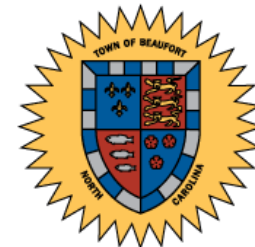


# Comprehensive and CAMA Land Use Plan

Steering Committee Meeting #3

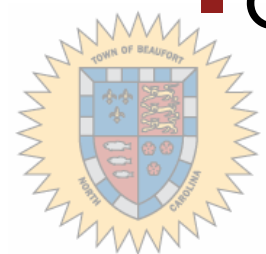
5/6/2021



# Agenda

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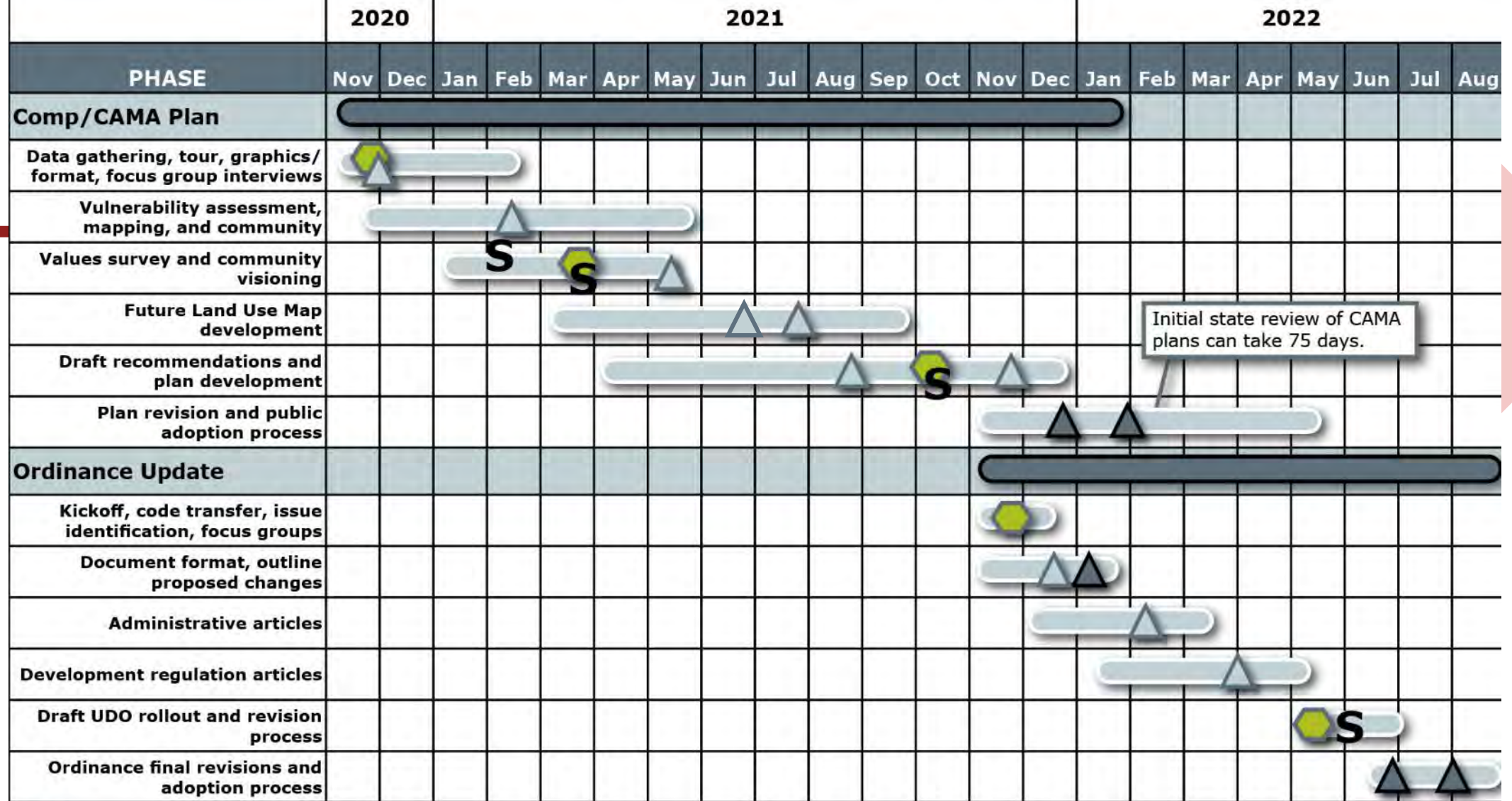
- Project Schedule and Status Update
- Analysis
  - Existing Land Use Map
  - Population Projections
- Public Engagement Summary
- Draft Goals Revision/Review
- Preliminary Future Land Use Development
- Next Steps
- Committee Discussion





# **Project Schedule and Status Update**

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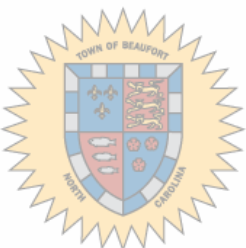
Initial state review of CAMA plans can take 75 days.

**Key:**

- Task
- Elected or Appointed Board
- Online Public Survey
- Steering Committee or Staff
- Public Informational Event or Meeting, incl. Focus Groups

Comp/CAMA Plan = the Town of Beaufort's Comprehensive and CAMA Land Use Plan  
 CAMA = North Carolina's Coastal Area Management Act  
 UDO = Unified Development Ordinance

Note: Schedule is subject to change, depending on project progress and needs. Please visit the Town's project web page for the most up-to-date information.





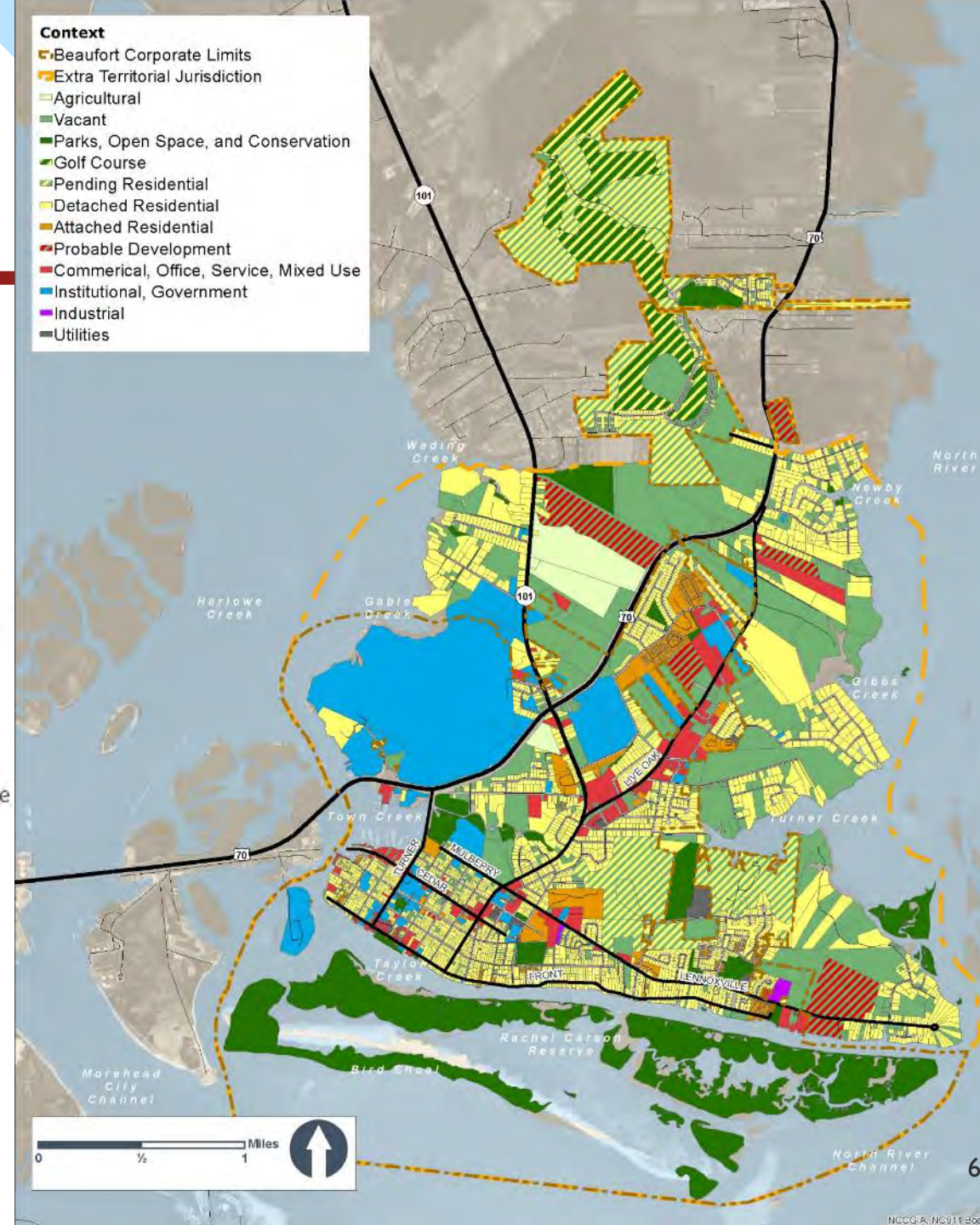
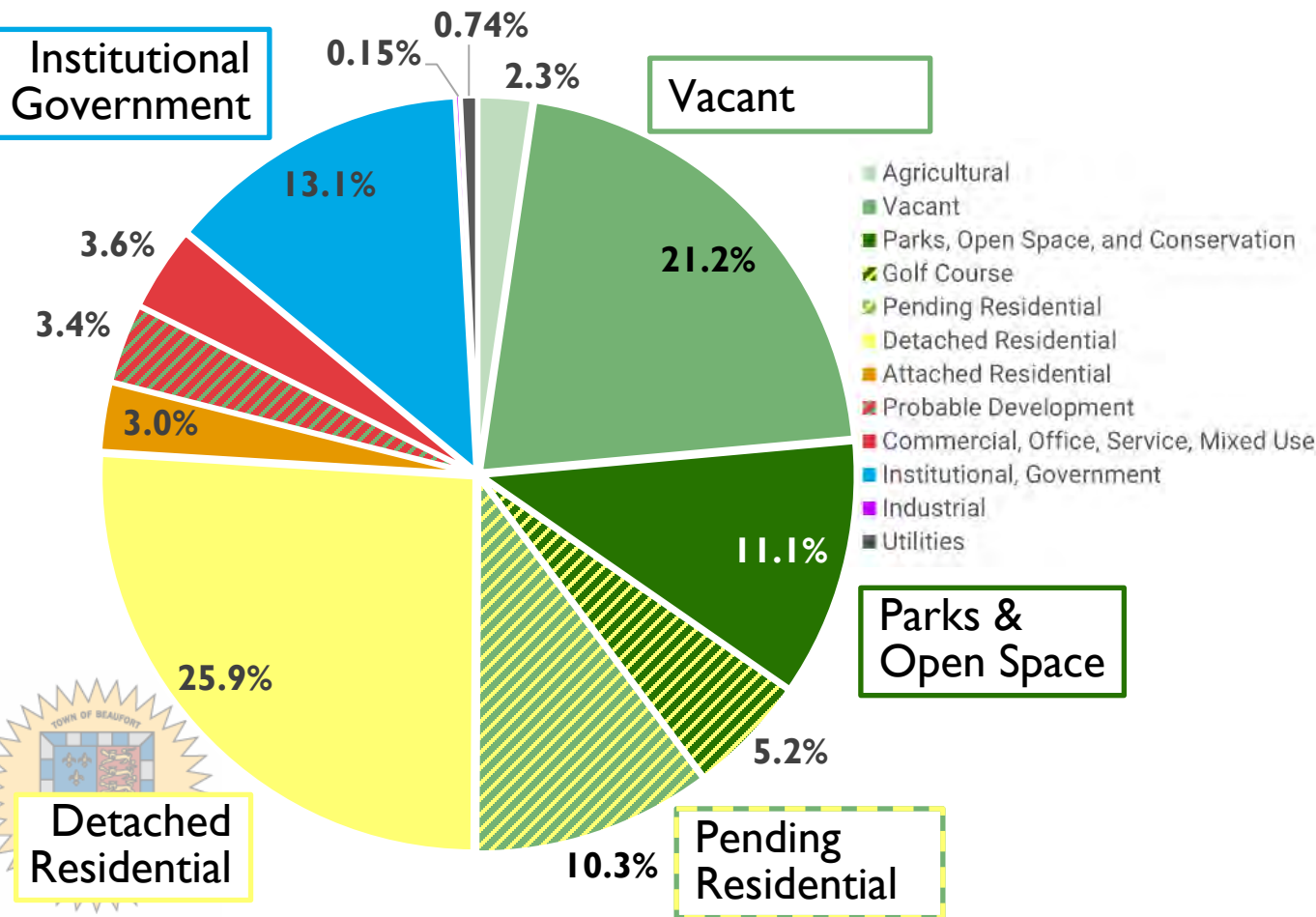


## Existing Land Use

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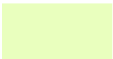











# Existing Land Use Map

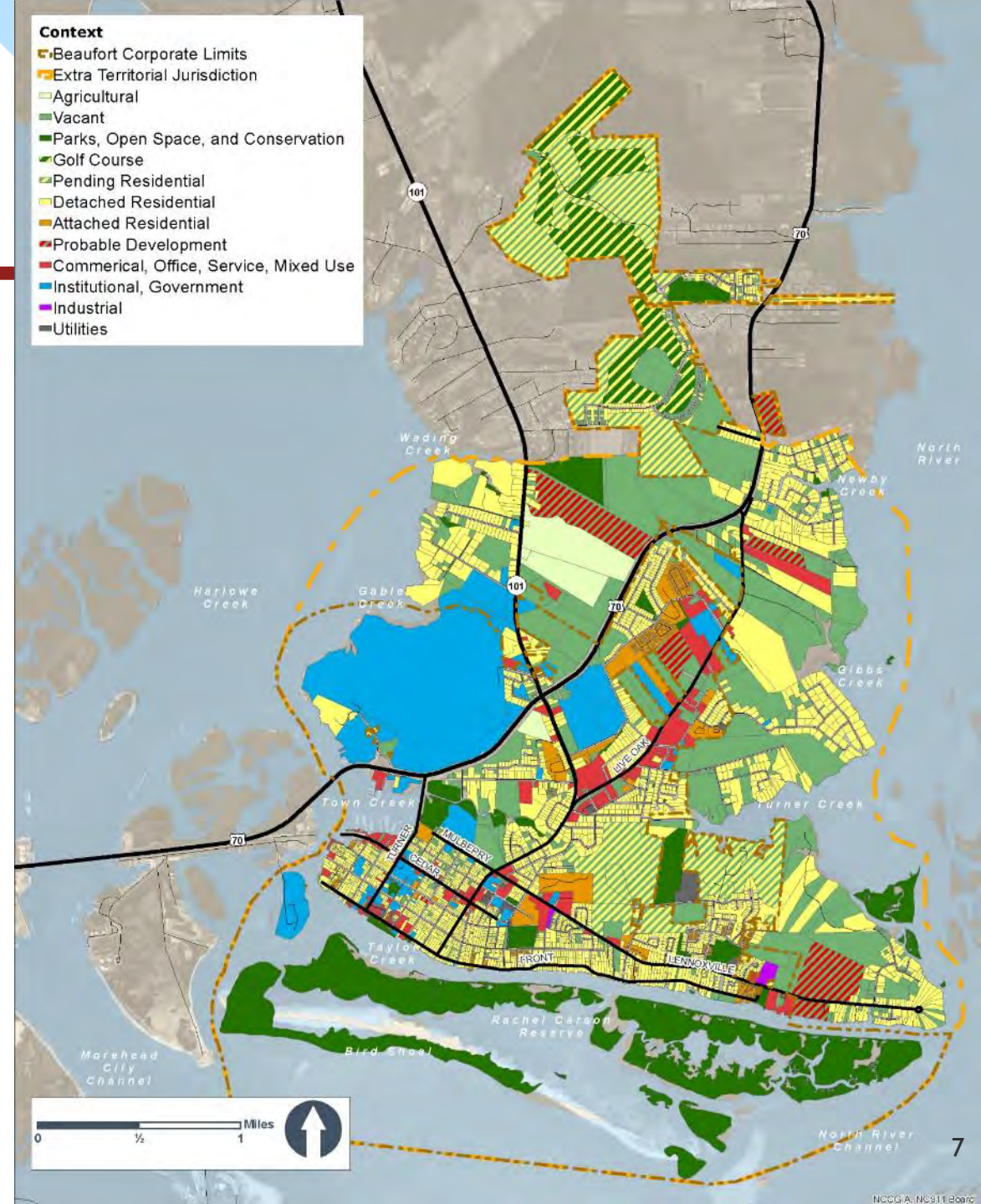
## Land Use by Percent of Total Acreage





# Existing Land Use Map

Existing Land Use		Acres	%
	Agricultural	103.5	2.32%
	Vacant	946.6	21.2%
	Parks, Open Space, and Conservation	493.6	11.1%
	Golf Course	230.2	5.2%
	Pending Residential	458.5	10.3%
	Detached Residential	1,153.6	25.9%
	Attached Residential	132.1	3.0%
	Probable Development	152.7	3.4%
	Commercial, Office, Service, Mixed Use	162.3	3.6%
	Institutional, Government	584.6	13.1%
	Industrial	6.7	0.2%
	Utilities	32.9	0.7%
<b>Total Acreage</b>		<b>4,457.5</b>	<b>100%</b>





# Population Projections

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# Population

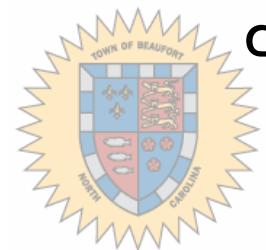
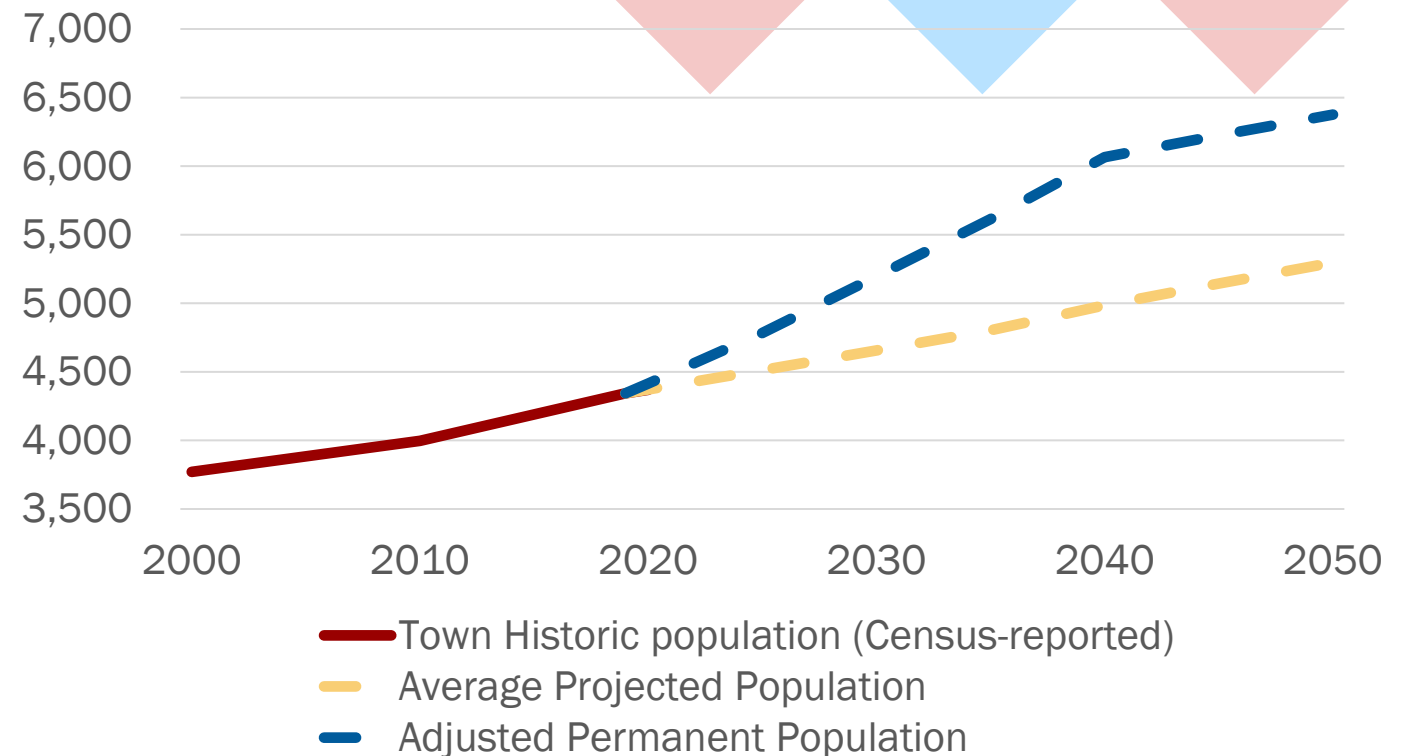
2019 Permanent Population

- **4,343** Town Limits
- **5,839** Town Limits and ETJ

Adjusted Permanent Pop.  
Projection considers:

- Historical growth
- Government projections
- Entitled (new) residential developments

## Adjusted Permanent Population Projection



# Seasonal Population Projection

---

Seasonal peak  
population  
projection

=

Permanent  
Population

+

Overnight  
Visitors

# Seasonal Population Projection

---

Overnight  
Visitors

=

Lodging  
(hotels, B&Bs)

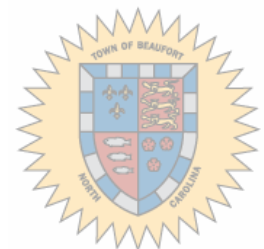
+

Rentals  
(incl. STRs)

+

Guests of  
Residents

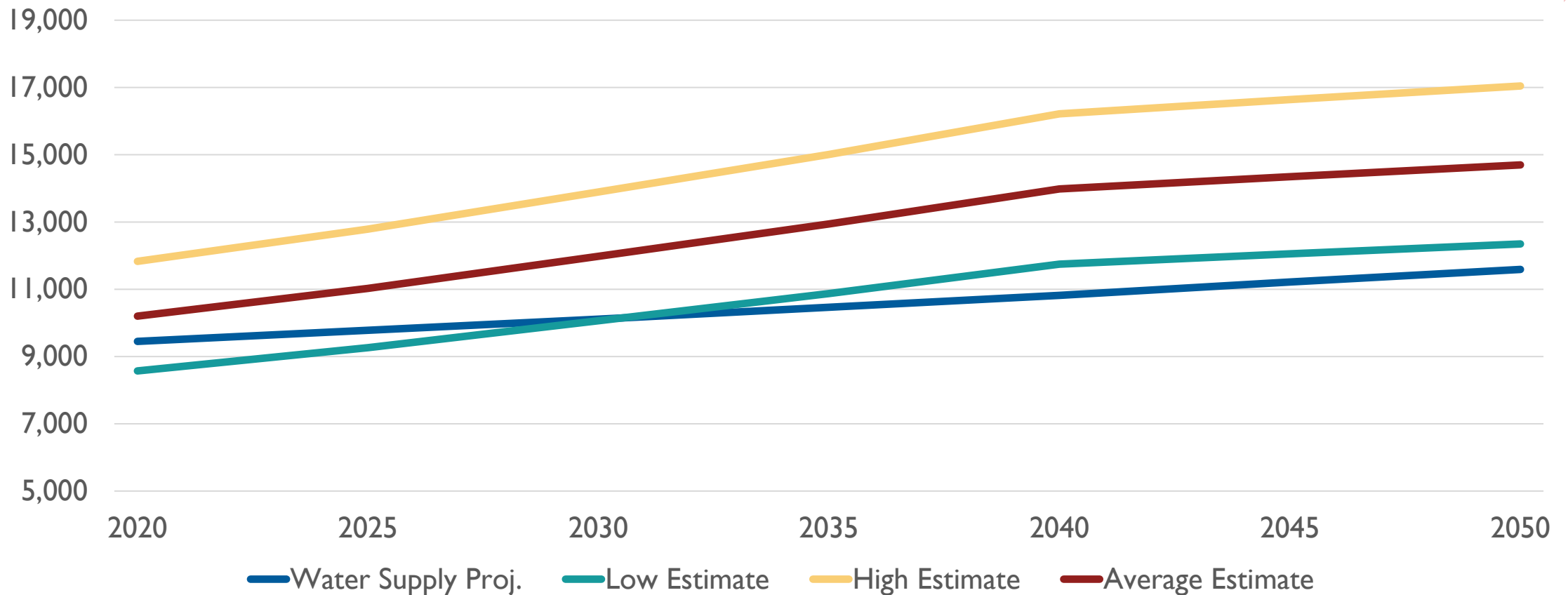
- Estimate is for the PEAK summer weekend
- Estimate does NOT include day trippers





# Seasonal Peak Population Projection

- Peak Season (July) Population (*average*) 2020: **10,200**    2050: **14,697**
- **Potential for +40% growth by 2050**





# **Comments or Questions?**

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# Public Engagement Summary

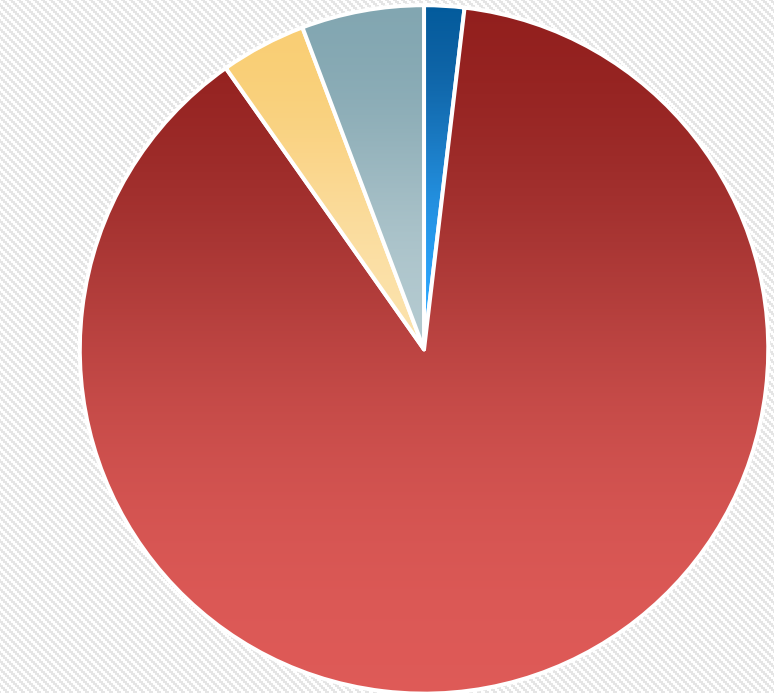
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# Public Participation

- Focus group participants: **36**
- Survey #1: **1,691**
- Survey #2: **110**
- Public Meeting #2
  - Breakout Groups: **~77**

Number of Participants

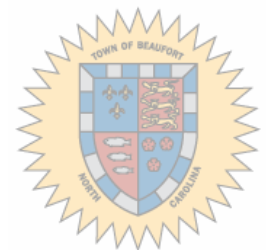


■ Focus Groups

■ Survey 1

■ Breakout Groups

■ Survey 2





# Survey #1

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Survey 1: Open Feb. 10 through March 10, 2021 w/ 1,691 respondents

# First Survey Community

## Priorities (Rated)

### Whole Community

- **Top 3 Priorities:**
  - **Natural areas water quality**
  - **Stormwater management**
  - **Protect Rachel Carson Reserve**
- **Next 3 Priorities:**
  - Safe, multi-modal transportation (bike, ped)
  - Protection of historic district
  - Protection of established neighborhoods
- **The remainder:**
  - Sea level rise and climate change
  - Mitigation of natural hazards
  - Improving public water access (kayaking, fishing)

### ■ Top Priorities: Non-whites

- Stormwater management
- Natural areas water quality
- Protection of established neighborhoods
- Sea level rise and climate change



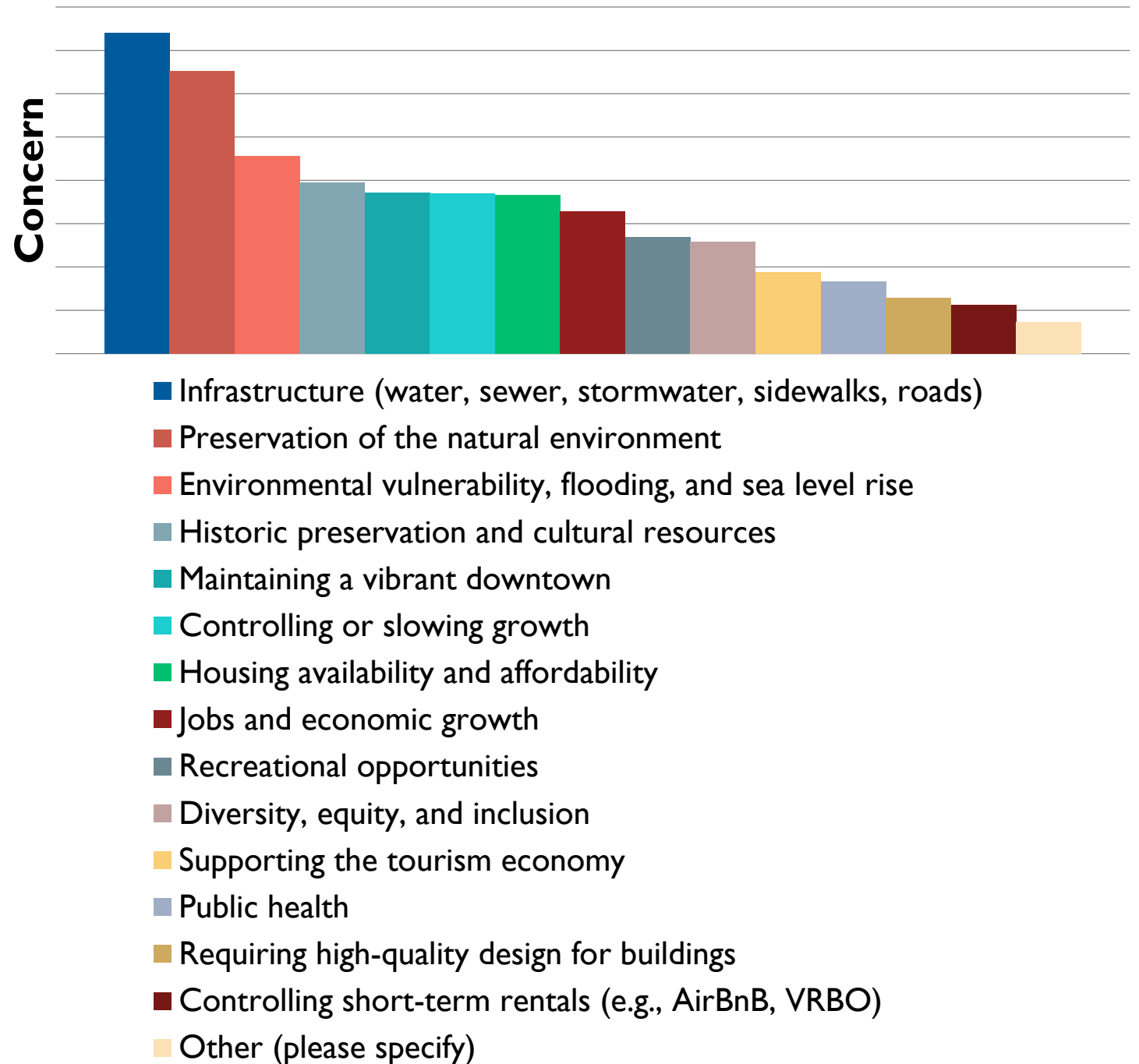




# Survey #1:

## Community Concerns

- The Big Ones:
  - Infrastructure
  - Natural environment
- Second Tier Concerns:
  - Flooding and Sea Level Rise
  - Historic and Cultural Resources
  - Vibrant Downtown
  - Slowing Growth
  - Housing Affordability





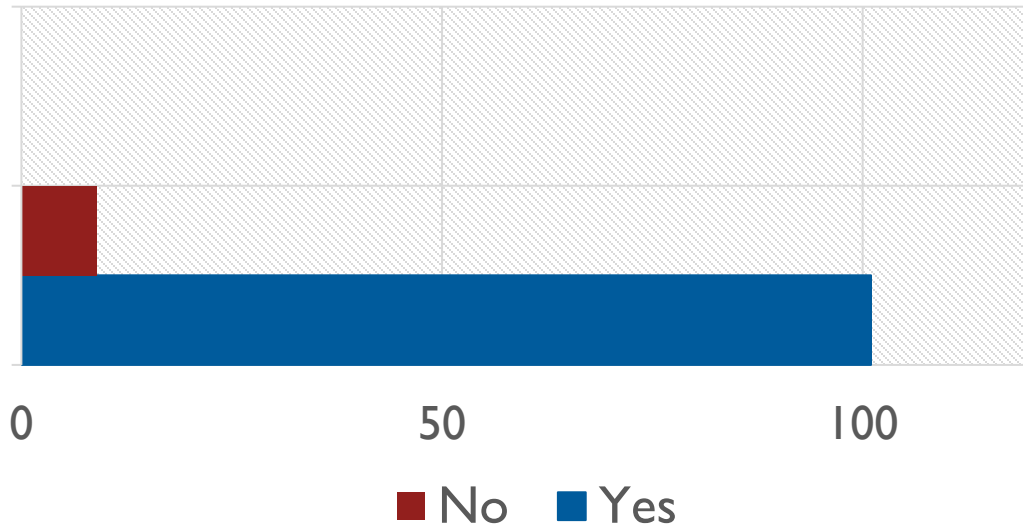
## Survey #2

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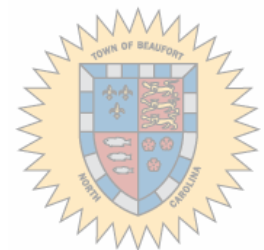
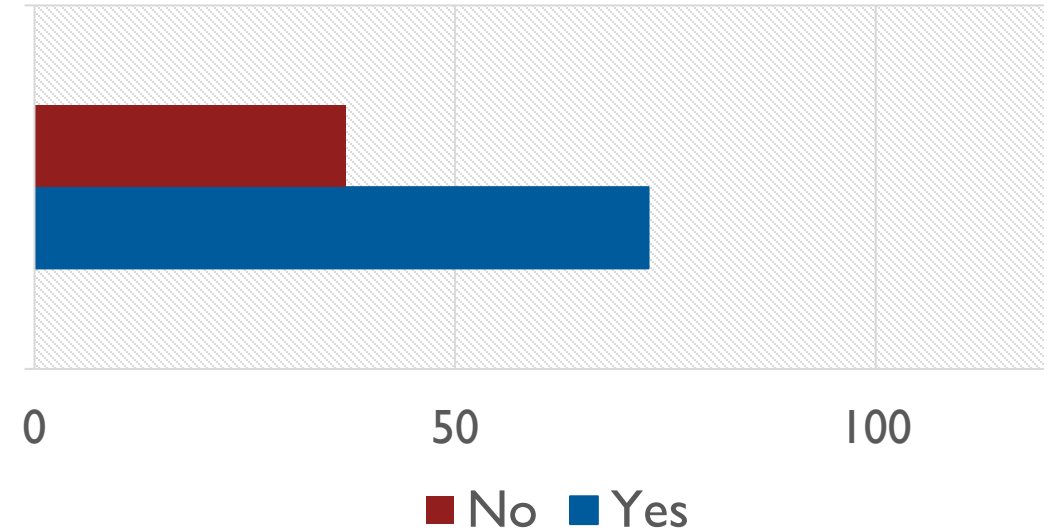


# Survey 2 Participation

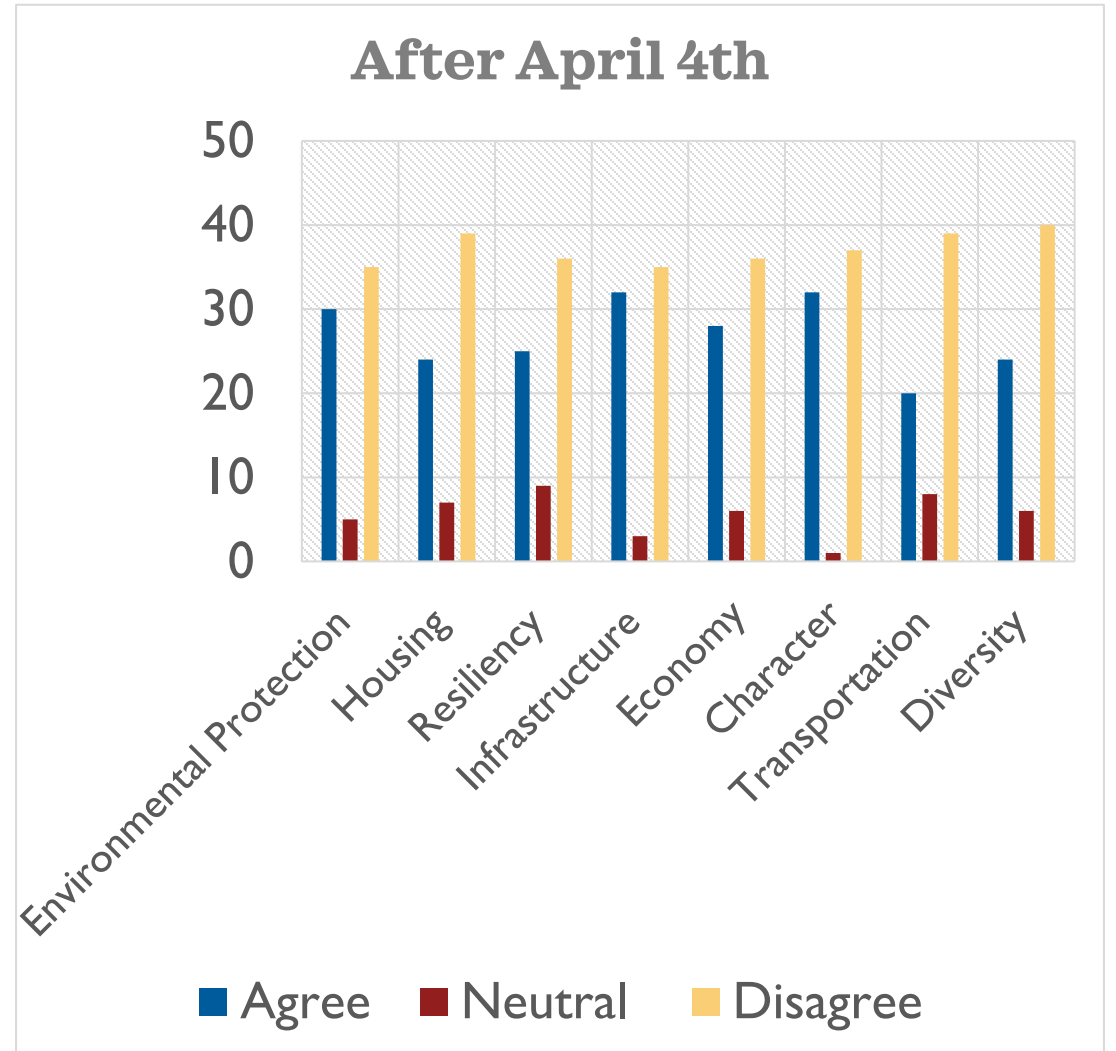
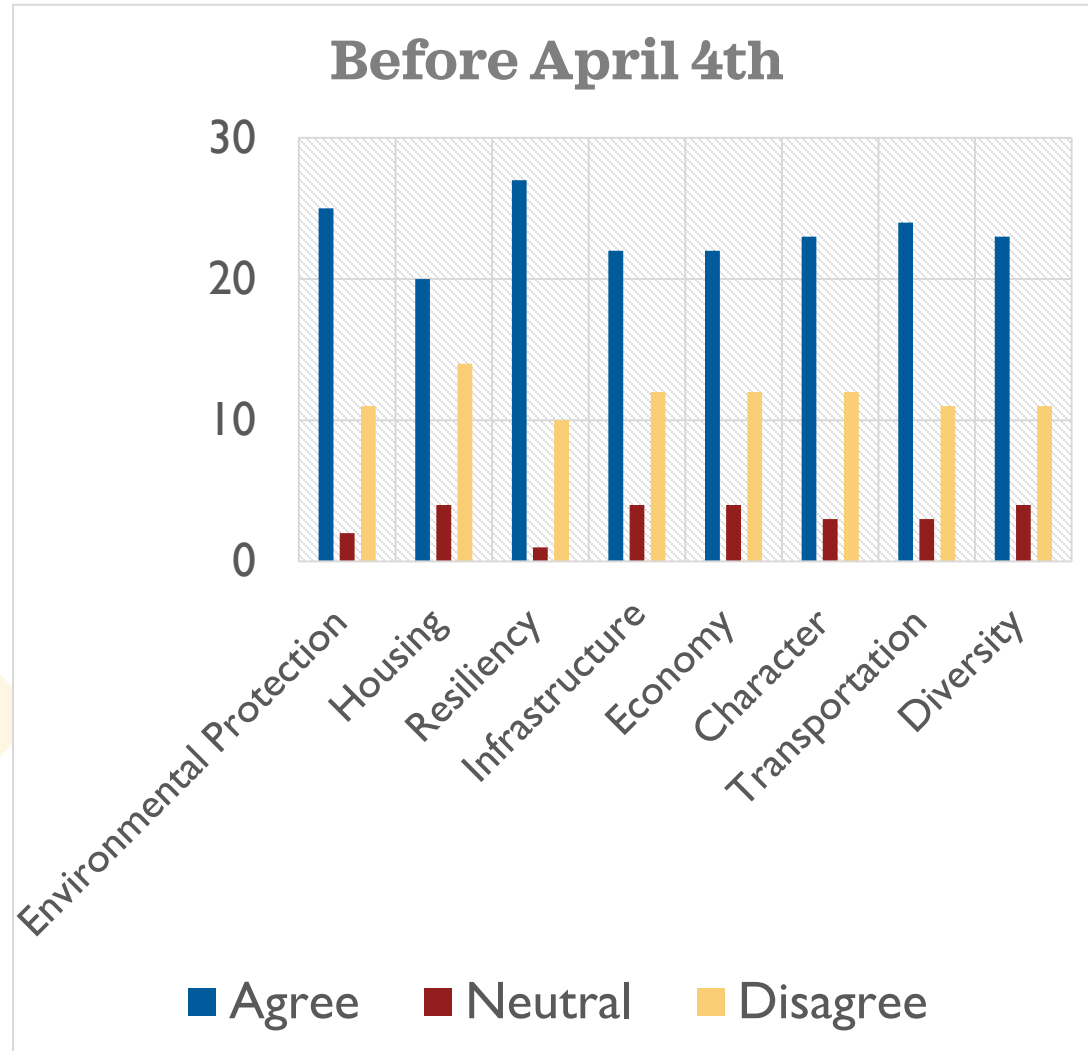
Did you participate in the  
FIRST public survey?



Did you view or participate in  
the SECOND public meeting?



# Reaction to Initial Draft Goals



# Takeaways from Survey 2

## Open-ended Responses

- Affordable / workforce housing
- Stormwater / flooding concerns
- Short-term rentals
- Increase the amount of bicycle lanes and trails
- Protect existing neighborhoods from gentrification
- Limiting bulkheads and increasing living shorelines
- Historic preservation





## Public Meeting #2

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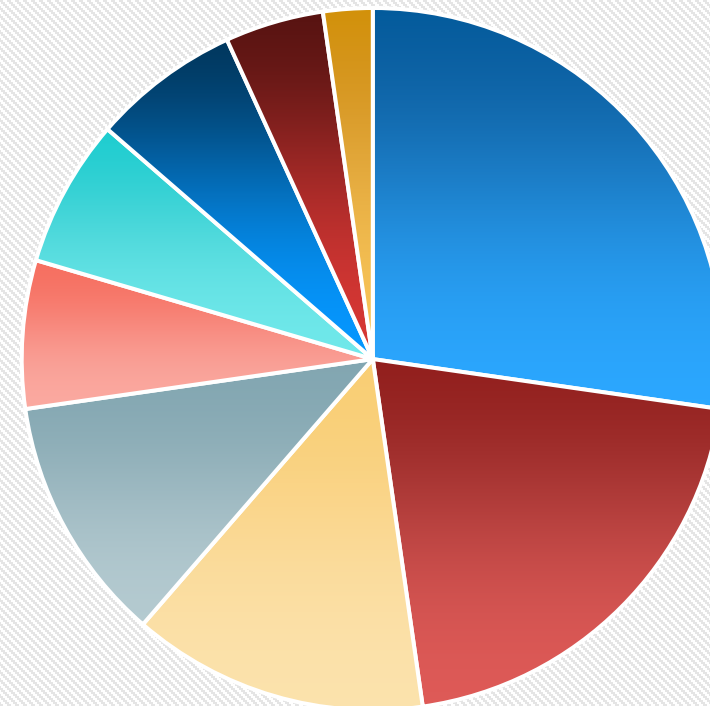




Protect and repair  
Beaufort's coastline and  
waterways.

## Top Priorities

- Encourage living shorelines as opposed to bulkheads
- Control litter and water-related debris
- Protect downtown/Front Street by raising bulkheads
- Restoration of estuarine shorelines, wetlands, and estuaries



- Restore and protect living shorelines, fewer bulkheads
- Control litter and water-related debris / Plastic bag & styrofoam ban/Increase signage/glass ban
- Raise bulkheads, protect downtown/Front Street
- Prepare long-term plans for restoring estuarine shorelines, wetlands, estuaries/funding considerations
- Increase/enforce no wake zones
- Increase/maintain public access to shorelines
- Improve water quality
- Improve stormwater infrastructure & treatment
- No long term anchoring/preference of moor balls

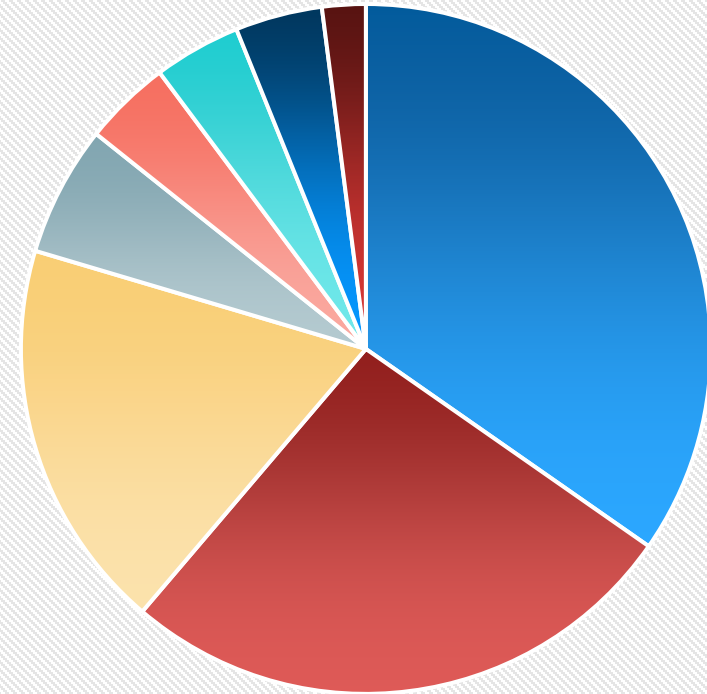
## First draft goal, as it appeared in the survey



Encourage a housing supply that meets the varying needs of residents.

### Top Priorities

- Increase options for workforce and affordable housing
- Reduction in short-term rentals and their associated negative impacts
- Protect Cedar St. and Pine against gentrification



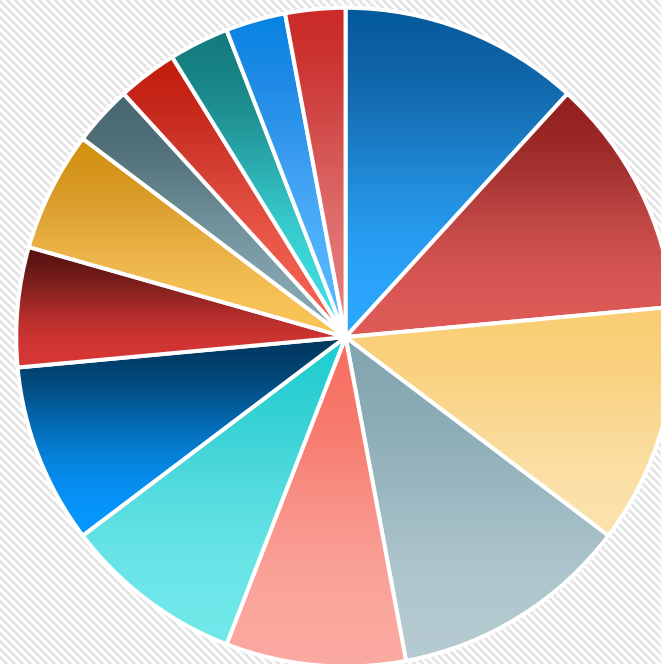
- Increase options for workforce and affordable housing
- Reduce loss of properties to short-term rentals and associated negative impacts
- Protection against gentrification north of Cedar St. and Pine Street
- Encourage walkable residential developments
- Encourage infill development and increased density
- Decrease in primary residents and families
- Mitigate flooding impacts through construction techniques and infrastructure improvements
- Limited availability of land



Promote resiliency to natural hazards and a changing climate.

## Top Priorities

- Flood mitigation on Front St.
- Increase awareness of evacuation routes to focus on disaster preparedness
- Prohibit/limit construction or infrastructure in flood prone areas



- Mitigate increase in flooding on Front St.
- Increase awareness of evacuation routes to focus on disaster preparedness
- Prohibit/limit construction or infrastructure in flood prone areas
- Unequitable community resiliency/speed of recovery
- Increase in living shorelines to restore/prevent erosion of shorelines
- Bury electrical lines/transformer protection
- Wind protection through buildings materials
- Trees/green infrastructure as storm mitigation/tree protection
- Increase freeboard height/build taller
- Preserve and enhance barrier islands
- Elevated costs of flood insurance
- Opposition to beach renourishment
- Contaminated aquifer concerns
- Mental Health and Substance Abuse Support after storms

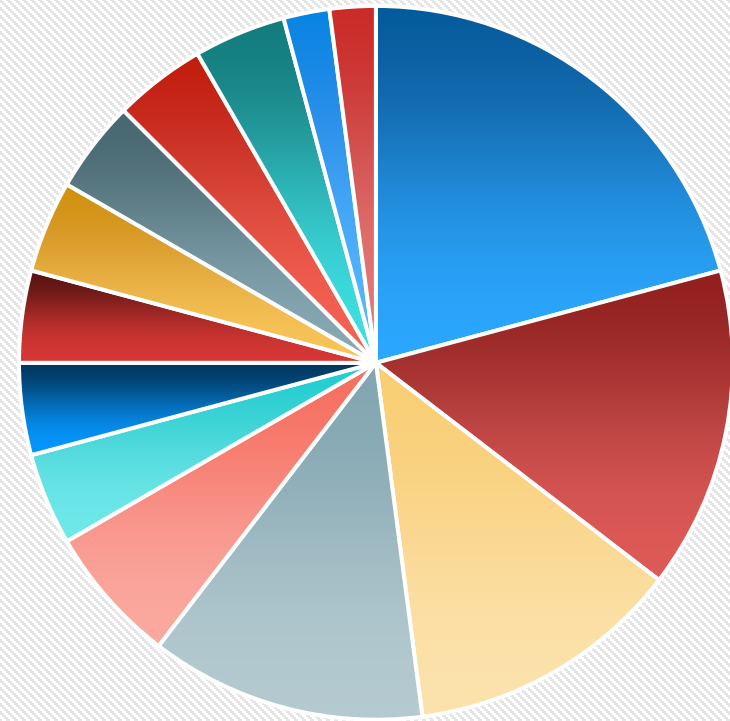
## First draft goal, as it appeared in the survey



Ensure infrastructure and facilities keep up with increasing demand and changing environmental conditions.

### Top Priorities

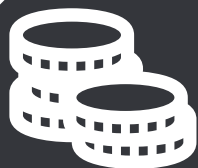
- Stormwater infrastructure improvements in low-lying areas including Front and Charles St.
- Minimize impervious surfaces
- Needed street repairs



- Improve stormwater infrastructure in low-lying areas to include Front St. and Charles St.
- Increase in impervious surfaces altering drainage patterns/increased flooding/overdevelopment
- Needed street repairs
- Lack of internet/broadband access
- Improve existing infrastructure
- Shared responsibility-local, state, and federal
- Cedar St. sidewalk improvements & traffic calming measures
- Traffic impact analysis to address the extent of traffic generated by new development
- High water/sewer rates
- I-42 will result in increased demands
- North River community and other park improvements
- Upgrade wastewater treatment facility
- Consideration of development moratorium
- Increased enforcement specifically ensuring structures are maintained



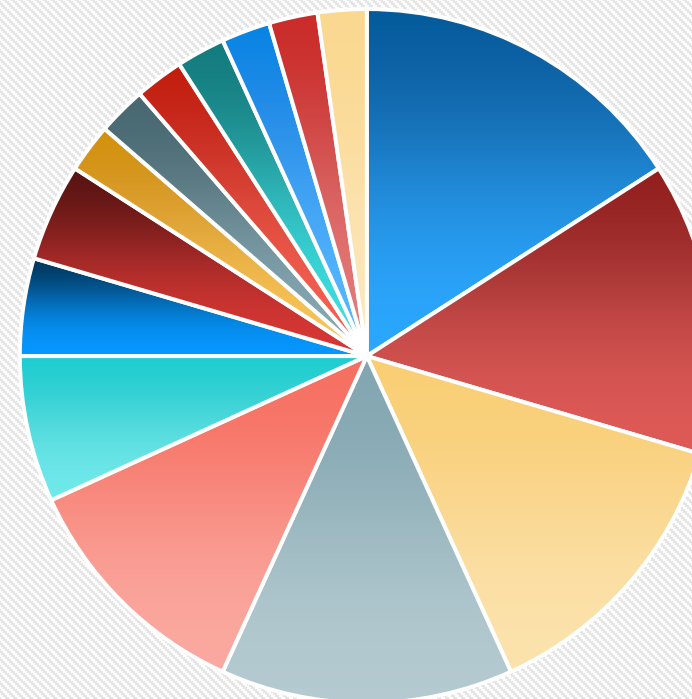
## First draft goal, as it appeared in the survey



Promote an economy that leverages Beaufort's unique economic assets.

### Top Priorities

- Promote ecotourism/education tourism
- Promote local fishermen/restaurant retailers, and intercoastal activities
- Protect natural assets/historic homes/museums



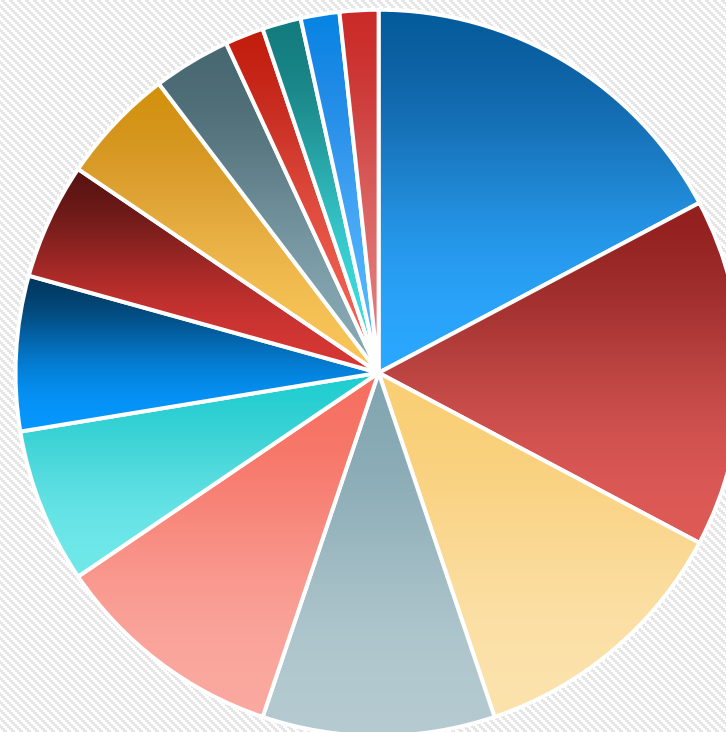
- Promote ecotourism/education tourism
- Promote local fishermen, restaurant retailers, and intercoastal activities.
- Protect natural assets/historic homes/museums
- Increase in number of remote workers
- Increase employment opportunities
- Improve economic opportunities/co-working spaces/cafes
- Increase intensity and density
- New unique business development recently/marine science community
- Continuous transportation improvements
- Opportunities for economic development in extraterritorial jurisdiction
- Schools could develop entrepreneurial spirit
- I-70 will increase tourism
- Strong community pride
- Limited capacity in marina
- Balance land between education and housing



Maintain Beaufort's unique character and outdoor attractions.

## Top Priorities

- Protect historical and cultural resources in downtown
- Increase trail opportunities
- Increase the number of parks, event space, and public water access



- Protect and maintain downtown/boardwalk/dock/historic & cultural resources
- Increase trail opportunities/explore rails to trails
- Increase the number of parks while including event space and public water access/establish riparian rights
- Protect natural resources and waterways
- Manage growth
- Postive effects from additional playgrounds/parks/Beaufort Garden Club
- Increase connectivity on / Install a bicycle lane on Turner St. bridge
- Improve downtown/Pine Street and Mulberry area accessibility
- Protect views of Rachel Carson Reserve by limiting building heights
- Control lighting spillover from adjacent properties/preserve nighttime skyline
- Minimize opportunities for larger retailers such as Walmart
- Ongoing maintenance concerns/ new parks/splashpad
- Protect African American history
- Increase opportunities for public art

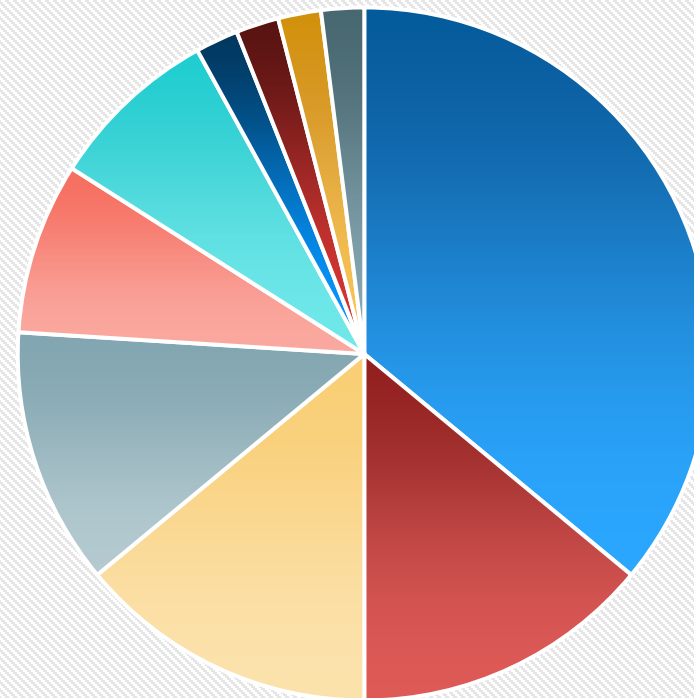
## First draft goal, as it appeared in the survey



Enhance non-automobile transportation to provide a multi-modal transportation system that is convenient, safe, and accessible.

### Top Priorities

- Increase the proportion of nonmotorized modes by reducing traffic speeds on low-volume streets, prioritizing bike lanes, providing bicycle parking, developing bikesharing programs, and improving the education and traffic enforcement for cyclists and motorists
- Provide an integrated network of sidewalk infrastructure
- Increase downtown accessibility/connectivity to new developments



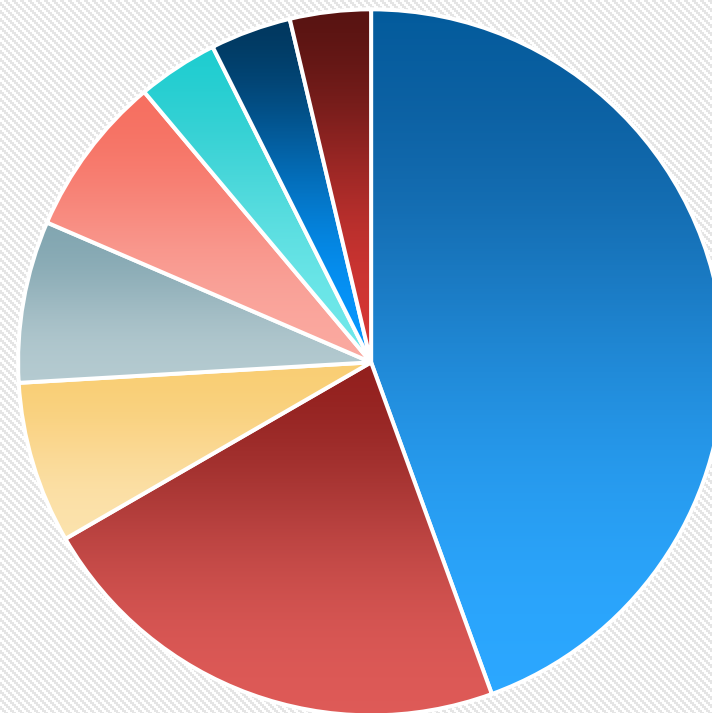
- Improve and maintain existing trail/bicycle lane connections/lower speed limits where existing bike lanes are located/increase # of parking/bikeshare
- Improve sidewalk infrastructure
- Conflicts with on-street parking /limit parking in downtown
- Increase downtown accessibility/connectivity to new developments
- Improve/increase/promote transit opportunities/education about remote parking & transit
- Improve bicycle infrastructure, facilities, and safety
- Addition of speed bumps like Pine Street
- Install charging stations for electric vehicles
- Decrease/alter parking requirements
- Water taxis in Gallants Channel



Promote inclusion and diversity, both social and economic.

## Top Priorities

- Promote inclusivity by increasing the representation of underrepresented racial minorities
- Increase affordable housing by prioritizing high-density development near potential workplaces while ensuring that a network for cyclists and pedestrians are integrated
- Promote minority appreciation by interpreting places of pain, of violence, of controversy, the places we normally avoid to help confront difficult pasts by contributing to the fundamental human needs for memory and justice



- Promote inclusivity and diversity/increase representation of underrepresented racial minorities
- Increase affordable housing in proximity to employment opportunities, balance cost of services,
- Promote minority appreciation, remove racially-oppressive obstacles and symbols
- Racial inequality for rental/ownership balance, exclusionary real estate, more improvements happening in white neighborhoods
- Promotion of community college
- Minority neighborhoods are disproportionately affected by stormwater runoff and drainage
- Promote tourism and fishing
- Trade/service industries are major employer, difficult to get dependable workforce





# **Comments or Questions?**

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# **Draft Goals Revision/Review**

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# First Draft Goal



**Protect and repair  
Beaufort's coastline  
and waterways.**



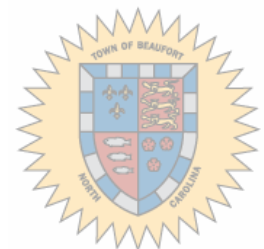
# Updated Goal



**Protect, preserve, and  
restore our shoreline,  
sensitive habitats, and  
waterways.**

Major topics include:

- Environmental water quality
- Protection and enhancement of vulnerable natural environments, including Rachel Carson Reserve
- Prioritizing living shorelines over bulkheads, where feasible



# First Draft Goal



Promote resiliency to natural hazards and a changing climate.



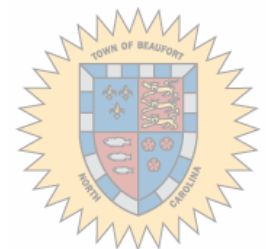
# Updated Goal



Increase resiliency to natural hazards and climate change impacts for natural and built areas.

Main topics include:

- Stormwater managements
- Storm surge protections
- Sea level rise
- Disaster recovery





# First Draft Goal



Encourage a housing supply that meets the varying needs of residents.



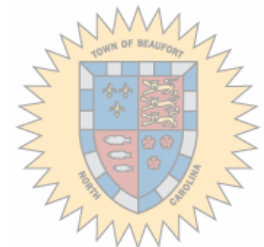
# Updated Goal




Encourage a diverse housing stock that serves the needs of current residents.

Main topics include:

- Encouraging diverse housing types
- Aging in place
- Addressing short-term rentals
- Infill development
- Neighborhood walkability




# First Draft Goal



Ensure infrastructure and facilities keep up with increasing demand and changing environmental conditions.



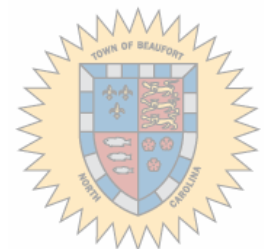
# Updated Goal



Ensure infrastructure and facilities keep up with increasing demand and changing environmental conditions.

## Main topics include:

- Streets
- Stormwater
- Drinking water
- Sewer treatment
- Sidewalks
- Parks



# First Draft Goal



Promote an economy that leverages Beaufort's unique economic assets.



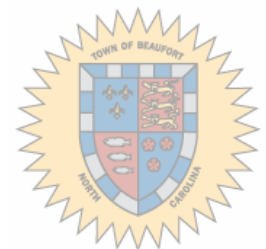
# Updated Goal



Embrace and leverage our unique economic assets and opportunities.

Main topics include:

- Natural and cultural tourism
- Supporting small businesses
- Economic development



# First Draft Goal



Enhance non-automobile transportation to provide a multi-modal transportation system that is convenient, safe, and accessible.



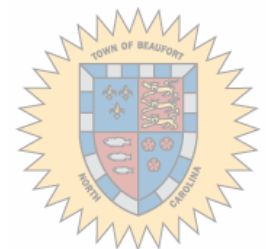
# Updated Goal



Support a multi-modal transportation system that is convenient, safe, and accessible, especially for non-automobile transportation.

Main topics include:

- Cycle and pedestrian connections to neighborhoods
- Cycle facilities
- Accessibility
- Downtown parking
- Maritime transportation



# First Draft Goal



Maintain Beaufort's unique character and outdoor attractions.



# Updated Goal



Protect our unique character by enhancing and maintaining natural resources, recreational opportunities, historic downtown, and cultural resources.

Main topics include:

- Public water access
- Downtown – historic preservation, public art, businesses
- Parks and recreation
- Cultural resources





# First Draft Goal



Promote inclusion and diversity, both social and economic.



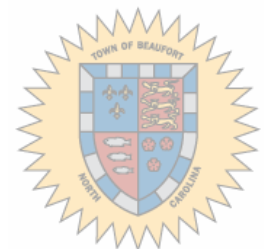
# Updated Goal



Celebrate, recognize, and amplify the voices of our diverse communities.

Main topics include:

- Increasing diverse representation in town staff, boards, and commissions
- Addressing flooding in vulnerable communities
- Recognizing Black contribution to Beaufort
- Increasing accessibility
- Ensuring public investments are equitably distributed





# **Comments or Questions?**

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# **Future Land Use Character Areas**

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Draft: 05/06/2021

# Future Land Use Character Areas

## Nonresidential-leaning:

- Downtown Commercial
- Downtown Waterfront
- Employment Center/ Utility/ Infrastructure
- Commercial Center
- Neighborhood Activity Center

More Intensity

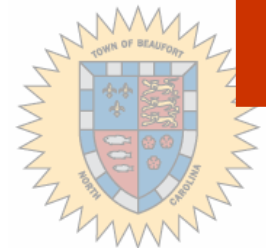
## Residential-leaning and environmentally-driven:

- Compact/ Multi-family Neighborhood
- Traditional Neighborhood
- Suburban Neighborhood
- Rural/ Working Land
- Conservation/ Open Space/ Parks/ Environmental/ Recreation

More Impervious Surfaces

More Neighbors

More Open Spaces



# Traditional Neighborhood

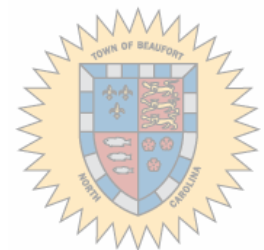
- Residential areas exhibiting the character found in the historic district and closer to downtown
- Primarily single family detached structures, but including a mix of other types occasionally found scattered such as accessory dwellings, garage apartments, duplexes, and larger homes that have been converted to discrete multi-family buildings, etc.
- Walkable with close neighbors





# Suburban Neighborhood

- Almost exclusively single family detached residential, with very occasional accessory dwellings
- Relatively larger lots and larger yards than the Traditional Neighborhoods
- Automobile-dependent neighborhoods which may still be recreationally walkable



# Compact / Multi-family Neighborhood

- Typically apartments, condominiums, townhomes, or duplex neighborhoods
- Should be located adjacent to or within easy walking distance of higher intensity commercial amenities (shopping, restaurants, nonresidential activity centers, etc.) or transit





# Rural / Working Land

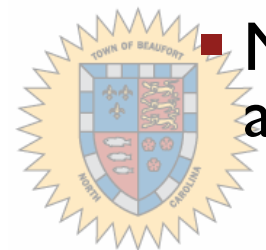
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- Agriculture, timber lands, livestock, old fields, homesteads farms
- Not currently served by public utilities (esp. sewer) and/or not prioritized for growth or utility extension



# Downtown Commercial

- The historic downtown and other high intensity nonresidential centers
- Buildings are often attached to their neighbors or have extremely small setbacks
- Walkable and pedestrian-oriented
- Window-shopping experience on the ground floor, with other uses on upper stories
- Waterfront areas often have a direct connection to the water and/or a water-dependent business (marina, boat-accessible restaurant, etc.)
- Multi-family, hotels, and higher densities appropriate directly adjacent





# Waterfront Commercial

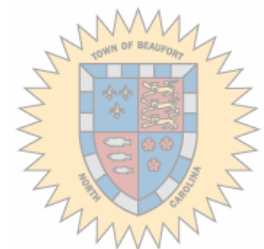
- Uses are water-dependent or water-oriented
- Marinas, restaurants, docks
- Waterfront areas often have a direct connection to the water and/or a water-dependent business (marina, boat-accessible restaurant, etc.)
- Multi-family, hotels, and higher densities appropriate directly adjacent





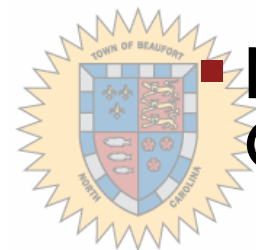
# Commercial Center

- Commercial, sales/retail, professional services, offices, etc. – higher footprint and/or intensity
- Often (but not always) suburban and auto-oriented; walkability between businesses is available, but not always easy or convenient
- Could include hotels or have higher density residential directly adjacent



# Neighborhood Activity Center

- Commercial, sales/retail, professional services, offices, etc. – smaller footprint or intensity
- Human-scale, with automobiles accommodated (rear- or side-parking preferred)
- Strong pedestrian linkages to adjacent businesses and the surrounding neighborhoods, although buildings are often not attached.
- Imagine walkable, corner-stores or restaurants in former residential or repurposed structures
- May one day evolve into a Downtown Commercial area





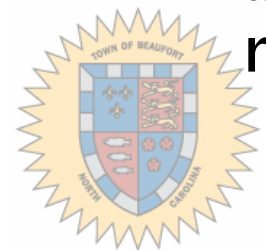
# Employment Center / Utility / Infrastructure

- Light industrial, manufacturing, assembly, fabrication, shipping, warehouses
- Wastewater treatment, public water wells, water tower, pump/lift stations, electric substations, etc.
- County and Town offices, police, fire, hospitals, schools, etc., but not necessarily restricted to only these areas



# Conservation/ Open Space/ Parks/ Environmental/ Recreation

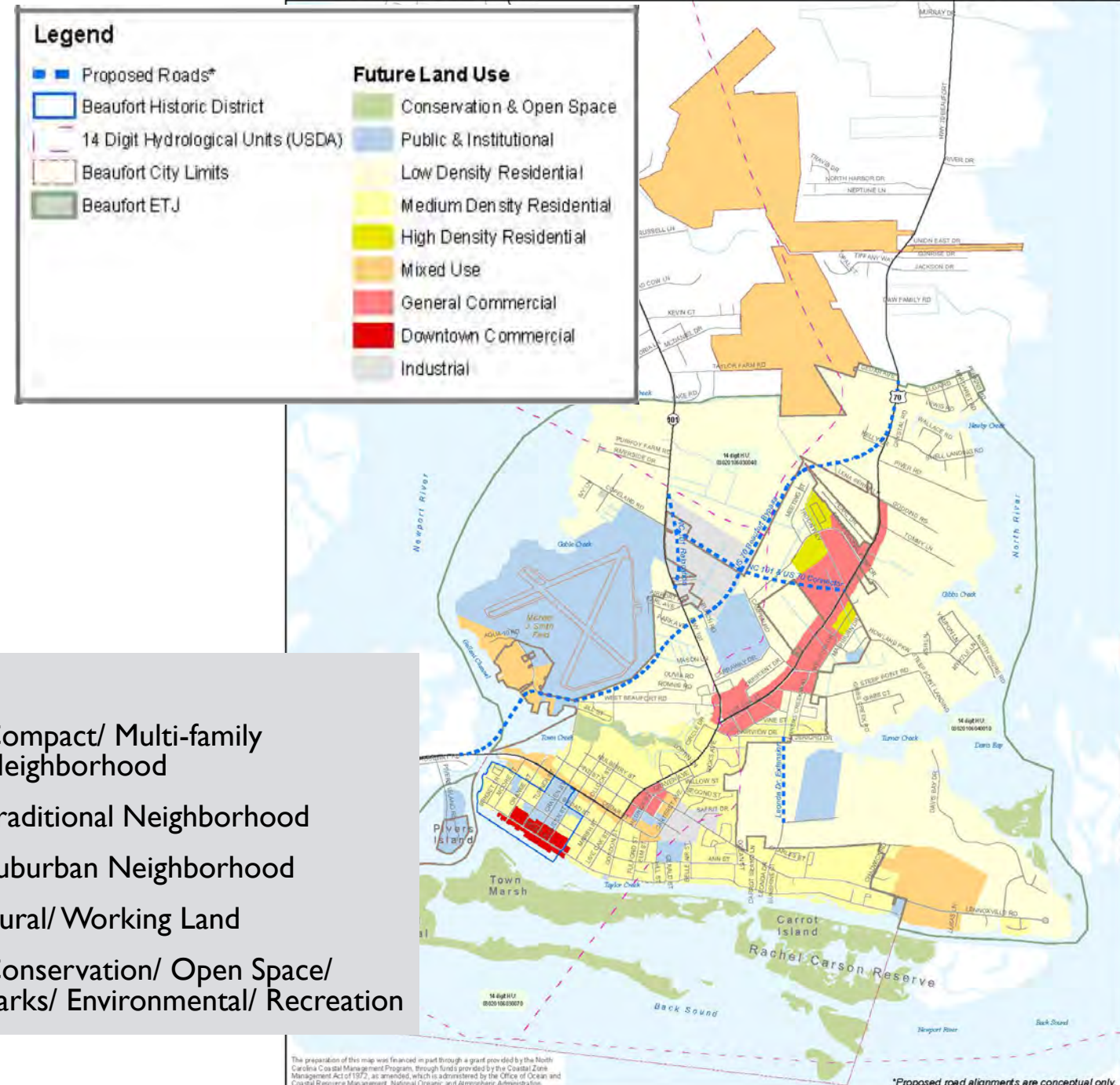
- Reserves, estuarine waters, shorelines, streams, wetlands, conservation areas, high biodiversity, etc.
- Passive and active parks, sports fields, golf courses, cemeteries
- Places that are best not developed or where development would have a significant negative impact the environment
- Significant providers of ecosystem services and support the overall natural resources that residents and visitors value





# The Existing (Old) Future Land Use Map

- Refinement of activity area boundaries
- Constraints of public utilities
- Recognition of greenfields



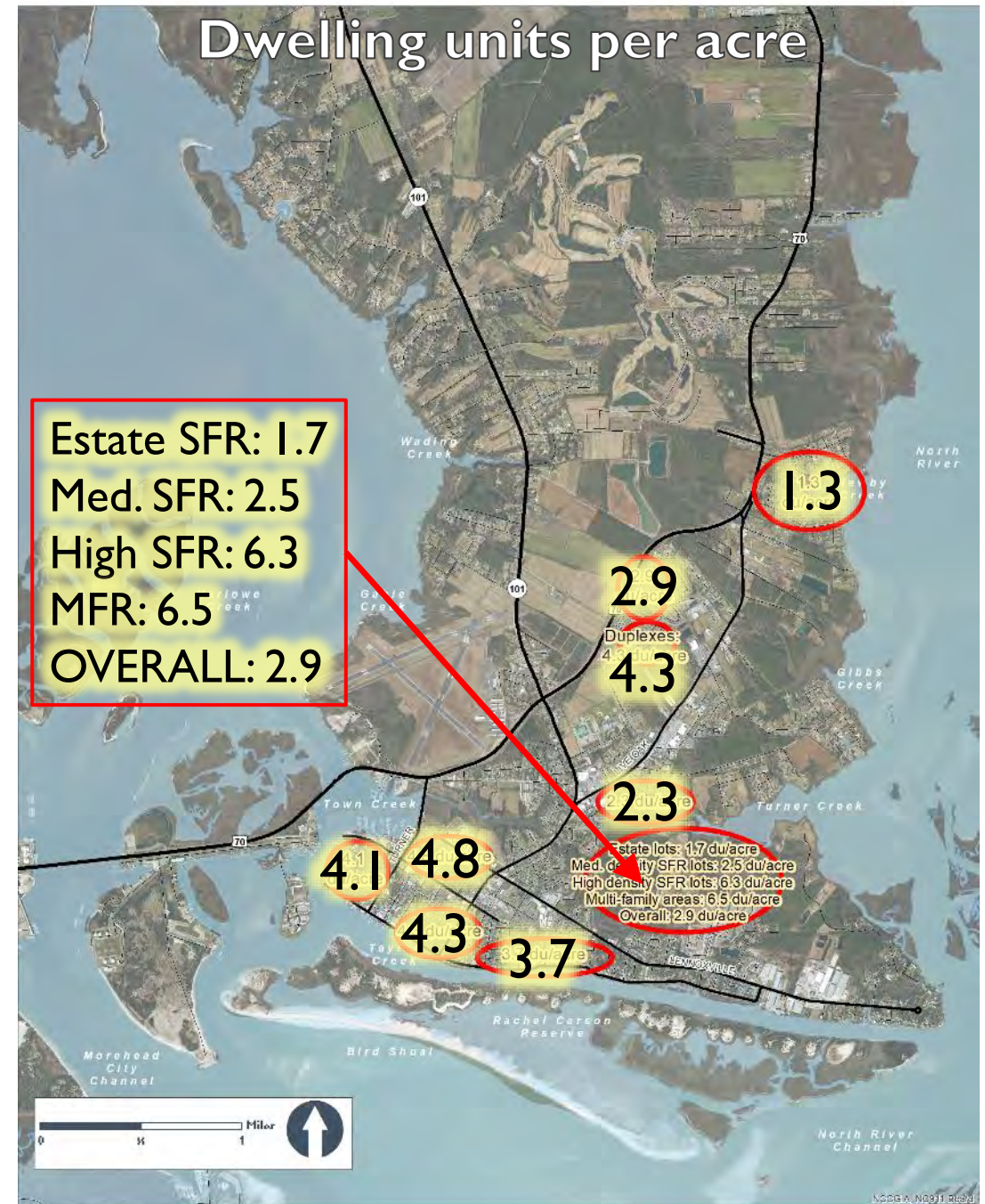
## Proposed Character Areas:

- Downtown Commercial
- Downtown Waterfront
- Employment Center/ Utility/ Infrastructure
- Commercial Center
- Neighborhood Activity Center
- Compact/ Multi-family Neighborhood
- Traditional Neighborhood
- Suburban Neighborhood
- Rural/ Working Land
- Conservation/ Open Space/ Parks/ Environmental/ Recreation



# A Word on Density...

- Density  $\neq$  Character
- Some of the places we love most are “dense”
- Can existing structures pay for the services and infrastructure they use?
- Can new development?





# **Committee Discussion**

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## Next Steps

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# Next Steps

- June 22 – Steering Committee #4
- July 27 - Steering Committee #5
- August 24 – Steering Committee #6
- October (12 or 14) - Public Meeting #3
- October – Survey #3





**Thank you.**

**Comments? Questions?**

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Visit the project webpage at: [www.beaufortnc.org/future](http://www.beaufortnc.org/future)

Email your thoughts to: [k.allen@beaufortnc.org](mailto:k.allen@beaufortnc.org)

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