



## CHAPTER 6. ISSUES, OPPORTUNITIES, GOALS, & POLICIES

### INTRODUCTION

The Town of Newport CAMA Land Use Plan outlines many elements of the Town both existing and projected that need to be considered when determining what reasonable future goals are for the Town of Newport. An evaluation of Newport's history, community profile, environmental resources, and community facilities and services serve as the baseline for determining the future needs and desires of the community, and which goals, objectives, and policies will guide Newport towards achieving them.

The goals, objectives, and policies outlined in this Chapter are required by North Carolina General Statute to be reviewed by the Newport Town Council when decisions are being made regarding zoning map and text amendments. Their ability to determine that future proposed uses of land comply or relate closely to these goals, objectives, and policies will determine if the Newport of the future resembles what this plan calls for.

The goals, objectives, and policies outlined in this chapter have been assigned to nine subcategories which include Land Use, Housing, Transportation, Community Facilities and Services, Parks and Recreation, Environment and Natural Resources, Historic and Cultural Resources, Economic Development, and Capital Improvements. The goals, objectives, and policies were developed based on input received from the citizens of Newport and guidance from the Planning Board and Town Council. The goals identified are also designed to achieve the overall vision of this plan described in Chapter 1.

The contents of this Chapter were developed with the sole purpose of protecting the public health, safety, and welfare of the community. The context of this chapter is advisory in nature and not regulatory; the goals, objectives, and policies shall not discriminate against any specific race, nor create situations that place one's social justice at jeopardy. The implementation of identified policies should only benefit and improve the quality of life of all citizens of Newport and the Town Council should make conscious efforts to ensure that this is met.

Some of the policies and implementing actions found within this Chapter are similar to ones from the 2006 Town of Newport Core CAMA Land Use Plan as they still remain relevant and are important for the implementation of the future vision of Newport (these policies and implementing actions are noted in **red text** in the Action Plan and Implementation Schedule located in Chapter 7).



## ISSUES AND OPPORTUNITIES

### *Strengths*

The Town of Newport citizens provided feedback on selected survey questions during the planning process which allowed us to gain further insight as to what members of the community identify as strengths which exist in Newport today. These identified strengths can be attributed to multiple factors such as environmental features, geographic location, and the physical existence of Newport as it is today. Newport strengths include the following:

- Geographic location in relation to Highway 70/Interstate 42, as well as the State Port in Morehead City and Marine Corps Air Station Cherry Point in Havelock.
- Location on the NC coast which serves as a tourist attraction and brings many people to the area.
- Rich history, including historic structures, downtown, and role in the Civil War.
- Projected population growth over the next 25 years.
- Public safety (the citizens of Newport are overall satisfied with the current level of safety and service provided in Newport).
- Croatan National Forest.
- Tight-knit community.
- Agricultural areas and land within its extraterritorial jurisdiction.

### *Issues*

In addition to the analysis of existing features within Newport, the survey results have brought issues to light that should be addressed. Some identified issues are currently in the process of being addressed either through current planning efforts or plans with future implementation strategies and tactics in place. The Town of Newport faces issues that are similar to several towns of its size throughout the State of North Carolina, and in particular the eastern region of the State. The identification of these issues in the planning process helps us shape strategies and policies to address them or mitigate them. Newport issues include the following:

- Most of the members of the Newport extraterritorial jurisdiction (ETJ) feel undervalued and do not desire to petition for annexation.
- Limited jobs within the Newport planning jurisdiction; evident by the large percentage of its citizens who commute outside of Newport for work.



- The lack of multimodal transportation options and a sidewalk network that provides connectivity in certain areas of Newport.
- Recreational areas may be underutilized or lack certain features that are needed for the citizens to fully enjoy them.
- Lack of communication and partnership between Newport and Carteret County for certain initiatives.
- Flooding risks.
- Loss of Croatan National Forest due to development.
- Lack of infill development.
- Infrastructure expansion.
- Crime in the community.

### *Opportunities*

Based on identified strengths and weaknesses of Newport, the planning process has revealed where areas of opportunity exist for Newport. Opportunities present themselves in a variety of forms with some of these being opportunities that may become reality in a relatively short period of time and others that may need certain factors in existence to see the opportunity completely realized. Opportunities for Newport include:

- A destination for environmental tourism utilizing the Newport River and Croatan National Forest as attractions for tourists and environmentalists to enjoy and educate themselves.
- Become a desired community to live in for people moving to the eastern region of North Carolina due to the jobs and multiple housing options offered by Newport and its excellent geographic location.
- Developing the vacant areas of the town and extraterritorial jurisdiction in a manner that supports its existing residents and future residents by providing jobs and housing at affordable price points.
- Continue to support downtown Newport and its growth and preservation.
- Support initiatives and applications for infill development and location of new family-oriented businesses.
- Be supportive and involved with the extraterritorial jurisdiction by welcoming members of the ETJ and making known the benefits of annexation.
- The majority of the population are between the age of 20-44 years old providing a labor force to attract new businesses.



## GOALS, OBJECTIVES, AND POLICIES

### Land Use

**GOAL 1:** *The Town of Newport will develop in a manner that does not harm the environment nor infringe upon the rights of its citizens. The Town will take all measures to ensure that the “close-knit” feel of Newport is not lost while at the same time growing in a sensible and sustainable manner that accommodates the needs of the community, its anticipated growth, and supports economic development.*

**OBJECTIVE 1.1:** *Land use decisions shall be made with environmental interest being considered.*

#### **POLICIES:**

- 1.1.1** Land that is utilized for agricultural purposes or that is part of a bona-fide farming operation should be protected and remain undeveloped or be developed in a sustainable manner that protects its agricultural character and the surrounding area.
- 1.1.2** The Croatan National Forest should not be cleared for the purpose of any type of development.
- 1.1.3** Uses of land around the Newport River or land uses that are considered to have a direct impact upon the Newport River shall be conducted in a manner that includes mitigation strategies to lessen or reduce the impact as much as possible.
- 1.1.4** Environmental features of Newport shall be protected and sustained to contribute towards the overall health of the community of Newport.
- 1.1.5** There should be future land use designations that support the preservation and protection of environmentally sensitive areas.
- 1.1.6** The subdivision of land should be done in a manner that first and foremost considers sustainability of the existing environment and preserving as much of the existing environment as possible.
- 1.1.7** The subdivision of land should not create any or an excessive number of buildable lots in environmentally sensitive areas such as wetlands or special flood hazard areas.
- 1.1.8** Enforce the Flood Damage Prevention Ordinance requirements and comply with its recommendations in the interest of the protection of land use and the minimization of damages from flood events and catastrophe.
- 1.1.9** Continue to comply with CAMA regulations in relation to land use and future land use decisions.



**OBJECTIVE 1.2:** *The rights of citizens and social equity should be considered when making land use decisions.*

**POLICIES:**

- 1.2.1** Land use decisions should not be made that would have an adverse impact or would result in a negative targeted effect towards a certain group of people or properties.
- 1.2.2** Land use decisions should not result in use types having the potential to locate in a manner that is not harmonious.
- 1.2.3** Land use decisions should not be made that result in inequitable or discriminatory zoning practices.

**OBJECTIVE 1.3:** *Development and decisions regarding development will be made in a sustainable manner that considers the existing built environment of the community and infrastructure constraints.*

**POLICIES:**

- 1.3.1** Infill development will be encouraged.
- 1.3.2** Land use decisions should consider the existing infrastructure and if it has the capacity to support proposed development or uses that would be allowable based upon the change in land use.
- 1.3.3** Members of the ETJ that have requested annexation will be expected to enter into a development agreement with the Town of Newport to assist in the provision or expansion of infrastructure so that the Town may be able to confidently accommodate them.
- 1.3.4** The contents of land use regulations such as zoning or subdivision ordinances or regulations should be written in a manner that promotes sustainable development and land use with an emphasis on the preservation and provision of open space.

**OBJECTIVE 1.4:** *The Town of Newport shall develop, maintain, and periodically review a Unified Development Ordinance that addresses responsible land use and contributes to the appearance of the Town of Newport.*

**POLICIES:**

- 1.4.1** The UDO should outline zoning districts with identified uses of land that could equitably be utilized throughout the Town of Newport.
- 1.4.2** The UDO should comply with NCGS as well as other State agencies and have regulations that protect environmentally sensitive areas.
- 1.4.3** Buffering and landscape requirements to aid in appearance and proper use separation shall be required.



**OBJECTIVE 1.5:** *The Town of Newport will support land use decisions where it finds that the sense of a “close-knit” community is being upheld or is being expanded upon.*

**POLICIES:**

- 1.5.1 Land use should include designed and planned communities that contribute to a sense of neighborhood and inclusion.
- 1.5.2 Decisions will be supported that protect existing and established neighborhoods and communities.
- 1.5.3 Land use involving schools and public facilities shall be accomplished in such a manner as to not contribute towards segregation or exclusion of certain groups.

**OBJECTIVE 1.6:** *Newport supports providing public access to natural environmental features for the enjoyment of the community.*

**POLICIES:**

- 1.6.1 Provide public shoreline access (Newport River) for all citizens including the disabled and marginalized members of the community; access should be provided through dedicated easements.
- 1.6.2 Support state and federal funding for structures such as piers, amenities, and parks to allow for access and interaction with the Newport River.

**OBJECTIVE 1.7:** *Newport will ensure stormwater management is addressed in land use decisions and that the impacts from stormwater are mitigated as much as possible.*

**POLICIES:**

- 1.7.1 Prepare and update a comprehensive stormwater drainage plan.
- 1.7.2 Encourage the reduction of impervious areas through land use regulations to encourage the reduction of stormwater runoff.
- 1.7.3 Support stormwater regulations set forth by the State.
- 1.7.4 Encourage stormwater regulations to be included in land development regulations and ordinances.
- 1.7.5 Cooperate with the NCDOT, the North Carolina Division of Water Quality, and other state agencies in mitigating the impact of stormwater runoff on all conservation classified areas. The town will support the Division of Water Quality stormwater runoff retention permitting process through its zoning permit system by verifying compliance prior to issuance of a zoning permit.



## Housing

**GOAL 2:** *Provide safe and affordable housing for the existing and future residents of Newport in an equitable and sustainable manner.*

**OBJECTIVE 2.1:** *Ensure the availability of a diverse housing stock that caters to all citizens of all income levels.*

### POLICIES:

- 2.1.1** Promotion of zoning districts that allow for multiple housing types and mixed income neighborhoods to occur in proximity and harmony to one another.
- 2.1.2** Rely on homeowners' associations or property owners' associations to restrict housing based on type. Newport discourages zoning districts limited to one type of allowable housing.
- 2.1.3** Promote affordable workforce housing.
- 2.1.4** Support multi-family developments in locations near major employers.
- 2.1.5** Support planned residential development.
- 2.1.6** Support the location of housing in close proximity to the goods and services necessary for the citizens that reside within the housing.
- 2.1.7** Promote universal design of housing that allows for building environments that are accessible to all people regardless of age, income, or disability factors.
- 2.1.8** Allow for residents to age in place through the support and promotion of a diverse housing stock.
- 2.1.9** Amend zoning laws to require a minimum number of affordable units within a development for density exchanges.

**OBJECTIVE 2.2:** *Ensure that safe housing is available and existing housing is properly maintained for human habitation.*

### POLICIES:

- 2.2.1** Enforce Minimum Housing standards authorized by the North Carolina General Statutes to ensure that landlords and property owners are providing safe housing, and revise codes as necessary.
- 2.2.2** Enforce solid waste regulations on residential properties to ensure that citizens are not living in conditions considered to be dangerous to human health.



- 2.2.3 Continue to enforce the North Carolina State Building Code.
- 2.2.4 Actively work to ensure abandoned existing housing is either repaired for habitation, secured, or demolished to eliminate potential health and safety threats.
- 2.2.5 Identify housing at risk of being considered substandard or unsafe and work towards preservation efforts through the utilization of state and federal funds.
- 2.2.6 Apply for Community Development Block Grant-Neighborhood Revitalization and North Carolina Housing Finance Agency funds.

**OBJECTIVE 2.3:** *Support alternative and innovative forms of housing.*

**POLICIES:**

- 2.3.1 Support accessory dwelling units in the form of small rental homes.
- 2.3.2 Support rental rooms within residential dwellings as an affordable housing option.
- 2.3.3 Support housing and neighborhood design that is cost efficient and uniquely designed, such as passive housing design with efficient envelopes requiring lower energy consumption and less heating and cooling needed.

*Transportation*

**GOAL 3:** *Provide safe and efficient transportation routes that include multimodal transportation options as well as proactively plan for transportation improvements and points of interconnection to promote efficient and best use of land.*

**OBJECTIVE 3.1:** *Provide alternative non-motorized transportation options that contribute to the overall health, safety, well-being, and enjoyment of the citizens of Newport.*

**POLICIES:**

- 3.1.1 Support planning efforts conducted by the Down East Rural Transportation Planning Organization (DERPO) related to bicycle-pedestrian transportation methods.
- 3.1.2 Pursue funding to complete missing links of sidewalks within the town that would benefit the overall connectivity of the sidewalk network.
- 3.1.3 Require both residential and non-residential new development to include multimodal transportation options on the site and provide connection to adjacent properties.
- 3.1.4 Update the 2017 Newport Bicycle and Pedestrian Plan.





- 3.1.5** Pursue funding to complete the multi-use path/sidewalk that extends to Fort Benjamin Park Recreation Center.
- 3.1.6** Require new subdivisions to provide multi-use paths and a network of sidewalks.
- 3.1.7** Pursue funding to implement complete street policies set forth by NCDOT.
- 3.1.8** Provide safe routes to school for local schools in the community. Upon formal request by the citizenry and determination of adequate funding, Newport will contact the Carteret County School Board and work cooperatively to evaluate existing walking conditions around the school consistent with guidance from the Manual on Uniform Traffic Control Devices (MUTCD) Chapter 7A for preparing individual school traffic control plans. The Town will act upon the reasonable conclusions and recommendations from the study and program appropriate improvements in the Capital Improvements Plan to ensure safe walking conditions are maintained for students.
- 3.1.9** Pursue funding and implement projects that make non-motorized transportation safe for handicapped or walking impaired persons by providing safe and convenient crossings at intersections.

**OBJECTIVE 3.2:** *Support transportation planning efforts made by NCDOT and Down East Rural Transportation Planning Organization (DERPO).*

**POLICIES:**

- 3.2.1** Support the goals and recommendations of the Carteret County Comprehensive Transportation Plan and require that its contents be executed when applicable.
- 3.2.2** Support DERPO in their submission of projects into the prioritization system for the NCDOT STIP.
- 3.2.3** Support the ongoing efforts for the completion of Interstate 42 and other major rights-of-way within Newport and the surrounding region.
- 3.2.4** Coordinate with NCDOT in local planning efforts when access to NCDOT rights-of-way is required for the development.

**OBJECTIVE 3.3:** *Coordinate transportation routes with the desired land use shown on the future land use map.*

**POLICIES:**

- 3.3.1** The location of land uses should be accomplished in harmony with transportation routes, and higher densities and intense developments should be located on routes with the capacities to accommodate such uses.



- 3.3.2 Continuously examine rights-of-way within the Town’s jurisdiction and identify opportunities for expansion and development that better serve its citizens.
- 3.3.3 All future transportation routes should be planned with the inclusion of multimodal transit.

*Community Facilities & Services*

**GOAL 4:** *Maintain and expand upon the facilities and services within Newport to continue providing citizens with a high quality of service and provide the capacity for anticipated growth, particularly in the areas designated for such growth on the future land use map.*

**OBJECTIVE 4.1:** *Responsibly annex areas into the municipal limits of Newport based on capacity and the cost associated with annexation.*

**POLICIES:**

- 4.1.1 Areas that petition for annexation into Newport should only be accepted when such annexation will not result in pressure being applied to the current infrastructure capacity.
- 4.1.2 Rely on grant funding, development agreements or the developer assuming the entire cost for such extensions.

**OBJECTIVE 4.2:** *Maintain current existing infrastructure so that it is in a sound condition.*

**POLICIES:**

- 4.2.1 Ensure funding is available for the maintenance of existing infrastructure so that citizens may confidently rely on their efficient service.
- 4.2.2 Maintain infrastructure throughout the entire jurisdiction and not a concentrated area.
- 4.2.3 Create a prioritization list of facilities and infrastructure with timelines for maintenance and repairs based upon necessity and severity of defects.
- 4.2.4 Pursue state and federal funding to assist with maintenance and repairs of facilities and infrastructure.
- 4.2.5 Where deemed fiscally prudent, maintain corrective measures that minimize storm water inflow and infiltration for the Town’s wastewater collection system.



**OBJECTIVE 4.3:** *Plan for the expansion of infrastructure based off current and future needs.*

**POLICIES:**

- 4.3.1** Plan for overall capacity increase and improvement of the level of service in areas that are identified for highest potential growth or areas anticipated to have the greatest impact upon the infrastructure.
- 4.3.2** Continue to reduce the number of residents relying on private septic systems near existing, or programmed, sewer service. Priority should be given to those areas designated as having the highest risk or potential for problems by either the Town of Newport or Carteret County.

**OBJECTIVE 4.4:** *Educate the citizens of Newport on the availability of infrastructure and services so that they may understand what is provided to them and what opportunities exist.*

**POLICIES:**

- 4.4.1** Provide information and educational events to citizens on the impact their decisions have upon infrastructure and the environment.
- 4.4.2** Educate on the benefits of recycling and implement new or expand upon existing recycling efforts.
- 4.4.3** Educate on the negative effects of solid waste to the environment and one's neighbor and inform of services provided by the Town to accommodate for such waste.

**OBJECTIVE 4.5:** *Support the essential facilities and services needed for the overall well-being of the community and plan for future needs.*

**POLICIES:**

- 4.5.1** Prioritize funding for emergency services as well as fire and police service to ensure that the "close-knit" and "safe" sense of community is always upheld for the citizens of Newport.
- 4.5.2** Provide community facilities and programs for citizens to engage and interact and that provide opportunities for them to be involved in programs and activities.
- 4.5.3** Invest in and support community watch and neighborhood watch programs.
- 4.5.4** Support initiatives from the Carteret County Board of Education as well as all other institutions of education for primary, secondary, and higher learning.
- 4.5.5** Support the creation of a Community Facilities Identification Plan.



- 4.5.6 Support funding and investment from the state, local, or federal level to expand upon or provide new facilities designed for essential community needs, such as fire stations, police departments, community centers, and government buildings.
- 4.5.7 Support facilities and services that will cater to a diverse population and benefit the anticipated population growth.
- 4.5.8 Provide services that keep citizens in Newport and do not require them to leave the jurisdiction for such services.
- 4.5.9 Develop a Capital Improvement Plan to address facility and service needs.

### *Parks & Recreation*

**GOAL 5:** *Provide opportunities and areas for recreation, education, and activity of multiple types for all citizens and visitors of Newport regardless of physical abilities.*

**OBJECTIVE 5.1:** *Maintain existing parks and facilities and require/plan for future facilities.*

#### **POLICIES:**

- 5.1.1 Dedicate funding to ensure proper maintenance and care are provided for Town of Newport Parks and Recreation facilities.
- 5.1.2 Explore ways to expand upon existing facilities or modify existing facilities to accommodate for more types of recreational activities that cater to more age groups and participants.
- 5.1.3 Amend land use regulations to require developments of certain types or size to provide dedicated spaces and areas for active or passive recreation.
- 5.1.4 Design parks and recreation areas that are equitable and contribute to social justice and the enjoyment of all people.
- 5.1.5 Locate parks and recreation areas in marginalized or blighted areas of the community to support activity, health, and revitalization.
- 5.1.6 Explore opportunities to incorporate recreational and educational activities with the Croatan National Forest.
- 5.1.7 Survey citizens and users of facilities on an annual basis to determine what activities are not being provided and what groups of people feel marginalized and lack the opportunity to participate.
- 5.1.8 Provide new types of recreational activities such as facilities or designated areas for walking, running, hiking, and biking in a safe and enjoyable manner.



- 5.1.9 Provide recreational activities at no cost or minimal cost so that citizens of all income levels have the ability and opportunity to participate.
- 5.1.10 Develop a Parks & Recreation Master Plan.

**OBJECTIVE 5.2:** *Partner with Carteret County to maximize the Town's ability to provide recreational activities and educational space for all citizens and age groups of all abilities.*

### **POLICIES:**

- 5.2.1 Continue to support Fort Benjamin Park Recreation Center and support initiatives to provide more athletic fields and spaces for recreational opportunities that cater to all persons of all ages and ability levels.
- 5.2.2 Where the Town of Newport may not be able to provide certain recreational activities or opportunities and Carteret County has the ability to, the Town should support Carteret County and offer facilities and areas for use to provide the convenience of the recreational activity to its citizens without having to leave the Newport town limits.
- 5.2.3 Explore grant opportunities in a partnership with Carteret County.

### *Environment & Natural Resources*

**GOAL 6:** *To protect and maintain the existing environment and natural resources within Newport through the regulation of existing and new development to ensure that it is conducted in a sustainable manner and in compliance with applicable state regulations. The Newport River and Croatan National Forest are identified environmental features that must be conserved as well as other streams, tributaries, and wetlands within the jurisdiction.*

**OBJECTIVE 6.1:** *Ensure that the water quality within Newport is maintained in a safe condition that does not pose threats to the environment or people.*

### **POLICIES:**

- 6.1.1 Newport's policy is to conserve its surficial groundwater resources by supporting CAMA and NC Division of Water Quality stormwater runoff regulations, and by coordinating local development activities involving chemical storage or underground storage tank installation/abandonment with Carteret County Emergency Management personnel and the Groundwater Section of the North Carolina Division of Water Quality.
- 6.1.2 Support the White Oak Basinwide Management Program.
- 6.1.3 Support the policy that all State of North Carolina projects should be designed to limit to the extent possible stormwater runoff into coastal waters.



- 6.1.4 Support management of problem pollutants, particularly biological oxygen demand and nutrients, to correct existing water quality problems and to ensure protection of those waters currently supporting their uses in the Newport River and its tributaries.
- 6.1.5 Oppose the disposal of any toxic wastes, as defined by the US Environmental Protection Agency's Listing of Hazardous Substances and Priority Pollutants (developed pursuant to the Clean Water Act of 1977) within the Town's planning jurisdiction.
- 6.1.6 Support the enforcement of current state, federal, and local regulations to improve water quality.
- 6.1.7 Monitor development proposals for compliance with Section 404 of the Clean Water Act and continue to enforce local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands.
- 6.1.8 Cooperate with the US Army Corps of Engineers in the regulation/enforcement of the 404 wetlands permit process.
- 6.1.9 Require buffers to be installed adjacent to bodies of water to aid in the reduction of nutrients and contaminants into the water body.
- 6.1.10 Continue to maintain and enforce the Town's Flood Damage Prevention Ordinance.
- 6.1.11 Adopt and enforce stormwater management requirements for development.
- 6.1.12 Support the development of central water and sewer systems in all the Town's jurisdiction.
- 6.1.13 Continue to support and implement the Wellhead Protection Plan.

**OBJECTIVE 6.2: Protect the existing environmental features.**

**POLICIES:**

- 6.2.1 Identified environmental features of importance shall be incorporated into the design for development.
- 6.2.2 The destruction of the Croatan National Forest for the purpose of commercial, industrial, or residential development is to be prohibited.
- 6.2.3 Work with environmental groups and receive annual reports of identified environmental features that should be conserved and addressed in future planning efforts.
- 6.2.4 Enforce state and federal laws and policies regarding land uses and development for Areas of Environmental Concern identified in the Town.



- 6.2.5** Educate the public about at-risk environmental features within the jurisdiction and the importance of sustainable development that takes such features into consideration.
- 6.2.6** The design and construction of public facilities, including but not limited to roads, water, sewer, or stormwater control, should utilize best management practices to minimize impacts on sensitive areas, open space, and conservation areas.

**OBJECTIVE 6.3:** *Protect and preserve identified wetlands, including those that are identified federally, locally, or at the state level, from acts that have the potential of harming these areas and the species that live within them.*

#### **POLICIES:**

- 6.3.1** Require that wetland areas be surveyed and delineated on all preliminary and final subdivision plats and site plans.
- 6.3.2** Coordinate all development review with the appropriate office of the US Army Corps of Engineers and the Soil Conservation Service.
- 6.3.3** Support public/private partnerships to improve wetlands management.
- 6.3.4** Encourage the dedication of conservation easements and formation of land trusts.
- 6.3.5** Support the pursuit of state and federal funding to research, classify, and map wetlands and their functions and to assist with mitigation procedures.
- 6.3.6** Recognize and support the valuable role that wetlands play in the role of stormwater management, flood mitigation, and as a biodiverse habitat for multiple species.
- 6.3.7** Support the US Army Corps of Engineers' regulations and the applicable guidelines of the Coastal Area Management Act and the use of local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands.

**OBJECTIVE 6.4:** *Protect endangered, threatened, and specially recognized plants and other living species.*

#### **POLICIES:**

- 6.4.1** Cooperate with county, state, and federal agencies in protecting wildlife and plant species listed as endangered, threatened, rare, or of special concern, and support their efforts to protect and conserve the habitats in which they reside.
- 6.4.2** Revise the Town's Land Use Regulations to protect wildlife and vegetative habitats that are endangered, threatened, or species of special concern. The Town shall further protect these habitats by promoting public acquisition and the dedication of conservation easements or reservations.



- 6.4.3 Increase public appreciation and awareness of native flora and fauna in and around the community through newspaper articles, brochures, presentations, workshops, and other means of education, and how residents can help enhance those habitats.

*OBJECTIVE 6.5: Prepare for the impact of naturally occurring environmental events through proactive planning and mitigation efforts and post-disaster support and activity.*

**POLICIES:**

- 6.5.1 Host hurricane preparedness educational events for the citizens of Newport on an annual basis.
- 6.5.2 Enforce the Town’s Flood Damage Prevention Ordinance and participate in the Community Rating System (CRS) of the National Flood Insurance Program (NFIP).
- 6.5.3 Partner with Carteret County for emergency planning, disaster recovery, and evacuation efforts.
- 6.5.4 Pursue state and federal funding for post-disaster recovery efforts.
- 6.5.5 Apply for Hazard Mitigation Grant Program funding as applicable and as it becomes available.
- 6.5.6 Encourage design that mitigates the impact from disaster and major flooding events.

*Historic & Cultural Resources*

*GOAL 7: Preserve the history of Newport and the diversity of culture that exists within the Town.*

*OBJECTIVE 7.1: Support the preservation and restoration of historic structures and sites that are recognized at a local, national, and state level.*

**POLICIES:**

- 7.1.1 Support efforts to have properties included on the National Register of Historic Places.
- 7.1.2 Guide development to protect historic and potentially historic properties in the town and to perpetuate the Town’s cultural heritage.
- 7.1.3 Undertake a survey of historical sites within the Town’s planning jurisdiction by local volunteers or state and federal agencies and seek grant monies to complete an inventory of historically significant structures and sites.





**OBJECTIVE 7.2:** *Make known the history of marginalized persons or communities and ensure that equity and social justice exist within Newport with respect to identified places of importance and history.*

### **POLICIES:**

**7.2.1** Encourage and support minorities and marginalized groups in celebrating significant sites, structures, and events that have historical importance and recognizing such events.

### *Economic Development*

**GOAL 8:** *The Town of Newport will encourage and welcome economic development to take place in a sustainable and planned manner. Newport will encourage development but not at the expense of eliminating the “close-knit” community or small town feeling that its residents cherish.*

**OBJECTIVE 8.1:** *Newport is supportive of multiple types of development and industry that cater to both its citizens and the surrounding region.*

### **POLICIES:**

- 8.1.1** Support the development of aquaculture and mariculture facilities.
- 8.1.2** Support the location of many different types of industry and commercial business so that its citizens have access to a variety of nearby job opportunities.
- 8.1.3** Encourage economic development to occur in areas that have close proximity to multi-family and mixed-use development.
- 8.1.4** Encourage tourism and development that will enhance tourism and attraction to the Town.
- 8.1.5** Support development that increases public access to shoreline areas, provided it is done in an environmentally acceptable manner.
- 8.1.6** Support small businesses and family-oriented businesses as well as family-friendly businesses that provide entertainment and activities for its citizens.
- 8.1.7** In neighborhoods with little private investment and low social and economic indicators, support the introduction of compatible non-residential development and higher densities that enhance the area.
- 8.1.8** Support providing a process that is efficient and predictable for new businesses to go through when deciding to locate in Newport; this policy should be addressed through efficient land use regulations.
- 8.1.9** Support the Town’s working-age citizens so that they have the skills and abilities to attract development.



**OBJECTIVE 8.2:** *Newport will support Industrial development and encourage it to locate within its jurisdiction.*

**POLICIES:**

- 8.2.1 Place emphasis on recruiting industries that are environmentally conscious.
- 8.2.2 Encourage the location of industries that will employ the working age population of the Town.
- 8.2.3 Support the industrial economic development efforts of Carteret County.
- 8.2.4 Encourage placement of new heavy industrial development to have minimum adverse effect on the Town’s ecosystem and encourage areas of concentrations of such uses to be considered first when suitable infrastructure is available consistent with the growth policy of the future land use map.
- 8.2.5 Encourage industrial development in industrial park sites by improving the provision of services such as water, sewer, and natural gas.

*Capital Improvements*

**GOAL 9:** *Newport will pursue funding opportunities and plan in their budget to have adequate financial means to fund the improvements that are necessary for the continued success and future growth of the Town of Newport.*

**OBJECTIVE 9.1:** *Newport will encourage new development and continuation of development where adequate facilities are provided and available.*

**POLICIES:**

- 9.1.1 Ensure that development agreements have been finalized prior to providing services or beginning the process of extension of services.
- 9.1.2 Seek viable grant monies and private development contributions whenever possible to provide additional capital revenues for implementation of the Town’s Capital Improvements Plan.
- 9.1.3 Assess all funding mechanisms and revenue sources available under North Carolina General Statute to bear a proportion of the costs for providing public facilities and services necessitated by existing development, redevelopment, and new development anticipated for the planning jurisdiction.



**OBJECTIVE 9.2:** *Provide necessary infrastructure, services, and facilities that are essential to the operation of the Town of Newport and directed towards accommodating for the future growth and its anticipated areas shown on the future land use map.*

**POLICIES:**

- 9.2.1** Coordinate with road, utility, and school providers in the area to ensure necessary capital projects are scheduled concurrent with anticipated growth patterns.
- 9.2.2** Repair and upgrade public facilities and services managed by the Town according to generally accepted engineering principles and guidelines and ensure that facilities and service providers operating in the Town are held to the standard.

**OBJECTIVE 9.3:** *Responsibly address and handle debt management.*

**POLICIES:**

- 9.3.1** Incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the Town's ability to pay for new capital assets or to significantly extend the life expectancy of a capital asset.
- 9.3.2** Any increase in operating costs for a new or enhanced capital project shall be considered when evaluating debt incurred for a new public facility or service.
- 9.3.3** Implement a Town policy not to provide a public facility or service, nor accept ownership from others, if it cannot pay for the subsequent annual operation and maintenance costs of the facility or service.



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