Washington, North Carolina

'The Original Washington'

Land Use Plan

1985 — 1995

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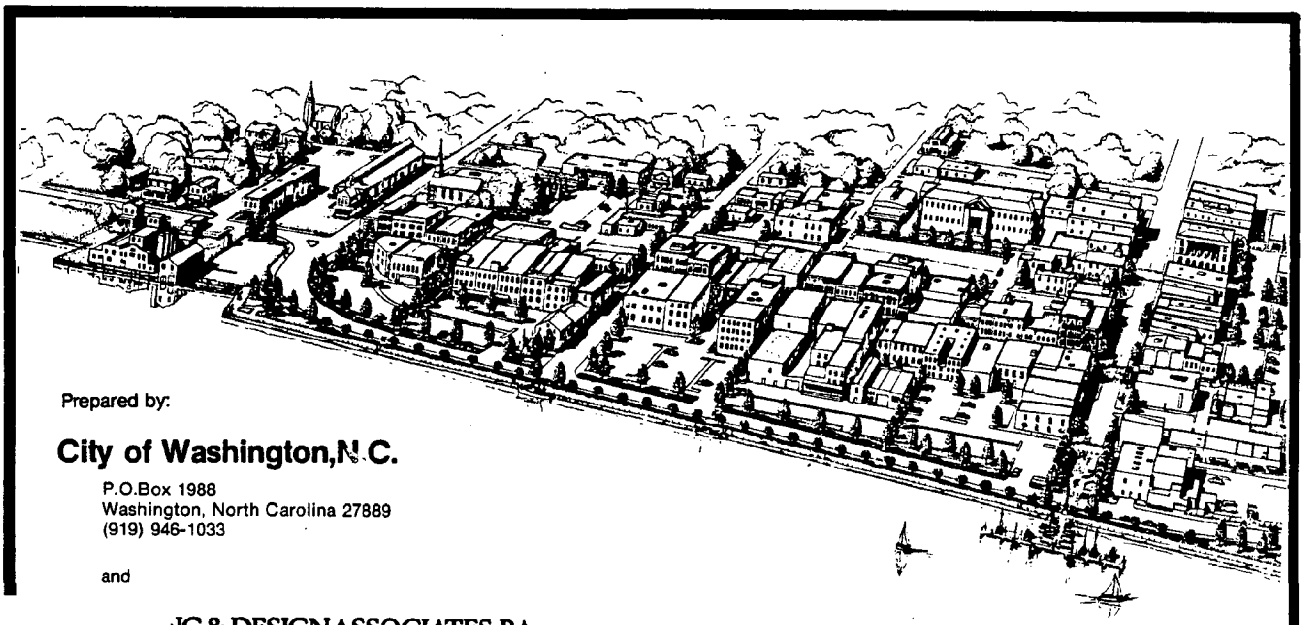

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The Washington Land Use Plan: 1985-1995

Washington, North Carolina

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Washington Land Use Plan: 1985 - 1995

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I. Executive Summary

This document provides guidelines for the future growth and development of the City of Washington through the year 1995. Recommendations on accommodating Washington's population growth, conserving valuable resources, and sustaining the quality of life sought by its citizens are based on extensive research, previous plans, and citizen input.

Previous limits on Washington's future, imposed by needed improvements to the city's wastewater and roads are now being or have been addressed since the 1980 Land Use Plan. These improvements are cited in this Land Use Plan.

The City's capacity for growth is now, or soon will be, much improved. The challenge ahead for the City of Washington is to direct this growth, maintaining the quality of life and physical environment sought by both citizens and City officials providing input into this report.

With the physical infrastructure for growth in place, Washington must look to the public policy and regulatory instruments used by coastal cities to direct and manage growth. **This Land Use Plan serves to direct city use of tools such as the Zoning Ordinance, the Thoroughfare Plan, the Water and Wastewater Plan, the Master Plan for Parks and Recreation, and The Coastal Area Managment Act of 1974.**

The City of Washington recognizes the importance of protecting and developing its resources, both natural and man-made. In accordance with the Coastal Area Managment Act of 1974, this Land Use Plan contains policy statements and implementation strategies regarding the protection, production, and management of the City's resources as well as providing guidelines for economic and community development to 1995. A special

section on Storm Hazard mitigation provides a plan for addressing Washington's high vulnerability to hurricanes. Methods for insuring ongoing public participation and intergovernmental coordination of this plan are also provided.

This plan serves as an update to previously adopted Washington Land Use Plans and provides an overview of public policies for the future of Washington, North Carolina.

II. The Importance of Planning

A. What is a Land Use Plan?

A Land Use Plan is a collection of policy statements which serve as guidelines for local, state, and federal officials when making decisions affecting development. It is also intended to be used by private individuals when they make decisions regarding development.

The Coastal Area Management Act of 1974 requires all local governments in Coastal North Carolina Counties and municipalities to develop a land use plan. The plan is to assure the orderly growth of North Carolina's coastal area and to protect important natural resources.

The land use plan is to be developed to serve the City of Washington for a period of 10 years. It is required however, by CAMA, that the plan be updated every five years.

B. How is a Land Use Plan Utilized?

Land use plans which are prepared by local governments in the coastal area are distributed widely, and have many uses. Those reviewing and using the plans are local governments, regional councils of government, state and federal permitting agencies and public and private funding and development groups.

The discussion of policies, the land classification map and the relationship between the two serve as the basic tools for coordinating policies, standards, regulations and other government activities at the local, state and federal levels. This coordination is described by three applications:

(a) The policy discussion and the land classification map encourage coordination and consistency between local land use policies and

the state and federal governments. The local land use plans are the principal policy guides for governmental decisions and activities which affect land uses in the coastal area.

(b) The local land use plans provide a framework for budgeting, planning, and for the provision and expansion of community facilities such as water and sewer systems, schools and roads.

(c) The local land use plans will aid in better coordination of regulatory policies and decision by describing local land use policies and designating specific areas for certain types of activities, thus directing other city tools such as zoning and subdivision ordinances.

Local Government Uses - Counties and municipalities should use the local land use plans in their day to day decision making and in planning for the future. The land use plans should provide guidance in local policy decisions relating to overall community development. The plans also provide the basis for development regulations and capital facility planning and budgeting. By identifying how the community prefers to grow, land use plans help to assure the best use of tax dollars for extension of public utilities and services to areas designated for development.

Regional Uses - The regional councils of government on planning and regional development commissions use the local land use plans as the basis for their regional plans and in their function as regional clearinghouse (A-95) for state and federal funding programs. The local plans indicate to these regional agencies what types of development the local community feels are important and where the

development should take place.

State and Federal Government Uses - Local land use plans are used as one major criteria in granting or denial of permits for various developments within the coastal area. State and federal agencies must be sure that their decisions consider the policies and land classification system which are described by the local governments in their plans. The Coastal Area Management Act stipulates that no development permit may be issued if the development is inconsistent with the local land use plans. Similarly, decisions relating to the use of federal or state funds within coastal counties, and towns and projects being undertaken by state and federal agencies themselves must also be consistent with the local plans. State agencies also use the plans in their A-95 review. It is thus vitally important that local governments take the opportunity to be as definitive as possible in developing their policy statements and land classification system to minimize interpretive decisions on the part of state and federal review, permit, and funding agencies.

C. **Why Plan for Washington's Future?**

Planning for the future is of particular importance to Washington, North Carolina. Washington has played an important role in North Carolina's history since it was founded in 1775 by James Bonner. It grew to be one of the State's most important ports by the end of the 19th century and early 20th century as well as becoming the county seat of Beaufort County.

With the advent of railroad construction, hard-surface road construction, and modern trucking, Washington's importance began to diminish. The once thriving waterfront came only to serve one steamboat

line by 1950. The wharves became dilapidated and a general economic downturn was experienced.

Washington first recognized the need for planning during the early 1960's. The City Council appointed a Citizen's Committee to investigate the possibility of initiating urban renewal projects which eventually led to the Downtown Waterfront Urban Renewal Project. The execution of this project resulted in a complete renovation of the waterfront area. Abandoned warehouses, and dilapidated buildings and piers were cleared out. The land was built up and the Stewart Parkway was constructed. A park-like waterfront area for the public was also created. The bulk-head was furnished with free water and metered electricity to accommodate overnight docking.

Other notable planning achievements soon followed. The Washington Square shopping center was developed as an alternative commercial and retail center to the Central Business District. Main and Market Streets were renovated in an effort to create an amenable atmosphere downtown.

The most recent planning achievements include the continuation of community development/redevelopment projects and the development of housing for low and moderate income groups using Community Development Grants, the creation of a National Register District, and the creation of a local historic zoning district which approximates the National Register District.

Thus far, Washington has been tremendously successful in responding to its changing economic base. It now must meet the challenges of the future. In order to adequately provide for its present and future citizens, Washington must address many problems. These problems include:

1) How best to expand wastewater treatment and collection systems to accommodate present and future demand.

2) How best to revise the Zoning Ordinance to allow for expanding development and assuring orderly growth?

3) How best to develop the waterfront area using the river to continue reviving economic development in Washington?

4) How best to continue enhancing the visual qualities of Washington?

5) How best to improve the water quality of the Pamlico-Tar River?

In light of these problems, and others, Planning and Design Associates, P.A. (PDA) and the citizens and staff of the City of Washington have prepared the 1985 Washington Land Use Plan Update. The plan is divided into six sections and an appendix. The different sections include: **Executive Summary, The Importance of Planning, Description of Present Conditions, Policy Discussion and Implementation Strategies, Storm Hazard Mitigation, and Land Classification Map.**

The **Description of Present Conditions** outlines the demographic and economic aspects of Washington and provides an existing land use map. This section summarizes current plans, policies, and regulations reviewed during the Plan update process, discusses existing constraints to Washington's development, provides estimates of future growth in Washington, and provides estimates of future community facilities demand that will accompany the projected growth.

The section on **Policy Discussion and Implementation Strategies** is organized into categories of resource protection, resource production, economic and community development, public participation, storm hazard mitigation, and other specific issues. This section also discusses the increasingly important role of intergovernmental coordination in regard to those policy statements.

The fourth section of this plan presents the **Land Classification Map** and discusses the criteria used to determine the classification of the Washington Planning Area as well as the intergovernmental coordination and cooperation necessary for successful utilization of this land classification system.

The fifth section is a relatively new aspect of the CAMA Land Use Plans, **Storm Hazard Mitigation.** This section identifies what the City of Washington has to lose in the event of a storm, how the City should best minimize its potential losses, and how the City should reconstruct in the event of a storm.

III. Description of Present Conditions

A. Establishment of Information Base

Data for the 1985 Washington Land Use Plan Update was collected through a combined effort of city officials and Planning and Design Associates, P.A. The data assembly began with assessments of the 1976 Washington Land Use Plan, the 1980 Washington Land Use Plan Update, and other public policy documents, technical plans and studies, and published information on the Town. A Bibliography of Literature reviewed is contained in Appendix I.

Published data were collected from local, county, state and federal agencies as needed. These included consultant collection of data via visits with the N.C. State Office of Budget and Management, N. C. Office of the U.S. Geological Survey, N.C. State Archives, N.C. Department of Transportation, N.C. Division of Environmental Management, N.C. Department of Natural Resources and Community Development, City of Washington School System, City of Washington Chamber of Commerce, and the UNC-Chapel Hill Department of City and Regional Planning Library.

Telephone and on-site interviews were conducted with the NRCD regional office and Washington City Staff, including:

> John Crew, Coastal Land Use Planner, NRCD, Ruth Leggett, Coastal Land Use Planner, NRCD; Louis Taylor, City Community Development Coordinator; Buddy Cutler, City Zoning Administrator, and Ralph Clark, City Manager. Other initial guidance was provided by Jonathon Philips, of the Pamlico Tar River Foundation, Keith Hackney of Hackney Industries, Inc., and Frank Lewis, of the Washington Chamber of Commerce.

Information regarding location of Areas of Environmental Concern, and general field data on all policy issues outlined in this Plan were collected through field surveys (windshield and on foot) by Planning and Design Associates, P.A. and City Staff, as well as through personal interviews with

citizens, including local land surveyors using maps and photographs as references.

The Consultants made extensive use of previous adopted Land Use Plans, as well as other published documents listed in the Bibliography in Appendix I.

B. Population, Economy, and Housing

Population

The population of Washington is moving from the core of the City to near, or out of, the city limits, making annexation a necessary means for the City to both substain its tax base, and keep up with the demands for City Services.

This is not a new trend. Both the 1976 and 1980 Washington Land Use Plans made the same observation.

Exhibit D (page 62) outlines the components of population change in the City of Washington and Beaufort County. It is important to note that the County population increased by 12.2% while the city population decreased by 6.1%. It is apparent that much of the counties growth is attributable to the City of Washington, in areas just outside its City Limits.

Much of the City's population decrease is in the under 5 age group (18.6%), which corresponds to low birth rate trends exhibited statewide during the early 1980's. The 25-34 year old population did increase significantly (28.3%) and the child-bearing years (15-44) showed only a slight decrease.

The 1970-1980 population increase of the 25-34 year age group is significantly less than the state-wide increase of 49.5% and the nation-wide rate of 48.7% during the same time-frame. The overall decrease of the

population in the child-bearing years (15-44) is discouraging compared to the state-wide increase of 25.9% and the nation-wide increase of 25.9% between the years 1970-1980.

Some of the increase experienced by the 25-34 year age group is attributable to migration. The net migration (out and in) of Beaufort County between the years 1970-1980 was 6.2%, slightly more than twice the state-wide rate of 3.0%.

Economy

Washington is a community with the majority of its workers employed in the wholesale & retail trade industry and the service industry. Being the county seat and area retail trade center, it attracts many workers from outlying areas - Chocowinity, Bath, etc. Despite this advantage, Washington is losing workers at slightly less than the rate at which it is losing population. Exhibit E (page 63) shows that it lost 5.4% of its workforce between the years of 1970-1980. Much of this job loss may be attributable to new industrial job location just outside the city limits. The only increase inside the city limits occurred in the categories of public administration and manufacturing. Increase in public administation follows national trends. People are getting more government. The increase in manaufacturing is due to the increased workload of the City's prominent manufactures, e.g. Hackney and Sons.

Washington's industrial base has shown a gradual growth since the first CAMA Land Use Plan. Between 1976-1980 three major new employers located in the Washington area: Gregory Poole, Inc. (40 Employees); Lowe's, Inc.; and Stanadyne, Inc. (345 Employees). Since 1980, however, only one major employer has located in the area - Donnelly Marketing (300 Employees). A

list of Washington's major industries is contained in Exhibit F (page 64).

The impact of tourism on the economy of Washington is difficult to guage. Washington does not have a significant number of "second houses." Only 6% of Washington's total year-round housing units were unoccupied during 1980, compared to a 8.2% unoccupied housing unit rate for the whole state in 1980.

Telephone interviews with several area hotels indicate that occupancy rates are significantly highest during the summer months. This indicates that a tourism base exists, giving the City something to expand upon, as discussed in Section IV.C of this plan.

Housing

Adequate housing for the population of Washington has been one of the City's chief concerns in the past decade. Urban renewal projects began revitalizing Washington's housing market in the 1960's with recent Community Development Block Grant programs being very successful in continuing the revitalization of Washington's low and moderate income housing market.

The City of Washington is still much more attractive to single-family home owners than is the extraterritorial jurisdiction, as the 1980 Washington Land Use Plan concluded. That conclusion was derived from a study of building permit activity during the years 1975-79 within City limits and outside City limits within the 1.5 mile extraterritorial jurisdiction. Building permit data from the years 1980-1984 was not available for inclusion in the 1985 Washington Land Use Plan.

The conclusion that the City of Washington is more attractive to single-family homeowners is derived from an interview with William Cochran of the Washington Housing Authority. Cochran estimates that approximately

98% of housing units within City limits are conventional single-family dwellings as opposed to mobile homes. Within the entire Washington Planning Area, including extraterritorial jurisdiction, Cochran estimates that approximately 75% of the housing units are conventional single-family dwellings as opposed to mobile homes.

Single-family detached housing units are available for low income persons through the public sector. As of May 1985, the City of Washington had 483 publicly financed low income housing units available. There are currently no additional units under bid solicitation, however; there are 15 building lots scheduled for demolition and future development.

Apartment units for low income persons are available through the private sector. Two rental unit complexes exist in Washington. Clifton Meadows, located on W. Tenth Street near the John Cotten Tayloe School has approximately 50 rental units available, and The Village, located on Avon Avenue has approximately 70 rental units available.

Demand for middle and upper middle income units could not be accurately determined from available data; however, consultant interviews and observations suggest potential middle income housing demand as a bedroom community for the adjacent Greenville and Texas Gulf/Aurora employment centers.

C. **Existing Land Use Analysis**

Land use activities within the Washington Planning Area include areas that are devoted to **Agricultural, Forest Wetlands, Commercial/Residential, Cultural/Recreational, Residential, Institutional/Governmental,** and **Industrial** uses. All areas with these uses are identified in Exhibit B - Existing Land Use Map (page 60).

Agricultural

The largest land use activity in the Washington Planning Area is devoted to agricultural use. Agricultural land comprises vast tracts of land in the northern and western portions of the Washington Planning Area. Other tracts of land used primarily for agricultural purposes are found dispersed throughout the eastern portion of the planning area. The major crops include corn, tobacco, and soybeans.

Agricultural land use is affected by activities/trends occurring in the Washington Planning Area. Much of the land currently being used for agricultural purposes inside the City Limits is the most suitable land for development purposes. The City of Washington will have to pay careful attention to the development of agricultural land, being sure to protect as much of it as possible while developing those areas most appropriate for other uses. Guidelines for this growth are contained in Section IV.A - Resource Protection, and in Section VI.C, which discusses the classification of Transition lands. (See Table of Contents for page references.)

Forested Wetland

Forest Wetlands are found primarily on the southern shore of the Pamlico and Tar Rivers.

Those areas are not suitable for development, as they have poor drainage and are highly susceptible to erosion.

Future use of these areas is discussed in Sections IV.A - Resource Protection, and in Section VI.C which discusses the classification of conservation lands. (See Table of Contents for page references.)

Commercial/Residential

Commercial/Residential uses of land are found within the City Limits. The designation of these two uses together was done primarily because this is how they are found, mixed. These areas are primarily commercial but have mixed residential use among them as well. The residential use is in the form of detached single-family dwellings and second/third floor apartments.

The primary retail development is found in the downtown area. Planned neighborhood shopping centers are also located on Fifteenth Street (Washington Square and K-Mart).

The most highly visible highway business development is located on U. S. 17 between Ninth and Fifteenth Streets. This area is becoming a strip commercial district. Additional strip development could occur along the new bypass (page 67) if not guarded against now. The city must take appropriate zoning measures to protect that area soon.

Other major commercial districts are located along West Fifth Street from Hackney Avenue to Wilson Street, and from Seventh Street to Avon Avenue along U.S. 264. The City recognizes the caution it must take to protect this area from excessive strip development.

Previous land use plans and the Downtown Plan have cited many constraints to the development of the commercial district, none of which have been rectified to date. The primary constraints include poor vehicle circulation and inadequate parking.

Policies regarding the development of the commercial district are contained in Section IV.C - Economic and Community Development.

Cultural/Recreational

Areas and facilities devoted to cultural and/or recreational use are identified in Exhibit B - Existing Land Use Map (page 60). The largest single use, as identified in Exhibit B, is the cemetary.

Washington has a large historic district which is included in the National Register of Historic Places. The historic district comprises the area on the waterfront from Hackney Street to Simmons Street. The northern border is primarily Third Street. At Market, Bonner, and Harvey Streets , the northern border extends as far north as Fifth Street. The southern border is the south bank of the Pamlico and Tar Rivers.

Approximately 95 acres of land are devoted to recreational use. Washington's Recreation Department administers recreational activities at the following sites: Seventh St. Park, Charlotte Street Center, Kugler Field, Todd Maxwell Field, Stewart Park, Oakdale Park, Washington Docking Facilities, Jack's Creek, Bridge Street Center, Beebe Park, Carver's Landing, Haven's Gardens, Water Tank Property Area, and all public schools.

Public water access is currently located at Jack's Creek. Fishing is a popular activity at this site, as well as being popular off of the Stewart Parkway and Highway 17 Bridge.

Residential

Residential development patterns in Washington have not changed since 1976. Residential development is dispersed (as noted earlier in this section) among commercial and industrial development, creating incompatible neighborhoods.

Areas south of the Pamlico-Tar Rivers (Whichard's Beach) continue their same development trends. The homes being constructed are primarily

recreational and second homes. There is, however, substantial mobile home development occurring as permanent residences. All homes in this area are served by individual wells and septic tanks.

Institutional/Government

These areas are identified in Exhibit B - Existing Land Use Map (page 60). These areas include city and county government buildings and the airport.

Industrial

Industrial Land Use has not increased substantially since the previous land use plan. Development of industrial lands has occurred immediately adjacent to or within commercial/residential areas.

Changes which have occurred since 1980 are primarily on the western side of the city. Gregory Poole, Inc. has located at the intersection of U.S. 17 and N.C. 1509.

Discussion pertaining to the future industrial land use is contained in Section IV.C - Economic and Community Development. Much of that discussion relates to plans by the Washington Chamber of Commerce and its efforts to develop an industrial park east and/or west of the City Limits.

D. Current Plans, Policies, and Regulations

A comprehensive list of plans and policies for the Washington Planning Area are contained in the bibliography (Appendix I) of this plan. Local ordinances pertaining to development include the City's zoning code and building code regulations.

A list of state and federal regulations pertaining to development follows:

STATE DEVELOPMENT REGULATIONS

Agency	Licenses and Permits
Department of Natural Resources and Community Development	- Permits to discharge to surface waters or operate wastewater treatemnt plants or oil discharge permits; NPDES Permits, (G.S. 143-215).
Division of Environmental Management	- Permits for septic tanks to be used for industrial purposes (G.S. 143-215.3). - Permits for withdrawal of surface or ground waters in capacity use areas (G.S. 143-215.15). - Permits for air pollution abatement facilities and sources (G.S. 143-215.108). - Permits for construction of complex sources; e.g. parking lost, subdivisions, stadiums, etc. (G.S. 143-215.109). - Permits for construction of a well over 100,000 gallons/day (G.S. 87-88).
Department of Natural Resources and Community Development Division of Coastal Management	- Permits to dredge and/or fill in estuarine waters, tidelands, etc. (G.S. 113-229). - Permits to undertake development in Areas of Environmental Concern (G.S. 113A-118). NOTE: Minor development permits are issued by the local government.

Agency	Licenses and Permits
Department of Natural Resources and Community Development Division of Land Resources	- Permits to alter or construct a dam (G.S. 143-215.66). - Permits to mine (G.S. 74-51). - Permits to drill an explanatory oil or gas well (G.S. 113-391). - Permits to conduct geographical exploration (G.S. 113-391). - Sedimentation erosion control plans for any land disturbing activity of over one contiguous acre (G.S. 113A-54).
Department of Natural Resources and Community Development Secretary of NRCD	- Permits to construct an oil refinery.
Department of Administration	- Easements to fill where lands are proposed to be raised above the normal high water mark of navigable waters by filling (G.S. 146.6 (c)).
Department of Human Resources	- Approval to operate a solid waste disposal site or facility (G.S. 130-166.16). - Approval for construction of any public water supply facility that furnishes water to ten or more residences (G.S. 130-160.1).

FEDERAL DEVELOPMENT REGULATIONS

Agency	Licenses and Permits
Army Corps of Engineers (Department of Defense)	- Permits required under Section 9 and 10 of the Rivers and Harbors of 1899; permits to consturct in navigable waters. - Permits required under Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. - Permits required under Section 404 of the Federal Water Pollution Control Act of 1972; permits to undertake dredging and/or filling activities.
Coast Guard (Department of Transportation)	- Permits for bridges, causeways, pipelines over navigable waters; required under the General Bridge Act of 1946 and the Rivers and Harbors Act of 1899.
Geological Survey Bureau of Land Management (Department of Interior)	- Permits required for off-shore drilling. - Approvals of OCS pipeline corridor rights-of-way.
Nuclear Regulatory Commission	- Licenses for siting, construction and operation of nuclear power plants; required under the Atomic Energy Act of 1954 and Title II of the Energy Reorganization Act of 1974.
Federal Energy Regulatory Commission	- Permits for construction, operation and maintenance of interstate pipeline facilities required under the Natural Gas Act of 1938.

Agency	Licenses and Permits
Federal Energy Regulatory Commission (continued)	- Orders of interconnection of electric transmission facilites under Section 202 (b) of the Federal Power Act. - Permission requred for abandonment of natural gas pipeline and associated facilities under Section 7C (b) of the Natural Gas Act of 1938.

E. Constraints: Land Suitability

In accordance with CAMA regulations, the following is a brief analysis of the general suitability of the undeveloped lands in the Washington Planning Area. The analysis presented here plus related sections of policy discussion (Section IV) were the basis for the design of the Land Classification Map (Section VI). Land suitability is analyzed in terms of three different types of constraints--**Physical Limitations, Fragile Areas,** and **Areas of Resource Potential.**

Physical Limitations

There are two major physical limitations to development in the Washington Planning Area--Flood Prone/Storm Hazard Areas and Areas with Soil Limitations.

Hazard Areas

As shown on the Flood Prone Areas Map, Exhibit C (page 61), almost 50% of the land in the Washington Planning Area is subject to inundation. Development should either be directed away from those areas or be undertaken so as to withstand the likelihood of inundation.

Flood-prone areas are also subject to erosion. As an example, according to data contained in the Beaufort County Storm Mitigation Plan,

during a 32 year period (1951-1983) Beaufort County lost 968.1 acres due to erosion. Had these shorelines been developed in 1951 at an average of 2 units per acre and assuming an estimated value of $30,000 per unit, approximately $60 million worth of property would have been lost to the County during that 32 year time period.

Soil Limitations

Soil must be suitable for both construction and septic fields. Development in soils not suitable for construcion and septic fields should not be permitted.

Soil found in the northern half of the Washington Planning Area is of the Norfolk-Wagram-Goldsboro association. Drainage is moderate to good in this area.

The southern half of the Washington Planning Area comprises two soil associations: Conetoe-Wando-Dragston and Dorovan Johnston. Both are poorly drained. Dorovan-Johnston is inundated throughout much of the year, making it the worst of the two.

The most recent soil analysis of the area was completed in 1976. This analysis included with this plan, is availabel for inspection with Beaufort County.

Fragile Areas

Fragile Areas, or Areas of Environmental Concern, are identified in Section IV.A - Resource Protection, of this plan. These areas are easily destroyed by inappropriate or poorly planned development. Development of these areas must be consistent with CAMA guidelines.

There are other areas, not defined as AEC's, which nonetheless are fragile. These areas include all Wooded Swamps found on the south side

of the river.

Areas With Resource Potential

As noted in various sections of this plan, much of the Washington Planning Area is agriculturally productive. The growth guidelines offered in Section IV.B - Resource Production and Management should be followed. The most productive agricultural land should be identified and protected as agricultural land in accordance with Executive Order 95.

Areas on the southwest shore of the Tar River have been identified as having mineral resource potential. Any mineral resource production must be consistent with State guidelines.

There are no publicly owned forests, fisheries, or gamelands in the Washington Planning Area.

F. Capacity of Community Facilities and Estimated Future Demand

Population Projections

The population within the City Limits of Washington in 1980 was 8418, 6.1% less than what it was in 1970, however, another 782 people have been added since 1980 to bring the 1985 estimate to 9200.

The City of Washington is however, growing, by engaging in a continuing program of annexation of residential, commercial, and industrial lands. Annexations since 1980 have increased the City's population from 8418 to 9200, a 9.3% increase during the last five years. This represents a 1.86% annual population growth rate. Being somewhat conservative and using a 1.5% annual population growth rate, the population of the City of Washington will be 10,073 in 1990, and 10,864 in 1995. These projections assume that the City will maintain its current rate of growth.

An assumed 1.5% annual population growth rate may be optimistic. There

are, however, several factors which should be cited when considering the growth in population of the City of Washington. They are:

1) The N.C. Office of State Budget and Management estimates that the population of Beaufort County has increased by approximately 7% between 1980 and 1985, representing a 1.4% annual population growth rate.

2) The N.C. Office of State Budget and Management estimates that the population of Pitt County has increased by 8% between 1980 and 1985, representing a 1.6% annual population growth rate.

3) Scheduled transportation improvements in the Washington Planning Area (Exhibit H), to be discussed in following narrative, will increase the accessibility of Washington to Greenville, making the Washington Planning Area very attractive as a residential community serving the Greenville employment center.

Housing

In 1980 there were 3,395 housing units in the City of Washington (within City Limits) for a population of 8418 persons. This is approximately 2.5 persons per housing unit. Assuming the same ratio and a 1.5% annual population growth rate, growth in housing stock would be as follows:

YEAR	ADDITIONAL UNITS REQUIRED	TOTAL UNITS
1985	285	3680 housing units
1990	349	4029 housing units
1995	317	4346 housing units

1980 housing unit data is from the U.S. Department of Commerce, Bureau of the Census. A housing unit is described as a house, apartment, group of rooms, single room, or mobile home. Vacant housing units are included in the inventory. Vacant mobile homes not intended for occupation are not included.

In 1980, 6% of the 3395 available housing units were vacant.

Water Services

The City of Washington has two water stations with a combined capacity to pump 2.92 million gallons per day. The surface water plant, located on Plymouth Street, has a 2.2 million gallons per day capacity and the ground water plant, located at Slatestone Hills, about five miles east of the surface water plant, has a 0.72 million gallon per day capacity.

The 1985 average daily demand on both plants is about 1.5 million gallons per day, or about 163 gallons per day per person.

Assuming the same ratio and a 1.5% annual population growth rate, Total City Demand to 1995 would be as follows:

- 1.64 million gallons per day demand in 1990
- 1.74 million gallons per day demand in 1995
- 1.90 million gallons per day demand in 2000

Based on the projections above, the City of Washington will have no limitations on municipal water services during the projected time-frame required by CAMA in this plan.

Wastewater Service

Construction on improving the wastewater treatment plant began in January, 1985. Upon completion, the wastewater treatment plant will have the capacity to handle 2.25 million gallons per day.

The most recent data available (1983) indicates that the existing demand on the wastewater treatment plant is 1.81 million gallons per day, or 197 gallons per day per person. Assuming the same ratio and a 1.5% annual population growth rate, the City will have a:

- 2.00 million gallons per day demand in 1990
- 2.14 million gallons per day demand in 1995
- 2.30 million gallons per day demand in 2000

Based on the projections above, the City of Washington will not have

any limitations on municipal wastewater services until after the year 1995.

Schools

The City of Washington has five schools. Exhibit G (page __) lists those schools, the grades each serves, the 1984-85 enrollment, the capacity, and the percent of design capacity each is currently being used. Though the population study discussed earlier in this plan showed a decrease in the three school age sub-groups, enrollment is increasing, indicating that the City's schools are serving a greater number of persons outside City limits yet in the school jurisdiction.

The high use rates all the schools are currently exhibiting is sufficient evidence that the City of Washington must construct another school. An interview with the City's Superintendant of Schools revealed that a site has been purchased and that the City does intend to pursue bond referendum. Also discovered during this planning process is the controversy regarding the structural quality of some of the schools, which only heightens the urgency in which the City must act to resolve this issue.

Transportation

Past Washington Land Use Plans and Transportation Plans have all cited the conditions of Washington roads as one of the major obstacles to the City's growth. Those obstacles will be diminished by 1986 as the N.C. Department of Transportation completes highway improvements in Washington and Beaufort County. Maps identifying the location of all scheduled improvements are contained in Exhibit H (page 66). These improvements will

have a tremendous impact on the City of Washington. They are:

- Widen U.S. 264 from Greenville to Washington.
- Construct an East-West Bypass, connecting U.S. 264 and Fifteenth Street.
- Widen N.C. 32 to four lanes and install curbs and gutters.
  Note: The future of this improvement is still uncertain as it has been involved in litigation.
- Widen U.S. 264 heading east out of Washington.

Improvements are also scheduled for Warren Field, as the Airport Layout Plan Report cited in 1982. Runway lights and other improvements to the airport are being planned by the N.C. Department of Transportation.

IV. Policy Discussion and Implementation Strategies: Overview

"Policy" may be most simply defined as an expressed set of adopted statements which are to be used to guide future decisions. Taken together, the following policies therefore constitute a broad development direction for charting the City of Washington's future.

These policies serve to update those provided by the 1980 Land Use Plan and are derived from a careful analysis of policies contained in previous plans and studies, published data, interviews with citizens and city staff, public hearings, and direction provided by the City Planning Commission. A more detailed discussion of Citizen Participation in formulation of these policies is contained in Section IV.E.

The following policy discussion is presented in the five major categories of policy development outlined by the Coastal Resources Commission plus a sixth category, "Intergovernmental Coordination" which briefly describes the relationship between the City of Washington and Beaufort County and the relationship between the City of Washington and Washington Park.

A complete listing of all policies/issues considered for inclusion in this section is contained in Exhibit I.

A. Resource Protection
B. Resource Production and Management
C. Economic and Community Development
D. Citizen Participation
E. Storm Hazard Mitigation
F. Intergovernmental Coordination

For each major policy category, an overview discussion and its relevance to local conditions in the Washington planning area is provided. This is followed by a summary of Policy Objectives with recommended strategies for implementation.

A. Resource Protection

Protection of Washington's resources--both natural and historic, is in the best interest of all citizens of Washington. These are the City's heritage and future. The Resource Protection section of the 1985 Washington Land Use plan offers broad objectives and implementation strategies for achieving objectives. Previous land use plans have identifed four types of Areas of Environmental Concern (AEC's) in the Washington Planning Area. These are Coastal Wetlands, Estuarine Waters, Estuarine Shoreline, and Public Trust Waters. The number and location of Washington's AEC's have remained unchanged and are discussed below.

Coastal Wetlands are defined under 15 NCAC 7H as any salt marsh or other marsh subject to regular or occasional flooding. Washington's coastal wetlands are found on the south side of the Pamlico - Tar Rivers near Rodman's Creek and also on the north side of the river near the mouth of Jack's Creek, within the City Limits.

Estuarine Waters are defined by the State as "all water of the Atlantic Ocean within the boundary of North Carolina and all the waters of the bays, sounds, rivers, and tributaries thereto seaward." Estuarine waters are the bonding element of the entire estuarine system, integrating aquatic influences from the land and the sea. They are the most productive natural environment in North Carolina. They support the commercial and sport fishing industry. Washington's Estuarine Waters are the Pamlico - Tar Rivers east of the railroad bridge.

The issue of urban run-off and storm drainage is of major concern to the protection of Estuarine Water quality as well as being a major constraint to development.

The City of Washington recognizes the current emphasis that the Coastal Resources Commission (CRC) is placing on water quality. Like the CRC, the citizens of Washington consider water a high-priority issue. (See Section IV.E--Public Participation.)

The third type of AEC in the Washington Planning Area is Estuarine Shoreline. Estuarine shorelines are characterized as dry land especially vulnerable to erosion, flooding, or other adverse effects of wind and water. The estuarine shorelines found in the Washington Planning Area are those shorelines bordering the estuarine waters described above for a distance of 75 feet landward of the mean water line.

The last type of AEC found in the Washington Planning Area is the Public Trust Area. The public trust waters are all navigable inland waters to which the public has the rights of access include Estuarine Waters.

Another important resource which Washington must continue to protect is its Historic District. The Historic District is essentially the entire downtown area bordering the waterfront. The district is listed in the National Register of Historic Places. A Historic District Commission has been established to oversee the protection and development of the Historic District.

The following objectives and implementation strategies provide public policy guidelines for the protection of Washington's Natural and Cultural Resources.

Policy Objective	Strategies for Implementation
1. Protect Water Quality of Pamlico and Tar Rivers and potabel water supplies at the surface water plant on Plymouth St. and the ground water plant at Slatestone Hills.	a. Restrict installation of Septic Tanks in areas of Forested Wetlands, and/or flood prone areas w/Dorovan Johnston Assoc. and/or Bibb Assoc. Soils.

Policy Objective	Strategies for Implementation
	b. Insure integrity of filtering capability of Forested Wetland systems via: (1) Establish Conservation buffer zones in areas of Dorovan-Johnston Assoc. and Johnston-Bibb Assoc. soils, within flood-prone areas and forested wetlands. c. Develop and Implement an area program for urban run-off and drainage. Plan for phased improvement of municipal storm drainage system. Use zoning policies to improve urban run-off and drainage, e.g. restrict uses and density. d. Protect Tranters Creek, Kennedy's Creek, Runyons Creek and other freshwater creeks as present and future sources of fresh water. (1) Establish conservation buffer zones around creeks as per criteria above. (2) Assure maximum compliance with DEM standards for industry adjacent to or included in conservation zones. (3) City should sponsor education and training workshops for industry in coordination w/NRCD/DEM and other industry education agencies and groups. e. Revise subdivision regulations and adopt and enforce sedimentation and erosion control ordinance to reduce surface run-off and erosion related water quality problems.

Policy Objective	Strategies for Implementation
	f. Study the annexation of areas adjacent to the Pamlico River that lack sewerage systems to reduce infiltration from septic tanks.
	g. Moniter all existing industry for negative impact on AECS.
2. Protect Areas of Environmental Concern	a. Continue enforcement of permit authority by the CAMA permit officer.
	b. List specific appropriate and inappropriate uses for each AEC in the City Zoning Ordinace.
	c. Conduct field studies to re-affirm AEC's within the extraterritorial planning jurisdiction in accordance with section 15 NCAC 7H of the CAMA Regulations.
	d. Sudy potential uses of Castle Island which conform to CAMA guidelines and guard these islands against all non-conforming uses.
3. Protect Cultural and Historic Resources	a. Continue the implementation of downtown improvement plans.
	b. Support current efforts of the "Downtown Committee" and "Committee of 100" to stimulate private investment in downtown.

B. Resource Production and Management

The purpose of this section is to discuss areas in the Washington Planning Area that offer production potential and which must be effectively managed to realize their fullest potential.

Washington's most important area of resource production potential is land used primarily for agriculture. Beaufort County is annually among the leaders in North Carolina in corn, grain, and soybean production. Though this plan is for a growing city, much of the Washington Planning Area is

used for agricultural purposes. Fortunately, the City of Washington has zoned those areas in the Washington Planning Area which are prime for agricultural production. The challenge the City must meet now is to allow for "orderly growth," maintaining those areas most productive as agricultural, and rezoning those areas most appropriate for other uses.

There currently is no commercial forestry in the Washington Planning Area. The Land Use Map (Exhibit B, page 60) indicates wide tracts of land which are heavily wooded. Commercial forestry, however, has not been raised as an issue.

Another area of resource production potential is the southwest shore of the Tar River. Some restricted and appropriately guided sand mining may warrant consideration from the City.

The final source of resource production potential are the Pamlico and Tar Rivers. The maintenance of water quality is essential in order for the rivers to continue supporting the commercial and recreational fishing industries and other water based recreational uses.

The importance of Washington's waterfront is also discussed in Section IV.C - Economic and Community Development.

The following Policy guidelines are recommended for continued production and management of Washington's Resources:

Policy Objective	Strategies for Implementation
1. Reduce the municipal tax burden on agricultural lands within the planning jurisdiction.	a. Identify agricultural lands most suited for urban development and annexation within the planning district and re-zone appropriately.

Policy Objective	Strategies for Implementation
	b. Identify most productive agricultural lands not required for future city growth and restrict non-agricultural uses on these lands.
2. Commercial Forest Lands	(N.A.)
3. Moniter restricted mining of mineral resources on the southwest shore of the Tar River.	a. The City will consider providing technical assistance for projects that are compatible with the City's goal of maintaining water quality.
4. Promote water quality in the Pamlico and Tar Rivers to insure continued support of commercial and recreational fishing industries.	a. Support Water Quality programs listed under "Resource Protection."

C. Economic and Community Development

The City of Washington has a tremendous opportunity before it--the waterfront. Waterfront development has long been a goal of the City.

Washington initiated the development of its waterfront in the 1960's and is now facing the challenge to continue development that will promote tourism and recreation. Washington has the opportunity to develop its tourism industry greatly, drawing persons primarily from Greenville, one of the fastest growing areas in the State.

The waterfront is not Washington's only economic development opportunity. The proximity to Greenville and the four-laning of U.S. 264 offer the City improved accessibility. Construction on U.S. 264 to Greenville is expected to be completed within two years. Once construction is complete, Washington is only a 20-minute ride from Greenville--a close enough proximity that many people may wish to live in Washington and work in Greenville.

The low tax base in Washington and Beaufort County make it advantageous

for industries to locate in or near Washington. The Greater Washington Chamber of Commerce currently plans to create an industrial park east and/or west of the City (making accessibility to Greenville easy). Its plans should be supported. Washington has been very successful in its community development efforts to address problems of concentrated blight and substandard housing. It is hoped that these successes can continue.

The need for continued development of both community and tourist recreational and park resources to is recognized in this plan, as are other types of community facilities such as a farmers market, increased water access points, and waterfront parks.

All of Washington's opportunities will require careful management to assure "orderly growth." The Economic and Community Development policy objectives and implementation strategies listed below should serve the City as a guideline for "orderly growth."

The need for improvements to basic city services such as water, sewer, and streets is of paramount importance to the city, based on ranking of priorities from citizen input at the March 11 public hearing.

The issues of downtown revitalization and historic preservation, summarized in **Resource Protection**, are also essential to the continued economic development of Washington. Consistency between **Economic and Community** Development policies and **Resource Protection** policies is ensured through careful consideration of every policy category issue as it was addressed.

Policy Objective	Strategies for Implementation
1. Provide for Water and Sewage system expansion to accommodate future growth.	a. Extend sewerage and waterlines in accordance with 201 Facilities Plan Capital Improvement Plan, and Land Classification map.
2. Provide adequate streets and roads to accommodate future growth.	a. Update Thoroughfare Plan, coordinating planning with updated Land Classification Map (1985).
3. Promote tourism and recreational industry development.	a. Establish a special waterfront development district. Solicit competitive development proposals for restricted lease of public waterfront.
	b. Establish additional points of public access to the water. Solicit funding and technical assistance from Division of Coastal Management and other sources.
	c. Continue to support programs and plans of the Historic District Commission.
	d. Establish Scenic Corridor Districts for public and private improvements to major city access routes (e.g. tree planting).
	e. Continue enforcement of and improvements to a Signage Ordinance.
	f. Investigate potential uses of Castle Island.
4. Provide recreation facilities and Programs for all present and future residents of the Washington Planning Area.	a. Work toward adoption of a Master Plan for Municipal Parks and Recreation programs.
5. Support expansion of existing industry and recruitment of new industry.	a. Work with industrial recruitment staff of the N. C. Department of Commerce and the Greater Washington Chamber of Commerce to:

Policy Objective	Strategies for Implementation
	(1) Identify types of new industry desired.
	(2) Identify specific sites for future industry requiring support from City Services.
	(3) Support expansion of existing industry.
6. Support continued growth in utilization of the Municipal airport for economic development.	a. Create an Airport Restricted District at end of runways to insure future installation of Instrument Landing Equipment.
	b. Continue generating area and regional support in opposition to airport use restrictions being proposed by U. S. Department of Defense.
	c. Oppose all plans by the FAA/Department of Defense to expand military flight training areas.
	d. Update 1982 Airport Master Plan in accordance with 1985 Land Use Plan Update.
	e. Amend zoning ordinance so that growth around the airport is restricted.
7. Continue Washington's role as a commercial, retail center for farmers.	a. Provide planning assistance to the Greater Washington Chamber of Commerce and/or the Downtown Washington Association for location and development of a Farmer's Market.
8. Accommodate the City's projected growth and current need for an additional school.	a. Pursue bond referendum.
	b. Identify type of school needed based on population, by age group, projections.
	c. Solicit proposls upon receiving bond referendum.

Policy Objective	Strategies for Implementation
9. Provide a location for potential energy facility sitings as opportunities present themselves.	a. Examine potential energy facility siting proposals thoroughly before authorizing construction. b. Oppose all proposals for potential location of a nuclear energy facility. c. Permit energy facility sitings only in locations zoned I-1, permitted Special Use.
10. Accommodate potential development of marinas as opportunities present themselves.	a. All marina development must strictly adhere to CAMA standards set forth in 15 NCAC 7B and outlined on pages 54 and 55 of A Handbook for Development in North Carolina's Coastal Area, published by the Division of Coastal Management of the NRCD. b. Proposed locations of marina development must conform to zoning ordinances in effect at the time of the application.

D. Storm Hazard Mitigation

The importance of a sound storm mitigation or hurricane planning cannot be over-emphasized. There are three major reasons for such planning:

1) To save lives.
2) To save capital investments.
3) To save irreplaceable natural resources.

Long-time residents of Washington can well remember past hurricanes and their results.

1972: Hurricane Ginger brought Washington's waters to a 6.2 feet level.
1960: Hurricane Donna brought Washington's waters to a 6.5 feet level.
1955: Hurricanes Connie, Diane, and Ione brought Washington's waters up to a 6.4 feet, 7.7 feet, and 7.8 feet level, respectively.
1954: Hurricane Hazel brought Washington's waters to a level of 7 feet.

Washington will always face a strong threat from hurricanes, northeasters, and other major storms. As the town has grown, and continues to grow, the severity of loss has become greater. Due to this ever-increasing severity of loss it is important to plan now to be prepared for tomorrow.

The purpose of this section is to offer guidelines towards planning for a major storm. These broad guidelines are elaborated upon in accordance with CAMA guidelines, in Section V of this plan--Storm Hazard Mitigation.

Policy Objective	Strategies for Implementation
1. Identify areas most likely to be damaged and the extent to which they will be damaged.	a. Compile a hazards map that outlines all areas subject to flood and/or wind damage.
	b. Compile an inventory of existing land use and structures in the Washington Planning Area.
	c. Estimate monetary value of structures subject to loss due to storm damage.

Policy Objective	Strategies for Implementation
2. Create an evacuation plan to be followed by all residents of the Washington Planning Area in the event of a storm.	a. Evacuation must be consistent with Beaufort County Plan. b. Coordinate all plans with the Division of Emergency Management, the Federal Emergency Agency, and the N. C. Department of Transportation.
3. Prepare a post-recovery plan that best meets the needs of the community and makes most efficient use of time.	a. Prioritize all clean-up efforts. b. Create a "Recovery Task Force." c. Allocate responsibilities among Recovery Task Force Members. d. Establish guidelines for repair and reconstruction. e. Coordinate all efforts with necessary county, state, and federal agencies.

E. Public Participation

A variety of techniques were used in an effort to gain as much public input as possible into this plan. The following narrative describes those techniques and offers objectives and implementation strategies for continuing the public participation plan.

Planning for the public input began in December after the City's consultants, Planning & Design Associates, P.A., had researched all past plans available from the City and had interviewed City administrative officials regarding the current land use issues. Preliminary findings were then presented to City Planning Commission at their March 4 meeting.

Issues derived from previous plans are documented in Appendix F. Priority consideration was given to policies previously adopted through a public participation process and/or policy documents approved by elected officials (e.g. EPA 201 Facilities Plan, Thoroughfare Plan, Airport Master

Plan, etc.).

All of the issues were then compiled into one list, and a rating scale was established for use at a Public Hearing. (See Appendix F.)

On March 11, 1985 a Public Hearing was conducted. Prior notice was advertised in the **Washington Daily News** (Appendix C), and letters inviting civic and industry leaders were mailed. (See Appendices D and E.) News coverage of the hearing was provided in the **Washington Daily News** (Appendix II)

Each person in attendance, including the City Council were asked to rate the issues on a 1-5 scale, with 5 being most important, and to list any issues, not previously listed, in the provided space. (Appendix F.)

The results of that Public Hearing are found in Appendix G. A scoring system was devised to allow for analysis of the results. Each issue received a numeric score based on priority assigned by each respondent and a Total Net Score was calculated for each issue. Using the Net Score the issues were then prioritized into categories of importance.

The priority categories and recommended implementation strategies are found in Exhibit I (page 71).

Draft sections of the plan -- a working draft of "Policy Objectives and Implementation Strategies" and the Land Classification Map were made available for the Planning Board's review and input in mid-June, to solicit input before the July 1 Planning Board meeting, at which the City's consultants, Planning & Design Associates, P.A., were present.

The City of Washington must now continue soliciting public participation. The following objectives and implementation strategies should be followed.

Policy Objectives	Strategies for Implementation
1) Encourage active participation in land use discussion by all sectors of the population.	a) Develop a roster of civic organizations and key individuals to be notified of public meetings regarding land use issues.
	b) Publicize notices of meetings in local newspaper preceded by feature articles on specific issues to be discussed during upcoming meeting.
2) Educate the citizens of Washington about issues facing the area regarding matters of resource protection, resource production, and community and economic development.	a) Distribute brochures currently available in annual tax bills or in utility bills.
	b) Prepare public information programs for presentation to civic groups, churches, and school classes.

F. Intergovernmental Coordination

The preceding discussion of policies are to serve as the basic tools for coordinating numerous policies, standards, regulations, and other governmental activities at the local, state, and federal level.

The City of Washington and Beaufort County have long made cooperation a standard practice. The cooperation discussed in the 1976 Washington Land Use Plan still exists today. The cooperative efforts made in the interim have included the planning of rescue squad service, transportation planning, storm mitigation, and collection of taxes.

Washington has also maintained a long-standing cooperative relationship with Washington Park. The two municipalities share many common services, recognizing the need to work together. Washington also administers Washington Park's zoning on a fee basis.

The need for coordination between the City and County the most crucial

new element of this plan - Storm Mitigation, is particularly evident.

The storm mitigation plan is perhaps the most crucial new element of this plan because the hurricane season begins with city review of this plan in August 1985.

V. Storm Hazard Mitigation

A. Overview

The importance of a sound storm mitigation plan cannot be overemphasized. There are three major reasons for such planning:

1) To save lives.
2) To save capital investments.
3) To save irreplaceable natural resources.

Washington will always face a strong threat from hurricanes, northeasters, and other major storms. As the City has grown, and continues to grow, its potential loss increases. Due to this ever-increasing severity of loss it is important to plan now to be prepared for tomorrow.

The purpose of this section is to offer guidelines towards planning for a major storm. Following this overview are five sub-sections which contain the guidelines the City intends to follow in preparation for a major storm and the reconstruction to occur afterwards.

B. Storm Hazards

The first step in this storm mitigation plan is to identify and map all areas of the community which are most vulnerable to hurricane damages and to identify the damaging forces each area is subject to.

The areas most vulnerable to hurricane or other major storms are all AECs, found within the Washington Planning Area. These areas are coastal wetlands, estuarine waters, estuarine shoreline, and public trust waters. AECs are defined and identified in Section IV.A of this plan. These areas have been classified as conservation.

Other areas vulnerable to hurricane or other major storms are those areas with an elevation below the 100 year flood plain. The 100 year flood plain elevation for the City of Washington is 10 feet. A map of areas with

an elevation below 10 feet is contained in Exhibit C (page 61). These areas have a 1% chance of flood inundation in any given year.

The entire Washington Planning Area is also vulnerable to hurricane damages.

The areas listed above are subject to damaging forces that include high winds, flooding, erosion, and wave action/battering. The chart below ranks the severity of risk in each hazard area according to the damaging forces which are likely to occur there.

Severity of Risk in Hazard Areas

Hazard Area	Exposure to Damaging Forces				
	Severity Rank	High Winds	Flooding	Erosion	Wave Action
Coastal Wetlands	1	H	H	H	H
Estuarine Waters	1	H	H	H	H
Estuarine Shoreline	1	H	H	H	H
Public Trust Waters	2	H	H	M	M
Flood Prone Areas	3	H	H	M	L
Rest of Community	4	H	M	L	L

Exposure Levels: High, Moderate, Low

Disk: Allan
File: Risk

The Washington Planning Area is subject to high wind damage.

A map outlining flood-prone areas is contained in Exhibit C (page 61). A map locating areas subject to erosion and wave action - the AECs, is located in Exhibit A (page 59).

C. Description of Types and Severity of Risk in Hazard Areas

A key component of this storm mitigation plan is the following description of what is at risk in the Washington Planning Area. This description risk includes, in accordance with CAMA guidelines, an inventory of land uses and an inventory of structures within the planning area. Also provided, as per CAMA guidelines, is an indication of the monetary value of the losses that the planning area might sustain in the event of a major storm.

A narrative description of the inventory of land uses in the Washington Planning Area is contained in Section III.C and an existing land use map is contained in Exhibit B (page 60) of this plan. The land use map enables the City to measure the severity of what the city has at risk in terms of commercial, industrial, and institutional structures. The potential capital loss in these areas is self-evident. The figure would be hundreds of millions of dollars, an amount so staggering that it could not be replaced.

Data and maps provided by the N.C. Office of State Budget and Management and the N.C. State Archives enabled this plan to divide the City of Washington into nine "Planning Sub-Districts." The division of the City into planning sub-districts was derived from Enumeration District boundaries. Exhibit K (page 76) outlines the boundaries of each planning sub-district and lists the groupings of Enumeration Districts where necessary.

Exhibit L (page 77) lists what Washington has at risk in each of the planning sub-districts. Data contained in this exhibit includes two planning areas encompassing Long Acre Township and Chocowinity Township. These Townships are not included in the Washington Planning Area. The use

of Enumeration District Data therefore includes a small population at risk outside the existing planning jurisdiction.

What Washington has at risk is considerable - both in terms of population and in housing structures. There is a total population of approximately 15,086 in the planning area with an estimated housing structure value of $162,739,200. The counts of population and number of housing units within each planning sub-district enable the City to measure the severity of risk for each individual planning sub-district, both in terms of human lives and in terms of monetary value.

The evacuability of the Washington Planning Area is discussed in Before the Storm in Beaufort County: Avoiding Harm's Way, the County's storm mitigation plan. Eight evacuation zones have been established in the County. Parts of the Washington Planning Area lie within three of these zones - Zones IV, V, and VIII.

Surge Inundation Points have also been identified in Before the Storm in Beaufort County. Inundation Points in the Washington Planning Area include: a portion of SR 1300 that feeds U.S. 264, and all State roads that feed SR 1300, from Broad Creek to Washington across Runyon's Creek Bridge; and on U.S. 264 from Oak Drive and Hillcrest Drive due west, intersecting U.S. 17, south to and including the Pamlico River Bridge.

The analysis provided in Before the Storm in Beaufort County provides evidence that the entire City of Washington is well within the standard warning time of 12 hours provided by the National Weather Service. The principle roads in Washington, U.S. 17, U.S. 264, and N.C. 32, are all capable of transporting 455 vehicles per hour at 35 miles per hour. During a 12 hours period the three roads together could transport 16,380 vehicles,

allowing the City ample room for growth and still maintaining good evacuability.

The City of Washington has three evacuation shelters available to residents of its planning area. They are: John C. Tayloe Elementary School, eastern Elementary School, and the National Guard Armory. (See Exhibit K, page 76)

D. **Recommended Policies Regarding Storm Mitigation**

Policy statements and implementation strategies offered in this section of the Land Use Plan will decrease the City's risk of hurricane damage:

Policy Objective	Strategies for Implementation
1. Protect Areas of Enviromental Concern	a. Continue enforcement of permit authority by CAMA permit officer.
	b. List specific appropriate and inappropriate uses for each AEC in the City Zoning Ordinance.
2. Maintain or strengthen existing policies known to decrease the risk of hurricane damage.	a. Enforce the State Building Code taking maximum advantage of its construction standards which deal with the effects of high wind.
	b. Support the local CAMA Permit Officer in monitering the construction of hotels, restaurants, and similar large commercial structures in erosion-prone areas.
	c. Assist the County in preparing an Erosion and Sedimintation Control Plan to be filed with the Enviromental Management Commission.
3. Increase public awareness of hurricane preparation.	a. Conduct a risk-avoidance education program through the Office of Emergency Management to advise current and prospective developers of existing storm risks in Washington.

Policy Objective	Strategies for Implementation
	b. Conduct hurricane education program through the Office of Emergency Management in all public schools to instruct youngsters what to do in the event of a storm.

E. **Reconstruction**

According to Before the Storm: Managing Development to Reduce Hurricane Damages, by William D. McElyea, David J. Brower, and David R. Godschalk, a reconstruction plan has four purposes. It should:

1. Expedite community recovery by outlining procedures and requirements before damages occur.

2. Establish a procedural framework for putting storm mitigation measures into effect after disaster strikes the community and buildings and utilities are being repaired and rebuilt.

3. Gather and analyze information concerning the location and nature of hurricane damages in the community.

4. Assess the community's vulnerability to hurricane damages and guide reconstruction to minimize this vulnerability.

Beaufort County has a post disaster reconstruction plan, the Beaufort County Disaster Relief and Assistance Plan, which was adopted in September 1982. That plan addresses post disaster reconstruction, fulfilling all four purposes cited in Before the Storm: Managing Development to Reduce Hurricane Damages. The Beaufort County Disaster Relief and Assistance Plan outlines all of the steps the County will take to serve all of its communities during the recovery phase of a major hurricane. That plan is available in the regional office of the N.C. Division of Emergency Management in Washington.

The City of Washington should follow the guidlines set forth in that plan, paying particuliar attention to Annex F (Beaufort County Damage

Assessment Plan), Annex G (Disaster Assistance Program Summary), and Annex I (Beaufort County Plan for Temporary Housing).

In addition to following the guidelines of the Beaufort County Disaster Relief and Assistance Plan, there are several courses of action the City should take that will complement the Beaufort County Disaster Relief and Assistance Plan. These courses of action will also expedite the successful delivery of the Beaufort County Plan. The following policy objectives and implementation strategies further define the policy statments offered in Section IV of this plan.

Policy Objective	Strategies for Implementation
1. Prioritize all clean-up efforts.	a. Service facilities (electricity, water, sewer, etc.) should be repaired first.
	b. Public facilities which could be used for additional shelter should be repaired next.
	c. A "worst damage" approach should follow afterwards.
	d. The City should be prepared to adopt a temporary moratorium on all new development until reconstruction is complete.
	e. Redevelopment will occur at a controlled pace. Structures not conforming to zoning ordinances in place at the time which have experienced 50% or greater destruction (to be evaluated by Planning Board) will not be reconstructed.

Policy Objective	Strategies for Implementation
2. Create a "Recovery Task Force" and allocate responsibilities among members.	a. The task force should include the following members or representatives: 1. City Manager 2. Building Inspector 3. City Council 4. Planning Board 5. Public Works Superintendant 6. Police/Fire Departments
3. Coordinate all efforts with necessary County, State, and Federal agencies.	a. Upon establishment of the "Recovery Task Force" and allocation of responsibilities, notify agencies listed under Intergovernmental Coordination.

F. Intergovernmental Coordination

The City of Washington is responsibile for reporting all of its activities concerning storm hazard mitigation and hurricane preparedness with the following agencies:

N.C. Division of Coastal Management

State Office: Office of Coastal Management
Department of Natural Resources and Community Development
P.O. Box 27687
Raleigh, NC 27611
(919) 733-2293

Field Office: Office of Coastal Management
Department of Natural Resources and Community Development
1502 North Market Street
P.O. Box 1507
Washington, NC 27889
(919) 946-6481

N.C. Division of Emergency Management

State Office: Division of Emergency Management
Department of Crime Control and Public Safety
116 West Jones Street
Raleigh, NC 27611
(919) 733-3867

Regional Office: Area Emergency Management Coordinator
N.C. Division of Emergency Management
607 Bank Street
Washington, NC 27889
(919) 946-2773

N.C. Division of Community Assistance
(National Flood Insurance Program Information)

Flood Insurance Coordinator
Division of Community Assistance
Department of Natural Resources and Community Development
P.O. Box 27687
Raleigh, NC 27611
(919) 733-2850

Federal Emergency Management Agnecy

National Office: Federal Emergency Management Agency
500 C Street, S.W.
Washington, D.C. 20472

Public Information - (202) 287-0300
Publications - (202) 287-0689

Regional Office: Federal Emergency Management Agency
Region IV
1375 Peachtree Street, N.E.
Atlanta, GA 30309

Public Information - (404) 881-2000
Disaster Assistance Program - (404) 881-3641
Flood Insurance Program - (404) 881-2391

VI. Land Classification Map

A. Land Classification and Policy Relationship

The Land Classification Map is included in this Plan (Exhibit A. page 59) as a framework for local government to utilize when identifying future land use. The map accompanying the 1985 Washington Land Use Plan was based on documentation from previous plans, studies, and existing published data, worksessions with the City Staff, and public participation, including interviews with local land surveyors, and meetings between the Planning Board and it's consultants.

The purpose of the land classification map is to illustrate City policy statements provided in this land use plan. The areas shown on the land map serve as a guideline for Washington's official Growth Policy, and, as such, serves as a visual reference for use in policy implementation. It is not a strict regulatory mechanism.

The CAMA land classification system contains five broad classes: developed, transition, community, rural, and conservation. In the City of Washington's Planning Area, the community classification is not applicable.

The following narrative describes the classification of the 1985 Washington Land Use Map.

B. Developed and Developed Sub-Districts

The purpose of the Developed class is to provide for continued intense development and re-development of existing incorporated areas.

The land designated as developed indicates an area that is provided water and sewer services as well as the other usual municipal services such as police and fire protection.

Areas included as developed on the 1985 Washington classification map

are four sub-categories identified for special consideration. These subcategories are explicitly referred to in Section IV of this plan - Policy Objectives and Implementation Strategies. The special designation of these areas indicates that these are the areas the City may consider special protection for in the future.

The "Developed" sub-categories are **Historic District, Waterfront Development District, Scenic Corridor,** and **Airport Restricted.**

The **Historic District** comprises the area on the waterfront from Hackney Street on the west side of the City to Simmons Street on the east side of the City. The southern border is the south bank of the Pamlico-Tar Rivers. The northern border is primarily Third Street. At Market, Bonner, and Harvey Streets the northern border extends up to Fifth Street. Policy objectives pertaining to the Historic District are contained in Sections IV.A-Resource Protection, and IV.C- Economic and Community Development.

The **Waterfront Development District** comprises the area on the waterfront from Bridge Street to Harvey Street. The northern most border is one block off the waterfront and the southern border is extended to encompass the Pamlico Islands. The purpose of the Waterfront Development District is summarized in Section IV.C and is a response to the City's desire to complete work initiated in the 1960's. The establishment of this special district and the pursuit of competitive development proposals for restricted lease of the public waterfront is based on the City's desire to serve both residents and visitors.

The **Scenic Corridor Districts** are the major entry and exit ways to the City. Scenic corridor districts include U.S. 17, U.S. 264, and River Road. The purpose of these districts is to sustain efforts to enhance the urban

quality and aesthetic appeal of entering and leaving the City of Washington, as well as improve and/or maintain Washington's special aesthetic qualities. The designation of this district, with corresponding improvements, such as the development of tree planting programs, and the enforcement of an improved signage ordinance, will contribute to the City's future tourist industry.

The **Airport Restricted Districts** are located at the end of Warren Field runways. Restricting development in these districts will enable future runway expansion and/or installation of landing instruments. The purpose of the Airport Restricted district is to guide growth away from these areas. This district also serves to restrict development in areas affected by noise from the airport.

The designation of these districts is an important step for the City. It is the City's intent to enforce these designations through the use of zoning. The City intends to consider, for example, tougher signage ordinances, stricter subdivision regulations, etc.

C. **Transition I and II**

The purpose of the Transition class is to provide for future intensive urban development. The development of these areas is projected to occur within the next ten years, and is judged most suitable (physically as well as financially) for expansion/provision of community services. The Transition category identifies land for additonal growth, when land classified as developed is not available or suitable.

The 1980 Washington Land Use Plan began the policy of dividing Transition areas into several subcategories, providing for prioritized growth. The 1985 Washington Land Use plan continues this policy, dividing

the Transition class into Transition I and Transition II.

Transition I areas are those areas that the City of Washington will strive to provide city services to within the ensueing five years. The Transition I class comprises of four areas:

1) The area just northeast of Washington Park immediately adjacent to Runyon's Creek.
2) The area just south of the airport at Smallwood subdivision.
3) The area north of existing city limits adjacent to U.S. 17 and U.S. 264.
4) The area east of Tranter's Creek, along U.S. 264.

Transition II areas are those areas that the City of Washington will strive to provide city services to within the ensueing ten years. The Transition II comprises three areas:

1) Areas north-northwest of city limits between U.S. 264 and the airport.
2) Areas east of the airport due north of Smallwood subdivision.
3) Areas east of the city on both sides of U.S. 264.

Transportation, water, and wastewater improvements already in progress (see Section II.C - Existing Land Use Analysis) were the primary basis for the designation of the Transition I and II areas.

D. **Rural**

The purpose of the Rural class is to provide for agriculture, forest management, mineral extraction, and other low-intensity uses. Lands in this category greatest potential for agricultural use and includes land that may have one or more limitations that would make development undesirable.

The Rural class includes all land on the northern, eastern, and western borders of the Washington Planning Area. The land adjacent to Wichard's

Beach Road has also been designated as rural, since it is out of the floor prone area and contains soil types suitable for agriculture.

E. **Conservation**

The purpose of the Conservation class is to provide for effective long-range management of significantly limited or irreplaceable areas. This management is necessary in the Washington Planning Area because of the high nutrient pollutants that runoff and erosion often contribute to pollution of the Pamlico-Tar River public trust waters.

The establishment of the conservation class creates a "buffer zone," discouraging intensive development of these areas. This classification does not limit all development. Development in these areas may occur as long as that development does not impair the biological, social, economic, and aesthetic value of these areas. An exception to this definition is the dowtown section of Washington, which must be protected for historical purposes yet is not classified "conservation."

Conservation areas on the Land Classification map include all areas bordering public trust waters and all areas identified as an AEC (See Section IV.A-Resource Protection). Conservation areas also include all surface waters.

The boundaries for these areas were established by topographic boundary of flood prone areas and locations of forested wetlands in areas of Dorovan-Johnston Association Soils.

F. **Intergovernmental Coordination**

The preceding discussion and map of the 1985 Washington Land Use Plan Classification System serves as the visual reference for coordinating the policies contained in this plan at the local, state, and federal levels of

government. Exhibit J (page 75) provides a map indicating the members of the Region Q Council of Governments, all of whom also adopt city and county land use plans.

The 1985 Washington Land Classification System is consistent with the 1981 Beaufort County Land Use Plan and the 1984 Beaufort County Storm Mitigation Plan: Before the Storm in Beaufort County: Avoiding Harm's Way.

EXHIBITS

A. Land Classification Map: Growth Policy Guidelines

B. Existing Land Use Map

C. Flood Plain Map

D. Components of Population Change

E. Components of Employment Change

F. Major Employers

G. Components of School Enrollment Change

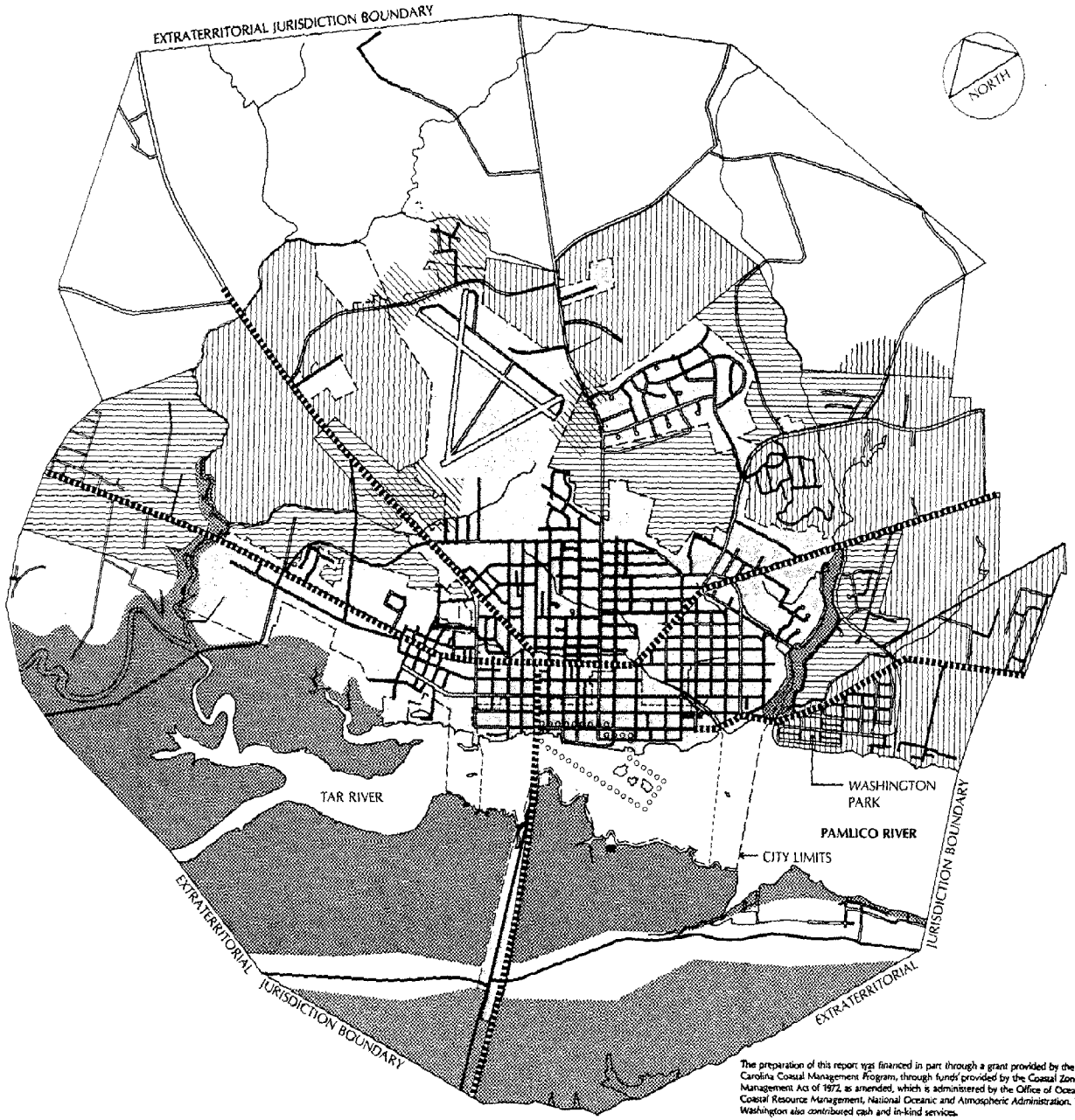
H. Transportation Improvements (5 pages)

I. Prioritized Issues: Results of Public Response (4 pages)

J. Region Q - North Carolina

K. Evacuation Shelters and Planning Sub-Districts

L. Population and Housing Units, by Planning Sub-Districts



WASHINGTON, NORTH CAROLINA

LAND CLASSIFICATION MAP

INDEX TO LAND CLASSES

MAJOR CATEGORIES

DEVELOPED
Within City Limits and/or City services provided

SUB CATEGORIES
- Historic District
- Waterfront Development District
- Scenic Corridor
- Airport Restricted
- City Limits

TRANSITION I
City Services to be added within 5 years.

TRANSITION II
City services to be added within 10 years.

RURAL

CONSERVATION

The preparation of this report was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration. The City of Washington also contributed cash and in-kind services.

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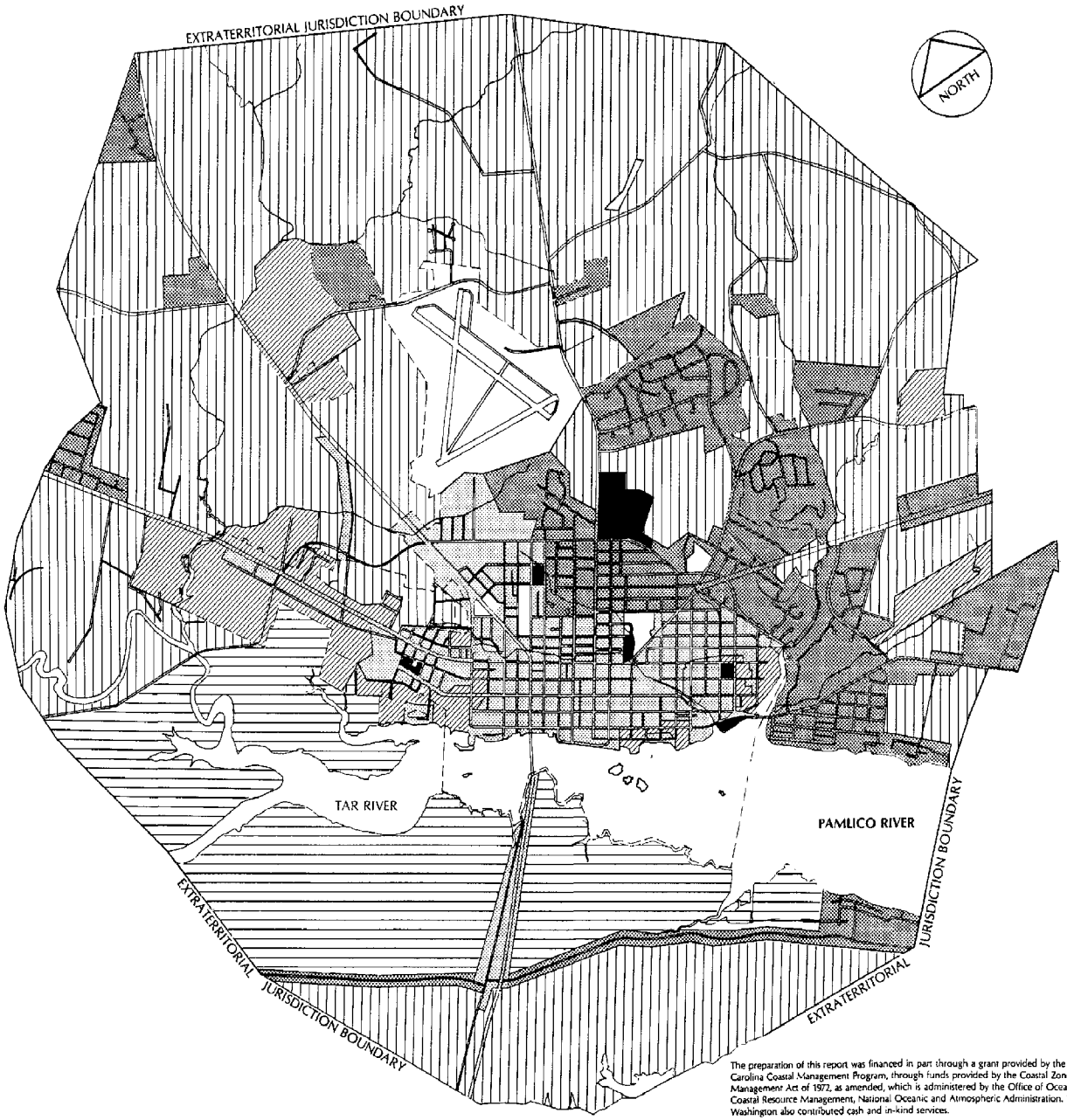
1985 LAND USE PLAN: EXHIBIT A

WASHINGTON, NORTH CAROLINA

EXISTING LAND USE MAP



INDEX TO EXISTING LAND USES

- AGRICULTURAL
- FOREST WETLANDS
- COMMERCIAL/RESIDENTIAL
- CULTURAL/RECREATIONAL
- RESIDENTIAL
- INSTITUTIONAL/GOVERNMENTAL
- INDUSTRIAL

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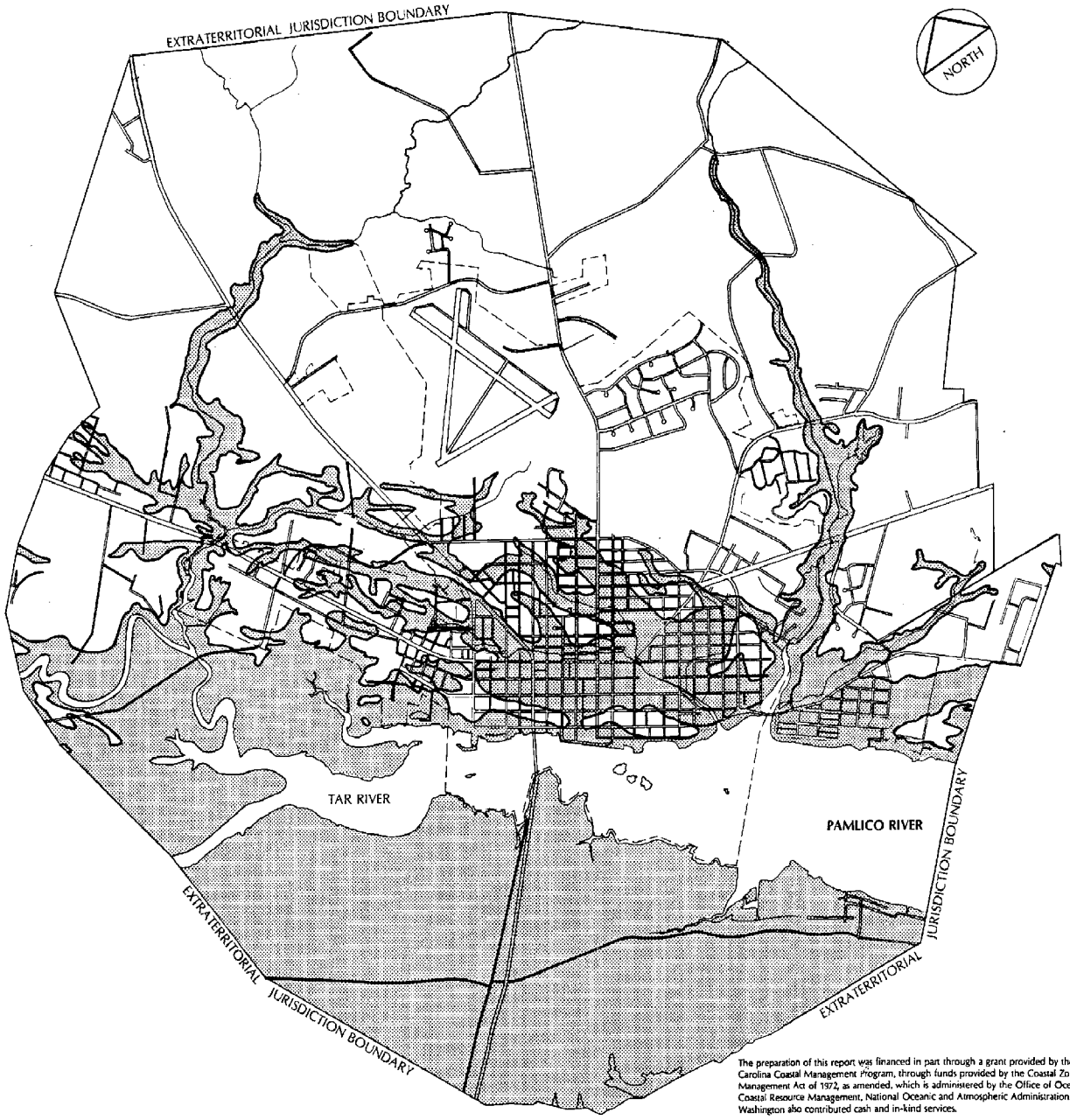
1985 LAND USE PLAN: EXHIBIT B



WASHINGTON, NORTH CAROLINA

FLOOD PLAIN MAP

INDEX

FLOOD PRONE AREAS[1]

CITY LIMITS

[1] Source: Map of Flood Prone Areas (100 Year Flood Plain), U.S. Geological Survey, 1971.

The preparation of this report was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration. The City of Washington also contributed cash and in-kind services.

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1985 LAND USE PLAN: EXHIBIT C

Components of Population Change in Washington and Beaufort County, 1970 - 1980

	City of Washington				Beaufort County			
Age Group	1970 Pop. and Percent of Total ()	1980 Pop. and Percent of Total ()	Absolute Change	Percent Change	1970 Pop. and Percent of Total ()	1980 Pop. and Percent of Total ()	Absolute Change	Percent Change
Under 5	736 (8.2)	599 (7.0)	- 137	- 18.6	2905 (8.1)	3148 (7.8)	+ 243	+ 8.4
5 - 14	1694 (18.9)	1235 (14.7)	- 459	- 27.1	7387 (20.5)	6538 (16.2)	- 849	- 11.5
15 - 24	1541 (17.2)	1402 (16.7)	- 139	- 9.0	6033 (16.8)	6727 (16.7)	+ 694	+ 11.5
25 - 34	837 (9.3)	1074 (12.8)	+ 237	+ 28.3	3932 (10.9)	6025 (14.9)	+2093	+ 53.2
35 - 44	964 (10.8)	792 (9.4)	- 172	- 17.8	3898 (10.8)	4403 (10.9)	+ 505	+ 13.0
45 - 54	1069 (11.7)	850 (10.1)	- 219	- 20.5	4123 (11.5)	4047 (10.0)	- 76	- 1.8
55 - 64	1061 (11.9)	821 (9.8)	- 240	- 22.6	3951 (11.0)	4291 (10.6)	+ 340	+ 8.6
65 - over	1059 (11.1)	1645 (19.5)	+ 586	+ 55.3	3751 (10.4)	5176 (12.9)	+1425	+ 38.0
TOTAL	8961 (100)	8418 (100)	- 543	- 6.1	35980	40355	+4375	+ 12.2

Exhibit D

Components of Employment Change in Washington and Beaufort County, 1970 - 1980

Categories	City of Washington 1970 Emp. and Percent of Total ()	City of Washington 1980 Emp. and Percent of Total ()	City of Washington Absolute Change	City of Washington Percent Change	Beaufort County 1970 Emp. and Percent of Total ()	Beaufort County 1980 Emp. and Percent of Total ()	Beaufort County Absolute Change	Beaufort County Percent Change
Agriculture, Forestry, Fisheries, Mining	97 (2.7)	95 (2.8)	- 2	- 2.1	2169 (16.5)	2123 (12.9)	- 46	-21.2
Construction	207 (5.8)	163 (4.9)	- 44	-21.3	961 (7.3)	1048 (6.4)	+ 87	+ 9.1
Manufacturing (Durable and non-Durable)	771 (21.8)	971 (28.9)	+200	+25.9	3170 (24.0)	4699 (28.5)	+1529	+ 48.2
Transportation, Communication other Public Utilities	151 (4.3)	83 (2.5)	- 68	-45.0	600 (4.6)	675 (4.1)	+ 75	+12.5
Wholesale and Retail Trade	961 (27.1)	820 (24.5)	-141	-14.7	2704 (20.5)	3459 (21.0)	+ 755	+27.9
Finance	125 (3.5)	106 (3.2)	- 19	-15.2	330 (2.5)	497 (3.0)	+ 167	+33.8
Services	1119 (31.6)	914 (27.3)	-205	-18.3	2894 (21.9)	3338 (20.0)	+ 444	+15.3
Public Administration	110 (3.2)	198 (5.9)	+ 88	+80.0	355 (2.7)	645 (3.9)	+ 290	+81.7
TOTAL	3541 (100%)	3350 (100%)	-191	- 5.4	13183 (100%)	16484 (100%)	+3301	+25.0

Source: North Carolina Office of State Budget and Management, Employed persons 16 and over by industry

Exhibit E

Exhibit F

BEAUFORT COUNTY AND WASHINGTON, NC: MAJOR EMPLOYERS, (1/1/85)

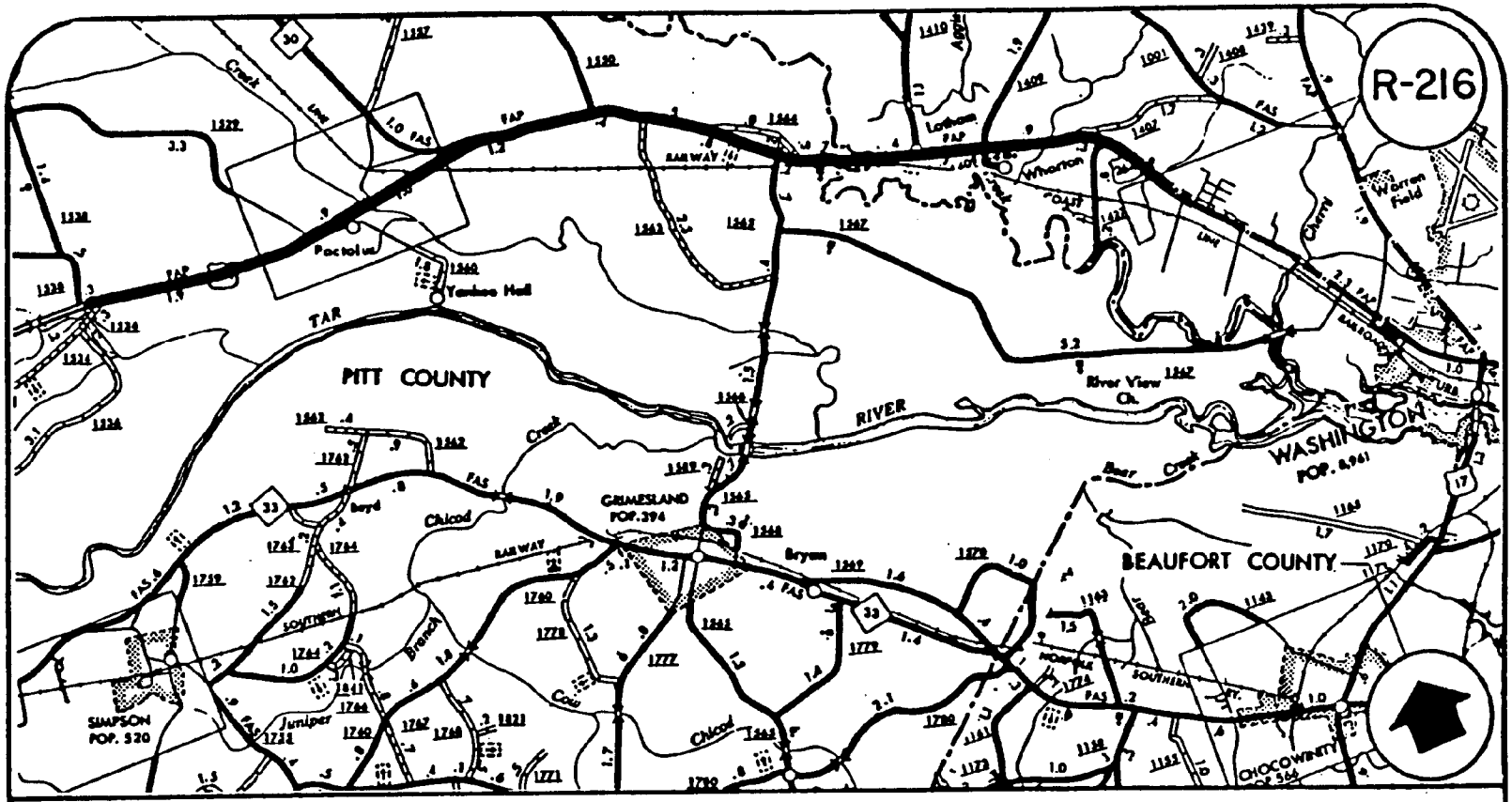
Company	Location	Type Industry	# of Employees
Blue Channel Corp.	Belhaven	Seafood	250
Coca-Cola Bottling Co.	Washington	Soft drink bottling	18
Dr. Pepper's Bottler's, Inc.	Washington	Soft drink bottling	80
Singer Co.	Chocowinity	Furniture	475
Hamilton Beach	Washington	Electric appliances	1000
Outer Banks, Inc.	Chocowinity	Tank & pipe linings	45
Hackney & Sons, Inc.	Washington	Truck bodies	229
Maola Ice Cream	Washington	Ice cream	55
Mason Lumber Co.	Washington	Lumber	55
Moss Planning Mill	Washington	Lumber	119
National Spinning Co.	Washington	Garment mfg.	1000
Samson's Mfg. Co.	Washington	Garment mfg.	325
Tidewater Equipment Co.	Chocowinity	Logging equipment	30
Texasgulf Chemicals Co.	Aurora	Phosphate mining	1220
Washington Beverage Co.	Washington	Soft drink bottling	15
Washington Garment Co.	Washington	Garment mfg.	120
Washington Packing Co.	Washington	Meat processing	23
Younce & Ralph Lumber Co.	Belhaven	Lumber	50
Flanders Filters, Inc.	Washington	Industrial filters	480
Atwood & Morrill	Washington	Valves	35
N.C. Phosphate Corp.	Aurora	Phosphate mining	60
Stanadyne, Inc.	Washington	Industrial filters	345
Privateer Mfg. Co.	Chocowinity	Garment mfg.	55
Donelly Marketing	Washington	Marketing	300
Lowe's Inc.	Washington	Hardware & lumber	35
Gregory Poole	Washington	Heavy equipment	40

Disk: Allan
File: Washemp

Components of School Enrollment Change
Washington, North Carolina

Grade	78-79 Enrollment	84-85 Enrollment	School	Total Enrollment	Capacity	% of Capacity
K	276	286				
1	324	309				
2	330	284	Eastern Elem.	879	936	94%
3	340	268				
4	310	275	Tayloe Elem.	543	559	97%
5	293	287				
6	258	291	John Small Elem.	578	650	89%
7	271	332				
8	277	356				
9	337	322	Jones Junior High	1010	1050	96%
10	315	295				
11	321	256				
12	27	263				
Except.	43	10	High School	824	1072	77%

Disk: Bath '85
Recall Code: BIBLIO

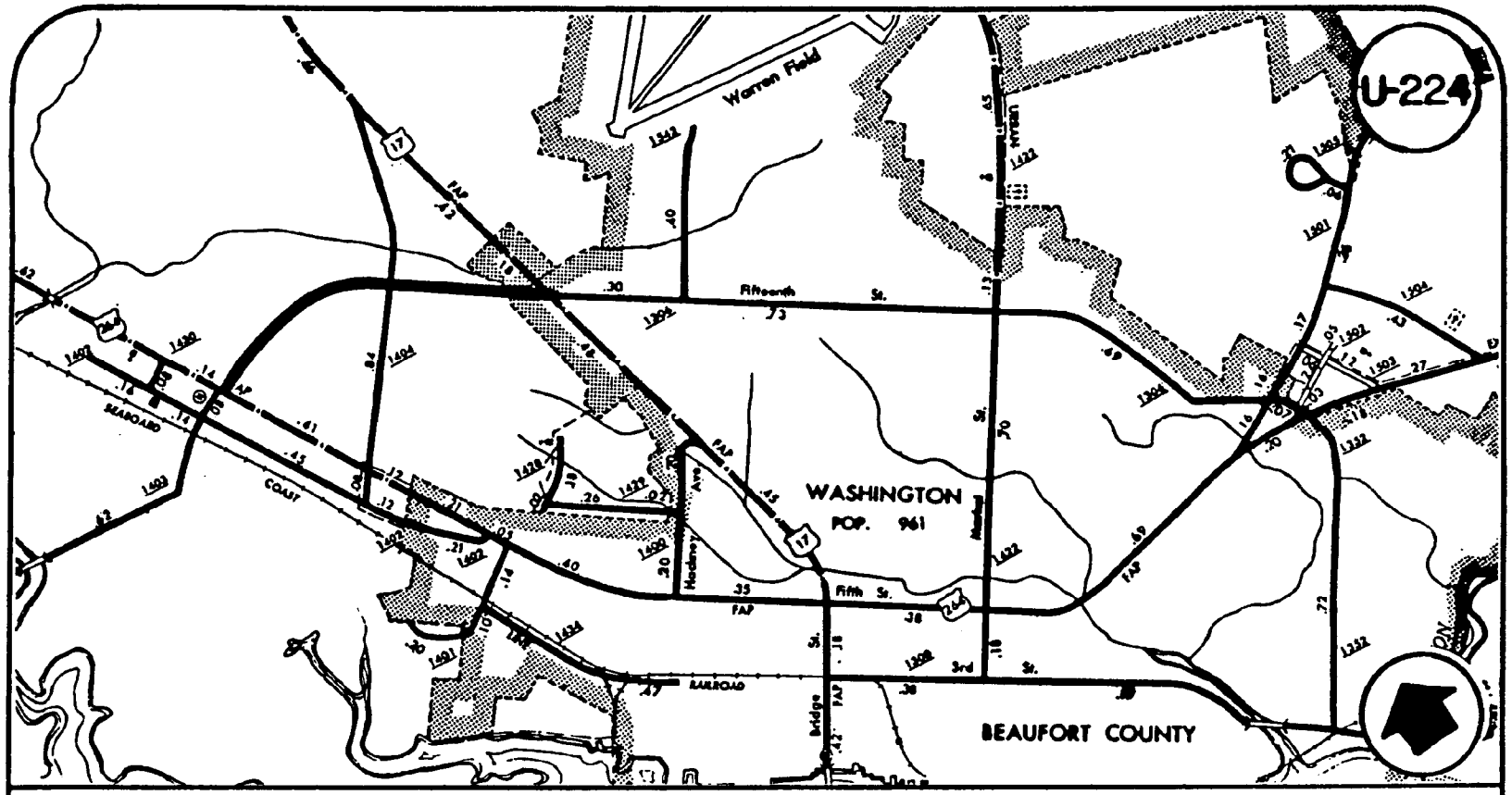


R-216: US 264, SR 1537 TO WASHINGTON, PITT - BEAUFORT COUNTIES

Widen existing two-lane roadway to four-lane divided facility.

Projected Completion: FY 85
Projected Cost : $14,810,000
Length (Miles) : 10.4

N.C. D.O.T. Transportation Improvement Program, 1984-85

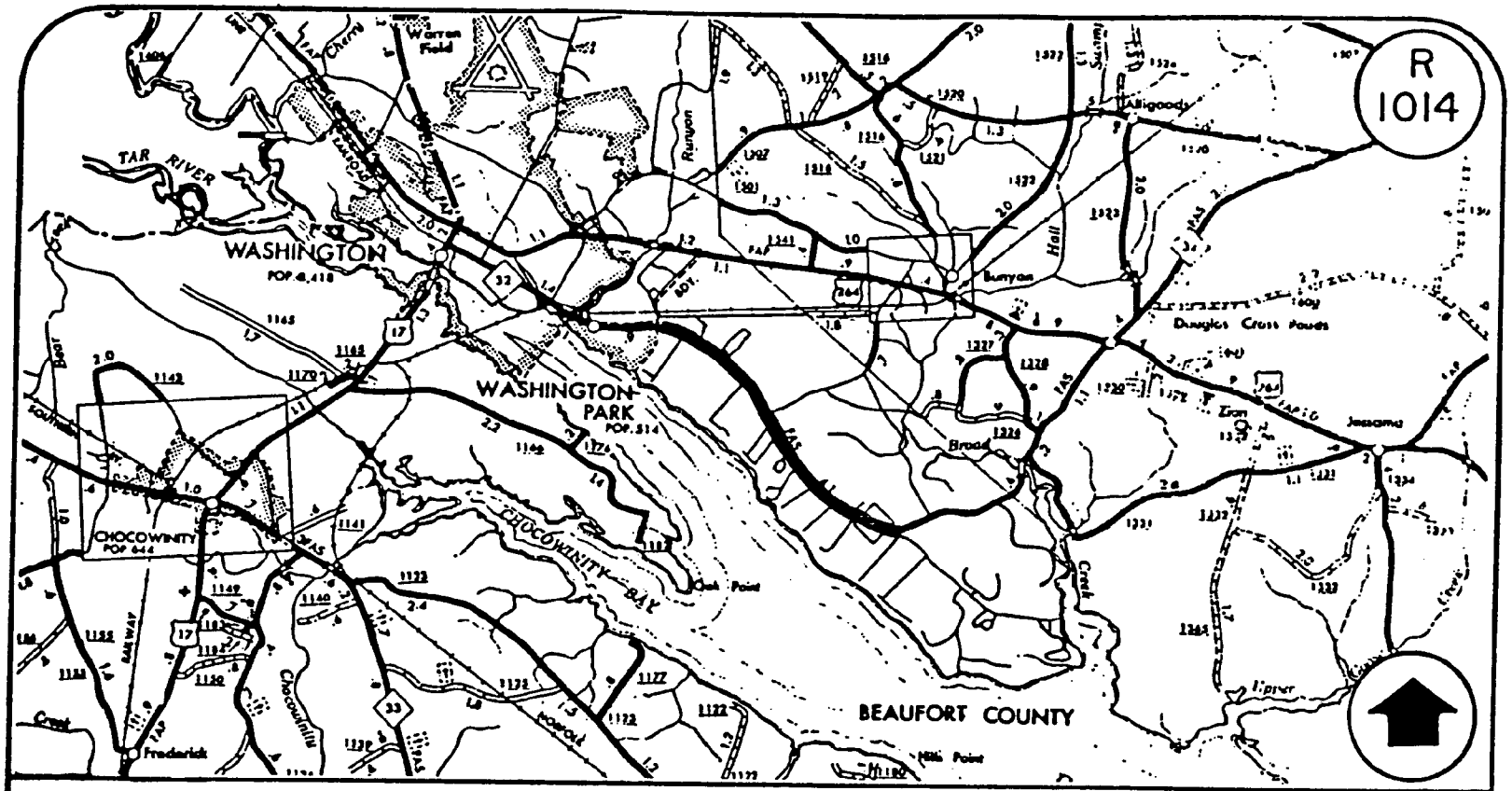


U-224: WASHINGTON; 15TH ST. E-W BYPASS, BEAUFORT COUNTY

Multi-lane roadway on new location.

Projected Completion: FY 85
Projected Cost : $1,316,000
Length (Miles) : 0.7

Source: N.C. D.O.T. Transportation Improvement Program, 1984-85

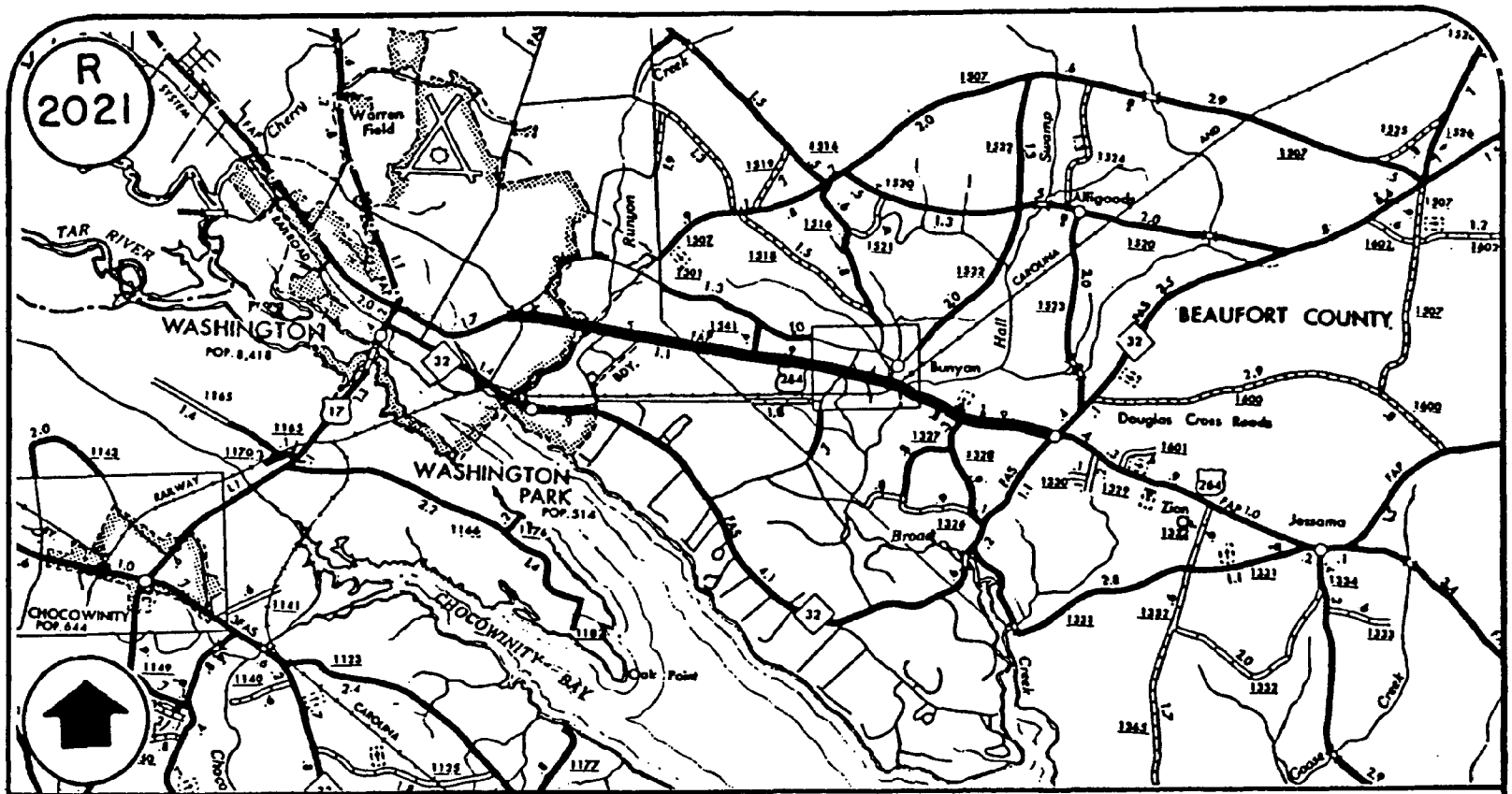


R-1014: NC 32, WASHINGTON PARK CITY LIMITS TO SR 1300, BEAUFORT COUNTY

Widen existing roadway to a four-lane curb and gutter section.

PROJECTED COMPLETION: FY 85
PROJECTED COST : $2,800,000
LENGTH (MILES) : 3.1

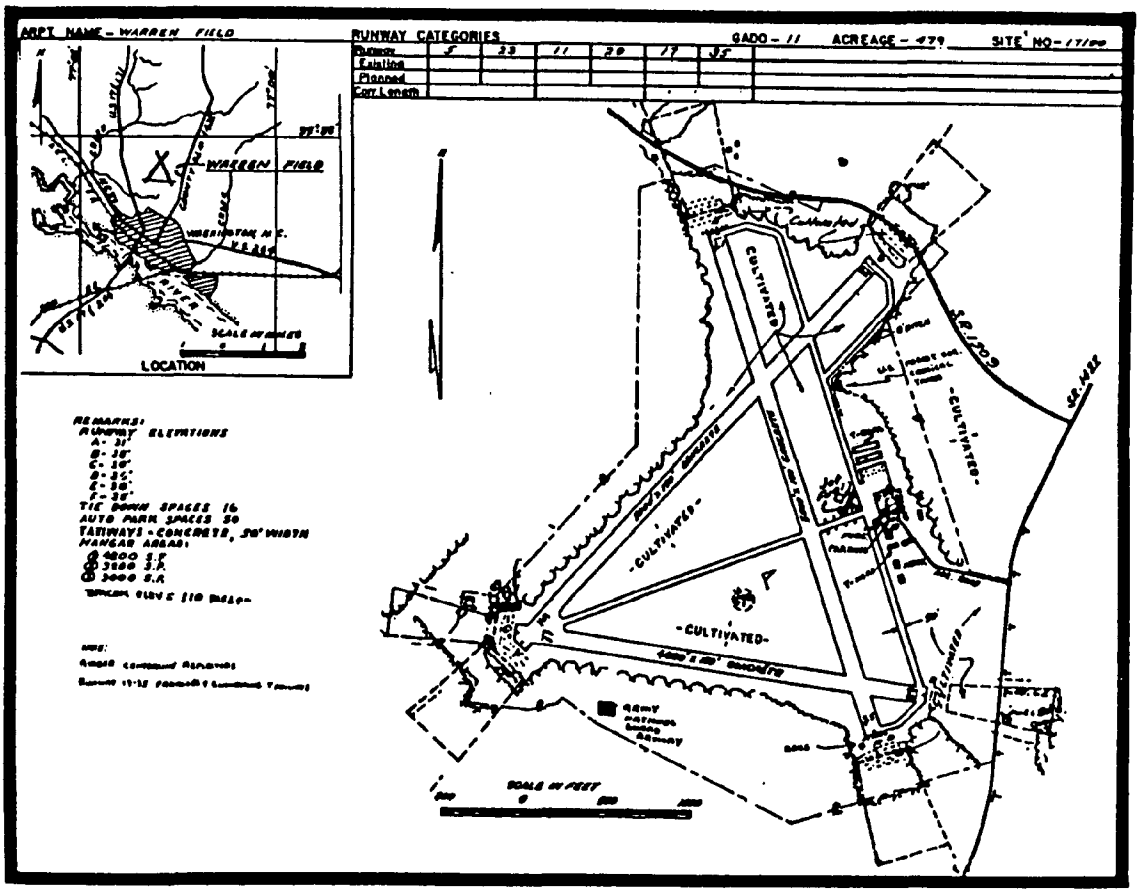
SOURCE: N.C. D.O.T. Transportation Improvements Program, 1984-85



R-2021: US 264, SR 1501 IN WASHINGTON TO NC 32, BEAUFORT COUNTY
Widen existing roadway to multi-lane section.

Projected Completion: FY 91
Projected Cost : $5,100,000
Length (Miles) : 5.3

Source: N.C. D.O.T. Transportation Improvement Program, 1984-85



WARREN FIELD

PROJECTS (State/Local)

1. Obstruction Removal, Approach Ends of Runways 5, 17, 23, and 35
2. Acquire and Install Localizer for Runway 5
3. Grant Adjustment for State Project 83-08 (acquire and install REILS, VASI, MIRL)

TOTAL FUNDS	FEDERAL	LOCAL	STATE
$ 220,713	$ -0-	$ 110,357	$ 79,856

Source: N.C. D.O.T. Transportation Improvement Program, 1984-85

Problems and Issues
Based on Written Responses
March 11, 1985 Public Hearing

PRIORITY AA ISSUES:

Expansion of Sewage System

- Define areas for future expansion via Transition I & II areas.
- Continue Engineering Design and Funding Applications for expansion. (Plans to State by July 1, 1985).

Inadequate Storm Drainage

- Provide funding for an updated storm water drainage analysis.

Pollution of Pamlico River

- Restrict septic tanks in Flood Plain.
- Restrict development in Forested Wetlands.
- Assure maximum compliance of industry with NRCD-DEM Standards.
- Sponsor education/training workshops for industry in cooperation with DEM and other interested groups.

Upgrading/Expanding City Roads

- Update Thoroughfare Plan, coordinating it with the 1985 Land Use Plan.

Problems and Issues
Based on Written Responses
March 11, 1985 Public Hearing

PRIORITY A ISSUES:

Waterfront Development

- Establish special waterfront development district.

Hurricane Preparedness

- Prepare Hurricane Mitigation Plan.
- Sponsor "Hurricane Awareness" education programs that provide public knowledge regarding evacuation routes and shelters.
- Create a "Recovery Task Force" that will expedite work necessary to gain funds for recovery in the event of a disaster.

Continued Historic Preservation

- Continue providing incentives for private investors to undertake development of opportunity projects.
- Establish an annual program of events that will serve as a publicity tool for the Historic District.
- Encourage residential use of Downtown 2nd and 3rd floors.

Expansion of Tourist Industry

- Establish waterfront development district.
- Continue the development of the Historic District and Downtown.
- Establish Scenic Corridor Districts along major access routes.

Improvement of Townscape Elements

- Continue implementing the Downtown Plan
- Establish scenic Corridor Districts along major access routes.

Recruitment of Small Specialty Shops

- Establish waterfront development district.
- Follow recruitment guidelines contained in Downtown Plan.

Problems and Issues
Based on Written Responses
March 11, 1985 Public Hearing

PRIORITY B ISSUES:

Development of a Farmer's Market

- Coordinate location and design with area farmers.
- Provide funding for development.

Expansion of Restricted Airspace by Military

- Lobby federal and state representatives regarding proposed expansion of restricted airspace.

Airport Expansion

- Create an Airport Restricted District that restricts development near runways.
- Provide funding for the development of instrument landing.
- Update 1982 Airport Layout Plan Report coordinating it with the 1985 Washington Land Use Plan.

Expansion of Billboard Ordinance

- Create Scenic Corridors District.
- Continue enforcing existing sign ordinances.
- Begin developing stricter sign ordinances.

Problems and Issues
Based on Written Responses
March 11, 1985

PRIORITY C ISSUES:

Expansion of Historic District Ordinance

- Expand local historic district to include areas further north on Market Street.

Public Waterfront Access

- Identify potential public water access locations.
- Apply for Public Water Access Planning funds from Division of Coastal Management, Planning and Resource Evaluation Branch.

2nd and 3rd Floor Downtown Development

- Provide incentives for current owners to develop these areas.
- Encourage the development of these areas for residential use.

Expansion of Cultural/Recreational Facilities

- Adopt existing recreational facilities plan.
- Designate in a capital improvements program items which would provide additional facilities to meet the needs of the 30-45 age group.

Expand Local School Programs to Accommodate Industry Training Needs

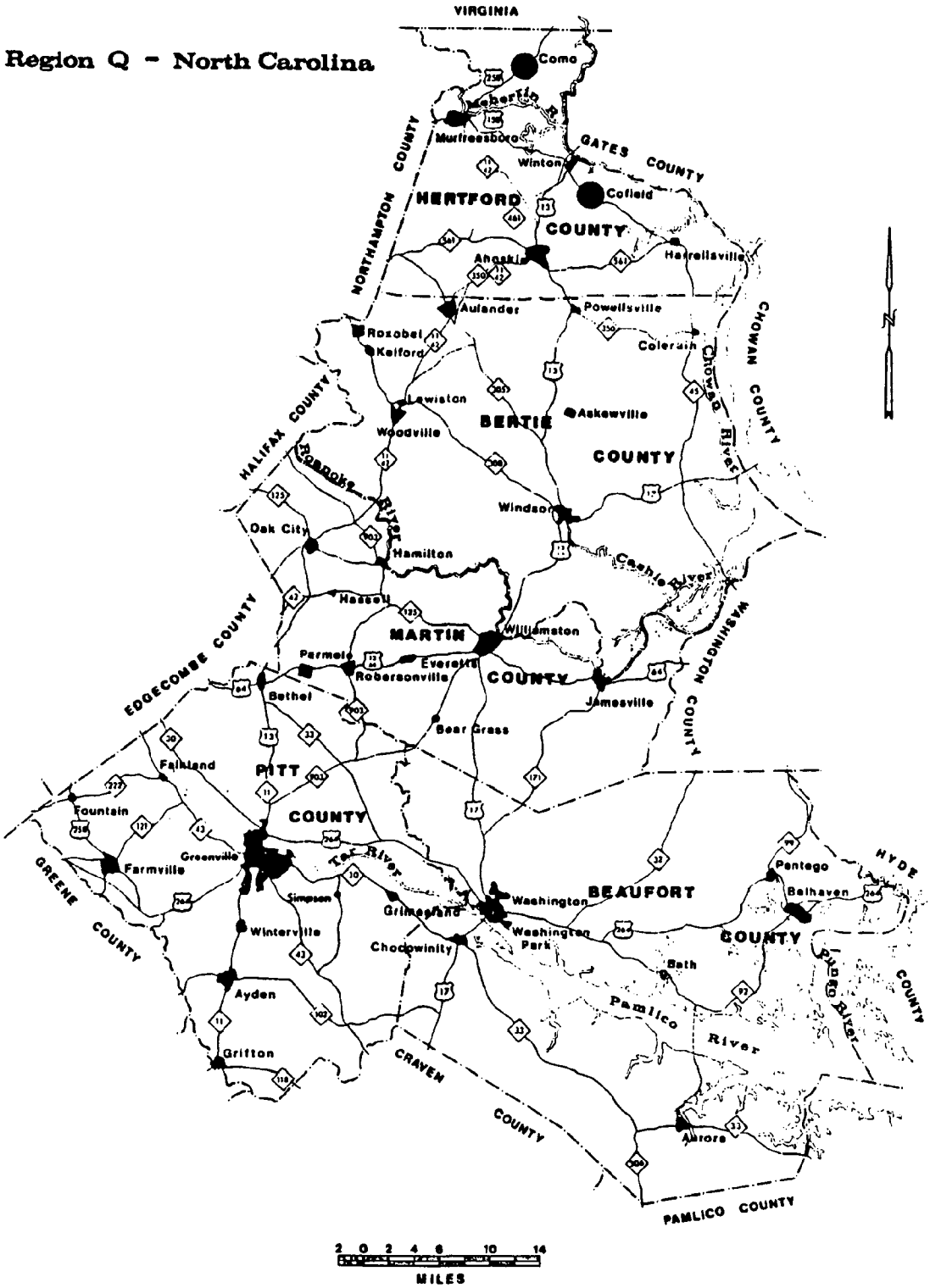
- Sponsor a conference between industry leaders, Beaufort Community College administrators, and local school administrators addressing the issue.

Conservation of Wetlands, AEC's

- Enforce building code and septic tank regulations in Coastal Wetland Area.
- Establish Conservation areas in 1985 Washington Land Use Plan to protect areas not yet developed.
- Monitor all development in Coastal Wetlands, Estuarine Waters, and Public Trust Areas for compliance with DEM standards.

Solid Waste Management

- Encourage enforcement of laws and regulations regarding solid waste dump sites.
- Investigate alternative uses of solid waste as in-fill development.


Region Q - North Carolina
VIRGINIA
Como
Roanoke R.
Murfreesboro
Winton
GATES COUNTY
Colerain
HERTFORD
COUNTY
NORTHAMPTON COUNTY
Ahoskie
Harrellsville
Aulander
Powellsville
Rosobel
Kelford
Colerain
Chowan River
CHOWAN COUNTY
Lewiston
Woodville
BERTIE
Askewville
COUNTY
HALIFAX COUNTY
Roanoke River
Windsor
Oak City
Hamilton
Cashie River
Hassell
MARTIN
Williamston
EDGECOMBE COUNTY
Parmele
Everetts
Robersonville
COUNTY
WASHINGTON COUNTY
Bethel
Jamesville
Bear Grass
Falkland
PITT
COUNTY
Fountain
Greenville
Farmville
GREENE COUNTY
Tar River
Simpson
Grimesland
Washington
BEAUFORT
Pantego
Belhaven
HYDE
COUNTY
Winterville
Chocowinity
Washington Park
Bath
Pamlico River
Pungo River
Ayden
Grifton
CRAVEN COUNTY
Aurora
PAMLICO COUNTY
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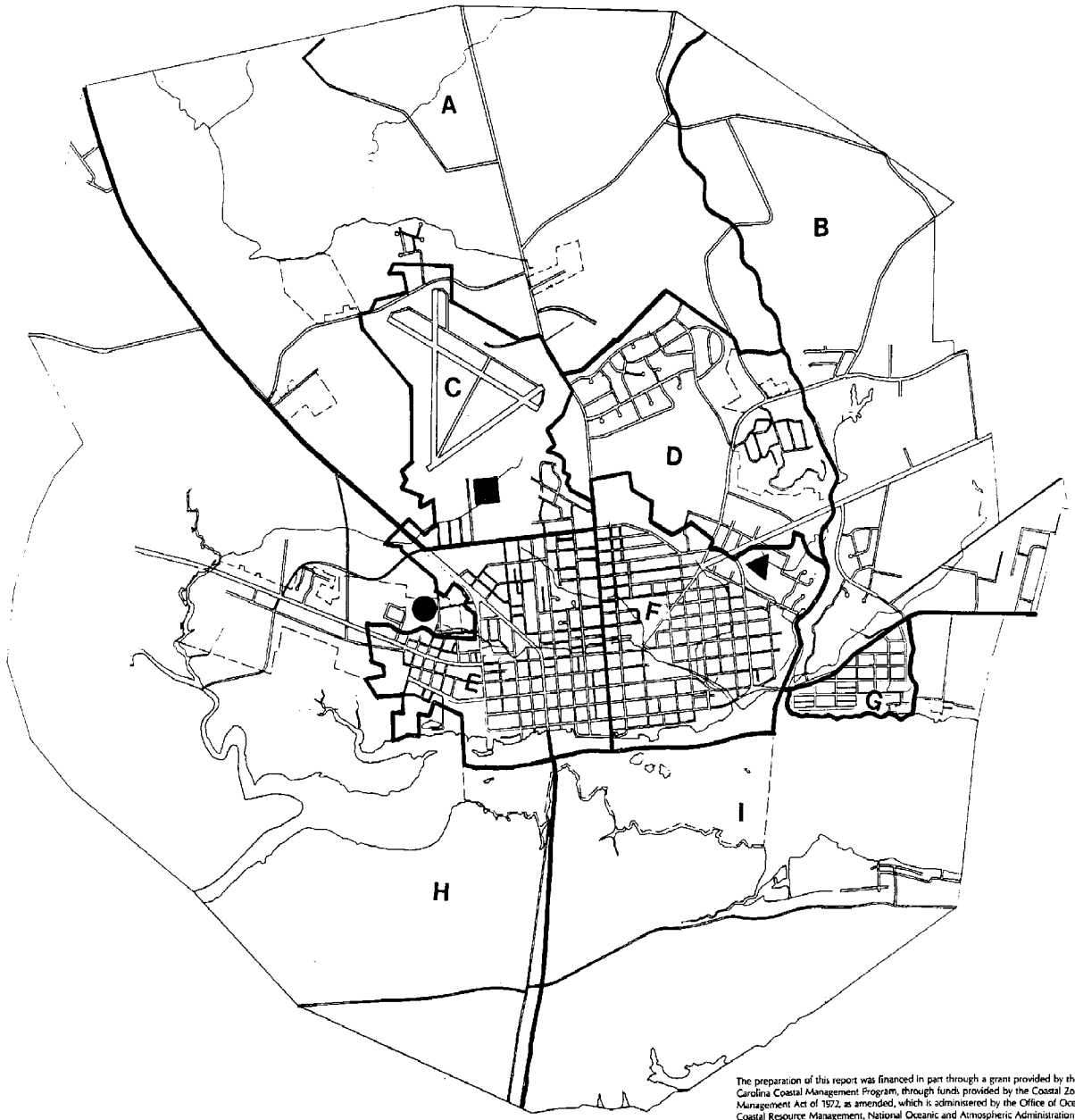
MILES



WASHINGTON, NORTH CAROLINA

EVACUATION SHELTERS AND PLANNING SUB-DISTRICTS

INDEX TO EVACUATION SHELTERS

- ■ NATIONAL GUARD ARMORY
- ● JOHN C. TAYLOE SCHOOL
- ▲ EASTERN ELEMENTARY SCHOOL

INDEX TO PLANNING SUB-DISTRICTS

SUB-DISTRICT	ENUMERATION DISTRICT
A	590, 598A
B	585T
C	591
D	589
E	592, 593, 597
F	594, 595, 596
G	583
H	600
I	602T

The preparation of this report was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration. The City of Washington also contributed cash and in-kind services.

Prepared by:

City of Washington,N.C.
P.O.Box 1988
Washington, North Carolina 27889
(919) 946-1033

and

PLANNING & DESIGN ASSOCIATES, P.A.
"PLANNING AND DEVELOPMENT CONSULTANTS"

3515 Glenwood Ave.
Raleigh,North Carolina 27612
(919) 781-9004

1985 LAND USE PLAN: EXHIBIT K

APPENDIX

A. City Council Members

B. Planning Board Members

C. Notice of 3/11/85 Public Hearing

D. Letter of Invitation to 3/11/85 Public Hearing

E. List of Persons Invited to 3/11/85 Public Hearing

F. Problems and Issues Rating Survey

G. Results of Problems and Issues Rating Survey

H. News Clipping on Public Hearing, Washington Daily News, 3/12/85

I. Bibliography

J. CAMA Regulations

APPENDIX A

CITY COUNCIL MEMBERS

J. Stancil Lilley, Mayor
946-8258 (h)
946-4594 (o)

Floyd G. Brothers, Mayor Pro Tem
946-4028 (h)
946-7088 (o)

J. R. Jones
946-5903 (h)
946-0128 (o)

Richard F. Cherry,Jr.
946-3523 (h)
946-0874 (o)

Ursula Loy
946-3423 (h)

Alton L. Ingalls
975-2056 (o)

Mail to all Council Members to be sent to:

City of Washington
P. O. Box 1988
Washington, North Carolina 27889

APPENDIX B

PLANNING BOARD MEMBERS

Doug Mercer, Chairman
105 Lawson Road
Washington, NC 27889
946-7976 (h)
322-4111 (o)
Manager of Environmental Control
Texas Gulf

Stewart Everett, Vice Chairman
701 E. Main Street
Washington, NC 27889
946-9011 (h)
946-6521 (o)
Data Processing Manager
Hackney Industries, Inc.

Jane Alligood
220 Simmons Street
Washington, NC 27889
946-8840 (h)

Clay Carter
P. O. Box 1444
Washington,NC 27889
946-4977 (h)
946-4233 (o)
Insurance Agent
Nationwide Insurance Company

Jim Bilbright
104 Carey Place
Washington, NC 27889
946-6067 (h)
946-0116 (o)
Manager
Social Security Administration

Robert Culler
409 Lawson Road
Washington, NC 27889
946-6641 (h)
946-3131 (o)
Vice President and General Sales Mgr.
WIGN - TV7

Chester Bright
327 West 9th Street
Washington, NC 27889
946-3254 (h)

PAGE 12 — WASHINGTON DAILY NEWS, SATURDAY, FEBRUARY 23, 1985

LEGAL NOTICE
PLANNING BOARD
MARCH 4, 1985

Notice is hereby given that a Public Hearing will be held by the Planning Board on March 4, 1985 at 8:00 PM in the City Council Chambers in the City's Municipal Building to discuss the following items:

(A) The Planning Board will discuss a preliminary group Housing Development (Woodbridge, Phase I) as submitted by Mr. Stephen L. Wilson located on No. 264 East (John Small Avenue).

(B) The Planning Board will discuss a group Housing Development (Heritage Park, Phase I) as submitted by Mr. Whit Balckstone located on Hackney Avenue Extension North of West 15th Street.

** (C) The Planning Board will** discuss with Planning and Design Associates, Washington's CAMA Land Use Plan Update.

(D) Mr. Chris Furlough is requesting the rezoning of 6.12 acres located on Highland Drive from A-20 to R-6. Mr. Chris Furlough is planning a group Housing Development on this property.

Notice is hereby given that as a result of the Public Hearing to be held by the Planning Board on March 4, 1985 at 8:00 PM in the City Council Chambers in the City's Municipal Building substantial changes may be made in the advertised proposal reflecting objections, debates, and discussion at the Public Hearings.

Item B-D will be discussed at a Public Hearing to be held by the City Council on March 11, 1985 at 7:30 PM in the City Council Chambers in the City's Minicipal Building.

All interested persons are invited to attend.

As approved by the City Manager.

O. R. "Buddy" Cutler
Director of Inspections and Zoning
Washington, NC
2-23, 25 2tc

PLANNING & DESIGN ASSOCIATES, P.A.
3515 Glenwood Avenue
Raleigh, North Carolina 27612
(919) 781-9004

Appendix D

Terry W. Alford, MRP, AIA
Rex H. Todd, MRP, AICP
Paul H. Brown, PE
Nancy M. Lane, MA

February 28, 1985

Mr. Frank Stancill
Plant Manager
Hackney Industries, Inc.
400 Hackney Avenue
Washington, NC 27889

Dear Mr. Stancill:

The City of Washington and Planning and Design Associates, P.A. (PDA) are now engaged in an update of the 1980 Washington Land Use Plan. This plan will be used by the City's Planning Board, the County CAMA Permit Officers, developers, and state and federal agencies to make decisions about development and preservation activities in Washington, North Carolina.

Thus far, our work has concentrated on establishing a data base, researching all past plans and policies, and analyzing constraints and issues regarding Washington's development.

Now we want to here from you. You are listed as one of Washington's top 30 community/industrial leaders and your input to this plan is vital. During the March 11 City Council meeting, a certified public hearing, we will be presenting a brief slide show discussing Washington's development to date, and focusing on Land Use and Land Classification Maps incorporating your views. We also would like to discuss with you the most relevant issues facing Washington today, with the goal of incorporating you input into the City's Plan.

The Public Hearing will be held on March 11 at 7:30 p.m. We encourage you to attend it and provide your guidance and direction.

If you have any questions before then, please call me, or Dale Downes, at (919) 781-9004. We look forward to seeing you Monday night.

Sincerely,

Terry W. Alford
President

/ad
Disk: Washington LUP
Recall Code: Ltr

LIST OF PERSONS RECEIVING LETTER INVITATION TO 3/11/85 PUBLIC HEARING

Mr. John Crew
NRCD
P. O. Box 1507
Washington, NC 27889

Mr. Buddy Cutler
Municipal Building
102 E. Main St.
Washington, NC 27889

Mr. Don Davenport
Beaufort County Court House
2nd Street
Washington, NC 27889

Ms. Judy Meyer
Beaufort County Arts Council
Gladden Street
Washington, NC 27889

Mr. Louis Taylor
Community Development Coordinator
P.O. Box 1988
Washington, NC 27889

Mr. Carroll Whitehurst
Rehabilitation Officer
P.O. Box 1988
Washington, NC 27889

Mr. Dwight Jones
Donnelly Marketing
224 Conrad Court
Washington, NC 27889

Mr. Frank Lewis
Greater Washington Chamber of Commerce
P.O. Box 655
Washington, NC 27889

Mayor Stancil Lilley
City Municipal Building
P.O. Box 1988
Washington, NC 27889

Mr. Floyd Brother
City Municipal Building
P.O. Box 1988
Washington, NC 27889

Mr. J.R. Jones
City Municipal Building
P.O. Box 1988
Washington, NC 27889

Ms. Carol Cochran
City Municipal Building
P.O. Box 1988
Washington, NC 27889

Mr. Richard Cherry
City Municipal Building
P.O. Box 1988
Washington, NC 27889

Ms. Ursula Loy
City Municipal Building
P.O. Box 1988
Washington, NC 27889

Mr. Ralph Clark
City Manager
City Municipal Building
P.O. Box 1988
Washington, NC 27889

Mr. B.D. Dawson
Manager
Coca Cola Bottling Co.
905 W. 5th St.
Washington, NC 27889

Mr. Zoph Potts
President
N.C. Dr. Pepper Bottlers, Inc.
P.O. Box 1608
Washington, NC 27889

Mr. Doug Currin
Manager
Maola Ice Cream Co. of N.C.
126 E. Water St.
Washington, NC 27889

Mr. Marvin Mason
President
Mason Lumber Co.
1835 W. 5th St., Hwy. 264 West
Washington, NC 27889

Mr. Tom Litchfield
President
Moss Planing Mill Co.
P.O. Box 1568
Washington, NC 27889

Mr. Bob McClure
General Manager
National Spinning Company, Inc.
W. 3rd St. Ext.
Washington, NC 27889

Mr. Marshall Tyndall
Manager
Samson's Manufacturing Corp.
W. 5th St.
Washington, NC 27889

Mrs. Lib Ross
Manager
Washington Garment Company
900 E. 5th St.
Washington, NC 27889

Mr. Roy Garrish
Manager
Washington Packing Company
P.O. Box 753
Washington, NC 27889

Mr. James Younce
Manager
Younce & Ralph Lumber Co.
P.O. Box 160
Washington, NC 27889

Mr. Tom Allan
President
Flanders Filters, Inc.
P.O. Box 1708
Washington, NC 27889

Mr. Don Baird
Manager
Atwood and Morrill Co., Inc.
P.O. Box 490
Washington, NC 27889

Mr. Ray Garcia
President
N.C. Phosphate Corporation
P.O. Box 398
Washington, NC 27889

Mr. Don Obernesser
Vice President of Operations
Stanadyne, Inc.
P.O. Box 1105
Washington, NC 27889

Mr. Mac Pigott
Manager
Blue Channel Corp.
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Belhaven, NC 27810

Mr. Linley Gibbs
Plant Manager
Hamilton Beach
P.O. Box 1158
Washington, NC 27889

Mr. Clarence Edwards
Director of Manufacturing
Singer Co.
P.O. Box 1627
Washington, NC 27889

Mr. Don Delong
General Manager
Texasgulf,Inc.
P.O. Box 48
Aurora, NC 27806

Mr. Frank Stancill
Plant Manager
Hackney Industries, Inc.
400 Hackney Ave.
Washington, NC 27889

Mr. Warren Wilkerson
Manager
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P.O. Box 69
Chocowinity, NC 27817

Mr. Percy Dickens
Vice President
Tidewater Equipment Co.
P.O. Box 1028
Washington, NC 27889

Mr. Bill Carr
Manager
Outer Banks, Inc.
P.O. Box 326
Chocowinity, NC 27817

Mr. J. T. Keech
Chairman
Warren Field Airport Commission:, Beaufort Co. Public Health
Department
P. O. Box 1027
Washington, NC 27889

Mr. Jonathan Philips
Pamlico Tar River Association
River Bend Apartments
Washington, NC
27889 Ms.

Ms. Ruth Leggett, Coastal Land Use Planner
NC Department of Natural Resources
and Development
Planning & Resource Evaluation
P. O. Box 1507
Washington, NC 27889

Mr. Al Phelps
Downtown Washington Association
West Main Street
Washington, NC
27889

PLANNING & DESIGN ASSOCIATES, P.A.

Washington Land Use Plan

Summary: Problems & Issues Public Hearing March 11, 1985

An important aspect of the land use planning process is to identify local issues and establish policies relating to those issues. Discussion with community leaders, and windshield surveys have allowed us to identify many of these issues.

Now we need your input. Below are the major issues we have identified so far. We would like you to rate each issue on a scale of 1 - 5 as to how important you think that issue is. One (1) will indicate not important and five (5) will indicate very important. We have left space for you to add any issues you think should be identified which we haven't listed. Please rate those as well.

	Issue	Rating
1.	Waterfront area development and renovation.	____
2.	Continued Historic Renovation.	____
3.	Development of a "Farmer's Market."	____
4,	Improvement of townscape elements.	____
5.	Recruitment of small specialty, retail shops.	____
6.	Airport expansion.	____
7.	Expansion of restricted air space by the military.	____
8.	Upgrading/expanding city roads.	____
9.	Expansion of sewer system.	____
10.	Expansion of tourist industry.	____
11.	Expansion and recruitment of industry.	____
12.	Expansion of a billboard ordinance.	____
13.	Expansion of a historic district ordinance.	____
14.	Pollution of Pamlico River by industry.	____
15.	Pollution of Pamlico River due to inadequate storm drainage.	____
16.	Hurricane preparedness and storm disaster planning.	____
	_____	____
	_____	____
	_____	____
	_____	____
	_____	____

"Issues"

Results of Washington Land Use Plan Public Hearing
March 11, 1985

Issue	Number of Persons Grading Issue a: 1	2	3	4	5	Net Score	Priority Rating
Waterfront Development	1	0	5	6	3	55	A
Continued Historic Renovation	1	2	8	2	2	47	A
Development of Farmer's Market	4	4	0	3	4	44	B
Improvement of Townscape Elements	0	3	6	4	1	45	A
Recruitment of Small Specialty Shops	3	2	4	4	2	45	A
Airport Expansion	3	4	3	1	3	39	B
Expansion of Restricted Airspace by the Military	4	0	2	2	5	43	B
Upgrading/Expanding City Roads	1	0	4	5	6	63	AA
Expansion of Sewage System	2	0	1	3	12	77	AA
Expansion of Tourist Industry	1	1	3	6	4	56	A
Expansion & Recruitment of Industry	2	1	1	1	10	61	AA
Expansion of Billboard Ordinance	4	0	5	3	2	41	B
Expansion of Hist. District Ordinance	6	2	4	3	0	34	C
Pollution of Pamlico R. by Industry	1	0	1	5	8	64	AA
Pollution of Pamlico River Due to Inadequate Storm Drainage	2	0	3	3	9	68	AA
Hurricane Preparedness	1	3	2	5	4	53	A
Public Beach Access	1	2	0	2	2	23	C
2nd & 3rd Floor Downtown Development	0	0	1	0	3	18	C
Expansion of Cult./Rec. Facilities	0	0	0	1	1	9	C
Expand Local School Programs to Accomodate Industry Training Needs	0	0	0	0	3	15	C
Conservation of Wetlands, AEC's	0	0	0	0	1	5	C
Improve Solid Waste Management	0	0	0	0	1	5	C

Priority Rating Scale:
60+ Net Score - AA
45-59 Net Score - A
30-44 Net Score - B
less than 30 Net Score - C

Grading Scale:
1 - Least Important
5 - Most Important

Disk: Allan File: LUPPH

Appendix H

WASHINGTON DAILY NEWS

Weather
Tonight clearing. Low in the mid 40s. West winds 10 to 20 mph.

ESTABLISHED 1909 NO. 61 TWELVE PAGES WASHINGTON, NORTH CAROLINA, TUESDAY AFTERNOON, MARCH 12, 1985 (USPS 667-500) PRICE 25c

City's Future Growth Addressed At Hearing

By TODD HALL
City Editor

Washington's growth is in the hands of its people, but only a handful had comments for a land use plan at a City Council meeting last night.

An update of the plan, required every five years by the Coastal Area Management Act, is intended as a guide to ensure orderly growth, said Terry Alford, whose firm is preparing it.

Through meetings with citizens and reviews of previous plans, Planning & Design Associates of Raleigh has determined problems and issues as the most necessary to address immediately, including:

— Renovation of the waterfront area and historic buildings.
— Development of a "Farmer's market."
— Improvement of "townscape elements."
— Recruitment of small specialty shops.
— Expansion of Warren Airport and military air space.
— Upgraded roads, such as $14 million under way state projects.
— Improvement of the city sewer system.
— Expansion of tourism and industry.
— Establishment of a billboard ordinance.
— Pollution of the Pamlico River by textile industries and inadequate storm water drainage.
— And a hurricane mitigation plan.

People attending last night's public hearing were given questionnaires and asked to rank the issues on a scale of importance and add other concerns.

The firm says Washington's population decreased 6.1 percent from 1970 to 1980, but Beaufort County's grew 12.2 percent in the same period — figures the firm calls "particularly distressing." However, according to city officials the population of Washington has increased about 3 percent since 1980.

Last night's public hearing was advertised, and approximately 30 community leaders were notified by mail, according to Louis Taylor, city director of Community Development and planning. Twenty-two people were in the audience.

Among those speaking was Jonathan Phillips of the Pamlico-Tar River Foundation Inc., who said the primary concern of the group was water quality and the conservation of natural resources.

Phillips presented a statement suggesting guidelines for the plan, including maintenance and enhancement of the river, opposition to development that would degrade water quality, and the encouragement of development that preserves the water-related way of life in Washington.

"...The immense pressures to overdevelop Pamlico shorelines are well known," the statement said.

(See LAND USE, Page 9)

Land Use

From Page 1

adding that planning must be especially careful to protect public trust waters, wetlands and other areas of environmental concerns. Another cited concern was runoff from urban areas.

Keith Hackney of Hackney Industries Inc. stressed the importance of the airport to industrial development. Earl Bonner of the airport commission noted a 50-acre industrial site in the plan. "It's good high land. It's out there and ready to be used," Bonner said.

Ruth Leggett of the state Division of Coastal Management told the council that other public agencies looked at land use plans when considering funding. Water quality was a primary concern, she said.

Al Phelps of the Downtown Washington Association said he would like emphasis added on the use of the second and third floors of downtown buildings as residences.

A second public hearing is expected in May or June to present a preliminary draft of the update plan. A final draft is anticipated in September.

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* Approach and Obstruction Analysis--Warren Field, Talbert, Cox, and Associates, Inc., October 1982.

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* Approach and Vicinity Plan--Warren Field, Talbert, Cox, and Associates, October 1982.

* Land Classification Map and Existing Land Use Map, City of Washington, NC., February, 1975.

* Map of Flood--Prone Areas, Washington, NC, U.S. Geological Survey, 1971.

* Flood Boundary and Floodway Map, Washington, NC. U.S. Department of Housing and Urban Development. 1977. (Panels 0IF, 03F, 04F, of 6).

* Flood Hazard Boundary Map and Flood Insurance Rate Map, Washington, NC, U.S. Department of Housing and Urban Development, 1977. (Panels 1,3,4 of 6)

* Enumeration Districts Map - City of Washington and Washington Park, U.S. Bureau of Census, August 1980.

*Indicates plans, documents, ordinances, and maps currently being used and followed by the City of Washington.

Population and Housing Units, by Planning Sub-Districts

Planning Sub-District	Enumeration District(s)	Resident Population (1980)	Total Number of Attached and Detached Housing Units	Total Number of Mobile Homes
A	598A,590	1993	505	43
B	585T	1745	598	18
C	591	310	129	0
D	589	548	176	0
E	592,593,597	3599	1328	0
F	594,595,596	3804	1695	0
G	583	514	220	0
H	600	1952	537	202
I	602T	619	25	409
TOTAL NUMBER		15086	5216	672
Median Value			$31,200	$15,000
TOTAL VALUE			$162,739,200	$10,080,000

Disk: Allan
File: Washinv

[1]Data By Enumeration District provided by N.C. Office of State Budget and Management for 1980. Planning Sub-Districts B, H, and I include parts of Long Acre Township and Chocowinity Township.

[2]Equals median value of housing units in Beaufort County, 1980.
Source: Profile of North Carolina Counties, N.C. Office of State Budget and Management, 1984.

[3]Equals estimated value of mobile homes in Beaufort County, 1983.
Source: Before the Storm in Beaufort County: Avoiding Harm's Way, Planning and Design Associates, P.A., 1983.

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