



Pamlico County

DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT

CAMA Land Use Plan Implementation Status Report

February 22, 2007

CAMA Land Use Plan

Adopted by Board of Commissioners November 2004

Certified by Coastal Resources Commission January 2005

Submitted to: Maureen Meehan-Will, District Planner, NC Division of Coastal Management

Prepared by: Jayne Robb, County Planner/Economic Developer

The County of Pamlico submits the following summary as a status report on the implementation of the County's CAMA Land Use Plan. As requested by the Division of Coastal Management this report is designed to address the following subject areas:

1. **All local, state, federal and joint actions that have been undertaken successfully to implement its certified CAMA land use plan**
 - The County held a joint board of Commissioners/Planning Board meeting on November 14, 2005. During this meeting a review of the policies in the Land Use Plan was presented. Members received a detailed report of the policies and the actions necessary to continue implementation of these policies. This report addresses each of the six management topics and highlighted areas of improvement to increase compliance with the CAMA Land Use Plan.

POST OFFICE BOX 776
OFFICE 252-745-3081
pcplanner@pamlico.net

JAYNE ROBB -- COUNTY PLANNER / ECONOMIC DEVELOPER

CELL 252-670-2084

BAYBORO, NC 28515
FAX 252-745-3754
www.pamlicocounty.org

Public Access

Pamlico County recognizes that the quality and quantity of access to its waters is an essential part of the lifestyle enjoyed by its residents, property owners, and visitors and that access is a key for development of its tourism economy. The county supports expansion of public and private access ties throughout the county.

- Pamlico County Board of Commissioners and Recreation Department approved the expansion of the Styrontown Beach Access. This includes a pier extension of 100' and the addition of a 12x12 cover over the existing platform.
- Pamlico County Board of Commissioners approved mitigated properties at the following locations:
 - 229 Matthews Road Bayboro (2.16 ac)
 - 2106 NC Hwy 304, Bayboro (5.00 ac)

These properties are to be used as public access, educational trails and open park areas for the public. Several grants have been received to improve these properties for the use of the public.

Land Use Compatibility

Adopt and apply local development policies that balance protection of natural resources and fragile areas with economic development. Policies that provide clear direction to assist local decision making and consistency findings for zoning, divisions of land, and public and private projects.

- Pamlico County enforces its Subdivision Ordinance with regard to land use and the divisions of land. This document was updated and adopted February 20, 2006. (www.pamlicocounty.org)
- Pamlico County Planning Board and Board of Commissioners formulated and adopted an "Ordinance Providing for the Regulation of Group Housing Projects". This ordinance was adopted June 19, 2006. (www.pamlicocounty.org)

Infrastructure Carrying Capacity

Establish policies to ensure that the location and capacity of public infrastructure is consistent with the County's growth and development goals.

- NC Department of Transportation Highway 55 widening project is being completed in three phases. Phase 1 has been completed and the new five lane highway is open to west of Reelsboro. Phase 2 is estimated to be completed in December of 2007. Phase 3 is estimated to be completed in December of 2008. This will provide Pamlico County with five lanes of capacity from the county line to the town of Bayboro.
- Pamlico County along with the Towns of Grantsboro, Alliance, Bayboro and Stonewall participated in a grant from the National Sea Grant, EPA and NOAA for a Smart Growth Technical Assistance Project. This project focused on the future growth and development along the Hwy 55 corridor and the use of Smart Growth Principals in future guidelines/policies/ordinances. The week long focus and visioning sessions offered citizens and public officials the opportunity to discuss the growth patterns for the corridor. A technical assistance report is due in April 2007 to detail the outcome of the visioning. The report is designed to offer recommendations and options for planned growth and development along the corridor.
- Pamlico County is beginning the process with NC Department of Transportation to complete its Comprehensive Transportation Plan. The first meeting was held March 5, 2007 with NCDOT, County Manager and County Planner/Economic Developer to begin the process. Another meeting is scheduled for March 27, 2007 with the Planning Board and NCDOT.
- Pamlico County is installing an additional elevated water tower and tank in the southeastern section of the county. This tank will support expansion and new development in that area of the county.

Natural Hazard Areas

Develop location, density and intensity criteria for new development so that it can better avoid or withstand hazards.

- The County enforces its Flood Damage Prevention Ordinance that was adopted June 21, 2004.
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Water Quality

Establish policies and land use categories aimed at protecting open shell fishing waters and restoring closed or conditionally closed shell fishing waters.

- The County enforces a 75ft-permanent conservation zone along its water bodies.
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Local Concerns

- Partnerships between local non-profit P.I.N.E. and the County to apply for grant funding to provide additional high speed internet in outlying areas of the county.
- Smart Growth Visioning for the growth and development along Hwy 55. Discussions to provide options for managing development along the corridor after the widening project is completed.
- Coordination with the local Community College on workforce studies for future skills needed for local businesses.

2. Any actions that have been delayed and the reasons for the delays

- Capacity and the increase demand for sewer in the county has created challenges and opportunities for the Bay Ray Metropolitan Sewerage District and the County.

3. Any unforeseen land use issues that have arisen since certification of the CAMA land use plan

- Rapid development of waterfront property has increased awareness and need for land use protocol along these important areas of the county.

4. Consistency of existing land use and development ordinances with current CAMA land use plan policies

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5. Current polices that create desired land use patterns and protection of natural systems.

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Pamlico County believes the information shown in this report indicates a significant level of commitment on behalf of the County to implement and actively use the CAMA Land Use Plan. This document is an important tool for the County in planning for future ordinances, updates and revisions to our current subdivision, group housing and flood ordinances. The County's continued growth due to development of residential housing and potential for commercial growth along the Hwy 55 corridor makes it increasingly important to use the plan as our blueprint for making local decisions and implementing various local actions.