



ROY COOPER
Governor

WILLIAM G. ROSS, JR.
Interim Secretary

BRAXTON DAVIS
Director

MEMORANDUM

TO: Coastal Resource Commission

FROM: Rachel Love-Adrick, District Planner
Division of Coastal Management

SUBJECT: Town of Beaufort Land Use Plan Implementation Status Report

DATE: January 17, 2017

Overview

The Town of Beaufort Core Land Use Plan was certified by the Coastal Resource Commission on September 28, 2007. The attached implementation status report outlines how the town has used and locally implemented the polices within the plan.

The following must be included in the report:

- All local, state, federal, and joint actions that have been undertaken successfully to implement its certified CAMA land use plan
- Any actions that have been delayed and the reasons for the delays
- Any unforeseen land use issues that have arisen since certification of the CAMA land use plan
- Consistency of existing land use and development ordinances with current CAMA land use plan policies
- Current policies that create desired land use patterns and protection of natural systems.

Discussion

The implementation status report does not require approval by the CRC, but must be made available to the public and forwarded to DCM (7L. 0511 Required Implementation Status Reports). Staff has reviewed the report and finds that the town has met the minimum requirements for the report.



TOWN OF BEAUFORT
Planning and Inspections Department

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November 10, 2016

To: Rachel Love-Adrick
Division of Coastal Management
North Carolina Department of Environmental Quality
400 Commerce Ave
Morehead City, NC 28557

From: Kyle Garner, AICP, Planning Director
Town of Beaufort

Subject: Implementation Status Report of 2007 Adopted CAMA Land Use Plan

The Town of Beaufort is submitting the following information as to the status of implementation items recommended in the adopted 2007 CAMA Land Use Plan. The items addressed below were taken from pages 103-105 of the plan and staff commentary/response is shown in ***Bold Italics***.

5.4 Implementation Plan and Schedule

Beaufort has developed the following action plan and schedule to implement the Land Use Plan.

5.4.1 Public Water Access Implementation Actions

1. **FY05:** Beaufort will undertake improvements to water accesses and recreational facilities. ***In the last few years the Town has implemented improvements to:***
 - ***Gordon Street water access, which includes additional storage for kayaks & canoes as well as improvements to the public dock.***
 - ***Grayden Paul Water Access – has a new dock as well as a new floating dock for transient boaters.***
 - ***The Boardwalk has had renovations made it in the replacement of new decking.***
 - ***Most recently has been working the development of Cedar Street Park that would provide another public open space and water access to kayakers and fisherman. This project is slated for 2018***
 - ***Topsail Park – has had its floating gangway cleaned and repaired and is in the process of the addition of new landscaping in the near future.***
 - ***Harborside Park – Is a partnership project between the NC Maritime Museum and the Town to provide additional water access by way of an overlook on Front Street adjacent to the Watercraft Center. It is anticipated that this project will begin and end in 2017.***

2. **Ongoing:** Review, through the subdivision plat and site plan review and approval process, proposed waterfront land development projects to ensure consistency with the Town's public access goals and policies. ***The Town Planning & Inspections Staff reviews all development permits to include building permits to ensure that they meet compliance with the Town's public water access goals and policies on a daily, weekly basis.***

5.4.2 Land Use Compatibility Implementation Actions

1. **FY 05:** Zoning ordinance amendments regarding residential boat docks and piers and commercial marinas. ***In 2013 the Land Development Ordinance was adopted which made commercial marinas a Special Use and required additional information and impact criteria from an applicant in order to be approved. Residential boat docks also have very strict criteria in the R-8 and other residential districts and are limited in the number permitted.***
2. **FY06:** Comprehensive zoning ordinance update. ***In 2013 the Town adopted a new Land Development Ordinance to replace the last Zoning Ordinance from 1998.***
3. **FY07:** Review, and revise as determined appropriate, the County land use and development regulations to include development principles and techniques that promote land use compatibility as open space subdivision design, clustering, innovative stormwater management design, etc. ***The Town has participated in the development of the Regional Hazard Mitigation Plan which addresses most of these items and meets in a Planners forum regularly to discuss CRS and FEMA related issues and strategies for mitigation.***
4. **Ongoing:** Review the zoning ordinance, subdivision regulations, and other Town land use and development regulations to ensure that residential densities and building intensities are consistent with the Town's land suitability goals and policies. Prepare revisions and updates as determined appropriate. Coordinate the review with the Carteret County Health Department. ***Even though the Land Development Ordinance was adopted in 2013 amendments have already been made to keep up with changes in the State Statues as well as other revisions needed for clarification or stricter standards.***

5.4.3 Infrastructure Carrying Capacity Implementation Actions

1. **FY 06:** Completion of a comprehensive water system improvements plan. ***Our Public Utilities Department hired Rivers & Associates Engineers to develop this Plan which was developed in 2009 with revisions in 2010 and 2011. It is anticipated that another update will occur in 2017.***
2. **FY 06:** Annexation boundary agreement with the Town of Morehead City. ***This has not happened but was attempted in 2009-2010.***
3. **FY 09:** Completion of sewer system improvements. ***The new Sewer treatment system was finished in 2009-2010 and is operational.***
4. **FY 10:** Completion of water system improvements. ***In 2011 several new water wells were completed which should provide enough water for the next 15 years. The Town is currently looking into a new treatment facility.***
5. **Ongoing:** Utilize the Land Use Plan, zoning ordinance, subdivision ordinance, and utilities extension policies to guide public infrastructure and services to areas where growth and development are desired. ***This is an ongoing process through Capital Improvement Plan discussions as well as large development proposals.***

5.4.4 Natural Hazard Areas Implementation Actions

1. **Ongoing:** The Town will review its zoning ordinance, subdivision ordinance, and flood damage prevention ordinance to determine if more specific locational and density regulations regarding development or redevelopment activities within identified flood hazard areas and storm surge areas are warranted. Issues to be addressed include restrictions on land uses that utilize or store hazardous materials on-site, establishment of riparian buffers, increasing the minimum freeboard height above base flood elevation, etc. ***The Town of Beaufort has increased the freeboard to one foot above BFE plus has updated its Flood Damage Prevention Ordinance in 2015 and will update it again in 2017 as the new FEMA flood maps take effect.***
2. **Ongoing:** The Town will avoid zoning areas susceptible to storm surge for high density residential or intensive nonresidential use. ***The Town through its zoning has discouraged development in areas of potential storm surge.***
3. **Ongoing:** Based upon the availability of federal and state grant funds, land acquisition programs will be utilized in the most hazardous areas to minimize future damage and loss of life. ***To my knowledge I am not aware if the Town has applied nor been received any grant funding for this strategy.***
4. **Ongoing:** If any portion of the Town's public infrastructure is significantly damaged by a major storm, consideration will be given to the feasibility of relocating or modifying the affected facilities to prevent the reoccurrence of storm damage. ***The majority of the Town's critical facilities are located in non-special flood hazard areas and consideration will be given in the future with other infrastructure to limit damage due to storm surge.***
5. **Ongoing:** Coordinate the review and approval of development plans for major subdivisions, multifamily developments, and large public and institutional uses located within identified natural hazard areas with the County Emergency Management Agency. Continue the active enforcement of the State Building Code provisions regarding wind-resistance requirements and participation in the National Flood Insurance Program. ***The Town actively participates in the NFIP as well as the enforcement of the State Building Code. An area of improvement that needs to occur is a better relationship with the County Emergency Management Office when looking at development projects.***

5.4.5 Water Quality Implementation Actions

1. **FY06:** The Town will investigate the feasibility of developing and implementing a stormwater management plan. ***In 2009 the Town received Phase I of a stormwater plan developed by the Wooten Company and has used it to aid in repair and mitigation of stormwater utility. The Town has also enacted a stormwater committee comprised of residents of the community as well as professionals in the field of hydrology to aid recommending improvements that can be implemented.***
2. **FY06:** The Town will prepare and implement a wellhead protection program. ***The Town does have a well head protection program.***

3. **FY07:** The Town will review its zoning ordinance and subdivision regulations to determine if revisions are needed to include additional measures, such as riparian buffers and impervious surface limitations, to control stormwater discharges. ***A stormwater management ordinance will be developed. A stormwater ordinance was adopted in 2008 and in 2010 a new zoning district the RS-5 district was created which restricted the impervious surface on a lot to a maximum of 50% of coverage.***
4. **FY08:** Beaufort will make significant advances in the rehabilitation of its sewer infrastructure to reduce infiltration, thus preventing overflows and reducing the amount of discharge released into Taylor's Creek. ***The Town of Beaufort continues to work on I&I and is addressed in the 2017 CIP as well as in 2007 & 2008 several sewer lines were replaced or slip lined to improve the utility.***
5. **Ongoing:** The Town will continue to require, through its subdivision regulations and technical specifications manual, adequate stormwater drainage systems for new developments. The Town will continue to promote the use of best management practices to minimize the degradation of water quality resulting from stormwater runoff. The Town will continue to coordinate the approval of land development projects with the applicable State agencies. ***This is an ongoing practice that the Town does promote and is looking at developing Low Impact Development standards that could be implemented in the Land Development Ordinance. We also work on a regular basis with state agencies to make sure projects are compliant.***

5.4.6 Areas of Environmental Concern Implementation Actions:

1. **FY06:** The Town will review its zoning ordinance to determine if revisions are needed to include additional protective measures for AECs. ***The Town of Beaufort has and will continue to review its ordinance to ensure that environmentally sensitive areas are protected through good land planning and development practices.***

5.4.7 Areas of Local Concern Implementation Actions:

1. **FY05:** The Town will employ a Town Planner to coordinate land development and growth management plans and to oversee the administration of land use regulations. ***A full time Town Planner has been on staff since 2008 and as of October 2016 another planner has been hired.***
2. **FY 08:** The Town will prepare a comprehensive community services/facilities plan. This plan will identify major municipal services and facilities needs and deficiencies, prioritize those needs, and prepare cost estimates and a budgeting plan for the recommended improvements. ***In 2011 a Capital Improvements Plan was developed by Town Staff and has been updated discussed every year since then including a discussion for the 2017-2018 CIP that took place on October 31, 2016.***

If you have any questions or need additional clarification, please e-mail me at k.garner@beaufortnc.org or call (252) 728-2142.

Sincerely,

Kyle Garner

Kyle Garner, AICP
Town Planner