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COASTAL AREA MANAGEMENT ACT

LAND USE PLAN

TOWN OF NEWPORT, NORTH CAROLINA

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N.C. COASTAL RESOURCES COMMISSION

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I. Introduction

The Town of Newport has prepared this Land Development Plan is 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 the Newport Planning Area (which includes the town and its one mile extraterritorial area) 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 the Planning Area 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 their 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 Newport, public meetings, and candid conversations with various individuals, the citizens of Newport have determined how their town should develop in the future. This is not only important in determining objectives for Newport, 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 Coastal Resources Commission 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 Newport's 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.

Another factor contributing to the uniqueness of this plan is the designation 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."

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 Newport. 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 an identification of the Land Classification System. 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 an identification and analysis of the potential Area's of Environmental Concern. Additionally, a land development map identifying the expected general use of all the land in Newport is included.

The Town of Newport 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 Newport and its resources.

II. Description of Present Conditions

A. Population

Newport's population has increased steadily over the past several decades. The table below represents this change in population for Newport, its Township, and the county.

Year	Newport	Township	County
1950	676	2,259	23,059
1960	861	2,644	27,438
1970	1735	3,926	31,603
Percent Change:			
1950-1960	27.36	17.04	18.6
1960-1970	101.5	48.4	15.2

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

The most dramatic change in Newport's population was between 1960 and 1970 with a populational increase of 101.5 percent. The majority of this increase was due to the Cherry Point Marine Air Station just seven miles to the north on Highway U.S. 70. Its expansion during this period and its close proximity to the planning area enabled Newport to serve as a residential community for many of the servicemen (currently 9,000 military) and civilian employees (currently 4,000).

Newport's significance as a residential area was substantiated by a recent survey of the town's residents conducted by the Carteret County Planning Department. Thirty-five percent of the returned questionnaires indicated that they were presently employed at the Air Station and twenty-four percent indicated that they were retired. These figures illustrate Newport's reliance on

the Air Station and its importance as a residential community.

Some of the population increase during the 1960's, however, can be attributed to the establishment of two industrial firms which located in Newport during the early sixties. The Newport Manufacturing Company, a producer of sportswear, began production in the latter part of 1961, and Conner Industries, a manufacturer of mobile homes, established itself in Newport during 1964. Together, these industries have provided employment and attracted an additional population into Newport and its surrounding area.

Present Population

The current estimated population of Newport is 1,942 and in the one mile extraterritorial area, it is estimated to be 1,978. These figures were derived by multiplying the average number of persons per dwelling unit (3.2) by the number of dwelling units in the planning area.

Present Population - 1975

Table 1

	Newport	One-Mile Extraterritorial Area
Total Housing Units	607	618
Average Household Size	x3.2	x 3.2
Present Population	1942.4	1977.6

Source: Housing Survey of Newport Planning Area - 1975

It is estimated that the population in Newport has increased 11.9 percent since 1970. Total population for the Planning Area is estimated to be 3,677.

Seasonal Population

There is no substantial seasonal population increase for the planning area. Its isolation from the beaches and ocean prevents this area from drawing on the tourist population and its respective revenues.

The transient military population which frequently moves to and away from Newport has been calculated and figured into Newport's annual population.

B. Economy

The Cherry Point Marine Air Station, Conner Industries, and the Newport Manufacturing Company comprise the nuclei of Newport's economic base. In the aforementioned questionnaires conducted by the Carteret County Planning Department, the residents were asked to indicate the place of employment of the head of the household. The answers to this question were complied and are as follows:

Table 2 Place of Employment of Head of Household

Place of Employment	Number	Percentage
Conner Industries	2	2
Newport Manufacturing	2	2
Cherry Point	35	33
Retired	27	25
Other	41	38
Total	107	100

Thirty-three percent of the heads of household are employed at Cherry Point, either at military or civil service jobs, thereby indicating the importance of the Cherry Point Marine Air Station to Newport's economy. The economic reliance on the station is primarily in terms of providing employment for its labor force and supporting the commercial establishments in town which rely on its respective incomes.

Conner Industries located within the town during 1964. With a current employment of 409 workers, Conners is the largest employer in Newport. No estimate was available by the company on what percentage of its workers were from the Newport area, but it can be assumed that it's quite high. Its estimated

annual payroll is $3,120,000 (or $60,000 weekly).

Newport Manufacturing Company located in Newport in 1961. The Company currently employs approximately 225 workers and has an estimated annual payroll of $780,000. The company estimates that approximately 50 percent of its employers live in Carteret County.

Agriculture

Another significant factor affecting Newport'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 within the planning area. Not only do the farmer's income supplement the town's economy, the farms also provide an employment outlet for many of the planning area's labor force.

Retail Trade

Retail trade in Newport is geared mostly to convenience goods and services. Newport provides adequate shopping for such goods and services as furniture, drugs, building supplies, banking, insurance, auto repair, and appliances. Newport, however, competes rather poorly with other municipalities in providing professional services (medical, dental, and legal services) and such goods and services as clothing, automobiles, groceries, jewelry, and entertainment.

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 their 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

The Town of Newport was established in 1866. Newport remained little more than a cross-roads town until the 1940's, with agriculture occupying the majority of land uses. This condition changed, however, with the establishment of the Cherry Point Marine Air Station at nearby Havelock during the early 1940's. By being so close to the Air Station, Newport became an attractive residential community for both the military and civil service personnel employed there. The demand for housing caused the conversion of previously undeveloped land into mostly residential uses. Commercial land uses were often scattered with residential areas; as a result, a well-defined business district did not form. The demand for housing also caused many mobile homes to locate in the planning area; the majority being located in substandard mobile home parks outside the towns limit.

Present Land Use (1975)

Of the total 962 acres inside Newport's corporate limits, 532 acres or 55.3 percent of the land is in some way developed. Following is a description of the various categories of land uses found in the planning area during 1975. The land use map will show their location and relationship in the planning area.

Residential Land Use

As the land use table on page 9 indicates, Newport is a residential community. The table below shows a breakdown of the number and types of dwelling units found in the planning area.

TYPE	INSIDE TOWN LIMITS		ONE MILE EXTRATERRITORIAL AREA	
	Number	Percentage	Number	Percentage
Single-family	493	81.2	263	42.6
Apartment	46	7.5	3	.5
Mobile Homes	68	11.3	352	56.9
Total Dwellings	607		618	

Existing Land Use
Newport Planning Area 1975

CATEGORY	Inside Town Limits Acres	Inside Town Limits % of Developed Land	Inside Town Limits % of Total Land	One Mile Extraterritorial Area Acres	One Mile Extraterritorial Area % of Developed Land	One Mile Extraterritorial Area Total % of Total Land
URBAN AND BUILT-UP						
Residential	250	46.9	25.9	260	42.5	5.4
Commercial	24	4.5	2.5	20	3.3	.4
Industrial	25	4.7	2.6	--	--	--
Transportation, Communication, and Utilities	97	18.3	10.1	294	47.9	6.1
Governmental and Institutional	116	21.8	12.1	15	2.5	.3
Cultural, Entertainment, and Recreation	20	3.8	2.1	23	3.8	.5
Developed Land	532	100	--	612	100	--
Undeveloped Land	63		6.5	753		15.7
AGRICULTURE	89		9.3	821		17.2
FORESTLAND	264		27.4	1847		38.5
Croatan National Forest				650		13.5
WATER	14		1.5	78		1.6
WETLANDS	--		--	39		.8
BARREN		--	--	--		--
Total	962		100	4800		100

The most significant features in the above table are the large number of mobile homes in the planning area along with a substantial number of apartment units. The large number of mobile homes can most likely be attributed to the great deamnd for rental units created by military personnel stationed at Cherry Point. Because Newport is located only seven miles away, travel time to the station from Newport is very short. As a result, Newport is an attractive residential community for military and civilian personnel employed at the base.

The majority of mobile homes are located in substandard mobile home parks. For the most part, these parks have small lots, unpaved streets, and inadequate design. Also, most of these parks are located in the extraterritorial area. Before the town was granted its one mile extraterritorial jurisdiction, the majority of mobile home park developers located outside of town where they weren't subject to Newport's Mobile Home Ordinance.

The condition of homes in the planning area are for the most part exceptional. There are, however, some substantial dwellings in the older part of town and in the one mile where old farm dwellings and tenant houses are present.

The older residential areas in town have a rectangular street pattern, while the newer areas in west Newport have a curvilinear pattern. The curvilinear system is most desirable since it discourages through traffic and thereby making the residential streets safer. The rectangular street pattern, however, encourages through traffic making the streets dangerous in residential areas.

In addition, the older residential areas are smaller in lot size and often have commercial land uses mixed incompatibly. On the other hand, the newer areas are located on larger lots, sometimes one-half acre and larger. The newer areas are almost exclusively residential in nature.

An area likely to experience a major change in the predominant land use in the near future will be in the northwest section of the planning area. Recently, this area is becoming an attractive site for residential development.

Commercial Land Use

Commercial land uses comprise a small amount of the developed land in Newport's Planning Area. Inside of Newport, 24 acres is dedicated to commercial use while in the one mile area 20 acres is commercial.

Inside Newport, as well as outside, no well-defined business district exists. Businesses are scattered, sometimes incompatably with other land uses. Inside of Newport there are, however, two small commercial areas that do have a high concentration of business establishments. One is located at the intersection of Howard, Marion, and Chatham Streets down past Westfield Drive, and the other commercial area is located on Chatham Street between Boulevard and Market Streets.

The scattered commercial uses present several problems. First of all, the shopper is inconvenienced by having to drive from one place to another to do his shopping needs. In addition, the mixing of commercial uses with residential areas are sometimes incompatible by creating high volumes of traffic in residential areas.

Industrial

Industrial land uses in the planning area are found exclusively in Newport's corporate limit. Industrial land comprises 25 acres or 4.7 percent of the developed land in Newport.

Conner Industries, a manufacturer of mobile homes, and Newport Manufacturing Company, a sportswear producer, are the principle industrial firms in Newport.

Together they help provide the basic economic and employment base for the planning area.

Their location close to a major highway (U.S. 70) and having large ample spaces provide excellent locations for these sites. However, their close proximity to residential areas may present problems of noise and smoke along with high volumes of traffic.

Transportation, Communication, and Utilities

Around 19 percent of the developed land inside Newport is devoted to streets and railroad (and their right-of-ways), sewage and water plants, power stations, and other transportation, communication, and utility facilities.

In the one mile territory, about 48 percent of the developed land is devoted to these same services. This higher percentage can best be attributed to the wide right-of-way of U.S. 70.

Governmental and Institutional

This land use category includes schools, the town hall, post office, and other governmental and institutional facilities. Twenty-two percent of the developed land in Newport are devoted to these land uses. This percentage is much higher in Newport than in other towns of comparable size because of the large tract of land owned by the Prison Camp on Orange Street. The majority of remaining land in this category is used for church sites and cemeteries.

In the one mile extraterritorial area, the governmental and institutional land uses occupy 15 acres or approximately 2.5 percent of the developed land.

Cultural, Entertainment, and Recreation

This land use category includes churches, cemeteries, lodges, recreational facilities, and other similar land use activities. In Newport, 14 acres or 2.6% of the developed land is devoted to this land use category; in the one mile 23

acres or 3.8 percent of the developed land is classed in the Cultural, Entertainment, and Recreation land use category.

Agriculture

The largest concentration of agricultural land in the Newport Planning Area is found in the one mile extraterritorial area. Approximately 821 acres are devoted to agricultural purposes in this area with 89 acres of farmland existing inside the town's limit.

Forestland

Forestland comprises the largest acreage in the Newport Planning Area. In the one mile area, 1847 acres are classified as forestland, while inside town, 264 acres are. In addition, a portion of the Croatan National Forest is found in the Planning Area, with 650 acres in the one mile area.

Water

This land use category includes ponds, lakes, and the spacious area taken by the Newport River.

In the town, 14 acres of land area are covered by ponds or lakes. In the one mile area the Newport River and smaller streams occupy approximately 78 acres of land area.

Wetlands

The wetlands in the Newport Planning Area are found almost exclusively abutting the Newport River and its tributaries. Wetlands are defined as any salt marsh or other marsh subject to regular or occassional 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.

There are approximately 39 acres of land considered marsh area in the planning area.

D. Plans, Policies, and Regulations

Newport first initiated a land planning program in 1969. This plan provided Newport with its first official policy guide for determining future land development. Listed below is a summary of the existing plans, policies, and regulations which have affected land development in the planning area.

1. Plans and Policies

A. Transportation Plans: Presently there are no approved transportation plans for the Newport area.

B. Community Facilities Plan: Carteret County's Complex 201 Facility Plan. This plan is presently being revised. Extension of sewer lines into the planning area is expected in the near future.

There is also a possibility that 208 planning (regional water system) will be initiated in the county sometime in the future.

C. Utilities Extension Policies: Newport's policy is to extend and provide services whenever new development and demand 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 Policies: a. Carteret County Land Development Plan, 1967. This document briefly analyzed problems in Newport and forecasted future growth patterns, b) Newport's Land Use Survey, Population and Economy, Land Development Plan, 1969. This document analyzed the existing land use, population and economy trends, along with presenting a development plan.

2. Local Land Use Regulations

A. Subdivision Regulations: April 6, 1972. The purpose of this regulation was to establish procedures and standards for the orderly development of

the raw land within the jurisdiction of the Town of Newport. The Planning Board of Newport is responsible for tentative approval of the subdivision plat requirements. The Town Board gives final approval.

B. Zoning Ordinance: April 7, 1970. Amended February 28, 1973. The purpose of these regulations are to insure that the land uses in Newport's jurisdiction are properly situated in relationship to one another along with controlling the standard of development. Enforcement and administration of these regulations are authorized to the Zoning Administrator.

C. Flood Plain Ordinance: Included in the Zoning Ordinance. This ordinance establishes land use control measures in the flood plain and flood hazard areas within Newport's jurisdiction. The Zoning Administrator is responsible for the enforcement of this ordinance.

D. Building Code - Newport 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: In Newport, municipal water and sewer services the population. These facilities are regulated by the State of North Carolina Health Department.

In the one mile area, individual septic tank and water systems are relied upon. The Carteret County Board of Health has regulations governing design, construction, installation, cleaning and use of all 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 3,000 gallons of affluent per day.

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

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 previously undeveloped land is quickly disappearing and being replaced with some sort of development. Also, the citizenry is demanding a higher level of services and consideration from its 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 the community an ideal place to live, work, and play.

Public opinion has identified the following issues as being relevant to the future planning of the Newport Area. In some cases, the citizens have demonstrated that problems associated with these issues 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. Population and Economy Issue

The population and economy of Newport has been identified by the citizens as an important land use issue to consider. Population and economic changes will affect the demand, quality, and quantity of services that the town can offer, and also the demand for land and its level of development. During the preceding decades, the planning area experienced an increase in population and economic viability. The effect on land development can be summarized by:

(1) Newport has developed basically into a residential area.

(2) Mixed commercial and residential land uses occurred in many areas.

(3) Past development in Newport has occurred in a lineal pattern because of the location of the Croatan National Forest and the economic advantages of developing near existing roads.

(4) The need for rental housing caused an influx of mobile homes into the planning area. Many mobile home parks are poorly designed and maintained.

The population increase and economic viability will likely continue during the next decade; consequently, the land and its recources will come under increased pressure from both the public and private sector. Perhaps the more essential elements to consider in this issue will be the location, type and density of allowable development in the planning area.

Soil conditions and topography often dictate the area where development should occur. There has, and should continue to be, a tendency for development in the west-northwest sector of the planning area. The topographic advantages of the gravityflow sewage collection system and the suitability of soils for individual septic tank systems makes this compatible area for future development. In contrast, the Croatan National Forest, Highway 70, and the Newport Flood Plain will limit future development in other areas in and adjacent to Newport.

The density of development in the planning area will also have a tremendous effect on the land and its resources. High density residential development in areas not served by water and sewage facilities could have adverse and irreversible effects on surface and ground waters.

Through proper planning and foresight, the optimum use of the land and its resources will be possible without damage to the environment and the eco-system.

2. The Provision of Adequate Services Issue

Newport, like all municipal governments, is expected to provide not only a wide variety but a high quality of services. The demand for better municipal services increases as the town expands, population increases, old facilities become outdated, and public expectations and living standards rise. The public has realized that adequate facilities will make the town a more attractive place to prospective residents, businesses, and industries.

Sewage treatment is the most expensive and necessary service provided by Newport. The present sewage treatment facility should adequately handle any foreseeable demand until a regional system can be implemented. Sewage extention projects have recently been completed in the northeastern part of town, and with the present construction of sewage lines to the northwestern section, all the town's residents will be connected with central sewage system facilities.

The supply of water facilities will also be an important issue. Presently, two wells furnish Newport with its water supply. A new 120 feet well has recently been constructed and will soon be in operation. With a 300 gpm capacity, the total capacity of Newport's water system will be increased from presently 432,000 gallons per day, to an estimated potential capacity of 894,000 gpd.

Other services provided by the town, such as police protection and

garbage and refuse collection, will need new equipment and additional manpower as the population increases and present equipment becomes obsolete. An annual assessment of municipal services by the Town's official has and should continue in order to provide the citizens of Newport with the highest quality of services possible.

3. Natural Resource and Environment Issue

Public input has indicated that the conservation of the natural resources, and the protection of the natural environment are essential land use issues Newport should face. There is the realization that such natural resources as wetlands, estuarine waters, the national forestland, and the water supply are essential and necessary for the continual well-being and welfare of the people, the planning area, and the natural environment.

The Newport River, which flows through the planning area and its tributaries represents an important natural resource and environment. These waters are presently designated as class "C" waters. The best usuage for these waters are for fishing, boating, wading, and any other usuage except for bathing or as a source of water supply for drinking, culinary or food-processing purposes. The public has acknowledged the past water quality problems of the river and its responsibility to protect this estuarine water from further deterioration.

The wetlands which border the Newport River are important natural resources. These marshlands provide nutrients for the food chain of the ecosystem, habitats for waterfowl and wildlife, and act as the first line of defense against shoreline erosion.

The Croatan National Forest is a natural area with enormous resource potential. The forestland provides a variety of recreational opportunities, waterfowl and wildlife habitats, and unique unusual species of plants. There are approximately 656 acres of the Croatan National Forest that is in the Newport Planning Area. Protection and conservation of the forest

will insure that future residents will have the same opportunity to enjoy this area.

The water supply is another natural resource which should be conserved. Newport, 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 the acquifer could be depleted. This could cause salt water intrusion and subsequent contamination of the acquifer.

Hopefully, it is apparent that the citizens of the planning area should not only protect and conserve the natural environment and resources, but, encourage and demand the same consideration throughout eastern North Carolina. We live in an age when the misuses of the environment and resources by a few could cause detrimental effects for everyone.

B. Alternative Approaches

After a careful analysis of these issues, it is obvious the citizens had many alternative approaches to consider for dealing with the issues and their respective implications. They had the choices to determine which type of residential, commercial, and other types of development was desirable in the planning area. They had the opportunity to specifically identify what improvements in municipal services were desirable. The alternatives were really unlimited. Following are the objectives, policies, and standards which were agreed upon by the citizens.

C. Objectives, Policies, and Standards

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

1. To encourage orderly residential development and protect this development from the encroachment of high intensity residential,

commercial, and other incompatible land uses by:

A. Insure that residential development occurs in areas suitable for such development.

B. Discourage residential development in areas where sewage and drainage would create hazards to the environment and public welfare.

C. Enforcement of Subdivision Regulations to insure such things as adequate lot size, water and sewer facilities, and streets are provided.

D. Provide "buffer" zones between residential areas and areas where intensive commercial activity is carried on.

2. To encourage the development of a wider range of commercial facilities in appropriate locations so the citizenry may be served by a high level of shopping facilities in its own community by:

A. Organization of an active Merchants Association with the principle goal of how it could better serve the planning area with a variety of business and professional services.

B. Improve the appearance and attractiveness of the downtown business area.

C. Establish convenient business areas adjacent to existing ones and along major thoroughfares which are able to handle the traffic these uses will generate.

D. Provide sufficient off-street parking with properly planned entrances and exits.

3. To encourage and accommodate unoffensive industry in or around the Newport Planning Area in order to provide a better employment base for its citizenry by:

A. The organization of an Economic Development Council to

work jointly with the Carteret County Economic Development Commission in the attraction of unoffensive industrial developments in the area abutting the planning area which is presently zoned industrial by the county.

B. Future industrial zoning in the planning area should be separated from existing or proposed residential development and in close proximity to existing transportational facilities.

4. To preserve and upgrade existing recreational facilities and to acquire additional land for the future recreational demand with an emphasis on promoting a wide range of recreational programs for all age groups by:

A. Park development of the newly acquired land from the Croatan National Forest is recommended. Future facilities should include:

1. surfaced court game areas
2. field game areas for group games
3. family picnic areas and barbecue pits
4. shelters, parking areas, drink fountains and restrooms

B. Technical assistances should be sought from the Carteret County Parks and Recreation Department for coordination of future plans.

C. Existing facilities should be upgraded to include:

1. lighted ballfields
2. repair or replacement of old equipment

D. Some of the flood plains adjacent to the Newport River could be acquired through purchase or dedication for passive recreational uses.

5. To insure the provision of a good clean water supply and adequate sewage facilities by:

   A. Emphasis should be placed on the treatment of the town's water supply and the replacement of deteriorating water mains.

   B. Continued efforts towards the implementation of Carteret County's 201 regional sewer plans is recommended.

6. To provide adequate police protection for the residents of Newport:

   A. A minimum of two additional policemen will be needed within the next ten years.

   B. Members of the police force should be well-trained and experienced.

7. To protect scenic areas along the Newport River and Croatan National Forest with the possibilities of developing picnic areas and nature trails by:

   A. Discouraging and limiting urban development along the flood plain of the Newport River through land use regulations.

   B. Continue efforts to obtain areas from the National Park Services for future recreational and conservation uses.

D. Public Input System

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

1. Planning Board Meetings

Newport's Planning Board Meetings were attended at each monthly meeting by staff members of the Carteret County

Planning Department. The Planning Board provided guidance and direction in the formulation of the Land Development Plan. Their insight proved to be invaluable assets.

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 Newport and two interested residents of the Newport Planning Area comprised the Advisory Committee.

3.- Questionnaires

In the fall of 1975, the Carteret Planning Department mailed planning questionnaires to 500 residents in Newport. Of these, 107 (or 21.4%) were completed and returned back to the Department. In addition to mailings, questionnaires were available at all public meetings for residents in the planning area who had not previously received one. On page __ is the tabulation of the questionnaires.

The questionnaires were designed to include such fundamental questions as which type of development is desired in the Newport Area and questions seeking to identify problems currently confronting the Town.

4.- Public Meetings

, public meetings were conducted at the Town Hall in Newport. Present at the meetings were members of the Town and Planning Board, 20 area residents, and the local news media. Discussions primarily focused around 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 forth.

SUMMARY

Through the various forms of public participation previously discussed, the citizens took an active voice in developing community objectives, evaluating present land uses, identifying problems, and determining future land uses. In summary of the Public Input System, the citizens felt that Newport should encourage residential (particularly single-family) development. The need for more commercial development with a wider range of retail establishments was identified as desirable. Defenciencies in municipal services (particularly water and recreation) were pointed out. Additionally, areas along the Newport River and Croatan National Forest were identified as important by the citizenry and should be protected from inappropriate development.

The methodology employed in the preparation of objectives, policies, and standards consisted first with an analysis of the questionnaires and the proceeding of preliminary public hearings by planning consultants and members of the Citizens Advisory Board. Draft objectives were formulated and presented to the Planning Board for refinement. They were then presented to the public and Town Board at public meetings 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 Newport will be identified.

A. Land Potential

This section of the plan will analyze the general suitability of the land in Newport 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 - Hazard areas are those areas which present severe limitations to development: either through man-induced activities or through natural phenomenon.

In Newport, the railroad track lines represent a man-made hazard area. Their location through the heart of town causes not only vehicular traffic problems but a potentially dangerous situation when

the tank cars are transporting highly flammable aviation fuel.

The Newport River's floodplain is another hazard area presenting potential hazard to development occurring within its boundaries.

There is, on the average, about one chance in 100 that the area within the floodplain will be flooded in any year. This information is important to public agencies and private citizens concerned with development within this area. A map of the flood-prone areas in the planning area is available for inspection at Newport's Town Hall. It is strongly recommended that one do so before building.

b) Soil Suitability is a physical limiting factor effecting all types of development. Knowledge of the soils and its potential is a key technique for determining whether land should be developed or not and also the best possible urban activity to take place within an area. Soil "awareness" can help planners as well as developers identify land which is best suited for agricultural purposes, highways, foundations for buildings, septic tank fields, recreation, and much more. Soils with a high clay composition have a tendency to shrink and swell causing the foundations and walls 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. 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 differ greatly in their absorption capacity.

The soils map (map ____) depicts the location of the various soils found in the Newport Planning Area and the soils chart indicates the general suitability of each soil for residential, industrial, recreational,

Soil Map

Submitted in November

Soils Suitability, Newport Planning Area

Soils	Dwellings With Public Sewerage Systems	Dwellings With Septic Tank Filter Fields	Recreation: Camp Sites	Recreation: Picnic Areas	Intensive Play Areas	Light[1] Industries	Roads[2] and Streets	General Agriculture	Woods
1. Kenansville	Good	Good to Fair (LFa)	Good	Good	Good	Good	Good	Fair	Good
2. Rumford	Good	Good	Good	Good	Good	Good	Good	Good	Good
3. Onslow	Good	Good to Fair	Good	Good	Good	Good	Good	Good	Good
4. Lakeland	Good	Fair (LFa)	Fair (TSC)	Fair (TSC)	Fair (TSC)	Fair (TSC)	Fair (TSC)	Fair	Poor
5. Dunbar	Good	Fair (WT)	Fair (WT,TSC)	Fair (Wt,TSC)	Fair)WT,TSC)	Fair (WT,TSC)	Fair (Wt,TSC)	Good	Good
6. Craven	Fair (Wt,Sh-Sw)	Poor (Perc,Wt)	Fair (Traf, Er)	Fair (Traf,Er)	Fair (Traf,Er)	Fair (Sh-Sw, Cor)	Fair (TSC,Er)	Good to Fair	Good
7. Blanton	Good	Fair (TSC)	Fair (TSC)	Fair (TSC)	Fair (TSC)	Fair (TSC)	Fair (TSC)	Poor	Poor
8. Lynn Haven	Poor (Wt)	Poor Wt,LFa)	Poor (Wt, Traf)	Poor (Wt,Traf)	Poor (Wt, Traf)	Poor (Wt,Cor)	Poor (Wt,TSC)	Poor	Poor
9. Leon									
10. Torhunta	Poor (Wt)	Poor (Wt)	Poor (Wt, Traf)	Poor (Wt, Traf)	Poor (Wt, Traf)	Poor (Wt,Cor)	Poor (Wt)	Good to Fair	Good
11. Hyde									
12. Swamp	Very Poor (Fl,Wt)	Very Poor (Fl,Wt)	Very Poor (Fl,Wt,Traf)	Very Poor (Fl,Wt,Traf)	Very Poor (Fl,Wt, Traf)	Very Poor (Fl,Wt,Cor, Sh-Sw)	Very Poor (Fl,Wt,Cor, Sh-Sw)	Very Poor	Very Poor
13. Tidal Marsh									

Source: Meadows, J.A., Soil Conservation Service, USDA, New Bern, North Carolina

Abbreviations for Limiting Factors;

FL - Flood hazard, Wt-Water Table, Traf-Trafficability, Sh-Sw -Shrink-swell potential, Perc. - Percolation rate, Cor - Corrosion potential, TSC - Trffic supporting capacity, LFa - Low filtering action, Er - Erosion

Explantion: [1]Structures whose footings are in subsoils

[2]Refers to roads and streets that have subsoil for base.

agricultural and forestrial use. With the soil information, the Newport Planning Board can determine whether undeveloped land is either suitable for urban or non-urban use. They can also determine the best particular urban use for which the soil is best suited.

c) Sources of Water Supply - This is another physical limitation to development. A depletion or contamination of the water supply in an area could have catastrophic effects.

The Town of Newport's public water is supplied by three deep wells and stored in an 100,000 gallon elevated tank. The water is obtained from the Castle-Hayne Acquifer which also supplies the water for a good portion of eastern North Carolina. It is expected that this supply will be adequate for future water demands. There is, however, a possibility of contamination of individual water supply by septic tanks when placed too near well fields. This is particularly relevant to the planning area outside of Newport where individual wells and septic tanks are relied upon. Development occurring in this area should follow proper health department regulations concerning the amount of adequate drain fields and the locations of septic tanks away from water supplies.

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

In the Newport Planning Area the predominant slope of the land never exceeds twelve percent and on the average is one percent. The approximate elevation for the planning area is 25 feet.

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 contain remnant species, areas containing unique geological formations, registered natural landmarks, archeological and historical sites, and others.

A discussion of the presence or absence of each of these fragile areas in Newport will follow. A description of the location and the extent 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, 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.

The coastal wetlands in the Planning Area are found almost exclusively abutting the Newport River and its respective tributaries. Approximately 39 acres of land are identified as being wetlands. Development occurring in the vicinity of wetlands should give highest priority to the preservation and management of the marsh so as to safeguard and perpetuate their biological, economic and aesthetic value.

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

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

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 Newport.

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 in the Newport Planning Area are identified as the Newport River and its respective tributaries. They occupy approximately 78 acres of land area.

e) Public Trust Waters - Defined as those waters where the public has rights of navigation, fishing, and rights acquired by prescription, custom usage or dedication or any other means.

Public trust waters in the planning area have the same location and extent as estuarine waters. These areas have been classified by the North Carolina Board of Water and Air Resources as class "C" waters. Best usage of waters are for fishing, boating, wading and any other usage except for bathing or as a source of water supply for drinking, culinary or food-processing purposes. Development occurring in the

vicinity of these waters should not be allowed to degrade the existing quality standards.

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 to the planning area.

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 the planning area.

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

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 Newport.

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. 121 and those properties or areas that are designated by the Secretary of the Interior as National Historic Landmarks. This fragile area is not applicable to the planning 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 the Croatan National Forest, no other area in Newport meets the requirements for inclusion as an Areas with Resource Potential.

The Croatan Forest is publicly owned. Located in the coastal area of North Carolina, the forest encompasses approximately 155,000 acres; 650 acres are farmed within Newport's Planning Area. The forest represents a natural area with enormous resource potential. The forestland provides a variety of recreational opportunities, waterfowl and wildlife habitats, and unique and unusual species of plants. By protecting and conserving the forestland from urban uses, future residents will be insured of having the same opportunity to enjoy this asset.

B. Capacity of Community Facilities

Another constraint placed on development is the ability of municipal services and facilities to adequately accommodate additional population. Municipalities without adequate design capacities in water and sewer systems, schools, and transportation systems should not encourage additional growth until these problems are remedied.

This section is an inventory and analysis of existing public facilities and services of the Town of Newport. 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 have increased drastically over the years. It therefore becomes imperative that all expenditures be carefully planned to insure the maximum benefit possible.

Sewerage System

Until the construction of the sewage treatment plant and collection system, the residents of Newport relied on individual on-site disposal systems. In 1965, a sewer construction project was begun and sewer lines were extended to many of the town's residents. Presently, the sewer extension program is nearly complete in the northwest section; then all the residents of Newport will be connected with a central sewerage system.

The wastewater treatment plant operated by the Town of Newport has a design capacity of 250,000 gallons per day. The average daily flow into the plant is currently 154,000 gpd, a utilization rate of 61.6 percent. No industries of any significance discharges waste into Newport's system.

Engineering firms, analyzing Newport's sewerage system in Carteret County's Complex 201 Facility Plan, reports that Newport's system has a BOD_5 removal efficiency of 96 percent and solids removal efficiency of 94 percent. The engineers state that these figures reflect a very efficient operation of a treatment plant of this type. The effluent from the plant is discharged into a small tributary of the Newport River.

Water System

Newport's water is supplied and managed by the town. The water is supplied from three deep wells: an 80 feet well on Hill Street, a 140 feet well on Johnson Street, and a 120 feet well on East Railroad Street. These wells furnish 190 gpm, 120 gpm, and 300 gpm, respectively. The water is stored in a

Sewer Map

Submitted in November

Water Map

Submitted in November

100,000 gallon elevated tank.

Total capacity of the water system is estimated at 432,000 gallons per day with a daily average use of 158,000 gpd, a utilization rate of 37 percent. The water system supplies the water needs for all the residents in Newport.

The town is currently improving the water system by replacing the old water lines with new plastic pipes.

Solid Waste Disposal

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

The Sanitation Department operates one packer truck and one flatbed truck. Purchase of new equipment for the Department is currently in process.

The town disposes its refuse at the County Landfill site located in the Croatan National Forest near Newport. This site should be adequate for the next three to five years. There is another site in the same general vicinity that is now under consideration for a future county landfill site.

Police Department

The Newport Police Department is located in the Town Hall. Newport has no jail facilities: the town uses the county jail facilities located in Beaufort. This arrangement has proven satisfactory with the county's facilities being adequate for Newport's needs.

The Newport Police Department is staffed with three patrolmen. Their shifts are 24 hours on duty and then 48 hours off. The vehicles presently being used by the town's police department are a 1971 Ford and a 1974 Dodge.

Fire Protection

The Newport Fire Department is located on Howard Boulevard, adjacent to the Town Hall. Built in 1963, the Fire Station seems adequate for present needs.

The area of service provided by the Fire Department is not limited to the town's corporate limits. They provided protection within a five mile radius of town, in the Newport and Morehead Townships. The Department also belongs to the Eastern Carolina Firemen's Association and complies with its mutual assistance codes. Last year there were 33 fire alarms answered by the Department.

There are no full-time firemen employed by the Department; it is manned by 57 volunteers. Fire Drills are held the third Monday night of each month plus supplemental training/drills on weekends. Each year a portion of the volunteer staff is sent to various state recognized fire schools. The Department also conducts home inspections on request and has a Fire Prevention Program.

The Newport Fire Department is equipped with:

Year	Make	Pump Capacity	Water Tank Capacity
1946	Chev./Hale	500 gpm	500
1946	International	150 gpm	1200
1966	GMC/Seagrave	750 gpm	500
1973	Ford/American	750 gpm	1000
1975	Ford Pick-up		

Rescue Squad

The Newport Rescue Squad is located in the same building with the fire department and Town Hall, and seems to be adequate.

The area of service is the Town of Newport and a five mile area around Newport in the northwestern part of Carteret County. The Department will also respond to mutual aid calls beyond the normal area of response.

There are presently 57 active volunteers which are the Fire Department members. Eighteen are licensed in Emergency Medical Treatment, with other members in Emergency Medical Treatment training. In 1974, 104 calls were answered.

Major equipment operated by the squad is a 1967 Ford Econovan converted to an ambulance, fully equipped including two 2-way radios with an additional monitoring set. Also the squad operates a 1975 Chevrolet modular fully equipped including radio with state-wide capability.

Recommendations for future operations included local alarm system improvements, advanced medical training cardio version equipment, and scope.

Library Facilities

Carteret County has a branch library facility in Newport located in the Town Hall. The Book Mobile also serves the Newport Planning Area.

The branch library is staffed with one part-time employee who works 3 hour shifts, three days a week. Circulation last year amounted to approximately 10,116 books, a 19 percent increase from the previous year.

Recreation

Recreational facilities in Newport consists of a recreational meeting building, two tennis courts, a baseball diamond, and several mini-parks located around town. The Carteret County Recreation Department is presently developing a recreation area adjacent to the Newport Elementary School.

There is a need for additional recreational facilities. The improvement of existing facilities and acquisition of additional land is recommended.

Roads

Roads, streets, and highways occupy approximately eleven miles in Newport.

Besides a major interstate highway adjacent to the town (U.S. 70), there are numerous types of roads, each having different volume and design capacity. There have been considerable improvements in the minor streets in Newport. As a rule, every street in Newport has increased in daily traffic volume. Traffic counts at five key locations were analyzed during a five year period (1968-1973) to determine the increase in traffic flow in the Newport area. There was an average increase of 37 percent.

Schools

Newport's one public school, Newport Elementary, is administered by the Carteret County Board of Education. It is located on a ten acre site and is served by municipal water and sewerage. The cafeteria and classroom buildings were constructed in 1954, with additional structures built in 62, 68, and 70. There are 39 classrooms.

Newport Elementary School is responsible for Kindergarten programs up to grade 8. With a maximum capacity of 1150, its present enrollment is 1051 pupils and 35 teachers are employed. The teacher/pupil ratio is 30 students per teacher.

V. Estimated Demands

In order to plan properly for the future, the estimated demands on all the land must be considered and analyzed. This section will consider the demand for land that will stem from the year around population and the projected economic trends of Newport. From this analysis, the future land needs for Newport will be analyzed, as well as the demand placed on community facilities.

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 for land development 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 4 Desired Population - Newport Planning Area

	1975	1980	1985	2000	2025
Newport	1942	2153	2399	3240	4543
One Mile	1978	2215	2470	3370	4727

As the table above indicates, in ten years the desired population of Newport should be 2399 with 2470 people living in the one mile area; within the next fifty years, the desired population of the town and the present one mile area should total approximately 9,270. The projected population was determined after

analysis of a) past trends, b) desires of the citizens, c) the potential impact of seasonal population and economic trends, d) the built-in growth factor, and e) capability of the land and water to accommodate the projected population. Following is a brief examination of these conditions.

a) Past Trends - The Town of Newport was established in 1866 and remained little more than a cross-roads town until the establishment of Cherry Point Marine Air Station. Between 1950-60, Newport's population increased 27 percent and during the sixties a drastic increase of over 100 percent was experienced. With the current stabilization at the Station, future population increases will be substantially lower than the increase during the sixties.

b) Desires of the Citizens - The citizens of the planning area have expressed their desires through questionnaires and at public meetings. These desires indicate future land development should continue to occur at a moderate residential rate, complimented by supporting commercial establishments. With this growth policy determined, population projections for 5, 10, 25, and 50 years were calculated and presented at several public meetings. These projections were discussed and found 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) Built-in growth factor - Presently, there are 155 vacant platted lots and 416 acres of undeveloped, unplatted land within Newport's corporate limits which will be available for future residential growth. It is estimated that approxi-

ately 80 percent of the vacant acres, accounting for 333 acres, is suitable for development. This acreage under current zoning could potentially accommodate 3,715 people. The Planning Board, after careful consideration of the citizen's desire for moderate residential growth, determined that 70 percent residential development, accounting for approximately 2,600 additional population would be desirable in fifty years.

Presently in the one mile area, there are 119 vacant platted lots and 3,421 acres of undeveloped, unplatted land (excluding wetlands, Croatan National Forest Land, and water bodies) which will be available for future residential growth. Public input has indicated that approximately 60 percent of the vacant acreage (2,053 acres) would be desirable for development with the remaining land left for agricultural and similar type purposes. This acreage under present zoning could potentially accommodate over 12,000 people, a figure for above the desired population occurring within the next fifty years (4727 people). This figure took into consideration the citizen's desire for additional population and the likelihood of development.

Ten year population - Up to this point, discussion has centered around the potential population in the planning area during the next fifty years. Emphasis is placed, however, on the citizen's desired population increase occurring in the planning area during the next ten years. By planning for this additional population, estimates on future land use and community facilities demand can be determined.

Capability of the land and water - The land and water resources should adequately handle the projected population occurring in the Planning Area during the next fifty years. Perhaps, the most crucial factor which would limit growth is the availability of sewer and water services.

With sewer services, land, which at one time could not be developed because of soil limitations on septic tanks, can be effectively used for residential purposes. Additionally, a centralized water system protects domestic water supplies from contamination by septic tanks and furnishes a safe, clean supply of water.

In town, residential water is obtained through a central system hookup. 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 wastewater treatment plant should handle any foreseeable demand until a regional sewer system is established in the county.

In the one mile area, water is presently obtained from individual wells. These wells also rely upon the Castle-Hayne Acquifer for their supply and should adequately service the expected population. On-site septic tanks are also relied upon in this area. There is a possibility of contamination of the individual water wells when placed too near septic tanks. The location of these facilities should be closely monitored until a regional sewer system is established.

B. Estimated Economy

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

Cherry Point should continue to be an important factor in Newport's future economy. Plans at the base are for stabilization of present conditions rather than expansion. It should, however, continue to provide employment and revenues for many of Newport's residents.

The location of additional commercial businesses in Newport should play an important factor in Newport's economy. Many of Newport's residents now rely on neighboring communities for their retail trade and in particular, professional services. There is a high probability that in the coming years more commercial establishments will locate in Newport to meet the shopping demands of the residents.

With new industries beginning to locate in Carteret County, there is a good chance that one might locate close to Newport at a site presently being offered for such purposes by the Carteret County Economic Development Council. This site is adjacent to the planning area and could prove to be a tremendous benefit to Newport's as well as the county's economy. 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 on present land uses, community goals, population desires, land capabilities, and the following assumptions that:

1. The present trends in land use will continue, such as the larger, single-family dwelling lots now preferred in the planning area.
2. Public preference for residential growth will continue.
3. The population of the planning area will continue to grow at the following anticipated rates:

	1975	1980	1985	2000	2025
Newport	1942	2153	2399	3240	4543
One Mile	1978	2215	2470	3370	4727

4. Newport will continue to grow in a northwesterly direction due to the drainage conditions and the limiting factors of the Newport River, the Croatan National Forest, soil conditions, and areas subject to flooding. Additionally, inappropriate development will be prohibited in environmentally fragile areas.
5. A regional sewer system will be in operation for the Newport Planning Area.

By 1985, the population of Newport should have increased from a 1975 figure of 1942 to approximately 2,399 with 2,470 people living in the one mile area. This increase in population will affect the use of the land for a variety of different purposes. By 1985, 64.8 percent of the total land use in Newport should be developed. In the one mile area 16.9 percent of the total area should be classified as developed. The greatest land use increase, as indicated by public

opinion, should be residential.

- Residential land use should increase to 300 acres in town and to 350 acres in the one mile area.
- Commercial acreage should increase to approximately 38 acres in town and 30 acres in the one mile.
- Industrial acreage should approximately stay the same, with an increase of only five acres in town and none occurring in the one mile area.
- Transportation, Communication, and Utilities land uses should increase modestly to 105 acres in Newport to 310 acres in the one mile.
- Governmental and Institutional uses should be increased to 125 acres in town and 22 acres in the one mile.
- Cultural, Entertainment, and Recreation should increase substantially from a present 14 acres in town to 25 acres with the majority of uses being devoted to recreational purposes. In the one mile area a smaller increase to 29 acres is estimated.

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 Newport should be approximately 2,153 people. This will represent a slight increase of only three 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 is a brief examination of the demand that will be placed on Newport's community facilities during the next ten years.

Sewer System - Newport's participation in Carteret County's 201 Facility Plan will insure that the future population in the planning area will be adequately served by a regional sewer system. It is expected that a Regional Sewer Authority will be established to delegate the cost of these services.

Water System - With the current replacement of deteriorating water lines, Newport's water system should adequately service any foreseeable demand during the next ten years.

Recreation - In the next ten years Newport 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, upgrade existing facilities, and focus programs towards meeting the recreational demands of all the citizens.

Schools - It is anticipated that in ten years, Newport Elementary School should be adequate to meet the needs of the expected youth population without having to expand or relocate.

Other services provided by the town will need new equipment and additional 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 Newport 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

Newport's Land Classification

Newport's Land Classification has taken into account the needs of Carteret County and is consistent with the county's classification. A reference to Newport's Land Classification Map (Map) will familiarize the reader to the four different classifications existing in the planning area.

The majority of the Town of Newport has been classified as developed since water and sewer services are suitable throughout town. An estimated populational increase of 457 people is expected to occur in the developed area, particularly in the west-northerly section of town.

The transitional classification in the northerly section of the planning area was based upon the citizen's desires for continued moderate density growth and water and sewer services and past growth patterns. The transitional area encompasses 522 acres (.8 square miles) in Newport's one mile area. Presently, there are 94 platted vacant lots and 300 acres of vacant, unplatted land. The Housing Survey of the Newport Planning Area revealed that an estimated population of 1200 resided in this area in 1975. It is projected that future development will continue to occur in this area, particularly in light of the fact that sewer services will be available under Carteret County's Complex 201 Facilities Plan. With 90 percent of the residential growth occurring in this area, the population is expected to increase to approximately 1643 people. This figure is consistent with the criteria established for transitional classification of 2000 people per square mile (e.g. 1630 people per .8 square miles).

The remaining land in the planning area has been classified as rural or conservation. The conservation classification has been placed upon the Newport River and its respective floodplain and tributaries, the wetlands and the various

ponds and lakes in the planning area. The only population expected to reside in the conservation areas should occur within the 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.

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 Newport 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.

[illegible] 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 Newport. 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 Rksources Commission.

VIII. Summary

Preliminary work on Newport's Land Development Plan began in early 1975 when the Coastal Resources 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 the planning area was conducted to classify and measure the current usage of land. It was then analyzed to determine which areas had developed adequately and what problems existed within the planning area. 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 Newport's Planning Area desire a continued

moderate density growth complimented by a wider range of commercial enterprises. They are pleased with the friendly atmosphere existing in the community and wish that future development be in harmony with the residential nature of 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 planninc 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 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 environmental pressures which might have occurred.

IX. City-County Plan Relationship

Just as it is the responsibility of the Coastal Resources 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 Newport and Carteret County during the formulation of their respective plans. Data was coordinated with the county to insure consistency between the plan during the planning process. All public meetings for Newport were attended by the Carteret County Planning Department to insure consistency between the two plans and to avoid any possible policy conflict. A close working relationship was also developed between Newport's Planning Board and the county's, with a representitive from Newport serving on both boards. Finally, the consistency between Newport's and the county's plan was assured when the Carteret County Board of Commissioners, meeting at a public hearing, acknowledged the significance of Newport's Land Development Plan and resolved that it was an integral part of Carteret County's Plan.

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