

CITY OF WASHINGTON, NORTH CAROLINA

CAMA CORE LAND USE PLAN



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CITY OF WASHINGTON
CAMA CORE LAND USE PLAN
TABLE OF CONTENTS

	<u>PAGE</u>
SECTION I. INTRODUCTION	1
A. Why Plan?	1
B. Regulatory Authority and Planning Model	3
C. Planning Process and Citizens Participation	4
 SECTION II. HISTORY	 6
 SECTION III. REGIONAL SETTING	 9
A. Location of the City of Washington	9
B. Importance of Regional Setting	9
1. Atlantic Intracoastal Waterway	9
2. Coastal Area Management Act (CAMA) Communities	11
3. Tar-Pamlico Watershed	12
4. 100-Mile Market	15
5. Historic Albemarle Area	17
6. State Planning Region Q	17
7. Beaufort County	19
 SECTION IV. CITY OF WASHINGTON CONCERNS AND ASPIRATIONS	 20
A. Identification of Primary Planning Issues	20
B. City of Washington Vision Statement	21
 SECTION V. ANALYSIS OF EXISTING CONDITIONS	 22
A. Population and Demographics	22
1. City of Washington Permanent Population	22
2. City of Washington Population Profile	23
a. Racial Composition	23
b. Age and Gender Composition	24
c. Female-Headed Households	26
d. Educational Attainment	27
e. Disability Status	27
3. Summary of Population Profile	28
B. Housing	29
1. Housing Characteristics	29
a. Housing Units and Density	29
b. Housing Occupancy and Tenure	30
c. Units per Structure (as Related to Tenure)	31
d. Age, Condition and Characteristics of Housing Units	32
e. Households Characteristics by Tenure	35
f. Concentrations of Substandard Housing	36

	<u>PAGE</u>
2. Summary of Housing Characteristics	39
C. Income, Employment and Economy	40
1. Income and Poverty Status	40
2. Employment and Economy	41
a. Total Employment and Employment by Sector	41
b. Commuting Patterns	45
c. Income, Employment, and Economy Summary	46
D. Population Projections	47
E. Natural Systems Analysis	49
1. Mapping and Analysis of Natural Features	49
a. Topography/Geology	49
b. Climate	53
c. Flood Zones	53
d. Man-made Hazards/Restrictions	59
(1) Tier II Facilities	59
(2) Underground Storage Tanks (UST)	60
e. Soils	62
f. Water Supply	65
g. Fragile Areas and Areas of Environmental Concern (AEC)	67
(1) Coastal Wetlands	67
(2) Estuarine Waters	74
(3) Estuarine Shorelines	74
(4) Public Trust Areas	75
(5) Wetlands Defined by Section 404 of the Clean Water Act	75
(6) Protected Lands and Significant Natural Heritage Areas	76
(7) Outstanding Resource Waters	78
h. Areas of Resource Potential	78
(1) Regionally Significant Parks	78
(2) Commercial Forest Lands	79
(3) Marinas and Mooring Fields	79
(4) Floating Homes	83
(5) Channel Maintenance	83
(6) Marine Resources (Water Quality)	84
(7) Primary Nursery Areas, Anadromous Fish Spawning Areas, Submerged Aquatic Vegetation	87
2. Environmental Composite Map	89
3. Water Quality	93
a. Tar-Pamlico River Basin Watershed	94
b. Lower Tar River Watershed - Subbasin 03-03-05	94
c. Tranter's Creek Watershed - Subbasin 03-03-06	95
d. Pamlico River Watershed - Subbasin 03-03-07	96
e. Registered Animal Operations in the Tar-Pamlico River Basin	98
f. Tar-Pamlico Buffer Rules and Nutrient Sensitive Waters	99

	<u>PAGE</u>
g. Population and Growth Trends	100
F. Analysis of Land Use and Development	100
1. Introduction	100
2. Existing Land Use in the City of Washington	102
3. Land Use as Related to Water Quality by Subbasin	103
a. Subbasin 03-03-05	103
b. Subbasin 03-03-06	105
c. Subbasin 03-03-07	106
G. Analysis of Existing Community Facilities/Services	107
1. Water Supply	107
2. Sewer	110
3. Solid Waste Disposal	110
4. Schools	111
5. Transportation	113
a. Major Thoroughfares	113
b. Minor Thoroughfares	113
6. Recreation	119
7. Electric System	121
8. Police	124
9. Fire/Rescue/Emergency Services	125
10. Administration/Personnel	126
11. Streets	127
12. Telephone Service	127
13. Internet Service	127
14. Cell Phone Service	128
15. Stormwater Management	128
a. Introduction	128
b. Erosion and Sedimentation	128
c. EPA Regulations	129
d. Construction Activities	130
e. North Carolina Shoreline Buffering	131
f. Stormwater Management/Drainage as Related to the City of Washington	132
H. Land Suitability Analysis	134
I. Current Plans, Policies, and Regulations	138
1. Zoning Ordinance	138
2. Subdivision Regulations	139
3. North Carolina State Building Code	139
4. Floodplain Development Ordinance	139
5. Minimum Housing Code	140
6. Warren Field Airport Layout Plan Report	140
7. Parks and Recreation Master Plan	140
8. Water Master Plan	141
9. US 17 Improvements, Washington and Chocowinity Vicinity	141

	<u>PAGE</u>
10. Solid Waste Management Plan	141
11. Stormwater Policy	142
12. Downtown Washington Riverside Renaissance Plan	142
13. Master Plan/Economic Repositioning Program for Downtown	142
14. Historic Preservation Ordinance	143
15. Beaufort County Multi-Jurisdictional Hazard Mitigation Plan	143
16. Miracle Mile Concept Plan	143
17. Comprehensive Plan	143
18. Tar River Nature Park, Concept Plan	145
19. City of Washington 1998 Shoreline Access Plan	145
20. City of Washington Land Use Plan Update, 1996	145
 SECTION VI. PLAN FOR THE FUTURE	 148
A. Future Land Demands/Emerging Conditions	148
1. Introduction	148
2. Residential Land Use	148
3. Commercial Land Use	150
a. Regional Commercial Nodes	151
b. Neighborhood Commercial Nodes	152
c. Office and Institutional Nodes	152
4. Industrial Land Use	153
5. Land Demand Forecast	153
B. Future Infrastructure/Community Facilities Needs	156
1. Transportation	156
2. Education	162
3. Recreation	163
a. Development of Neighborhood Parks	163
b. Improvement/Expansion of Waterfront and Dock Facilities	164
c. Improvement/Expansion of the City's Greenway along Jack's Creek	164
d. City of Washington Shoreline Access Plan	165
4. Water System	165
5. Sewer System	167
6. Stormwater Management/Drainage	168
7. Solid Waste	169
8. Law Enforcement	169
9. Fire/Rescue Services	170
C. Land Use/Development Goals and Implementing Actions	170
D. Policies/Implementing Actions	171
1. Introduction	171
2. Smart Growth	174
3. Policies Regarding Land Use and Development in AECs	180

	<u>PAGE</u>
E. Land Use Plan Management Topics	181
1. Introduction	181
2. Impact of CAMA Land Use Plan Policies on Management Topics . . .	183
3. Public Access	183
4. Land Use Compatibility	187
5. Infrastructure Carrying Capacity	196
6. Transportation	199
7. Natural Hazard Areas	202
8. Water Quality	204
9. Local Areas of Concern	208
F. Future Land Use	215
1. Introduction	215
2. Land Use Acreages	219
a. Airport Development Category	221
b. Commercial	222
c. Office/Institutional	223
d. Heavy Industrial	224
e. Light Industrial	225
f. Mixed Use	226
g. High Density Residential	226
h. Medium Density Residential	227
i. Low Density Residential	228
j. Conservation	228
 SECTION VII. TOOLS FOR MANAGING DEVELOPMENT	 233
A. Guide for Land Use Decision Making	233
B. Existing Development Program	233
C. Additional Tools	233
D. Action Plan/Schedule	234
1. Citizen Participation	234
2. Action Plan/Schedule	235
E. Resource Conservation Management Action Plan/Positive and Negative Impacts of Land Use Plan Policies	237
 SECTION VIII. HAZARD MITIGATION PLAN	 243

TABLES

Table 1	Percent of State Coastal Population, 1990	12
Table 2	Population and Population Projections for the City of Washington, Beaufort County, the Greenville Metropolitan Statistical Area, and the 100-Mile Radius, 2004 and 2009	15

	<u>PAGE</u>
Table 3	Year-Round (Permanent) Population Estimates for the City of Washington and Beaufort County, 1970 to 2003 22
Table 4	Racial Composition of the City of Washington, 2000 23
Table 5	Racial Composition of the City of Washington and Beaufort County from 1970 to 2000 24
Table 6	Age Composition of the City of Washington and Beaufort County from 1970 to 2000 25
Table 7	Male to Female Ratio at Various Age Cohorts, City of Washington, 2000 25
Table 8	Percentage of Persons Over the Age of 25 by Educational Attainment for the City of Washington and Beaufort County, 2000 27
Table 9	Population, Housing Units, Land and Water Areas and Population and Housing Unit Density for the State of North Carolina, City of Washington and select nearby municipalities 30
Table 10	Housing Tenure and Occupancy, City of Washington 1990 and 2000, State of North Carolina, 2000 30
Table 11	Structures per Unit and Tenure, City of Washington and the State of North Carolina, 2000 32
Table 12	Tenure by Year Structure Built, City of Washington and the State of North Carolina, 2000 33
Table 13	Occupancy per Room and Availability of Essential Services per Housing Unit by Tenure, City of Washington and the State of North Carolina, 2000 34
Table 14	Persons Per Housing Unit and Various Householder Characteristics by Tenure, City of Washington and the State of North Carolina, 2000 35
Table 15	Income and Poverty Statistics for the City of Washington, the City of New Bern, the City of Greenville, Beaufort County, and the Town of Beaufort, 1999 40
Table 16	Income and Poverty Statistics for the City of Washington, Beaufort County, and the State of North Carolina, 1990 and 2000 41
Table 17	Employment Statistics by Type of Industry for the City of Washington, 1990 and 2000 42
Table 18	Employment and Wages, by Sector (Fourth Quarter, 2003) for Beaufort County and North Carolina 43
Table 19	Major Manufacturers in or near the City of Washington, 2004 44
Table 20	Establishments and Retail Sales, City of Washington and Beaufort County, 1992 and 1997 45
Table 21	Travel Time to Work, City of Washington, 2000 45

	<u>PAGE</u>
Table 22	Population and Forecast Populations for the City of Washington and Beaufort County through 2030 48
Table 23	Climatic Conditions by Month at Washington, NC 53
Table 24	Land Area by SFHA in the City of Washington, 2005 54
Table 25	Storm Surge Inundation at Different Magnitude Storm Events for the City of Washington based on SLOSH Model 56
Table 26	Tier II Facilities in the City of Washington, 2003 60
Table 27	City of Washington, Building Site Development Soil Features, Prevalence of Soil Types, and Prime Farmland Soils 64
Table 28	City of Washington (Within Corporate Limits Only) Coastal Wetlands by Type and Aerial Extent, 2005 69
Table 29	City of Washington (ETJ Only) Coastal Wetlands by Type and Aerial Extent, 2005 69
Table 30	Marina Sites in the City of Washington, 2005 83
Table 31	Water Quality Classifications for Stream Segments in and near the City of Washington, 2005 84
Table 32	Environmental Composite Layers for the City of Washington . . . 90
Table 33	City of Washington Environmental Composite Classifications by Category and Acreage, 2003 92
Table 34	Area, Population, and Land Cover of Subbasin 03-03-05 95
Table 35	Area, Population, and Land Cover of Subbasin 03-03-06 96
Table 36	Area, Population, and Land Cover of Subbasin 03-03-07 98
Table 37	Registered Animal Operations in Subbasins 03-03-05, 03-03-06, and 03-03-07 of the Tar/Pamlico River Basin, 1998 99
Table 38	Existing Land Use in the City of Washington, March 2005 102
Table 39	Land Use by Subbasin, City of Washington and ETJ, 2005 103
Table 40	City of Washington Groundwater Sources, 2005 107
Table 41	Beaufort County Schools Serving the City of Washington, 2005 . 111
Table 42	City of Washington Recreation Facilities and Properties, 2005 . 120
Table 43	City of Washington Transformer Capacity Versus Peak Load, 2005 122
Table 44	Staffing By Department, City of Washington, February 2005 . . . 126
Table 45	Land Suitability Analysis Criteria 137
Table 46	Land Suitability Analysis for the City of Washington and ETJ, 2005 138
Table 47	City of Washington Land Demand Forecast 155
Table 48	Funding Sources and Recommended Methods of Implementation for Selected Transportation Improvements 159
Table 49	Construction Priorities and Cost Estimates 160

		<u>PAGE</u>
Table 50	City of Washington Water System Carrying Capacity Forecast . . .	166
Table 51	City of Washington Future Land Use Map Acreages	219
Table 52	City of Washington Future Land Use by Sewer Service Area . . .	220
Table 53	City of Washington Zoning of Vacant Parcels	220
Table 54	Future Land Use Plan Compatibility Matrix	231
Table 55	City of Washington Policy Analysis Matrix	238

MAPS

Map 1	City of Washington General Location	10
Map 2	City of Washington North Carolina River Basins	14
Map 3	City of Washington 100 Mile Market	16
Map 4	City of Washington North Carolina Planning Regions	18
Map 5	City of Washington Areas of Substandard Housing	38
Map 6	City of Washington Subbasins and 14-digit Hydrologic Code . . .	50
Map 7	City of Washington Flood Hazard Areas	55
Map 8	City of Washington Storm Surge Inundation	57
Map 9	City of Washington Soils Classifications	63
Map 10	City of Washington Areas of Environmental Concern - Wetlands	71
Map 11	City of Washington Significant Natural Heritage Areas and Protected Lands	77
Map 12	City of Washington Water Quality	88
Map 13	City of Washington Environmental Composite Map	91
Map 14A	City of Washington Existing Land Use by Subbasin	104A
Map 14B	City of Washington Existing Land Use (Downtown)	104B
Map 15	City of Washington Water and Sewer Lines	109
Map 16	City of Washington Community Facilities	112
Map 17	US 17 Washington Bypass Project	115
Map 18	City of Washington Average Annual Daily Traffic Counts	118
Map 19	City of Washington Land Suitability Analysis	136
Map 20	City of Washington Historic District	144
Map 21A	City of Washington Future Land Use Map	217
Map 21B	City of Washington Future Land Use Map (Downtown)	218

FIGURES

Figure 1	Atlantic Intracoastal Waterway	9
Figure 2	Pictorial Representation of a Watershed	12

	<u>PAGE</u>
Figure 3	Capacity Use Area and Areas of Declining Water Quantity and/or Quality in the Central Coastal Plain of North Carolina 66
Figure 4	Coastal Wetland Plant Species in North Carolina 68
Figure 5	Boardwalk Near NC Estuarium at Pamlico River 164
Figure 6	Site Planning Techniques 175
Figure 7	Linked Parking Areas Behind Stores 176
Figure 8	Alternatives for Arranging Commercial Development 176
Figure 9	Examples of Connectivity within Developments 177
Figure 10	Building on Sensitive Areas vs. Protecting Sensitive Areas 177
Figure 11	Reducing Lots Sizes to Locate Homes on Better Soils 178

APPENDICES

Appendix I	Citizen Participation Plan
Appendix II	Absentee Property Owners Survey Results
Appendix III	Levels of Service (LOS)
Appendix IV	Beaufort County Transportation Improvement Plan Projects
Appendix V	Future Infrastructure Map
Appendix VI	Downtown Washington Revitalization Strategy
Appendix VII	Hazard Mitigation Plan Mitigation Strategies and Policies

MATRIX OF REQUIRED ELEMENTS

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(a) Organization of the Plan	page 1-5
(b) Community Concerns and Aspirations	
(1) Significant Existing and Emerging Conditions	page 20
(2) Key Issues	page 20
(3) A Community Vision	page 21
(c) Analysis of Existing and Emerging Conditions	pages 22-28
(1) Population, Housing, and Economy	
(A) Population:	
(i) Permanent population growth trends using data from the two most recent decennial Censuses;	
(ii) Current permanent and seasonal population estimates;	
(iii) Key population characteristics;	
(iv) Age; and	
(v) Income	
(B) Housing Stock:	pages 29-39
(i) Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multi-family, and manufactured); and	
(ii) Building permits issued for single-family, multi-family, and manufactured homes since last plan update	
(C) Local Economy	pages 40-46
(D) Projections	page 47
(2) Natural Systems Analysis	pages 49-88
(A) Mapping and Analysis of Natural Features	
(i) Areas of Environmental Concern (AECs);	
(ii) Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development;	
(iii) Environmental Management Commission water quality classifications and related use support designations, and Division of Environmental Health shellfish growing areas and water quality conditions;	
(iv) Flood and other natural hazard areas;	
(v) Storm surge areas;	
(vi) Non-coastal wetlands including forested wetlands, shrub-scrub wetlands, and freshwater marshes;	
(vii) Water supply watersheds or wellhead protection areas;	
(viii) Primary nursery areas, where mapped;	
(ix) Environmentally fragile areas; and	
(x) Additional natural features or conditions identified by the local government.	

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(B) Composite Map of Environmental Conditions: <ul style="list-style-type: none"> (i) Class I (ii) Class II (iii) Class III 	pages 89-92
(C) Environmental Conditions <ul style="list-style-type: none"> (i) Water Quality: <ul style="list-style-type: none"> (I) Status and changes of surface water quality, including impaired streams from the most recent NC Division of water Quality Basinwide Water Quality Plans, 303(d) List and other comparable data; (II) Current situation and trends on permanent and temporary closures of shellfishing waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation Section of the NC Division of Environmental Health; (III) Areas experiencing chronic wastewater treatment system malfunctions; and (IV) Areas with water quality or public health problems related to non-point source pollution (ii) Natural Hazards: <ul style="list-style-type: none"> (I) Areas subject to storm hazards such as recurrent flooding, storm surges, and high winds; (II) Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities; and (III) Where data is available, estimates of public and private damage resulting from floods and wind that has occurred since the last plan update (iii) Natural Resources: <ul style="list-style-type: none"> (I) Environmentally fragile areas or areas where resource functions may be impacted as a result of development; and (II) Areas containing potentially valuable natural resources 	pages 93-100
(3) Analysis of Land Use and Development	page 100-147
(A) A map of land including the following: residential, commercial, industrial, institutional, public, dedicated open space, agriculture, forestry, confined animal feeding operations, and undeveloped;	page 104

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(B) The land use analysis shall including the following: <ul style="list-style-type: none"> (i) Table that shows estimates of the land area allocated to each land use; (ii) Description of any land use conflicts; (iii) Description of any land use-water quality conflicts; (iv) Description of development trends using indicators; and (v) Location of areas expected to experience development during the five years following plan certification by the CRC and a description of any potential conflicts with Class II or Class III land identified in the natural systems analysis 	pages 102-107
(C) Historic, cultural, and scenic areas designated by a state or federal agency or by local government	page 121
(D) Projections of future land needs	pages 153
(4) Analysis of Community Facilities <ul style="list-style-type: none"> (A) Public and Private Water Supply and Wastewater Systems 	pages 107-110
(B) Transportation Systems	pages 113-118
(C) Stormwater Systems	pages 128-133
(D) Other Facilities	pages 110-128
(5) Land Suitability Analysis <ul style="list-style-type: none"> (A) Water quality; (B) Land Classes I, II, and III summary environmental analysis; (C) Proximity to existing developed areas and compatibility with existing land uses; (D) Potential impacts of development on areas and sites designated by local historic commission or the NC Department of Cultural Resources as historic, culturally significant, or scenic; (E) Land use and development requirements of local development regulations, CAMA Use Standards and other applicable state regulations, and applicable federal regulations; and (F) Availability of community facilities, including water, sewer, stormwater, and transportation 	pages 134-137
(6) Review of Current CAMA Land Use Plan <ul style="list-style-type: none"> (A) Consistency of existing land use and development ordinances with current CAMA Land Use Plan policies; (B) Adoption of the land use plan's implementation measures by the governing body; and (C) Efficacy of current policies in creating desired land use patterns and protecting natural systems 	pages 138-147

CAMA CORE LAND USE ELEMENT	ELEMENT DISCUSSED
(d) Plan for the Future (1) Land Use and Development Goals: (A) Community concerns and aspirations identified at the beginning of the planning process;	page 20
(B) Needs and opportunities identified in the analysis of existing and emerging conditions	pages 148-170
(2) Policies: (A) Shall be consistent with the goals of the CAMA, shall address the CRC management topics for land use plans, and comply with all state and federal rules; (B) Shall contain a description of the type and extent of analysis completed to determine the impact of CAMA Land Use Plan policies on the management topics, a description of both positive and negative impacts of the land use plan policies on the management topics, and a description of the policies, methods, programs, and processes to mitigate any negative impacts on applicable management topics; (C) Shall contain a clear statement that the governing body either accepts state and federal law regarding land uses and development in AECs or, that the local government's policies exceed the requirements of state and federal agencies.	pages 171-214
(3) Land Use Plan Management Topics.	
(A) Public Access	page 183
(B) Land Use Compatibility	page 187
(C) Infrastructure Carrying Capacity	page 196
(D) Natural Hazard Areas	page 202
(E) Water Quality	page 204
(F) Local Areas of Concern	page 208

