



**INSIGHT**  
PLANNING + DEVELOPMENT



# Town of Newport, North Carolina

## CAMA LAND USE PLAN

Adopted by the Newport Town Council: January 9, 2025

Certified by the Coastal Resources Commission: March 14, 2025



## TABLE OF CONTENTS

CHAPTER 1. INTRODUCTION .....	1
PLAN PURPOSE .....	1
PLANNING PROCESS .....	1
PAST PLANNING EFFORTS .....	2
PLAN OVERVIEW .....	3
REGIONAL LOCATION .....	4
HISTORY .....	4
COMMUNITY CONCERNS AND ASPIRATIONS .....	8
NEWPORT’S VISION .....	8
CHAPTER 2. COMMUNITY PROFILE .....	11
INTRODUCTION .....	11
POPULATION .....	11
Regional Population Growth .....	11
Seasonal Population .....	11
Population Forecast .....	12
Population by Race .....	13
Gender Composition .....	13
Age Composition .....	13
Educational Attainment .....	14
HOUSING .....	15
Structure Age .....	15
Housing Value .....	15
Units in Structure .....	16
Housing Occupancy .....	16
Housing Affordability .....	17
ECONOMY .....	17
Income and Poverty .....	17
Labor Force Characteristics .....	18
Employment by Industry .....	18



Commuting Patterns .....	19
Economic Conditions.....	20
2021 CARTERET COUNTY HOUSING NEEDS ASSESSMENT .....	21
Expected Population & Housing Increase .....	21
CHAPTER 3. ENVIRONMENTAL RESOURCES.....	23
INTRODUCTION .....	23
NATURAL SYSTEMS.....	23
Climate .....	23
Flood Zones .....	23
Storm Surge.....	25
Soils .....	26
AREAS OF ENVIRONMENTAL CONCERN .....	34
Croatan Fireshed and Wildfire Urban Interface (Environmental Fragile Area) .....	36
Wetlands (Environmental Fragile Area).....	37
Natural Heritage Areas/Managed Lands/Natural Resource Areas (Environmental Fragile Area).....	40
Areas of Resource Potential .....	43
Surface Waters .....	45
White Oak River Basin.....	48
Newport River Watershed (HUC 0302030104).....	49
Newport River Estuary Restoration Plan .....	49
EXISTING LAND USE.....	51
Introduction .....	51
Methodology.....	51
Existing Land Use Map .....	52
LOCALLY DESIGNATED HISTORIC SITES .....	54
CHAPTER 4. COMMUNITY FACILITIES & SERVICES .....	57
INTRODUCTION .....	57
ADMINISTRATION.....	57
SOLID WASTE.....	59
PUBLIC SAFETY/EMERGENCY SERVICES .....	59
Fire Protection.....	59



Police Protection .....	60
HEALTH SERVICES .....	61
EDUCATION .....	62
LIBRARY .....	62
RECREATION .....	63
Public Access to Public Trust Waters .....	64
INFRASTRUCTURE.....	64
Stormwater .....	64
State Stormwater Management Program .....	65
Erosion and Sedimentation.....	65
Shoreline Erosion .....	65
EPA Regulations .....	65
Construction Activities .....	67
North Carolina Shoreline Buffering.....	67
Town of Newport Stormwater Management .....	68
WATER.....	68
SEWER .....	70
TRANSPORTATION.....	70
Impact on Land Use Patterns .....	71
ADT, Projections, Congestion.....	71
Bicycle & Pedestrian Facilities.....	71
Airport Facilities .....	71
Roadway Facilities .....	72
Rail Facilities & Public Transit .....	72
CHAPTER 5. FUTURE LAND USE.....	73
INTRODUCTION .....	73
FUTURE LAND USE DESIGNATIONS .....	73
Commercial Land Use Designation .....	74
Industrial Land Use Designation .....	75
Office-Institutional Land Use Designation .....	76
Mixed-Use Land Use Designation .....	77





Medium-High Density Land Use Designation .....	78
Low-Density Agriculture Land Use Designation .....	79
Conservation Land Use Designation .....	80
FUTURE LAND USE MAP .....	81
CHAPTER 6. ISSUES, OPPORTUNITIES, GOALS, & POLICIES .....	85
INTRODUCTION .....	85
ISSUES AND OPPORTUNITIES .....	86
Strengths .....	86
Issues .....	86
Opportunities .....	87
GOALS, OBJECTIVES, AND POLICIES .....	88
Land Use .....	88
Housing .....	91
Transportation .....	92
Community Facilities & Services .....	94
Parks & Recreation .....	96
Environment & Natural Resources .....	97
Historic & Cultural Resources .....	100
Economic Development .....	101
Capital Improvements .....	102
CHAPTER 7. TOOLS FOR MANAGING DEVELOPMENT .....	105
INTRODUCTION .....	105
EXISTING DEVELOPMENT PROGRAM .....	105
Planning Department .....	106
Planning Board .....	106
Board of Adjustment .....	106
Town Council .....	106
PROGRAM DESCRIPTION .....	106
Zoning Ordinance .....	106
Subdivision Ordinance .....	106
Code of Ordinances .....	106



Flood Damage Prevention Ordinance .....	107
Minimum Housing Ordinance .....	107
Newport Core CAMA Land Use Plan .....	107
Carteret County Comprehensive Transportation Plan .....	107
Croatan Regional Bicycle and Trails Plan .....	107
Newport Bicycle and Pedestrian Plan .....	107
North Carolina State Building & Electrical Code Regulations .....	107
North Carolina State Stormwater Regulations .....	107
North Carolina State Sediment and Erosion Control Regulations .....	108
Coastal Area Management Act .....	108
Newport Wellhead Protection Plan .....	108
White Oak River Basinwide Management Plan .....	108
National Flood Insurance Program .....	108
Section 404 Wetlands Regulations .....	108
Pamlico Sound Regional Hazard Mitigation Plan .....	108
Carteret County Emergency Response Plan .....	109
CONTINUING PLANNING PROCESS.....	109
LAND USE AMENDMENTS .....	110
CITIZEN PARTICIPATION .....	111
ACTION PLAN AND IMPLEMENTATION SCHEDULE .....	112

#### **LIST OF MAPS**

Map 1. Regional Location.....	5
Map 2. Flood Hazard Areas .....	24
Map 3A. Category 1 SLOSH Model .....	28
Map 3B. Category 2 SLOSH Model .....	29
Map 3C. Category 3 SLOSH Model .....	30
Map 3D. Category 4 SLOSH Model.....	31
Map 3E. Category 5 SLOSH Model .....	32
Map 4. Soils .....	33
Map 5. Wetlands .....	39
Map 6. Natural Heritage Areas .....	41

# Table of Contents



Map 7. Managed Lands .....	42
Map 8. Surface Waters.....	46
Map 9. Existing Land Use .....	53
Map 10. Locally Designated Historically Significant Places.....	55
Map 11. Community Facilities.....	58
Map 12. Future Land Use .....	85

## LIST OF TABLES

Table 2-1. Regional Population Growth, 2000-2020.....	11
Table 2-2. Seasonal Population, 2000-2020.....	12
Table 2-3. Permanent & Seasonal Population Projections, 2020-2050.....	12
Table 2-4. Racial Composition, 2000 to 2020.....	13
Table 2-5. Gender Composition, 2000 to 2020.....	13
Table 2-6. Educational Attainment 2020 .....	14
Table 2-7. Housing Value 2020.....	16
Table 2-8. Units in Structure 2020 .....	16
Table 2-9. Housing Units by Occupancy Status 2020.....	17
Table 2-10. Percent of Household Income Spent on Housing 2020 .....	17
Table 2-11. Civilian Labor Force 2020 .....	18
Table 2-12. Percent of Workforce by Industry in 2020.....	19
Table 3-1. Flood Hazard Areas .....	25
Table 3-2. Saffir-Simpson Hurricane Scale .....	25
Table 3-3. Soil Types.....	26
Table 3-4. Areas of Environmental Concern .....	35
Table 3-5. Wetlands .....	37
Table 3-6. Wetland Categories.....	38
Table 3-7. Natural Heritage Areas.....	40
Table 3-8. Managed Areas .....	40
Table 3-9. NC Division of Water Resources Water Body Classifications .....	47
Table 3-10. Waterbodies.....	47
Table 3-11. Existing Land Use.....	52
Table 3-12. Locally Designated Historically Significant Places .....	54
Table 4-1. Town of Newport Departments .....	59
Table 4-2. Town of Newport Wells .....	69



## Table of Contents

Table 4-3. Local Water Supply Plan Data .....	70
Table 4-4. 2022 Monthly Wastewater Discharges .....	71
Table 5-1. Future Land Use .....	83

### LIST OF CHARTS

Chart 2-1. Age Composition, 2020 US Census.....	14
Chart 2-2. Year Structure Built, 2020 US Census.....	15
Chart 2-3. Household Income, 2020 US Census.....	18
Chart 2-4. Commuting Patterns, 2020 US Census.....	19
Chart 2-5. Unemployment Rates, 2000-2020 US Census.....	20

### LIST OF APPENDICES

Appendix A Citizen Participation Plan	
Appendix B Past Planning Efforts	
Appendix C Citizen Survey Results	
Appendix D Carteret County Comprehensive Transportation Plan Maps	



# Table of Contents



<b>Matrix for Land Use Plan Elements – 15A NCAC 7B .0702</b>	
	<b>Page Reference(s)</b>
<b>ORGANIZATION OF THE PLAN</b>	
<ul style="list-style-type: none"> <li>Matrix that shows the location of the required elements as set forth in this Rule</li> </ul>	Page viii-xi
<b>COMMUNITY CONCERNS AND ASPIRATIONS</b>	
<ul style="list-style-type: none"> <li>Description of the dominant growth-related conditions that influence land use, development, water quality and other environmental concerns in the planning area</li> </ul>	11, 12, 17-21, 70-72, 86 & 87
Description of the land use and development topics most important to the future of the planning area, including:	
<ul style="list-style-type: none"> <li>Public Access</li> </ul>	Goal 5 64, 90, 101, 109, 115, 131
<ul style="list-style-type: none"> <li>Land Use Compatibility</li> </ul>	Goal 1 73-82
<ul style="list-style-type: none"> <li>Infrastructure Carrying Capacity</li> </ul>	Goal 3, 4 64, 68, 70-72
<ul style="list-style-type: none"> <li>Natural Hazard Areas</li> </ul>	Goal 6, 7 23, 35-40
<ul style="list-style-type: none"> <li>Water Quality</li> </ul>	Goal 6 45-50
<b>COMMUNITY VISION</b>	
<ul style="list-style-type: none"> <li>Description of the general physical appearance and form that represents the local government's plan for the future. It shall include objectives to be achieved by the plan and identify changes that may be needed to achieve the planning vision.</li> </ul>	8-9, 85-103
<b>EXISTING AND EMERGING CONDITIONS</b>	
<b>Population, Housing and Economy</b>	
Discussion of the following data and trends:	
<ul style="list-style-type: none"> <li>Permanent population growth trends using data from the two most decennial Censuses</li> </ul>	11
<ul style="list-style-type: none"> <li>Current permanent and seasonal population estimates</li> </ul>	12
<ul style="list-style-type: none"> <li>Key population characteristics including age and income</li> </ul>	13, 17-18
<ul style="list-style-type: none"> <li>Thirty-year projections of permanent and seasonal population in five-year increments</li> </ul>	12
<ul style="list-style-type: none"> <li>Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multifamily, and manufactured)</li> </ul>	15-17
<ul style="list-style-type: none"> <li>Description of employment by major sectors and community economic activity</li> </ul>	18-20
<b>Natural Systems</b>	
Description of natural features in the planning jurisdiction to include:	
<ul style="list-style-type: none"> <li>Areas of Environmental Concern (AECs) as set forth in Subchapter 15A NCAC 07H</li> </ul>	34-35
<ul style="list-style-type: none"> <li>Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development</li> </ul>	26-27
<ul style="list-style-type: none"> <li>Environmental Management Commission (EMC) water quality classifications and related use support designations</li> </ul>	47
<ul style="list-style-type: none"> <li>Division of Marine Fisheries (DMF) shellfish growing areas and water quality conditions</li> </ul>	44
<ul style="list-style-type: none"> <li>Flood and other natural hazard areas</li> </ul>	23, 35-40
<ul style="list-style-type: none"> <li>Storm surge areas</li> </ul>	25-26, 28-32
<ul style="list-style-type: none"> <li>Non-coastal wetlands, including forested wetlands, shrub-scrub wetlands and freshwater marshes</li> </ul>	37-39
<ul style="list-style-type: none"> <li>Water supply watersheds or wellhead protection areas</li> </ul>	49, 69
<ul style="list-style-type: none"> <li>Primary nursery areas</li> </ul>	43
<ul style="list-style-type: none"> <li>Environmentally fragile areas, such as wetlands, natural heritage areas, areas containing endangered species, prime wildlife habitats, or maritime forests</li> </ul>	35-44
<ul style="list-style-type: none"> <li>Additional natural features or conditions identified by the local government</li> </ul>	N/A identified in 35-44, all existing



# Table of Contents

	Page Reference(s)
<b>Environmental Conditions</b>	
Discussion of environmental conditions within the planning jurisdiction to include an assessment of the following conditions and features:	
• Status and changes of surface water quality; including:	
- Impaired streams from the most recent Division of Water Resources (DWR) Basin Planning Branch Reports	48 & 49
- Clean Water Act 303 (d) List	48
- Other comparable data	N/A
• Current situation and trends on permanent and temporary closures of shellfishing waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation and Recreational Water Quality Section of the DMF	44
• Areas experiencing chronic wastewater treatment malfunctions	N/A
• Areas with water quality or public health problems related to non-point source pollution	48
• Areas subject to recurrent flooding, storm surges and high winds	23, 25-26, 28-32
• Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities	N/A, 65
• Environmentally fragile areas (as defined in Part (c)(2)(A)(ix) of this Rule) or areas where resources functions are impacted as a result of development	35-44
• Natural resource areas that are being impacted or lost as a result of incompatible development. These may include, but are not limited to the following: coastal wetlands, protected open space, and agricultural land.	40-42
<b>Existing Land Use and Development</b>	
MAP of existing land use patterns	53
• Description of the existing land use patterns	51 & 52
• Estimates of the land area allocated to each land use category	52
• Characteristics of each land use category	51 & 52
MAP of historic, cultural, and scenic areas designated by a state or federal agency or by the local government	55
• Descriptions of the historic, cultural and scenic areas	54
<b>Community Facilities</b>	
Evaluation of existing and planned capacity, location and adequacy of community facilities to include:	
MAP of existing and planned public and private water supply service areas	
• Description of existing public and private water supply systems to include:	
- Existing condition	68-70
- Existing capacity	68-70
- Documented overflows, bypasses or other problems that may degrade water quality or constitute a threat to public health as documented by the DWR	48, 69-70
- Future water supply needs based on population projections	68-70
MAP of existing and planned public and private wastewater service areas	58
• Description of existing public and private wastewater systems to include:	
- Existing condition	70
- Existing capacity	70
- Documented overflows, bypasses or other problems that may degrade water quality or constitute a threat to public health as documented by the DWR	48 & 70
- Future wastewater system needs based on population projections	58 & 70
MAP of existing and planned multimodal transportation systems and port and airport facilities	Appendix D
• Description of any highway segments deemed by the NC Department of Transportation (NCDOT) as having unacceptable service as documented in the most recent NCDOT Transportation and/or Thoroughfare Plan	70-72

# Table of Contents



Community Facilities, contd.	Page Reference(s)	
• Description of highway facilities on the current thoroughfare plan or current transportation improvement plan	70-72	
• Description of the impact of existing transportation facilities on land use patterns	70-72	
• Description of the existing public stormwater management system	64-68	
• Identification of existing drainage problems and water quality issues related to point-source discharges of stormwater runoff	64-68	
	Policy Citation(s)	Page Reference(s)
<b>Future Land Use</b>		
<b>Policies</b>		
• Policies that exceed the use standards and permitting requirements found in Subchapter 7H, State Guidelines for Areas of Environmental Concern	N/A	N/A
Policies that address the Coastal Resources Commission's (CRC's) management topics:		
<b>Public Access</b> Management Goal: <i>Maximize public access to the beaches and the public trust waters of the coastal region.</i>		
The planning objectives for public access are local government plan policies that:		
• Address access needs and opportunities	1.6.1, 1.6.2, 2.1.7, 3.2.4, 8.1.2, 8.1.5	86, 90, 91, 93, 101
• Identify strategies to develop public access	1.6.1, 1.6.2, 2.1.6, 5.1.1, 8.1.5	115, 117, 124, 131
• Address provisions for all segments of the community, including persons with disabilities	1.6.1, 2.1.7, 5.1.1	115, 117, 124
• For oceanfront communities, establish access policies for beach areas targeted for nourishment	N/A	N/A
<b>Land Use Compatibility</b> Management Goal: <i>Ensure that development and use of resources or preservation of land balance protection of natural resources and fragile areas with economic development, and avoids risks to public health, safety, and welfare.</i>		
The planning objectives for land use compatibility are local government plan policies that:		
• Characterize future land use and development patterns	1.1.1, 1.1.2, 1.1.3, 1.1.5, 1.1.9, 1.2.1, 1.2.2, 1.2.3, 1.3.2, 1.3.4, 1.5.1, 1.5.3, 3.3.1, 8.2.4	73-83, 112-115, 120, 132
• Establish mitigation criteria and concepts to minimize conflicts	1.1.3, 1.1.5, 1.1.7, 1.1.9, 1.2.1	84, 85
<b>Infrastructure Carrying Capacity</b> Management Goal: <i>Ensure that public infrastructure systems are sized, located, and managed so the quality and productivity of AECs and other fragile areas are protected or restored.</i>		
The planning objectives for infrastructure carrying capacity are local government plan policies that:		
• Establish service criteria	1.3.1, 1.3.2, 1.3.3	114



<ul style="list-style-type: none"> <li>Ensure improvements minimize impacts to AECs and other fragile areas</li> </ul>	1.3.4, 1.1.9, 1.4.2, 6.2.4, 6.2.3, 6.2.5	127-128
<b>Natural Hazard Areas</b> Management Goal: <i>Conserve and maintain barrier dunes, beaches, floodplains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.</i>		
The planning objectives for natural hazard areas are local government plan policies that:		
<ul style="list-style-type: none"> <li>Establish mitigation and adaptation concepts and criteria for development and redevelopment, including public facilities</li> </ul>	6.2.2, 6.2.6, 6.3.5, 6.3.6	127-129
<ul style="list-style-type: none"> <li>Minimize threats to life, property and natural resources resulting from erosion, high winds, storm surge, flooding, or other natural hazards</li> </ul>	6.3.1, 6.3.2, 6.3.3, 6.3.4, 6.4.1, 6.4.2, 6.4.3	128-129
<b>Water Quality</b> Management Goal: <i>Maintain, protect and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.</i>		
The planning objectives for water quality are local government plan policies that:		
<ul style="list-style-type: none"> <li>Establish strategies and practices to prevent or control nonpoint source pollution</li> </ul>	6.1.1, 6.1.3, 6.1.9, 6.1.11	126-127
<ul style="list-style-type: none"> <li>Establish strategies and practices to maintain or improve water quality</li> </ul>	6.1.4, 6.1.5, 6.1.6, 6.1.7, 6.1.12, 6.1.13	126-127
<b>Future Land Use Map</b>	<b>Page Reference(s)</b>	
MAP of future land uses that depicts the policies for growth and development and the desired future patterns of land use and development with consideration given to natural system constraints and infrastructure	83	
<ul style="list-style-type: none"> <li>Descriptions of land uses and development associated with the future land use map designations</li> </ul>	73-82	
<b>Tools for Managing Development</b>		
<ul style="list-style-type: none"> <li>Description of the role of plan policies, including the future land use map, in local decisions regarding land use and development</li> </ul>	105-111	
<ul style="list-style-type: none"> <li>Description of the community's development management program, including local ordinances, codes, and other plans and policies</li> </ul>	105-111	
<b>Action Plan and Implementation Schedule</b>		
<ul style="list-style-type: none"> <li>Description of actions that will be taken by the local government to implement policies that meet the CRC's management topic goals and objectives, specifying fiscal year(s) in which each action is anticipated to start and finish</li> </ul>	112-133	
<ul style="list-style-type: none"> <li>Identification of specific steps the local government plans to take to implement the policies, including adoption and amendment of local ordinances, other plans, and special projects</li> </ul>	112-133	



# Table of Contents



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## CHAPTER 1. INTRODUCTION

### PLAN PURPOSE

There are many important reasons for the preparation of this Coastal Area Management Act (CAMA) Land Use Plan. The planning process serves as a gateway for better understanding of the community and the people within, and what the needs of the community and its people are. Decisions should be made in accordance with a community's various resources, goals and objectives, and budgetary restraints. Gathering community input is vital to ensure that planning is reflective of the community's wishes, even if input can sometimes lead to conflict.

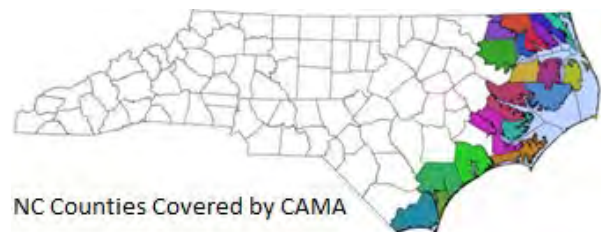
The CAMA Land Use Plan will stand as a guide for future decision-making for the Town of Newport, as well as a legal base for land use regulations. It is intended to be used as an aid to provide comprehensive information regarding Newport's future including its distinct features and characteristics, history, and desired future path. It provides strategies which will enable efficient and responsive implementation of policy so that the goals and objectives of Newport can be met.

Moving forward, future development proposals will be checked to ensure they maintain consistency with the CAMA Land Use Plan, and this document will also stand as a reference point for identifying goals and objectives for public improvements and decisions regarding growth management in the Town of Newport. The plan should be adaptable and responsive to changing conditions, and ideally should be reviewed and updated every five to ten years to ensure that it is up to date with current trends, changing demographics, and ongoing development within the community. The long-range goals and objectives in this plan, as well as the implementation strategies for those goals, will help aid in making the community vision in Newport a reality.

Once this plan is prepared, the town must realize that the plan is not the end of the process. The town must continuously work at accomplishing plan implementation and establishing an effective planning program. The Town of Newport must view the preparation of this document as the first step in a continually evolving process.

### PLANNING PROCESS

This CAMA Land Use Plan was developed to comply with the format outlined in the NCAC 7B CAMA planning guidance. A CAMA Land Use Plan is a long-range policy document with a particular time horizon that generally lasts twenty years. The plan will include an assessment of existing conditions, a summary of public input, projection of future needs for topics relating to land use and development, and a comprehensive listing of goals, policies, and strategies. Because the Town of Newport is in one of North Carolina's twenty Coastal Area Management Act (CAMA) counties, the plan will also address



NC Counties Covered by CAMA



growth issues such as the protection of productive resources (i.e., farmland, forest resources, fisheries), desired types of economic development, natural resource protection, and the reduction of storm hazards.

In North Carolina, a Land Use, or Comprehensive, Plan is the legal foundation for development regulations. Since zoning was first authorized in North Carolina, state law required that zoning be “in compliance with a comprehensive plan.” In 2006, state law started requiring that local governing boards consider plan consistency for zoning amendments, but there was still no mandate that jurisdictions adopt a comprehensive plan. With the adoption of NCGS Chapter 160D in 2019 which consolidates the previous county enabling statutes and the city enabling statutes into a single, unified document, local governments are now required to have a current comprehensive plan in place to enforce zoning. This CAMA Land Use Plan is intended to establish policy regarding land use and development. This document is non-regulatory, except for development proposals situated within Areas of Environmental Concern (AECs). Regulatory permits must be issued by the NC Department of Environmental Quality (NCDEQ) for all development within AECs, which should comply with the standards outlined within this plan. These permits are issued by NCDEQ and CAMA local permit officers.

The following is included as part of the CAMA Land Use Planning process:

- Community and Demographic Profile
- Assessment of Existing Conditions
- Projection of Future Population and Supporting Infrastructure Needs
- Future Land Use and Transportation Needs
- Goals and Implementing Strategies

Preparation of the Town’s CAMA Land Use Plan was guided by a Citizen Participation Plan (CPP) adopted by the Town Council on August 8, 2023 (see Appendix A). The CPP provided a framework for development of the plan, including opportunities for public involvement throughout the planning process. These opportunities included work sessions with the Planning Board, a public visioning and issues identification workshop, and a public hearing at the presentation of the final plan. Public outreach facilitated through the CPP was used to document community concerns and aspirations for the Plan, present key findings, and develop a long-term vision for the Town.

#### Newport Planning Board

Cathy Tomon, Chair  
James McDougal  
Andrew J. Sutzko  
Stephanie Mann  
Matt Shortway  
Johnny Whaley  
Dominick Spadero  
William Eason

## PAST PLANNING EFFORTS

As part of the planning process, past policy documents, capital improvements plans, and comprehensive land use plans were analyzed for significant findings related to the Town of Newport’s future. These past planning efforts help to provide a broader sense of understanding for the issues facing Newport today. Appendix B provides a listing of the planning projects which were utilized during this planning process.



## PLAN OVERVIEW

The Town of Newport CAMA Land Use Plan is divided into seven (7) chapters that focus on various aspects of the community. The following provides a brief synopsis of what will be addressed within each plan element:

### ***Chapter 1. Introduction***

This plan element provides a general overview of the plan, planning process, and enabling legislation regarding the establishment and use of comprehensive/CAMA Land Use Plans in local government decision-making.

### ***Chapter 2. Community Profile***

This chapter provides a general overview of demographic information for the Town of Newport such as population, housing age and condition, and economic indicators. This section serves as a basic overview of the town's current situation and as a baseline for discussion regarding growth, development, and public policy.

### ***Chapter 3. Environmental Resources***

This plan element focuses on existing environmental and land use conditions within the Town of Newport. The documentation provided in this chapter will provide the necessary data and analysis needed to develop the Town's Future Land Use Map.

### ***Chapter 4. Community Facilities & Services***

This chapter provides an overview of the Town's existing community facilities and services, with a focus on future growth and demand which may have an impact on land use and transportation.

### ***Chapter 5. Future Land Use***

The Future Land Use section defines the framework for future growth and development throughout the Town of Newport.

### ***Chapter 6. Goals & Strategies***

The discussion of goals, policies, and strategies will serve as a guide for the integration of the CAMA Land Use Plan into the Town's day-to-day decision-making process. The goals and policies defined within this chapter will establish an organized and thorough listing of implementation strategies intended to provide for sound principles relating to future growth, economic development, environmental factors, modifications of service delivery, and infrastructure expansion. Citizen input collected throughout the planning process is also summarized in this chapter.

### ***Chapter 7. Tools for Managing Development***

This plan element provides narrative and tools for implementing the strategies outlined in Chapter 6 of the plan. It is intended that this document be an integral part of the Town of Newport decision-making process concerning future land use.





## REGIONAL LOCATION

Newport is located within Carteret County, which is situated in the tidewater region of North Carolina. Carteret County is bordered on the east by the Pamlico Sound, Bogue Sound, Core Sound and the Atlantic Ocean to the south and east, on the northeast by the Neuse River, on the west by Craven County, on the northwest by Jones County, and the southwest by Onslow County. The county is primarily comprised of flat and poorly drained areas that feed into a complex estuarine system.

Newport is located along the Newport River with Highway 70 running north to south through town. Newport is just 10 miles to the northwest of the state port of Morehead City. The county seat of Carteret County is Beaufort, which is located 13.5 miles to the southeast along Highway 70. The beach communities of Emerald Isle, Pine Knoll Shores, and Atlantic Beach can be accessed through Newport along Highway 70 and Highway 24. See Map 1 for the regional location of the Town of Newport.

## HISTORY

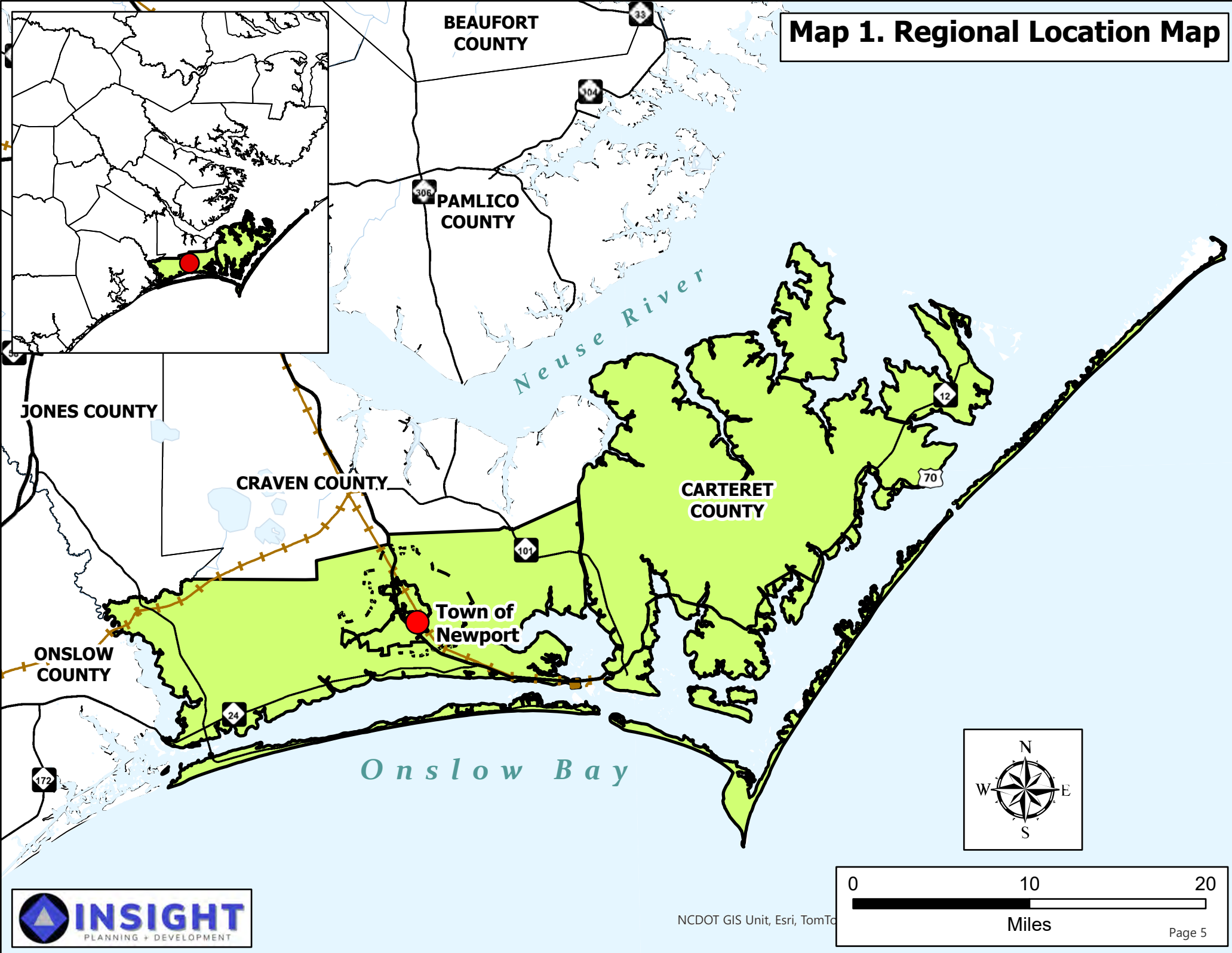
The Town of Newport was granted a charter from the State of North Carolina on January 30, 1866, but its history begins almost 150 years before that. The Newport River originates in the pocosin lakes of the Croatan National Forest and meanders to become a large tidal river. It was this riverway that early settlers traveled from the Beaufort Inlet to the “rich upland country.” In those days, the country was mostly wet pine forests and hardwood cypress wetlands. These early settlers were able to provide adequate drainage to the land which has resulted in generations of agriculture use and lumbering activities.

Around a landing in the middle part of the river, the Town of Newport sprang up. There, barges unloaded products landed at the port, Beaufort, and took on lumber and naval stores to be shipped from Beaufort to other colonial ports or to the West Indies.

Near the Newport River landing, where a road from Harlowe connected with a road to Cedar Point, a general store was established by a man named Bell – one of three Bell brothers, Ross, Jasper, and George, who held early land grants in what is now western Carteret County. Naturally, this point came to be known as Bell’s Corners. In the early part of the 18th Century, the settlement was also called Shepardsville, supposedly a connection with a man by the name of Shepard, who was also a large landowner.

The name Newport is said to have come from two sources. One, that it was called “the new port,” to distinguish it from the “old port” at Beaufort; and two, that the place was so called by Quakers who came here from Rhode Island and named it for their native Newport in that New England state. The Quakers arrived between 1720 and 1733. However, if they did call the settlement Newport, it was not an established name, for the first post office in the community was called “Shepardsville” and was so designated on June 27, 1859. That was more than a hundred years after the Quakers had left the county, migrating westward, seeking territory in which there was no slavery.

# Map 1. Regional Location Map





According to records in the Library of Congress, the post office name was not officially changed to Newport until March 29, 1866. That the name, Newport, preceded the coming of the Quakers and perhaps even the founding of the “old port” at Beaufort town, is borne out by land grants of 1700 which describe land in what is now western Carteret County as bordering on “Newport Sound.”

Forebears of the present Town residents engaged in lumbering and production of naval stores, rosin, turpentine, and tar, all from the abundant pine. There were sawmills and grist mills. W.S. Bell is said to have been the first mill owner to change from the sluggish water wheel for power to the new-fangled steam engine. As forests were cleared and cotton came on the scene, he operated a cotton gin in connection with his mill on the river.

Through the American Revolution and into the mid-19th Century, Newport remained as little more than a crossroads town. Then the train came in 1858, a year after the first lots were sold in a new little town to the east, called by John M. Morehead, its founder, “The City of Morehead.” The train passed through Newport carrying in the summertime passengers from the west, bound for the coast where they could enjoy the salt air. In addition to carrying them back home again, it transported products of the sea to the inland cities of North Carolina.

During the Civil War, both Confederate and Federal troops lived in barracks north of Newport. The barracks were built by their first occupants, the Confederates, who during the winter of the war, moved to town to live in crudely constructed log huts. The men were of the Seventh North Carolina Regiment and were ordered to New Bern in March 1862 to defend that town against invading Yanks. The victorious invaders then moved southward into Newport. A small group of Confederates who remained at the barracks fought a retreating action, firing Newport’s railroad trestle and wooden highway bridge, in the hope of holding off the Yankees. The trestle burned but an advance force of Union men saved the highway bridge.



The history of public schooling in Newport does not quite span a hundred years. Although effort was made to teach the three R’s in little one or two-room schools, the Peabody Education Fund was the financial aid that had been lacking. Prior to 1870, two small schools were located in the vicinity. The Union Point School was in the Deep Creek section where the present road branches just north of the Canal Bridge. The Vanolia School was at the junction of Nine-Foot and Roberts Roads. Built by Richard and Randolph Roberts, it was used by Yankees as field headquarters during the civil war.



Although the river gave the town a reason for existing in the early days, the river hardly plays a role today in transportation. The river is mainly used for recreational activities such as fishing and kayaking with one NC wildlife boat launch located on Chatham Street and a primitive launch site within the Croatan National Forest at Oyster Point Campground. Today, the Newport River is shallow and meandering with a broad tidally and salt-intrusive floodplain. Its adjacent wetlands protect our community from storm surges and filters pollutants from stormwater runoff.

A road eventually connected Onslow County to Newport. It crossed the White Oak River at Stella. Even by the end of the 18th Century, most roads in Carteret County were little better than trails. For 92 years after the arrival of the railroad, passengers could ride the train from Goldsboro, through Newport, to Morehead City. The passenger service was discontinued March 31, 1950.

On January 12, 1932, town residents voted to sell their electrical system to Tidewater Power Company for \$4,950. One hundred ten voters registered. Eleven didn't vote. All of the others were in favor of the sale.

In 1949, the town bought a water system that had formerly been used by the Marine Corps at nearby Bogue Field. Over the next few years, it was gradually installed. In 1958, voters authorized borrowing \$120,000 to complete installation of a new water tank and water lines to all areas in the town limits. In July 1961, voters authorized borrowing \$15,000 to extend to annexed areas the water system and another \$20,000 to build the town hall and fire station. Extension of the water lines was completed in mid-1962 and plans were immediately laid to get federal assistance to install a town sewage system and make more improvements to the water system.

The first church in Newport was the Primitive Baptist Church, built in 1783, and still existing in the form of two congregations. The original church burned during the War Between the States and later the federal government paid damages amounting to \$170.

With foresight, town officials in 1955 set aside town-owned land that would serve as desirable locations for industry. Located on 12 acres of that property was Conner Industries, a manufacturer of mobile homes. Construction of the plant was started in May 1964 and mobile homes were rolling out by September. The business observed its first anniversary in the fall of 1965 with plans for expansion under way. Conner Industries went out of business in 1989. However, a new industry, Veneer Technologies, Inc., resides at the present location.

Newport and its immediate vicinity have well over four thousand (4,459) inhabitants. It is the first established town in western Carteret County. While much of the town's impetus may come indirectly from the nearby Cherry Point Marine Corps Air Station, native Newporters have a vision and inner drive lead by the slogan "The Town with Old-Fashioned Courtesy."







## COMMUNITY CONCERNS AND ASPIRATIONS

Citizens' concerns and aspirations unique to the Town of Newport were identified early in the planning process and referenced often, helping ensure the document remains specific to the community's expectations and needs. The initial list of concerns and aspirations to be addressed in this planning process was developed during the initial project kickoff meeting with the Town Council and Planning Board. This list was presented to the public during subsequent work sessions throughout the planning process and revised to reflect comments expressed during these meetings. Final revisions to the list were made after responses were received from a citizen survey disseminated via the project website and available in hard copy format at Town Hall (see Appendix C).

The following provides the final list of community concerns and aspirations which would guide future decisions in the planning process:

- Plan for the anticipated growth that is forecasted for Newport.
- Encourage land use that is considered the highest and best use.
- Preserve the tight-knit community feel that the citizens of Newport cherish.
- Prioritize public safety within Newport.
- Identify and mitigate the environmental risks that exist within Newport.

## NEWPORT'S VISION

The following vision statement was developed by the Town of Newport Council and Planning Board based off community input received in the planning process. This vision statement should remain at the core of decisions, especially ones that involve controversy, to ensure that the spirit of this plan and the main vision of the Town is being upheld.

### ***Town of Newport CAMA Land Use Plan Vision Statement***

*Protect Newport's quiet character, environmentally sensitive areas, and agricultural uses and heritage by managing growth in a sustainable and planned manner. Newport will strive to ensure that development occurs in a manner that has minimal negative impacts upon transportation, environment, facilities, infrastructure, and its citizens. Newport will be open for business in its pursuit of economic development opportunities that provide commercial and industrial uses for the citizens of its Town. Newport welcomes and encourages the anticipated residential growth and will make necessary accommodations within reason for areas that wish to annex into the municipal limits of Newport. Newport will never lose sight of providing its citizens with a quality of life that allows them to proudly refer to Newport as the "Town with Old-Fashioned Courtesy."*



Specifically, Newport will strive to accomplish the following:





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## CHAPTER 2. COMMUNITY PROFILE

### INTRODUCTION

The Community Profile section outlines various demographic information, including population, housing, and economic indicators. For the purposes of this plan and for the sake of consistency, demographic data are sourced primarily from the US Census Bureau. While the accuracy of the 2020 Census Data has been debated, the official published data will be utilized.

### POPULATION

#### *Regional Population Growth*

In December 2022, the NC Office of State Budget & Management released that North Carolina is the 9<sup>th</sup> most rapidly growing state in the country. The Town of Newport has experienced a greater than average population growth itself, with a 30.4% increase in population from 2000-2020. In fact, Newport experienced 0.7% greater than average population growth than the whole of North Carolina.

Table 2-1 provides a summary of population growth for the Town of Newport, Carteret County, and the State of North Carolina. According to the US Census Bureau, the Town of Newport's population in 2020 was 4,364, which is 5.2% higher than the population total in 2010. In comparison, Carteret County experienced a 1.8% population increase, with the State of North Carolina showing a 9.5% increase.

**Table 2-1. Regional Population Growth, 2000-2020**

Jurisdiction	2000	2010	2020	% Change '00 to '10	% Change '10 to '20	% Change '00 to '20
Newport	3,346	4,150	4,364	24.0%	5.2%	30.4%
Carteret County	59,383	66,469	67,686	11.9%	1.8%	14.0%
North Carolina	8,049,313	9,535,483	10,439,388	18.5%	9.5%	29.7%

Source: 2000, 2010, and 2020 US Census.

#### *Seasonal Population*

With its attractive proximity to the beaches of the Crystal Coast (Morehead City, Atlantic Beach, Emerald Isle, etc.), the Town of Newport is home to a small number of seasonal residents. Newport's 89 seasonal units housed an estimated 235 residents, and this seasonal population represented 5.4% of Newport's total population in 2020. The number of seasonal residents in the Town of Newport increased dramatically between 2000 and 2020, going from just a mere 20 residents to 235 residents, respectively.



**Table 2-2. Seasonal Population, 2000-2020**

Jurisdiction	2000	2010	2020	2000-2010 Change		2010-2020 Change	
				Number	Percent	Number	Percent
Newport	20	75	235	55	27.5%	160	21.3%
Carteret County	30,799	31,086	38,706	287	.9%	7620	24.5%
North Carolina	335,826	454,315	522,813	118,489	35.3%	68,498	15.1%

Source: 2000 US Census, 2010 & 2020 American Community Survey 5-Year Estimates.

## Population Forecast

Forecasting future populations for any location is difficult. Local population growth can be largely dependent on regional and national economic conditions, as well as other unforeseen advantages or challenges. To compound the difficulty in population predictions, recent changes in state legislation may impact the ability of a community to expand.

In 2013, North Carolina General Statute Articles established new annexation criteria, including proximity requirements and the elimination of involuntary annexation petitions. This adjustment in enabling legislation will restrain boundary growth opportunities for North Carolina municipalities, including Newport.

North Carolina State Office of Budget and Management (NCSOBM) provides an annual population projection for the state of North Carolina and its 100 counties. The projections utilized in this report have been modified to incorporate pre-pandemic trends in fertility, morality, and migration.

The NCSOBM projections indicate the Carteret County population will increase by 35,133 residents between 2020 and 2050, an increase of 58.4%. The Town of Newport's share of Carteret County's population has remained steady at 0.50% for the last ten years. Assuming the population share remains constant, Newport's population will be increased to 477 by 2050.

**Table 2-3. Permanent & Seasonal Population Projections, 2020-2050**

Year	Newport		Carteret County		North Carolina	
	Permanent	Seasonal	Permanent	Seasonal	Permanent	Seasonal
2020 (Census)	4,364	235	67,686	38,706	10,439,388	522,813
2025 (Projected)	4,526 <sup>1</sup>	243 <sup>2</sup>	70,182	40,130 <sup>3</sup>	11,038,826	551,941 <sup>4</sup>
2030 (Projected)	4,660 <sup>1</sup>	250 <sup>2</sup>	72,250	41,312 <sup>3</sup>	11,625,716	581,286 <sup>4</sup>
2035 (Projected)	4,791 <sup>1</sup>	258 <sup>2</sup>	74,286	42,477 <sup>3</sup>	12,221,349	611,067 <sup>4</sup>
2040 (Projected)	4,922 <sup>1</sup>	265 <sup>2</sup>	76,317	43,638 <sup>3</sup>	12,817,720	640,886 <sup>4</sup>
2045 (Projected)	5,053 <sup>1</sup>	272 <sup>2</sup>	78,349	44,800 <sup>3</sup>	13,414,872	670,744 <sup>4</sup>
2050 (Projected)	5,184 <sup>1</sup>	279 <sup>2</sup>	80,381	45,962 <sup>3</sup>	14,012,819	700,641 <sup>4</sup>

<sup>1</sup>Projections based on current demographics, indicating Newport encompasses 6.45% of the county population.

<sup>2</sup>Projections based on current demographics, indicating Newport's seasonal population encompasses 5.38% of the town's total population.

<sup>3</sup>Projections based on current demographics, indicating Carteret County's seasonal population encompasses 57.18% of the county's total population.





<sup>4</sup>Projections based on current demographics, indicating North Carolina's seasonal population encompasses 5.0% of the state's total population.

Source: North Carolina Office of State Budget and Management (NCOSBM), 2020 US Census.

### Population by Race

According to 2020 Census data, approximately 76.3% of the Town's residents are White, 10.4% are Black or African American, 5.0% are listed in the Census data as "some other race," and 8.3% of the population are listed as being of two or more races. Between 2000 and 2020, the Black or African American population decreased by 4.4%, despite the Town's 30.4% population increase during this period. The overall racial composition for Newport between 2000 and 2020 can be found below in Table 2-4.

**Table 2-4. Racial Composition 2000 to 2020**

Race	2000	2010	2020	% Change '00 to '10	% Change '10 to '20	% Change '00 to '20
White	2,679	3,391	3,329	26.6%	-1.9%	24.3%
Black or African American	475	470	455	-1.1%	-3.3%	-4.4%
Other	98	62	219	-36.7%	253.2%	123.5%
Two or More Races	94	131	361	39.4%	175.57%	284.0%
Total Population	3,346	4,150	4,364	24.0%	5.2%	30.4%

Source: 2000, 2010 & 2020 US Census.

### Gender Composition

Table 2-5 provides a breakdown of Newport's population by gender. Since 2010, Newport's male and female population have both grown at rate of about 5.1%. The male population for 2020 was reported at 2,206, compared to the female population of 2,158.

**Table 2-5. Gender Composition 2000 to 2020**

Gender	2000	2010	2020	% Change '00 to '10	% Change '10 to '20	% Change '00 to '20
Male	1,732	2,098	2,206	21.1%	5.1%	27.4%
Female	1,614	2,052	2,158	27.1%	5.2%	33.7%
Total Population	3,346	4,150	4,364	24.0%	5.2%	30.4%

Source: 2000, 2010 & 2020 US Census.

### Age Composition

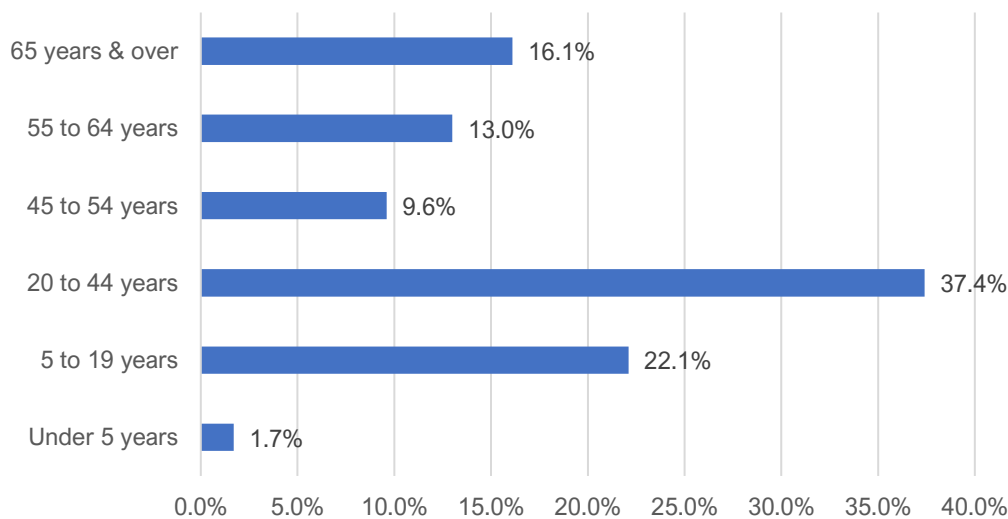
Chart 2-1 provides a breakdown of the population by age group. The largest age group in Newport in 2020 was the 20-44 age group (37.4% of the population). By comparison, 25.4% of the total population of Carteret County falls within that same 20-44 age group.

With 16.1% of the population being at least sixty-five years old as well, it is important to provide services which will balance the needs of both the older and the younger generations. Good recreation opportunities, as well as



social services and healthcare, should be accessible for the Town of Newport. In addition, accessibility in housing is vital, and as such it is important to ensure the development of continuing care retirement facilities, multi-family structures with elevator accessibility, and new single-family units.

Chart 2-1. Age Composition, 2020 US Census



### Educational Attainment

In 2020, almost 87% of Newport's population age 25 years or older had attained a high school diploma or higher degree compared with roughly 90% of those in Carteret County and 88% of the state overall. While most employment opportunities will require at least a high school diploma, higher paying positions will require additional training and education at colleges or universities. Located in nearby Morehead City, Carteret Community College provides opportunity for further educational attainment, with Morehead City also being the location of the marine institute for the University of North Carolina at Chapel Hill and Duke University's marine research labs.

Table 2-6. Educational Attainment 2020

Education	Newport	Carteret County	North Carolina
Less than 9 <sup>th</sup> grade	138	1,141	301,823
9 <sup>th</sup> to 12 <sup>th</sup> grade, no diploma	292	3,005	513,393
High school graduate (includes equivalency)	729	13,361	1,806,403
Some college, no degree	863	14,036	1,500,016
Associate degree	482	6,108	701,248
Bachelor's degree	493	8,961	1,448,972
Graduate or professional degree	282	6,075	824,918
Total Population 25 Years & Over	3,279	52,687	7,096,773

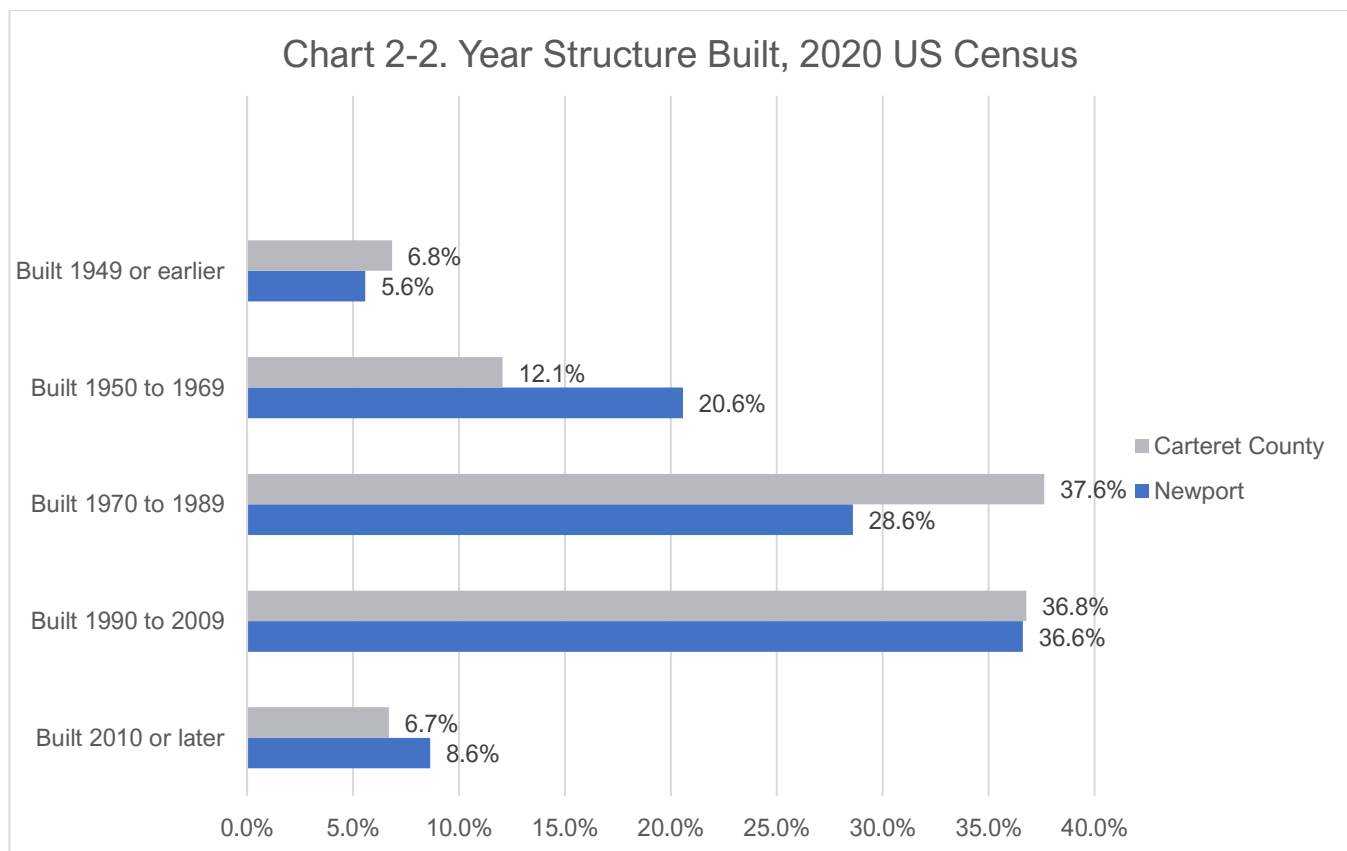
Source: US Census Bureau, 2020 ACS 5-Year Estimates.



## HOUSING

### Structure Age

Housing structures in the Town of Newport vary significantly in overall age. With approximately 45% of structures having been built after 1990, and almost 9% of structures having been built within the last thirteen years, there are a fair number of newer structures. There is also a fair number of much older structures, with roughly 26% of structures built prior to 1970. Compared to Carteret County, where about 19% of structures were built prior to 1970, Newport's housing stock is relatively aging.



### Housing Value

According to the 2020 American Community Survey, the median home value in Newport is estimated at \$159,000, compared to Carteret County and the state of North Carolina at \$238,700 and \$202,200, respectively. Over half of all owner-occupied homes in Newport (56.6%) are priced under \$150,000, with roughly 84% of all owner-occupied homes in Newport priced under \$200,000. There is a moderate number of homes in the higher price ranges in Newport, with about 23% of homes priced above \$200,000. Table 2-7 provides the value of homes in Newport, Carteret County, and North Carolina.



**Table 2-7. Housing Value 2020**

Value	Newport		Carteret County		North Carolina	
	Total	%	Total	%	Total	%
Less than \$50,000	49	4.6%	1,692	7.9%	198,779	7.5%
\$50,000 to \$99,999	74	6.9%	1,447	6.7%	376,424	14.2%
\$100,000 to \$149,999	484	45.1%	2,735	12.7%	439,197	16.6%
\$150,000 to \$199,999	294	27.4%	3,481	16.2%	440,580	16.6%
\$200,000 to \$299,999	58	5.4%	5,125	23.8%	543,549	20.5%
\$300,000 to \$499,999	101	9.4%	4,676	21.7%	446,134	16.8%
\$500,000 to \$999,999	12	1.1%	2,015	9.4%	171,898	6.5%
\$1,000,000 or more	0	0%	366	1.7%	33,288	1.3%
Owner-Occupied Units	1,169	100.0%	18,390	100.0%	2,649,849	100.0%

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

### Units in Structure

The most common housing structure in Newport is single family units, which make up 80.3% of total housing structures. Multi-family units make up 16.2% of the structures in town, while manufactured homes account for 3.5% of structures. Table 2-8 provides a summary of the number of units in structure for Newport, Carteret County, and North Carolina.

**Table 2-8. Units in Structure 2020**

Units in Structure	Newport		Carteret County		North Carolina	
	Total	%	Total	%	Total	%
1 unit, detached	1,425	74.2%	30,599	60.5%	3,061,131	65.3%
1 unit, attached	118	6.1%	1,918	3.8%	199,865	4.3%
2 units	23	1.2%	934	1.8%	95,150	2.0%
3 or 4 units	69	3.6%	1,283	2.5%	124,765	2.7%
5 to 9 units	42	2.2%	1,657	3.3%	198,142	4.2%
10 to 19 units	71	3.7%	1,622	3.2%	196,748	4.2%
20 or more units	105	5.5%	3,807	7.5%	227,259	4.8%
Manufactured homes	67	3.5%	8,672	17.1%	581,328	12.4%
Boat, RV, van, etc.	0	0%	103	0.2%	2,734	0.1%
Total	1,920	100%	50,595	99.9%	4,687,122	100.0%

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

### Housing Occupancy

Table 2-9 provides 2020 housing occupancy data for Newport, Carteret County, and North Carolina. The Town of Newport has 271 total vacant properties, which makes up about 14% of Newport's housing stock. Of the occupied housing units in Newport, almost two-thirds are owner occupied and one-third are renter occupied. The owner-occupied percentage of total housing units was higher for the Town of Newport than it was for the county, although it was relatively similar to the state.



**Table 2-9. Housing Units by Occupancy Status 2020**

Occupancy Status	Newport		Carteret County		North Carolina	
	Total	%	Total	%	Total	%
Occupied Housing Units	1,649	85.9%	30,060	59.4%	4,031,592	86.0%
Owner-Occupied	1,072	55.8%	21,537	42.6%	2,649,849	56.5%
Renter-Occupied	577	30.1%	8,523	16.8%	1,381,743	29.5%
Vacant	271	14.1%	20,535	40.6%	655,530	14.0%
Total	1,920	100.0%	50,595	100.0%	4,687,122	100.0%

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

### Housing Affordability

The United States Department of Housing and Urban Development (HUD) defines affordable housing as housing in which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Households that exceed this threshold are considered by HUD to be cost burdened and may not be able to meet other basic living costs, including food, clothing, healthcare, and transportation.

According to the 2020 ACS Estimates, about 29% of households had rent expenditures which did not meet the HUD's definition of affordable housing. This is comparatively lower than both Carteret County (46.1%) and the state of North Carolina (46.8%). For owner-occupied housing, Newport had 14.6% of its homeowners who had excessive housing expenditures, which is about 8-10% lower than Carteret County and North Carolina, respectively.

**Table 2-10. Percent of Household Income Spent on Housing 2020**

Income	Newport		Carteret County		North Carolina	
	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied
Less than 30%	70.6%	85.4%	53.9%	77.9%	53.2%	75.7%
More than 30%	29.4%	14.6%	46.1%	22.1%	46.8%	24.3%

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

## ECONOMY

### Income and Poverty

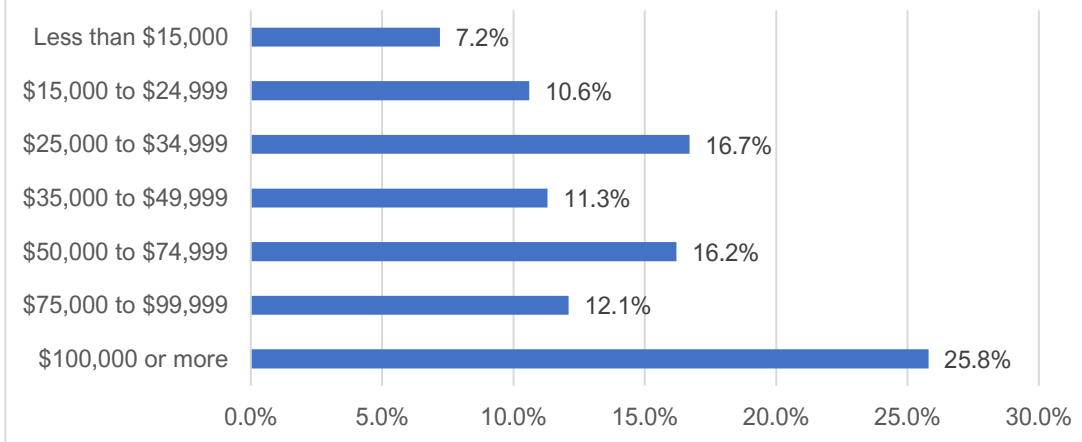
The median household income for the Town of Newport was estimated to be approximately \$57,469, which is similar for Carteret County and slightly above the state median household income currently sitting at \$56,642 in 2020. Chart 2-3 shows that over one fourth of households in Newport make over \$100,000, and over half of households make over \$50,000 in household income.

According to the US Census Bureau, the percentage of people whose income in 2020 was below the poverty line was approximately 5.9%, which is slightly lower than the rate in North Carolina (14.0%).





Chart 2-3. Household Income, 2020 US Census



### Labor Force Characteristics

The civilian labor force is described by the US Census as nonmilitary persons 16 years or older who are either workers or actively employed. Table 2-11 shows that 59% of Newport's eligible persons participated in the town workforce in 2020. This percentage is slightly above that of Carteret County (55.3%) and is similar to the state of North Carolina as a whole (61.2%).

Of Newport's population 16 years and over, approximately 4.8% were unemployed in 2020. This number is slightly higher when compared to Carteret County (2.9%) and North Carolina (3.3%).

Table 2-11. Civilian Labor Force 2020

Labor Force	Newport		Carteret County		North Carolina	
	Total	%	Total	%	Total	%
Persons 16 years +	3,915	100%	58,726	100%	8,352,255	100.0%
Civilian Labor Force	2,308	59.0%	32,479	55.3%	5,112,231	61.2%
• Employed	2,119	54.1%	30,754	52.4%	4,833,887	57.9%
• Unemployed	189	4.8%	1,725	2.9%	278,344	3.3%
Armed Forces	115	2.9%	649	1.1%	98,369	1.2%
Not in Labor Force	1,492	38.1%	25,598	43.6%	3,141,955	37.6%

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

### Employment by Industry

The Town of Newport has a range of different industries, with the most prominent sector for the town being retail trade. This sector alone accounts for 23.2% of the town's employment. Aside from retail trade, four other industrial sectors account for more than 10% of the town's employment, including public administration; construction; art, entertainment, recreation, accommodation, food services; and educational services, health care, and social assistance.



**Table 2-12. Percent of Workers by Industry in 2020**

Industrial Sector	Newport	Carteret County	North Carolina
Agriculture, forestry, fishing and hunting, mining	0.0%	2.0%	1.2%
Construction	11.5%	8.2%	7.0%
Manufacturing	5.4%	6.1%	12.1%
Wholesale trade	1.5%	1.8%	2.5%
Retail trade	23.2%	12.9%	11.6%
Transportation and warehousing, and utilities	5.3%	5.6%	4.8%
Information	0.0%	1.2%	1.7%
Finance and insurance, and real estate and rental and leasing	3.4%	6.1%	6.7%
Professional, scientific, and management, and administrative and waste management services	4.4%	10.1%	11.2%
Educational services, and health care and social assistance	13.2%	20.2%	22.8%
Arts, entertainment, and recreation, and accommodation and food services	12.7%	12.7%	9.3%
Other services, except public administration	2.1%	5.2%	5.0%
Public Administration	17.1%	8.0%	4.1%

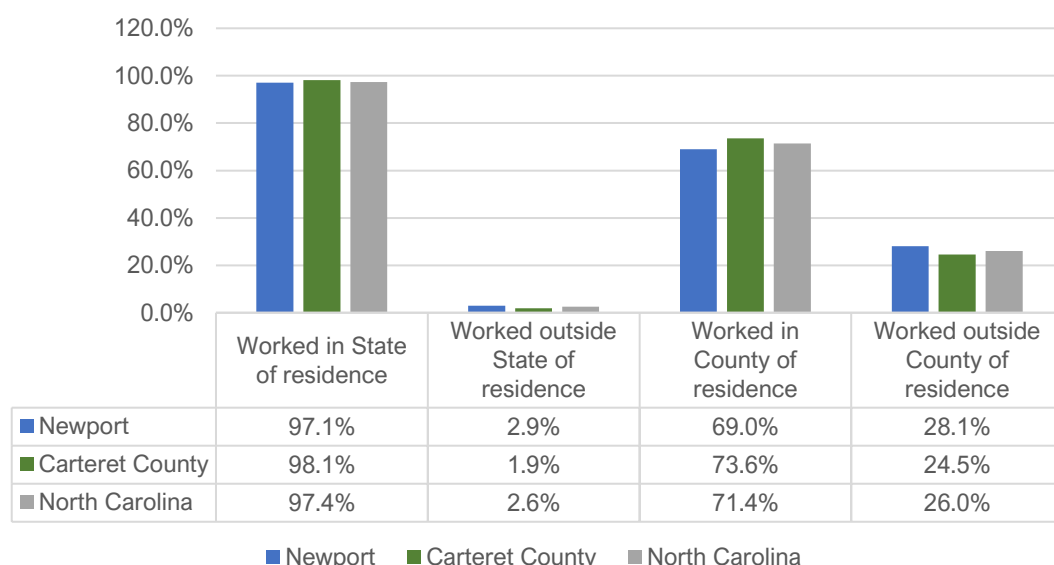
Source: US Census Bureau, 2020 ACS 5-Year Estimates.

## Commuting Patterns

The 2020 ACS Estimates show that about 69% of Newport workers travelled from within the county to their place of employment, and about 54% of Newport workers spend less than 34 minutes travelling to work.

Comparatively, Carteret County and North Carolina have slightly more in-county commuters – 73.6% and 71.4%, respectively.

**Chart 2-4. Commuting Patterns, 2020 US Census**

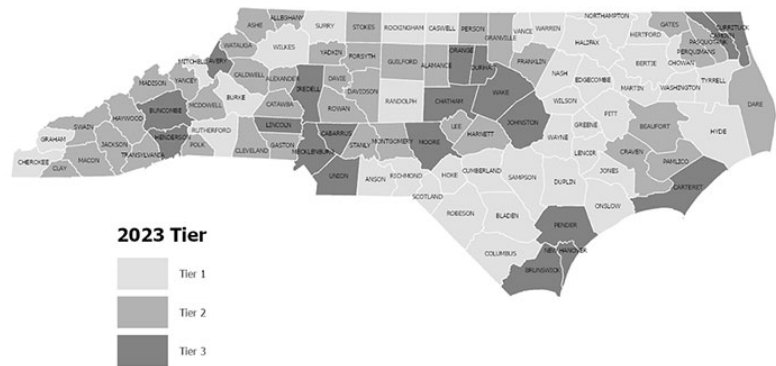




## Economic Conditions

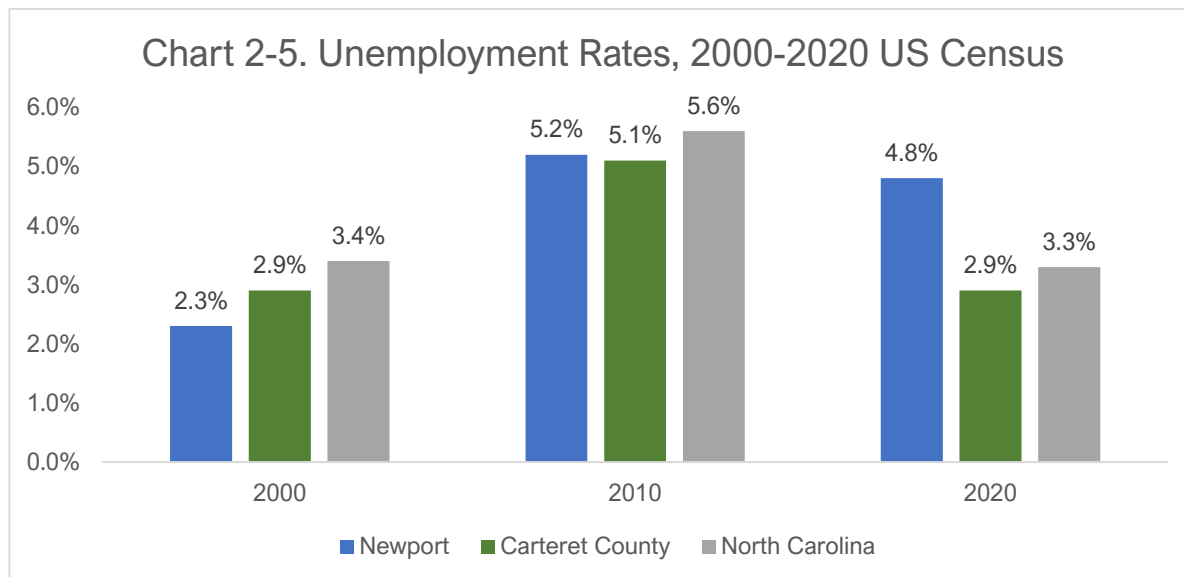
Each of the North Carolina counties are assigned a tiered rank by the North Carolina Department of Commerce based on economic well-being. The tier system is incorporated into various state programs to encourage economic activity in less prosperous areas across the state. The evaluation criteria for the tier designation includes average unemployment rate, median household income, percentage growth in population, and adjusted property tax base per capita. The forty most distressed counties are designated as Tier 1, the next 40 as Tier 2, and the 20 least distressed as Tier 3.

For 2023, Carteret County has been designated as a Tier 3 county. While conditions within individual municipalities in a county sometimes vary, the 2020 ACS estimates data on income and poverty indicate the economic climate in Newport is consistent with that of a Tier 3 county.



County Distress Rankings (Tiers). Image Source: NC Department of Commerce.

However, according to the US Census Bureau, the unemployment rate in Newport has increased slightly over the last 20 years, with an increase from 2.3% in 2000 to 4.8% in 2020. The unemployment rate in Newport remains higher than both the Carteret County and North Carolina unemployment rates, which were 2.9% and 3.3% in 2020, respectively.





## 2021 CARTERET COUNTY HOUSING NEEDS ASSESSMENT

### *Expected Population & Housing Increase*

The COVID-19 Pandemic undoubtedly had some effect on the accuracy of the 2020 Census, and future projections made based off this data will not be completely accurate. In 2021, the Carteret County Economic Development Foundation and the Carteret County Association of REALTORS® partnered and contracted with Bowen National Research to conduct a housing needs assessment for Carteret County, including all incorporated municipalities within the County. The study provides a focused and comprehensive view on 4 geographic sub-regions within Carteret County, the Central region encompasses Newport. The data observed and gathered provides insight on the potential effect that Interstate 42 will have on populations and housing once completed.

The anticipated completion of Interstate 42 is between 2025-2029 based off funding and NCDOT's schedule. Once complete, it is expected that there will be an increase in the population and housing need within Carteret County, particularly Newport and the Central region of the study, as Interstate 42 will directly intersect the Central geographic subregion. The 2021 study identifies potential factors that will contribute to population growth within Carteret County, with the potential of some of the heavier amounts of increase concentrated within Newport, due to its geographic location and the location of the future Interstate 42 corridor. With roughly 38.4% of the Carteret County workforce currently commuting into Carteret County, more efficient transportation routes and new affordable housing units could potentially aid in driving a population increase. The study credits an increased expectancy in population due to the effect of previous major highway expansions/extensions within the State of North Carolina, specifically the Interstate 40 project and its effect on counties in Eastern and Central NC.



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## CHAPTER 3. ENVIRONMENTAL RESOURCES

### INTRODUCTION

A solid foundation is built on recognition of a community's history and acknowledging existing conditions. The following chapter will provide a comprehensive outlook of the Town of Newport's natural systems, land use patterns, and transportation networks. It will highlight the community's strengths, weaknesses, opportunities, and threats to ensure the town's vibrant vision is attainable.

### NATURAL SYSTEMS

#### *Climate*

The climate in Newport is best described as a mild subtropical climate with warm summers and mild winters. In the summer, temperatures average around 81 degrees Fahrenheit and reach an average of around 43 degrees Fahrenheit during the winter solstice. Rainfall is common throughout the year; however, is most likely to occur during the months of June through September. Newport is known to secure an average annual rainfall of 48 inches. Humidity levels tend to stay high for much of the year, making days feel especially hot during the summer months.

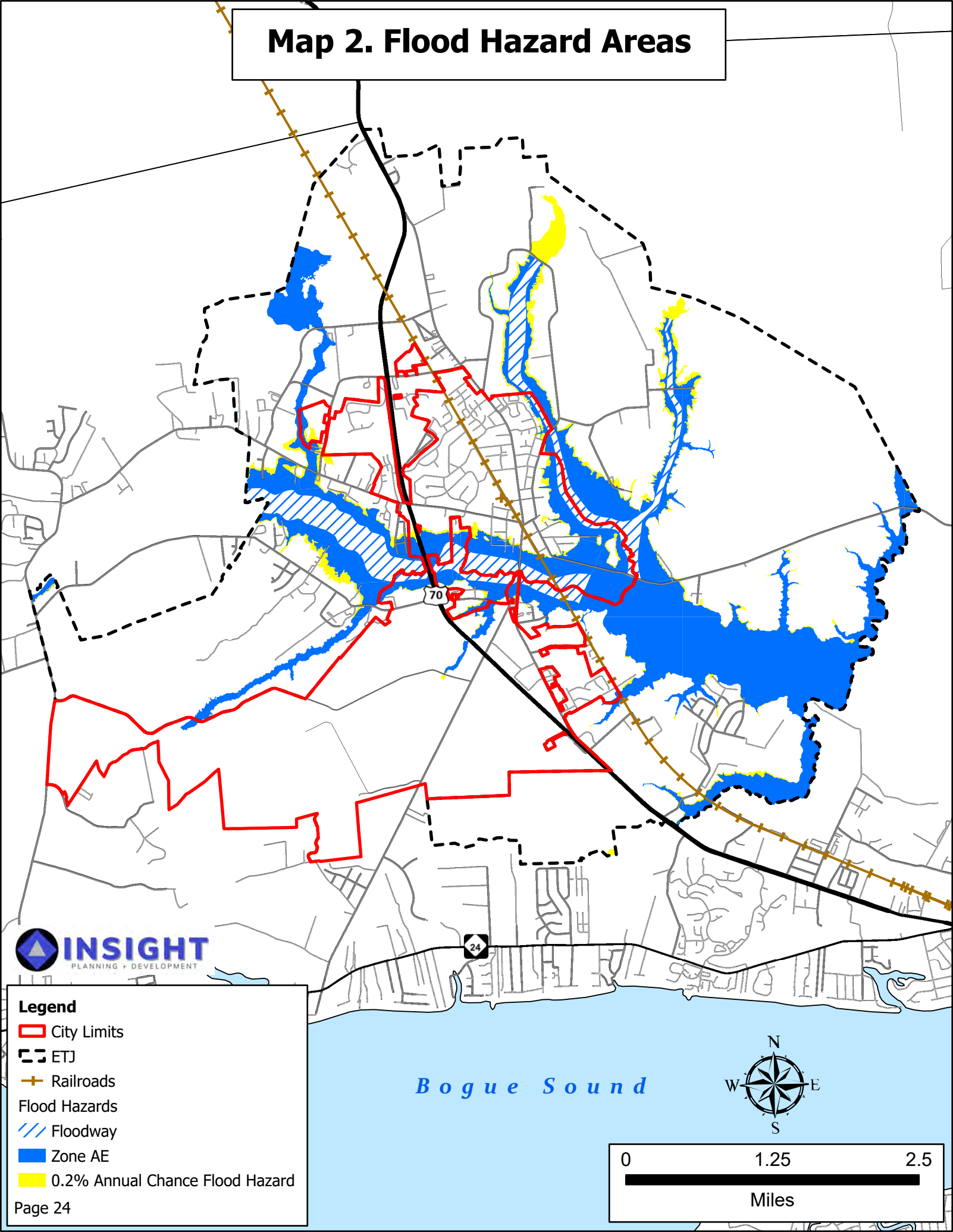
#### *Flood Zones*

According to the 2020 Flood Insurance Rate Maps (FIRMS), approximately 26.28% of the town's planning jurisdiction is located within a special flood hazard area. FIRMS are considered the most reliable and consistent resource for delineating regulatory flood zones. Map 2 outlines the areas of the community that are subject to flood hazard regulations.

AE zones, formerly known as the 100-year floodplain, are areas subject to risk of flooding by standing or relatively static waters. VE zones are areas subject to wave action. Shaded X zones, often referred to as the 500-year floodplain, are supplemental flood hazard areas in which there is a 0.2% annual chance of flooding. Regulatory floodways mean the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Three of the four regulatory zones are located within the town's planning jurisdiction.

Table 3-1 provides acreage breakdowns for each of the respective flood zones impacting the planning jurisdiction. Approximately 17.27% of the town's planning jurisdiction is impacted by an AE zone, 1.78% of the town and ETJ is impacted by Shaded X zones, meaning they are not required to purchase flood insurance with a federally supported mortgage. Additionally, 7.23% of the planning jurisdiction is subject to a regulatory floodway, meaning that properties are subject to floodwaters with velocity.

## Map 2. Flood Hazard Areas





**Table 3-1. Flood Hazard Areas**

Flood Zones	Corporate Limits		ETJ		Planning Jurisdiction	
	Acres	% of Total	Acres	% of Total	Acres	% of Total
AE	550.52	10.88%	2,682.98	19.63%	3,233.50	17.27%
Shaded X	54.57	1.08%	277.75	2.03%	332.32	1.78%
Floodway	290.18	5.74%	1,063.07	7.78%	1,353.25	7.23%
Total	895.27	17.70%	4,023.80	29.46%	4,919.07	26.28%

Source: Federal Emergency Management Agency.

## Storm Surge

Storm surge is the rise in seawater level during a storm event and is measured as the height of the water above the normal predicted astronomical tide. Surge is primarily caused by a storm's winds pushing water on shore. The Saffir-Simpson hurricane scale categorizes five types of storms based on maximum sustained wind. As the severity of the storm increases, the areas impacted by storm surge increases.

**Table 3-2. Saffir-Simpson Hurricane Scale**

Category	Sustained Winds	Impact Projections due to Hurricane Winds
1	74-95 mph 64-82 kt 119-153 km/h	<b>Very dangerous winds will produce some damage:</b> Well-constructed frame homes could have damage to roof, shingles, vinyl siding, and gutters. Large branches of trees will snap, and shallowly rooted trees may be toppled. Extensive damage to power lines and poles likely will result in power outages that could last a few to several days.
2	96-110 mph 83-95 kt 154-177 km/h	<b>Extremely dangerous winds will cause extensive damage:</b> Well-constructed frame homes could sustain major roof and siding damage. Many shallowly rooted trees will be snapped or uprooted and block numerous roads. Near-total power loss is expected with outages that could last from several days to weeks.
3 (Major)	111-129 mph 96-112 kt 178-208 km/h	<b>Devastating damage will occur:</b> Well-built framed homes may incur major damage or removal of roof decking and gable ends. Many trees will be snapped or uprooted, blocking numerous roads. Electricity and water will be unavailable for several days to weeks after the storm passes.
4 (Major)	130-156 mph 113-136 kt 209-251 km/h	<b>Catastrophic damage will occur:</b> Well-built framed homes can sustain severe damage with loss of most of the roof structure and/or some exterior walls. Most trees will be snapped or uprooted, and power poles downed. Fallen trees and power poles will isolate residential areas. Power outages will last weeks to possibly months. Most of the area will be uninhabitable for weeks or months.
5 (Major)	157 mph or higher	<b>Catastrophic damage will occur:</b> A high percentage of framed homes will be destroyed, with total roof failure and wall collapse. Fallen trees and power poles will isolate residential areas. Power outages will last for weeks to possibly months. Most of the area will be uninhabitable for weeks or months.

Source: Federal Emergency Management Agency.



The Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model is a computerized numerical model developed and utilized by the National Weather Service to estimate storm surge resulting from historical, hypothetical, and predicted hurricanes. Storm surge is not just an issue that communities located along the coastline experience as the effects of storm surge can be felt several miles inland depending upon the characteristics of the storm. The model considers atmospheric pressure, size, forward speed, and track data. Maps 3A-3E provide the potential impacts of storm surge on the planning jurisdiction of Newport based on the storm category. Due to Newport's relatively low elevation above sea level and proximity to the Newport River, it is susceptible to experiencing significant impact from storm surge. Dependent upon the category of the storm and other existing factors, Newport could experience surge and inundation at depths up to 9 feet or more above ground.

### Soils

Healthy soils are essential for vegetation, human nutrition, and water filtration. Furthermore, healthy soils support a landscape that is more resilient to the impacts of drought, flood, and fire. Many of the soils present within the town's planning jurisdiction have severe constraints, including poor drainage. These types of soils are considered hydric because they are formed under conditions of saturation, flooding, or ponding for prolonged periods of time during the growing season which results in the development of anaerobic conditions. Hydric soils are less likely to absorb stormwater runoff or support septic systems. Map 4 provides a comprehensive layout of the soils in the community and their geographical location. Table 3-3 summarizes the soil types and their respective limitations related to development suitability.

**Table 3-3. Soil Types**

Map Symbol	Soil Series	Slope	Dwelling w/o Basements	Streets and Roads	Septic Tanks	Prime Farmland	Hydric Soils
AaA	Altavista loamy fine sand	0-2%	Somewhat limited	Somewhat limited	Very limited	Yes, all areas	No
Ag	Augusta loamy fine sand	0-2%	Very limited	Very limited	Very limited	Yes, if drained	No
Ap	Arapahoe fine sandy loam	0-2%	Very limited	Very limited	Very limited	Yes, if drained	Yes
AuB	Autryville loamy fine sand	0-6%	Not limited	Not limited	Somewhat limited	Yes, statewide importance	No
ByB	Baymeade fine sand	0-6%	Not limited	Not limited	Very limited	Yes, statewide importance	No
CT	Croatan Muck	0-1%	Very limited	Very limited	Very limited	Not prime farmland	Yes
CnB	Conetoe loamy fine sand	0-5%	Not limited	Not limited	Very limited	Yes, statewide importance	No
CrB	Craven loam	1-4%	Somewhat limited	Very limited	Very limited	Yes, all areas	No
DO	Dorovan Muck	0-2%	Very limited	Very limited	Very limited	Not prime farmland	Yes
GoA	Goldsboro loamy fine sand	0-2%	Somewhat limited	Somewhat limited	Very limited	Yes, all areas	No

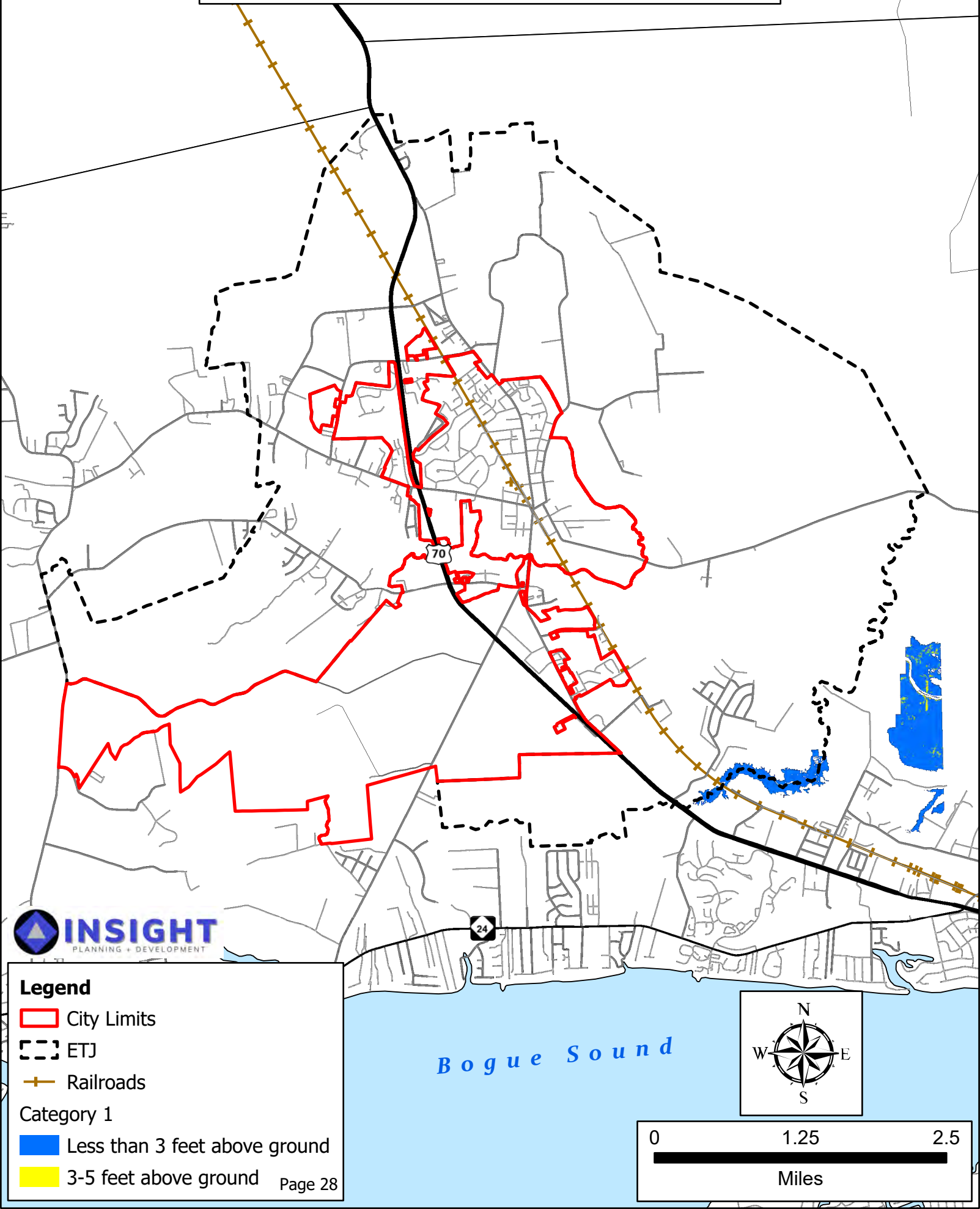


Map Symbol	Soil Series	Slope	Dwelling w/o Basements	Streets and Roads	Septic Tanks	Prime Farmland	Hydric Soils
HB	Hobucken mucky fine sandy loam	0-1%	Very limited	Very limited	Very limited	Not prime farmland	Yes
KuB	Kureb Sand	0-6%	Not limited	Not limited	Very limited	Not prime farmland	No
Ln	Leon Sand	0-2%	Very limited	Very limited	Very limited	Yes, of unique importance	Yes
Ly	Lynchburg fine sandy loam	0-2%	Very limited	Very limited	Very limited	Yes, if drained	No
Mn	Mandarin Sand	0-2%	Somewhat limited	Somewhat limited	Very limited	Not prime farmland	No
Mu	Murville mucky sand	0-2%	Very limited	Very limited	Very limited	Yes, of unique importance	Yes
NoA	Norfolk loamy fine sand	0-2%	Not limited	Not limited	Somewhat limited	Yes, all areas	No
NoB	Norfolk loamy fine sand	2-6%	Not limited	Not limited	Somewhat limited	Yes, all areas	No
On	Onslow loamy sand	0-2%	Somewhat limited	Somewhat limited	Very limited	Yes, all areas	No
Pa	Pantego fine sandy loam	0-1%	Very limited	Very limited	Very limited	Yes, if drained	Yes
Ra	Rains fine sandy loam	0-2%	Very limited	Very limited	Very limited	Yes, if drained	Yes
Ro	Roanoke Loam	0-2%	Very limited	Very limited	Very limited	Yes, statewide importance	Yes
Se	Seabrook fine sand	0-2%	Somewhat limited	Somewhat limited	Very limited	Not prime farmland	No
Tm	Tomotley fine sandy loam	0-2%	Very limited	Very limited	Very limited	Yes, if drained	Yes
To	Torhunta mucky fine sandy loam	0-2%	Very limited	Very limited	Very limited	Yes, if drained	Yes
W	Water	None	Not rated	Not rated	Not rated	None	None
WaB	Wando fine sand	0-6%	Not limited	Not limited	Very limited	Not prime farmland	No

Source: Natural Resources Conservation Service.



# Map 3A. Category 1 SLOSH Model



## Legend

City Limits

ETJ

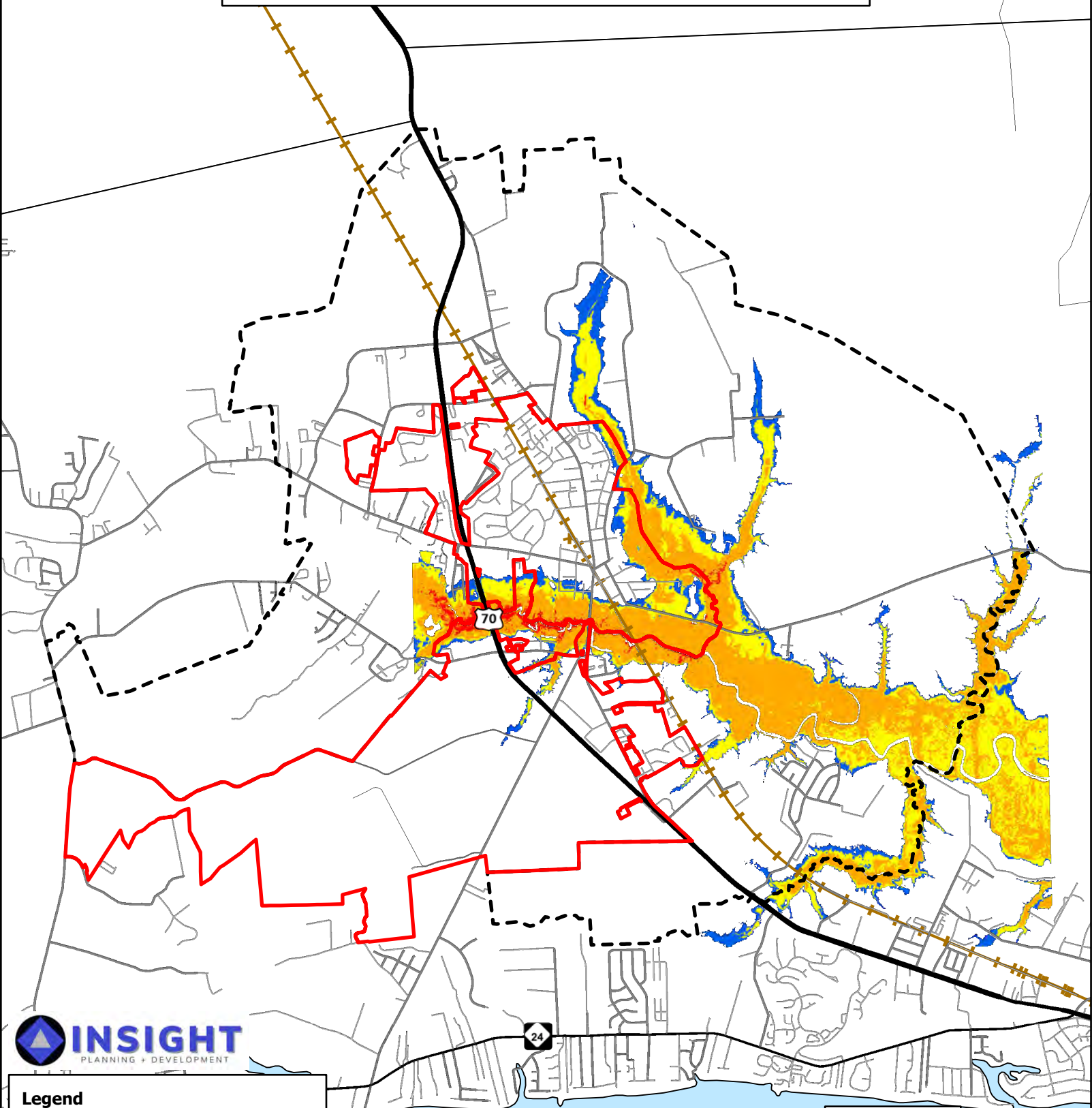
Railroads

### Category 1

Less than 3 feet above ground

3-5 feet above ground

# Map 3B. Category 2 SLOSH Model



## Legend

City Limits

ETJ

Railroads

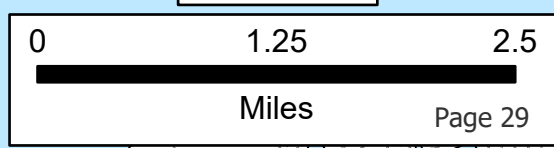
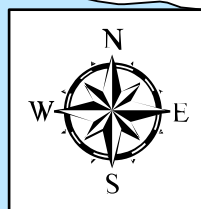
### Category 2

Less than 3 feet above ground

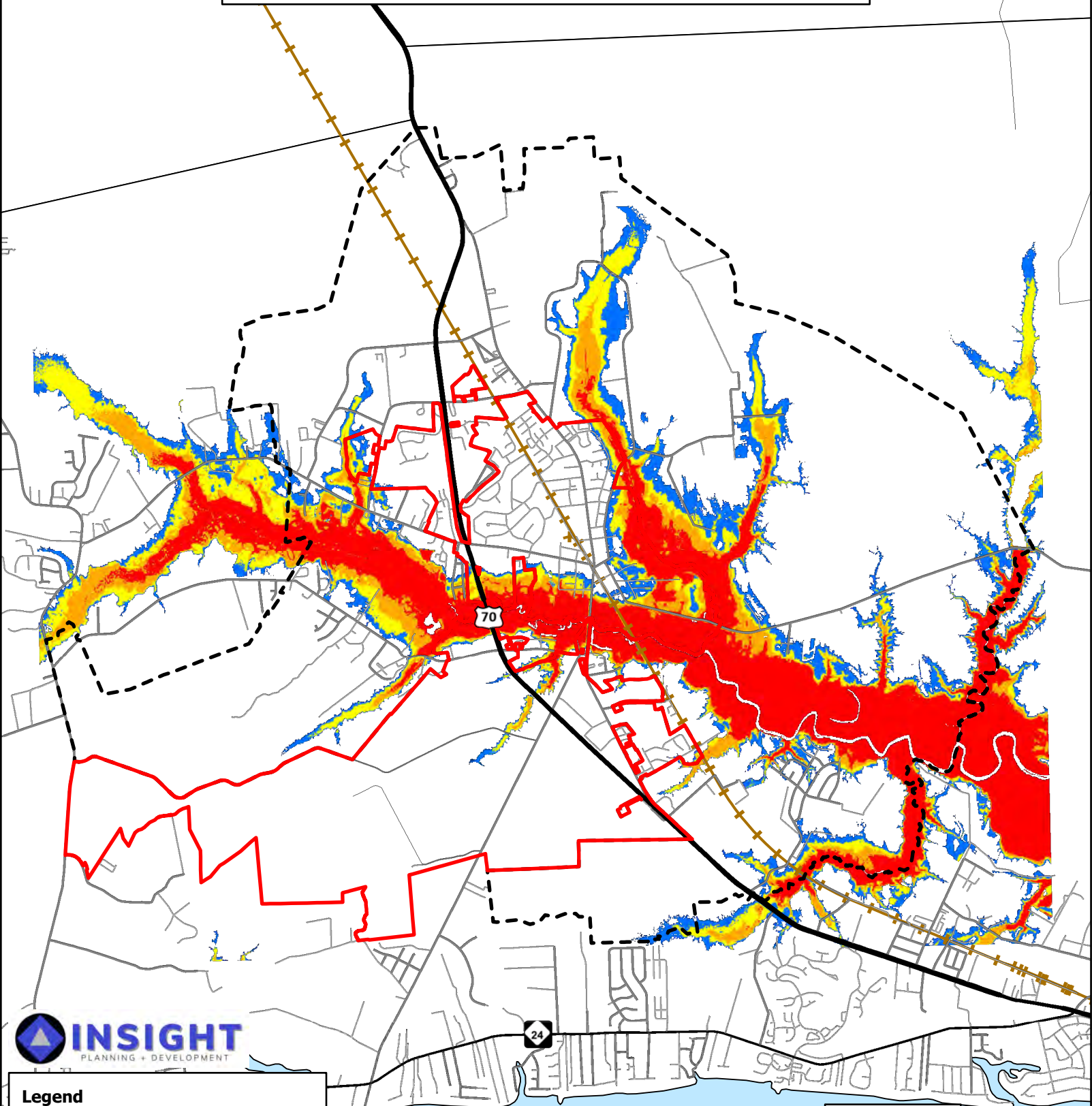
Greater than 3 feet above ground

Greater than 6 feet above ground

Greater than 9 feet above ground



# Map 3C. Category 3 SLOSH Model



## Legend

City Limits

ETJ

Railroads

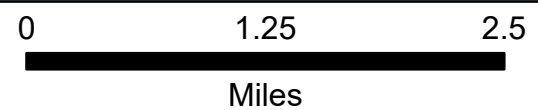
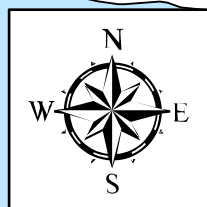
### Category 3

Less than 3 feet above ground

Greater than 3 feet above ground

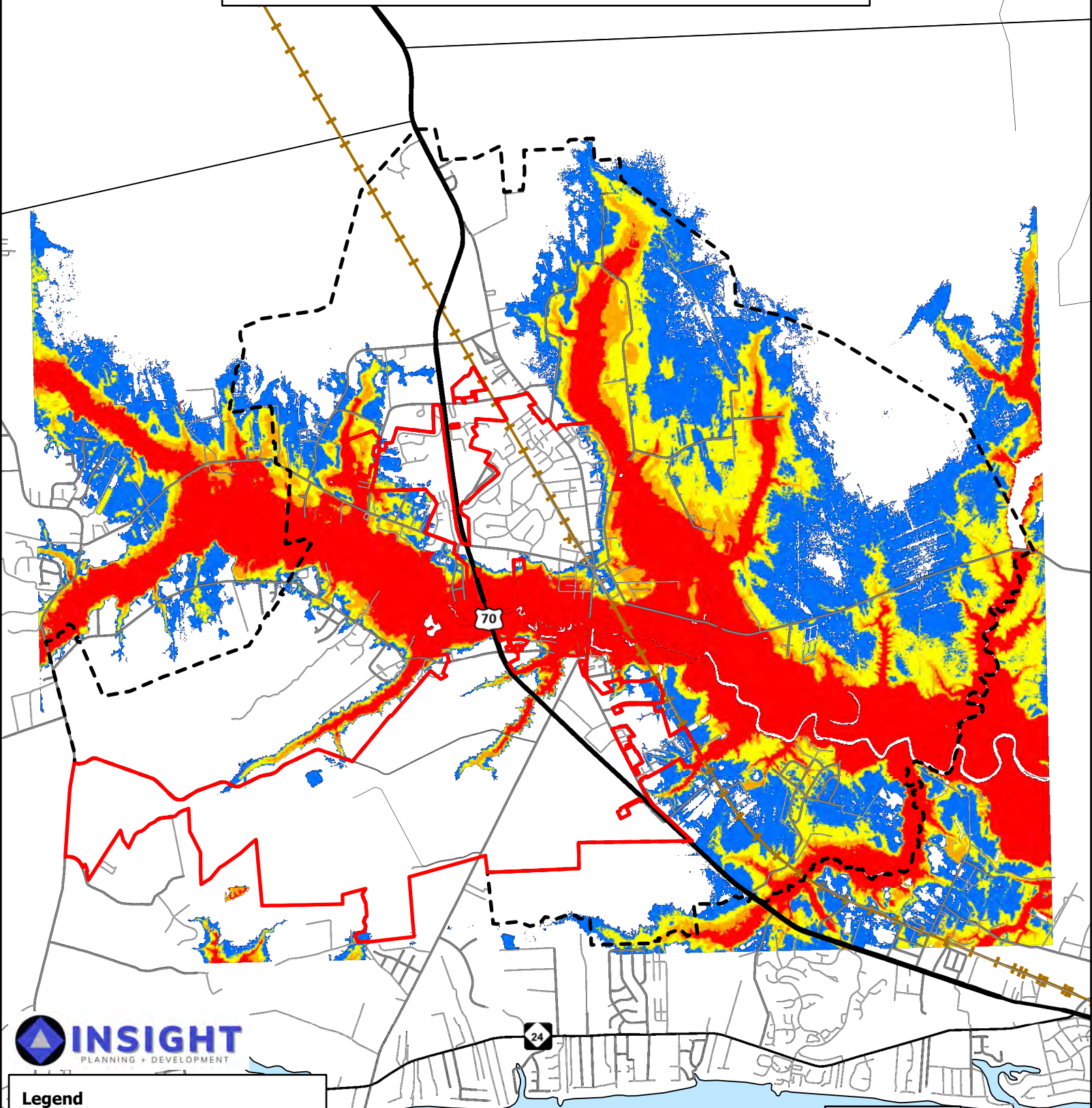
Greater than 6 feet above ground

Greater than 9 feet above ground





# Map 3D. Category 4 SLOSH Model



## Legend

City Limits

ETJ

Railroads

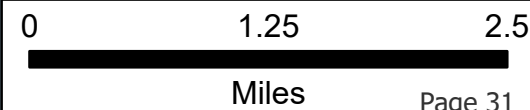
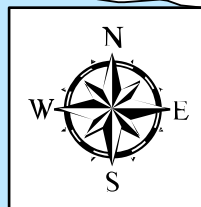
### Category 4

Less than 3 feet above ground

Greater than 3 feet above ground

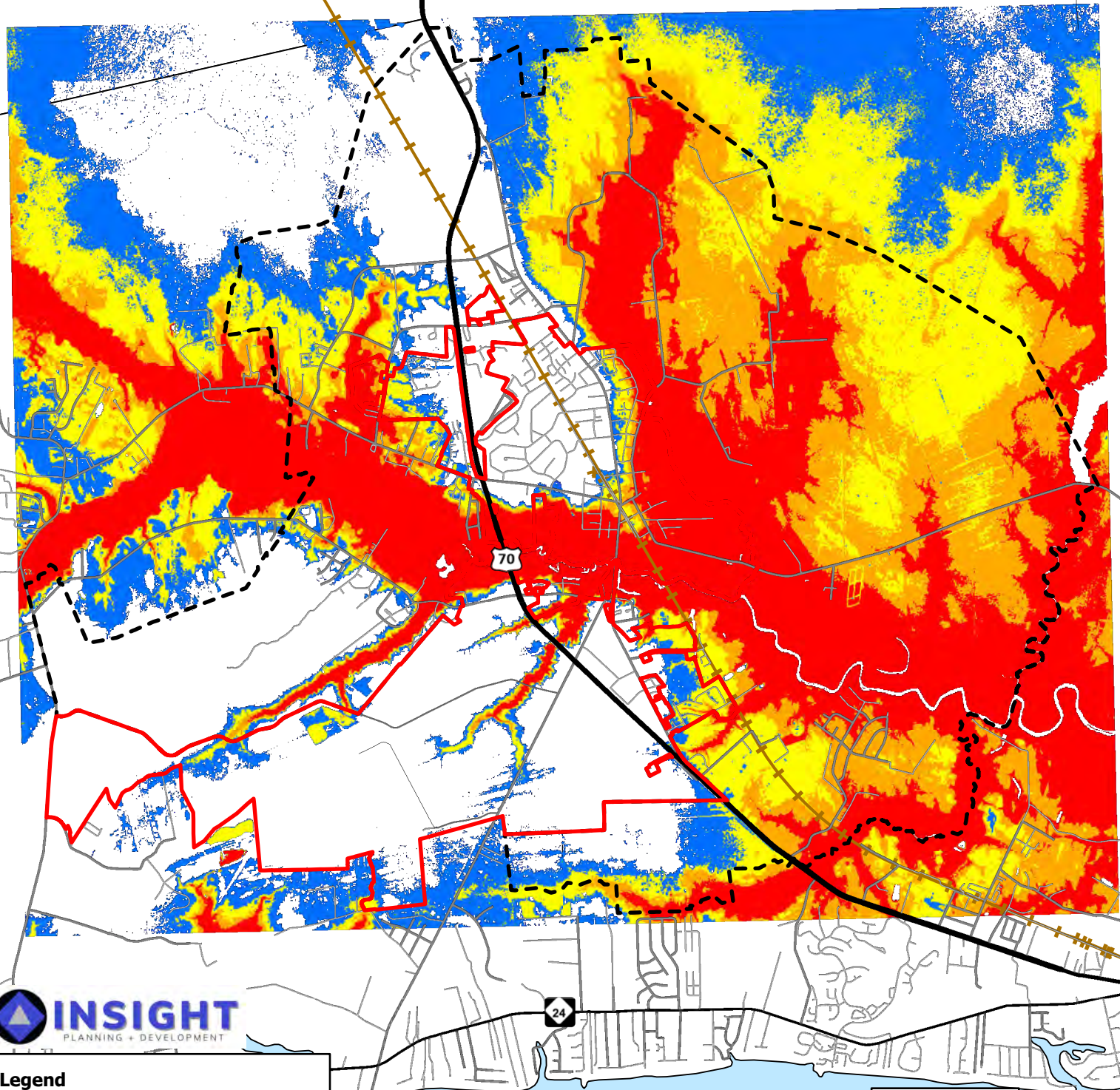
Greater than 6 feet above ground

Greater than 9 feet above ground

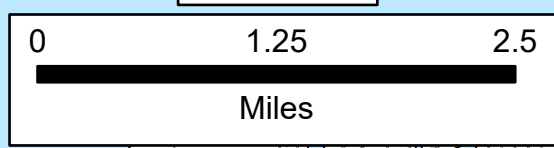
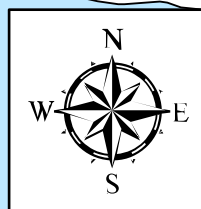




# Map 3E. Category 5 SLOSH Model

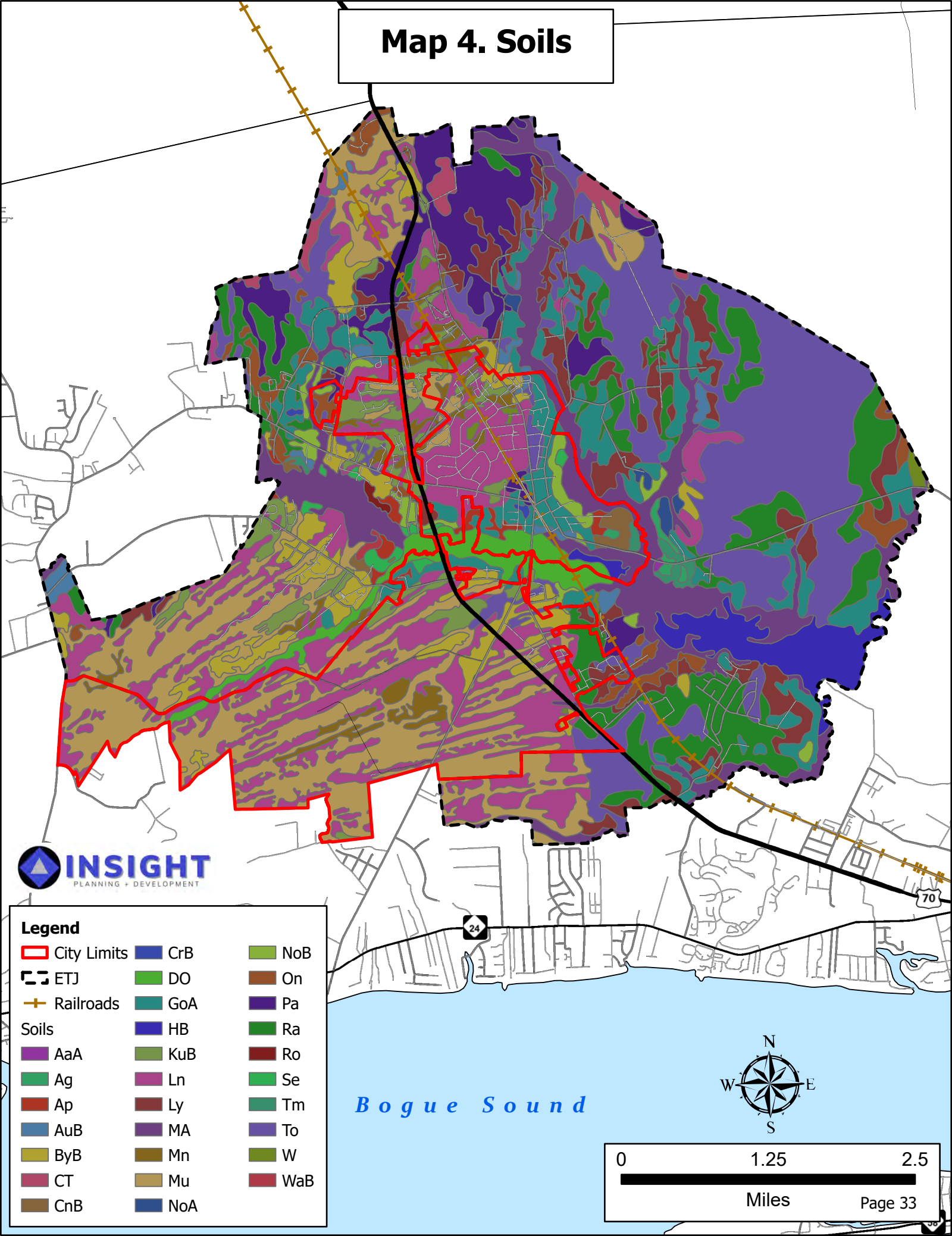


- Legend**
- City Limits
  - ETJ
  - Railroads
  - Category 5
    - Less than 3 feet above ground
    - Greater than 3 feet above ground
    - Greater than 6 feet above ground
    - Greater than 9 feet above ground



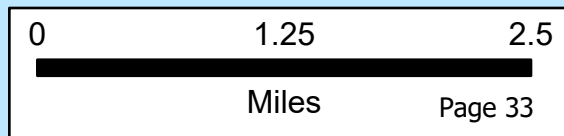
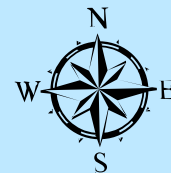


# Map 4. Soils



## Legend

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<span style="border: 2px dashed black; padding: 2px;"> </span> ETJ	<span style="background-color: #3CB371; color: black;"> </span> DO	<span style="background-color: #8B4513; color: black;"> </span> On
<span style="color: yellow;">+</span> Railroads	<span style="background-color: #2F8B82; color: black;"> </span> GoA	<span style="background-color: #483D8B; color: black;"> </span> Pa
<b>Soils</b>	<span style="background-color: #4169E1; color: black;"> </span> HB	<span style="background-color: #228B22; color: black;"> </span> Ra
<span style="background-color: #800080; color: black;"> </span> AaA	<span style="background-color: #6B8E23; color: black;"> </span> KuB	<span style="background-color: #8B0000; color: black;"> </span> Ro
<span style="background-color: #3CB371; color: black;"> </span> Ag	<span style="background-color: #800080; color: black;"> </span> Ln	<span style="background-color: #3CB371; color: black;"> </span> Se
<span style="background-color: #8B0000; color: black;"> </span> Ap	<span style="background-color: #8B0000; color: black;"> </span> Ly	<span style="background-color: #2F8B82; color: black;"> </span> Tm
<span style="background-color: #4682B4; color: black;"> </span> AuB	<span style="background-color: #483D8B; color: black;"> </span> MA	<span style="background-color: #483D8B; color: black;"> </span> To
<span style="background-color: #BDB76B; color: black;"> </span> ByB	<span style="background-color: #8B4513; color: black;"> </span> Mn	<span style="background-color: #8B4513; color: black;"> </span> W
<span style="background-color: #800080; color: black;"> </span> CT	<span style="background-color: #D2B48C; color: black;"> </span> Mu	<span style="background-color: #8B0000; color: black;"> </span> WaB
<span style="background-color: #8B4513; color: black;"> </span> CnB	<span style="background-color: #4169E1; color: black;"> </span> NoA	





### AREAS OF ENVIRONMENTAL CONCERN

Coastal-area lands can be quite fragile, yet because of market conditions, they often develop quickly. These often may be vulnerable to natural hazards such as erosion or flooding; or they may be valuable to citizens for environmental, economic, aesthetic, social, or cultural reasons.

Two of the responsibilities of North Carolina's Coastal Resources Commission (CRC) are to establish policies for the Coastal Management Program and to adopt implementation rules for the Coastal Area Management Act (CAMA). The Commission designates areas of environmental concern (AECs), adopts rules and policies for coastal development within those environmentally fragile areas, and reviews and certifies local land-use plans as compliant with CAMA regulations. The Division of Coastal Management (DCM), which is contained within North Carolina's Department of Environmental Quality, implements the Coastal Resources Commission's rules for development permits in CAMA-compliant areas.

The foundation of the Coastal Resource Commission and Division of Coastal Management's coastal development permitting programs is the designation of Areas of Environmental Concern (AECs). According to the Division of Coastal Management's website, "AEC is an area of natural importance: It may be easily destroyed by erosion or flooding; or it may have environmental, social, economic or aesthetic values that make it valuable to our state." The Coastal Resource Commission designates areas as AECs to preserve their value for the good of current and future state residents. This categorization is designed to protect sensitive areas from irreversible damage to property, public health, or the environment caused by uncontrolled development. Development in almost all coastal waters and in nearly 3% of land in the 20 CAMA-compliant coastal counties is subject to review under the AEC definitions. While Newport does not abut coastal waters, the Town does border sensitive waters as well as the Newport River. As such, development within the Town is subject to AEC review, in addition to other local and state restrictions on development within floodplains and other sensitive areas. The Town of Newport has been fortunate to date not to experience significant shoreline erosion as evidenced by the structural integrity of existing structures and public facilities.

The Coastal Resource Commission's four Areas of Environmental Concern, abbreviated definitions for each, and their applicability to Newport are listed in Table 3-7. As the table shows, Newport does not meet all the requirements for each AEC nor for many of the AEC subsections. Newport does meet portions of the Ocean and Estuarine System and Natural and Cultural Resource Areas AECs.



**Table 3-4. Areas of Environmental Concern**

AEC and Subsections	Abbreviated Definition or Note	Presence in Newport
<b>Estuarine and Ocean System</b>		
Public Trust Areas	All waters of the Atlantic Ocean and the lands underneath.  All navigable natural bodies and the lands underneath, to the normal high watermark, not including privately owned lakes where the public does not have access	Newport River, Black Creek, Deep Creek, Cedar Swamp Creek, Little Deep Creek, Lodge Creek
Estuarine Waters	Oceans, sounds, tidal rivers and their tributaries, which stretch across coastal North Carolina and link to the other parts of the estuarine system: public trust areas, coastal wetlands, and coastal shorelines.*	Newport River, Black Creek, Deep Creek, Cedar Swamp Creek, Little Deep Creek, Lodge Creek
Coastal Shorelines	All lands within 75 feet of the normal high-water level of estuarine waters. This definition also includes lands within 30 feet of the normal high-water level of public trust waters located inland of the dividing line between coastal fishing waters and inland fishing waters	None
<b>Natural and Cultural Resource Areas</b>		
Coastal Complex Natural Areas	Lands that support native plants and animal communities, providing habitats essentially unchanged by human activity.	Croatan National Forest, Hibbs Road Pine Ridges, Masontown Pocosin, Newport River and Black Creek Wetlands, Nine Foot Road/Roberts Road Limesink Ponds, Hull Swamp, Smith's Swamp
*NOTE: For regulatory purposes, the inland, or upstream boundary of estuarine waters is the same line used to separate the jurisdictions of the Division of Marine Fisheries and the Wildlife Resources Commission. However, many of the fish and shellfish that spend parts of their lives in estuaries move between the "official" estuarine and inland waters.		

## Environmentally Fragile Areas

15A NCAC 07B defines Environmentally Fragile Areas as being wetlands, natural heritage areas, areas containing endangered species, prime wildlife habitats, or maritime forests. The following subsections have been identified in the heading as to whether or not they are classified as an Environmentally Fragile Area. The Town of Newport recognizes the importance of preserving and protecting these areas and is committed to supporting policy and regulating development and the intensity of development in areas adjacent to uses of land that fall within this category as these areas are valuable not only to the natural environment but their preservation and continuance contribute to the sustainability and enjoyment of life within Newport as many of these environmentally fragile areas are enjoyed and utilized on a regular basis by the Town of Newport through active/passive recreation and other uses. All types of environmentally fragile areas do not exist within Newport but may exist within the region



and should still be considered, from a standpoint of environmental stewardship and consideration of the impact that decisions and activities within Newport and what effect they may have upon the areas within the region.

### *Croatan Fireshed and Wildfire Urban Interface (Environmental Fragile Area)*

The Croatan Fireshed encompasses three counties including Craven, Jones, and Carteret. There are also portions of private land located within Onslow County that are included in the fireshed as well. A fireshed is a geographic area where wildland fire has potential to overlap and interact with socially important resources and assets, and where a coordinated mitigation, response, and recovery strategy could influence wildfire outcomes relative to those values. Carteret County is at an increased risk for wildfire, being more susceptible to wildfire impact than 83% of the United States.

The Croatan National Forest included in and adjacent to Newport's planning jurisdiction comprises 160,000 acres of pine forests, saltwater estuaries, bogs and raised swamps called pocosins. Pocosins typically occur in broad, low-lying shallow basins that do not drain naturally. Pocosins are formed by the accumulation of organic matter, which builds up over thousands of years. In the Croatan National Forest, due to the pressures of development and altered hydrology, areas that were once inundated with water are now dry and contain matter that has the potential of igniting and burning for extended periods of time.

The Wildland Urban Interface (WUI) is the zone of transition between unoccupied land and human development. It is the line, area, or zone where structures and other human development meet or intermingle with undeveloped wildland or vegetative fuels. Within the WUI, potential valuable areas at risk include commercial forests, private lands, individual homes, businesses, subdivisions, and other important infrastructure.

The wildfire hazard remains on private lands adjacent to the Croatan National Forest. The most vulnerable lands include those which contain developments that are located directly adjacent to the pocosin wetlands. The widespread WUI, in and around the Croatan National Forest, requires a defensible buffer to mitigate the risk of wildfire impacting private lands outside of the forest.

Development in the WUI aids in increasing the wildfire risks. Development in such areas, mainly residential development, makes it difficult to utilize mitigation treatment techniques such as prescribed mitigation burns. An administrative ten-mile WUI buffer is supported by the US Forest Service and this buffer surrounds the Croatan National Forest, the minimization of disturbing this buffer area aids in the reduction of wildfire potential. The North Carolina Forest Service also provides forest management practice recommendations and cost-share programs for private landowners.

*Source: Matt Shortway, Town of Newport Planning Board & One More Day CMAT Assignment Report Croatan National Forest.*





### Wetlands (Environmental Fragile Area)

Wetlands are defined as being lands that are saturated or covered with shallow depths of water for portions of the year and may not be in a permanently wet condition. Many wetlands will occur in areas where underground water is expelled to the surface, or surface water and precipitation accumulates and remains for extended periods. Wetlands include a variety of naturally occurring systems such as marshes, swamps, bottomland hardwoods, pocosins, and wet flats.

While certain classifications of wetlands may look and function differently, there are certain elements that are present in all wetland systems. These elements include characteristic wetland vegetation, hydric soils, and hydrologic features. Wetlands are home to multiple varieties of plant species with some of the most common being in the marsh grass and tree family. Plants that thrive in wetlands do so because of their ability to survive in extremely saturated soil limiting the plants' ability to receive oxygen during certain times of the growing season.

Different types of wetlands perform various natural functions which are important to not only Newport, but Carteret County and the entire North Carolina coastal region.

Wetlands serve as an extremely valuable habitat for wildlife, including certain endangered and protected species. Wetlands also serve a valuable role in water quality protection, flood protection, shoreline stabilization, and as a natural buffer between stormwater runoff and bodies of water. The importance of wetlands regarding flood management cannot be understated, as flood events are projected to be more intense due to the increased potential for more severe storms, the conservation of wetlands is paramount. The specific locations of wetlands areas must be determined by an on-site analysis when land is proposed to be developed. Certain wetlands and Areas of Environmental Concern fall under the jurisdiction of both the US Army Corp of Engineers and the Coastal Area Management Act.

**Table 3-5. Wetlands**

Wetland Type	Corporate Limits (Acres)	ETJ (Acres)	Total Wetland Acres	% of Total Planning Jurisdiction
Bottomland Hardwood	15.69	240.81	256.50	1.37%
Cleared Wetlands	19.20	39.32	58.52	0.31%
Cutover Wetlands	56.69	144.74	201.43	1.08%
Depressional Swamp Forest	455.71	1,161.55	1,617.26	8.64%
Drained Wetlands	67.41	124.09	191.50	1.02%
Estuarine Shrub/Scrub	0.00	11.91	11.91	0.06%
Freshwater Marsh	0.00	15.49	15.49	0.08%
Hardwood Flat	2.13	932.76	934.89	4.99%
Headwater Swamp	24.70	65.85	90.55	0.48%
Human Impacted	0.00	0.19	0.19	0.00%
Managed Pineland	549.69	1,793.58	2,343.27	12.52%
Pine Flat	463.24	1,337.07	1,800.31	9.62%
Pocosin	1,163.58	859.20	2,022.78	10.81%
Salt/Brackish Marsh	0.00	302.11	302.11	1.61%
Total	2,818.04	7,028.67	9,846.71	52.61%

Source: NC Division of Coastal Management.





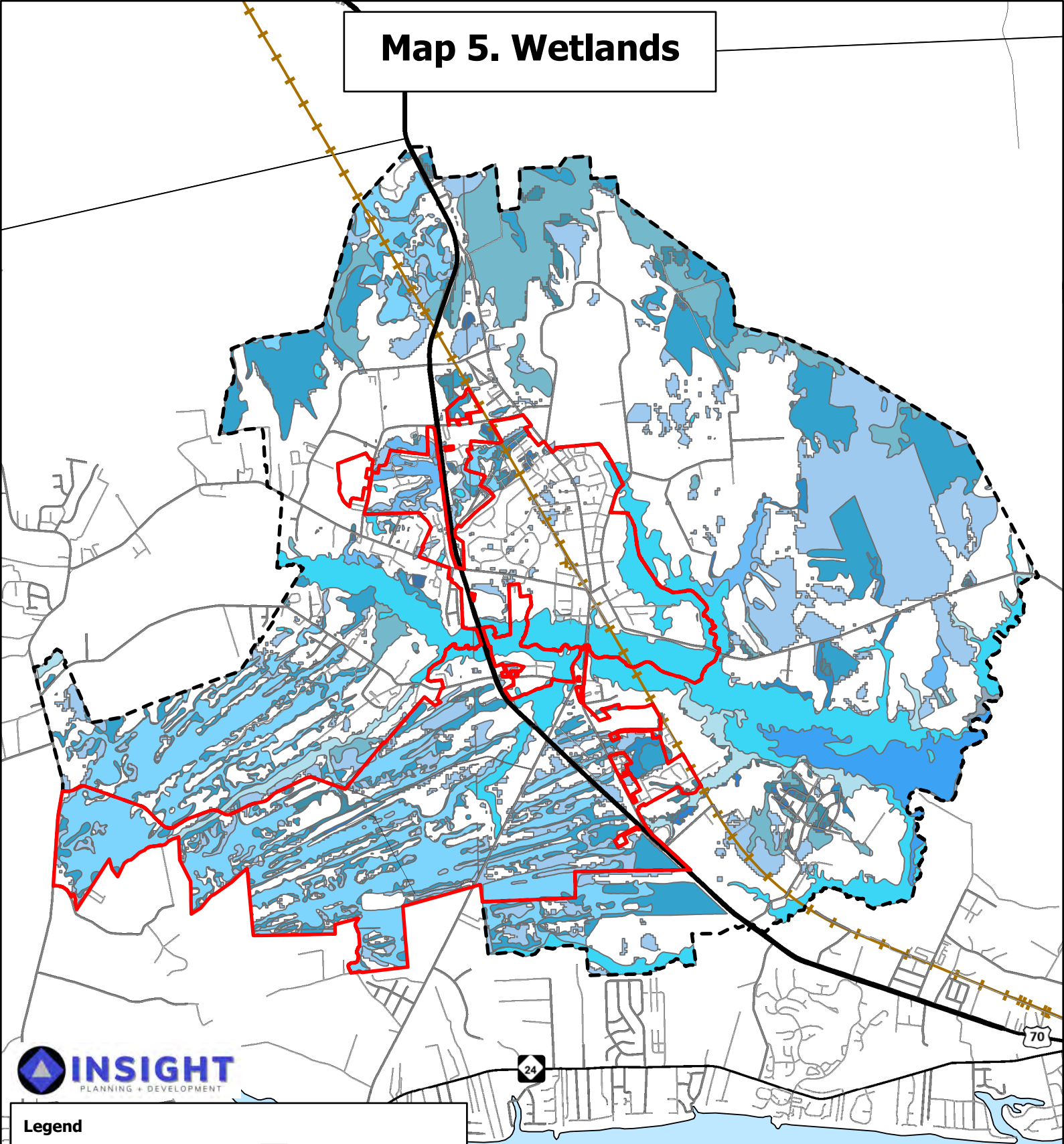
Map 5 depicts the location of wetlands in the Town’s planning jurisdiction, and Table 3-6 provides the Division of Coastal Management’s definitions of each wetland category.

**Table 3-6. Wetland Categories**

Category	Description
Salt/Brackish Marsh	Any salt marsh or other brackish marsh subject to regular or occasional flooding by tides, including wind tides (whether or not the tide waters reach the marshland areas through natural or artificial watercourses), provided this shall not include hurricane or tropical storm waters.
Freshwater Marsh	Herbaceous areas which are flooded for extended periods during the growing season. Included in this are marshes within lacustrine systems, some managed impoundments, some Carolina Bays, and other non-tidal marshes (i.e., marshes which do not fall into the Salt/Brackish Marsh category).
Bottomland Hardwood	Riverine forested or occasionally scrub-shrub communities which are semi-permanently flooded or including temporarily flooded.
Depressional Swamp Forest	Very poorly drained non-riverine forested or scrub/shrub communities which are semi-permanently flooded or including temporarily flooded.
Hardwood Flat	Poorly drained interstream flats no associated with rivers and estuaries. Seasonally saturated by high water table of poor drainage.
Pine Flat	Non-estuarine, seasonally saturated pine communities on hydric soils that may become quite dry for part of the year, generally on flat or nearly flat areas that are not associated with a river or stream system. This category does not include managed pine systems.
Managed Pinelands	Seasonally saturated, managed pine forests occurring on hydric soils. This wetland category may also contain non-managed pine forests occurring on hydric soils. Generally, these are areas that were not shown on National Wetland Inventory maps. These areas may or may not be jurisdictional wetlands.
Drained Wetlands	Any wetland system described above that is, or has been, partially drained/ditched according to the US Fish & Wildlife National Wetland Inventory maps.
Cleared Wetlands	Areas of hydric soils for which satellite imagery indicates a lack of vegetation in both 1988 and 1994. These areas are likely to no longer be wetlands.
Cutover Wetlands	Areas for which satellite imagery indicates a lack of vegetation in 1994. These areas are likely to still be wetlands, however, but they have recently been cut over. Vegetation in these areas may be revegetating naturally or may be in use for silvicultural activities.
Estuarine Shrub/Scrub	Any shrub/scrub dominated community subject to occasional flooding by tides, including wind tides (whether or not the tide waters reach the marshland areas through natural or artificial water courses).
Headwater Swamp	Wooded, riverine systems along first order streams. These include hardwood dominated communities with moist soil most of the year. Channels receive their water from overland flow and rarely overflow their own banks.
Human Impacted Wetlands	Areas of human impact have physically disturbed the wetland, but the area is still a wetland. Impoundments and some cutovers are included in this category, as well as other disturbed areas such as powerline.
Pocosin	Non-estuarine scrub/shrub dominated by evergreen shrubs. Typically occur on saturated, acid, nutrient poor, sandy or peaty soils; usually removed from large streams and subject to periodic burning.

Source: NC Division of Coastal Management.

# Map 5. Wetlands



## Legend

- |   |   |
|---|---|
| <span style="border: 2px solid red; padding: 2px;"> </span> City Limits   | <span style="background-color: #808080; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Estuarine Shrub/Scrub |
| <span style="border: 2px dashed black; padding: 2px;"> </span> ETJ  | <span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Freshwater Marsh      |
| <span style="color: yellow;">+</span> Railroads   | <span style="background-color: #87CEEB; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Hardwood Flat         |
| <b>Wetlands</b>   |   |
| <span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Bottomland Hardwood       | <span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Headwater Swamp       |
| <span style="background-color: #00CED1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Cleared                   | <span style="background-color: #808080; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Human Impacted        |
| <span style="background-color: #2F4F4F; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Cutover                   | <span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Managed Pineland      |
| <span style="background-color: #00CED1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Depressional Swamp Forest | <span style="background-color: #87CEEB; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Pine Flat             |
| <span style="background-color: #87CEEB; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Drained                   | <span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Pocosin               |
|   | <span style="background-color: #4682B4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> Salt/Brackish Marsh   |





## Natural Heritage Areas/Managed Lands/Natural Resource Areas (Environmental Fragile Area)

Natural Heritage Areas are places where historic, cultural, and natural resources blend to form cohesive, nationally important landscapes. Natural Heritage Areas are lived-in environments. Map 6 and Table 3-7 identifies the acreage of the natural heritage areas within the Newport planning jurisdiction.

**Table 3-7. Natural Heritage Areas**

Natural Area Name	Acreage	Owner
Hibbs Road Pine Ridges	2,798.75	US Forest Service
Masontown Pocosin	35.72	US Forest Service
Newport River and Black Creek Wetlands	970.58	NC Coastal Land Trust, Private, US Forest Service
Nine Foot Road/Roberts Road Limesink Ponds	608.87	Private, US Forest Service

Source: Natural Heritage Program.

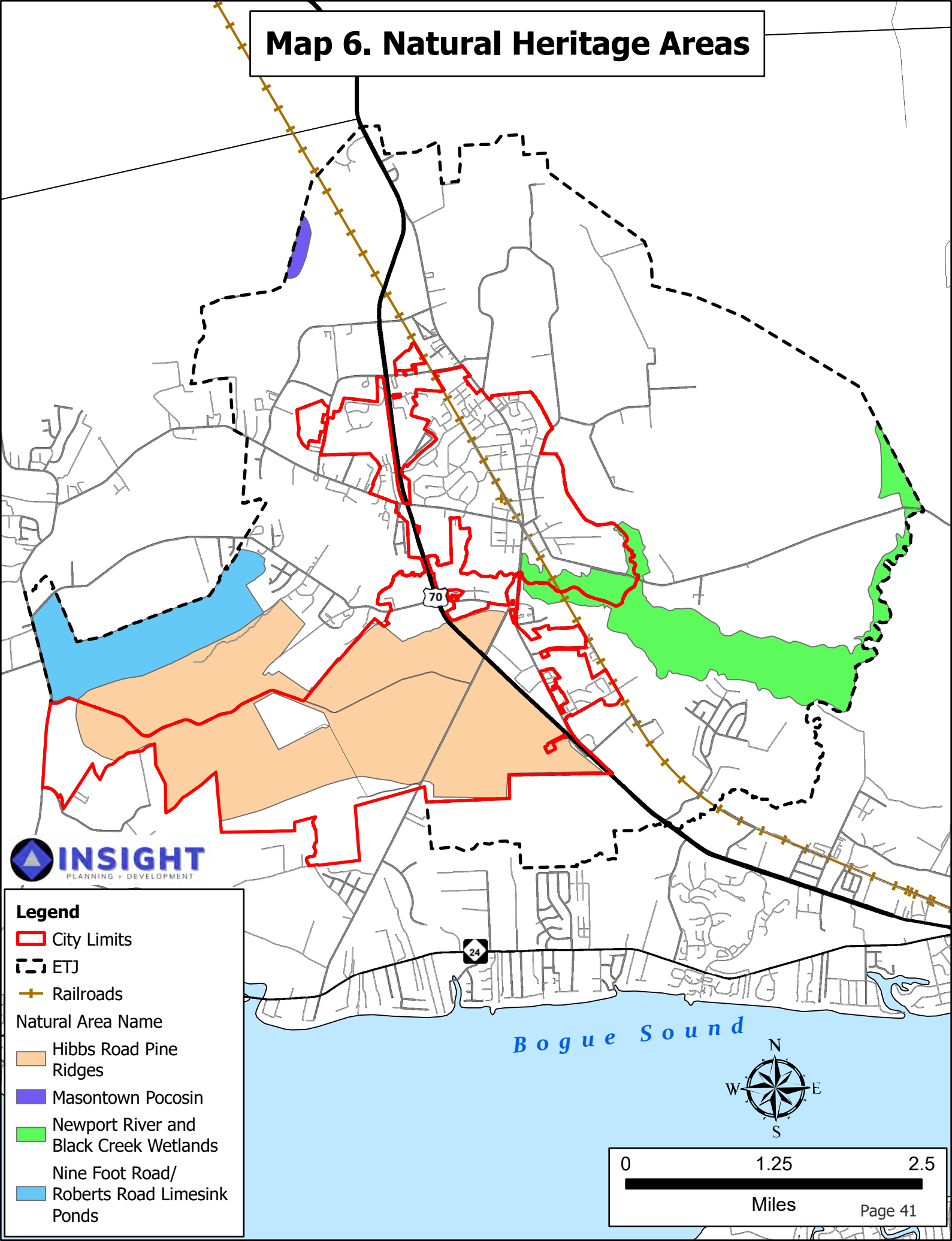
Managed land areas and other natural resource areas are sensitive environmental areas such as the headwaters and shorelines of coastal rivers, creeks, sounds, agricultural areas, protected open space, and the Croatan National Forest. These areas remain protected by the municipality to ensure minimal development occurs that would potentially negatively impact the protected resource and also to ensure that the development that occurs is not incompatible. Further, these passive recreation areas guarantee residents and visitors beautiful landscapes in which to recreate. Map 7 and Table 3-8 provide the managed areas located within the Town's planning jurisdiction. Efforts to preserve the agricultural and natural areas of Newport have been made and are evidenced by the designations located upon the Future Land Use Map. Many of the policies and corresponding actions within this plan are also designed to support the mitigation of impacts upon the Croatan National Forest and other types of development that pose a real threat of destroying the natural resource areas within Newport.

**Table 3-8. Managed Areas**

Managed Area Name	Acreage	Owner
Carteret Correctional Center	98.18	NC Department of Adult Correction
Carteret County Open Space	82.32	Carteret County
Croatan National Forest	4,726.84	US Forest Service
Town of Newport Open Space	72.46	Town of Newport
Mountains-to-Sea Trail	7.05	NCDNCR, Division of Parks & Recreation
North Carolina Coastal Land Trust Easement	254.75	North Carolina Coastal Land Trust
Hibbs Road Pine Ridges Registered Heritage Area	1,814.74	NCDNCR, Natural Heritage Program
NC Department of Adult Correction Newport River Wetlands Dedicated Nature Preserve	68.54	NCDNCR, Natural Heritage Program
Nine Foot Road/Roberts Road Limesink Ponds Registered Heritage Area	1,007.97	NCDNCR, Natural Heritage Program
Walkers Millpond/Black Creek Registered Heritage Area	244.39	NCDNCR, Natural Heritage Program

Source: Natural Heritage Program.

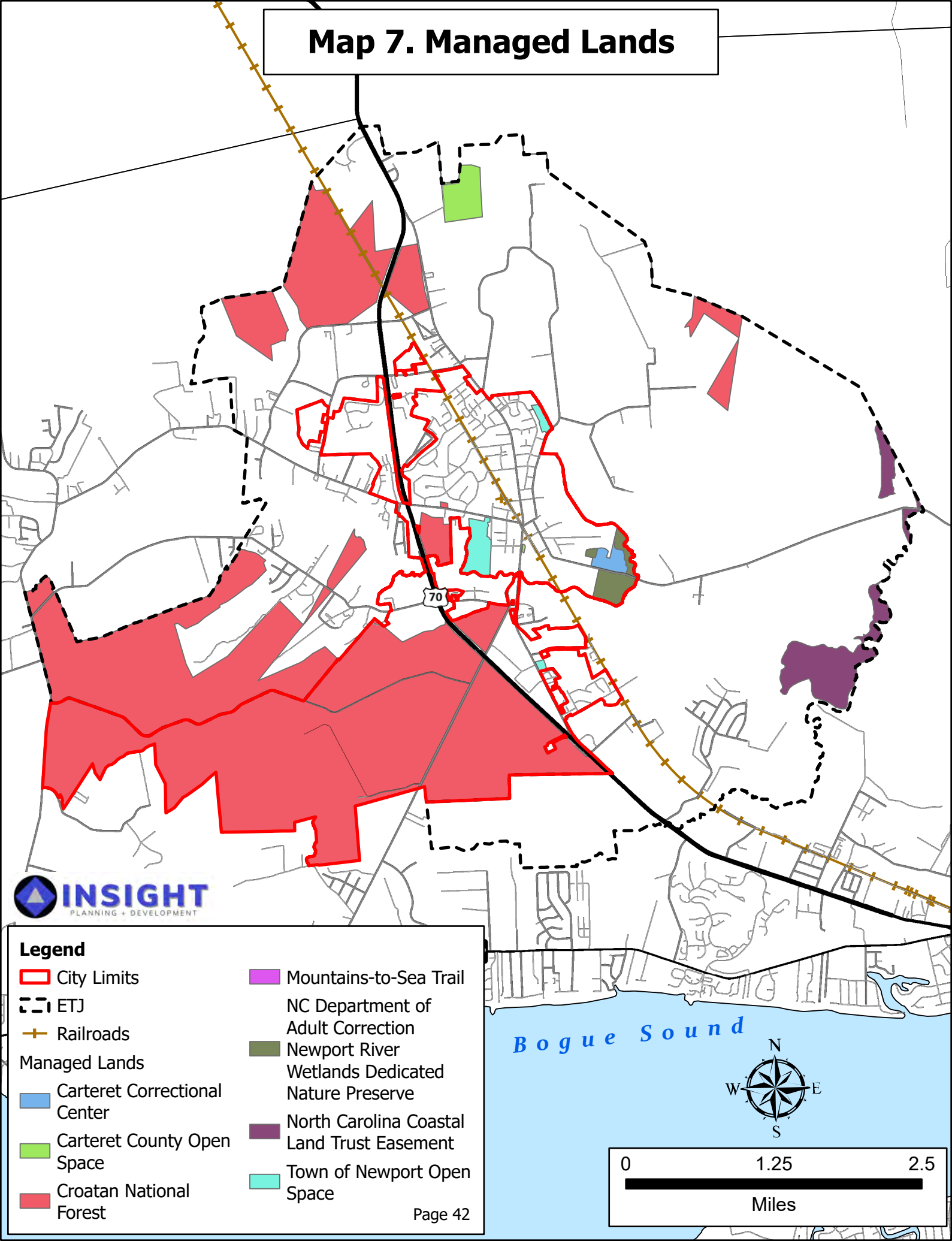
# Map 6. Natural Heritage Areas



- Legend**
- City Limits
  - ETJ
  - Railroads
  - Natural Area Name
  - Hibbs Road Pine Ridges
  - Masontown Pocosin
  - Newport River and Black Creek Wetlands
  - Nine Foot Road/ Roberts Road Limesink Ponds



# Map 7. Managed Lands



## Legend

- City Limits
- ETJ
- + Railroads
- Managed Lands**
- Carteret Correctional Center
- Carteret County Open Space
- Croatan National Forest
- Mountains-to-Sea Trail
- NC Department of Adult Correction
- Newport River Wetlands Dedicated Nature Preserve
- North Carolina Coastal Land Trust Easement
- Town of Newport Open Space

Bogue Sound







### *Areas of Resource Potential*

#### *Marinas and Mooring Fields*

Marinas are defined by the NC Division of Coastal Management as any publicly or privately owned dock, basin, or wet boat storage facility constructed to accommodate more than ten boats and providing any of the following services: permanent or transient docking spaces, dry storage, fueling facilities, haul out facilities, and repair service.

A freestanding mooring is any means to attach to a ship, boat, or other watercraft to a stationary underwater device, mooring buoy, buoyed anchor, or piling not associated with an existing or proposed pier, dock, or boathouse. When more than one freestanding mooring is used in the same general vicinity, it is known as a mooring field. CAMA has regulations for the safe siting and operation of moorings and mooring fields. There are no existing marinas or mooring fields within Newport's planning jurisdiction.

#### *Floating Homes or Structures*

A floating home or structure is defined as a structure, not a boat, supported by means of flotation and designed to be used without a permanent foundation which is used for human habitation or commerce. A structure is considered a floating home or structure if it is inhabited or used for commercial purposes for more than 30 days in any one location. A boat may be deemed a floating structure if its means of propulsion have been removed or rendered inoperative and it contains at least 200 square feet of living area. There are currently no floating homes or structures within the planning jurisdiction.

#### *Aquaculture*

Aquaculture is defined, by the NC General Statutes, as the propagation and rearing of aquatic species in controlled environments. There are currently no facilities in operation within Newport's planning jurisdiction.

#### *Primary Nursery Areas (Environmental Fragile Area)*

Primary Nursery Areas, as defined by the Marine Fisheries Commission, are those areas in the estuarine system where initial post larval development takes place. These areas are usually located in the uppermost sections of a system where populations are uniformly very early juveniles. The Division of Marine Fisheries is responsible for preserving, protecting, and developing Primary Nursery Areas for commercially important finfish and shellfish. High productive values in the estuarine waters are the result of three essential processes: (1) circulation patterns caused by tidal energy, freshwater flow, and shallow depth; (2) nutrient trapping mechanisms; and (3) protection offered to many species. Important features of the estuary system are mud and sand flats, eel grass beds, salt marshes, submerged vegetation flats, clam and oyster beds, and important nursery areas. There are no primary nursery areas located within the Town of Newport planning jurisdiction. However, there are some primary nursery areas located along the Newport River and Gales Creek adjacent to the Town's boundary.



### *Anadromous Fish Spawning Areas (Environmental Fragile Area)*

“Anadromous” fish are those that migrate up rivers (or into estuaries) from the sea to breed in freshwater. The NC Marine Fisheries Commission (MFC) defines anadromous fish spawning areas as those where evidence of spawning of anadromous fish has been documented by direct observation of spawning, capture of running trip females, or capture of eggs or early larvae. There are no anadromous fish spawning areas located within Newport’s planning jurisdiction.

### *Submerged Aquatic Vegetation (Environmental Fragile Area)*

Grasses that grow to the surface of, but do not emerge from shallow water are called submerged aquatic vegetation (SAV). One of the most important ecosystem services of these shallow waters adjacent to the shoreline is to provide refuge in which small fish and shellfish can hide from larger finfish predators. The habitat value of shallow water is greatly enhanced when it has structure that provides additional cover, and the structure provided by SAV provides some of the greatest habitat value for many species. Although there is no submerged aquatic vegetation located within the Newport planning jurisdiction, there are some areas of patchy SAV along Bogue Sound south of Newport.

### *Shellfishing Waters (Environmental Fragile Area)*

The Shellfish Sanitation and Recreational Water Quality Section is responsible for monitoring and classifying coastal waters as to their suitability for shellfish harvesting for human consumption. Recommendations are made to the Division of Marine Fisheries to close those waters that have the potential for causing illness and opening those that are assured of having clean, healthy shellfish. Up-to-date information about open and closed shellfishing areas is posted daily on the NC Division of Marine Fisheries website. As this information is always evolving, current closure locations have not been included in the plan.

“Shellfish growing areas” are management units that help to subdivide the coast into smaller geographic areas for monitoring purposes and to help track where shellfish are being harvested from. E-4 is the name of the growing area located along the Newport River and its tributaries. There are no harvestable populations of shellfish in the E-4 growing area closest to the Newport planning jurisdiction, so the area is classified as prohibited for shellfish harvesting. As there are no harvestable populations in the Newport jurisdiction, there are no trends for temporary closures, as shellfish harvesting is prohibited.

Regular water quality testing does occur at swimming sites along the coast, including several locations along Bogue Sound near Morehead City. All of the recreational swimming sites adjacent to the planning area have been cleared for swimming, no current advisories exist.



### Surface Waters

Every stream mile in North Carolina is evaluated and rated by the North Carolina Division of Water Resources. Classifications are assigned through studies, evaluations, and public comment. The state water classification system is summarized in Table 3-9.

The water classifications that apply to the Town of Newport are provided in Table 3-10 and delineated on Map 8. Additionally, there is one wellhead protection area affiliated with the town's water system. These programs were intended by Congress to be a key part of a national groundwater protection strategy to prevent contamination of groundwaters that are used as public drinking water supplies. In North Carolina, development of a local Wellhead Protection Plan is not mandatory but, is viewed as a valuable supplement to state groundwater protection programs. Implemented Wellhead Protection Plans reduce the susceptibility of wells to contaminants.

Wellhead protection is defined as protection of all or part of the area surrounding a well from which the well's groundwater is drawn. The Safe Drinking Water Act (SDWA) further defines a Wellhead Protection Area as the surface and subsurface area surrounding a water well or wellfield, supplying a public water system, through which contaminants are reasonably likely to move toward and reach such water well or wellfields. There are four wells located in the Town of Newport that are subject to the purview of the town's wellhead protection plan, NC0416020, approved June 15, 2017.

#### North Carolina Water Quality Basics

##### ***What Are Surface Water Classifications?***

Surface Water Classifications are designations applied to surface water bodies, such as water streams, rivers, and lakes, which define the best uses to be protected within these waters (for example swimming, fishing, drinking water supply) and carry with them an associated set of water quality standards to protect those uses. Surface water classifications are one tool that state and federal agencies use to manage and protect all streams, rivers, lakes, and other surface waters in North Carolina. Classifications and their associated protection rules may be designed to protect water quality, fish and wildlife, the free-flowing nature of a stream or river, or other special characteristics.

##### ***How Do They Affect Me?***

Before you buy property, plan a new development project, construct a new road or undertake other land use activities, you should check with local, state, and federal agencies about the assigned surface water classification for the waterbody on your property. Many of the newer classifications, especially those designed to protect drinking water supplies and certain high quality waters, have protection rules which regulate some land or disturbance and other human activities.

##### ***Why Do They Sometimes Overlay?***

Many streams, rivers, and lakes may have several classifications applied to the same area. This is because surface waters are classified to protect different uses or special characteristics of the waterbody. For example, a stream or specific stream segment may be classified as Class WS-III Tr HWQ by the NC Division of Water Resources (DWR). This protects it as a drinking water supply (WS-III), as Trout Waters (Tr), and as High Quality Waters (HWQ). The stream segments upstream or downstream may have different classifications based on other water uses or stream characteristics.

##### ***Stream's Classification?***

DWR classifies all surface waters. A waterbody's classification may change at the request of a local government or citizen. DWR reviews each request for a reclassification and conducts an assessment of the waterbody to determine the appropriateness of the reclassification. DWR also conducts periodic waterbody assessments which may result in a recommendation to reclassify the waterbody. In order for a waterbody to be reclassified it must proceed through the rule-making process.

# Map 8. Surface Water Classification

Middle  
Newport River  
030203010402



## Legend

City Limits

ETJ

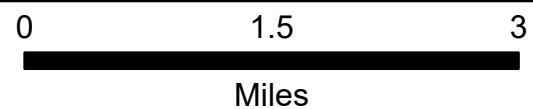
Surface Water Classification

C

Railroads

HUC 12 Subwatershed

*Bogue Sound*







**Table 3-9. NC Division of Water Resources Water Body Classifications**

PRIMARY FRESHWATER AND SALTWATER CLASSIFICATIONS*	
Class	Best Uses
C and SC	Aquatic life propagation/protection and secondary recreation
B and SB	Primary recreation and Class C uses
SA	Waters classified for commercial shellfish harvesting
WS	<i>Water Supply Watershed.</i> There are five WS classes ranging from WS-I through WS-V. WS classifications are assigned to watersheds based on land use characteristics of the area. Each water supply classification has a set of management strategies to protect the surface water supply. WS-I provides the highest level of protection and WS-V provides the least protection. A Critical Area (CA) designation is also listed for watershed areas within a half-mile and draining to the water supply intake or reservoir where an intake is located.
SUPPLEMENTAL CLASSIFICATIONS	
Sw	<i>Swamp Waters:</i> Recognizes waters that will naturally be more acidic (have lower pH values) and have lower levels of dissolved oxygen.
Tr	<i>Trout Waters:</i> Provides protection to freshwaters for natural trout propagation and survival of stocked trout.
HQW	<i>High Quality Waters:</i> Waters possessing special qualities including excellent water quality, Native or Special Native Trout Waters, Critical habitat areas, or WS-I and WS-II water supplies
ORW	<i>Outstanding Resource Waters:</i> Unique and special surface waters that are unimpacted by pollution and have some outstanding resource values.
NSW	<i>Nutrient Sensitive Waters:</i> Areas with water quality problems associated with excessive plant growth resulting from nutrient enrichment.
*Primary classifications beginning with an "S" are assigned to salt waters. Source: NC Department of Environmental Quality.	

**Table 3-10. Waterbodies**

Name of Stream	Description	Current Classification	Date	Basin
Big Ramhorn Branch	From source to Newport River	C	May 31, 1956	White Oak
Black Creek (Mill Pond)	From source to Newport River	C	June 1, 1956	White Oak
Blakes Branch	From source to Smiths Swamp	C	May 31, 1956	White Oak
Cedar Swamp Creek	From source to Newport River	C	June 1, 1956	White Oak
Deep Creek	From source to Newport River	C	September 1, 1974	White Oak
Hull Swamp	From source to Newport River	C	June 1, 1956	White Oak
Laurel Branch	From source to Deep Creek	C	August 31, 1974	White Oak
Little Deep Creek	From source to Deep Creek	C	August 31, 1974	White Oak
Little Ramhorn Branch	From source to Big Ramhorn Branch	C	May 31, 1956	White Oak
Lodge Creek	From source to Newport River	C	May 31, 1956	White Oak
Meadows Branch	From source to Newport River	C	May 31, 1956	White Oak
Newport River	From source to Little Creek Swamp	C	06/01/1956	White Oak
Sandy Branch	From source to Hannah Branch	C	June 1, 1956	White Oak
School House Branch	From source to Newport River	C	May 31, 1956	White Oak
Shoe Branch	From source to Newport River	C	May 31, 1956	White Oak
Smith's Swamp	From source to Newport River	C	June 1, 1956	White Oak
Smith's Swamp Branch	From source to Newport River	C	May 31, 1956	White Oak
Snow's Swamp Branch	From source to Newport River	C	May 31, 1956	White Oak
Southwest Prong Newport River	From source to Newport River	C	May 31, 1956	White Oak
Source: NC Division of Water Resources.				





### *White Oak River Basin*

The Newport planning jurisdiction is also regulated by the 2021 White Oak River Basin Water Quality Plan, the fourth update developed to explore water quality and water quality issues impacting the White Oak River basin.

The basin lies within the Coastal Plain and is composed of four small river systems (New River, White Oak River, Newport River, and North River), all of which drain south, directly into the Atlantic Ocean and associated sounds (Back, Core, and Bogue Sounds). The White Oak River is a blackwater river that is estimated to be 40 miles long. This basin is the smallest basin in North Carolina; however, it encompasses 1,382 square miles. The total square miles can be further broken down to include 1,570 freshwater stream miles, 3,777 acres of freshwater lakes and impoundments, and 1,641 miles of coastline. Due to the size and location of this basin, there is a relatively small amount of freshwater habitat available, but the basin still has the characteristics typical of Coastal Plain streams, including meandering waters associated with swamps, hardwood bottomlands, and wetland communities.

### *Water Quality Monitoring*

The 2021 White Oak River basin plan includes water quality monitoring data collected between 2004 and 2019. The basin wide report shows that as of 2020, there were 11.2 freshwater miles identified as impaired on the state's 303(d) list of impaired waters, down from 12.4 in 2018. The White Oak River Basin Plan does not identify the exact location of the impaired streams nor the specific geographic location of the impaired streams. Impaired acres of saltwater are up from 34,713.8 acres in 2018 to 41,535.6 acres in 2020. The majority of the waters in the basin are impaired because of their shellfish growing area classification.

The Newport wastewater treatment plant discharges into the Newport River. According to the 2021 White Oak River basin plan, the most recent data displays incidences of low pH and high fecal coliform bacteria levels. Factors that may be contributing to the data displaying these results include overflows of domestic sewage as well as runoff from non-point sources of human and animal waste. Ambient Monitoring Station P7300000, which is located within the boundary of Newport's planning jurisdiction is the primary source for identifying the water quality concerns that exist within the Newport River.

*Source: 2021 White Oak River Basin Water Resources Plan (North Carolina Department of Environmental Quality, Division of Water Resources)*

### *Ambient Water Quality*

Monthly samples are taken by DWR through the Ambient Monitoring System (AMS) stations. Many of the ambient stations are associated with waterbody locations where potential pollution could occur from both point and nonpoint sources of pollution. Parameters collected depend on the waterbody classification, but frequently include conductivity, dissolved oxygen, pH, temperature, turbidity, nutrients, and fecal coliform. Each classification has an associated set of standards the parameters must meet to be considered supporting the waterbody's designated uses.



### *Biological Monitoring*

Biological communities are sensitive to changes in water quality and can impact environmental conditions both in the long and short-term. The Water Sciences Section Biological Assessment Branch is charged with evaluating the water quality of North Carolina's rivers and streams utilizing bicriteria, also known as Indices of Biotic Integrity (IBIs). In addition to chemical and physical analysis, benthic and fish community survey information is collected. Survey results and the presence of pollution indicator species are used to calculate an IBI score. The IBI score is then assigned a descriptive rating, or bioclassification.

Development will continue to impact water quality and the degradation of aquatic habitats within the planning jurisdiction. Land use recommendations should contemplate the existing natural environment. Regulatory authority shall strive to implement best management practices to reduce unintended consequences of growth.

### *Newport River Watershed (HUC 0302030104)*

This watershed encompasses more areas than just the municipal limits of the Town of Newport; however, the jurisdiction of Newport falls within this watershed and the development within the jurisdiction has a direct impact on this watershed. Encompassing 95,140 acres, the majority of land use within this watershed is designated as wetlands followed by forest and developed urban area. Due to the high percentage of fecal coliform bacteria levels, the Newport River was proposed to be listed for enterococcus impairment in the 2020 draft Integrated Report.

### *Newport River Estuary Restoration Plan*

Rapid population growth and intensified land use have resulted in negative effects upon the Newport River. The rate of stormwater runoff that is now entering the Newport River is flushing massive amounts of pollutants into it causing harm to the shellfish harvest. With much of the Newport River being designated as impaired, the river was identified as a top priority for restoration. The Newport River Restoration Plan is a multi-year initiative and is being supported by funds from the NC Land and Water Fund as well as NC General Assembly and the Kenan Foundation. In June of 2023, the North Carolina Coastal Federation was awarded \$1.6 million from the North Carolina Land and Water Fund Flood Risk Reduction program to design and implement the restoration of 1,100 acres of ditched and drained timberland to wetlands within the Newport River watershed.



The process of developing the strategic restoration plan for the Newport River will involve multiple regional stakeholders and governmental agencies as well as law experts and community members and vested stakeholders. The plan will utilize the USEPA Nine Minimum Elements and will be formally adopted with full intentions of the implementation actions and strategies identified in the plan being eligible for funding and execution.

The early stages of this process have included research conducted by North Carolina State University that reveals certain areas of the river contain elevated levels of microbial contamination. The study is also examining rainfall, stormwater, and its effect upon the water quality within the Newport River. The research and efforts that this plan includes are critical to creating a future where implementation strategies exist and are able to be carried out in an efficient manner to protect the waterbody. The Newport River holds value as being a primary nursery area for fish and shellfish at vulnerable periods of their life cycle.

It is critical for the Town of Newport to support the efforts of the Estuary Restoration Plan so that the river may thrive and serve in a capacity that benefits the natural environment of Newport.

*Source: NC Coastal Federation: Newport River Estuary Restoration.*





## EXISTING LAND USE

### *Introduction*

The following provides a summary of Newport's existing land use. Land use patterns with maps and associated data enable policy makers to make more informed decisions about future service needs and future land use demands. This effort, in turn, assists elected officials, planning board members and citizens at-large in making educated decisions about rezoning cases (map amendments), quasi-judicial hearings, and zoning ordinance text amendments. The following existing land use map and associated data provide a comprehensive update from the information presented in the 2006 Newport Core CAMA Land Use Plan.

### *Methodology*

Existing land use should not be confused with zoning. Existing land use classifies the current land use, which may differ from current zoning. Existing land use information for the Town of Newport was obtained from the Carteret County Tax Department and validated by aerial imagery and site visits. The following provides a summary of the existing land use categories utilized:

**Commercial** - This category accommodates the full range of sales service activities including retail, wholesale, personal and professional services, commercial and professional offices, hotels, motels, hospitals, theaters, medical buildings, nursing homes, entertainment and cultural facilities, amusements, and commercial recreation establishments. These uses may occur in self-contained centers, campus parks, or business districts. The specific range and intensity of uses varies based on location as a function of such factors such as availability of public services, roadway access, and neighborhood compatibility. The maximum scale and intensity of development shall be based on, and compatible with, the proximity and scale of adjacent and nearby residential uses.

**Industrial** - This category allows manufacturing and production uses, whether capital or labor intensive, including warehouses, shipping facilities, light manufacturing, utility maintenance yards, and assembly operations. Major industrial uses allowed in this category should generally be located away from residential areas.

**Low Density Residential/Agricultural** - This category applies to lands in active agricultural use. Agricultural land includes crops, groves, and other types of typical agricultural activities as well as residential uses of land in which the density is encouraged to not exceed one dwelling unit per acre.

**Medium/High Density Residential** - Residential densities allowed in this category range from a minimum of 2.0 to a maximum of 6.0 dwelling units per net acre or 6 to 12.5 in high density scenarios. The types of housing typically found in areas designated medium-density residential include single-family detached homes, fee-simple townhomes, and low-rise condominiums and apartments.

**Mixed Use** – This category applies to the lands that are currently utilized for mixed-use purposes, whether vertical or horizontal where residential, commercial, office, and limited industrial or institutional may exist within a planned development or organized in a manner that supports walkability and promotes a sense of community.





**Office/Institutional** - This category allows major institutional uses and utilities, including hospitals, non-profit medical facilities, universities and colleges, regional water-supply, wastewater and solid waste utility facilities, governmental offices and facilities, and libraries. The location of neighborhood- or community-serving institutional uses and utilities, including public and private schools, fire-rescue stations, police stations, cemeteries, and churches, are allowed in this category, but may also be approved where compatible in other land use categories described herein, pursuant to any conditions specified in the applicable category.

**Conservation** – This category applies to the Croatan National Forest, and lands that are located within a SFHA as well as other lands which include but are not limited to wetlands, sensitive agricultural areas, and lands directly adjacent to environmentally sensitive areas that should be protected as they serve the role of a natural buffer.

**Vacant** - This category is utilized to identify properties they are currently underdeveloped, according to the Carteret County tax records, or absent of development entirely.

**Right-of-Way** – This category applies to the recorded rights-of-way that are under the ownership of the NCDOT, Town of Newport, or citizens of Newport.

## Existing Land Use Map

Map 9 illustrates the existing land uses in Newport, including identification of vacant, unprotected land available for either future development or permanent preservation. The approximate acreage for each land use category displayed on the existing land use map is summarized in Table 3-11.

**Table 3-11. Existing Land Use**

Land Use	Corporate Limits (Acres)	Extraterritorial Jurisdiction (Acres)	Planning Jurisdiction (Acres)	% of Total Planning Jurisdiction
Commercial	135.92	127.35	263.27	1.41%
Industrial	120.48	16.18	136.66	0.73%
Low Density Residential/Agriculture	317.32	5,302.83	5,620.15	30.03%
Medium/High Density Residential	711.18	991.77	1,702.95	9.10%
Mixed Use	63.71	0.00	63.71	0.34%
Office/Institutional	162.32	118.60	280.93	1.50%
Conservation	2,906.38	1,825.97	4,732.34	25.28%
Vacant	474.06	5,100.14	5,574.20	29.78%
Right-of-Way	167.00	176.36	343.36	1.83%
Total	5,058.37	13,659.20	18,717.57	100.00%

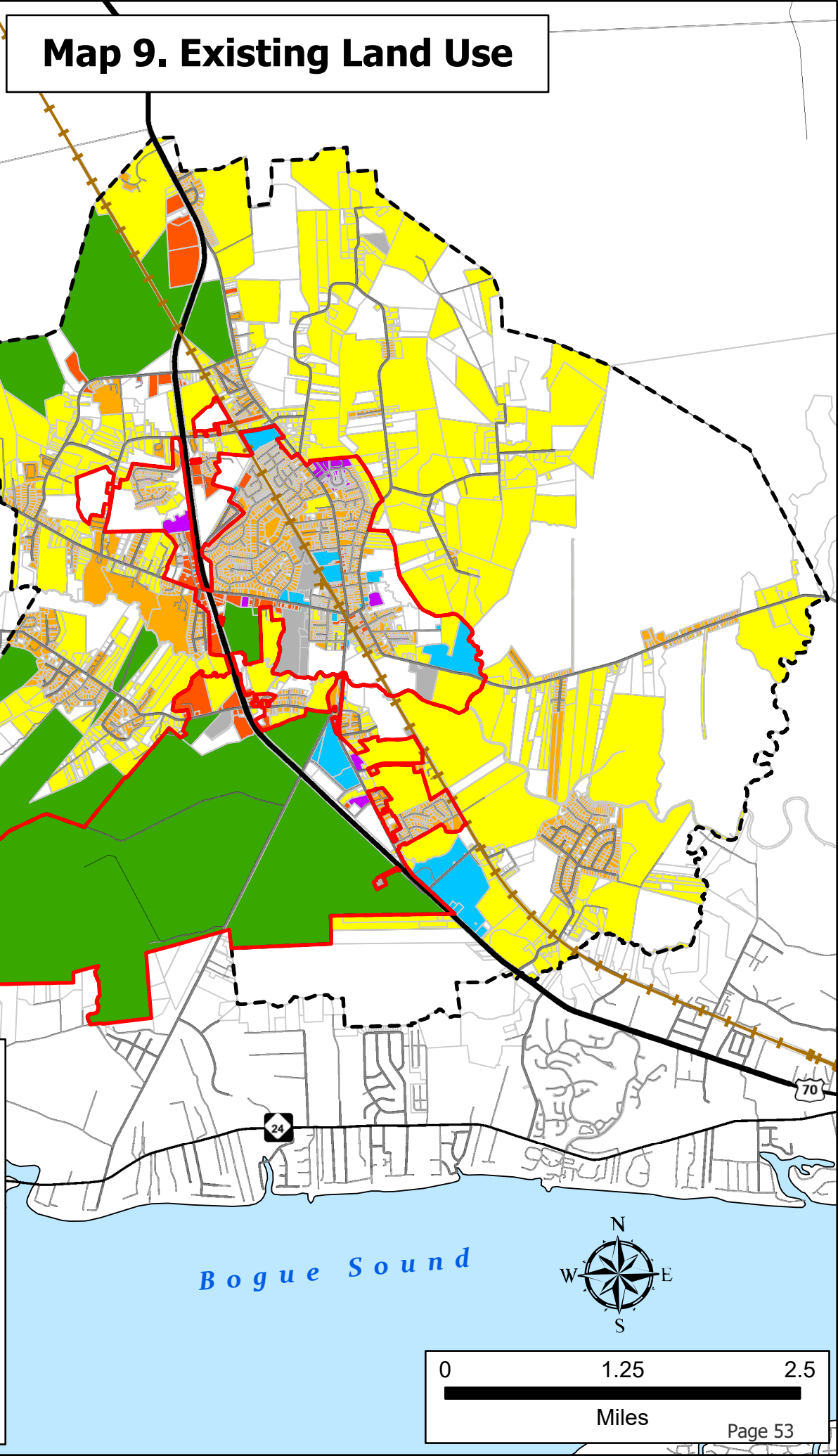
Source: Town of Newport, insight Planning & Development.



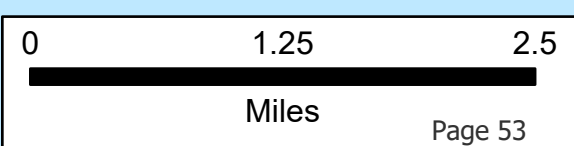
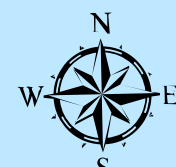
# Map 9. Existing Land Use



- Legend**
- City Limits
  - ETJ
  - Railroads
  - Existing Land Use
    - COMMERCIAL
    - CONSERVATION
    - INDUSTRIAL
    - LOW DENSITY/AG
    - MEDIUM/HIGH DENSITY
    - OFFICE INSTITUTIONAL
    - MIXED USE
    - VACANT



Bogue Sound



## LOCALLY DESIGNATED HISTORIC SITES

The Town of Newport does not contain any structures or places listed by the North Carolina Department of Cultural Resources, Division of Archives and History or the National Register of Historic Places. However, the town has recognized several structures and sites as having local historical significance. Map 10 depicts the geography of the historical sites and structures. Table 3-12 provides the site name and location of the locally designated places.

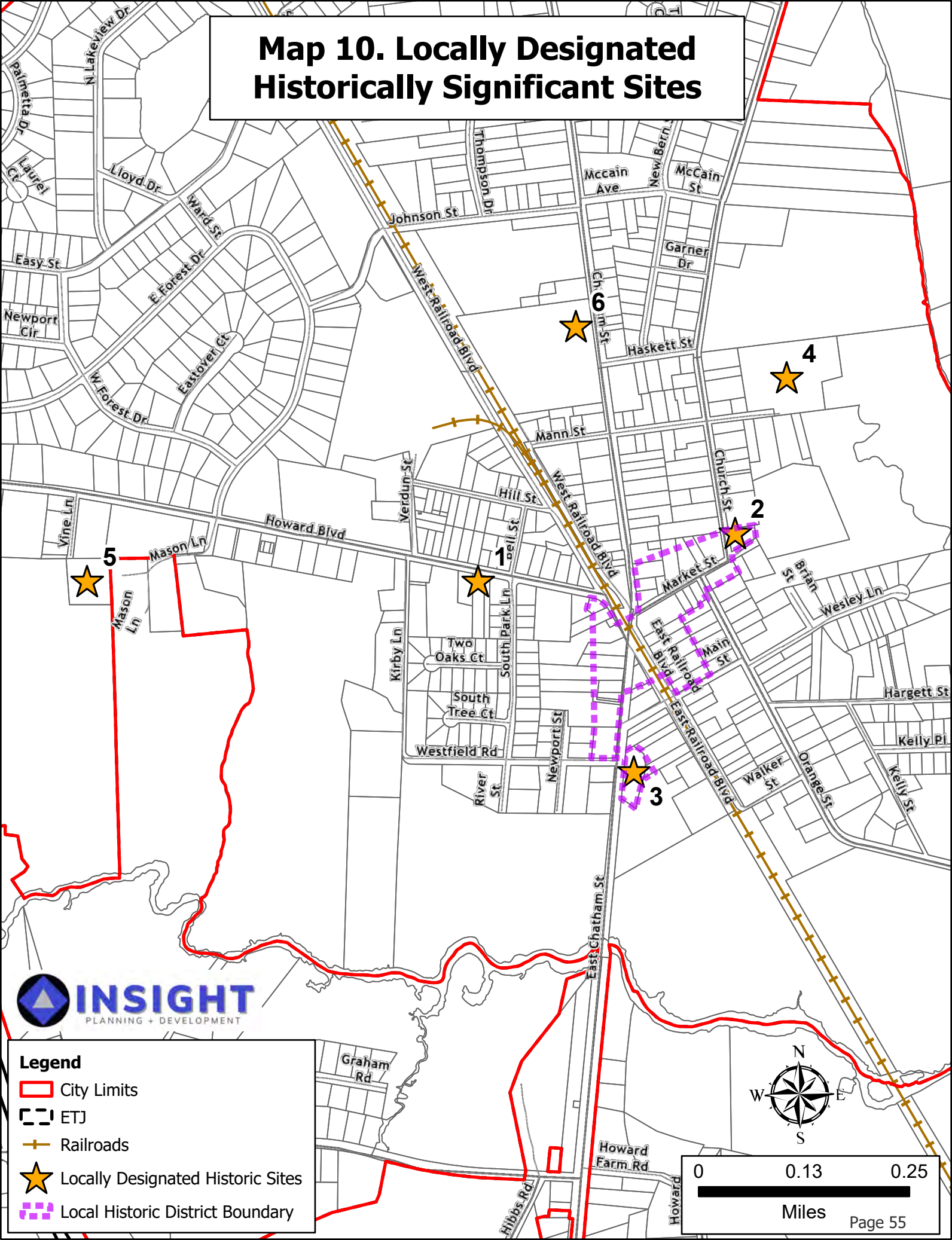


**Table 3-12. Locally Designated Historically Significant Places**

Map #	Historic Site	Location
1	One Room School House	153 Howard Boulevard
2	Newport River Primitive Baptist Church	901 Church Street
3	Newport River Primitive Baptist Cemetery	North side of E. Chatham Street at junction with Westfield Road
4	Cedar Grove Cemetery	Mann Street
5	Old Newport Community Cemetery	Vine Lane
6	Newport Consolidated High School Gymnasium	200 block of Chatham Street
	A dozen pre-Civil War Homes	Scattered throughout the corporate limits
	Newport (Simmons) Lookout Tower*	Nine Foot Road
	Newport Historic District (Study List, 2012)	Railroad Blvd, Chatham St, Church St, Market St, Orange St

*\*Eligible for National Register of Historic Places. Source: Town of Newport.*

# Map 10. Locally Designated Historically Significant Sites



## Chapter 3 Environmental Resources



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## CHAPTER 4. COMMUNITY FACILITIES & SERVICES

### INTRODUCTION

The following provides an overview of all facilities and services that are available to the Town of Newport. These listed facilities and services and the labor required for them to operate effectively are critical to sustaining the quality of life that both residents and visitors of Newport have come to appreciate. This summary relates to existing public facilities, Town services, County services and facilities, and regional services and facilities that are currently being provided. See Map 11 for the location of the Town's community facilities.

### ADMINISTRATION

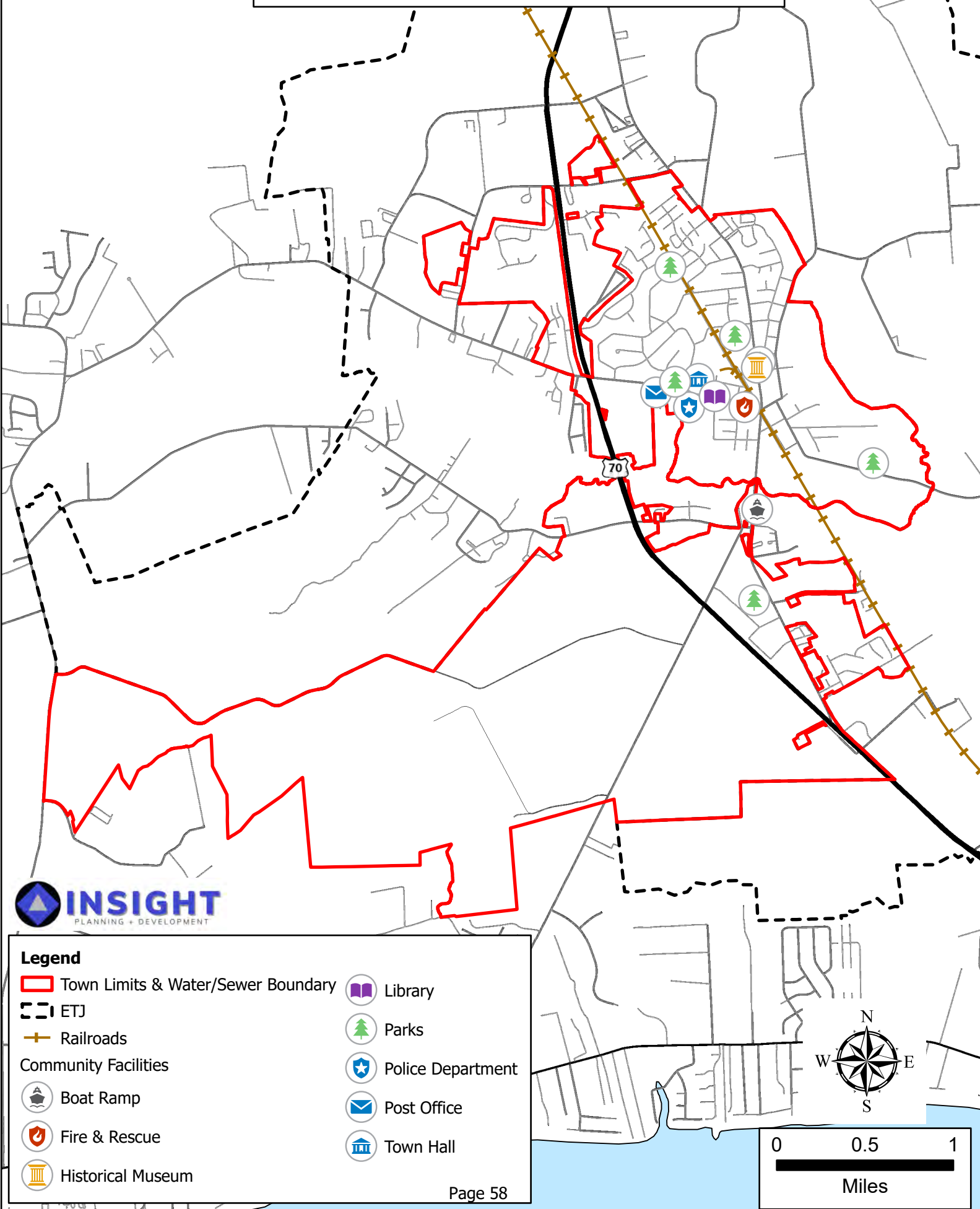
The Town of Newport Administration is located at 200 Howard Boulevard in Newport, NC. The town operates under the Council/Manager form of government. Under this form of governance, the Town Council, who is comprised of 6 members elected by the people, serves as the final authority on policy matters relating to Newport's government operations. The Town Council employs a full-time Town Manager to handle the day-to-day management and operations of the Town.



The Mayor acts as the official head of the government and spokesperson for the Council. The Mayor presides at all Town Council meetings and signs all documents authorized by the Council. The Mayor Pro Tem is selected by each newly elected Council. This person assumes mayoral duties in the absence of the Mayor. The Mayor and Town Council are responsible for establishing general policies for the operation of the Town as well as appointing the Town Manager, Town Clerk, Tax Administrator, Chief of Police, and members of the volunteer Boards and Commissions. The Council enacts ordinances, resolutions, and orders; adopts the annual budget and approves the financing of all Town operations. The Mayor and Town Council Members serve four-year terms with non-partisan elections held every other November, in odd years. Candidates run for office under a system electing five Council Members and the Mayor at-large. The Town of Newport Planning Board is made up of 8 members, 4 members reside within the Town limits and the other 4 reside within the ETJ. The Board of Adjustment is a separate Board and its composition matches the construction of the Planning Board.

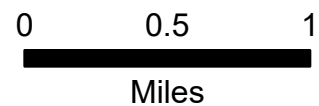


# Map 11. Community Facilities



## Legend

- ▬ Town Limits & Water/Sewer Boundary
- ETJ
- + Railroads
- Boat Ramp
- Fire & Rescue
- Historical Museum
- Library
- Parks
- Police Department
- Post Office
- Town Hall





The Town of Newport has 7 departments operated by department heads that report to the Town Manager. The following provides a breakdown of departments and number of employees.

Table 4-1. Town of Newport Departments	
DEPARTMENT	NUMBER OF EMPLOYEES
Administration	6
Public Works – Buildings Fleet	4 full-time; 2 part-time
Police	10 full-time; 5 part-time
Fire	15 full-time; 12 part-time
Public Utilities	5
Planning	3
Parks & Recreation	1

## SOLID WASTE

The Town provides trash collection services to its residents on a weekly basis with scheduled collection days on Tuesday & Wednesday. Recyclable items are collected on a bi-weekly basis on Thursdays. Another service that is provided is yard debris pickup which occurs on a weekly basis on Wednesdays. The Town of Newport has contracted with GFL Environmental to provide these services. Residents also have the option of utilizing one of the trash convenience collection areas located on Hibbs Road & Tom Mann Road.

## PUBLIC SAFETY/EMERGENCY SERVICES

### *Fire Protection*

The Town of Newport houses a fire station within the municipal boundary, located at 125 Howard Boulevard and has since it was founded in 1947. The service area includes a total of 75 square miles. The Town of Newport Fire Department has mutual aid agreements with the Morehead City Fire Department, Mill Creek Fire Department, Havelock Fire Department, Broad and Gales Creek Fire Department, and Carteret County. These mutual aid agreements are extremely beneficial in times of severe emergency and crisis. At full operation, the department employees 15 full-time firefighters who are also certified to perform EMT and Paramedic Function. The department also welcomes volunteer firefighter assistance as well as part-time employment. As of September 2023, the department





employed 11 part-time firefighters and had 17 volunteer firefighters actively serving with the department. Calls for the department are dispatched out of Morehead City, NC. The department averages 2,400 calls per year with 80% of these calls being EMS calls rather than fire calls.

The North Carolina Department of Insurance ISO Rating is a 3 within the town limits and a 4 in the extraterritorial jurisdiction. This rating is used by insurance carriers to identify opportunities for writing new business, to manage the quality of community fire protection, to review loss experience, and to offer coverages and establish deductibles for individual homes and businesses. The department is also trained to perform swift water rescue in the event of a flooding disaster or situations involving water which cause a threat to human life or safety.

### Fire Department Apparatus

- 3 Engines
- 1 Tanker
- 1 Rescue/Pumper
- 3 Ambulances
- 2 Boats
- 1 Rehab Trailer

### Police Protection

The town relies on police protection provided by the Town of Newport Police Department. The department is located at 255 Howard Boulevard, Newport, NC. The department values integrity, professionalism, fairness, respect & teamwork and strives to provide an exceptional level of service to the Town of Newport on a non-stop basis. The department's jurisdiction is a 7 square mile area which includes the Croatan National Forest. The department receives mutual aid from time to time from Carteret County Sheriff's Office and other municipal law enforcement agencies, Havelock Police Department, NC Department of Corrections, and the Federal Bureau of ATFE (Alcohol, Tobacco, Firearms, and Explosives). This mutual aid is provided on an as-needed basis.



There are a total of 12 full-time positions in the department and 4 part-time positions. Positions include administration, investigations, school resource officer, community resource officer, and town patrol. The department has a fleet of 14 police cruisers with one all-terrain UTV. Calls are dispatched from the Carteret County Consolidated Emergency Communications in Morehead City, NC. The Carteret County Emergency Communications records all types of activities, calls, and citations that the department is involved in. Between September 2022 and September 2023, a total of 5,954 records were counted. These records vary from traffic stops, license checks, public administration, fires, service calls, etc.





### HEALTH SERVICES

The citizens of Newport have a variety of medical providers within the town and the region that can serve their needs. Within the Town limits and extraterritorial jurisdiction, the following medical providers are available: Open Water Medical, Newport Osteopractic Physical Therapy, Newport Dental, JCMC (Jacksonville Children's Multispecialty Clinic) Family Practice and Pediatric, and Newport Dermatology.



Carteret Health Care, in Morehead City, is the closest general hospital to the Town of Newport, located approximately 8 miles from the Town. Carteret Health Care is a 135-bed community hospital and is a member of the Mayo Clinic Care Network. Recently, the Chartis Group recognized Carteret Health Care as being one of the Top 100 Rural and Community Hospitals for 2022. The hospital employees 1,105 people with 328 of these employees being Registered Nurses (RN). As of September 20, 2021, statistics indicated that there was an average of 70 inpatients per day at the facility.

The Town of Newport also has regional access to both CarolinaEast Medical Center in New Bern, NC and ECU Health Medical Center in Greenville, NC. CarolinaEast Medical Center is located



approximately 27 miles northwest of the Town of Newport. The CarolinaEast Medical Center is a full-service multi-facility healthcare provider offering a wide range of inpatient and outpatient services. The medical center which is affiliated with UNC Health encompasses a 125,000 square foot main facility which includes 350 patient beds. Designed specially to meet the health needs of a growing coastal region, the CarolinaEast Medical Center has approval as a provider of Medicare and Medicaid programs. Since the inception of the Centers for Medicare & Medicaid Services (CMS) hospital star ratings in 2016, CarolinaEast Medical Center is the only hospital in North Carolina to continuously achieve a five-star rating.



ECU Health Medical Center is the nearest trauma center to the Town of Newport. ECU Health Medical Center is approximately 70 miles from the Town of Newport and serves as the flagship teaching hospital for the Brody School of Medicine at East Carolina University. For those living in eastern North Carolina, ECU Health Medical Center provides access to a Level I Adult Trauma Center and Level II Pediatric Trauma Center. With 974 licensed beds, ECU Health

Medical Center offers extensive inpatient and outpatient services to more than 1.4 million people across 29 counties.

Citizens of Newport and Carteret County also have local access to the Carteret County Health Department located at 3820 Briges Street in Morehead City, NC. The Carteret County Health Department provides a team of dedicated professional staff whose mission is to preserve, promote, and protect the health of Carteret County and the communities within the County by preventing disease, protecting the environment, and promoting healthy living.



### EDUCATION

The Town of Newport is served by the Carteret County School System. The following schools serve students within the Town of Newport planning jurisdiction as well as those citizens of Carteret County who have been given a Newport address.

- Newport Elementary School - 633 students
- Newport Middle School - 377 students
- West Carteret High School – 1,106 students (3A High School Classification)

\*2023 ADM numbers, per Carteret County Board of Education.



Higher education opportunities are available locally through Carteret Community College located at 3505 Arendell Street, Morehead City, NC. Carteret Community College serves their students and coastal communities by providing high-quality education, workforce training, and lifelong enrichment in an innovative and inclusive learning environment. Carteret Community College is accredited by the Southern Association of Colleges and Schools Commission on Colleges.

East Carolina University is the major college of the region and is located approximately 68 miles from the Town of Newport. East Carolina University is a 4-year public university offering both undergraduate and graduate degrees.

### LIBRARY

The Newport Public Library is a branch of the Carteret County Public Library System. The Town of Newport owns the building that houses the branch, Carteret County owns all the contents and the library. The Carteret County Public Library System has branches in Beaufort, Bogue Banks, Down East (Straits), and Cape Carteret in addition to the Newport branch. Library members of the Newport branch have access to all libraries within the system. The Newport branch is located at 210 Howard Boulevard, Newport, NC. The 2022 Newport Library Annual Report includes data that shows there are approximately 112,780 books in the library catalog.







The Carteret County Public Library System participates in NC Cardinal and in NC LIVE. NC LIVE is a statewide system that offers residents access to a wide variety of electronic information. Resources include complete articles from more than 16,000 newspapers, journals, magazines, and encyclopedias, indexing for more than 25,000 periodical titles, and access to more than 25,000 online print and audio books. NC Cardinal is a program in which library branches across the State of North Carolina share requested books with other libraries in the event that branch does not have the book in its inventory.

### RECREATION

The Town of Newport Parks & Recreation Department serves the Town in many ways that benefit the citizens who call Newport home. The Town offers events throughout the summer months which provide the opportunity for citizens to relax and recreate together. These activities take place either at the Newport Community Building or Newport Community Park. In areas where the Town is unable to provide recreation services or facilities, Carteret County does offer a comparable level of service for residents.

The community's recreation interests are represented by the Newport Recreation Advisory Commission. This 7-member committee acts as an important bridge between the community and the Town of Newport Parks & Recreation Department. The committee meets monthly to discuss the Town's recreation activities and future activities.



The Newport Community Building is used for numerous activities within the community and serves as a host building for other functions as well. The building is located within the Newport Community Park. The Newport Community Park is in a relatively central portion of the Town's jurisdiction so that it may be enjoyed by all citizens and visitors to Newport. The park provides many amenities which includes ample open space, pavilions, playgrounds, natural wooded areas, baseball field, basketball courts, batting cage, and facilities on site to serve patrons.

The Newport Ballfield has two softball fields and is located adjacent to Newport Elementary School. These fields are located upon property that is under the ownership of Carteret County. The Newport Babe Ruth Ballfield has one baseball field.

The Battle of Newport Barracks is a Civil War Memorial Park that allows both residents and visitors to reflect on the history of Newport.



The Fort Benjamin Parks & Recreation Center is not owned by the Town of Newport, but it is located within the limits of Newport's jurisdiction. Owned and operated by Carteret County, the park provides 6 tennis courts, a basketball court, indoor recreation area, fields for play, pavilions, playgrounds, picnic shelters, and a band shell.

Youth athletic associations include the following: Newport Little League, Newport Babe Ruth League, and the Newport Summer Basketball League. Youth sports provided by Carteret County include baseball, football, softball, and soccer. Each association and sport have many volunteers that contribute to their success.

### *Public Access to Public Trust Waters*

Public Trust Waters are defined as being all waters of the Atlantic Ocean from its normal high-water mark to an extent off the coast of 3 miles at which point you are deemed to be within international waters. Public Trust Waters also includes the inland bodies of water in which are navigable and natural and ultimately connect to the waters of the Atlantic or the sounds, marsh, and estuaries that feed into the Atlantic. The Town of Newport will always place great value upon its ability to provide its citizens and visitors of all ability levels with equal access to the public waters for recreation, enjoyment, and education. The Town will actively encourage development along the Newport River to provide dedicated access for the enjoyment of the water as well as explore legislative change within the Town ordinances which require a level of access to the public waters when certain thresholds related to density and lots, or developed square footage, are met.

The North Carolina Wildlife Resources Commission provides access to water at the Newport River Park which is located at 333 East Chatham Street. Currently, this is the only public access provided within the Town of Newport.

## INFRASTRUCTURE

### *Stormwater*

Stormwater discharges are generated by runoff from land and impervious areas such as paved streets, parking lots, and building rooftops during rainfall and snow events. They often contain pollutants in quantities that can adversely affect water quality and create flooding problems. When roads, parking lots, sidewalks, homes, and offices replace the natural and permeable landscape, rainfall that would once soak into vegetated ground is now available for stormwater runoff. As surfaces become more and more impermeable, water simply moves across them. One of the effects of the significant increase in impermeable surfaces is that more and more stormwater reaches streams because there is less opportunity for it to infiltrate the ground. Peak flows also increase, transporting runoff from large areas rapidly. Velocities in streams increase causing more erosion potential, and lastly, base flow is lower during dry weather because of a lack of infiltration. Using a traditional analysis, such as the Natural Resource Conservation Service (NRCS) storm water model, TR 55, or the United States Corps of Engineers' (USCE) many versions of HEC, it can be shown that peak flows alone can increase by as much as four times from pre-post development conditions. Flooding is the result of this urbanization. The Town's stormwater is managed through a curb and gutter system with ditches also used to collect stormwater within the area.



### *State Stormwater Management Program*

All twenty coastal counties and their respective municipalities are included in the State Storm Water Management Program. This program is designed to target Total Suspended Solids (TSS) as the water quality criteria. All development is subject to the regulations that disturb one or more acres or require a CAMA major permit. Subject developments are required to establish a maximum amount of impervious surface for low density developments and install best management practices for high density developments. All permit review and approval is done at the State level.

### *Erosion and Sedimentation*

Erosion and sedimentation have long been recognized as water quality concerns. The North Carolina legislature passed laws to curb sedimentation in 1973; however, sedimentation remains the number one pollutant in NC waters. In the 1990s, the focus of the Piedmont and Eastern NC watersheds turned towards excess nutrients in surface waters. The excess was due to extensive farming operations in the area. Fertilizers contain nutrients for plants to grow, but if excess fertilizer is inadvertently applied to pavement, these nutrients enter the waters during runoff periods causing harm to water quality. Even proper amounts of applied fertilizer can allow nutrients to enter streams in other ways, such as atmospheric deposition, wildlife and pet waste, and septic system malfunctions.

There are numerous ways to reduce pollutant loading. Proper application of fertilizer and proper maintenance of septic systems can reduce loading. Structural devices can also help curb this problem. These structural devices, known as Best Management Practices (BMPs), can be constructed to treat runoff, thereby reducing the amount of pollutant that enters the waterways. These BMPs include wet ponds, storm water wetlands, infiltration trenches, wells, sand filters, bioretention rain gardens, rubble spreaders, riparian buffers, and reinforcing grassy swells. The North Carolina Department of Environmental Quality should be consulted, and permits should be obtained when applicable to address erosion and sedimentation concerns within the Town of Newport for both existing and new projects.

### *Shoreline Erosion*

There are no structures or areas within the Town of Newport that experience significant shoreline erosion or that are threatened by shoreline erosion or its detrimental effects.

### *EPA Regulations*

The Environmental Protection Agency (EPA) has begun implementation of Phase II of the Stormwater Management Plan. These policies apply to municipalities with populations greater than 10,000 and with densities of 1,000 per square mile. For municipalities that meet these parameters, submittal of a storm water management plan is required. Phase II regulations also apply to entities designated under the 1990 census as a Small MS4 (Small Municipal Separate Storm Sewer System). MS4's are defined as a publicly owned conveyance or system of conveyances designed or used for collecting and conveying storm water. MS4's are not combined with sewer and



are not part of a publicly owned treatment facility. Municipally owned MS4's can include counties, towns, airports, federal properties, hospitals, schools, etc. Small community MS4's are regulated if they discharge into impaired or sensitive US waters. In addition, counties classified as a Tier 4 or Tier 5 county are regulated. At this time, the Town of Newport is not required to meet the new EPA Phase II Storm Water Management Program regulations.

Newport will be required to submit a stormwater management permit application under the next phase of the NPDES program. At this time, it is unclear when this will be implemented. It is possible that the next White Oak River Basinwide Management Plan involves stormwater management requirements for named communities within Carteret County. At this time, it is not possible to determine how this update will directly impact Newport.

The Town of Newport has decided to take a proactive approach to dealing with the potential requirements of the NPDES Phase II program. The town will move forward with establishing a comprehensive stormwater management program that will address all of the program's defined criteria. Establishing a stormwater management program involves laying out a plan for how the town will deal with stormwater pollution. This plan is broken down into six components referred to as minimum control measures. Newport will have to establish specific actions and goals that address each of these measures. The following provides a summary of the six minimum control measures:

- Public Education and Outreach
- Public Participation/Involvement
- Illicit Discharge Detection and Elimination
- Construction Site Runoff Control
- Post-Construction Runoff Control
- Pollution Prevention/Good Housekeeping

The EPA has developed guidelines for implementing the Phase II Stormwater Management Program. The stormwater pollution problem has two main components: the increased volume and rate of runoff from impervious surfaces and the concentration of pollutants in the runoff. Both components are directly related to new developmental and urbanizing areas. Both components also cause changes in hydrology and water quality that result in a variety of problems, such as habitat modification, increased flooding, decreased aquatic biological diversity, and increased sedimentation and erosion. Effective management of stormwater runoff offers a multitude of possible benefits. Benefits include protection of wetlands and aquatic eco-systems, improved quality of receding water bodies, conservation of water resources, protection of public health through flood control, and improved operation and hydraulic characteristics of streams receiving runoff; all of which can cause higher peak flow rates that increase frequency and duration of bank full and sub-bank full flows. Increased occurrences in downstream flooding can also be reduced by lowering base flood levels, such as with traditional flood control methods that rely on the detention of the peak flows. They are generally not targeted to the reduction of flooding and in many cases have exacerbated the problems associated with changes in hydrology and hydraulics. The EPA





recommends an approach that integrates control of stormwater peak flows and the protection of natural channels to sustain physical and chemical properties of aquatic life.

The EPA has outlined six (6) steps for the development of BMP's for a storm water management plan. The six steps are as follows:

- (1) Public Education and Outreach on Storm Water Impacts
- (2) Public Involvement and Participation
- (3) Elicit Discharge Detection and Elimination
- (4) Construction Site and Storm Water Runoff Control
- (5) Post-Construction Storm Water Management, and New Development or Redevelopment
- (6) Pollution Prevention and Good Housekeeping for Municipal Operations

### *Construction Activities*

Stormwater runoff from construction activities can have a significant impact on water quality, contributing sediment and other pollutants exposed at construction sites. The NPDES Stormwater Program requires operators of both large and small construction sites to obtain authorization to discharge storm water under an NPDES construction stormwater permit. In 1990, the Phase I Stormwater Management Program regulations addressed large construction operations that disturbed five (5) or more acres of land. The NPDES program also addresses small construction activities – those that disturb less than five (5) acres of land – which were included in the Phase II final rule. In 2007, Session Law 2006-246 expanded stormwater post-construction control requirements into designated Phase II areas, beyond those cities with NPDES Phase II MS4 permits. These areas include certain counties, and unincorporated areas that fall within urbanizing areas and “municipal spheres of influence” around Phase II cities and towns. Construction activities that disturb over one (1) acre of land are required to develop and implement a storm water pollution prevention plan specifically designed for the construction site. The development implementations of the plan follow the basic phases listed below:

- (1) Site Planning and Design Development Phase
- (2) Assessment Phase
- (3) Control Selection/Design Phase
- (4) Certification/Verification/Approval Phase
- (5) Implementation/Construction Phase
- (6) Final Stabilization/Termination Phase

### *North Carolina Shoreline Buffering*

The State of North Carolina has developed shoreline buffer requirements which include a thirty (30) foot buffering rule for all new development in the twenty coastal counties governed by the Coastal Area Management Act (CAMA) that are considered to be coastal shorelines (estuarine and public trust shoreline AECs), a 75 feet setback for estuarine shoreline AECs extending from normal high water marks along the shorelines of estuarine waters,



estuaries, sounds, bays, fresh and brackish waters, and public trust waters. This rule applies to all navigable waters, excluding the ocean, which has previously established setback requirements. The development of this buffer does not restrict the construction of water dependent structures, such as docks and boat ramps. The benefits of the buffering include the following:

- (1) Flood Control – by reducing the velocity and providing a collection area for storm water runoff and precipitation. Buffers encourage water infiltration into the ground, rather than flooding low-lying areas.
- (2) Groundwater Recharge – buffers are also beneficial to recharging the ground water supply and promoting ground water flow.
- (3) Soil Erosion Prevention – vegetated buffers stabilize the soil and reduce sedimentation.
- (4) Conservation of Coastal Riparian Wildlife Habitats – these natural areas provide breeding, nesting, and habitat, and protect wildlife from predation. Vegetated buffers help increase the diversity of wildlife while providing sites for foraging and corridors for dispersal.

### *Town of Newport Stormwater Management*

The Town of Newport experiences occasional flooding and runoff from heavy rains. Although heavy rainfall can cause flooding in the Newport River, Deep, and Little Deep Creeks, major problems normally only occur during nor'easters. These nor'easters can create a storm surge from the Atlantic Ocean which propagates up the Newport River. In addition, the swamps and other low-lying areas in Newport's planning jurisdiction impede storm water runoff.

Management of stormwater runoff is an important issue in the Town of Newport. There is a direct connection between land use, stormwater runoff, and water quality. Improvement of water quality in the Newport River and adjoining tributaries is important to both the tourist and fishing industries in the county. Urban development, industrial, and agricultural runoff are all contributors to water pollution. There is no single culprit. The primary impact on storm water runoff in Newport results from residential construction and agricultural uses. The majority of pollution that exists with Newport is from non-point source pollution; however, there are no known drainage problems and water quality issues related to point-source discharges of stormwater runoff.

As urban development continues in Newport's planning jurisdiction, so will the construction of impervious and semi-permeable surfaces, and the potential for surficial water contamination will continue to increase.

## **WATER**

The Town provides water for all types of uses and structures within the municipal limits of Newport. The water treatment plant is located at 3325 E. Railroad Street, Newport, NC. The Town has an adopted fee schedule on file at the Town Hall which outlines the payment requirements for customers. The water system currently has 2,417 connections with 92% of these connections being residential. The Town estimates that 548,000 gallons are used



by its residents and businesses per day. The Newport Water Plant has a permitted capacity of 945,000 gallons per day. The Town recognizes this capacity needs to be expanded upon and has a short-term goal of expanding to a permitted capacity of 1.2 million gallons per day with a long-term goal of 2.5 million gallons per day. The Town has an emergency water service agreement with Morehead City which expires in 2525.

The Town currently has 4 wells with only 2 of these wells being in operation. The 2 wells that are currently not in operation are due to one recently being drilled and not yet in service and the other in need of significant maintenance to come back into operation. Below are the numbers from the 2017 Wellhead Protection Plan which shows data for 3 of the wells when in operation.

**Table 4-2. Town of Newport Wells**

Well	Status	Yield	Depth	Casing Depth/ Screened Interval	Casing Diameter
3	Permanent	400 gpm	123	104-122	8
4	Permanent	450 gpm	162	66-162	10
5	Permanent	400 gpm	135	73-125	8

*Source: 2017 Wellhead Protection Plan.*

The 2017 Wellhead Protection Plan was established to maintain an adequate supply of drinking water, protect Newport's groundwater source by examining potential contamination sources, and educate citizens on how to prevent groundwater contamination. The Town has recognized that the 2017 plan needs an update and is scheduled to have the update completed in 2024.

North Carolina General Statute 143-355(I) requires all local units of government that provide, or plan to provide, public water supply service to prepare a local water supply plan and to update that plan at least every five years. A local water supply plan is an assessment of a water system's current and future water needs and its ability to meet those needs. The following provides a summary of water use information included in the Town of Newport's most recent local water supply plan from 2022.

**Table 4-3. Local Water Supply Plan Data**

WATER USAGE INFORMATION		
Use Type	Metered Connections	Metered Average Use (MGD)
Residential	2,221	0.1895
Commercial	145	0.0460
Industrial	2	0.0018
Institutional	49	0.1420
AVERAGE & MAXIMUM DAILY WATER USE BY MONTH IN MGD		
Month	Average Daily Use	Maximum Daily Use
January	0.5684	0.9010
February	0.4750	0.6710
March	0.4565	0.5810
April	0.5274	0.9930
May	0.5267	0.6790



**AVERAGE & MAXIMUM DAILY WATER USE BY MONTH IN MGD**

Month	Average Daily Use	Maximum Daily Use
June	0.5331	0.7100
July	0.5283	0.6370
August	0.5899	1.0500
September	0.5394	0.6600
October	0.4936	0.6250
November	0.4807	0.7220
December	0.5039	0.6140

Source: Town of Newport Local Water Supply Plan.

There are no documented overflows, bypasses, or other problems with the Town's water supply system that may degrade water quality or constitute a threat to public health.

## SEWER

The Town operates a wastewater treatment plant located at 136 Kirby Lane, Newport, NC. This wastewater treatment plant has a capacity of 1.2 million gallons per day with an average daily flow of 382,000 gallons per day. As of October 2023, the Town estimates that the plan will be at approximately 50% of its capacity once everything that currently has an active building permit is constructed. The Town recognizes the importance of expanding upon its wastewater treatment plant in order to accommodate for the growth that is forecasted for Newport. The Town desires to expand to a capacity of 2.5 million gallons per day. There is no evidence of any wastewater treatment malfunctions of the Town of Newport WWTP that have posed a threat to the public or the environment. There have been isolated septic failures and other waste disposal/storage failures within the town.

**Table 4-4. 2022 Monthly Wastewater Discharges**

Month	Average Daily Discharge (MGD)	Month	Average Daily Discharge (MGD)
January	0.4567	July	0.4922
February	0.3989	August	0.3822
March	0.3662	September	0.3369
April	0.3618	October	0.3251
May	0.3324	November	0.2664
June	0.2815	December	0.3086

Source: Town of Newport Local Water Supply Plan.

## TRANSPORTATION

The Town of Newport is located within the jurisdiction of the Down East Rural Transportation Planning Organization (DERPO). This jurisdiction includes Carteret, Jones, Pamlico, and a portion of Craven County. The lead planning agency for DERPO is the Eastern Carolina Council of Government (ECCOG). ECCOG is responsible for interaction with the Town of Newport and taking future transportation needs into consideration for prioritization





for the State Transportation Improvement Program (STIP). The ECCOG will continuously consult with the Town and strategically plan future transportation that will benefit the safety and improved connectivity of Newport.

### *Impact on Land Use Patterns*

As is historically the case in most municipalities, land development has been heavily reliant upon the transportation network that exists and the ability for people to have adequate access to places of recreation, commerce, and residence. The Town of Newport has experienced significant growth along the Highway 70 corridor as it provides the greatest roadway capacity within the jurisdiction, and it is the main route for travelers throughout the region. The existing land use map also serves as evidence of the development patterns within Newport, as the largest concentration of the low density/agricultural designation is located opposite of where the Highway 70 corridor exists. As Interstate 42 is completed, Newport will be required to consider all contents of this plan as new and improved transportation routes will dictate development pressures along the main corridor as well as secondary corridors.

### *ADT, Projections, Congestion*

The 2014 Carteret County Comprehensive Transportation plan shows 2010 ADT data that illustrates none of the NCDOT rights-of-way within the Town of Newport's jurisdiction were unacceptable due to the volume of capacity within the roadway. The 2014 plan did display 2040 projections that showed a significant portion of the rights-of-way within the jurisdiction to be near capacity or over capacity. The completion of Interstate 42 was not included in these projections and the next edition of the Carteret County Comprehensive Transportation plan should include update projections that shows the new route has eliminated or alleviated the current pressures that the existing transportation system may face. See Appendix D for maps from the Carteret County CTP specific to the Town of Newport.

### *Bicycle & Pedestrian Facilities*

The Newport Bicycle & Pedestrian Plan adopted in 2017 serves as the model for improving bicycle and pedestrian transit in the Town. The projects identified in this plan will be submitted into Strategic Transportation Prioritization (SPOT) in hopes of the projects being included in the STIP. The project of most importance, identified in the Newport Bicycle & Pedestrian Plan, involves the creation of a multi-use path that will extend from Chatham Street to Fort Benjamin Park.

### *Airport Facilities*

There are not any existing public airports within Newport's jurisdiction. Regional options for air transit include the Coastal Carolina Regional Airport in New Bern, Alber J. Ellis Airport in Jacksonville and the Michael J. Smith Airfield in Beaufort.



### *Roadway Facilities*

The major transportation corridor that serves Newport is US Highway 70, which has been designated as the future Interstate 42. At completion, this corridor will provide interstate service from Morehead City, NC to Raleigh, NC. The completion of Interstate 42 will not only benefit the Town of Newport but the entire eastern region of North Carolina. Based on NCDOT Average Annual Daily Traffic (AADT) data, the highest volume of traffic observed on US Highway 70 in the area adjacent to the Town was an average of 26,000 vehicles per day (2021 AADT data). Multiple portions of US 70/Interstate 42 have been submitted to SPOT.

Other transportation routes that service the Town are Hibbs Road (SR 1144), Nine Foot Road/Nine Mile Road (SR 1124), Mill Creek Road (SR 1154), Lake Road (SR 1125), Roberts Road (SR 1140), and Chatham Street/E. Chatham Street (SR 1247).

### *Rail Facilities & Public Transit*

The North Carolina Railroad Company has a right-of-way that intersects the town. This right-of-way is utilized by Norfolk Southern for a Class 1 Freight Service.



Residents of Newport and Carteret County have access to the Carteret County Area Transportation System (CCATS). CCATS is an accessible public transportation service for all residents and guests of Carteret County. Transportation is provided for many purposes including work, shopping, medical, recreational, regional, and a daily service to the Raleigh/Durham area with stops also occurring in the counties located in between Carteret County and the Triangle Area.

## SUMMARY

The Town of Newport provides a variety of basic level services for its residents that are essential to the quality of life, safety, public health, and enjoyment of the physical space that is the Town of Newport. These services provided to the residents of the Town must continue to increase and evolve in context as the Town experiences the growth that is anticipated to occur over the next 10-20 years. The Town has acknowledged that there are infrastructure investments that need to be made which include improvements to the water and sewer system, and bicycle and pedestrian transportation alternatives. The Town should actively be engaged in applying for State and Federal grants that could potentially aid the Town of Newport in making these investments into their existing services and facilities as well as provide funding for the establishment of new services and facilities. The Town should also consider conducting assessments as necessary to determine which services are in most need of improvement.



## CHAPTER 5. FUTURE LAND USE

### INTRODUCTION

The Town of Newport Future Land Use Map was crafted through public input, analysis of existing conditions, observation of existing and future infrastructure, realization of future opportunities, and the current strengths and weaknesses of land and how its future designation will best benefit the Town and its citizens. This map is intended to guide the future development of Newport in a manner that most closely resembles the preferable outcomes and strategies to achieve them. This map is not regulatory, and the designations do not follow specific parcel lines. This map is intended to guide growth to the areas that are identified as having the highest potential to support certain future uses of land. The fact that the future projected use of land may not align with how it is proposed to be utilized should not prohibit such use from taking place, however, the users of this map should adhere to its recommendation and designation. The arrangement of designations on this map and their function have been assigned in a manner intended to support a high quality of life that fosters sustainable and sensible growth for the Town of Newport. This map was also designed to be consistent with NCGS 160D-501 and guide coordinated, efficient, and orderly development within the Town of Newport based on its present and future needs.

### FUTURE LAND USE DESIGNATIONS

Per NCGS 160D-605, the future land use map and this plan as a whole must be reviewed by the Town of Newport Town Council when decisions are being made regarding zoning map changes or text amendments. Any amendment made to the Town of Newport Zoning Map that does not align with this future land use map and its designations, effectively amends the future land use map to a designation that aligns with the new zoning district.

Each designation within the map has been assigned preferred zoning districts, uses, and narratives outlining desirable development. Certain uses have been identified within each designation that would not be consistent with the goals of the land use plan and that could potentially result in an uneven dispersion of uses in Newport, or locate certain uses in undesirable locations based on the identified goals of this plan and the surrounding land use.

The zoning districts, uses, and narratives provided in this section are examples and are not limited to the specifics that are described. These examples should be used as guidelines and interpreted within reason.



### *Commercial Land Use Designation*

The Commercial land use designation has been designed and is intended to support a wide range of commercial uses including large scale commercial retail, commerce and business centers, shopping malls, entertainment and other retail uses that will serve not only the citizens of Newport but be of service to the surrounding counties and communities within the region. The Commercial designation is designed and best suited to be located on major transportation routes with rights-of-way having the potential to support an increased volume of traffic. Sufficient infrastructure and adequate capacity should be in place to support commercial use. Uses in the commercial designation within the central area of Newport should be carefully considered to ensure the nature of the commercial use does not detract from the history of Newport and its existing commerce.

#### **Preferred Zoning Districts**

- Commercial Downtown District (CD)
- Commercial Highway District (CH)
- Neighborhood Business District (NB-1)

#### **Desired Uses**

- Commercial Retail
- Planned Shopping Centers
- Planned Commercial Development or Centers
- Entertainment Centers
- Restaurants
- Conference Centers
- Commercial Business Centers

#### **Inappropriate Uses**

- Residential (low-medium density)
- Residential (high-density discouraged unless part of a planned commercial development center)
- Industrial Uses





### *Industrial Land Use Designation*

The Industrial land use designation is designed with the intent to provide areas for uses that involve the production, manufacture, assembly, utilities, processing, or warehousing of materials and equipment that may produce noise, dust, odors, or other by-products that should be located in planned areas and such industrial uses should provide measures designed to mitigate impacts on other land uses, the environment, designated conservation areas, and the citizens of Newport. Industrial designations desire access to major transportation routes and require adequate infrastructure in existence to support such operations.

#### **Preferred Zoning Districts**

- Light Industrial (LI)
- Industrial Warehousing (IW)

#### **Desired Uses**

- Industrial and Light Industrial
- Manufacturing
- Utility Substations
- Wastewater Treatment
- Warehousing
- Chemical Manufacturing
- Large Scale Assembly Uses
- Heavy Machinery and Implement Operations

#### **Inappropriate Uses**

- Any non-industrial uses (residential, office, commercial, recreational, etc.)



### *Office-Institutional Land Use Designation*

The Office-Institutional land use designation is designed to provide for areas that personal business offices, professional services, and institutional offices may compatibly mix and locate in a proximity that is easily accessible to the surrounding community and residential areas within Newport. The uses in this area are not designed to operate on the schedule and intensity of those that may be found within the Commercial land use designation or commercial zoning districts in Newport. Office-Institutional designations are to be located in proximity to the residential areas that they serve with convenient access to public right-of-way.

#### Preferred Zoning Districts

- Residential Office District (RO)
- Neighborhood Business District (NB-1)

#### Desired Uses

- Professional Offices and Services
- Medical Offices
- Government Buildings
- Personal Service Businesses

#### Inappropriate Uses

- Commercial and Industrial Development
- High-Intensity Commercial Development



### *Mixed-Use Land Use Designation*

The Mixed-Use land use designation is intended to accommodate for a mixture of commercial, office, and residential uses preferably designed in vertical structures with office or commercial use on the first floor and residential occurring on the second floor and higher. The Mixed-Use designation encourages planned mixed development that will incorporate a mix of uses rather than focusing upon one use type. Mixed-Use designations should have access to infrastructure to support such mixtures of use and high-density development. The Mixed-Use designation is also designed to serve as a transitional buffer between higher intensity use and residential use. Multimodal transportation and open space are desired components of mixed-use development. The designation prefers mixed-use development that will provide a variety of convenient services to the residents living within the planned development.

#### Preferred Zoning Districts

- Planned Unit Development District (PUD)

#### Desired Uses

- High-Density Residential
- Retail
- Offices
- Personal Services
- Restaurants
- Cafes
- Recreation
- Entertainment

#### Inappropriate Uses

- Industrial Uses
- Low-Medium Density Residential Use



### *Medium-High Density Land Use Designation*

The Medium-High Density land use designation is designed to accommodate for residential use occurring at densities between 8,000 and 15,000 square feet per lot and between 3 to 5.5 units per acre, unless approved otherwise and dependent upon the available infrastructure to support such density. As infrastructure is extended to areas of Newport's jurisdiction, medium to high density residential development is encouraged. The designation supports a variety of housing types including single-family dwellings, two-family dwellings, duplexes, and townhouses, as well as multi-family development and planned residential development. The designation encourages the provision of open space and multimodal transportation within residential developments. The designation is not designed for low-density residential development.

#### **Preferred Zoning Districts**

- Residential Single-Family District (R-8, R-10, R-15, R-15D)

#### **Desired Uses**

- Medium-High Density Residential Development
- Planned Residential Development
- Creative Development that preserves natural areas and provides ample open space and walkability

#### **Inappropriate Uses**

- Low-Density Residential Development
- Any Non-Residential Development





### *Low-Density Agriculture Land Use Designation*

The Low-Density Agriculture land use designation is designed to accommodate low-density residential dwellings that may have limited access to infrastructure to support medium and higher density settings. Development in this designation is traditionally located in undeveloped or sparsely developed agricultural or environmentally sensitive areas. Density in these areas occurs at a minimum of 20,000 square feet per lot. As these areas receive water and sewer, medium to high density development may be considered dependent upon their potential impact to existing low-density residential development and agricultural use or environmentally sensitive areas.

#### **Preferred Zoning Districts**

- Residential Agricultural District (R-20)
- Residential Single-Family District (R-20A)
- Residential Single-Family Manufactured Home (Mobile Home) District (R-20MH)

#### **Desired Uses**

- Low-Density Residential Development, including a mix of single-family homes, manufactured homes, and modular homes that provide a variety of housing types to accommodate for all income levels and housing needs for the citizens of Newport.

#### **Inappropriate Uses**

- Medium-High Density Residential Development that detracts from the agricultural or environmentally sensitive nature of the area
- All non-residential use



### *Conservation Land Use Designation*

The Conservation land use designation is designed to protect the environmentally sensitive areas of Newport including areas within the special flood hazard areas, identified 404 wetlands, the Croatan National Forest, and the species that inhabit them. These areas should be preserved and protected as they serve paramount value and development of these natural areas should be prohibited.

#### Preferred Zoning District

- Conservation

#### Desired Uses

- Open Space
- Parks
- Natural Areas
- Agriculture

#### Inappropriate Uses

- Any type of development that has a negative effect upon the identified areas of conservation that are environmentally sensitive and need protection



### FUTURE LAND USE MAP

Map 12 displays the future land use designations and their boundaries in relation to how Newport exists today. The boundaries of this map are not parcel specific. Parcels that may be split between separate designations require an evaluation of the existing zoning districts, as well as any adjacent uses that should be considered when determining which designation that the parcel falls within, or which designation standards should apply for decisions of land use. This future land use map sets forth the framework for the future development of Newport to align with what has been identified in the planning process as the desired future for Newport.

**Table 5-1. Future Land Use**

Land Use	Map Legend	Corporate Limits (Acres)	Extraterritorial Jurisdiction (Acres)	Planning Jurisdiction (Acres)	% of Total Planning Jurisdiction
Commercial		197.96	463.08	661.04	3.53%
Industrial		139.25	0.00	139.25	0.74%
Office-Institutional		283.66	1,385.06	1,668.72	8.92%
Mixed Use		604.93	1,618.14	2,223.07	11.88%
Medium-High Density Residential		447.60	2,141.99	2,589.59	13.84%
Low-Density/Agriculture		0.00	4,553.07	4,553.07	24.33%
Conservation		3,389.73	3,492.59	6,882.32	36.77%
Total		5,063.13	13,653.93	18,717.06	100.00%

*Source: Town of Newport, insight Planning & Development.*

The Future Land Use Map includes seven land use designations that span the existing municipal limits of Newport as well as its extraterritorial jurisdiction area. The Town of Newport's extraterritorial jurisdiction is almost three times the size of its municipal limits with a 169.67% increase from the 5,063.13 acres within its corporate limits and the 13,653.93 acres within the extraterritorial jurisdiction. Of the total jurisdiction, the majority of future land use is designated for Low-Density Agriculture (24.33%) and Conservation (36.77%) with a large percentage of the Conservation future land use designation including the Croatan National Forest.

With the anticipated completion of Interstate 42 on the horizon, Newport will experience growth and development. The pressures of future development will be felt most in areas that have adequate infrastructure to support development. Newport is aware of the future infrastructure needs and the development pressures that face the Town and is in the process of planning for expansion as previously described in Chapter 4. These designations have been assigned in an effort to see this growth distributed and to not benefit one particular area of the jurisdiction, but rather to provide the jurisdiction as a whole with areas for strategic growth that is attractive and benefits all citizens. The Mixed-Use Designation has the potential to satisfy multiple needs of the town and its residents by allowing people to live near the goods and services necessary for their quality of life.



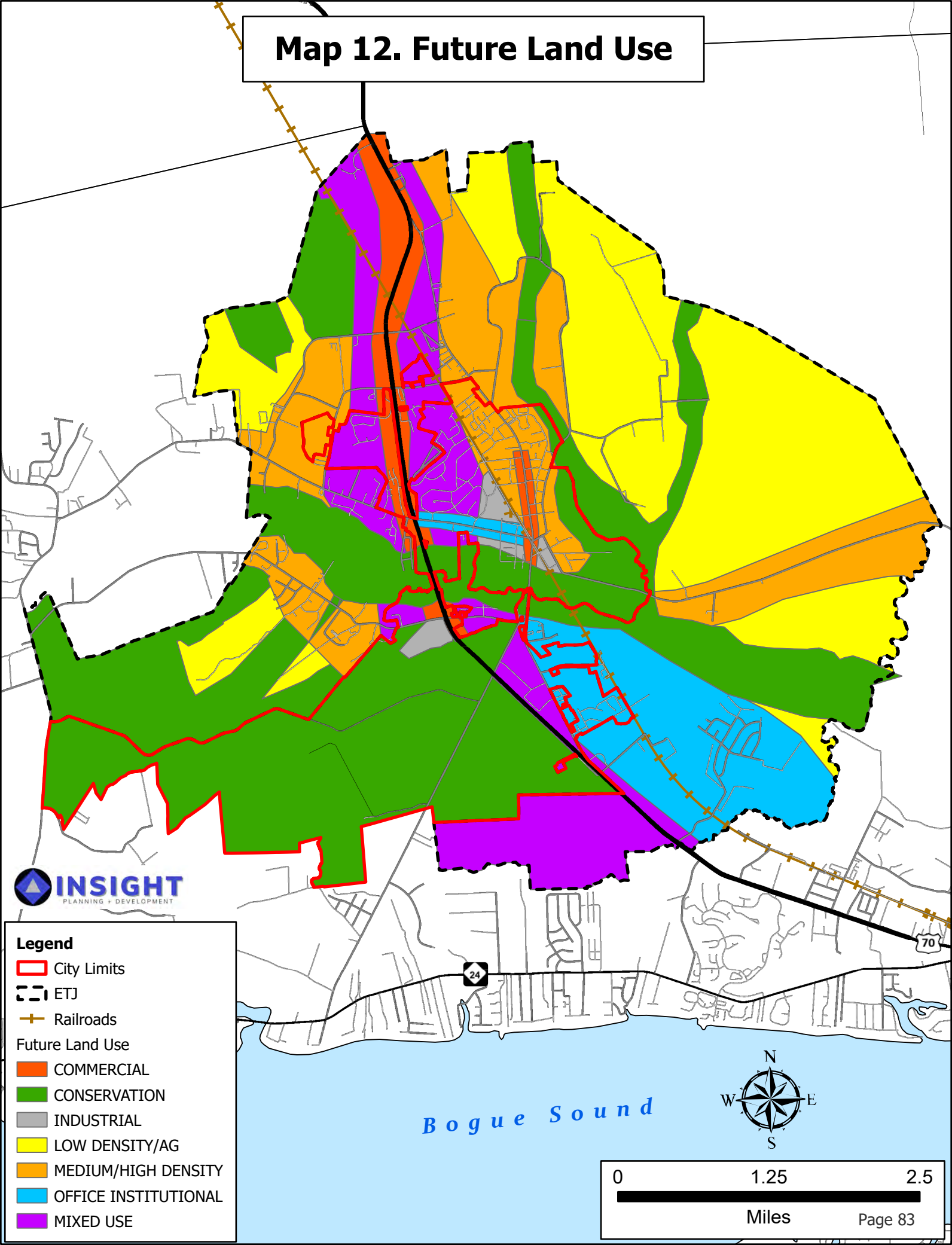
The Mixed-Use designation should also be beneficial for convenience as well as minimizing travel. The future residential designations provide ample space and opportunity for equitable and affordable development to occur at several different densities that are inclusive of many housing types.

Newport has the potential to experience significant institutional and commercial growth as well as industrial and light industrial use increase due to its geographic location upon Highway 70/Interstate 42 and its proximity to Morehead City. Land has been given such designations to accommodate for this potential with 8.92% of the jurisdiction being designated for Office-Institutional, 0.74% Industrial, and 3.53% Commercial.

The areas given the Conservation designation should remain in an undisturbed state as they currently are today. The natural ecosystems within Newport located along the shores of the Newport River and within the Croatan National Forest are environmentally sensitive and serve many important roles including but not limited to improving overall environmental health, capturing floodwaters, and serving as recreation areas for the citizens of Newport and the surrounding region.

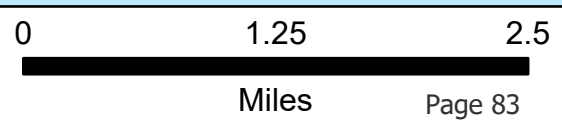
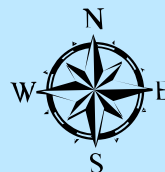


## Map 12. Future Land Use



### Legend

- City Limits
- ETJ
- + Railroads
- Future Land Use
  - COMMERCIAL
  - CONSERVATION
  - INDUSTRIAL
  - LOW DENSITY/AG
  - MEDIUM/HIGH DENSITY
  - OFFICE INSTITUTIONAL
  - MIXED USE





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## 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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## CHAPTER 7. TOOLS FOR MANAGING DEVELOPMENT

### INTRODUCTION

The successful implementation and full realization of the vision of this CAMA Land Use Plan will require Town of Newport staff, Administration, Planning Board, and Town Council to frequently review the contents of this plan – Chapters 6 and 7 specifically – and proactively work towards the implementation of the goals, objectives, and policies that have been established based on the input received from the citizens of Newport.

### EXISTING DEVELOPMENT PROGRAM

The following provides a list of the existing regulations and advisory documents for the Town of Newport, as well as other State of North Carolina regulations, which are enforced by the Town as of February 2024.

- Zoning Ordinance
- Subdivision Ordinance
- Code of Ordinances
- Flood Damage Prevention Ordinance
- Minimum Housing Ordinance
- Newport Core CAMA Land Use Plan
- Carteret County Comprehensive Transportation Plan
- Croatan Regional Bicycle and Trails Plan
- Newport Bicycle and Pedestrian Plan
- North Carolina State Building & Electrical Code Regulations
- North Carolina State Stormwater Regulations
- North Carolina State Sediment and Erosion Control Regulations
- Coastal Area Management Act
- Newport Wellhead Protection Plan
- White Oak River Basinwide Management Plan
- National Flood Insurance Program
- Section 404 Wetland Regulations
- Pamlico Sound Regional Hazard Mitigation Plan
- Carteret County Emergency Response Plan

Future amendments to the regulations and advisory documents listed above should be conducted in a manner that takes into consideration the recommendations and actions listed in this land use plan. The Town of Newport Planning Department should review the above-listed documents as well as this land use plan when making recommendations and decisions on proposed land usage and development. The Town Council and Planning Board should also refer to these documents for guidance to ensure that best development practices are being followed.



The existing structure within Newport for determining development decisions and approval is as follows.

### *Planning Department*

- Responsible for daily review of development proposals and permit applications.
- Ensures that proposals meet the code requirements.
- Prepares materials for the Board of Adjustment, Planning Board, and Town Council.
- Works with citizens and various groups on land use questions and decisions.

### *Planning Board*

- Serves as the planning advisory board to the Town Council and may be involved in other administrative or legislative land use matters as required by the Town Council or requested by the Planning Department.

### *Board of Adjustment*

- Serves as the quasi-judicial review board for the Town of Newport.
- Handles appeals of administrative decisions, and all types of quasi-judicial decisions including variances and special use permit requests.

### *Town Council*

- Responsible for the final decision in all legislative matters.
- Responsible for the overall direction, growth, and decisions of Newport.

## **PROGRAM DESCRIPTION**

Below are brief descriptions for the context of each existing Development Program.

### *Zoning Ordinance*

A zoning ordinance is a code that allows local and national authorities to regulate and control land and property markets to ensure complementary uses.

### *Subdivision Ordinance*

A subdivision ordinance is a regulatory document that controls land division and required improvements for such division.

### *Code of Ordinances*

A document that houses all ordinances and regulations for development within a municipal area, including regulations not related to land use.





### *Flood Damage Prevention Ordinance*

A flood damage prevention ordinance promotes the health, safety, morals, and general welfare of a community by minimizing public and private losses due to flood conditions within flood prone areas.

### *Minimum Housing Ordinance*

A minimum housing ordinance sets forth general standards and requirements for fitness and structural condition in residential structures used for housing.

### *Newport Core CAMA Land Use Plan*

The CAMA Land Use Plan sets forth policies for land use decisions and recommendations for future growth based on existing and anticipated factors as well as input from the community. The CAMA component identifies environmental features of importance that should not be neglected and taken into consideration for the overall benefit of the coastal environment. CAMA plans are developed in accordance with 15A NCAC 07B of the Coastal Resources Commission.

### *Carteret County Comprehensive Transportation Plan*

Adopted by the Town of Newport on July 12, 2012, and the NCDOT Board of Transportation on January 9, 2014, this plan recognizes the inherent relationships between land use and transportation and between state and local governments. These plans help guide long-term investment and decision-making within the community.

### *Croatan Regional Bicycle and Trails Plan*

This plan's purpose is to identify multi-jurisdictional bicycle routes and trail corridors that will connect communities and destinations throughout the region.

### *Newport Bicycle and Pedestrian Plan*

Approved 2017, this plan provides for proposed bicycle and pedestrian routes and improvements that support walkability and improved multimodal transportation within Newport.

### *North Carolina State Building & Electrical Code Regulations*

State building and electrical codes govern the standards of construction in a municipality.

### *North Carolina State Stormwater Regulations*

The North Carolina Department of Environmental Quality (NCDEQ) is responsible for administering the state's stormwater management program and all National Pollutant Discharge Elimination System (NPDES) permits. The program requires that stormwater be treated to the maximum extent practicable. All construction sites disturbing



more than one acre, many industrial sites, and all designated Municipal Separate Storm Sewer Systems (MS4s) are required to obtain permit coverage and must establish a Storm Water Management Program (SWMP).

### *North Carolina State Sediment and Erosion Control Regulations*

Sedimentation and erosion control regulations are triggered during certain land-disturbing activities to control accelerated erosion. The intent of this control is to prevent water pollution and damage to public and private property through sedimentation.

### *Coastal Area Management Act*

The Coastal Area Management Act establishes a cooperative program for coastal management between local and state governments to protect coastal lands and waters.

### *Newport Wellhead Protection Plan*

A wellhead protection plan protects the Town's drinking water source by managing potential sources of contamination in the area which supplies water to a public well.

### *White Oak River Basinwide Management Plan*

This plan explores water quality and water issues within the basin including the identification of impaired waters and areas that need additional protection.

### *National Flood Insurance Program*

The NFIP is a federal program enabling property owners in participating communities to purchase insurance as protection against flood losses in exchange for floodplain management regulations that reduce future flood damages.

### *Section 404 Wetlands Regulations*

The Town recognizes the importance of protecting environmentally sensitive areas, which includes those lands designated as wetlands by the US Army Corps of Engineers. It is generally the policy of the local government that all development within these areas conforms to federal, state, and local regulations and relevant development ordinances.

### *Pamlico Sound Regional Hazard Mitigation Plan*

This plan identifies mitigation goals and strategies to reduce/avoid long-term vulnerabilities in the Town from natural and manmade hazards.



### *Carteret County Emergency Response Plan*

This plan ensures that the Town is prepared to respond to, recover from, and mitigate impacts of emergencies.

## CONTINUING PLANNING PROCESS

This plan provides the framework upon which zoning and land use regulations should be based. Additionally, prioritization of capital improvements should be coordinated with review of this plan. The preparation of a land use plan and map is mandated by North Carolina legislation as a prerequisite for zoning for towns and counties. Specifically, in implementing this plan, the following should serve as guiding land use and planning principles:

- Consider the future land use map as part of the policies included in this plan.
- Consult this plan, including the future land use map, during the deliberation of all rezoning requests and proposed text amendments, as well as when advising developers on potential future developments.
- Consider the following in deliberation of all zoning petitions:
  - All deliberations should consider this plan's goals, objectives, policies, and future land use map.
  - All uses that are allowed in a zoning district must be considered in general rezoning requests. A decision to rezone or not to rezone a parcel or parcels of property cannot be based on consideration of only one use or a partial list of the uses allowed within a zoning district, except in the event of a conditional rezoning.
  - Access management should be considered in all land use and zoning decisions.
  - The concept of uniformity should be supported in all zoning deliberations. Uniformity is a basic premise of zoning which holds that all land in similar circumstances should be zoned alike; any different circumstances should be carefully balanced with a demonstrated need for such different treatment.

Specifically, the Planning Board and Town Council should ask the following questions:

- Is the request in accordance with this plan? (Zoning regulations shall be made in accordance with the Town's Land Use Plan. When adopting or rejecting any zoning amendment, the Town Council shall also approve a statement describing whether its action is consistent with the Town's Land Use Plan and any other officially adopted plan that is applicable, and briefly explaining why the Town Council considers the action taken to be responsible and in the best public interest.)
- Will the request have a serious adverse impact on traffic circulation and other infrastructure?
- Will the request have an adverse impact on other Town services, including police protection, fire protection, or public works?



- Will the request have an adverse impact on Carteret County Schools?
- Is there a good possibility that the request, as proposed, will result in negative impacts of use on adjacent properties?
- Will the request, as proposed, cause serious noise, odors, light, activity, or unusual disturbances?
- Does the request raise legal questions such as spot zoning, hardship, or violation of precedents?
- Does the request adversely impact water quality or other natural resources?

Following adoption of this plan, the Town may implement the following to ensure effective citizen participation:

- Encourage diverse public participation and citizen input in all land use decisions and procedure development processes.
- Publicize all meetings of the Planning Board and Town Council through newspaper advertisements, public service announcements, and the Town's website.
- Utilize advisory committees to assess and advise the Town on special planning issues and needs, including implementation of this plan.
- At a minimum, review this plan every five to ten years.

## LAND USE AMENDMENTS

When factors and situations present themselves that result in the Town of Newport CAMA Land Use Plan requiring an amendment or displaying the need for an amendment, the Town will apply the guidelines for Land Use Plan Amendments under Subchapter 7B, Section 0800 of the North Carolina Administrative Code. A brief description of the guidelines is provided below.

- The Land Use Plan may be amended as a whole by a single resolution or in parts by successive resolutions. Successive resolutions may address geographical sections, county divisions, or functional units of subject matter.
- Amendments to the Land Use Plan shall comply with the provisions of NCGS 160D-601.
- The Town must hold a public hearing of which the public has been properly notified.
- Copies of the proposed amendments must be available for review at the Town Hall during designated hours.
- The executive secretary or designated agent of the Coastal Resources Commission shall be given notice of the public hearing, a copy of the proposed amendment(s), and a reason for the amendment(s).





- Amendment(s) must be consistent with the Coastal Resources Commission's Land Use Planning Guidelines (15A NCAC 7B) and, if possible, with the Land Use Plans of adjacent jurisdictions.
- If possible, the Town shall adopt plan amendments expeditiously following the close of the public hearing.
- The Town will provide the executive secretary of the Coastal Resources Commission with a copy of the amended text or maps, certification of local government adoption, and documentation that it has followed the public hearing process required in GS 113A-110.

### CITIZEN PARTICIPATION

For the preparation of this plan, the Town of Newport Town Council adopted a citizen participation plan. A copy of that plan is included as Appendix A. Following adoption of this plan, the Town of Newport will implement the following to ensure adequate citizen participation:

- The Town will encourage public participation in all land use decisions and procedural development processes while encouraging citizen input via its boards and commissions.
- The Town will advertise all meetings of the Planning Board and Board of Adjustment as required by the North Carolina General Statutes and will publish meeting notices on the Town's website.
- The Town will, at least annually, conduct a joint meeting of the Town Council and the Planning Board for the sole purpose of discussing the current and future planning climate and any identified issues or needs.
- The Town will ensure that the membership of all planning-related and ad hoc advisory committees has a cross section of the Town of Newport's residents.



## ACTION PLAN AND IMPLEMENTATION SCHEDULE

The Action Plan and Implementation Schedule is a tool to help ensure that the Town sees the updated plan through to implementation. An implementing action, timeframe, and responsible party are provided for each policy. All policies/implementing actions are prioritized/scheduled by short term, medium term, or ongoing. The scheduling for these priorities following plan adoption is short term – within 2 to 5 fiscal years; medium term – 6 to 10 fiscal years; and ongoing – a daily implementing action.

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
<b>LAND USE</b>				
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.	Adopt regulatory language that requires additional open space or for greater density allowances when open space is provided to protect agricultural areas.	Short term	Town Council, Planning Board, Planning & Inspections
1.1.2	<b>The Croatan National Forest should not be cleared for the purpose of any type of development.</b>	Adopt regulatory language that prohibits the development of any existing wooded area of the Croatan National Forest.	Short term	Town Council, Planning Board, Planning & Inspections
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.	Require developers to submit an Environmental Impact Assessment.	Ongoing	Town Council, Board of Adjustment, Planning Board, Planning & Inspections
1.1.4	Environmental features of Newport shall be protected and sustained to contribute towards the overall health of the community of Newport.	Require SFHA, AEC, 404 wetlands, and the Croatan National Forest to be shown on plats and site plans.	Ongoing	Planning & Inspections
1.1.5	There should be future land use designations that support the protection and preservation of environmentally sensitive areas.	Evaluate environmentally sensitive areas within Newport's jurisdiction and educate the public on their importance. Recognize and protect these areas in future plans.	Medium term	Town Council, Planning Board, Planning & Inspections



## Chapter 7 Tools for Managing Development

# 7

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
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.	Amend regulations to require environmentally sensitive areas to be included in a dedicated conservation easement	Short term	Town Council, Planning Board, Planning & Inspections
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 and special flood hazard areas.	Amend regulations to have a set percentage of lots that may be created within these areas or allow for density increase when there are no lots created within the boundaries of these areas.	Short term	Town Council, Planning Board, Planning & Inspections
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.	Require all types of development or structural modification to comply with the FDPO and encourage development to occur outside of the SFHA when practical.	Ongoing	Planning & Inspections
1.1.9	Continue to comply with CAMA regulations in relation to land use and future land decisions.	Enforce CAMA requirements on all development and land use decisions as applicable.	Ongoing	Planning & Inspections
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.	Evaluate land use proposals and determine the potential outcomes if executed; ensure that there are not other locations within the jurisdiction that may be more suitable for the use.	Ongoing	Town Council, Planning Board, Planning & Inspections
1.2.2	Land use decision should not result in use types having the potential to locate in a manner that is not harmonious	Evaluate the future land use map and existing uses to determine whether proposed uses are in harmony with the existing environment and projected future environment	Ongoing	Town Council, Planning Board, Planning & Inspections
1.2.3	Land use decisions should not be made that result in inequitable or discriminatory zoning practices.	Do not support or recommend approval of land use or zoning decisions that have the potential of marginalizing or oppressing people based on the zoning district in which they reside in. Do not participate in the widespread practice of having low to moderate income areas all under the same zoning district.	Ongoing, Short term	Town Council, Planning Board, Planning & Inspections



Policy #	Policy	Implementing Action	Timeframe	Responsible Party
1.3.1	Infill development will be encouraged.	Meetings with developers should include the Town of Newport identifying locations appropriate and desirable for infill development.	Ongoing	Planning & Inspections
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.	Examine maps that display infrastructure location as well as the current capacity and the maximum allowable capacity when determining if proposals are suitable.	Ongoing	Town Council, Planning Board, Planning & Inspections
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.	Require developers to share the cost so the burden of expansion and the extension of services are not solely funded by the Town of Newport	Ongoing	Town Council
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.	Amend the regulatory language to provide incentives for the utilization of energy efficient or environmentally friendly products in construction and development. Require for the provision of designated open space areas in all types of development. Encourage low-impact design development.	Short term	Town Council, Planning Board, Planning & Inspections
1.4.1	The UDO should outline zoning districts with identified uses of land that could equitably be utilized.	Design the zoning map in a manner that provides equal opportunity for development and use of land to all citizens.	Short term	Town Council, Planning Board, Planning & Inspections
1.4.2	The UDO should comply with NCGS as well as other State agencies and have regulations that protect environmentally sensitive areas.	Ensure that language in the UDO or other regulatory documents are in compliance with NC requirements and identify how these areas are to be protected.	Short term	Town Council, Planning Board, Planning & Inspections
1.4.3	Buffering and landscape requirements to aid in appearance and proper use separation shall be required.	UDO language should require landscaping and buffering requirements that complement the aesthetic of the Town and aid in mitigation of adjacent use impact.	Short term	Town Council, Planning Board, Planning & Inspections





## Chapter 7 Tools for Managing Development

# 7

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
1.5.1	Land use should include designed and planned communities that contribute to a sense of neighborhood and inclusion.	Educate and amend regulations to include flexible standards for PUD's and planned communities to allow for a variety of use types that encourages mixed-income housing and development with ample open space and design that promotes interaction.	Short term	Town Council, Planning Board, Planning & Inspections
1.5.2	Decisions will be supported that protect existing and established neighborhoods and communities.	Consider the impact that development approvals and legislative decisions may have on existing communities and neighborhoods.	Ongoing	Town Council, Planning Board, Planning & Inspections
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.	Plan for schools and public services to be located in central locations to serve the entire community and promote diversity and inclusion.	Short term, Medium term	Town Council, Planning Board, Planning & Inspections
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.	Amend land use regulations to require a percentage of open space associated with a public easement for developments adjacent to the Newport River.	Short term	Town Council, Planning Board, Planning & Inspections
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.	Pursue grant opportunities and partnership opportunities as they present themselves to provide public access to the Newport River.	Ongoing	Town Council, Town Manager, Planning & Inspections
1.7.1	Prepare and update a comprehensive stormwater drainage plan.	Contract for professional services to develop a stormwater plan.	Short term	Town Council, Town Manager, Planning & Inspections
1.7.2	Encourage the reduction of impervious areas through land use regulations to encourage the reduction of stormwater runoff.	Amend regulations to allow for "green infrastructure" and pervious types of pavements, reduce the requirements for the area of impervious surfaces.	Short term	Town Council, Planning Board, Planning & Inspections
1.7.3	Support stormwater regulations set forth by the State.	Align Town standards for stormwater regulations with at least the minimum required by the State. Require all development provide documentation certifying NC requirements have been met.	Ongoing	Planning & Inspections

## Chapter 7 Tools for Managing Development



Policy #	Policy	Implementing Action	Timeframe	Responsible Party
1.7.4	Encourage stormwater regulations to be included in land development regulations and ordinances.	Amend land use regulations to include stormwater requirements beyond NC standards.	Short term	Town Council, Planning Board, Planning & Inspections
1.7.5	Cooperate with the NCDOT, NC 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 permitting system by verifying compliance prior to the issuance of a zoning permit.	The policy is the implementing action.	Ongoing	Planning & Inspections
<b>HOUSING</b>				
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.	Amend land use regulations, zoning maps, and Town policy to create situations that are susceptible to be developed in such a manner. Allow incentives or allowances to developers who incorporate and promote mixed-income residency as part of the development.	Short term	Town Council, Planning Board, Planning & Inspections
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.	Amend land use regulations to eliminate exclusive zoning district standards and uses, and replace with inclusive zoning district standards and uses.	Ongoing	Town Council, Planning Board, Planning & Inspections
2.1.3	Promote affordable workforce housing.	Offer incentives and encourage developers to construct workforce housing developments.	Ongoing	Town Council, Town Manager
2.1.4	Support multi-family developments in locations near major employers.	Amend zoning maps and land use regulations to allow for this type of residential development to occur in proximity to major employers.	Ongoing	Town Council, Planning Board, Planning & Inspections
2.1.5	Support planned residential development.	Encourage developers to submit PRD/PUD designs as opposed to traditional subdivision or strip commercial development design.	Ongoing	Planning & Inspections



## Chapter 7 Tools for Managing Development

# 7

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
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.	Amend zoning maps and discourage spot zoning that results in isolated residential districts that do not have convenient access to such goods and services.	Short term, Ongoing	Town Council, Planning Board, Planning & Inspections
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.	Support rezoning requests for additional varieties of housing units in the planning area, when appropriate. Identify potential small area planning areas to more specifically identify needs and appropriate areas to accommodate.	Ongoing	Town Council, Planning Board, Planning & Inspections
2.1.8	Allow for residents to age in place through the support and promotion of a diverse housing stock.	Support rezoning requests that allow for a variety of housing types to provide all citizens with opportunities.	Ongoing	Town Council, Planning Board, Planning & Inspections
2.1.9	Amend zoning laws to require a minimum number of affordable units within a development for density exchanges.	The policy is the implementing action.	Short term	Town Council, Planning Board, Planning & Inspections
2.2.1	<b>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.</b>	Amend regulations to include language regulating housing and minimum standards, proactively enforce and provide opportunities for landlords to be aware of minimum standards	Ongoing	Planning & Inspections
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.	Enforce in a proactive manner on properties that are in violation and constitute health nuisances and threats.	Ongoing	Planning & Inspections
2.2.3	Continue to enforce the North Carolina State Building Code.	The policy is the implementing action.	Ongoing	Planning & Inspections
2.2.4	<b>Actively work to ensure abandoned existing housing either repaired for habitation, secured, or demolished to eliminate potential health and safety threats.</b>	Create and maintain a list of properties and proactively work to address the issues and resolve them.	Ongoing	Planning & Inspections
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.	<b>Pursue grant opportunities when available and applicable to repair structures. Value the protection of the existing housing stock.</b>	Ongoing	Town Council, Town Manager, Planning & Inspections

## Chapter 7 Tools for Managing Development



Policy #	Policy	Implementing Action	Timeframe	Responsible Party
2.2.6	Apply for Community Development Block Grant-Neighborhood Revitalization and North Carolina Housing Finance Agency funds.	The policy is the implementing action.	Ongoing	Town Council, Town Manager, Planning & Inspections
2.3.1	Support accessory dwelling units in the form of small rental homes.	Amend land use regulations to lessen restrictions on accessory dwelling units. Encourage development that includes accessory dwellings.	Short term	Town Council, Planning Board, Planning & Inspections
2.3.2	Support rental rooms within residential dwellings as an affordable housing option.	Amend land use regulations to provide flexibility in rentals, Airbnb's, and alternative forms of residency for people of all income levels.	Short term	Town Council, Planning Board, Planning & Inspections
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.	Amend regulations to include standards for green infrastructure and support development that utilizes energy efficient products	Short term, Ongoing	Town Council, Planning Board, Planning & Inspections
<b>TRANSPORTATION</b>				
3.1.1	Support planning efforts conducted by the Down East Rural Transportation Planning Organization (DERPO) related to bicycle-pedestrian transportation methods.	Participate and provide input for DERPO planning efforts. Assist in raising citizen awareness. Encourage developers to provide bicycle-pedestrian transportation methods.	Ongoing	Town Council, Planning Board, Planning & Inspections
3.1.2	Pursue funding to complete missing links of sidewalks within the town that would benefit the overall connectivity of the sidewalk network.	Pursue grant funding through state and federal organizations as well as budget for these improvements. Explore the option of creating a fee-in-lieu program to fund the construction of missing links in the sidewalk network.	Ongoing	Town Council, Town Manager, Planning Board, Planning & Inspections
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.	Amend the land use regulations to require sidewalks, bike paths, or multi-use paths.	Short term	Town Council, Planning Board, Planning & Inspections





## Chapter 7 Tools for Managing Development

# 7

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
3.1.4	Update the 2017 Newport Bicycle and Pedestrian Plan.	Work with DERPO and pursue funding to update the 2017 Plan	Short term	Town Council, Planning Board, Planning & Inspections, DERPO, NCDOT
3.1.5	Pursue funding to complete the multi-use path/sidewalk that extends to Fort Benjamin Park Recreation Center.	Pursue grant funding through state and federal organizations as well as budget for these improvements. Explore the option of creating a fee-in-lieu program to fund the construction of missing links in the multi-use path/sidewalk network.	Ongoing	Town Council, Town Manager, Planning Board, Planning & Inspections
3.1.6	Require new subdivisions to provide for multi-use paths and a network of sidewalks.	Amend the land use regulations to require sidewalks, bike paths, or multi-use paths within residential subdivisions.	Ongoing	Town Council, Planning Board, Planning & Inspections
3.1.7	Pursue funding to implement complete street policies set forth by NCDOT.	The policy is the implementing action.	Ongoing	Town Council, Planning Board, Planning & Inspections, 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.	Comprise a steering committee to evaluate existing conditions and appropriate funding sources to address the recommendations.	Medium term	Town Council, Carteret County Board of Education, Steering Committee



Policy #	Policy	Implementing Action	Timeframe	Responsible Party
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.	Continually coordinate with NCDOT and the RPO. Participate in transportation planning initiatives.	Ongoing	Town Council, Town Manager, Planning & Inspections, DERPO, NCDOT
3.2.1	Support the goals and recommendations of the Carteret County Comprehensive Transportation Plan and require that its contents be executed when applicable.	Encourage developers to construct identified projects within the plan, when applicable to the project	Ongoing	Town Council, Planning Board, Planning & Inspections
3.2.2	Support DERPO in their submission of projects into the prioritization system for the NCDOT STIP.	Provide projects within Newport's jurisdiction to DERPO during the prioritization period and offer support to the submitted projects.	Ongoing	Town Council, Town Manager, Planning Board, Planning & Inspections
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.	Support NCDOT in their transportation efforts.	Ongoing	Town Council
3.2.4	Coordinate with NCDOT in local planning efforts when access to NCDOT rights-of-way is required for the development.	Involve NCDOT in the development approval and review process.	Ongoing	Planning & Inspections
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.	Amend land use regulations to require Traffic Impact Analysis (TIA) for projects of certain types.	Short term	Town Council, Planning Board, Planning & Inspections
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.	Proactively make roadway improvements on Town rights-of-way and examine opportunities to create a safer transportation system within Newport.	Medium term	Planning & Inspections, Public Works
3.3.3	All future transportation routes should be planned with the inclusion of multimodal transit.	Amend land use regulations to require the inclusion of multimodal transit	Short term	Town Council, Planning Board, Planning & Inspections



Policy #	Policy	Implementing Action	Timeframe	Responsible Party
<b>COMMUNITY FACILITIES AND SERVICES</b>				
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.	Provide informed reports regarding capacity and potential impact of the new proposed annexed area to the Town Council prior to annexations being approved.	Ongoing	Town Council, Planning & Inspections
4.1.2	Rely on grant funding, development agreements or the developer assuming the entire cost for such extensions.	The policy is the implementing action.	Ongoing	Town Council
4.2.1	Ensure funding is available for the maintenance of existing infrastructure so that citizens may confidently rely on their efficient service.	Be fiscally responsible in taxation, budget, and consideration of the impact land use decisions have in order to ensure that existing infrastructure may be responsibly maintained	Short term, Ongoing	Town Council, Town Manager
4.2.2	Maintain infrastructure throughout the entire jurisdiction and not a concentrated area.	Develop a maintenance schedule that displays equitable allocation of infrastructure maintenance throughout the entire jurisdiction.	Ongoing	Public Works
4.2.3	Create a prioritization list of facilities and infrastructure with timelines for maintenance and repairs based upon necessity and severity of defects.	The policy is the implementing action.	Short term, Ongoing	Public Works
4.2.4	<b>Pursue state and federal funding to assist with maintenance and repairs of facilities and infrastructure.</b>	Research and apply for state and federal funding.	Ongoing	Town Council, Town Manager, Planning & Inspections
4.2.5	Where deemed fiscally prudent, maintain corrective measures that minimize storm water inflow and infiltration for the Town's wastewater collection system.	Continue work funded by the USDA grant. Reevaluate conditions after project is completed. Seek additional funding if needed to address additional issues.	Short term, Ongoing	Public Utilities, Public Works
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.	Determine urban service area boundaries and only extend service to area within the established boundary.	Short term, Ongoing	Town Council, Town Manager, Planning & Inspections



Policy #	Policy	Implementing Action	Timeframe	Responsible Party
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.	Include "problem areas" in urban service area boundary.	Ongoing	Carteret County Health Department, Public Works, Town Council, Town Manager
4.4.1	Provide information and educational events to citizens on the impact their decisions have upon infrastructure and the environment.	The policy is the implementing action.	Ongoing	Town Council, Public Works, Planning & Inspections
4.4.2	Educate on the benefits of recycling and implement new or expand upon existing recycling efforts.	Provide incentives and educational opportunities for citizens to learn about and participate in recycling efforts.	Ongoing	Planning & Inspections, Public Works
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.	Provide educational material and community outreach targeted towards recycling and waste management	Ongoing	Planning & Inspections, Public Works
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.	Ensure that funds are budgeted to provide the essential life safety services in Newport.	Ongoing	Town Council, Town Manager, Finance, Police
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.	Budget and invest in departments within the Town that have the ability to provide programs to citizens such as Parks and Recreation.	Ongoing	Town Council, Town Manager, Finance, Parks & Recreation
4.5.3	Invest in and support community watch and neighborhood watch programs.	Provide educational opportunities for citizens and invest in the Police Department to create citizen outreach and involvement programs.	Short term, Ongoing	Town Council, Town Manager, Finance, Police



## Chapter 7 Tools for Managing Development

# 7

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
4.5.4	Support initiatives from the Carteret County Board of Education as well welcome all other institutions of education for primary, secondary, and higher learning.	Plan for future locations of schools, offer Town facilities for educational use and purposes as needed.	Medium term, Ongoing	Town Council, Town Manager, Planning & Inspections
4.5.5	Support the creation of a Community Facilities Identification Plan.	Make a list identifying existing facilities and the services provided and determine what facilities are needed to accommodate a greater percentage of the needs of Newport's population and budget for their construction.	Short term	Town Council, Town Manager, Finance, Planning & Inspections, Public Works
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.	Actively research and pursue state and federal grants to provide essential community facilities.	Short term, Ongoing	Town Council, Town Manager, Planning & Inspections
4.5.7	Support facilities and services that will cater to a diverse population and benefit the anticipated population growth.	Engage members and groups of the community in public hearings and meetings to determine what facilities and services are needed and work toward providing a variety of services for the citizens of all ages.	Ongoing	Town Council, Planning & Inspections
4.5.8	Provide services that keep citizens in Newport and do not require them to leave the jurisdiction for such services.	Encourage developers to provide services or uses that may not be within the jurisdiction. Budget for services that Newport lacks.	Short term, Ongoing	Town Council, Town Manager, Planning & Inspections
4.5.9	Develop a Capital Improvement Plan to address facility and service needs.	The policy is the implementing action.	Short term, Ongoing	Town Council, Town Manager, All Town Departments



## Chapter 7 Tools for Managing Development



# 7

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
<b>PARKS &amp; RECREATION</b>				
5.1.1	Dedicate funding to ensure proper maintenance and care are provided for Town of Newport Parks and Recreation facilities.	Create and manage an inventory of the existing facilities, what deficiencies may exist in them, and to what extent they are deficient. Also examine existing facilities in comparison to others in the nearby region and upgrade them as needed to ensure that equitable levels of service and access are provided within Newport.	Ongoing	Parks & Recreation
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.	Engage citizens to determine needs and gauge if existing facilities fit those needs or if modifications to them would allow citizens to utilize them more fully. Pursue funding to improve and enhance facilities.	Ongoing	Parks & Recreation
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.	The policy is the implementing action	Short term	Town Council, Planning Board, Planning & Inspections
5.1.4	Design parks and recreation areas that are equitable and contribute to social justice and the enjoyment of all people.	Plan for parks and recreation areas/ equipment that provide multiple types of recreation for people of all ages and ability levels so that they are inclusive of all of Newport citizens.	Short term, Ongoing	Planning & Inspections, Parks & Recreation
5.1.5	Locate parks and recreation areas in marginalized or blighted areas of the community to support activity, health, and revitalization.	Plan for parks to be equitably located throughout the jurisdiction including low-moderate income areas. Make efforts to acquire properties in strategic areas to provide parks for all people of Newport.	Short term, Ongoing	Town Council, Town Manager, Planning & Inspections, Parks & Recreation
5.1.6	Explore opportunities to incorporate recreational and educational activities with the Croatan National Forest.	Partner with the USDA Forest Service and other state and federal agencies or groups to explore ways to utilize the CNF in a recreational and educational manner.	Short term, Ongoing	Town Council, Town Manager, Parks & Recreation



## Chapter 7 Tools for Managing Development

# 7

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
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.	Actively monitor and inspect existing facilities and programs. Continuously update inventory of park facilities and sites and readminister survey in 5 years to gauge changes in needs.	Short term, Ongoing	Parks & Recreation
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.	The policy is the implementing action.	Short term, Ongoing	Planning & Inspections, Parks & Recreation
5.1.9	Provide recreational activities at no cost or minimal cost so that all citizens of all income levels have the ability and opportunity to participate.	Budget for the Parks & Recreation Department to be able to offer free recreational activities for all age groups and people of different levels of income.	Ongoing	Town Council, Town Manager, Finance, Parks & Recreation
5.1.10	Develop a Parks & Recreation Master Plan.	Budget for Town Staff or a consultant to develop a Town of Newport Parks & Recreation Master Plan	Short term	Town Council, Town Manager, Finance, Parks & Recreation, Planning & Inspections
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.	Provide support and be willing to partner with Carteret County to support and continuously improve upon Fort Benjamin Park Recreation Center	Short term, Ongoing	Town Council, Town Manager, Parks & Recreation
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.	The policy is the implementing action.	Ongoing	Town Council, Town Manager, Parks & Recreation
5.2.3	Explore grant opportunities in a partnership with Carteret County.	Actively search and apply for grants with public and private organizations as well as Carteret County to improve upon Parks & Recreation facilities within the jurisdiction.	Short term, Ongoing	Town Council, Town Manager, Parks & Recreation



Policy #	Policy	Implementing Action	Timeframe	Responsible Party
<b>ENVIRONMENT AND NATURAL RESOURCES</b>				
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.	Coordinate with County and State officials and agencies in the development review process.	Ongoing	Planning & Inspections
6.1.2	Support the White Oak Basinwide Management Program.	Continue to support the White Oak Basinwide Management Plan. The Planning Department should review the plan prior to development approval.	Ongoing	Planning & Inspections
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.	The policy is the implementing action.	Ongoing	Planning & Inspections
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.	The policy is the implementing action.	Ongoing	Planning & Inspections
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.	Regulate against hazardous waste disposal inside of the jurisdiction	Ongoing	Planning & Inspections



## Chapter 7 Tools for Managing Development

# 7

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
6.1.6	Support the enforcement of current state, federal, and local regulations to improve water quality.	Regularly attend meetings and stay up to date on policy to adequately enforce and support the enforcement efforts of other governmental agencies.	Ongoing	Planning & Inspections
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.	Require that all wetlands areas be delineated on a surveyed site plan.	Ongoing	Planning & Inspections
6.1.8	Cooperate with the US Army Corps of Engineers in the regulation/enforcement of the 404 wetlands permit process.	Prohibit development within the 404 wetlands and report all violations of such to the USACE.	Ongoing	Planning & Inspections
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.	Amend land use regulations to include buffer requirements in such locations.	Ongoing	Town Council, Planning Board, Planning & Inspections
6.1.10	Continue to maintain and enforce the Town's Flood Damage Prevention Ordinance.	Periodically review the FDPO to ensure its compliance with NFIP standards and make inspections of structures within the SFHA to ensure that they are not in violation of the FDPO.	Ongoing	Planning & Inspections, Floodplain Administrator
6.1.11	Adopt and enforce stormwater management requirements for development.	Amend land use regulations to include stormwater design language.	Short term, Ongoing	Town Council, Planning Board, Planning & Inspections
6.1.12	Support the development of central water and sewer systems in all the Town's jurisdiction.	Budget and apply for grants that have the ability to assist in the provision of central water and sewer.	Ongoing	Town Council, Town Manager, Finance, Planning & Inspections
6.1.13	Continue to support and implement the Wellhead Protection Plan.	The policy is the implementing action.	Ongoing	Planning & Inspections, Public Works
6.2.1	Identified environmental features of importance shall be incorporated into the design for development.	Encourage developers to not eliminate naturally occurring features in the design and construction process.	Ongoing	Town Council, Planning Board, Planning & Inspections
6.2.2	The destruction of the Croatan National Forest for the purpose of commercial, industrial, or residential development is to be prohibited.	The policy is the implementing action. Amend land use regulations to include such language.	Ongoing	Town Council, Planning Board, Planning & Inspections



Policy #	Policy	Implementing Action	Timeframe	Responsible Party
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.	Involve environmental groups in the review process for certain types of development so that their concerns may be considered.	Ongoing	Planning & Inspections
6.2.4	Enforce state and federal laws and policies regarding land uses and development for Areas of Environmental Concern identified in the Town.	Coordinate with state and federal agencies.	Ongoing	Town Council, Planning Board, Planning & Inspections
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.	Provide informational meetings to the public and developers on the environmental impacts of certain developments.	Ongoing	Planning & Inspections
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.	Comprehensively evaluate impacts to resources and add contingency to all CIP projects (develop CIP).	Ongoing	Town Manager
6.3.1	Require that wetland areas be surveyed and delineated on all preliminary and final subdivision plats and site plans.	Amend land use regulations so that wetland areas are required to be delineated on all plans.	Ongoing	Town Council, Planning Board, Planning & Inspections
6.3.2	Coordinate all development review with the appropriate office of the US Army Corps of Engineers and the Soil Conservation Service.	Include the USACE and the Soil Conservation service in technical development review groups and inform them of development activity.	Ongoing	Planning & Inspections
6.3.3	Support public/private partnerships to improve wetlands management.	Actively explore opportunities that will result in the conservation and improvement of wetlands.	Ongoing	Town Manager, Planning & Inspections
6.3.4	Encourage the dedication of conservation easements and formation of land trusts.	Provide incentives to developers who dedicate wetlands.	Ongoing	Town Council, Town Manager, Planning Board, Planning & Inspections
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.	The policy is the implementing action.	Ongoing	Town Council, Town Manager, Planning & Inspections





## Chapter 7 Tools for Managing Development

# 7

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
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.	Amend land use regulations to require/encourage the protection and preservation of the land around wetlands in development proposals.	Short term, Ongoing	Town Council, Planning Board, Planning & Inspections
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.	The policy is the implementing action. Continue to comply with CAMA regulations in enforcement of development activity.	Ongoing	Planning & Inspections
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.	Coordinate GIS mapping of known flora and fauna habitats and coordinate with agencies during the development review project if development will impact species or habitat	Ongoing	Planning & Inspections
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.	Amend code to require developers to document habitats on site plans.	Short term	Town Council, Planning Board, Planning & Inspections
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.	Offer educational outreach in coordination with non-profit organizations.	Ongoing	Non-profit organizations, Planning & Inspections
6.5.1	Host hurricane preparedness educational events for the citizens of Newport on an annual basis.	Coordinate with Carteret County Emergency Services to promote emergency preparedness	Ongoing	Town Manager, Planning & Inspections

## Chapter 7 Tools for Managing Development



# 7

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
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).	The policy is the implementing action.	Ongoing	Town Council, Town Manager, Floodplain Administrator
6.5.3	Partner with Carteret County for emergency planning, disaster recovery, and evacuation efforts.	The policy is the implementing action.	Ongoing	Town Manager
6.5.4	Pursue state and federal funding for post-disaster recovery efforts.	Actively pursue funding and grants that assist in disaster recovery.	Ongoing	Town Council, Town Manager, Planning & Inspections
6.5.5	Apply for Hazard Mitigation Grant Program funding as applicable and as it becomes available.	The policy is the implementing action.	Ongoing	Town Manager, Planning & Inspections
6.5.6	Encourage design that mitigates the impact from disaster and major flooding events.	Amend land use regulations to include resiliency in design.	Short term	Town Council, Planning Board, Planning & Inspections
<b>HISTORIC AND CULTURAL RESOURCES</b>				
7.1.1	Support efforts to have properties included on the National Register of Historic Places.	Conduct an inventory of historic structures and identify ones which may be eligible.	Ongoing	Planning & Inspections
7.1.2	Guide development to protect historic and potentially historic properties in the town and to perpetuate the Town's cultural heritage.	Support historic overlay districts and encourage development that involves the revitalization of historic structures.	Ongoing	Planning & Inspections
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.	The policy is the implementing action. Aid groups as feasible.	Ongoing	Town Council, Town Manager, Planning & Inspections
7.2.1	Encourage and support minorities and marginalized groups to celebrate significant sites, structures, and events that have historical importance and recognizing such events.	Make efforts to recognize historic events and structures of importance of all cultures.	Ongoing	Town Council



Policy #	Policy	Implementing Action	Timeframe	Responsible Party
<b>ECONOMIC DEVELOPMENT</b>				
8.1.1	Support the development of aquaculture and mariculture facilities.	The policy is the implementing action.	Ongoing	Planning & Inspections
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.	Actively market and create an incentives package for recruiting businesses that expand the economic base.	Ongoing	Carteret County Chamber of Commerce, Planning & Inspections
8.1.3	Encourage economic development to occur in areas that have proximity to multi-family and mixed-use development.	Encourage developers to locate close to existing residences to provide employment opportunities and reduce travel time for citizens of Newport.	Ongoing	Planning & Inspections
8.1.4	Encourage tourism and development that will enhance tourism and attraction to the Town.	Promote the environmental benefits of Newport for tourism purposes.	Ongoing	Town Manager, Carteret County Tourism Development Authority
8.1.5	Support development that increases public access to shoreline areas, provided it is done in an environmentally acceptable manner.	The policy is the implementing action	Ongoing	Planning & Inspections
8.1.6	Support small businesses and family-friendly businesses that provide entertainment and activities for its citizens.	Offer assistance and incentives to small business owners. Establish a Community Business Association.	Ongoing	Carteret County Chamber of Commerce
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.	Amend ordinances to incentive redevelopment. Identify areas for Town-initiated rezoning efforts to support higher density developments where appropriate.	Short term, Ongoing	Town Council, Planning Board, Planning & Inspections
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.	Streamline application processes and provide for expedited permit review.	Ongoing	Planning & Inspections
8.1.9	Support the Town's working-age citizens so that they have the skills and abilities to attract development.	Actively market the Town of Newport and its citizens to display the skills they possess to attract new business.	Ongoing	Carteret County Chamber of Commerce



Policy #	Policy	Implementing Action	Timeframe	Responsible Party
8.2.1	Place emphasis on recruiting industries that are environmentally conscious.	Recruitment efforts should include the study of organizational policies and practices to ensure they are sustainable and align with the Town initiatives.	Ongoing	Carteret County Chamber of Commerce, Planning & Inspections
8.2.2	Encourage the location of industries that will employ the working age population of the Town.	Actively market and create an incentives package for recruiting businesses that expand the economic base.	Ongoing	Carteret County Chamber of Commerce
8.2.3	Support the industrial economic development efforts of Carteret County.	The policy is the implementing action.	Ongoing	Town Council
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.	Recruitment efforts should include the study of organizational policies and practices to ensure they are sustainable and align with the Town initiatives and infrastructure policies regarding development agreements and extensions.	Ongoing	Carteret County Chamber of Commerce, Town Council, Town Manager, Planning Board, Planning & Inspections
8.2.5	Encourage industrial development in industrial park sites by improving the provision of services such as water, sewer, and natural gas.	Make active efforts to provide infrastructure that allows Newport to be competitive in attracting industry.	Ongoing	Town Council
<b>CAPITAL IMPROVEMENTS</b>				
9.1.1	Ensure that development agreements have been finalized prior to providing services or beginning the process of extension of services.	Require development applications to enumerate their impacts to surrounding public facilities and services and mitigate as necessary their impacts on various systems.	Ongoing	Town Manager, Finance, Planning & Inspections
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.	Research and apply for available grant monies.	Ongoing	Town Manager



## Chapter 7 Tools for Managing Development

# 7

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
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.	Complete an annual funding gap analysis for projects recommended in the CIP. Inventory funding sources and tools available per statutes.	Ongoing	Town Manager
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.	Coordinate local and regional planning initiatives to ensure adequate supply.	Ongoing	Public Works, Planning & Inspections
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.	Assess existing system, prioritize improvements, and program funds for addressing system deficiencies. Adopt engineering technical and design standards	Ongoing	Town Manager, Public Works
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.	Continuously monitor debt service and implement procedures to ensure prudent fiscal management.	Ongoing	Town Council, Town Manager, Finance
9.3.2	Any increase to operating costs for a new or enhanced capital project shall be considered when evaluating debt incurred for a new public facility or service.	Require candidate capital projects consider the associated operating costs.	Ongoing	Town Council, Town Manager, Finance
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.	Practice the principles of true cost accounting for estimating the total cost of a capital improvement including operating and maintenance costs.	Ongoing	Town Council, Town Manager, Finance





### TOWN OF NEWPORT CAMA LAND USE PLAN/UNIFIED DEVELOPMENT ORDINANCE CITIZEN PARTICIPATION PLAN

#### **Introduction**

The Town of Newport has initiated the preparation of a CAMA Land Use Plan (LUP) and Unified Development Ordinance (UDO) for the Newport planning jurisdiction. The final documents will serve as a comprehensive plan for future public investment to achieve the community's overall vision. The intent of this project is to identify development goals, policies, and initiatives supported by the community.

Recognizing that a collaborative effort with the public is essential, the initial step in the planning process is the adoption of this Citizen Participation Plan (CPP) by the Newport Town Council. Approval of the CPP was accomplished on August 8, 2023.

#### **Responsibility**

The Newport Town Council appoints the Planning Board to supervise the preparation of the CAMA Land Use Plan and Unified Development Ordinance. The town's staff and consultant will serve in an advisory capacity to the Planning Board. The CAMA Land Use Plan and Unified Development Ordinance will be drafted by Insight Planning & Development, the town's consultant. Final approval will be by the Newport Town Council following review and recommendation by the Planning Board.

#### **Meetings**

All Planning Board meetings will be conducted in an open format which will encourage public involvement/engagement. The Planning Board will conduct up to six (6) work sessions to prepare the draft CAMA Land Use Plan and Unified Development Ordinance. At a minimum, the following meetings will be conducted throughout the plan preparation process:

- Work sessions with the Planning Board. At each meeting, the location, date, and time of the succeeding meeting will be determined.
- Public visioning and issues identification workshop to identify key issues and concerns, develop a plan vision statement, and participate in a future land use map exercise.
- Submit the final draft plan/UDO to the Planning Board for review and recommendation to the Town Council for adoption.
- Present the final plan/UDO to the Town Council for public hearing and adoption.



### **Public Notification**

As public bodies, all meetings of the Town Council/Planning Board are conducted in an open and transparent manner. All meetings are open to the public and Newport citizens are encouraged to attend and participate.

To ensure public awareness of the CAMA Land Use Plan/Unified Development Ordinance project, meeting times and dates, project updates, and public participation opportunities, and to increase ease of access to CAMA Land Use Plan/UDO-specific information, the following are proposed:

- The project team will create and maintain an interactive LUP/UDO-dedicated website to both collect and disseminate information. Project progress, public notifications, and the draft documents will be posted on this website for ease of public review and comment.
- Advertisements will be placed on the specialized LUP/UDO-dedicated website, posted on the Town's website and Facebook page, and published in the local newspaper.
- Sign-up sheets will be available at the Planning Board work sessions for interested persons and groups to register to receive electronic messaging, including meeting notifications, update information, and opportunities for review of the draft documents. Similar opportunities for registration will be placed on the project website. Individuals who place their names on this list will be emailed notices announcing meeting times for review of the CAMA Land Use Plan/Unified Development Ordinance.

### **Dissemination of Information**

The following procedures will be utilized to ensure the availability of information:

- Copies of the draft documents will be available for public review in the Town Hall, 200 Howard Boulevard, Newport, NC, and at the Carteret County Public Library, Newport Branch, 210 Howard Boulevard, Newport, NC.
- Using the sites and methods of public notification provided in the **Public Notification** section, the availability of the draft plan will be publicly announced, and the draft documents will be posted for public review and/or printing. Information regarding the location of the online documents will be included in all published notices of public meetings and communicated at all meetings of the Planning Board.



### **Public Comment**

Throughout the process, the public will have the following opportunities for input:

- At each Planning Board meeting, time will be allocated for public comment, both written and oral, which includes the opportunities for questions.
- At any time during the preparation of the draft documents, the public may submit written or email comments. Information on how to submit such comments will be provided on public notices and websites.
- The work sessions and public hearings will all provide additional opportunities for public input and questions.

### **Schedule**

The planning process will utilize the following schedule:

Phase	Project Task	Timeframe
<b>Phase I:</b>	<ul style="list-style-type: none"><li>• Contract Executed</li><li>• Project Startup Meeting</li></ul>	March 2023 April 2023
<b>Phase II:</b>	<ul style="list-style-type: none"><li>• Land Use Plan Development</li><li>• Completion, Review, and Adoption</li></ul>	May-December 2023 January-March 2024
<b>Phase III:</b>	<ul style="list-style-type: none"><li>• UDO Development</li><li>• Completion, Review, and Adoption</li></ul>	April-July 2024 August-September 2024

Dennis Barber, Mayor

Attest:

Kelley A. Caldwell, NCCMC, CTC, Town Clerk





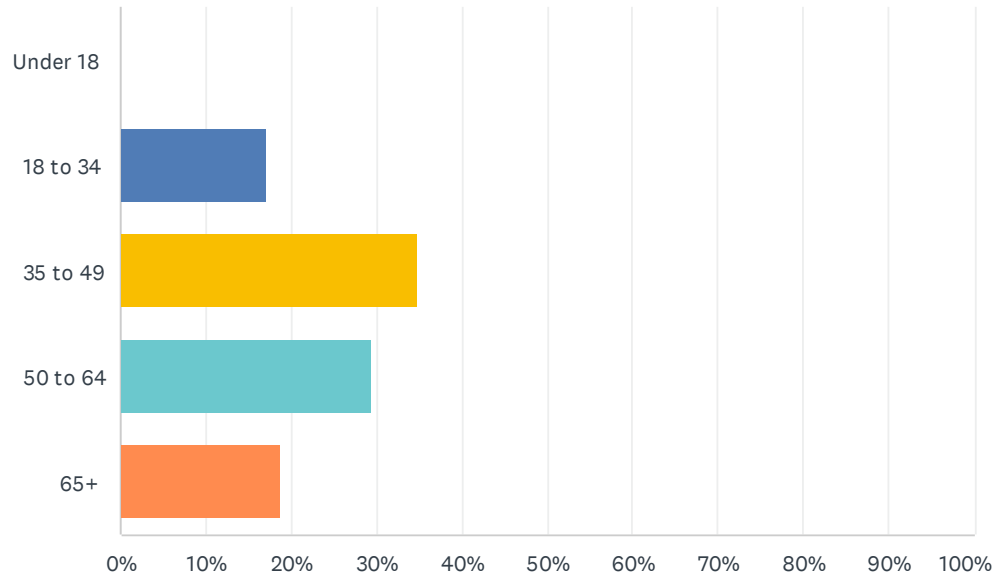
**TOWN OF NEWPORT  
CAMA LAND USE PLAN  
PAST PLANNING EFFORTS**

The following planning projects were utilized to gather information, research past public input priorities, and understand growth and development that has occurred over the past two decades.

- Town of Newport Zoning and Development Ordinance
- Town of Newport Subdivision Ordinance
- Town of Newport Flood Damage Prevention Ordinance
- Town of Newport Minimum Housing Standards
- North Carolina Building Code
- National Flood Insurance Program
- 2006 Town of Newport Core CAMA Land Use Plan
- 2022 Town of Newport Core CAMA Land Use Plan Amendment
- Pamlico Sound Regional Hazard Mitigation Plan
- Carteret County Comprehensive Transportation Plan
- Carteret County 2021 CAMA Land Use Plan

## Q1 What is your age range (age of person completing this survey)?

Answered: 112   Skipped: 0

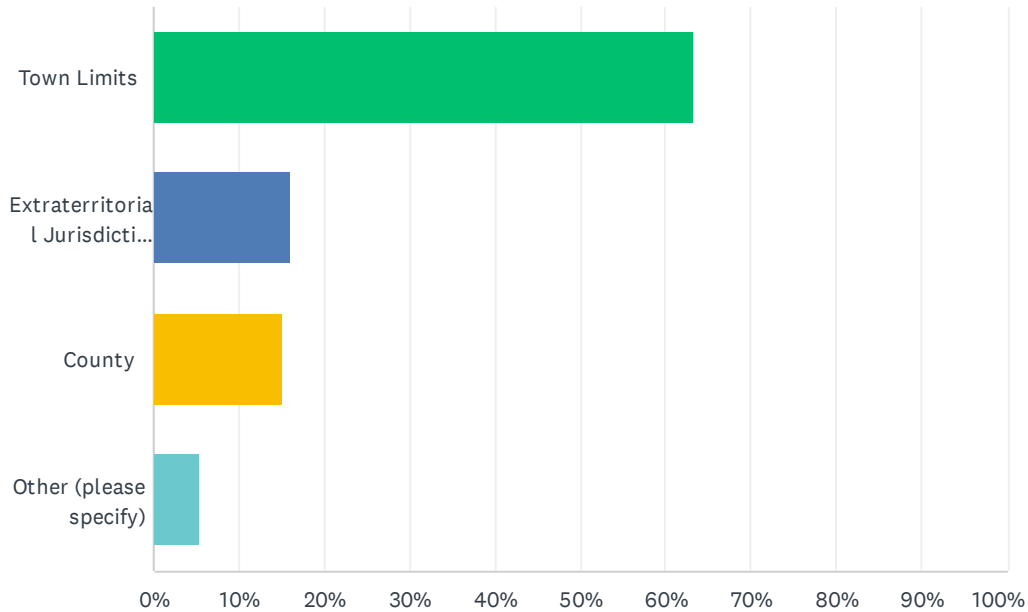


ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18 to 34	16.96%	19
35 to 49	34.82%	39
50 to 64	29.46%	33
65+	18.75%	21
TOTAL		112



## Q2 Where is your residence?

Answered: 112 Skipped: 0

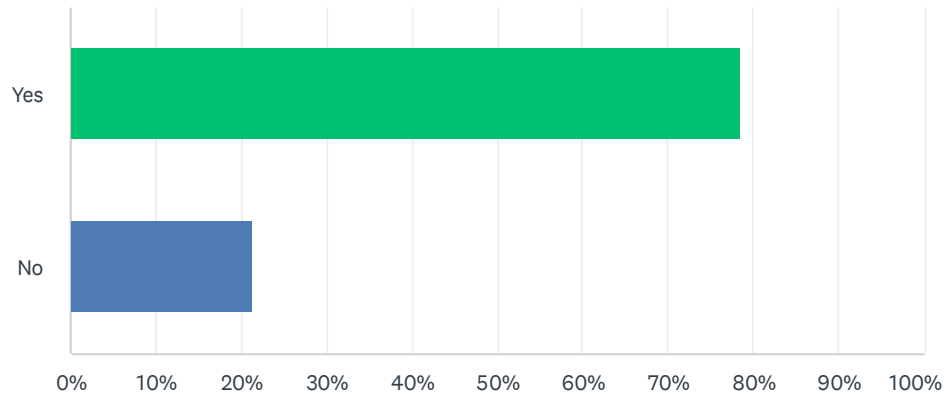


ANSWER CHOICES	RESPONSES	
Town Limits	63.39%	71
Extraterritorial Jurisdiction (ETJ)	16.07%	18
County	15.18%	17
Other (please specify)	5.36%	6
<b>TOTAL</b>		<b>112</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	City of Newport	1/3/2024 11:04 PM
2	Graceland park	1/3/2024 9:15 AM
3	Hibbs acres	11/21/2023 6:33 PM
4	Outside city limits	11/21/2023 11:12 AM
5	Right outside town limits	10/18/2023 3:43 PM
6	Out of town	10/18/2023 9:50 AM

### Q3 Do you know the difference in the Town Limits and the ETJ? (Please contact the Planning & Inspections Department at 252-223-3733 if you have questions.)

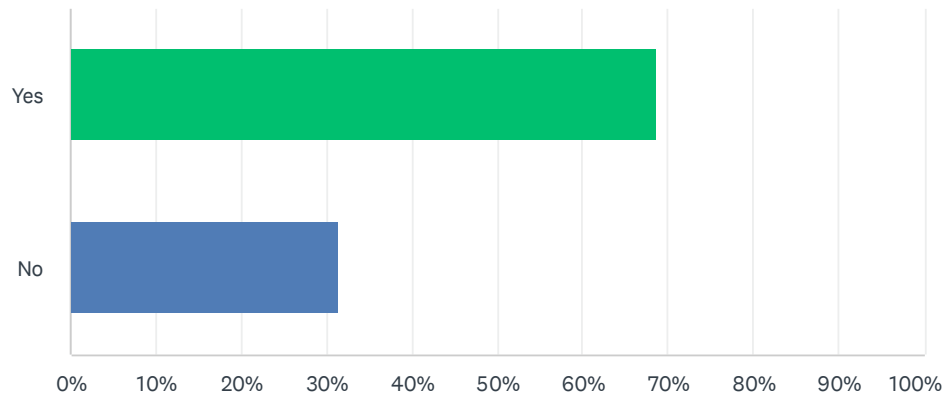
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	78.57%	88
No	21.43%	24
TOTAL		112

## Q4 Do you pay Town taxes?

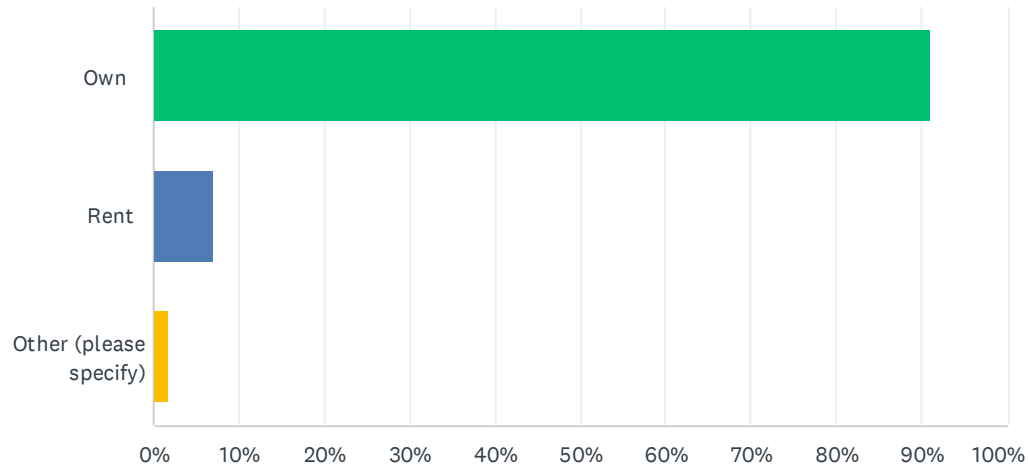
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	68.75%	77
No	31.25%	35
TOTAL		112

## Q5 Do you own or rent your home?

Answered: 112 Skipped: 0

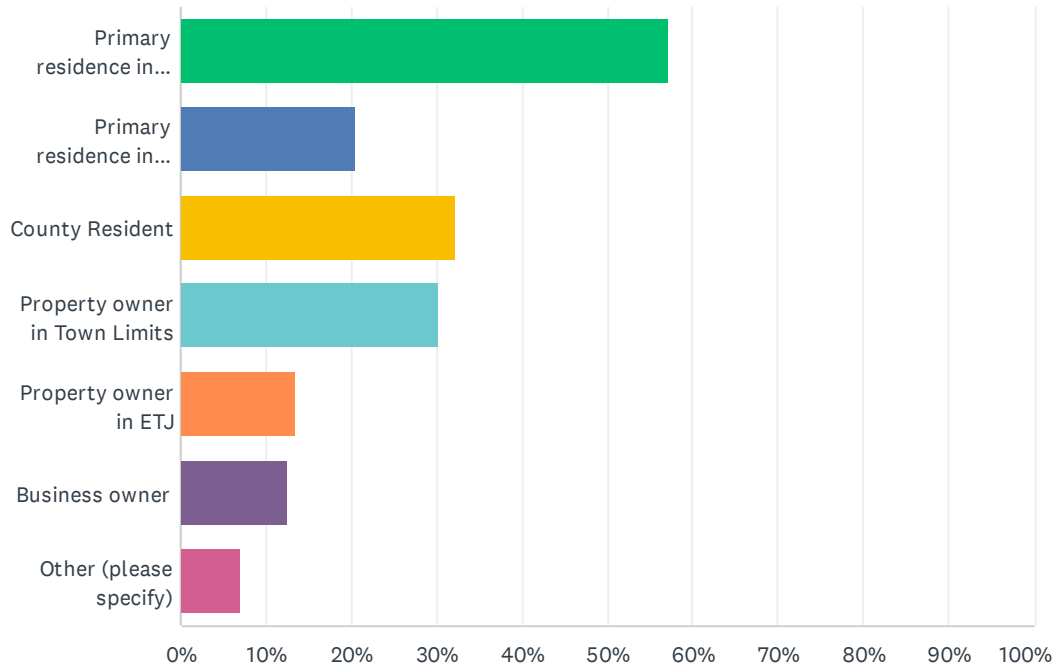


ANSWER CHOICES		RESPONSES
Own		91.07% 102
Rent		7.14% 8
Other (please specify)		1.79% 2
TOTAL		112

#	OTHER (PLEASE SPECIFY)	DATE
1	Rent to own	11/24/2023 10:53 PM
2	My Sisters' company owns the home.	10/19/2023 10:29 PM

## Q6 Why are you interested in the CAMA Land Use Plan? (Check all that apply)

Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Primary residence in Town limits	57.14%	64
Primary residence in ETJ	20.54%	23
County Resident	32.14%	36
Property owner in Town Limits	30.36%	34
Property owner in ETJ	13.39%	15
Business owner	12.50%	14
Other (please specify)	7.14%	8
Total Respondents: 112		

#	OTHER (PLEASE SPECIFY)	DATE
1	My dad owns this property that I am on and will inherit it from him.	1/3/2024 9:58 PM
2	My father is a business owner within town limits.	1/3/2024 10:39 AM
3	Concerned citizen property owner	1/3/2024 9:15 AM
4	See that Newport is developed using common sense approach, not just a hodge podge way.	12/29/2023 3:53 PM
5	Family owns property in city limits & ETJ	10/24/2023 6:37 AM
6	I do not want my property inside city limits	10/19/2023 8:48 AM

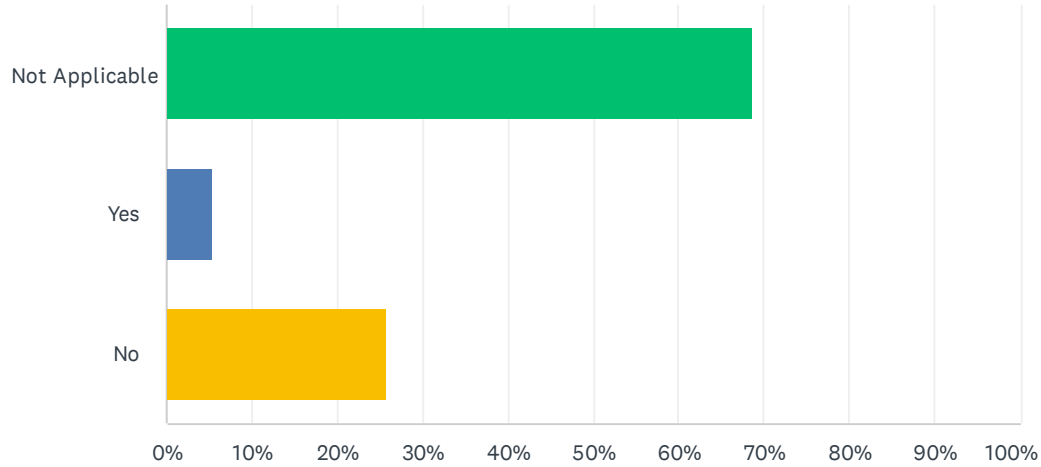


## Town of Newport CAMA Land Use Plan Survey

7	Farm	10/19/2023 8:12 AM
8	Town Employee	10/18/2023 9:50 AM

## Q7 If you are an ETJ property owner, would you be interested in becoming part of the Town limits?

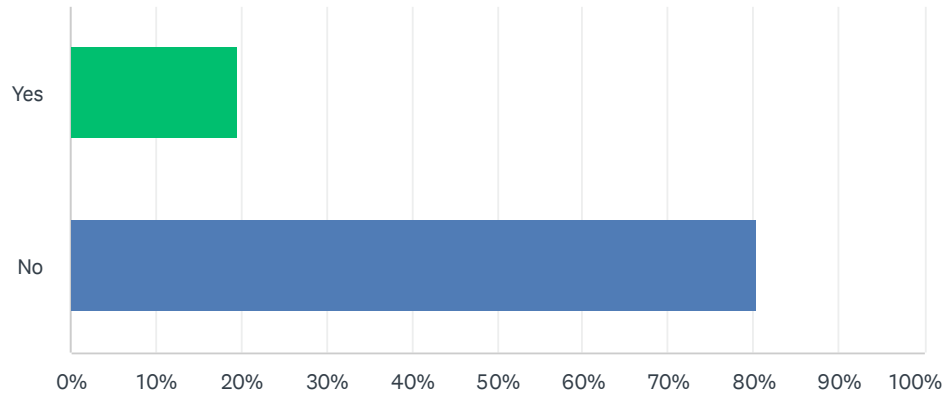
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Not Applicable	68.75%	77
Yes	5.36%	6
No	25.89%	29
TOTAL		112

## Q8 Do you work within the corporate limits of the Town of Newport?

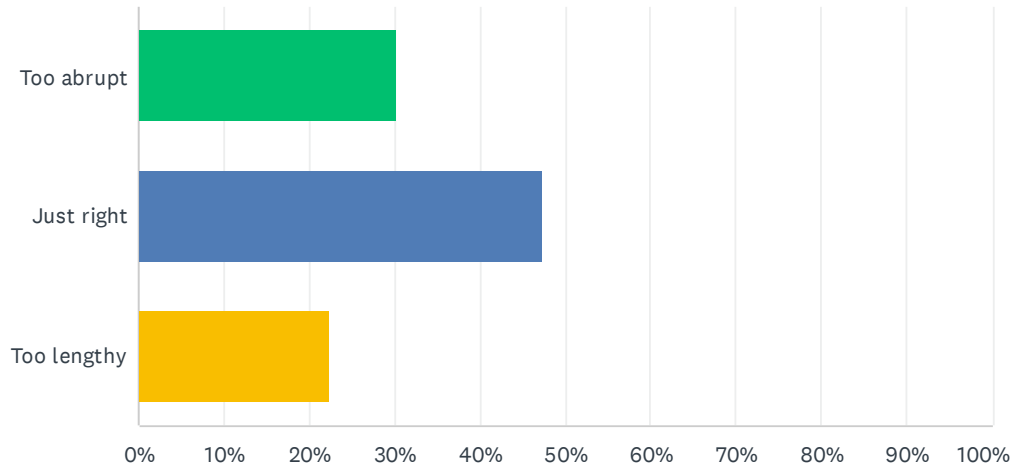
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	19.64%	22
No	80.36%	90
TOTAL		112

## Q9 How do you feel about the current transition from Town to ETJ?

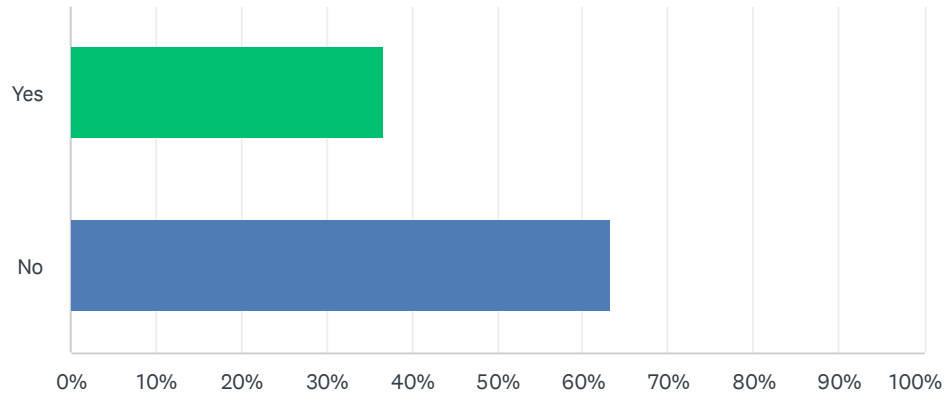
Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Too abrupt	30.36%	34
Just right	47.32%	53
Too lengthy	22.32%	25
TOTAL		112

## Q10 Do you think the Town values the opinions of ETJ members?

Answered: 112 Skipped: 0

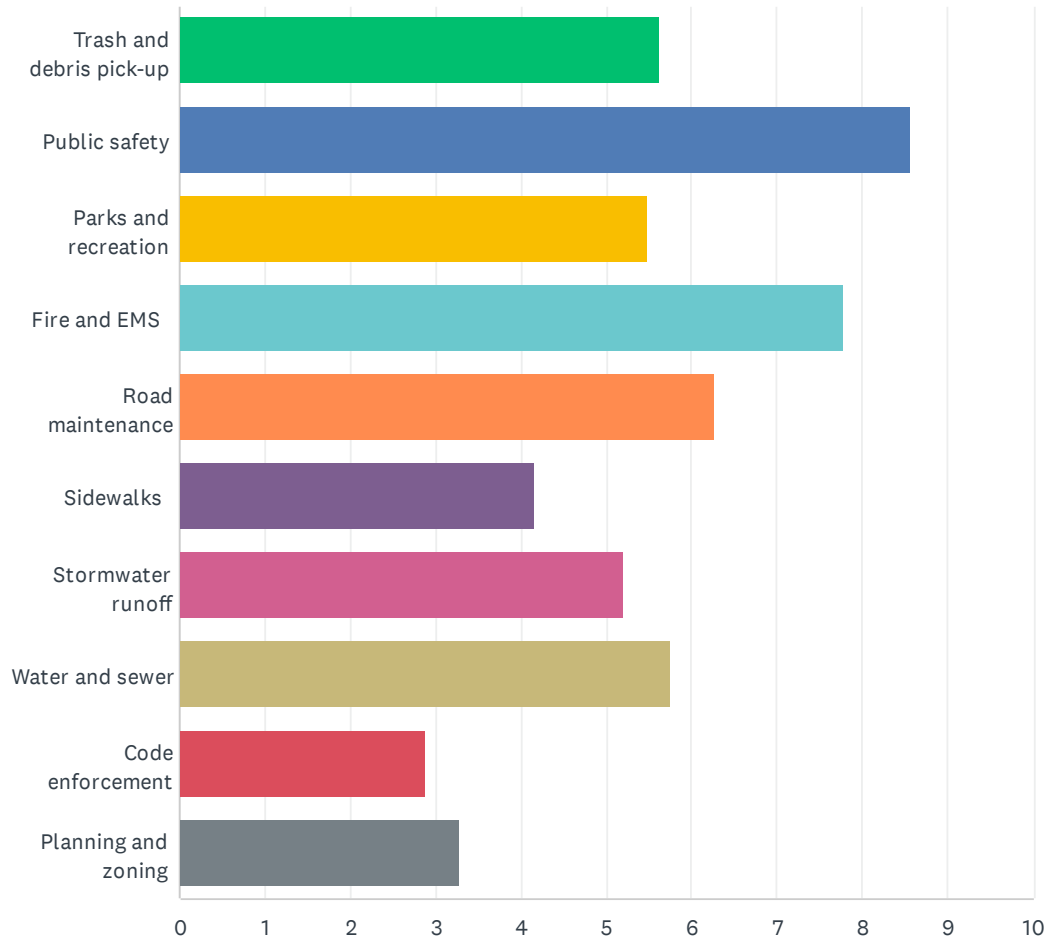


ANSWER CHOICES	RESPONSES	
Yes	36.61%	41
No	63.39%	71
TOTAL		112



Q11 Please rank in order of importance the following Town services, with 1 being the most important and 10 being the least important.

Answered: 112 Skipped: 0

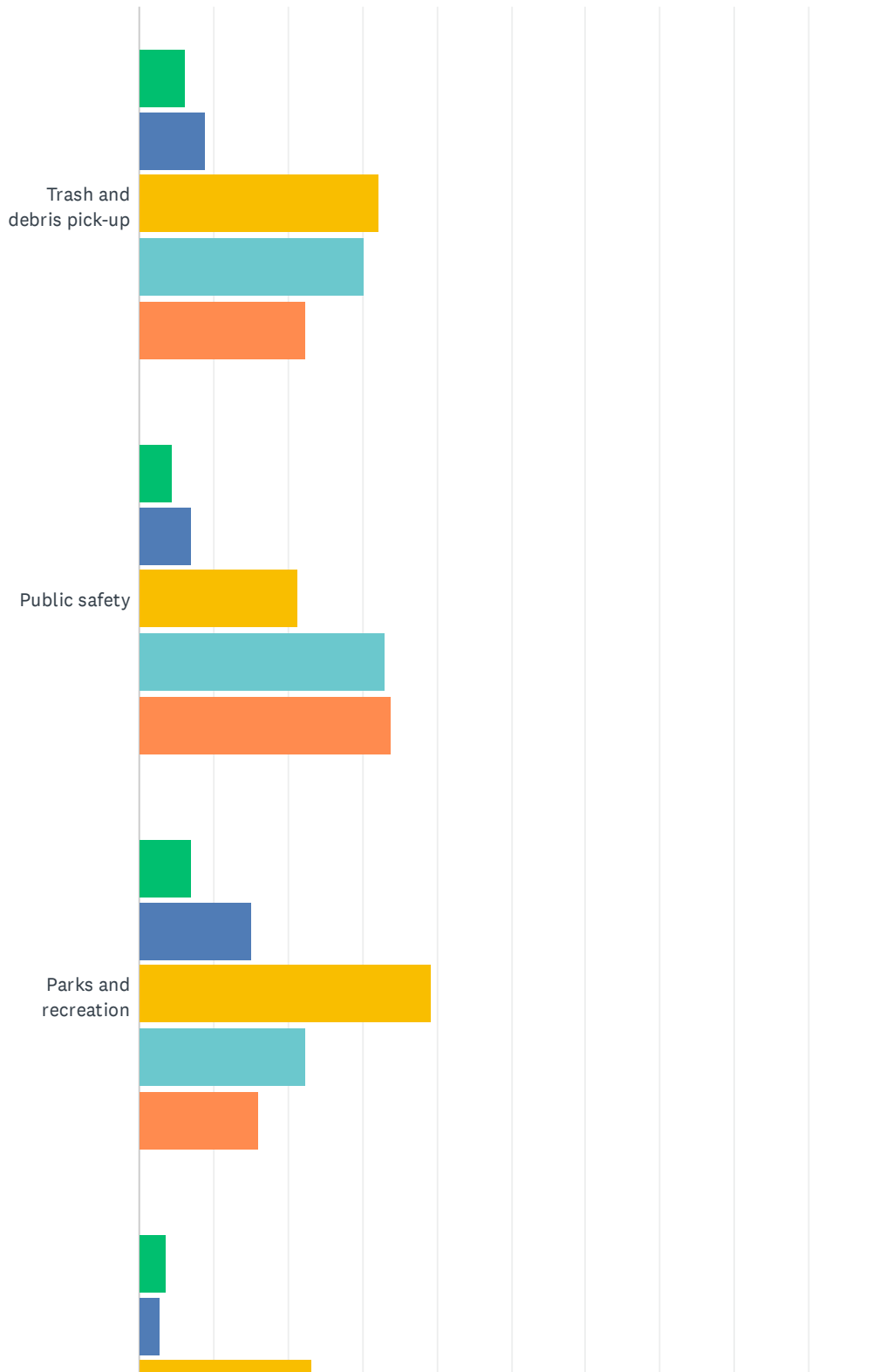


# Town of Newport CAMA Land Use Plan Survey

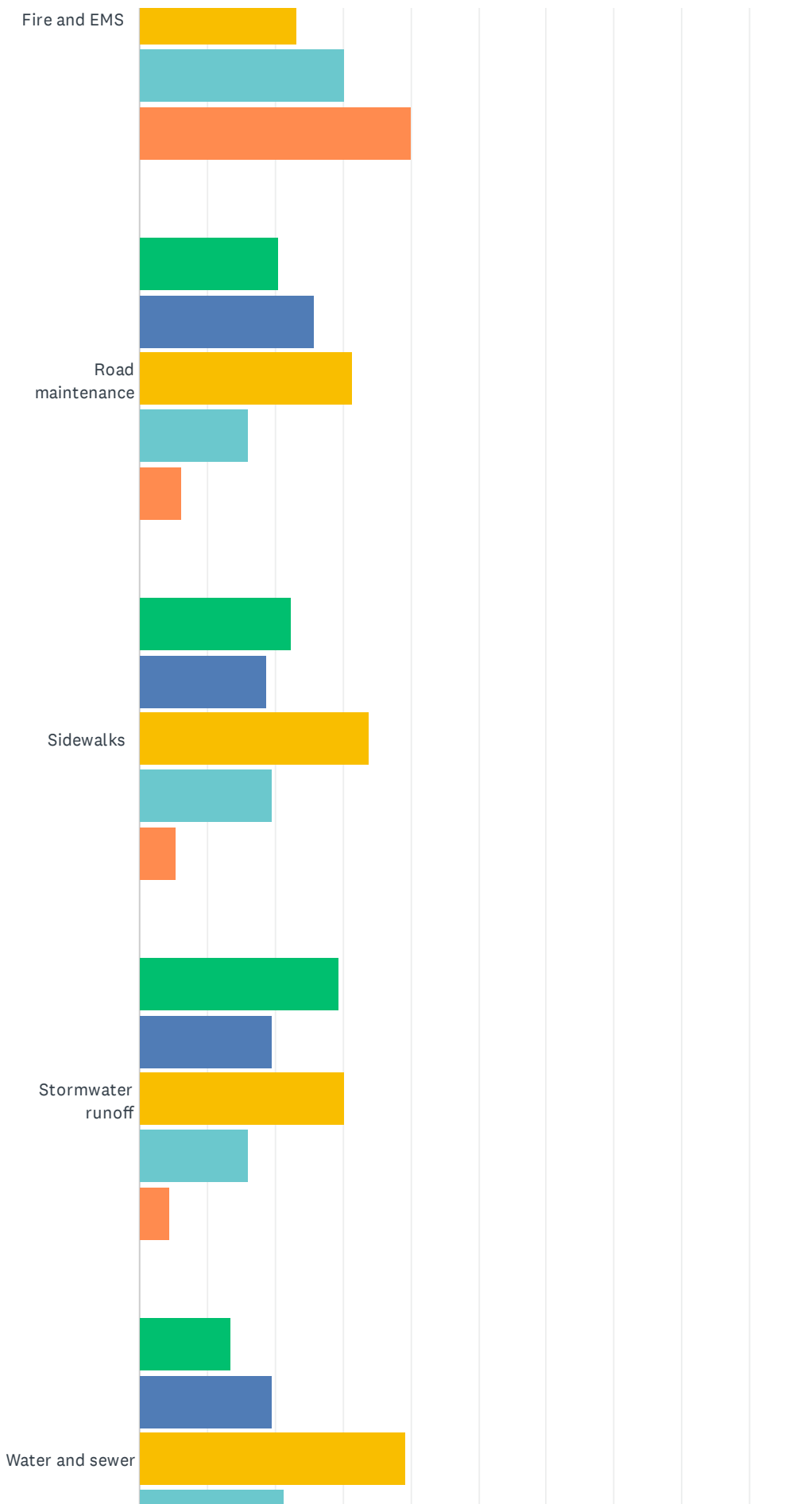
	1	2	3	4	5	6	7	8	9	10	TOTAL	
Trash and debris pick-up	4.46% 5	5.36% 6	17.86% 20	12.50% 14	12.50% 14	13.39% 15	10.71% 12	11.61% 13	7.14% 8	4.46% 5	112	
Public safety	42.86% 48	29.46% 33	6.25% 7	8.04% 9	3.57% 4	4.46% 5	1.79% 2	1.79% 2	0.00% 0	1.79% 2	112	
Parks and recreation	8.04% 9	8.04% 9	10.71% 12	8.93% 10	15.18% 17	11.61% 13	9.82% 11	10.71% 12	10.71% 12	6.25% 7	112	
Fire and EMS	17.86% 20	33.93% 38	13.39% 15	13.39% 15	6.25% 7	4.46% 5	4.46% 5	3.57% 4	2.68% 3	0.00% 0	112	
Road maintenance	6.25% 7	8.04% 9	13.39% 15	17.86% 20	18.75% 21	16.07% 18	12.50% 14	2.68% 3	3.57% 4	0.89% 1	112	
Sidewalks	4.46% 5	1.79% 2	6.25% 7	2.68% 3	10.71% 12	14.29% 16	16.96% 19	14.29% 16	10.71% 12	17.86% 20	112	
Stormwater runoff	3.57% 4	8.04% 9	8.93% 10	8.93% 10	13.39% 15	14.29% 16	16.96% 19	12.50% 14	8.04% 9	5.36% 6	112	
Water and sewer	8.04% 9	4.46% 5	15.18% 17	16.96% 19	10.71% 12	8.04% 9	9.82% 11	20.54% 23	3.57% 4	2.68% 3	112	
Code enforcement	0.89% 1	0.00% 0	3.57% 4	5.36% 6	2.68% 3	6.25% 7	9.82% 11	8.04% 9	38.39% 43	25.00% 28	112	
Planning and zoning	3.57% 4	0.89% 1	4.46% 5	5.36% 6	6.25% 7	7.14% 8	7.14% 8	14.29% 16	15.18% 17	35.71% 40	112	

Q12 Please rate your satisfaction from 1 to 5 of the following Town services, with 1 being completely unsatisfied and 5 being extremely satisfied.

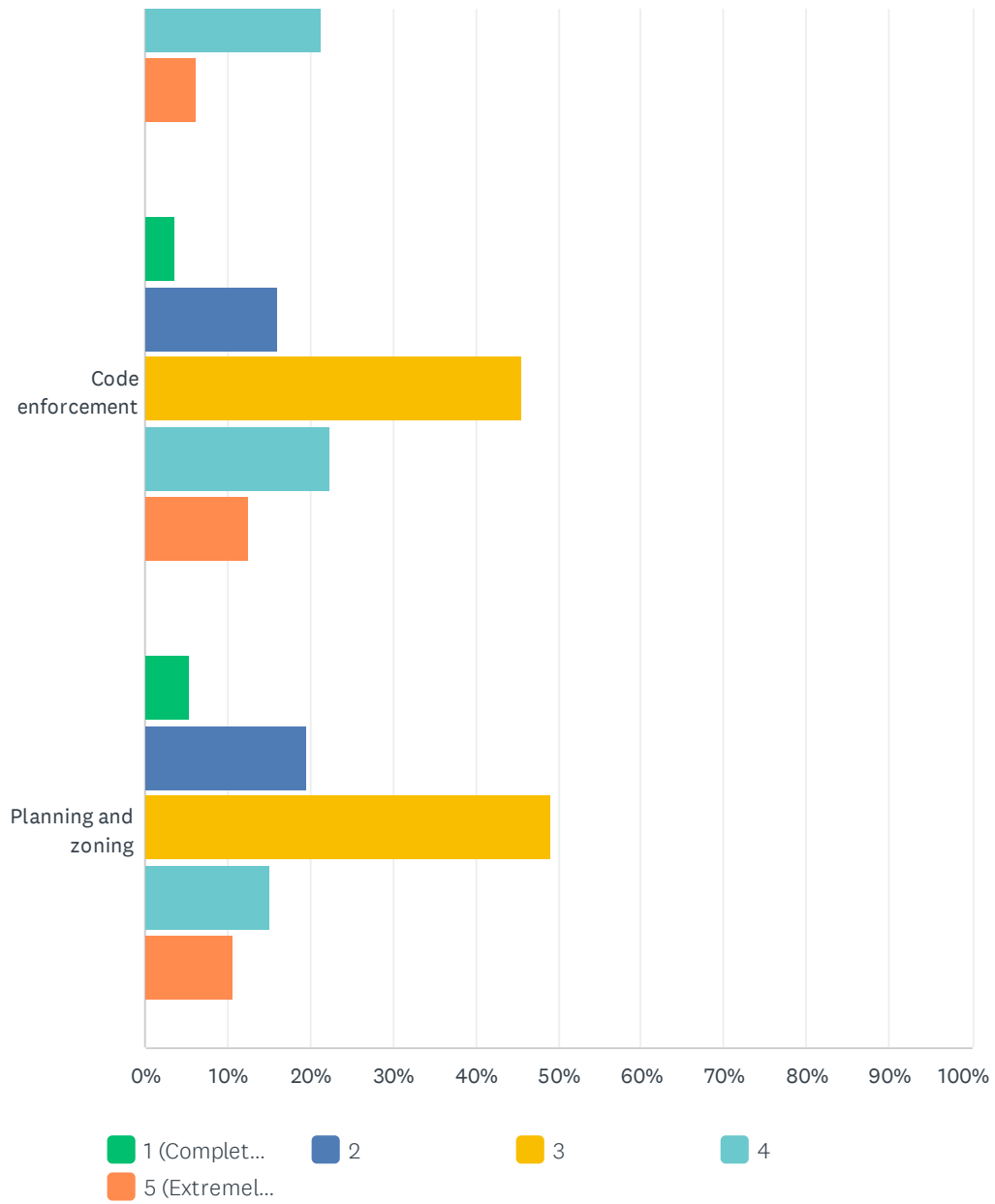
Answered: 112 Skipped: 0



# Town of Newport CAMA Land Use Plan Survey



## Town of Newport CAMA Land Use Plan Survey



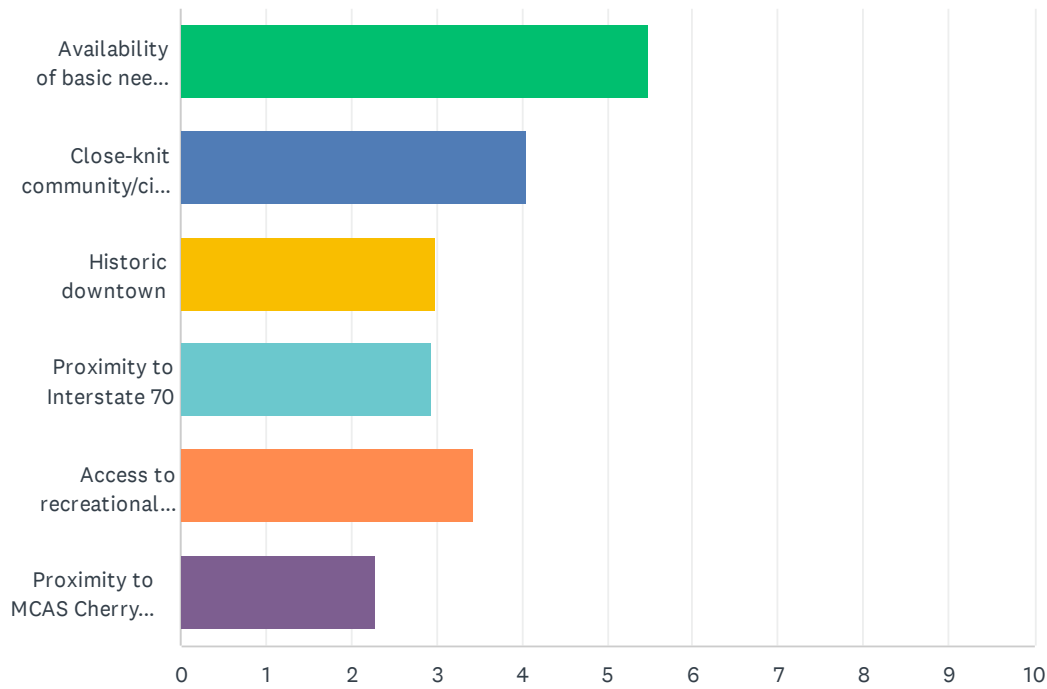


# Town of Newport CAMA Land Use Plan Survey

	1 (COMPLETELY UNSATISFIED)	2	3	4	5 (EXTREMELY SATISFIED)	TOTAL	WEIGHTED AVERAGE
Trash and debris pick-up	6.25% 7	8.93% 10	32.14% 36	30.36% 34	22.32% 25	112	3.54
Public safety	4.46% 5	7.14% 8	21.43% 24	33.04% 37	33.93% 38	112	3.85
Parks and recreation	7.14% 8	15.18% 17	39.29% 44	22.32% 25	16.07% 18	112	3.25
Fire and EMS	3.57% 4	2.68% 3	23.21% 26	30.36% 34	40.18% 45	112	4.01
Road maintenance	20.54% 23	25.89% 29	31.25% 35	16.07% 18	6.25% 7	112	2.62
Sidewalks	22.32% 25	18.75% 21	33.93% 38	19.64% 22	5.36% 6	112	2.67
Stormwater runoff	29.46% 33	19.64% 22	30.36% 34	16.07% 18	4.46% 5	112	2.46
Water and sewer	13.39% 15	19.64% 22	39.29% 44	21.43% 24	6.25% 7	112	2.88
Code enforcement	3.57% 4	16.07% 18	45.54% 51	22.32% 25	12.50% 14	112	3.24
Planning and zoning	5.36% 6	19.64% 22	49.11% 55	15.18% 17	10.71% 12	112	3.06

## Q13 Please rank the following Town assets from 1 to 6, with 1 being the most important and 6 being the least important.

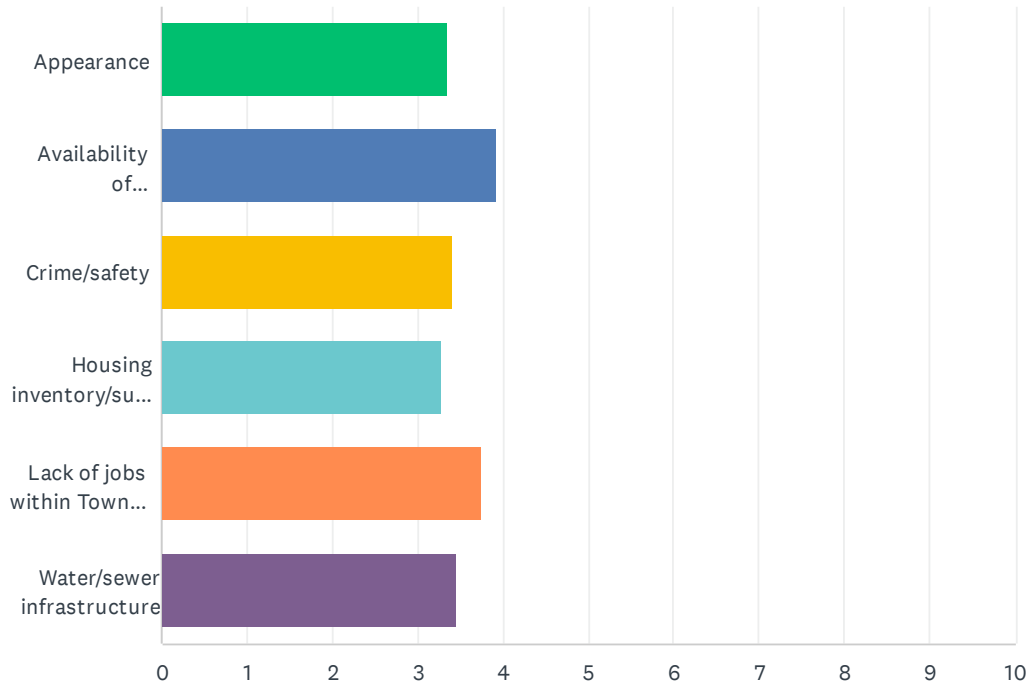
Answered: 112 Skipped: 0



	1	2	3	4	5	6	N/A	TOTAL	SCORE
Availability of basic needs, including food, water, sewer	70.54% 79	7.14% 8	10.71% 12	6.25% 7	0.89% 1	0.00% 0	4.46% 5	112	5.47
Close-knit community/citizens	5.36% 6	40.18% 45	22.32% 25	14.29% 16	8.04% 9	5.36% 6	4.46% 5	112	4.05
Historic downtown	4.46% 5	11.61% 13	20.54% 23	19.64% 22	21.43% 24	18.75% 21	3.57% 4	112	2.98
Proximity to Interstate 70	4.46% 5	11.61% 13	15.18% 17	20.54% 23	32.14% 36	12.50% 14	3.57% 4	112	2.94
Access to recreational opportunities	7.14% 8	19.64% 22	17.86% 20	24.11% 27	19.64% 22	8.04% 9	3.57% 4	112	3.44
Proximity to MCAS Cherry Point/job opportunities	5.36% 6	7.14% 8	9.82% 11	11.61% 13	13.39% 15	47.32% 53	5.36% 6	112	2.28

**Q14 Please rank the following challenges facing the Town of Newport from 1 to 6, with 1 being the biggest challenge and 6 being the least challenging.**

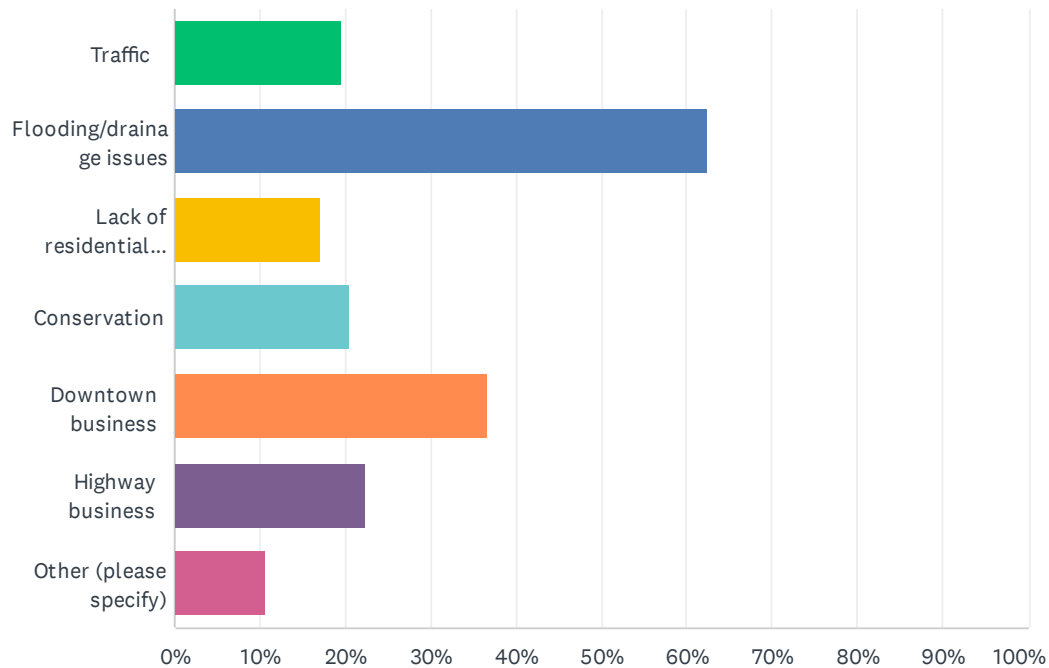
Answered: 112 Skipped: 0



	1	2	3	4	5	6	N/A	TOTAL	SCORE
Appearance	17.86% 20	10.71% 12	16.96% 19	16.07% 18	14.29% 16	22.32% 25	1.79% 2	112	3.34
Availability of family-oriented establishments	13.39% 15	25.00% 28	25.00% 28	17.86% 20	12.50% 14	5.36% 6	0.89% 1	112	3.93
Crime/safety	15.18% 17	15.18% 17	15.18% 17	20.54% 23	14.29% 16	17.86% 20	1.79% 2	112	3.42
Housing inventory/supply	14.29% 16	15.18% 17	15.18% 17	10.71% 12	25.00% 28	17.86% 20	1.79% 2	112	3.28
Lack of jobs within Town limits	15.18% 17	21.43% 24	21.43% 24	14.29% 16	10.71% 12	13.39% 15	3.57% 4	112	3.75
Water/sewer infrastructure	24.11% 27	11.61% 13	5.36% 6	18.75% 21	19.64% 22	18.75% 21	1.79% 2	112	3.45

## Q15 What are the biggest current land use issues?

Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Traffic	19.64%	22
Flooding/drainage issues	62.50%	70
Lack of residential area	16.96%	19
Conservation	20.54%	23
Downtown business	36.61%	41
Highway business	22.32%	25
Other (please specify)	10.71%	12
Total Respondents: 112		

#	OTHER (PLEASE SPECIFY)	DATE
1	parking	1/9/2024 7:40 AM
2	Lack of support for Gracelyn Park	1/3/2024 11:09 AM
3	Dilapidated housing, RV's and trailers. Hurts property values and image of Town.	1/2/2024 4:43 PM
4	Converting the National Forest into subdivisions (STOP THIS FROM HAPPENING)	12/29/2023 3:53 PM
5	Town needs to expand 98% of town developed. Need to grow and annex ETJ	11/28/2023 8:33 PM
6	We need either more parks for the kids or better parks. fort Benjamin is this huge plot of land with one small playscape	11/24/2023 10:53 PM

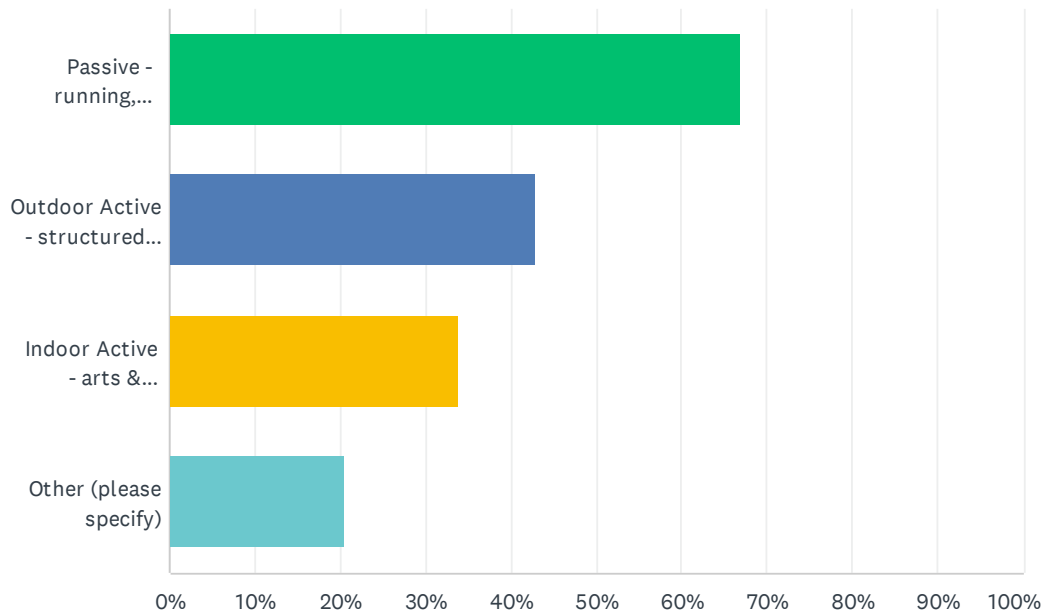
## Town of Newport CAMA Land Use Plan Survey

7	Lack of handicap/wheelchair accessible places to live.	11/22/2023 10:26 PM
8	You do not do a good job cleaning the main ditches. This is been a huge issue for years and brought to the town commissioners but they don't seem to care	11/22/2023 10:44 AM
9	Need High end Business to pay the tax base instead of home owners.	11/22/2023 6:08 AM
10	Lack of land for recreational use. Off-roading, or Motorsport use.	11/21/2023 9:26 PM
11	Rules for etj with no voting power and no projected annexation.	11/21/2023 12:41 PM
12	Urban sprawl	11/21/2023 11:12 AM



## Q16 What type of recreation are you most interested in?

Answered: 112 Skipped: 0



ANSWER CHOICES	RESPONSES	
Passive - running, hiking, biking, and canoeing or kayaking	66.96%	75
Outdoor Active - structured sports and programs requiring use of special facilities and/or equipment	42.86%	48
Indoor Active - arts & crafts, indoor sports	33.93%	38
Other (please specify)	20.54%	23
Total Respondents: 112		

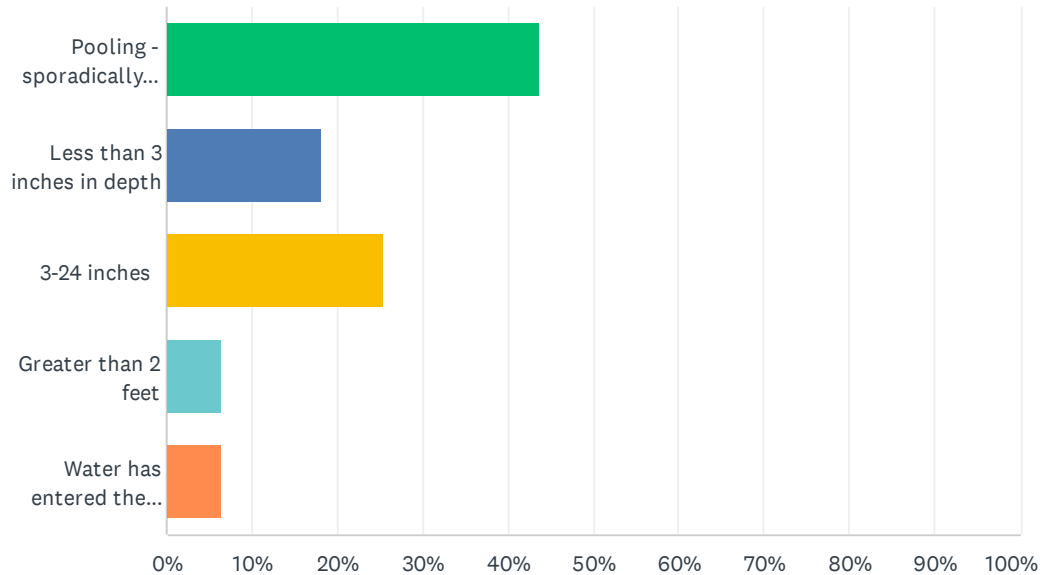
#	OTHER (PLEASE SPECIFY)	DATE
1	A rec center for our youth would be great	1/3/2024 11:21 PM
2	Splash pad for kids. More kids activities	1/3/2024 9:59 PM
3	pickleball, more sidewalk areas for walking	1/3/2024 2:32 PM
4	There is lack of places for kids to play inside	1/3/2024 11:09 AM
5	Swimming pool; indoor, large. Facility like the sports center in MHC	12/29/2023 3:53 PM
6	Splashpad	11/28/2023 8:33 PM
7	We need a senior citizen center and a Boys and Girls club	11/22/2023 4:11 PM
8	The dog park was a huge waste of money	11/22/2023 10:44 AM
9	Four wheeling, off-roading, hunting.	11/21/2023 9:26 PM
10	More for families to do	11/21/2023 9:09 PM
11	More parks for kids!!	11/21/2023 6:34 PM

# Town of Newport CAMA Land Use Plan Survey

12	Pig Cooking and farming	11/21/2023 6:13 PM
13	Running paths, trails, sidewalks, bike paths, indoor sports complex	11/21/2023 11:12 AM
14	Just to walk on good sidewalks would be nice.	11/21/2023 10:29 AM
15	A football field for the kids	11/21/2023 9:51 AM
16	Bike lanes	11/21/2023 9:09 AM
17	birding, hunting, fishing, dog walking, paddling	10/24/2023 6:37 AM
18	Fishing(Salt & Freshwater)	10/20/2023 11:56 AM
19	N/A	10/19/2023 9:54 PM
20	Hunting and fishing	10/19/2023 8:48 AM
21	Camping, boating	10/19/2023 8:41 AM
22	Farming	10/19/2023 8:12 AM
23	YMCA or Boys and Girls Club	10/19/2023 12:02 AM

## Q17 To what extent has your location experienced drainage issues in the past 5 years?

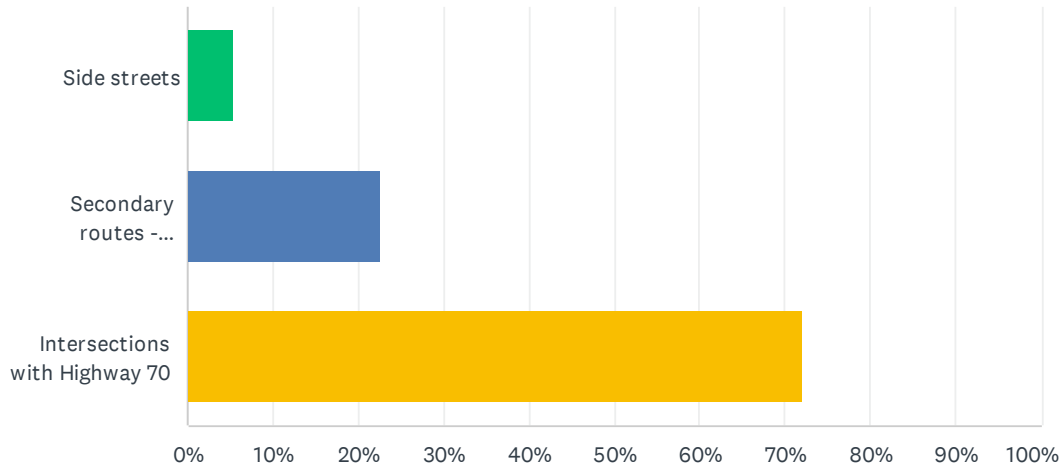
Answered: 110 Skipped: 2



ANSWER CHOICES	RESPONSES	
Pooling - sporadically throughout property	43.64%	48
Less than 3 inches in depth	18.18%	20
3-24 inches	25.45%	28
Greater than 2 feet	6.36%	7
Water has entered the living floor area	6.36%	7
TOTAL		110

## Q18 Where is the greatest source of traffic congestion?

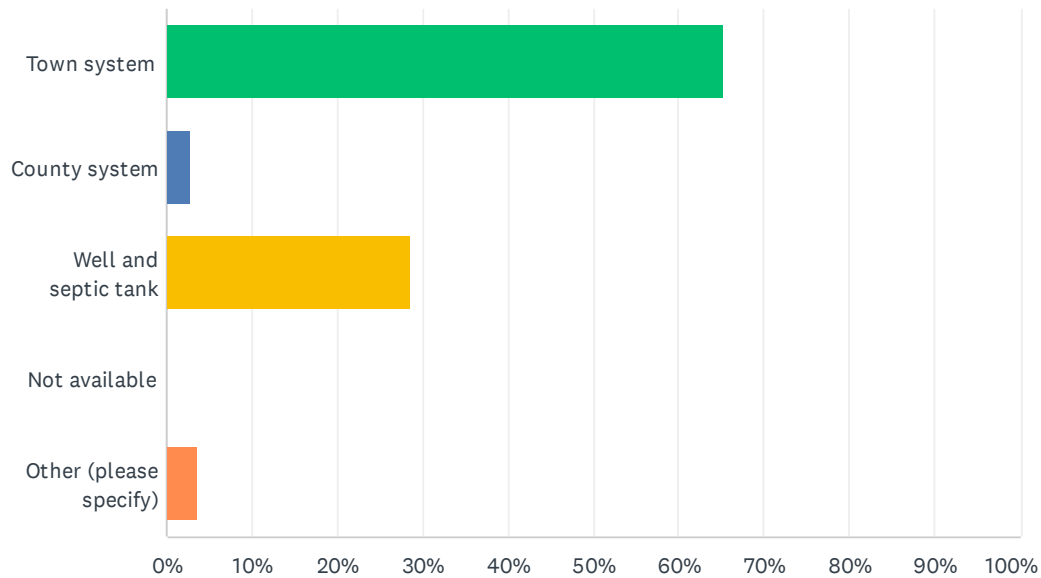
Answered: 111 Skipped: 1



ANSWER CHOICES	RESPONSES	
Side streets	5.41%	6
Secondary routes - Howard, Chatham, Roberts, Ninefoot	22.52%	25
Intersections with Highway 70	72.07%	80
TOTAL		111

## Q19 How do you receive water/sewer?

Answered: 112 Skipped: 0



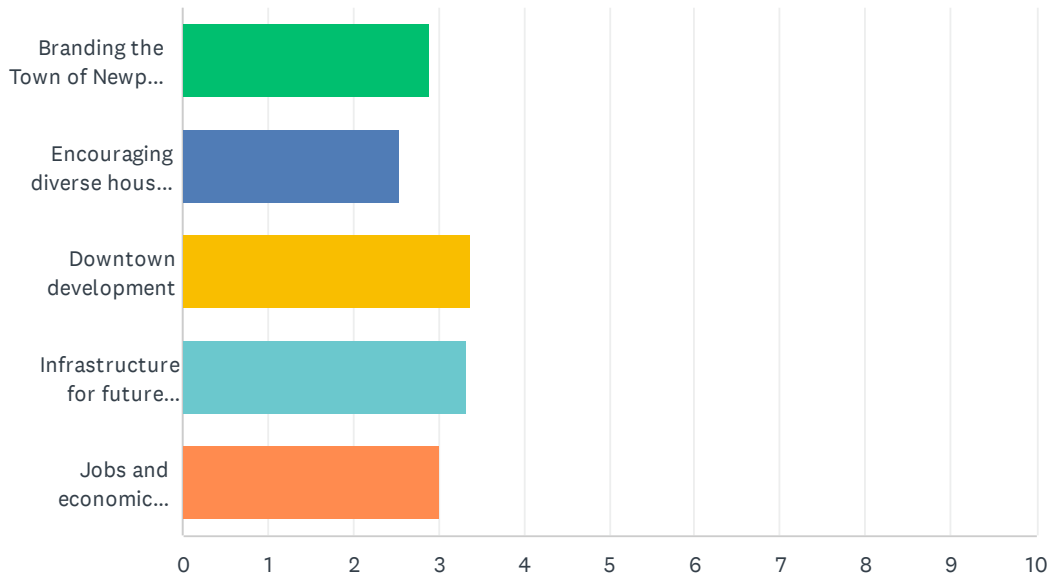
ANSWER CHOICES	RESPONSES	
Town system	65.18%	73
County system	2.68%	3
Well and septic tank	28.57%	32
Not available	0.00%	0
Other (please specify)	3.57%	4
<b>TOTAL</b>		<b>112</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	County and septic	1/3/2024 9:25 AM
2	City water spetic	11/21/2023 6:33 PM
3	Town for water, septic for sewer	10/18/2023 4:57 PM
4	N/A - out of town	10/18/2023 9:50 AM



Q20 I think the Town government should prioritize the following and provide funding towards (please rank 1-5, with 1 being most important and 5 being least important):

Answered: 112 Skipped: 0



	1	2	3	4	5	N/A	TOTAL	SCORE
Branding the Town of Newport with an identity that is marketed to companies and people	16.07% 18	20.54% 23	16.07% 18	24.11% 27	19.64% 22	3.57% 4	112	2.89
Encouraging diverse housing options	20.54% 23	9.82% 11	12.50% 14	10.71% 12	41.96% 47	4.46% 5	112	2.54
Downtown development	28.57% 32	19.64% 22	19.64% 22	20.54% 23	9.82% 11	1.79% 2	112	3.37
Infrastructure for future growth	21.43% 24	25.00% 28	19.64% 22	21.43% 24	8.04% 9	4.46% 5	112	3.32
Jobs and economic development	12.50% 14	23.21% 26	28.57% 32	18.75% 21	14.29% 16	2.68% 3	112	3.01

## Q21 Finish this sentence: In 5 years, I wish the Town of Newport would...

Answered: 112 Skipped: 0

#	RESPONSES	DATE
1	Be fully walkable, with centralized parking options not directly on Chatham and Howard.	1/9/2024 7:40 AM
2	reman small	1/8/2024 9:08 AM
3	Have better and more housing along with activities for teens and young adults.	1/6/2024 7:43 AM
4	Grow to be more, to attract businesses, and attract more families to come to lives here.	1/6/2024 6:25 AM
5	Have a splash pad	1/6/2024 12:45 AM
6	Better leadership not so personal agenda driven	1/5/2024 10:32 PM
7	Would use the inmate ditching crew to do some dishes instead of riding in the van all day	1/4/2024 7:40 PM
8	not change too much.	1/4/2024 7:24 PM
9	Resolve the drainage issues - clean out ditches. Repair roads. Stop speeding vehicles through small neighborhood roads where outdoor activities are prevalent.	1/4/2024 7:20 PM
10	Have more business	1/4/2024 5:14 PM
11	Increase open space owned by the town to protect our City Limits	1/4/2024 5:55 AM
12	Be better prepared for the next big hurricane and the flooding it will bring	1/4/2024 5:15 AM
13	More things for our youth to do	1/3/2024 11:21 PM
14	Be more modern with a family feel	1/3/2024 11:04 PM
15	Be up to date on lighting and sidewalks	1/3/2024 11:02 PM
16	Listen more to the community and stop making decisions for themselves.	1/3/2024 9:59 PM
17	More places to live that are affordable for families. More restaurants to eat at and places to shop.	1/3/2024 9:58 PM
18	Fix the roads	1/3/2024 7:58 PM
19	Be more business friendly & do what the people actually want!	1/3/2024 6:50 PM
20	Work with the county and state to clear our creeks and waterways so we don't experience flooding like we had in Florence	1/3/2024 4:50 PM
21	Encourage yet property manage their growth and improve aesthetically.	1/3/2024 2:32 PM
22	Be not much bigger than it is now in population	1/3/2024 1:34 PM
23	Follow through on promises and complete road and infrastructure repairs	1/3/2024 12:32 PM
24	Small old fashion town	1/3/2024 11:53 AM
25	Have all roads and flooding fixed	1/3/2024 11:53 AM
26	Quit spending money on things/items that do not need to!!!!	1/3/2024 11:42 AM
27	Update the appearance of the town, while still providing the small town feel and look. Also input sidewalks all the way down Chatham street starting at HWY 70 all the way down to downtown Newport. It's a safety hazard especially going over the small bridge after TIMEOUT TAVERN.	1/3/2024 11:09 AM
28	still be the Town with old fashioned courtesy with improved infrastructure and business growth.	1/3/2024 10:51 AM
29	Clean up Chatham street which includes the old Red & White eye sore. Get rid of trailers from	1/3/2024 10:41 AM

## Town of Newport CAMA Land Use Plan Survey

1976 which are still rented out to community and are absolutely disgusting. They are not up to code, and if they say they are able to be lived in then that's a lie. Right now these areas look like the series "In the Heat of the Night" and really makes Newport look awful. Also, it's your crime spots! No you can't tell people what to do with their land, but you can get them because those trailers and places are walking fire boxes who have been painted over for years and harbor crime. Add more diverse restaurants other than pork. There has to be a way to add more business and still keep your old town esthetic. Lighten up on the Civil war stuff, because that's taken care of at fort Macon and makes Newport look like a side show attraction. Embrace Newport for what it currently has, local business, farming, ect.

30	Complete town audits to be eligible for grants, in an effort to lower town taxes. The recent .026% increase to town taxes is extremely high.	1/3/2024 10:39 AM
31	Have a town where folks would be attracted to visit	1/3/2024 9:50 AM
32	Grow commercially	1/3/2024 9:28 AM
33	Make an effort to clean up the appearance as you enter town from the east/west ends of Chatham Street.	1/3/2024 9:25 AM
34	Stay a small community	1/3/2024 9:15 AM
35	become a destination. Not just a couple of stop lights on the way to the beach but an actual destination that has the benefit of being just minutes from the beach.	1/3/2024 9:04 AM
36	Connect sidewalks from Howard to Chatham, and bring in more business to downtown area. And focus on stormwater issues in areas near Newport River.	1/2/2024 4:43 PM
37	Limit subdivision growth, and storage facility growth. Keep our farmland.	12/29/2023 3:53 PM
38	Have a developed land use plan with strong goals and forward movement toward progres	11/28/2023 8:33 PM
39	Have more stuff to do for our children.	11/25/2023 1:53 AM
40	Have more sidewalks to support people being active, like a safe walking trail along Hwy 70	11/24/2023 11:18 PM
41	Create more activities for our kids. Better parks or newer parks. Fort Benjamin is this huge plot of land with only one small playground. Wish we had an inclusive playground so we don't need to travel to morehead or havelock.	11/24/2023 10:53 PM
42	Make EMS a PRIORITY.	11/24/2023 9:07 PM
43	Do something about the drug issue and clean up current communities.	11/24/2023 6:11 PM
44	Be able to sustain the inevitable growth that will be looking to be established in Newport.	11/24/2023 5:56 PM
45	have something for our kids to do, besides drugs.	11/24/2023 4:18 PM
46	be everyone's stop on the way to the coast for it's exciting downtown.	11/23/2023 12:17 PM
47	Have trollys to take us to local places	11/23/2023 8:26 AM
48	Have multiuse paths	11/23/2023 6:03 AM
49	Have more sidewalks and places for young people to go to.	11/23/2023 5:43 AM
50	Be a safer place for young families to live, with more housing opportunities, taking care of their poor and having less of a drug problem.	11/22/2023 10:27 PM
51	Have lots more options for affordable and accessible housing!	11/22/2023 10:26 PM
52	Work to help develop stronger fire and EMS for safety of its citizens	11/22/2023 8:32 PM
53	Be bypassed so I can get out of town faster.	11/22/2023 4:24 PM
54	Be safer from drug dealers and move pedophiles out of Newport	11/22/2023 4:11 PM
55	Be nicer looking, have grown but maintained it's character	11/22/2023 11:21 AM
56	Revamp the community park for the younger generations	11/22/2023 11:11 AM
57	Dig the main ditches	11/22/2023 10:44 AM

## Town of Newport CAMA Land Use Plan Survey

58	Get sidewalks	11/22/2023 7:17 AM
59	Have New Business paying the major taxes.	11/22/2023 6:08 AM
60	be flourishing with many local businesses, community events, and newly paved roads.	11/22/2023 12:26 AM
61	Increase youth activities	11/21/2023 9:52 PM
62	Fix roads, clean up the drug problems, and provide free parking for biking kayaking and trails in more areas.	11/21/2023 9:46 PM
63	Have a more developed and active downtown.	11/21/2023 9:36 PM
64	Develop it's downtown area.	11/21/2023 9:26 PM
65	Have more small business! More family entertainment.	11/21/2023 9:09 PM
66	have clear drinking water (not yellow water), be more public with town activities/meetings - the Facebook page and website don't have much of anything on there so it's hard to be more involved, have more sidewalks since people speed and it doesn't always feel safe to walk in the road with kids or pets,	11/21/2023 9:09 PM
67	Have more recreational activities	11/21/2023 7:08 PM
68	Have more affordable housing	11/21/2023 6:34 PM
69	Have more things for the youth.	11/21/2023 6:33 PM
70	Be up to date on its Audits.	11/21/2023 6:13 PM
71	be a safe place for elderly	11/21/2023 3:03 PM
72	Clean up litter on the roads	11/21/2023 12:55 PM
73	Have more jobs, affordable housing, and allow laying hens in residential areas.	11/21/2023 12:41 PM
74	Have some type of establishment for kids.	11/21/2023 12:30 PM
75	Slow it's growth	11/21/2023 12:19 PM
76	Have more recreational areas and events and sidewalks	11/21/2023 12:06 PM
77	Put side walks in.	11/21/2023 12:00 PM
78	Still be the Town with Old Fashioned Courtesy. Be safe and clean with extensive recreational opportunities for all ages.	11/21/2023 11:12 AM
79	clean out the ditches properly and create smoother sidewalks.	11/21/2023 10:29 AM
80	Have more options for the youth on top of the wonderful activities the recreational department has set up	11/21/2023 10:14 AM
81	empty Red & White or the empty Hills Hardware buildings used for a hardware store. That we need so we dont have to go to another town for a nail. lol	11/21/2023 10:08 AM
82	Would have A more stable fire and EMS. Would also like to see small, community-based businesses, downtown	11/21/2023 9:51 AM
83	See a place where the youth can have a place to call home need a football field and help the kids cause there isn't enough for them to do	11/21/2023 9:51 AM
84	Fix the storm drains and roads. Put in sidewalks on Catham to the park.	11/21/2023 9:09 AM
85	run sewer to the NW end of Newport and clean up some of the run down houses on this side of town.	11/3/2023 11:21 AM
86	Attract chain hotel, large retail store chain & Doctor group	10/24/2023 6:37 AM
87	Revitalize Downtown Newport to bring in businesses.	10/20/2023 11:56 AM
88	be courteous and current.	10/20/2023 8:55 AM
89	ire Vendors to sell Ballons and such on corners during Parades and Hoot nanny's and other functions, Food Trucks as well!	10/19/2023 10:29 PM

## Town of Newport CAMA Land Use Plan Survey

90	Work to maintain the infrastructure for public services like water and keep it under public control. Not selling it off to private companies which is also a local job opportunity. Keep the community based on residential, it's a nice nook we're in having the larger towns around us for shopping and keeping the town less busy.	10/19/2023 9:54 PM
91	Return to the town with old fashioned courtesy	10/19/2023 7:49 PM
92	Continue to be the Town with Old Fashion Courtesy.	10/19/2023 4:35 PM
93	Expand its parks and recreation program/staff	10/19/2023 2:47 PM
94	Have an actual stormwater infrastructure.	10/19/2023 2:16 PM
95	Develop Chatham st downtown better.	10/19/2023 10:41 AM
96	Add more housing, more funding for the fire department. Fix side streets like new bern street. Fix the flooding in my yard from clogged drain pipes	10/19/2023 10:24 AM
97	Stay a small close knit town	10/19/2023 9:24 AM
98	Stay away from my property and do not force me to finance your activities with taxes	10/19/2023 8:48 AM
99	Remain about the same.	10/19/2023 8:41 AM
100	Leave family farm land alone	10/19/2023 8:12 AM
101	More for children and families.	10/19/2023 12:02 AM
102	Increase its curb appeal by adding sidewalks, trees and fixing store fronts	10/18/2023 10:08 PM
103	Be a place with activities so I don't need to go to other towns for them	10/18/2023 4:57 PM
104	Eliminate traffic congestion when entering/exiting US 70	10/18/2023 4:08 PM
105	Reduce flooding along the Newport River by dredging	10/18/2023 3:43 PM
106	more commercial on hwy70	10/18/2023 3:39 PM
107	Extend a path to fort Benjamin to ride your bike or walk. Have a downtown that people what to visit maybe train car where you can rent for special occasions. Down home feel. Farmers market and other vendors on weekends.	10/18/2023 2:37 PM
108	find a creative use for the old Red and White building.	10/18/2023 2:23 PM
109	have more retail and things to do.	10/18/2023 9:50 AM
110	not be too dense in housing, condos, etc. (I like my space)	10/18/2023 9:45 AM
111	Up grade water/sewage plant	10/17/2023 6:46 PM
112	encourage permanent manufacturing jobs to increase tax base.	10/17/2023 8:50 AM



## Q22 Please provide any additional comments you may have about the current or future aspects of Newport.

Answered: 56 Skipped: 56

#	RESPONSES	DATE
1	This is a great step, but it needs to be on Town of Newport's website	1/9/2024 7:40 AM
2	More sidewalks are needed, bridge the Newport River on Chatham St.	1/6/2024 12:45 AM
3	Side street need attention. Just drive up East St and see that it needs black topped	1/4/2024 5:14 PM
4	Like to have better communication within the town as far as development, seems to be closed door in a lot of ways as decisions are made coffee shop wise.	1/4/2024 5:55 AM
5	Thank you for asking	1/4/2024 5:15 AM
6	A quality hotel would be nice	1/3/2024 11:21 PM
7	Newport is not just downtown Newport it's also hwy 24 and hibbs Rd and the vicinity....I believe you need to concentrate on all of Newport and not just downtown	1/3/2024 11:02 PM
8	We are known for the town with the old fashioned courtesy. We should go back to that way and make a place for our children to be able to go to instead of going down the wrong path in life.	1/3/2024 9:59 PM
9	With interstate 42 coming through plans for a population increase and more visitors to our area.	1/3/2024 9:58 PM
10	I would like to see more future planning for Highway and Road development. I would love to see a more business friendly environment. A Council that will go to the people of town and ask them what they think. Communication is key and running any business and the town is a business.	1/3/2024 6:50 PM
11	The downtown area is a gem and should be celebrated. Re-establish the depot as a small historic site. Growth is coming (we have land and infrastructure) so take the time to manage it and focus on the aesthetic of the town and its image. Be strict with signage, building design, logo, slogan, colors, etc. Incorporate some of the NC Main Street program even if we're not there yet as far as size, personnel, etc.	1/3/2024 2:32 PM
12	Newport needs to work on Newport by improving its infrastructure (water, sewer, roads) and by setting itself up for future growth. Have developers finish the projects they were approved for and started such as Compass Landing and the Cove. Need to attract stable businesses to increase the tax base and take some of the burden off citizens who are paving the way with increased cost and taxes. Improved drainage and run off throughout the town.	1/3/2024 10:51 AM
13	Provide some housing.... There never enough. If you have more families move there to live they will spend more in the economy which is Newport. Even if they have to commute to work, your prime location of 15 to mhc and 15 to cherry is ideal. More people living there means more revenues for Newport.	1/3/2024 10:41 AM
14	A plan to entice others to bring small businesses and a community that would utilize them.	1/3/2024 9:50 AM
15	Would like to see attempts at improving downtown development (ex: RTG downtown development grants). In the form of new business and mixed use. Make the area down Chatham more pedestrian friendly. Attract business that would complement the old homes that give Newport its charm. If we're going to have the highest tax rate in the County might as well use funds to attract new business to the area that traditionally would go to Morehead or Beaufort.	1/2/2024 4:43 PM
16	Newport is a great place. We've been here since the early 1990's and have watch unplanned expansion of storage facility growth, apartment growth and subdivision growth without proper planning and zoning. You must plan where things could go and restrict where things could go. It's called strategic planning.	12/29/2023 3:53 PM
17	N/A	11/28/2023 8:33 PM

## Town of Newport CAMA Land Use Plan Survey

18	Keep is safe for our kids, keep it clean, kid friendly places and activities.	11/24/2023 10:53 PM
19	Future of our fire & ems agency is scary.	11/24/2023 9:07 PM
20	The town needs to be ready for the increased growth in town,ETJ, and out of district areas. Be willing to take on growth. Be prepared to fight for Newport against county government. The Lake Rd/Nine Mile Rd area will affect Newport in terms of fire and EMS. Also, a rebranding of the town would be nice. Bring us up to date not only in government but also the appeal of our town.	11/24/2023 5:56 PM
21	Many of the homes and businesses within city limits need a better working water and sewer system	11/23/2023 8:26 AM
22	Newport needs to work on the huge drug problem and stop acting like there isn't one. The turn now and down right rudeness about the rehab house was uncalled for, neighborly, and wrong in all ways. We need to also focus on getting affordable housing. Our police force needs to be properly trained on working with the mentally ill, I know this first hand from several situations with a family member. It is shameful how our police force handles mental health situations. Some in our police force are extremely rude. I have seen nothing but kindness from our fire department.	11/22/2023 10:27 PM
23	The lack of affordable and accessible housing is horrible! There is plenty of land for wheelchair accessible housing to be built and maintained! Newport needs more park/lake/open spaces for families to have fun outdoors. Also, indoor activities for the younger generations and older aike to enjoy, such as a bowling alley/arcade/skating rink, etc.	11/22/2023 10:26 PM
24	If Newport is going to continue to provide services for people outside of Newport then the county needs to provide the funds.	11/22/2023 4:11 PM
25	The dog park was a waste of town funds.	11/22/2023 11:11 AM
26	Stop building all these neighborhoods. Care about our local families that started this town (your local farmers Like the Willis') put your community first instead of yourself. Listen to your people that pay the town taxes. Also, our town taxes need to be investigated, why are they the highest in our county and you can't even dig our main ditches.	11/22/2023 10:44 AM
27	Newport has to control what is happening with the influx of population increase brought on by the New Highway. If not will risk loosing local power to the outsiders coming in.	11/22/2023 6:08 AM
28	Don't neglect our small town atmosphere	11/21/2023 9:52 PM
29	Develop downtown for a nice social experience. Promote development of trails for off-roading.	11/21/2023 9:26 PM
30	Add more lights to the park on Howard blvd. Add safety to the parks and recreation.	11/21/2023 9:09 PM
31	I think Newport is awesome. I love it so much that we bought a house here. We are a small town with good amenities given the population size. Any place has room to improve though, and would like to see the audit complete, increased transparency and availability of town information/activities (ex: live stream town meetings, have a newsletter/email, some marketing/publicity/reminders of town meetings), more sidewalks and/or bike lanes, fewer empty storefronts on Chatham. - It was also insanely hard to find information on town council candidates and if I hadn't attended the candidate forum I would only know about a small handful of them beyond election signs. - Conservation/environmental friendliness is also an area of concern and would be interested in volunteering in these kinds of activities to promote clean water, clean land, clean air despite whatever profits can be gained from development. If we don't have these and a long-term plan to keep things clean, we are a dying town.	11/21/2023 9:09 PM
32	Consider a third bridge at Hibbs Road linking the main land to the barrier beach	11/21/2023 7:08 PM
33	The town park needs splashfor the little kids	11/21/2023 6:33 PM
34	Too much traffic. Too many accidents. Newport is not designed for this many people.	11/21/2023 12:19 PM
35	Additionally, Newport should consider establishing an Architectural Board to incorporate standards for how new infrastructure is designed and built. This is a great opportunity to move to, and maintain an historical presence that will be attractive for our community. Newport should also initiate a Beautification-cleanup/ litter campaign to encourage residents to not litter and showcase our town as clean and beautiful with emphasis on sidewalks, flowers, grass, lighting etc..Lastly, I think we should carefully consider the future land use in Newport. While	11/21/2023 11:12 AM

## Town of Newport CAMA Land Use Plan Survey

growth is inevitable, land is a precious commodity. We also need to ensure we protect agriculture land use. We don't want to pave paradise. Newport should focus on becoming a recreational haven on the east coast. Parks, trails, paths, indoor complex, sporting events etc. We have the resources if carefully planned.

36	Police and Fire departments do an outstanding job. Get a new trash collection agency. Keep the ditches clean so water will flow away from property.	11/21/2023 10:29 AM
37	Besides making sure important things, such as flooding, that the town of is working towards improving, not having a business that is a safe place for children to go to have fun without getting in trouble is only hurting the towns future. The youth is our future and if they have no place to safely spend time, they will find themselves hints to do they shouldn't.	11/21/2023 10:14 AM
38	I would like to see the Town Officials just ride around and look at it through someones eyes that is seeing it for the first time. Building standing empty in prime property, houses that has fallen in and allowed to stay that way, several cars in yards broken down that you can see has been there for years, grass as high as almost 2 feet that is also being ignored by the Town because they must see these when driving on our streets but choose to ignore it because it isnt in their back yard or sitting beside them. That is something that needs looked into instead of WHAT could be but what is..	11/21/2023 10:08 AM
39	Youth	11/21/2023 9:51 AM
40	My family property has water and sewer, but in order to grow smart, infrastructure must be extended. But it should not cost the current citizen. It's imperative that Newport acquire as much grant funding as possible to expand services, first to the neighborhoods in need. Extend water as far as you can, sell as much as you can, to help fund w/s projects. Ask neighborhoods if they are interested in annexation and walk them through the process. If their roads are not up to standard, find a way to "special tax" the road repair and bill back to the property owner. This was recently done in Carteret Co., so that current tax payers are not paying the bill. Work with DOT to improve Howard Blvd. and assist in finishing the sidewalk project on Old 70. Work with Carteret Co government for assistance with the sidewalk project and the improvement of the parking areas at their multi purpose recreation fields. Partner with CC Parks and Rec, don't compete with them recreationally, hold movies in the park there, share the expense-share the promotion. Attract professionals/ doctors- therapy, specialty doctors, micro offices, (it's very sad that there are two smoke shops in the same shopping center.) We will return to Newport to retire. It's a great place to live.	10/24/2023 6:37 AM
41	Businesses will generate the money flow to support all other aspects of what Newport needs to grow.	10/20/2023 11:56 AM
42	I would like to see Newport with recreation attractions that bring the community together. I'm tired of a lack of vision that doesn't want to invest in preparation for growth in the community.	10/20/2023 8:55 AM
43	Love where I live!	10/19/2023 10:29 PM
44	Only thing i'm worried about is the selling of our utilities to private companies and allowing the town zoning to take up residential space.	10/19/2023 9:54 PM
45	Stop building apartments and build houses	10/19/2023 4:35 PM
46	Downtown Newport could use some buffering around parking on Chatham Street. Slower speed limits and/or a roundabout would make Chatham St more pedestrian-friendly, safer for school zone, and attract more businesses, younger families to area. Additionally, a walking loop around Chatham, Mann, McCain, and Church St would be a great way to showcase the historic district architecture and promote physical activity.	10/19/2023 2:47 PM
47	Our town NEEDS a new stormwater infrastructure	10/19/2023 2:16 PM
48	So much opportunity for growth	10/19/2023 10:41 AM
49	Leave city limits alone, my house was moved out of city limits to avoid taxes and city jurisdiction rules.	10/19/2023 8:48 AM
50	I believe the drainage down 9ft is no longer adequate for the development that has occurred. Branch creeks need to be maintained and ditches need to be redone to handle the run off.	10/19/2023 12:02 AM
51	Development on highway 70 must increase in order to create revenue to reinvigorate the Chatham Street area. Newport does not have enough building downtown to call it a downtown	10/18/2023 10:08 PM

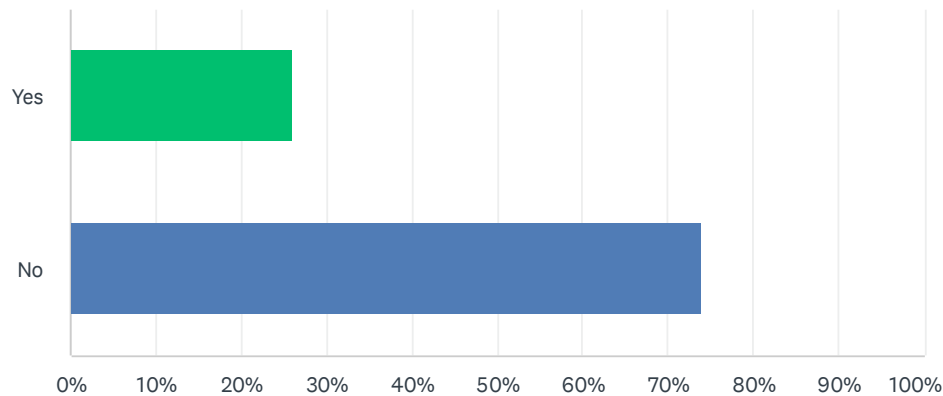
## Town of Newport CAMA Land Use Plan Survey

and people attachment to the area is wasted. More commercial space is need in downtown and sidewalks and street parking might make that a nice option. You can't add those things without revenue from big business on highway 70.

52	Please dredge the Newport river	10/18/2023 3:43 PM
53	When Bob Chambers was inspector he allowed homes to be built and ditches were covered up now my houses get a ton of run off in our yards! I have mentioned this problem before but nothing seems to be done yet!	10/18/2023 2:37 PM
54	Love the small town atmosphere.	10/18/2023 2:23 PM
55	Connect town with Muti use path to Fort Benjamin	10/17/2023 6:46 PM
56	Area needs to increase Business tax base, reduce taxes on homeowners!!	10/17/2023 8:50 AM

## Q23 Would you like to be involved in future planning efforts with the Town of Newport (i.e., serving on the Planning Board, Board of Adjustment, etc.)?

Answered: 100 Skipped: 12



ANSWER CHOICES	RESPONSES	
Yes	26.00%	26
No	74.00%	74
TOTAL		100

#	IF SO, PLEASE PROVIDE YOUR NAME, ADDRESS, AND PHONE NUMBER.	DATE
1	Anna Buffaloe 2818 Easy St 2523428815	1/9/2024 7:40 AM
2	Jeff McGrath 478 Howard Blvd, 919 561 3930	1/4/2024 5:55 AM
3	Jim schellhorn, 400 waverly court. 252 515 7219.	1/4/2024 5:15 AM
4	Tim Turner, 2609 W Forest dr. Newport 252-241-1451 anytime!	1/3/2024 6:50 PM
5	Perhaps in the future I would want to be involved, but now I'd only be able to help with some shorter time commitment tasks. I have a background in real estate, marketing, public relations, chamber of commerce management and NC Main Street management. Karen Shirlin, 148 Chatham St, 828-329-4807.	1/3/2024 2:32 PM
6	Desiree Schellinger Old Winberry Road 631-375-8294	1/3/2024 9:50 AM
7	Not in the allowable area.	1/3/2024 9:25 AM
8	Not interested currently, but down the road would be interested	1/2/2024 4:43 PM
9	Not at this time.	12/29/2023 3:53 PM
10	Justin Merrell 2524524434	11/22/2023 8:32 PM
11	Kristin Willis 2703 Eastover Court, Newport 252-725-4697	11/22/2023 10:44 AM
12	Miller care 106 blue bird Ln Newport nc 28570 252-425-3812	11/21/2023 9:36 PM
13	Justin Care 106 Blue Bird Ln 252 425 3150	11/21/2023 9:26 PM
14	Maybe - I work two jobs and volunteer 8+ hours every week. Don't have much time, but would like to be a little more involved, even if that just means reading a newsletter or being able to	11/21/2023 9:09 PM



## Town of Newport CAMA Land Use Plan Survey

	livestream meetings. Caroline Anderson, 773 899 0123 text only, please	
15	Ken Rattner 125 Greyson In Cell # 516 729-3179	11/21/2023 7:08 PM
16	Elizabeth Winfree, 1657 New Bern Street 252.777.4240	11/21/2023 3:03 PM
17	Daniel Moreau 786 Mill Creek Rd 252-665-3531	11/21/2023 12:00 PM
18	Tracy Alpert 158 Sam Garner Road Newport, NC 28570 252-808-7073	11/21/2023 11:12 AM
19	Don Augenstein 628 Chatham St Newport, NC 252-725-7822	11/3/2023 11:21 AM
20	Win Chalk(AKA James Winfrey Chalk Jr); 405 Waverly Court, Newport, NC 28570	10/20/2023 11:56 AM
21	Ryan Griffin, 144 Bayberry Road, 517-673-0430. My number is the same one for the last 20 years.	10/19/2023 9:54 PM
22	Maybe. Jared Jones, 1020A Wesley Ln, 252-723-0616. I have some GIS experience and degree in Parks, Recreation & Tourism Management, but by no means claim to be an expert.	10/19/2023 2:47 PM
23	Shannon Griffin 144 Bayberry Rd Newport NC 28570 724-513-8531	10/19/2023 2:16 PM
24	Hagan Ratliff 332 Chatham st, 706 910 8049	10/19/2023 10:41 AM
25	Susanne McNerny 130 Quinn Hill rd Newport Nc 252-723-1520	10/19/2023 12:02 AM
26	Andy and Julie Shoptaugh 2310 S Lakeview Dr Newport 252-422-1090	10/18/2023 2:23 PM
27	John Nevel Planning Department	10/18/2023 9:50 AM

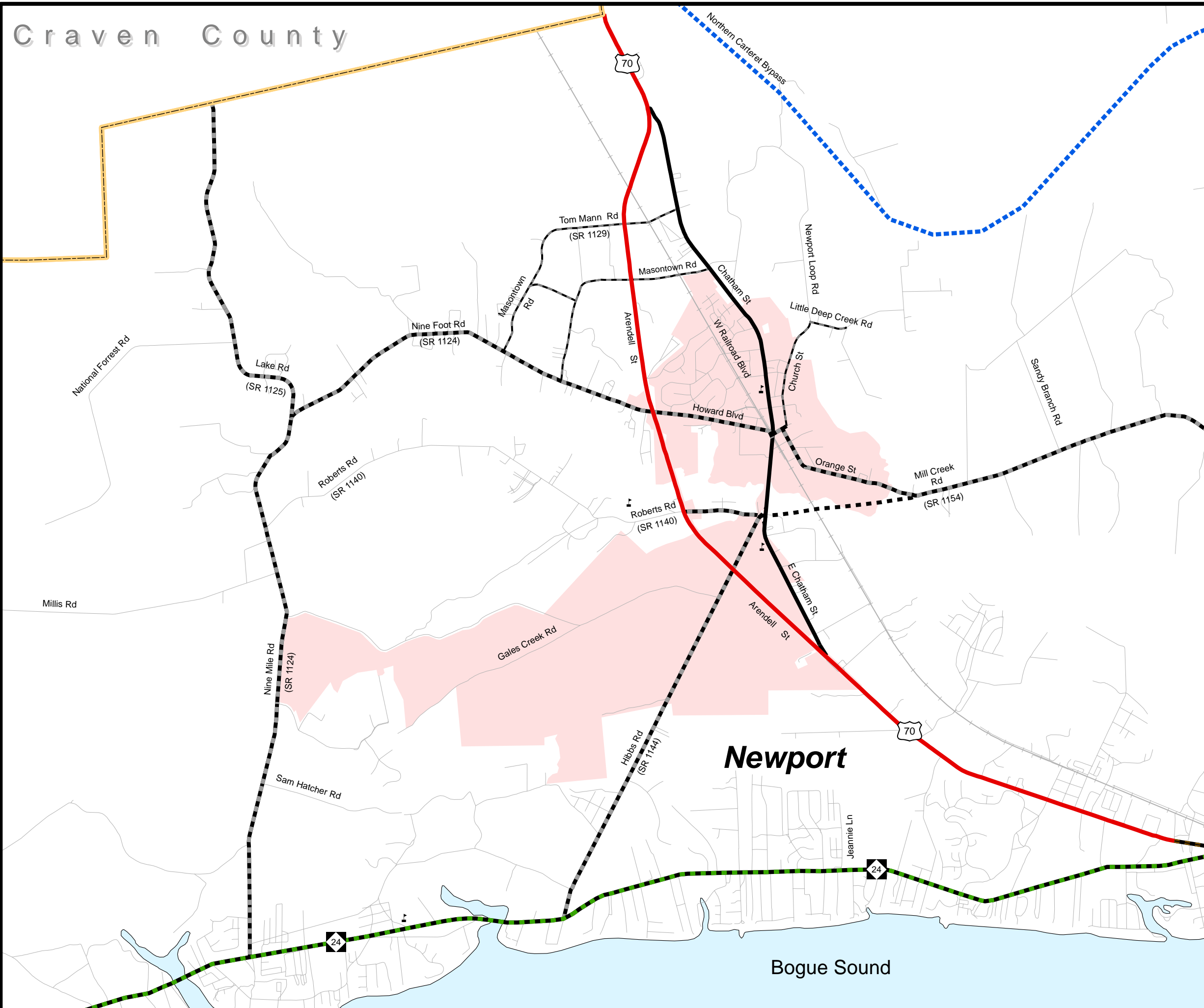
**APPENDIX D**

**CARTERET COUNTY COMPREHENSIVE TRANSPORTATION PLAN**

**HIGHWAY MAP**

**BICYCLE MAP**

**PEDESTRIAN MAP**



# Highway Map (Inset 3)



## Newport Carteret County

### Comprehensive Transportation Plan

Plan date: May 30, 2012

#### Freeways

- Existing
- Needs Improvement
- Recommended

#### Expressways

- Existing
- Needs Improvement
- Recommended

#### Boulevards

- Existing
- Needs Improvement
- Recommended

#### Other Major Thoroughfares

- Existing
- Needs Improvement
- Recommended

#### Minor Thoroughfares

- Existing
- Needs Improvement
- Recommended

- County Boundary
- Municipal Boundary

- Airports
- Schools

- Existing Interchange
- Proposed Interchange
- Existing Grade Separation
- Proposed Grade Separation

0 0.45 0.9 1.8 Miles




Figure 1 (Sheet 2C of 5)

Base map date: November 30, 2011

Refer to CTP document for more details

# Bicycle Map (Inset 3)






## Newport Carteret County




### Comprehensive Transportation Plan

Plan date: May 30, 2012




#### On-road



-  Existing
-  Needs Improvement
-  Recommended





#### Off-road

-  Existing
-  Needs Improvement
-  Recommended

#### Multi-Use Paths

-  Existing
-  Needs Improvement
-  Recommended

-  County Boundary
-  Municipal Boundary

-  Railroads
-  Airports
-  Hospitals/Medical Centers
-  Schools

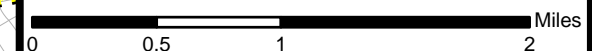
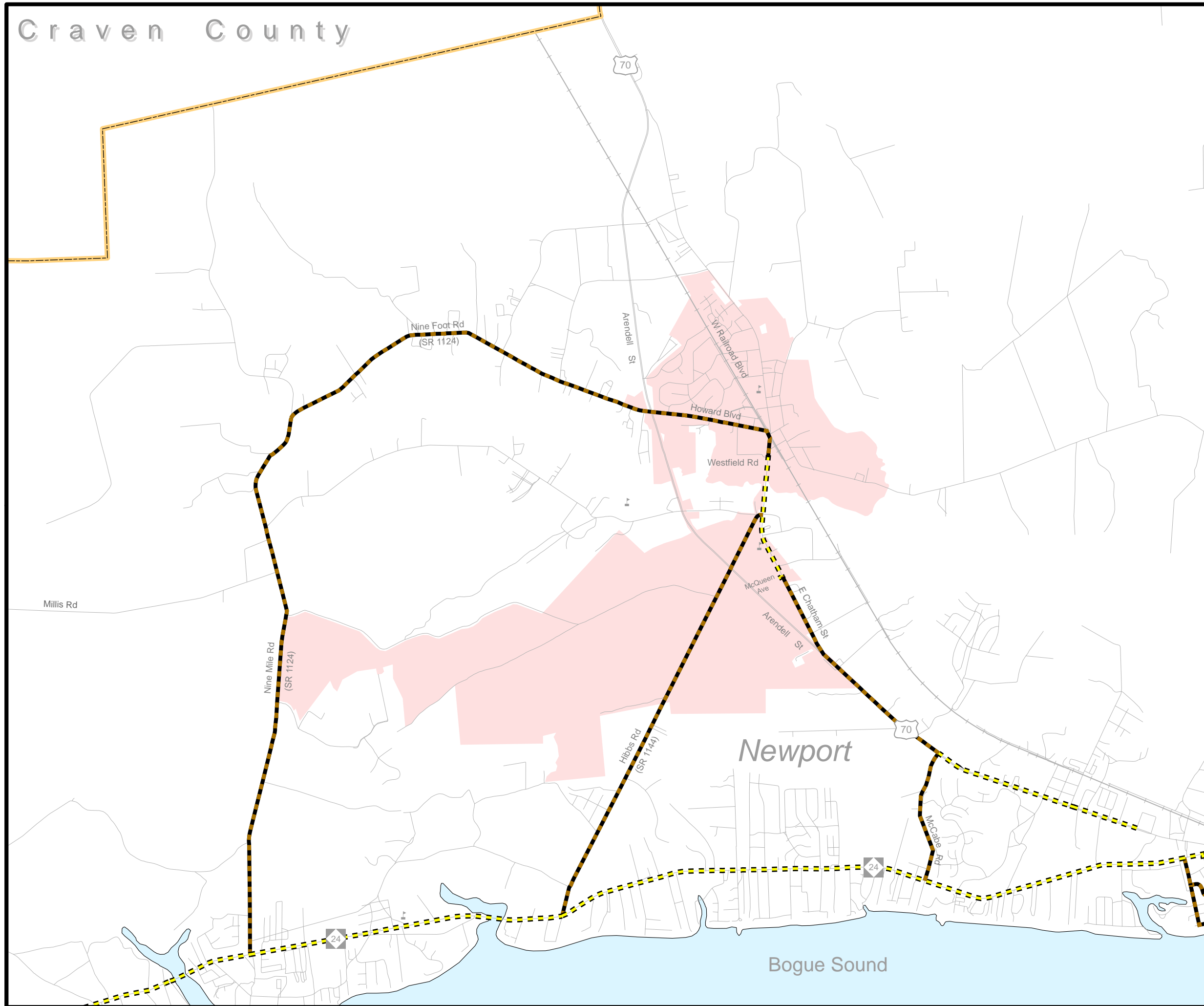


Figure 1 (Sheet 4C of 5)  
Base map date: November 30, 2011  
Refer to CTP document for more details



Craven County

# Pedestrian Map (Inset 5)



## Carteret County Newport

### Comprehensive Transportation Plan

Plan date: May 30, 2012

#### Sidewalks

- Existing
- Needs Improvement
- Recommended

#### Off-road

- Existing
- Needs Improvement
- Recommended

#### Multi-Use Paths

- Existing
- Needs Improvement
- Recommended

- County Boundary
- Municipal Boundary

- Railroads
- Schools

0 0.5 1 2 Miles



Figure 1 (Sheet 5E of 5)

Base map date: November 30, 2011

Refer to CTP document for more details

