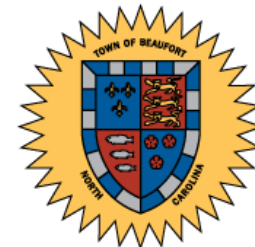


TOWN OF BEAUFORT

Comprehensive Land Use Plan Update

Virtual Town Hall Meeting #1

12/09/2020



Agenda

- Welcome & Introductions
- Team, Scope, & Schedule
- What is a Comprehensive Plan?
- Report Out: Focus Group Input Summary
- Report Out: Discovering Community Values
- Wrap-up





Welcome & Introductions

Who is Stewart?

STEWART PRACTICE AREAS

Civil Engineering
Geomatics
Geotechnical Engineering &
Construction Services
Landscape Architecture
Municipal Planning
Sports & Events
Structural Engineering
Transportation

*With a unique, collaborative, cross-discipline approach that results in **stronger** and **more creative** design solutions, Stewart offers a full range of services to meet the needs of our clients.*

1994
COMPANY
FOUNDED

8
OFFICE
LOCATIONS

8
PRACTICE
AREAS

200+
PROFESSIONAL
STAFF



STEWART MISSION STATEMENT

Strengthening communities by serving, leading, and working in a creative and interdisciplinary way.



Consulting Team



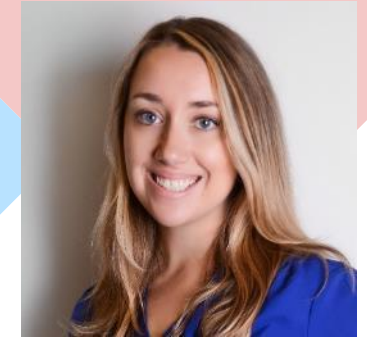
Jay McLeod, AICP
Project Manager



Caroline
Richardson



Jaquasha Colón



Allison Evans



George Stanziale,
FASLA
President



Chad Sary, AICP
Principle in Charge



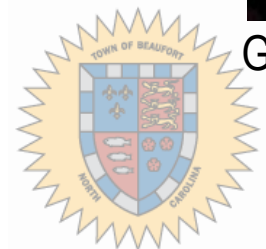
Natalie Carmen, PE



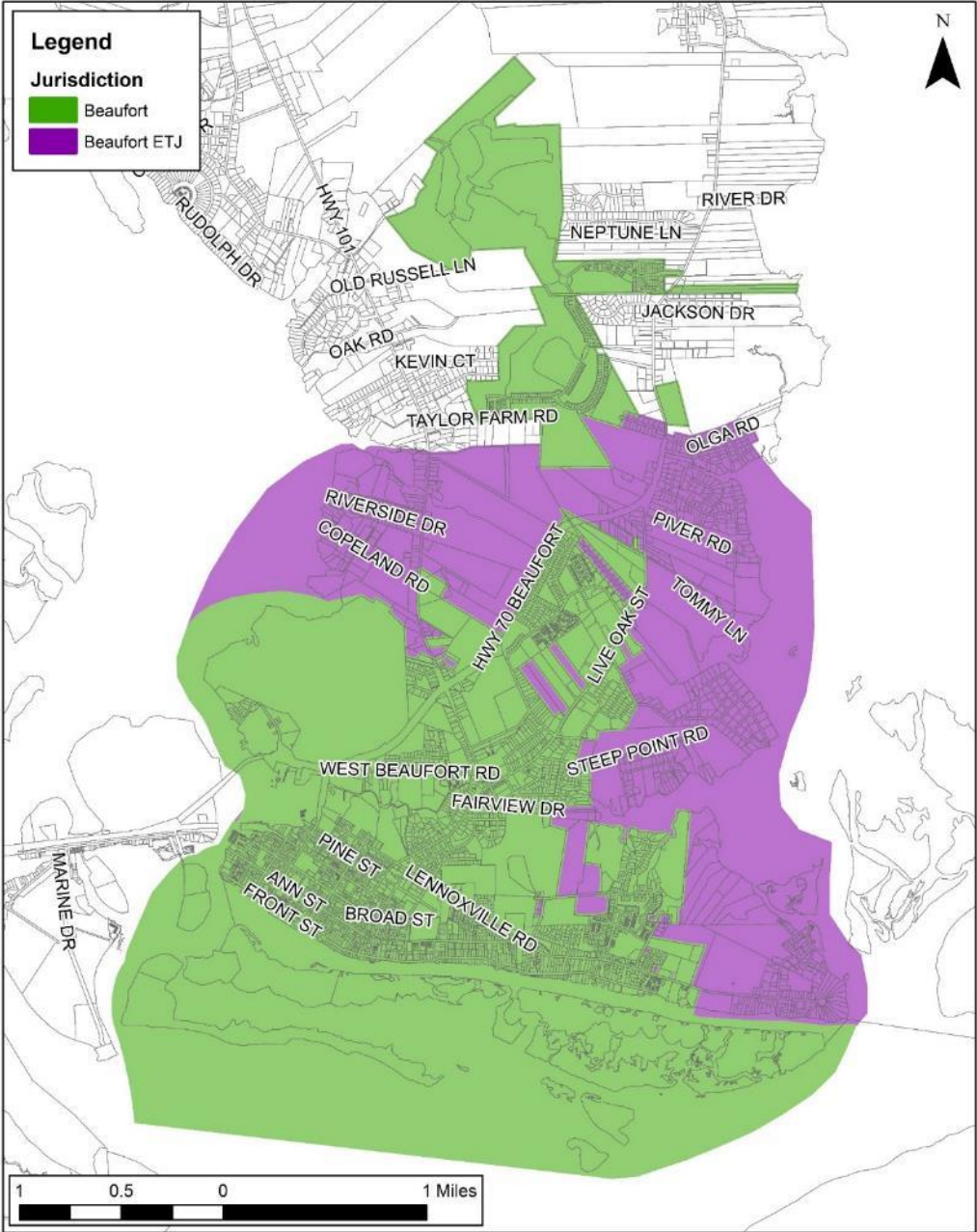
Stephen Faber,
PLA



Katie Hamilton

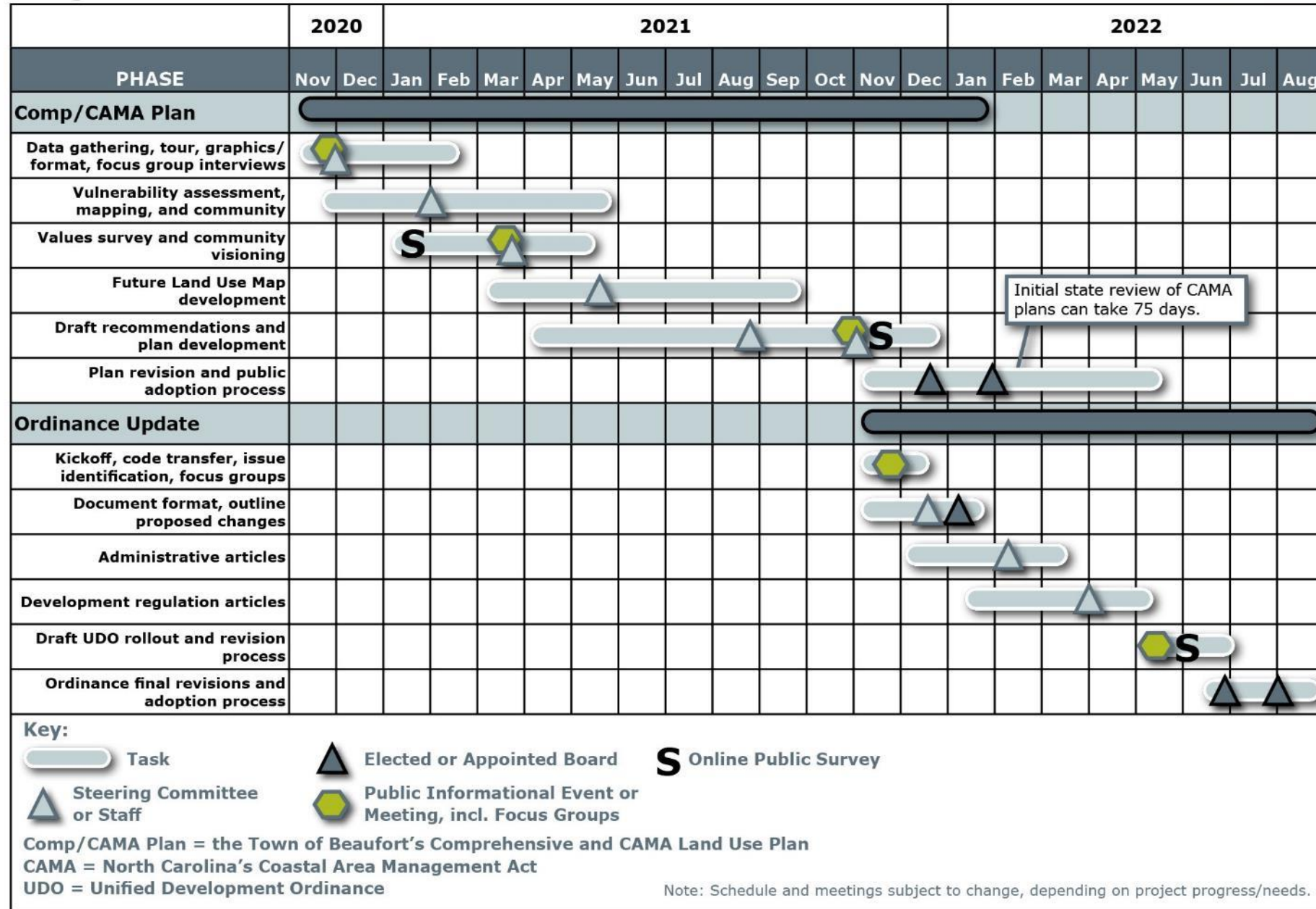


Study Area Map



Project Schedule

Version: 10/15/2020





Comprehensive & CAMA Plans (& UDOs)

What's a Land Use Plan for?

(CAMA = Coastal Area Management Act)

- Required:
 - State / Coastal Resource Commission (CRC)
 - CAMA permitting decisions
 - Comprehensive Plan – required to enforce zoning per 160D
- Guide:
 - Policy
 - Development standards
 - Public and private investment
 - Rezoning decisions
 - Communicate vision and community priorities/goals



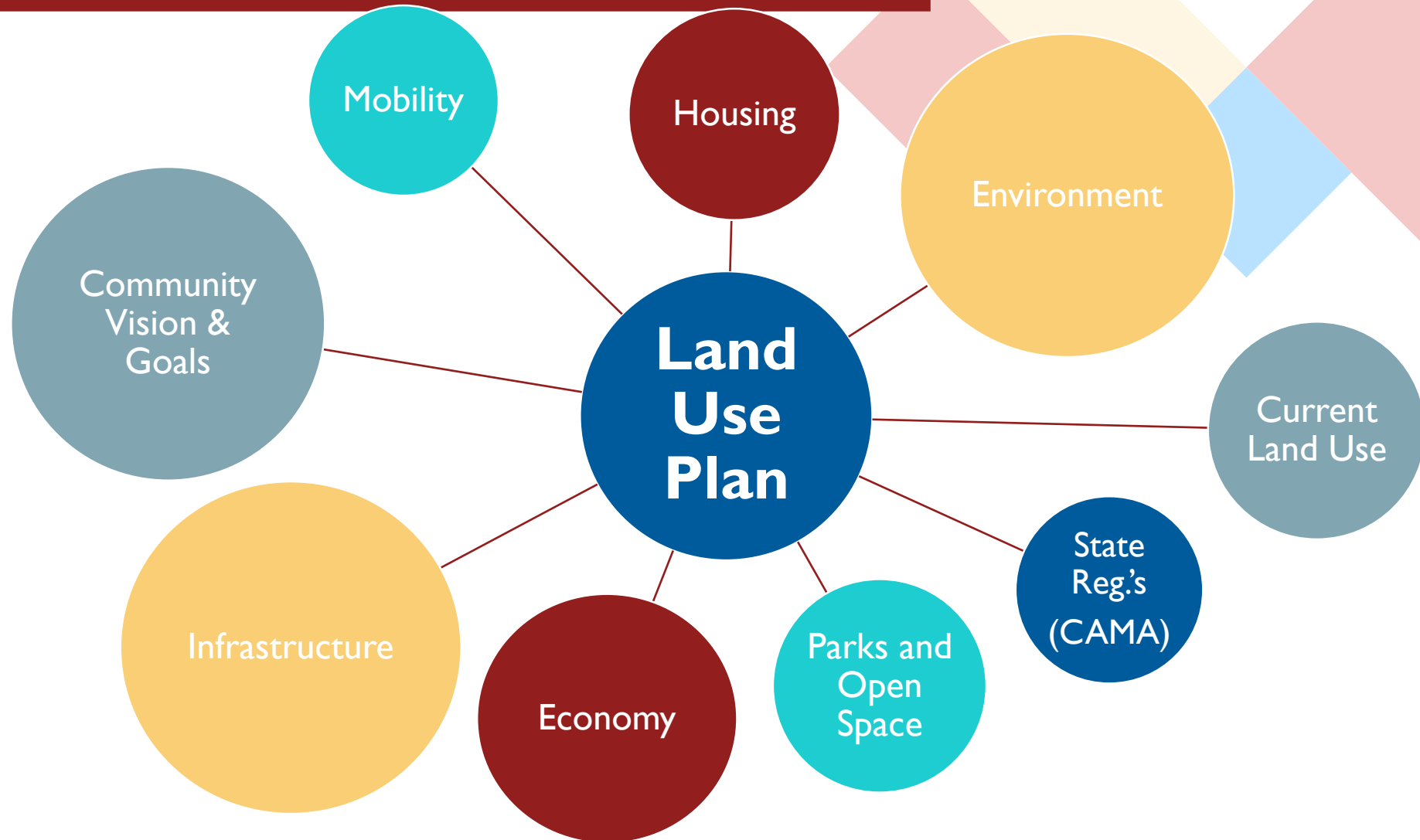
Comprehensive / CAMA Plan

- Provides guidance on policy and updates to development standards
- Provides a roadmap for future development and investment decisions
- Communicates the community's vision and goals for the future
- Guides rezoning and development decisions
- Informs CAMA permit review and approval (state required)



More info at: <https://deq.nc.gov/about/divisions/coastal-management/coastal-management-land-use-planning/about-land-use-planning>

Typical Comprehensive Plan Content



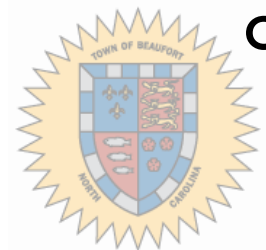
Deliverables

- Community Profile
- Existing Plans Assessment
- Vulnerability Assessment and Resource Mapping
- Clarify Community Vision and Goals
- Future Land Use Map (FLUM)
- Policies and Recommendations
- Implementation



Development Ordinance Update

- Scheduled to begin after the Comprehensive Plan update (beginning ~2022)
- Update to ordinances
 - NC G.S. Chapter 160D update happening first (an administrative update by Town staff to conform to new state statute changes)
- Implement goals from the Comprehensive Plan update
- Reorganize and make more user-friendly
- The ordinance update is a separate process and will have its own public review and public hearings





Public Engagement Program

Types of community involvement and direction-giving

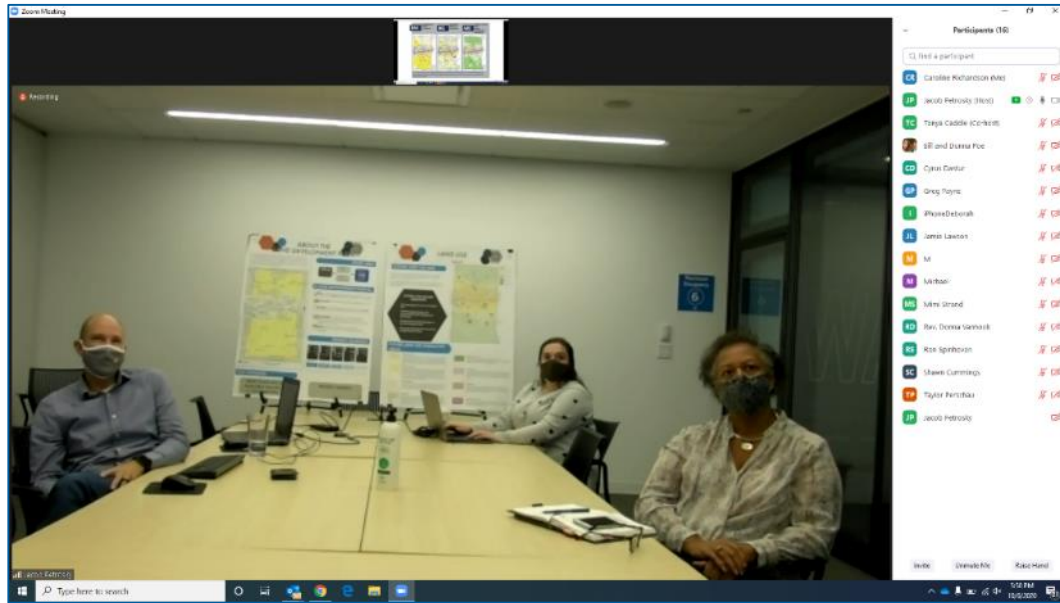
Public Engagement

- **Steering Committee**
 - Regular working group meetings to review progress and provide direction
- **Stakeholders**
 - Focus group interviews to get local perspective on opportunities and challenges facing the area
- **Public Meetings and Info Sessions**
 - Large, open, public engagement events to show progress to the larger community and gather perspective, input, and guidance
- **Surveys**
 - Large public survey (online and paper format) to gather focused community perspective and guidance on discrete topics



Public Engagement during COVID-19

- Additional online engagement and outreach has *increased* participation in and awareness of planning efforts





Focus Group Input

Small-group interviews were held on Tuesday, December 8, and included representatives from the state, local environmental groups, NC DCM, Carteret County, Planning Board, Historic Preservation Commission, the Chamber of Commerce, the business community, neighborhood leaders, property owners, and elected and appointed board members.

Focus Group Interviews Issue Summary

■ Opportunities/Assets:

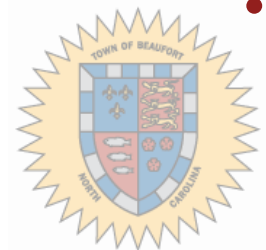
- Small Town/Coastal Charm
- Historic Downtown and built environment
- Solid residential growth occurring + high demand
- Safe, neighborly community
- Small businesses
- Natural environment

■ Challenges:

- Preserving the character of Beaufort
- Protecting the Coast/Water Quality
- Increasing infrastructure demands due to growth
- Affordability and long-term rentals are in short supply
- Short-term rentals have no controls

■ Other Context and Concerns:

- Rising sea level and flooding
- Established neighborhoods under threat of being bought out
- Accessibility for aging population
- Affordability (for housing and industry) hard to manage due to costs incurred due to location (buildable coastal land, sewer tie-in, regulations, etc.)



Focus Group Themes

- Beaufort's Charm and Character
- Protecting the Environment
- Attracting Industry
- Establishing Workforce From Home
- Missing Permanent Rental Availability
- Finding and Maintaining Affordability





CAMA Land Use Plan Topics

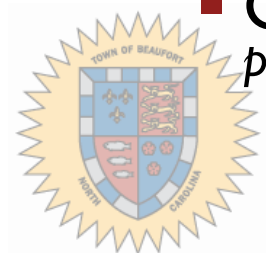
Since the Comprehensive Plan will also fulfill the requirements of a state-required CAMA Land Use Plan, it must address certain topics

Identify CAMA Issues of Concern

- Public Access *(to public trust waters)*
- Land Use Compatibility
- Infrastructure Carrying Capacity
- Natural Hazards
- Water Quality
- Other Locally Important Issues *(ex. – utilities, parks, programs, bike/pedestrian, historic preservation, etc.)*

(CAMA = Coastal Area Management Act)

Learn more here: <https://deq.nc.gov/about/divisions/coastal-management/coastal-management-rules/cama>

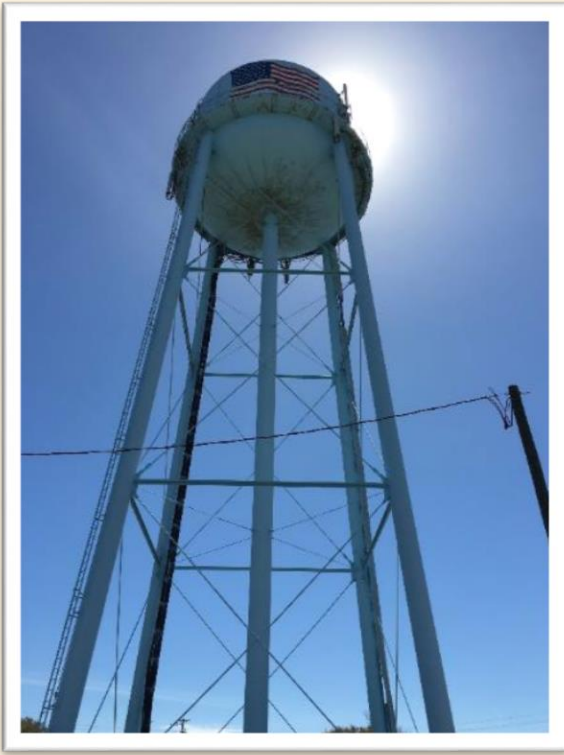


Values and Vision (to-date)

■ Your #1 Objective

- Keep Beaufort a place people want to live in (not just visit). Keep the charm.
- Balance growth with caring for the environment, and the history.
- Growing with grace and respect for the community (including the history); Adapt or become obsolete.
- Diversify the economy to be economically resilient.
- Better water quality and controlling growth.
- Inclusive and diverse community of people that care for each other.





Next Steps

Next Steps

- Community Tour
- Background research and existing conditions analysis
- More public outreach and community visioning
- Project team continuing to analyze existing conditions and background information
- Town staff will coordinate future meeting dates and notify the public



We want to hear from you:
What do you value most?
**What should this plan update
focus on achieving?**

Visit the project webpage at: www.beaufortnc.org/future

Email your thoughts to: k.allen@beaufortnc.org

Or call the Planning Department at: (252) 728-2142

To receive project updates direct to your inbox, please send
your request to Kate Allen at k.allen@beaufortnc.org