rights - Certain Public Trust Areas

a. Description - All waters of the Atlantic Ocean and the lands thereunder from the mean high water mark to the seaward limit of State jurisdiction; all natural bodies of water subject to measurable lunar tides and lands thereunder to the mean high water mark; all navigable natural bodies of water and lands thereunder to the mean high water mark or ordinary high water mark as the case may be, except privately owned lakes to which the public has no right of access; all waters in artificially created bodies of water in which exists significant public fishing resources or other public resources, which are accessible to the public by navigation from bodies of water in which the public has rights of navigation; all waters in artificially created bodies of water in which the public has acquired rights by prescription, custom, usage, dedication or any other means.

b. Significance - The public has rights in these waters including navigation and recreation. In addition, these waters support valuable commercial and sports fisheries, have aesthetic value, and are important potential resources for economic development.

c. Appropriate Land Uses - Appropriate land uses shall be to protect public rights for navigation and recreation and to preserve and manage the public trust waters so as to safeguard and perpetuate their biological, economic and aesthetic value.

Natural Hazard Areas-Coastal Floodplains

a. Description - Coastal floodplain is defined as the land areas adjacent to coastal sounds, estuaries or the ocean which are prone to flooding from storms with an annual probability of one percent or greater (100 year storm). These areas are analogous to the 100 year floodplain on a river. Information necessary to identify these areas will be supplied by the State Geologist.

b. Significance - Coastal floodplains are those lands subject to flooding or wave action during severe storms or hurricanes. They are lands where uncontrolled, incompatible, or improperly designed building, structures, facilities, and developments can unreasonably endanger life and property.

c. Appropriate Land Uses - Appropriate land uses shall be to insure that all buildings, structures, facilities and developments are properly designed and built to maintain their stability, integrity, and safety in the event of flood surge from a 100 year storm.

Fragile, Historic or Natural Resource Areas-Historic Places

a. Description - Defined as those historical, archaelogical and other properties owned, managed, or assisted by the State of North Carolina and those properties or areas that are designated by the Secretary of the Interior as National Historic Landmarks.

b. Significance - Historic resources are both non-renewable and fragile. They owe their significance to their association with American history, architecture, archaeology, and culture.

c. Appropriate Land Uses - Appropriate land uses shall be to protect and/or preserve the integrity of districts, sites, buildings, and objects in the above category.

Development Standards Applicable to all Areas of Environmental Concern

a. No development should be allowed in any Area of Environmental Concern which would result in a contravention or violation of any rules, regulations, or laws of the State of North Carolina or of local governemnt in which the development takes place.

b. No development should be allowed in any Area of Environmental Concern which would have a substantial likelihood of causing pollution of the waters of the State to the extent that such waters would be closed to the taking of shellfish under standards set by the Commission for Health Services pursuant to G.S. 130-169.01.

It is important that the final designation of Areas of Environmental Concern and the determination of appropriate uses within these areas, receives as much local input as possible. Proper coordination between the Coastal Resources Commission and the local governments is the key to proper management of these areas.

Once these areas are adopted as final Areas of Environmental Concern, a permit will be required before development can occur from the Coastal Resources Commission or the local government. Minor projects, defined as projects less than 20 acres or which involve construction of one or more structures having an area less than 60,000 square feet, will be processed by the Town of Beaufort. Major projects, defined as projects currently needing state permits, those of greater than 20 acres in size, those that involve drilling or excavating natural resources on land or underwater, and those involving construction of one or more structures having an area in excess of 60,000 feet will require a permit from the Coastal Resources Commission.

VIII. SUMMARY

Preliminary work on Beaufort's Land Development Plan began in early 1975 when the Coastal Resource Commission adopted the "State Guidelines for Local Planning in the Coastal Area under The Coastal Area Management Act of 1974." The first stage in developing the plan began with seeking public participation and input into the planning process. During this time questionnaires were distributed, public meetings held, and a citizen's advisory committee was formed to insure that the local values, goals, and resources were reflected in their plan.

The next stage that followed entailed a mass amount of data gathering and analysis. A land use survey of Beaufort was conducted to classify and measure the current usuage of land. It was then analyzed to determine which areas had developed adequately and what problems existed within the community. Population and economic data was gathered and analyzed to identify problems and to project future demands. The land was analyzed to determine its natural assets and liabilities: which areas were best suited for urban uses and which ones were not. Community facilities were examined and projections were made. The amount and different types of data was really unlimited.

After many additions, depletions, revisions, discussions, and debates, the Town Commissioners adopted this plan at a public hearing, with the consent of the public.

The major conclusion which can be drawn from this plan and its respective implications is that the citizens of Beaufort desire the Town to remain much as it is now. They are pleased with the slow easy-going, sea-oriented characteristics of Beaufort and wish that future development be in harmony with the residential and colonial nature of the town.

Implementation

The success of any plan is dependent on how well it is put into effect. Little will be accomplished unless the proposals as set forth by this plan are implemented. Numerous legal avenues are available for implementation, but most importantly it must have the support of all the citizens in the planning area. Once the plan becomes policy, citizen support for the plan and for the Town Officials who implement it is essential. Finally, the planning process is continuous. Citizen participation will be needed to revise plans and policies to meet changing situations.

Some major means by which the Land Development Plan can be implemented are discussed below.

Code Consistency - There must be consistency of all existing local regulations and ordinances with the Land Classification Plan and with the standards within Areas of Environmental Concern. (The standards for development in these areas are presently being formulated).

Zoning - A zoning ordinance, properly formulated and administered, can be used to guide physical development by regulating the use of property, the size of lots, yards and other open spaces, and the height of buildings. In short, it can accomplish many of the objectives set forth in the Land Development Plan.

Subdivision Regulations - Subdivision regulations is the process used by local government to regulate the subdivision of raw land, in order to secure a better design in the layout of new subdivisions. It can also provide greater security for the home buyers and provides the builder with a more convenient way of selling his property to the buyer.

Minimum Housing Code - This code specifies minimum standards for space and sanitary heating and lighting conditions for both new and existing housing, through strict enforcement, substandard housing conditions can be eliminated.

Local Permit Letting - The municipality is enpowered under the Coastal Area Management Act to let permits for "minor development" as defined in section seven of this plan. Specific criteria for permit letting is being formulated at the present time.

Plan Up-Date - This plan will be subject to review and revision at least every five years. The Town Commissioners will base their revisions only after a comprehensive public participation and input program, and should reflect the changes in lifestyle and the environment pressures which might have occurred.

IX. CITY-COUNTY PLAN RELATIONSHIP

Just as it is the responsibility of the Coastal Resource Commission to intergrate the individual development plans from all twenty counties into a single comprehensive plan for the entire coastal area, it is the responsibility of local governments within each county to combine their plans into a single comprehensive county-wide plan.

This city-county plan relationship was developed between Beaufort and Carteret County during the formulation of their respective plans. Data was coordinated with the county to insure consistency between the plans during the planning process. All public meetings for Beaufort were attended by the Carteret County Planning Department to insure consistency between the two plans and to avoid any possible policy conflict. Finally, the consistency between Beaufort's and the county's plan was assured when the Carteret County Board of Commissioners, meeting at a public hearing, acknowledged the significance of Beaufort's Land Development Plan and resolved that it was an intergal part of Carteret County's Plan.

Appendix

Zoning Map Submitted

in

November

COASTAL ZONE
INFORMATION CENTER

DATE DUE

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