

TOWN OF ORIENTAL CAMA LAND USE PLAN – Update 2023

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1.0 Background Information

Oriental is a small, quiet waterfront town with fewer than 1000 residents situated on the Lower Neuse River Estuary. Incorporated in 1899, Oriental has had swings in population

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and economic stability as various industries have come and gone. From the beginning, key industries included logging and supporting sawmills, a packaging plant, small-scale farming and commercial fishing.

Today recreational sailing, kayaking, fishing, tourism and their supporting services are predominant. The railroad that served the people and the logging industry is gone, but the depot has been relocated and is now the center of a marina.

Due to Oriental's proximity to the Intracoastal Waterway and its accessibility from the Triangle and Triad regions of North Carolina, the area was discovered as a prime recreational sailing and fishing center about sixty years ago.

The favorable contour of the shoreline and many creeks and tributaries has made the town a recent destination for eco-tourists. Although the residents number fewer than 1000, the population swells for holidays, special events and weekend activities. The surrounding areas consider themselves part of Oriental. The speed of Oriental's future growth is uncertain.

The CAMA Land Use Plan's purpose is to encourage town leaders to preserve the natural resources and small town waterfront lifestyle that has prevailed for more than a century. The goal is to maintain and expand historic access to the waterfront by merging environmentally sound practices with resilient community, recreational, and commercial interests. Oriental supports growth and development that is diverse, environmentally sensitive, economically sustainable, and consistent with the natural, historical and cultural character of Oriental.

North Carolina Law requires that the town's government periodically update the Land Use Plan. N.C.G.S. 113A-107(a)

(Oriental looking north. Raccoon Creek, aka Oriental Harbor is at the bottom left. Whittaker Point is at the middle right. Frank Roe photo, Dec 2022, used with permission.)

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1.1 Characteristics of Existing Land Uses

Oriental is situated on the North Carolina low lying outer coastal plain and on one of the largest estuary systems in North America, the Albemarle-Pamlico estuary. The town is surrounded on three sides by water: the lower Neuse River (part of the Albemarle-Pamlico estuary system) to the southeast, Smith, Raccoon, and Camp Creeks to the west, and Pierce and Whittaker Creeks to the east. A portion of the north is bounded by land. Being bordered by water on three sides naturally means the give and take of peripheral land.

Although the climate is moderate with mostly southwest winds in the spring and summer, occasional storms, usually generated by low-pressure systems, can bring strong northeast winds, wind driven tides and rain. These storms cause flooding and erosive damage to peripheral land as well as street flooding and drainage problems.

Oriental also experiences periodic tropical storms and hurricanes. The town's position on the Neuse River makes it vulnerable to the impacts of erosion, flooding, and high winds that characterize these tropical systems. Oriental's waterfronts along the river and creeks have experienced shoreline retreat as a result of these storms.

A concrete bulkhead fronted by a living shoreline rock revetment was built to address the erosion and now helps protect a large part of South Avenue, Lou Mac Park, and other parts of the town.

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Coastal marshes and areas cleared of natural vegetation are also prone to erosion. A Tree Board was established in 1992 and maintains a rigorous plan for the establishment of trees in sensitive areas. This enhancement effort has also improved the appearance of the village. As a result of the Tree Board's projects, Oriental has been designated a Tree City USA for 28 years, as of 2023.

Oriental's CAMA Land Use Plan was approved in 2004. It received updates in 2007 and 2023. Residential areas developed since its inception comply with the guidelines established in the evolving Plan.

In the neighborhood of what is locally referred to as the "old village," many houses built in the earlier part of the twentieth century have succumbed to natural elements and/or time and neglect. Historic buildings have placards designating their importance to the history of Oriental. This addresses the community desire to recognize Oriental's history without the restrictions of an historic district designation.

Many older residences in the old village are nonconforming to current standards and do not meet flood level requirements, set back standards, pervious and impervious surface requirements, nor parking space requirements for business use. As old homes and buildings have vanished, the lots have been left vacant and new structures built must now comply with dimensional congruity.

Contemporary houses on stilts mingle with mobile homes, century-old homes and buildings. Large-scale commercial fishing businesses and small-scale cottage businesses pepper the district. Many residents of Oriental have expressed a desire to maintain the old fishing village aura of the town. Attempts are being made to resolve conflicting points of view through planning and land use management. Ongoing Planning Board revisions of the Growth Management Ordinance (GMO) have made advances in dimensional congruities and efforts to preserve the old village.

The Growth Management Ordinance, adopted in 1998, divided Oriental into three zoning categories: multi-use (MU); residential-1 (R-1); and residential-2 (R-2). In 2004 the MU area was divided into MU and MU-1, the latter incorporating much of the previously MU waterfront and modifying allowable uses. In 2005, R-2 was restricted to single-family and duplex residential development and a new residential zone, R-3, was established to accommodate denser multi-unit residential neighborhoods. Zoning has remained as above since 2005.

MU encompasses a broad range of land uses from residential to heavy industry. Parts of the oldest section of town and waterfront property were originally designated as MU, but now are designated MU-1, which limits allowable uses. R-1 areas are for single-family homes that may contain home businesses and temporary care facilities. The R-2 sections may contain the uses in R-1 and duplex dwellings.. R-3 is the same as R-2 except multi-unit residential neighborhoods are permitted. MU zones containing a hotel, marinas and boat yards are located within some of the residentially-zoned neighborhoods.

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There is a commercial corridor along Broad Street (Highway 55) and the Harbor Area containing a collective mix of commercial and residential uses. Pedestrian and bicycle-friendly corridors connect most neighborhoods in the Town, yet some remain divided by privately owned undeveloped land.

Other parts of town include neighborhoods of single-family and multi-family residences.

Evidence of Oriental's boating heritage is ever present. Several marinas and commercial boat yards are side-by-side with newly built homes. Traffic and pollution remain concerns. The threat of losing these commercial waterfront areas to private residential neighborhoods is a looming possibility. Development of property has contributed to the economic stability of the community. However, the possible overdevelopment of homes and docks constitutes a threat to water quality and the surrounding estuaries.

Primary commercial areas are a mix of commercial and residential and, for the most part, blend appropriately. The Table of Permissible Uses as part of the Growth Management Ordinance, a living document, maintains environmentally sensible land uses that are sensitive to the historic character of Oriental.

Public trust waters in and around Oriental see commercial and recreational use, and these activities are increasing. The waterfront supports seafood-processing plants; many private docks; several marinas; four public docks, two of which have a shared bathroom facility and boat pump out station, including a small boat launching dock at the NC Wildlife ramp, and a 100 foot public fishing pier. The fishing pier was rebuilt in 2019 and was made ADA accessible. The Wildlife ramp generates heavy traffic in season and future parking needs are a concern.

Oriental faces issues with procuring more small boat and public access points, maintaining access to public river views and green spaces, clean water and a safe ecological environment.

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Oriental's family friendly, slow-paced atmosphere with a growing tourist industry requires careful planning. The Planning Board has attempted in this report to address land use issues by refining land use regulations that are consistent with the desires of the



citizens of Oriental.

(Oriental as seen from above Pecan Grove Marina at the bottom left. Frank Roe photo, Dec 2022, used with permission.)

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1.2 Description of Community Growth Areas

Indications are that the market for property where future growth is anticipated will encompass mixed uses—continued commercial growth along Highway 55 and single-family and multi-family residential neighborhoods in other areas. Aging infrastructure and storm water runoff management impact the quality of water in the creeks and streams that surround Oriental.

Sewer –Bay River Metropolitan Sewer District (BRMSD) is the private entity responsible for sewer processing in Oriental. There are few septic systems remaining in town and as they fail, connection to the BRMSD system is required. In 2018, BRMSD finished the second phase of correcting infrastructure and distribution systems to address inflow and infiltration, and overflows to isolate the sewer system from State waters.

Water – The general use of wells has long disappeared, though a few remain. A sufficient supply of potable water will be available for anticipated growth and development. Recently upgrades completed in 2022 to the water plant adequately serve and continue to provide for a growth component as the Town begins to address aging infrastructure and water loss issues.

Road Infrastructure – Most roads in Oriental are paved and maintained primarily by funding through the State’s Powell Bill, which is no longer adequate to the needs of the aging infrastructure. Road development has followed the customary pattern of late-twentieth-century style and though there are some sidewalks in town, thoughtful pedestrian and bicycle pathways have not been developed. Construction and usage of roads in existing neighborhoods by heavy vehicles has prompted the Planning Board to attempt regulation of development in such a way as to hold the parties doing the damage more responsible as well as increasing the standards to which roads are paved and maintained.

Storm Water Runoff Management – Storm water runoff management is a continuous concern of town officials. The Eastern Carolina Council of Government upgraded our stormwater maps in 2017 and have assisted in disseminating information on Stormwater Management. The Planning Board introduced new Ordinances (in 20??) to address terraforming, drainage, and stormwater runoff in cooperation with CAMA. Oriental, by the incentive of the Tourism Board, has introduced pet waste throughout town to encourage pet owners to collect and properly dispose of pet waste. Additionally, there is interest in encouraging operators of local marinas and boat yards to learn about “clean marina programs.” Two marinas have achieved Clean Marina status. The Town has achieved that designation for Town operated dock facilities within the Harbor.

Town officials should be proactive in strategies for management of the town and future growth areas to help improve the quality of water and assure that use of land surrounding the village is compatible with Oriental’s existing character and desired goals. The town

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has an active Planning Board, Tree Board, Tourism Board, Harbor Waterfronts Committee, and a Parks and Recreation Advisory Board. The Tree Board has been very busy landscaping the town, recently planting its 1000th tree.

Future projects being discussed include: 1) increasing and enhancing public access to public trust waters; 2) enhancing recreational parks and green spaces; 3) extending and enhancing existing waterfront facilities, 4) promoting the use and expansion of living shorelines to combat erosion 5) encouraging installation of permeable driveways rather than concrete to mitigate stormwater runoff and 6) encouraging planting of natural vegetation in and beyond the buffer zone.

1.3 Land Suitability

The Division of Coastal Management provided the enclosed Land Suitability Map for the Oriental area and indicates moderate suitability, which is consistent with its coastal location. Oriental is zoned, developed and controlled by the GMO, which takes into consideration measures to minimize negative effects on the environment. Potable water is provided by the town and has been updated to 275,000 gallon-capacity. The Town anticipates adequate water service for growth as allowed by the GMO.

(See Appendix B, Land Suitability Map)

1.4 Public Water Access Sites and Facilities

The Town of Oriental has 12 waterfront areas: a beach, fishing piers, boat docks, kayak storage and launch area, river and creek viewing areas, a pump out station, a dockside bathroom facility, and a 1/2 acre riverfront park with benches, chairs and picnic tables.

It operates five piers and docks, totaling 494 feet in length and are mixed use.

Oriental has five undeveloped street ends that go to the water's edge. Three abut the Neuse River, one abuts Smith Creek and the other abuts Camp Creek. Benches have been installed at 3 of 5 street ends for individual enjoyment of waterfront vistas.

Town Dock #2 can accommodate four (4) boats, and has a free pumpout station, public restrooms, and a small historic net house was renovated in 2022 into a public welcome center for boaters and town visitors.

Town Dock #1 can accommodate up to four (4) boats depending on size and provides a viewing area for the harbor. Both town docks are in Raccoon Creek Harbor (known locally as Oriental Harbor) and have a 48 hour tie-up limit. Neither provide power or water.

Other public access points include the NC Fisheries and Wildlife ramp. Situated on Greens Creek, this area has a boat launch, a kayak launch and fishing pier, a portable bathroom, kayak storage racks and parking. There is also a small beach on the Neuse

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River, where the local Rotary Club built a picnic shelter, an anchorage area beyond the public dock in Raccoon Creek, and a dinghy dock and viewing platform in Raccoon Creek for crew on the anchored vessels to access the Town.

There is a narrow strip of land next to the Duck Pond located at the intersection of Main and Factory Streets. People cast nets in the pond to get bait for fishing. Though the property is owned by a private trust, the trust has allowed the public to use it. The parcel is unbuildable. The town's main drainage ditch deposits into the Duck Pond and it is possible that the pond could be incorporated into Best Management Practices (BMPs) for storm water runoff.

1.5 Water Quality Conditions

In July of 2009 the Environmental Management Commission adopted the Neuse River Basin Wide Water Quality Plan.

The waters surrounding Oriental are covered by this plan with the following designations:

Whittaker Creek	SA, HQW, NSW
Pierce Creek	SA, HQW, NSW
Raccoon Creek	SC, HQW, NSW
Camp Creek to Smith Creek	SC, HQW, NSW
Smith Creek	SC, NSW
Neuse River	SA, HQW, NSW
Greens Creek	SC, HQW, NSW

(See Appendix A, Definitions)

Section 303(d) of the Clean Water Act requires states to develop a list of waters that do not meet water quality standards or which have impaired uses. Listed waters are prioritized and a management strategy must be developed or a total maximum daily load capacity determined.

A survey by the NC Division of Water Quality indicates continuing recovery of water quality for this region. Proliferation of small docks, commercial marinas and storm water runoff from development are sources associated with decline of water quality. But polluting elements from the Neuse River Basin continue to degrade our local waters.

The town accepts the Neuse River Buffer, DCM/CAMA Buffer and relevant state and federal laws regarding land uses and development in areas of environmental concern (AECs).

Town officials are in the process of educating themselves and the community on a number of ways to help improve the water quality of our creeks and river. The Planning Board and Harbor Waterfronts Committee are exploring BMPs and low impact

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development (LID) with the intention of recommending changes to the GMO that encourage their use.

The Parks and Recreation Committee maintains pet waste stations throughout town to encourage pet owners to collect and properly dispose of pet waste. Also, a new dog park was installed in a location not contiguous to water, being sensitive to potential runoff from such a facility.

The Harbors and Waterfronts Committee obtained certification as a “Clean Marina” at Oriental’s public docks on Raccoon Creek. The Committee is actively encouraging marinas, boat yards, and commercial fishing establishments to become involved to assure a better quality of public trust water.

This committee was also instrumental in the restoration of Whittaker Point - a resilience and habitat restoration project completed in 2020.

(See Appendix C, Stream Classifications and Use Support Ratings Chart)

2.1 Summary of Community Concerns and Assets

The town is fortunate to have many assets that need to be protected and citizens willing to do voluntary work toward an intelligent design. The Town is very concerned with runoff and has molded the GMO to mitigate issues stemming from runoff. This has been done by addressing sources of runoff, like population density, regulation of impervious surfaces, and redirection of stormwater.

Care of the estuaries, spawning grounds, and primary nurseries are also of significant importance to the community. Oriental supports much more than its permanent residents, including part-time boaters, transients using the ICW as a roadway, and commercial traffic.

Whittaker Point, a peninsula of land extending out in front of Whittaker Creek, was deemed critical infrastructure after a multi-million dollar restoration effort by the town and various state and non-profit organizations. The point had lost nearly 18 acres of land over several decades. It has since been stabilized with revetments, plants, soil, living shorelines, oyster beds, and a mandate that closed it to foot and vehicle traffic.

Restoration of the point provides protection to houses and businesses in Whittaker Creek and the waterfront from flooding and high-water levels, storms and surge.

(See Exhibit 1, Summary of Community Concerns and Assets Chart)

2.2 Community Vision

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Community Vision - People with diverse economic, cultural, and regional backgrounds come to Oriental because of their love of the river and creek vistas, water accessibility, and the pleasures of being located in a community surrounded by water.

Citizens look to preserve the natural resources and small town waterfront lifestyle that has prevailed for more than a century.

The Community's vision is to preserve its waterfront personality by seeking to maintain and expand historic access to the waterfront by merging environmentally sound practices with resilient community, recreational, and commercial interests. The Community supports growth and development that is diverse, environmentally sensitive, economically sustainable, and consistent with the natural, historical and cultural character of Oriental.

2.3 Community Growth and Development Goals

The goals developed in the CAMA LUP are designed to help the community overcome the concerns listed in Exhibit 1 and to protect and enhance its assets.

(See Exhibit 2, Community Growth and Development Goals Chart)

3.0 Growth and Development Policies

The policies outlined in Exhibit 3 will be used to reach the goals outlined above.

(See Exhibit 3, Growth and Development Policies Chart)

4.0 Future Land Use Map Summary

Oriental was established as a logging and fishing town and has since become a destination for sailors, tourists, retirees, and those looking for a quiet, small town, and / or waterfront lifestyle.

As a result of those changes, community leaders have enacted ordinances designed to carefully guide the growth of the Town while maintaining the feel of the small town waterfront lifestyle.

Density rules allow a range from about 4 housing units per acre to thirteen depending on zone. There are three levels of residential zoning that allow for a gradual increase of units per acre—single-family residences only; single-family and duplex residential; single-family, duplex and multi-unit. Two mixed use zones allow businesses and

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commercial development to mingle with all types of housing. No industrial- or commercial-only zone has yet been created.

Along with development comes threats to the quality of and access to our public trust waters. Water quality issues start in the upper reaches of the Neuse River. Sediment and pollution from continuing development in up-stream cities and hog farms find their way to our shores. Oriental is willing to share responsibility, but encourages up-stream communities to do their part. The town accepts state and federal law regarding land uses and development in AECs.

The Town has introduced pet stations for pet waste management. Research into the use of BMPs and LID is on-going. Clean marina programs are being pursued by the owners of our many marinas. Two marinas have already been certified.

On the future land use map, the following categories depict the anticipated future land uses of the Town of Oriental:

Conservation and Open Space – This includes: 1) the estuarine shoreline as defined by the Neuse River Rules and other state and federal applicable regulations – no commercial or residential development shall be allowed; and, 2) current and future public outdoor recreational space – no residential or commercial development shall be allowed except for public amenities such as bathrooms, appropriate recreational facilities and necessary municipal facilities.

Existing Core Areas – These are areas that are currently developed including established residential, commercial and industrial land uses. Allowable density ranges from: 1) low density, 0-4.4 units per acre; 2) medium density, 4.5-8.7 units per acre; and, 3) high density, 8.8 to 10.6 units per acre.

Special Areas and Corridors – These include areas where the community has a particular planning focus. One area of focus is the Harbor Waterfront. It is surrounded by a hotel with transient boat slips, and two fish houses. Since this area is the heart of Oriental, efforts are being made to preserve its character.

If the fish houses disappear, planning techniques need to be used to provide for public access to the waterfront and to preserve the beautiful views it provides. Another area is the Highway 55 Entrance Corridor, To assure an attractive “front door” into town consideration of restricting allowable uses is likely. The current GMO regulates building and landscaping appearances in this corridor. Future Ordinances may be established to restrict the types of development in this area.

Public Access to Water - These include a public park, a public beach, public dock, public dingy dock, public small boat ramp, Wildlife ramp, future kayak launching ramp,

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future fishing pier, and several street ends that abut the water, at which the town would like to expand public access to the river and creeks.

EXHIBIT 1: Summary of Community Concerns and Assets Chart

Management Topics	Summary of Community Problems. Briefly describe existing or potential undesirable situations that may be addressed by the plan. (Refer to background information in section 1.)	Community Assets Describe any features, facilities, and programs that may be deployed to address these problems.
PUBLIC ACCESS TO WATER	<ol style="list-style-type: none"> 1. Encroaching development along waterfront that might degrade vistas. 2. Limited parking for access to public trust waters. 3. Anchorage for transient boats and hurricane holds. 	<ol style="list-style-type: none"> 1. Working waterfront (commercial and recreational) 2. Growth Management Ordinance (GMO) 3. Created MU-1 zone to limit uses. 4. Public parks 5. Public docks 6. Dinghy dock 7. Small boat ramp and dock 8. Wildlife Ramp 9. Fishing Pier 10. Public Beach 11. Several streets ending at waters edge with public benches installed 12. Anchorage space 13. Marinas, boatyards, and related businesses 14. Pump out station 15. Two Electric Vehicle Chargers 16. Net House used as a Visitor's Welcome Center
LAND USE COMPATIBILITY	<ol style="list-style-type: none"> 1. Development that is inharmonious and detrimental to sensitive environment. 2. Shoreline erosion due to unintended use as a kayak launch 3. Demolished bridge and soils inhibit shoreline / water use and safe navigation at the entrance to Smith / Camp Creeks 	<ol style="list-style-type: none"> 1. Working waterfronts including town operated waterfronts, docks, and piers. 2. Involved citizens 3. Several parks 4. Marinas and boatyards 5. History Museum 6. Harbor Waterfronts Committee 7. Active commercial fishing businesses 8. Active recreational fishing guide businesses 9. Three active sailing clubs

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INFRASTRUCTURE CARRYING CAPACITY	<ol style="list-style-type: none"> 1. Drainage into ponds, creeks and river may be polluting water 2. Flooding caused by moderate to heavy rain is polluting the water 3. Road conditions are not adequate for increased development 4. Public Boat Ramp is usually at overflow parking capacity on weekends and holidays 5. Many of the original drainage ditches are still discernible. 	<ol style="list-style-type: none"> 1. The Town has a drainage plan and system of drainage ditches. 2. Sate road (Highway 55) comes through town 3. Powell Bill Funding for roads 4. Sidewalks and bike paths serve part of town.
Management Topics	Summary of Community Problems. Briefly describe existing or potential undesirable situations that may be addressed by the plan. (Refer to background information in section 1.)	Community Assets Describe any features, facilities, and programs that may be deployed to address these problems.
NATURAL HAZARD AREAS	Severe weather in the form of hurricanes, strong low pressure systems (nor'easters), and wind driven tides compromise shoreline and buildings, both historic and new.	<ol style="list-style-type: none"> 1. Resilience of population 2. Pamlico Amateur Radio Society (assists emergency services plans) 3. Buildings elevated to avoid flood waters 4. Emergency Management Team 5. Pamlico Sound Regional Hazard Mitigation Plan 6. Whittaker Point Restoration Project 7. Town of Oriental published Hurricane Preparedness Checklist for residents 8. Tree Board tree pruning schedule to minimize tree / limb damage during storms 9. Town Waterfront Storm Preparedness action plan
WATER QUALITY	<ol style="list-style-type: none"> 1. Raw ground water has a heavy mineral content 2. Public trust waters threatened with pollution 	<ol style="list-style-type: none"> 1. Newly updated Oriental water plant and new filtration and water softener systems 2. Sound Rivers Organization 3. Pet waste disposal bag dispensers 4. Town docks in the harbor have received Clean Marina Certifications
LOCAL AREAS OF CONCERN	<ol style="list-style-type: none"> 1. Abandoned and derelict boats 2. Lack of No Wake Zones and erosion resulting from wakes 3. Estuaries, spawning grounds, primary nursery health. 	<ol style="list-style-type: none"> 1. Active and engaged citizenry

EXHIBIT 2: Community Growth and Development Goals Chart

Management Topic(s) that Goal Addresses	List the Growth and Development Goals that Address the Community's Most Important Concerns
PUBLIC ACCESS	<ol style="list-style-type: none"> 1. Retain, enhance and create water vistas and public water access 2. Expand and enhance public anchorage space. 3. Expand use of living shoreline to enhance water quality, provide natural shoreline buffer to erosion, enhance and rebuild natural habitat for lower estuary fauna and flora. 4. Expand ecotourism.
LAND USE	<ol style="list-style-type: none"> 1. Establish effective communication channels with citizens and builders 2. Find a balance between protecting and enhancing the natural and manmade resources that characterize this community. 3. Improve resources to manage kayak launch while eliminating impact to shoreline. 4. Seek funding to remove spoils from old structures along shoreline. 5. Help protect natural habitats in waterways by encouraging reduction in the use of lawn chemicals (pesticides, herbicides, and fertilizers) that are captured in storm water runoff.
INFRASTRUCTURE CARRYING CAPACITY	<ol style="list-style-type: none"> 1. Find ways to better manage water runoff, drainage, and flooding. 2. Improve vehicular, pedestrian and bike traffic patterns. 3. Identify recovery method for damage done to road during construction 4. Explore a method to promote and implement 'resilient shoreline' structures in concert with the Coastal Federation, DEMA, and NCDEQ. 5. Encourage the use of permeable surfaces to reduce storm water runoff (including parking lots, driveways, and patios).

Management Topic(s) that Goal Addresses	List the Growth and Development Goals that Address the Community's Most Important Concerns
NATURAL HAZARD AREAS	<ol style="list-style-type: none"> 1. Continue growth management avenues that minimize the impact of destruction to the environment, shoreline and manmade structures due to severe weather events. 2. Follow Pamlico Sound Regional Hazard Mitigation Plan. 3. Seek solutions to strengthen the Hodges Street bulkhead.
WATER QUALITY	<ol style="list-style-type: none"> 1. Continue to upgrade quality of potable water. 2. Improve quality of public trust waters. 3. Reduce the impact of storm water runoff. 4. Encourage wetlands protection and/or reconstruction. 5. Encourage local marinas and boat yards to gain Clean Marina Certification.
LOCAL AREAS OF CONCERN	<ol style="list-style-type: none"> 1. Better managed drainage runoff. 2. Guide development to minimize the negative effects of growth on the environment. 3. Encourage development that enhances diversity in housing options. 6. Improve parking for water access 7. Work with Tourism and HWAC to encourage relationships and economic development 8. Encourage redevelopment of derelict properties. 9. Seek to gain approval for No Wake Zones in creeks

EXHIBIT 3: Growth and Development Policies Chart

<u>1) Summary of Growth and Development Goals (From growth and development goals worksheet #2)</u>	<u>2) Policy Statements (What the community plans to do to achieve this goal)</u>	<u>3) Management Topic That Goal Addresses</u>
1. Retain, enhance and create water vistas and public water access. 2. Expand and enhance public anchorage space. 3. Expand ecotourism	1. Maintain parks and public beach and seek funding to create more public green/beach space. 2. Maintain public docks, dinghy dock and small boat dock. Seek funding to create more small boat an vehicle parking access to public trust waters. 3. New boat launch site.	PUBLIC ACCESS
1. Establish effective communication channels with citizens and builders. 2. Find a balance between protecting and enhancing the natural and manmade resources that characterize this community.	1. Maintain, expand/enhance public parks and public beach areas. 2. Marinas and boat yards continue to adhere to DWQ and CAMA policies related to pump-out and wastewater. 3. Tree Board to continue to plant trees/vegetation indigenous to the area.	LAND USE

<ol style="list-style-type: none"> 1. Find ways to manage better water runoff, drainage, and flooding. 2. Improve vehicular, pedestrian and bike traffic patterns. 3. Identify recovery method for damage done to roads during construction. 	<ol style="list-style-type: none"> 1. Maintain an environmentally sensitive drainage plan for the town. 2. Require testing of new subdivision roads prior to acceptance 	<p>INFRASTRUCTURE CARRYING CAPACITY</p>
<p><u>1) Summary of Growth and Development Goals (From growth and development goals worksheet #2)</u></p>	<p><u>2) Policy Statements (What the community plans to do to achieve this goal)</u></p>	<p><u>3) Management Topic That Goal Addresses</u></p>
<ol style="list-style-type: none"> 1. Continue growth management avenues that minimize the impact of destruction to the environment, shoreline and manmade structures due to severe weather events. 2. Follow Pamlico Sound Regional Hazard Mitigation Plan. 3. Seek solutions to strengthen bulkheads on Hodges Street. 	<p>Consider additional zoning amendments that incorporate techniques to address issues related to flooding events.</p>	<p>NATURAL HAZARDS</p>
<ol style="list-style-type: none"> 1. Continue to upgrade quality of potable water. 2. Improve quality of public trust waters. 3. Reduce the impact of storm water runoff. 4. Encourage wetlands protection and/or reconstruction. 5. Encourage local marinas / boatyards to obtain Clean Marina certification 	<ol style="list-style-type: none"> 1. Adhere to state and federal standards for storm water runoff. 2. Refine the GMO to prevent additional runoff issues and nutrient movement. 	<p>WATER QUALITY</p>
<ol style="list-style-type: none"> 1. Better managed drainage runoff. 2. Guide development to minimize the negative effects of growth on the environment. 3. Encourage development that enhances diversity in housing options. 5. Improve parking for water access. 6. Work with Tourism and HWAC to encourage relationships and economic development. 7. Encourage redevelopment of derelict properties. 8. Seek to gain approval for No Wake zones in creeks. 	<ol style="list-style-type: none"> 1. Investigate ways to keep and increase working waterfronts. 2. Strengthen GMO techniques to manage better drainage and runoff problems. 3. Consider incorporating into the GMO techniques that protect the natural, historical and cultural character of town. 4. Update GMO to incorporate techniques that minimize the negative impacts of development. 5. Invest in necessary public land for public use. 	<p>LOCAL AREAS OF CONCERN</p>

EXHIBIT 4: COMBINED CHARTS

Community Vision - People with diverse economic, cultural, and regional backgrounds come to Oriental because of their love of the river and stream vistas, water accessibility and all the pleasures of being located in a community surrounded by water. Citizens look to preserve the natural resources and small town waterfront lifestyle that has prevailed for more than a century. The Community's vision is to preserve its waterfront personality by seeking to maintain historic access to the waterfront by commercial and recreational interests, and by supporting growth and development that is diverse, environmentally sensitive, economically sustainable, and consistent with the natural, historical and cultural character of Oriental.

MANAGEMENT TOPICS	COMMUNITY PROBLEMS	COMMUNITY ASSETS	GROWTH & DEVELOPMENT GOALS	GROWTH & DEVELOPMENT POLICIES
PUBLIC ACCESS	<ol style="list-style-type: none"> 1. Encroaching development along waterfront that might degrade vistas. 2. Limited parking for access to public trust waters. 3. Anchorage for transient boats and hurricane holds. 	<ol style="list-style-type: none"> 1. Working waterfront (commercial and recreational). 2. Growth Management Ordinance. 3. Created MU-1 zone to limit uses; 4. Public parks. 5. public docks; 6. dinghy dock; 7. small boat ramp; 8. Wildlife ramp; 9. fishing pier 10. public beach; 11. several streets end at water's edge 12. anchorage space; 13. marinas and boatyards and related businesses. 	<ol style="list-style-type: none"> 1. Retain, enhance and create water vistas and public water access. 2. Expand and enhance public anchorage space. 	<ol style="list-style-type: none"> 1. Maintain parks and public beach and seek funding to create more public green/beach space. 2. Maintain public dock, dinghy dock and small boat ramp and seek funding to create more small boat access to public trust waters.
LAND USE COMPATIBILITY	<ol style="list-style-type: none"> 1. Uncoordinated development that is inharmonious and detrimental to sensitive environment. 	<ol style="list-style-type: none"> 1. Working waterfronts. 2. Involved citizens. 3. Several parks. 4. Thriving marinas and boatyards. 5. Active tree board. 6. History Museum. 7. Harbor Waterfront Advisory Committee 	<ol style="list-style-type: none"> 1. Establish effective communication channels with citizens and builders. 2. Find a balance between protecting and enhancing the natural and manmade resources that characterize this community. 	<ol style="list-style-type: none"> 1. Maintain, expand and/or enhance public parks and public beach areas. 2. Marinas and boat yards will adhere to DWQ and CAMA policies related to pump-out and wastewater. 3. Tree Board to continue to plant trees/vegetation indigenous to the area.

INFRASTRUCTURE CARRYING CAPACITY	<ol style="list-style-type: none"> 1. Drainage into ponds, creeks and river may be polluting water. 2. Flooding caused by moderate to heavy rain is polluting the water. 3. Road conditions are not adequate for increased development. 4. Public boat ramp is usually at overflow parking capacity on weekends and holidays. 5. Many of the original drainage ditches are still discernible. 	<ol style="list-style-type: none"> 1. The Town has a drainage plan and system of drainage ditches. 2. Many of the original ditches are still discernible. 3. State road (HWY 55) comes through town. 4. Powell Bill funding for roads. 5. Sidewalks and bike paths serve part of town. 	<ol style="list-style-type: none"> 1. Find ways to manage better water runoff, drainage, and flooding. 2. Improve vehicular, pedestrian and bike traffic patterns. 3. Identify recovery method for damage done to roads during construction. 4. Explore “resilient shoreline” structures to as erosion mitigation method along shoreline. 	<ol style="list-style-type: none"> 1. Maintain an environmentally sensitive drainage plan for the town. 2. Require testing of new subdivision roads prior to acceptance. 3. Pursue grant funding for development of connective bike/ped paths
MANAGEMENT TOPICS	COMMUNITY PROBLEMS	COMMUNITY ASSETS	GROWTH & DEVELOPMENT GOALS	GROWTH & DEVELOPMENT POLICIES
NATURAL HAZARD AREAS	<p>Severe weather in the form of hurricanes, strong low pressure systems (nor'easters) and wind-driven tides compromise shoreline and buildings, both historic and new.</p>	<ol style="list-style-type: none"> 1. Continue to upgrade quality of potable water. 2. Improve quality of public trust waters. 3. Reduce the impact of storm water runoff. 4. Encourage wetlands protection and/or reconstruction. 5. Encourage local marinas and boat yards to gain Clean Marina Certification 	<ol style="list-style-type: none"> 1. Continue growth management avenues that minimize the impact of destruction to the environment, shoreline and manmade structures due to severe weather events. 2. Follow Pamlico Sound Regional Hazard Mitigation Plan. 3. Seek solutions to strengthen the Hodges Street bulkhead. 	<ol style="list-style-type: none"> 1. Consider additional zoning amendments incorporating techniques to address issues related to flooding events.
WATER QUALITY	<ol style="list-style-type: none"> 1. Raw ground water has a heavy mineral content. 2. Public Trust Water threatened with pollution. 	<ol style="list-style-type: none"> 1. Newly updated Oriental water plant and new filtration and softener systems. 2. Sound Rivers. 3. Pet waste disposal bag dispensers. 4. Town docks in the Harbor have received Clean Marina Certification. 	<ol style="list-style-type: none"> 1. Continue to upgrade quality of potable water. 2. Improve quality of public trust waters. 3. Reduce the impact of storm water runoff. 4. Encourage wetlands protection and/or reconstruction. 5. Encourage local marinas and boat yards to gain Clean Marina Certification 	<ol style="list-style-type: none"> 1. Adhere to state and federal standards for storm water runoff. 2. Refine the GMO to prevent additional runoff issues and nutrient movement.

LOCAL AREAS OF CONCERN	1. Abandoned and derelict boats. 2. Lack of No Wake zones. Erosion resulting from wakes.	1. GMO 2. Active and engaged citizenry.	1. Better managed drainage runoff. 2. Guide development to minimize the negative effects of growth on the environment. 3. Encourage development that enhances diversity in housing options. 4. Improve parking for water access. 5. Work with Tourism and HWAC to encourage relationships and economic development. 6. Encourage redevelopment of derelict properties. 7. Seek to gain approval for No Wake zones in creeks.	1. Investigate ways to keep and increase working waterfronts. 2. Strengthen GMO techniques to manage better drainage and runoff problems. 3. Consider incorporating into the GMO techniques that protect the natural, historical and cultural character of town. 4. Update GMO to incorporate techniques that minimize the negative impacts of development. 5. Invest in necessary public land for public use.

Appendix A: Definitions

Boatyard:

-Industrial space where boats are built, repaired, or stored.

Buffer zone:

-Natural areas of vegetation that are adjacent to natural watercourses (eg: stream, lake, wetland, marsh etc.)

Bulkhead:

-a retaining wall that protects against erosion from the action of tides and waves

CAMA:

-Short for Coastal Area Management Act. The purpose is to to protect the coastal environment from growing demands associated with residential, recreational, commercial, and industrial uses

Comprehensive Plan:

-sets forth goals, policies, and programs intended to guide the present and future physical, social, and economic development of the jurisdiction

Eco-tourist / -tourism

-Tourism that relies on natural areas and the environment as a draw for visitors.

Erosion:

-the wearing away of land by natural forces, usually wind or water

Estuary:

-a transitional area where fresh and salt water mix

Estuarine Shoreline:

-found along the coast's broad network of brackish sounds, marshes, rivers and creeks

GMO:

-Growth Management Ordinance. Contains all ordinances relating to land use, growth and development and signs

CAMA Land Use Plan:

-Policies and maps that serve as a community's blueprint for growth in coastal areas under the regulations of the Coastal Area Management Act. This document.

Living Shoreline:

-shoreline erosion control using native materials such as marsh plants, oyster shells, and occasionally minimal amounts of structural materials (e.g. stone) to stabilize estuarine shorelines, minimize erosion, and enhance habitats

Marina:

-Specially designed harbor, dock, or basin with moorings (fixed or floating) for pleasure crafts and small boats

Neuse River Basin Wide Water Quality Plan:

-The plan contains general basin wide information, subbasin descriptions, and major Neuse Basin initiatives and accomplishments since 1993. It is aimed at restoring and protecting impaired waters while allowing for sound economic planning and reasonable growth

Revetment:

-a facing of impact-resistant material applied to a bank or wall in order to absorb the energy of incoming water and protect it from erosion

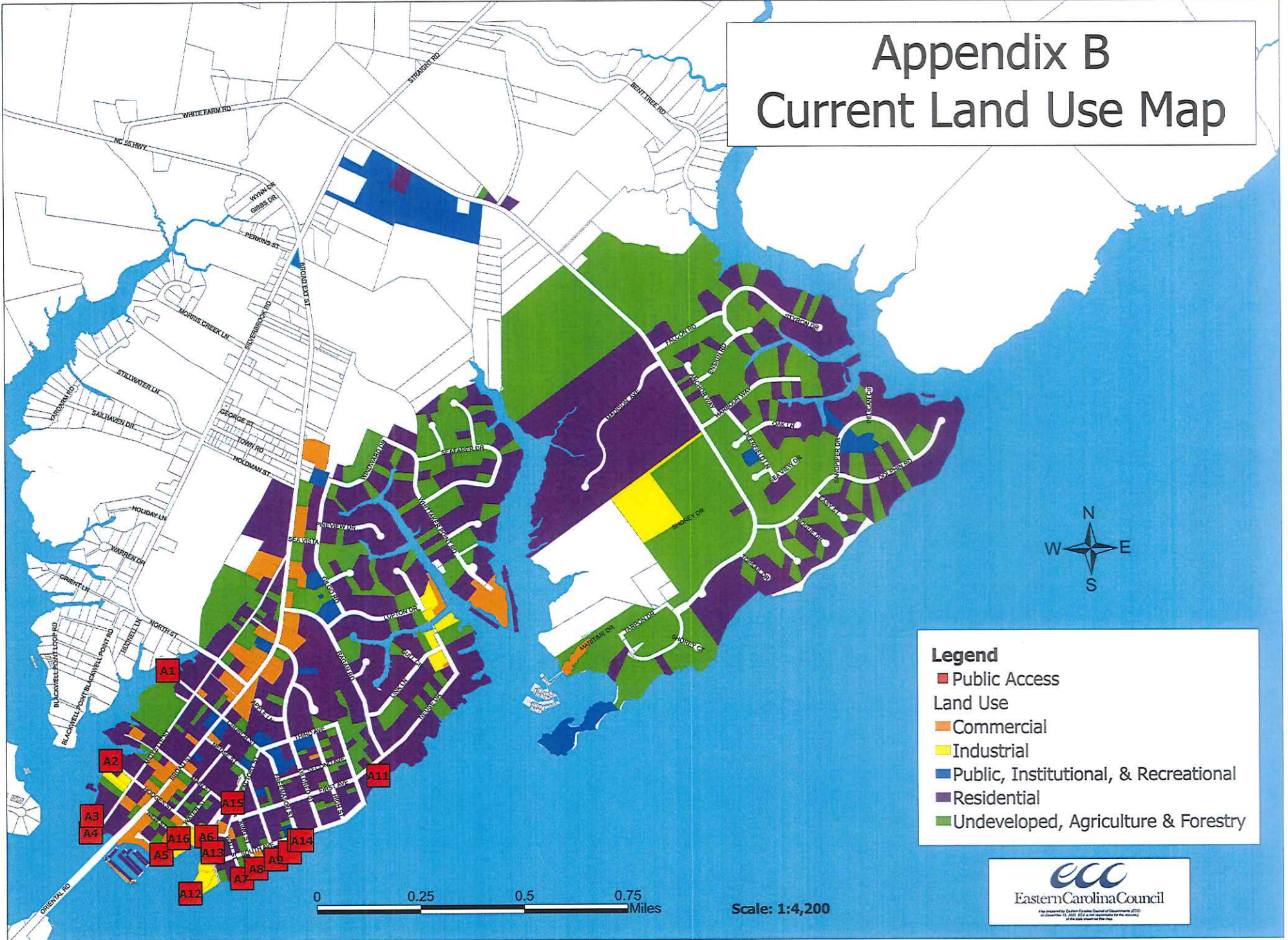
Stormwater runoff:

-rain and melting snow that flows off building rooftops, driveways, lawns, streets, parking lots, construction sites, and industrial storage yards. Developed areas are covered by buildings and pavement which do not allow water to soak into the ground

Terraforming:

-changing the existing grade of land

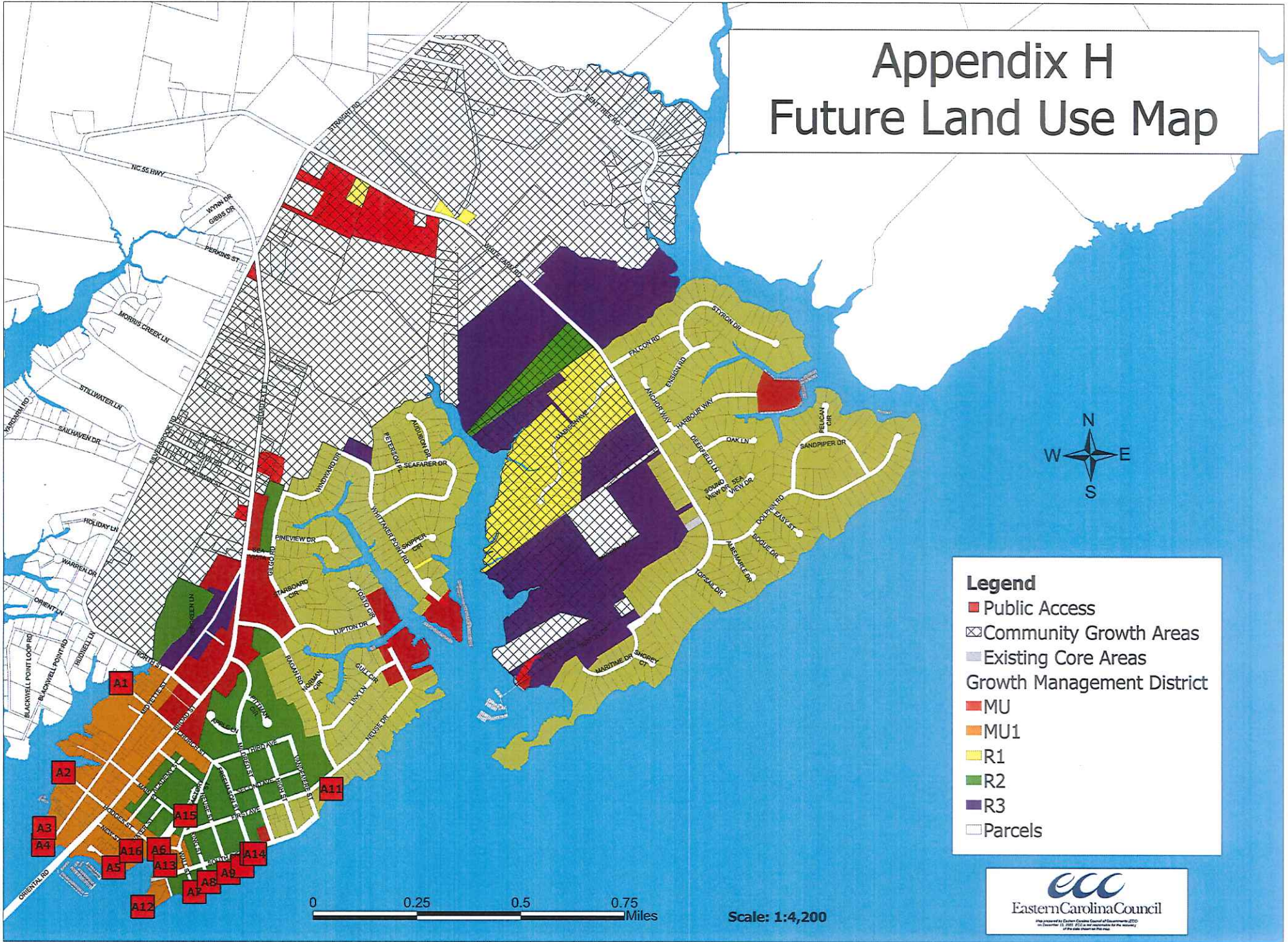
Appendix B Current Land Use Map



Legend

- Public Access
- Land Use
 - Commercial
 - Industrial
 - Public, Institutional, & Recreational
 - Residential
 - Undeveloped, Agriculture & Forestry

Appendix H Future Land Use Map



Legend

- Public Access
- ▣ Community Growth Areas
- ▣ Existing Core Areas
- Growth Management District
 - MU
 - MU1
 - R1
 - R2
 - R3
 - Parcels