May 28, 2021

Mayor Donald R. Sadler  
City of Washington  
P.O. Box 1988  
Washington, NC 27889

Jonathan Russell  
City Manager  
City of Washington  
P.O. Box 1988  
Washington, NC 27889

CERTIFIED MAIL RETURN RECEIPT REQUESTED and electronically: 
dsadler@washingtonnc.gov

CERTIFIED MAIL RETURN RECEIPT REQUESTED and electronically: 
jrussell@washingtonnc.gov

Re: Amendment to the City of Washington CAMA Land Use Plan

Dear Mayor Sadler and Mr. Russell:

Please find enclosed the written Final Agency Decision granting the City of Washington’s request for the first amendment to its CAMA Land Use Plan. Let me know if you have any questions.

Very truly yours,

[Signature]

Braxton C. Davis, Director  
NC Division of Coastal Management

cc via email: M. Renee Cahoon, Chair  
Mary L. Lucasse, Commission Counsel  
Mike Dail, Director of Community & Cultural Services  
Rachel Love-Adrick, Morehead City District Planner
FACTS

1. The City of Washington (hereinafter the "city") is located in Beaufort County. The city is bounded by Beaufort County to the north and west; the Town of Washington Park and Beaufort County to the east; and the Pamlico River to the south.

2. The city’s CAMA Core Land Use Plan (hereinafter the "Plan") was certified by the Coastal Resources Commission (CRC) on November 30, 2007.

3. The city is seeking certification of a first amendment to the plan’s future land use map and text. The future land-use map (FLUM) amendment makes the plan consistent with a proposed development at 515 Water St (aka Beacon Street Moss East). The parcels FLUM classification will be amended from "High Density Residential" to "Mixed-Use". The text changes amend the Mixed-Use FLUM classification’s allowable density and impervious surface requirements as follows:

   Allowable Density: There is no minimum lot size. The residential density will not exceed seven (7)-eight (8) dwelling units per acre. Impervious Surface: The impervious surface coverage objective is 80% maximum per parcel. A stormwater management plan for all development whose impervious surface coverage exceeds 25% will be required. This system should be designed to handle the first 1-1/2 inches of rainfall on site. This will require revision to the City’s zoning ordinance.

4. The City Council held a duly advertised public hearing to consider the proposed amendment to the Plan and voted, by resolution to approve the amendment on April 27, 2021.
The public had the opportunity to provide written comments on the plan up to thirty (30) calendar days after local adoption. No comments were received.

CONCLUSIONS OF LAW

1. The City’s Plan has met the substantive requirements outlined within the Land Use Planning Requirements effective February 1, 2016.

2. There are no conflicts evident in the City’s Plan with either state or federal law or the State’s Coastal Management Program.

3. The elected body of the City made a final decision on the contents of the amended Plan and provided opportunity for the public to provide written comment following local adoption of the plan, as required by N.C.G.S. § 113A-110 and 15A NCAC 7B .0802 and .0803, and the City’s Plan was submitted to the NC Division of Coastal Management Commission without written objection or comment from the public.

DECISION

For the reasons stated herein, the City’s request for certification of the first amendment to its Plan is GRANTED.

This the 7TH day of June 2021.

Braxton C. Davis, Director
N.C. Division of Coastal Management
CERTIFICATE OF SERVICE

This is to certify that I have served a copy of the attached Final Agency Decision to the City of Washington and the North Carolina Coastal Resources Commission by the means specified below:

**Method of Service**

Mayor Donald R. Sadler  
City of Washington  
P.O. Box 1988  
Washington, NC 27889

CERTIFIED MAIL RETURN RECEIPT REQUESTED and electronically: dsadler@washingtonnc.gov

Jonathan Russell, City Manager  
City of Washington  
P.O. Box 1988  
Washington, NC 27889

CERTIFIED MAIL RETURN RECEIPT REQUESTED and electronically: jrussell@washingtonnc.gov

Mike Dail, Director of Community & Cultural Services  
City of Washington

Electronically: mdail@washingtonnc.gov

M. Renee Cahoon, Chair  
NC Coastal Resources Commission

Electronically: Renee.Cahoon@ncdenr.gov

Mary L. Lucasse, Commission Counsel  
NC Coastal Resources Commission  
PO Box 629  
Raleigh, NC 27602

Electronically: m lucasse@ncdoj.gov

Rachel Love-Adrick, District Planner  
Division of Coastal Management

Electronically: rachel.love-adrick@ncdenr.gov

This is the 10th day of June 2021.

[Signature]
Angela Willis, Assistant to the Director
f. Mixed Use

The Mixed Use land use category provides an environment where convenient shopping and service facilities exist by promoting compact development of commercial, office, and service uses while preserving Washington’s historic character. This category is intended to correspond with the Central Business Historic District and surrounding residential and commercial areas. This area allows for a rich mixture of diverse land uses while requiring review and approval of development proposals by the City.

Allowable Density: There is no minimum lot size. The residential density will not exceed eight (8) dwelling units per acre.

Impervious Surface: The impervious surface coverage objective is 80% maximum per parcel.

Maximum Building Height: The maximum building height is 96 feet.

Permitted Uses: Mixtures of commercial office, institutional, single-family, and multi-family uses will be allowed. This will be an area of high density development.

Uses Not Permitted: Industrial uses will be prohibited.

g. High Density Residential

The High Density Residential future land use category is intended to encourage dense residential development of mobile homes on individual lots, multi-family properties, mobile home park developments and single-family developments on small lots at least 6,000 square feet in size.

Allowable Density: Densities will be seven (7) dwelling units per acre or less.
Current:

f. **Mixed Use**

The Mixed Use land use category provides an environment where convenient shopping and service facilities exist by promoting compact development of commercial, office, and service uses while preserving Washington's historic character. This category is intended to correspond with the Central Business Historic District and surrounding residential and commercial areas. This area allows for a rich mixture of diverse land uses while requiring review and approval of development proposals by the City.

*Allowable Density:* There is no minimum lot size. The residential density will not exceed seven (7) dwelling units per acre.

*Impervious Surface:* The impervious surface coverage objective is 80% maximum per parcel. A stormwater management plan for all development whose impervious surface coverage exceeds 25% will be required. This system should be designed to handle the first 1-1/2 inches of rainfall on-site. This will require revision to the City’s zoning ordinance.

*Maximum Building Height:* The maximum building height is 96 feet.

*Permitted Uses:* Mixtures of commercial office, institutional, single-family, and multi-family uses will be allowed. This will be an area of high density development.

*Uses Not Permitted:* Industrial uses will be prohibited.

g. **High Density Residential**

The High Density Residential future land use category is intended to encourage dense residential development of mobile homes on individual lots, multi-family properties, mobile home park developments and single-family developments on small lots at least 6,000 square feet in size.

*Allowable Density:* Densities will be seven (7) dwelling units per acre or less.
RESOLUTION OF THE CITY COUNCIL OF WASHINGTON, NORTH CAROLINA,  
AUTHORIZING AN AMENDMENT TO CAMA LAND USE PLAN 

WHEREAS, the City of Washington desires to amend its CAMA Land Use Plan, specifically the text related to the designation of the 6.8+/- ac area known as Moss East, from High-Density Residential to that of Mixed-Use and to amend the maximum allowable residential density for Mixed-Use from 7 du/ac to 8 du/ac and to modify the requirement for a stormwater plan for a CAMA permit to be approved; and

WHEREAS, the CAMA Land Use Plan currently states - Allowable Density: There is no minimum lot size. The residential density will not exceed seven (7) dwelling units per acre. Impervious Surface: The impervious surface coverage objective is 80% maximum per parcel. A stormwater management plan for all development whose impervious surface coverage exceeds 25% will be required. This system should be designed to handle the first 1-1/2 inches of rainfall on-site. This will require revision to the City’s zoning ordinance; and

WHEREAS, the City of Washington desires to amend the CAMA Land Use Plan to state - Allowable Density: There is no minimum lot size. The residential density will not exceed eight (8) dwelling units per acre. Impervious Surface: The impervious surface coverage objective is 80% maximum per parcel; and

WHEREAS, the City of Washington conducted a duly advertised public hearing on the draft amendment to the CAMA Land Use Plan at the scheduled meeting of the City Council on April 27, 2021; and

WHEREAS, at the Regular Meeting on April 27, 2021 the City Council of Washington, North Carolina found the draft amendment to be consistent with the City of Washington’s desired vision for the future and approved to adopt the draft amendment; and

WHEREAS, the locally adopted amendment will be submitted as required by State law to the District Planner for the Division of Coastal Management under the North Carolina Department of Environmental Quality and forwarded to the Coastal Resources Commission; and

WHEREAS, a review of the locally adopted amendment by the Coastal Resources Commission will be scheduled; and the CRC will then decide on certification of the amendment;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Washington, North Carolina, that the text in the CAMA Land Use Plan be amended as follows:

Allowable Density: There is no minimum lot size. The residential density will not exceed eight (8) dwelling units per acre. Impervious Surface: The impervious surface coverage objective is 80% maximum per parcel.
BE IT FURTHER RESOLVED that the City Council of Washington, North Carolina, has adopted the draft amendment; and

BE IT FURTHER RESOLVED that the Manager of the City of Washington is hereby authorized to submit the adopted CAMA Land Use Plan amendment to the State for certification as described above.

Adopted this 27th day of April, 2021.

Donald R. Sadler, Mayor

Cynthia Bennett, City Clerk
Affidavit of Publication

The attached CAMA Land Use Plan Amendment public hearing advertisement was published in the Washington Daily Newspaper on March 27, 2021, 30 days prior to the public hearing date of April 27, 2021 as required in G.S. 113A-110

Beaufort County, North Carolina

I certify that the following person personally appeared before me this day, acknowledging to me that he signed the foregoing document: Michael Dail

Date: May 03, 2021

HOLLI Y. TETTERTON
Notary Public
Beaufort County, North Carolina
My Commission Expires
October 25, 2025

Holli Y. Tetterton, Notary Public
# Proof

| Client            | CITY OF WASHINGTON  
|                  | GLEN MOORE          |
| Address          | PO BOX 1988         |
|                  | WASHINGTON, NC 27889 |
| Phone            | (252) 975-9375      |
| EMail            | Fax                 |

| AD #     | 1212750 |
| Class    | 2610    |
| Start Date | 03/27/21 |
| End Date  | 03/27/21 |
| Run Dates | 2       |
| Order #   | 0       |

| Requested By   | CITY OF WASHINGTON  
|                | GLEN MOORE          |
| PO #            | BRITTANY.SCH       |
| Created By     | 03/24/2021         |
| Creation Date  | 03/24/2021         |
| Dimensions     | 1 X 13.222         |
| Price          | $307.60             |

| Sales Rep      | Brittany Schofield |
| Phone          | brittany.schofield@sherbycountyreporter.com |
| EMail          | Fax                 |
|                | Fax                 |
PUBLIC NOTICE

Notice of Public Hearing
Amendment of the CAMA Land Use Plan

Amendment of the CAMA Land Use Plan Notice is hereby given that the City will conduct a public hearing on April 27, 2021 at 5:30 PM to review an amendment to the Coastal Area Management Act (CAMA) Land Use Plan. The meeting will be held at the City of Washington (online). All interested citizens are encouraged to attend. Following the public hearing, the City will consider adoption of the Land Use Plan amendment. Once adopted, the amended plan will be submitted to the Coastal Resources Commission for certification. Written objections, comments, or statements of support shall be submitted to the Division of Coastal Management’s District Planner, Rachel Love-Adrick, 400 Commerce Avenue, Morehead City, NC 28557 no more than 30 calendar days after local adoption of the amendment. Further information can be obtained by contacting the District Planner at (252) 808-2808. Copies of the Land Use Plan amendment are available for review by the public at the City of Washington Planning Department during normal office hours. The public is encouraged to review the Land Use Plan amendment and to attend the public hearing. For additional information, please contact the Director of the Planning Department at (252) 975-9334.

CITY OF WASHINGTON, NORTH CAROLINA
CAMA CORE LAND USE PLAN - PROPOSED LUP AMENDMENT

The City of Washington hereby proposes to amend the Land Use Plan to change the designation of the 6.8+/- ac area known as Moss East, from High-Density Residential to that of Mixed-Use and to amend the maximum allowable residential density for Mixed-Use from 7 du/ac to 8 du/ac and to modify the requirement for a stormwater plan for a CAMA permit to be approved. A stormwater plan may still be required by the City of Washington to be approved per state and/or local regulations prior to any land disturbance that exceeds current maximum allowable limits.

Revised LUP Language:

The Mixed Use land use category provides an environment where convenient shopping and service facilities exist by promoting compact development of commercial, office, and service uses while preserving Washington’s historic character. This category is intended to correspond with the Central Business Historic District and surrounding residential and commercial areas. This area al-
City of Washington Land Use Plan

Future Land Use

Legend
- Future Sewer Extension
- Railroads
- Airport
- Bridges
- Highway 17 Bypass
- Major Roads
- Corporate Limits
- ETJ
- Pitt County
- Washington Park Planning Area
- Jack's Creek Greenway
- Entry Corridor Overlay
- Historic District
- Least Suitable Overlay
- 14-Digit Hydrologic Code

The City of Washington planning area includes all areas within the corporate limits of the city and its ETJ.

The preparation of this map 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.

** See Appendix V for a detailed map of infrastructure service area

1 inch equals 4,000 feet