

(see Appendix F). Delineation of goals is a foundation upon which policy statements can be built.

The following table summarizes the land use and development goals, organized by CRC land use plan management topic, that have been formulated by Morehead City.

<i>Table 4.1 Morehead City Land Use and Development Goals</i>	
Management Topic	Goals
<i>Public Water Access</i>	Provide adequate opportunities for public access to coastal waters
<i>Land Use Compatibility</i>	Balance growth and development and conservation/preservation of natural resources
	Promote land use and public infrastructure development that is compatible with land suitability as well as capabilities to provide requisite public services
	Promote land use and land development compatible with the functional purposes of Areas of Environmental Concern
<i>Infrastructure Carrying Capacity</i>	Promote land use and public infrastructure development that is compatible with land suitability as well as capabilities to provide requisite public services
<i>Natural Hazard Areas</i>	Conserve and maintain natural hazard areas
<i>Water Quality</i>	Maintain and enhance the water quality of coastal waters
<i>Areas of Local Concern</i>	Preserve historic and cultural resources
	Ensure compatible development along the downtown waterfront
	Provide a variety of housing opportunities
	Promote diversified economic development

4.2 Land Use and Development Policies

The formulation of land use and development policies is based upon a review and analysis of policy statements contained in the 1999 Morehead City CAMA Land Use Plan (see Section 3.6 of this Plan); an evaluation of identified concerns and aspirations (see Section 2 of this Plan) and the needs and opportunities identified in the analysis of existing and emerging conditions (see Section 3 of this Plan); input from the Land Use Plan Advisory Committee, local planning board, and elected officials; and input obtained through citizen participation efforts including public informational meetings, and Land Use Plan Advisory Committee meetings.

<i>Table 4.2 Morehead City Land Use and Development Policies</i>	
Management Topic	Land Use and Development Policies
<i>4.2.1 Public Access to Public Trust Waters</i>	
	Policy 1: It is the policy of the Town of Morehead City to ensure a variety of opportunities for access to public trust waters to all segments of the community, including persons with disabilities.
	Policy 2: Morehead City supports the state's shoreline access policies as set forth in NCAC Chapter 15A, Subchapter 7M and the goals and recommendations set forth in the town's Waterfront Access Plan. The town will conform to CAMA and other state and federal environmental regulations affecting the development of estuarine access areas.
	Policy 3: The town will continue to ensure that existing water access points,

**Table 4.2
Morehead City Land Use and Development Policies**

	including street ends and alleys, are not closed.
4.2.2 Land Use Compatibility	
	Policy 1: It is the policy of the Town of Morehead City to ensure that land use and development activities provide a balance between economic development needs and protection of natural resources and fragile environments.
	Policy 2: Morehead City will support growth and development at the densities specified in the Future Land Use Map land classifications as delineated in Section 4.5 of this plan.
	Policy 3: The town will promote the continued low-density residential development character of areas located on the fringes of the extraterritorial jurisdiction and in locations adjacent to identified fragile areas.
4.2.3 Infrastructure Carrying Capacity	
	Policy 1: It is the policy of the Town of Morehead City to coordinate the establishment of service area boundaries for existing and future water and sewer infrastructure with Carteret County, adjoining municipalities, and other utility providers.
	Policy 2: It is the policy of the Town of Morehead City to ensure that public infrastructure systems are sized, located and managed in accordance with the need to protect or restore natural resources and fragile environments.
	Policy 3: Public water and sewer will be required for all new development occurring within the town's corporate limits in areas in which municipal sewer service is available or can be made readily available.
	Policy 4: The town supports the use of water conservation practices and groundwater protection measures in order to prevent lowering the water table, to limit the quantity of wastewater generated, and to protect the quality of water.
	Policy 5: Package treatment plants may be permitted in areas in which municipal sewer service is currently unavailable and where the town has determined that the municipal sewer system is not likely to be extended in the future, provided that they conform to state permitting requirements and are designed for compatibility with the Morehead City sewer system in the event of ultimately tying into the town's system.
	Policy 6: The town will encourage land development in areas that currently have the necessary support infrastructure (water, sewer, streets, etc.) or where these services can readily be made available. Land development will be guided to areas that have public water and sewer services and an adequate street system to accommodate increased land development.
4.2.4 Natural Hazard Areas	
	Policy 1: It is the policy of the Morehead City to conserve the natural resources and fragile environments that provide protection from such natural hazards as floods and storm surges.
	Policy 2: It is the policy of the Town of Morehead City to minimize the threat to life, property, and natural resources that may result from land use and development within or adjacent to identified natural hazard areas.
	Policy 3: The Town will avoid zoning areas located in V-flood zones for high density residential or intensive nonresidential use.
	Policy 4: Based upon the availability of federal and state grant funds, land acquisition programs will be utilized in the most hazardous areas to minimize future damage and loss of life.
	Policy 5: If any portion of the Town's public infrastructure is significantly damaged by a major storm, consideration will be given to the feasibility of

Table 4.2
Morehead City Land Use and Development Policies

	relocating or modifying the affected facilities to prevent the reoccurrence of storm damage.
4.2.5 Water Quality	
	Policy 1: It is the policy of the Town of Morehead City to establish land use and development policies to help ensure that water quality in coastal wetlands, rivers, streams, and estuaries is maintained if not impaired and improved if impaired.
	Policy 2: Within the corporate limits, extension of water and sewer to areas in which poor soil conditions create septic field problems shall have the highest priority when the town undertakes system extensions.
	Policy 3: The town encourages voluntary annexation requests to facilitate adequate wastewater disposal in order to prevent the installation of additional septic systems and to improve environmental conditions, particularly in areas with poor soil conditions for subsurface sewage disposal systems.
	Policy 4: Morehead City will promote the use of best available management practices to minimize the degradation of water quality resulting from stormwater runoff; examples of these practices include using pervious or semi-pervious materials for driveways and walks, retaining natural vegetation along marsh and waterfront areas, and allowing stormwater to percolate into the ground rather than discharging it directly to coastal waters.
	Policy 5: Morehead City will ensure that developments locating adjacent to coastal waters make every effort to mitigate any adverse effects on riverine and estuarine water quality and on primary nursery and fish habitat areas.
	Policy 6: The Town of Morehead City supports retaining existing vegetation, creating buffers, and limiting impervious surface areas in new commercial developments to assist with managing stormwater runoff.
4.2.6 Areas of Environmental Concern	
General	Policy 1: The Town of Morehead City supports state and federal law regarding land use and development in AECs.
Coastal Wetlands	Policy 2: Morehead City considers coastal wetland areas to be valuable passive recreation areas. These areas should be protected in their natural state. Only uses which are permitted by 15A NCAC 7H will be allowed.
	Policy 3: Marina construction will not be permitted in coastal wetlands except in the case of an upland marina site requiring access dredging only and meeting state and/or federal permitting requirements for acceptable impacts.
	Policy 4: Coastal wetlands should only be filled in connection with activities or projects that are directly related to erosion control or water dependent uses. However, coastal wetlands should only be filled in extreme cases when a permit applicant has exhausted all means of avoiding coastal wetlands in development of the project plans, and only in cases where the filling of coastal wetlands would have an overwhelming public benefit and proper mitigative measures are to be incorporated in the project.
Estuarine Waters and Public Trust Areas	Policy 5: Morehead City supports the use standards for estuarine and public trust areas as specified in 15A NCAC .0207.
	Policy 6: Marina construction will be permitted in estuarine waters which are classified as primary nursery areas in accordance with the CAMA 7H Use Standards, local zoning, and other land use regulations.
	Policy 7: Dry stack storage boat facilities, either in conjunction with or independent of marina development, may be permitted in accordance with provisions of the Unified Development Ordinance. Water access to such facilities shall meet state and/or federal permitting requirements for acceptable

**Table 4.2
Morehead City Land Use and Development Policies**

	impacts on active shellfishing areas.
	Policy 8: Morehead City opposes the location of floating structures in all primary nursery areas, outstanding resource waters, public trust areas, and estuarine waters except that floating structures are allowed in marinas and are required to have an approved sewage hook-up or a self-contained holding tank. Floating structures are defined as any structure, not a boat, supported by a means of flotation, designed to be used without a permanent foundation, which is used or intended for human habitation or commerce. A structure will be considered a floating structure when it is inhabited or used for commercial purposes for more than thirty days in any one location. A boat may be deemed a floating structure when its means of propulsion has been removed or rendered inoperative and it contains at least 200 square feet of living space area. A boat is defined as a vessel or watercraft of any type or size specifically designed to be self-propelled, whether by engine, sail, oar, or paddle or other means, which is used to travel from place to place by water.
	Policy 9: Public mooring fields shall be permitted in accordance with CAMA regulations.
	Policy 10: The town encourages marina siting and design which promotes proper flushing action. Such design features include locating marinas near inlets, maximizing the opening of entrance channels, and minimizing stagnant corners by using rounded corners, level bottoms sloping towards the entrance, and avoiding bends.
	Policy 11: Morehead City will permit bulkhead installation provided that all of the use standards of 15 NCAC 7H.0208(b)(7) are adhered to.
	Policy 12: Trawling activities in estuarine waters are not opposed by the town as long as such activities meet state and/or federal permitting requirements for acceptable impacts on the estuarine waters.
4.2.7 Areas of Local Concern	
General	
	Policy 1: Morehead City will promote the diversification of housing in varying types, densities, and costs to meet the demands of all income levels and age groups.
	Policy 2: The town will encourage voluntary annexations as a mechanism for promoting orderly city growth and utility extensions.
	Policy 3: Morehead City will continue to promote a variety of land uses which complement the residential, commercial, institutional, recreational and industrial needs of the community.
	Policy 4: Current residential densities will be maintained in order to preserve the overall low-density character of Morehead City's residential sector.
	Policy 5: The residential integrity of existing neighborhoods will be maintained by discouraging the encroachment of non-residential uses into such areas.
	Policy 6: Multi-family and higher density residential development will be encouraged at a moderate density range of six to sixteen dwelling units per acre. Such development will be guided to locations in which adequate water and sewer services and a sufficient street system are available. High-rise residential development will be encouraged only where emergency services can be adequately provided.
	Policy 7: In-fill development in existing residential areas will be encouraged only if it is compatible in density and scale to that in the surrounding area.
	Policy 8: Morehead City will encourage the redevelopment and restoration of the central business district as a retail, business and professional services,

Table 4.2
Morehead City Land Use and Development Policies

	office, and commercial marine center of the community. The town will encourage uses which provide for a multi-purpose central business district which includes living space as well as shopping and services. The town will promote the adaptive reuse of buildings in the central business district.
	Policy 9: Neighborhood-oriented commercial development will be encouraged only in areas where such use is compatible with existing surrounding and anticipated residential areas and where the street system is adequate to accommodate commercial vehicular traffic.
	Policy 10: Industrial development will be encouraged in those sections of town with adequate public water and sewer services and vehicular access to a major arterial highway.
	Policy 11: The town encourages the continued operation and expansion of the Port of Morehead City.
	Policy 12: The town will promote the location of office and professional land uses in transitional areas between intensive nonresidential uses and residential neighborhoods.
	Policy 13: Any development located outside of the corporate limits requesting water and sewer service from the town will be required to petition for voluntary annexation to the town.
	Policy 14: Expansion of and improvements to the town's water and sewer systems will be planned through a capital improvements program and budget. Water and sewer impact fees will be utilized to assist in the financing of water and wastewater facility improvements.
	Policy 15: The town will encourage new commercial development to integrate design features that are compatible with Morehead City's existing architecture.
	Policy 16: The town will encourage the installation of landscaping improvements, pedestrian walkways, and bicycle paths along thoroughfares and city streets in accordance with the Morehead Alternative Transportation System (MATS) Plan.
4.2.8 Neighborhood-Specific Policies	
Neighborhood 1	
	Policy 1: Morehead City will encourage the redevelopment and restoration of the central business district as a retail, business and professional services, office, and commercial marine center of the community. The town will encourage uses which provide for a multi-purpose central business district which includes living space as well as shopping and services. The town will promote the adaptive reuse of buildings in the central business district.
	Policy 2: The town will cooperate with and assist the NCDOT and the Norfolk-Southern Railroad in preserving US 70 and the railroad as a vital transportation corridor.
	Policy 3: The town will continue to address the parking concerns and issues in the downtown area and will consider alternative traffic patterns as a possible solution to parking concerns.
	Policy 4: The town will continue to support the redevelopment of the Morehead City waterfront and business district, while supporting DMCR projects.
	Policy 5: The town will work with the Corps of Engineers and the Division of Coastal Management to extend the Morehead City harbor line south of its present location in order to promote economic development in the downtown area.

Table 4.2
Morehead City Land Use and Development Policies

	Policy 6: The town will work to connect existing alleys and streets to improve development in the downtown area and make it more pedestrian friendly.
	Policy 7: The Town will encourage development of Radio Island with a good blend of residential, recreational and industrial uses, while only encouraging industrial uses that are not hazardous to or would diminish the value of the residential or recreational uses. The Town will continue to support activities on the State Port-owned properties.
	Policy 8: In an effort to promote tourism, the Town will explore opportunities to encourage the cruise ship industry in the area.
Neighborhood 2	
	Policy 1: The town will prohibit any commercial rezoning in the Evans and Shepard Street areas in order to limit commercial encroachment into residential areas.
	Policy 2: The creation of additional commercial districts on Arendell Street in Neighborhood 2 will also be discouraged by avoiding the rezoning of existing residential areas to commercial zoning districts.
	Policy 3: The current use, density, and building height requirements of the R5S classification will be maintained to ensure the existing character of the neighborhood.
	Policy 4: Street and alley ends that terminate at Bogue Sound will be kept open as public water access points.
Neighborhood 3	
	Policy 1: The town will encourage, through its unified development ordinance, screening and buffering between nonresidential uses and adjacent residences.
	Policy 2: The highest priority for the development of major vacant parcels located north of Fisher Street will be given to residential use.
	Policy 3: The town will promote the enhancement of the North 20th Street corridor as a major thoroughfare to improve access to the residential areas located in the northern section of town.
	Policy 4: Commercial rezonings that promote neighborhood retail and service uses will be closely evaluated to monitor impacts on community character and scale.
	Policy 5: The Town recognizes the problem with the siltation of Calico Creek and supports dredging efforts outside the Primary Nursery Area to eliminate the adverse impacts of siltation on the productivity of the waterbody.
Neighborhood 4	
	Policy 1: The review of development plans for tracts where potential wetlands have been identified will be coordinated with the US Army Corps of Engineers.
	Policy 2: Morehead City will continue to promote development in this neighborhood which is comprised of a variety of land uses--office and professional, medium-density residential, commercial, institutional, and medical.
	Policy 3: The Town will strive to maintain Barbour Road as a local north-south collector street and will discourage abutting development that negatively impacts the functional capacity of the street.
	Policy 4: The town will pursue the installation of sidewalks and roadway improvements along Barbour Road, the North 35th Street corridor, and Bridges Street.

**Table 4.2
Morehead City Land Use and Development Policies**

Neighborhood 5	
	Policy 1: The review of development plans for tracts where potential wetlands have been identified will be coordinated with the US Army Corps of Engineers.
	Policy 2: Low-density residential development will be promoted in those areas lacking public water and wastewater facilities.
	Policy 3: Medium-density residential development will be encouraged in those areas with public water and sewer, with vehicular access to major streets, and in transitional locations between intensive nonresidential uses and existing low-density residential uses.
	Policy 4: The town will pursue the installation of sidewalks and roadway improvements along Barbour Road and the North 35th Street corridor.
	Policy 5: The town supports the policy of limiting curb cuts on the Bridges Street Extension. New development will be encouraged to provide connecting and/or shared parking lots, if economically feasible, in order to reduce the number of curb cuts along the corridor.
	Policy 6: The town will evaluate the feasibility of improvements to Country Club Road and Friendly Road to improve traffic flow and will evaluate the need for a connector street west of Friendly Road to connect Bridges Street Extension and Country Club Road.
	Policy 7: The town recognizes the problem with the siltation of the Newport River and supports dredging efforts to eliminate the adverse impacts of siltation on the productivity of the river.
	Policy 8: Morehead City will work with the North Carolina Department of Transportation (NCDOT) on installing landscaping improvements, pedestrian walkways and bicycle paths from the NCDOT welcome station to the commercial areas located to the west.
Neighborhood 6	
	Policy 1: The town will discourage nonresidential development adjacent to the Bogue Sound waterfront within existing residential neighborhoods.
	Policy 2: Morehead City will work with the North Carolina Department of Transportation (NCDOT) on installing landscaping improvements, pedestrian walkways and bicycle paths from the NCDOT welcome station to the commercial areas located to the west.
	Policy 3: The current use, density, and building height requirements of the residential zoning classification in this neighborhood will be maintained to ensure the existing character of the area, unless developed as a Planned Development.
	Policy 4: The town will strive to improve recreational opportunities through the development of a park in the western section of town.
	Policy 5: New development, along the Highway 70 corridor, will be encouraged to provide connecting and/or shared parking lots, if economically feasible, in order to reduce the number of curb cuts along the corridor.
Neighborhood 7	
	Policy 1: The review of development plans for tracts where potential wetlands have been identified will be coordinated with the US Army Corps of Engineers.
	Policy 2: Low-density residential development will be promoted in those areas lacking public water and wastewater facilities.
	Policy 3: Medium-density residential development will be encouraged to locate in those areas with public water and sewer and with vehicular access

Table 4.2
Morehead City Land Use and Development Policies

	to major streets.
	Policy 4: The town will promote the enhancement of the North 20th Street corridor as a major thoroughfare to improve access to the residential areas located in the northern section of town.
	Policy 5: The town will promote traffic improvements on Tootle Road and Mayberry Loop Road through roadway realignment and through the installation of sidewalks and roadway improvements.
Neighborhood 8	
	Policy 1: Morehead City will work with the North Carolina Department of Transportation (NCDOT) on installing landscaping improvements, pedestrian walkways and bicycle paths from the NCDOT welcome station to the commercial areas located to the west.
	Policy 2: The town will encourage the annexation of adjacent areas to promote jobs and economic development.
	Policy 3: The town will study water system improvements, including the installation of an elevated water storage tank, to promote light industrial and economic development.
	Policy 4: The town will study landscaping and curb cut issues along the US Highway 70 and NC Highway 24 corridors. Along the Pond Drive and Business Drive extension, joint driveway cuts will be required and interconnect the roads if possible. This area will be more industrial than retail.
	Policy 5: The town will strive to improve recreational opportunities through the development of a park in the western section of town.
	Policy 6: New development, along the Highway 70 corridor, will be encouraged to provide connecting and/or shared parking lots, if economically feasible, in order to reduce the number of curb cuts along the corridor.
	Policy 7: Bridges Street Extension shall continue west to connect to Pond Drive/Business Drive.
Neighborhood 9	
	Policy 1: The town will discourage nonresidential development adjacent to the Bogue Sound waterfront within existing residential neighborhoods.
	Policy 2: Low-density residential development will be promoted in those areas lacking public water and wastewater facilities.
	Policy 3: The current use, density, and building height requirements of the residential zoning classifications in this neighborhood will be maintained to ensure the existing character of the area.
	Policy 4: Medium-density residential and mixed-use development will be encouraged in those areas with public water and sewer, with vehicular access to major streets, and in transitional locations between intensive nonresidential uses and existing low-density residential areas.
	Policy 5: The town will encourage better interconnection between residential developments located along the NC Highway corridor so that local residential vehicular traffic is not totally dependent upon Highway 24 for access and circulation.
	Policy 6: The town will support the extension of Little Nine Road from its present terminus southward to NC Highway 24 in order to improve access between Highway 24 and US Highway 70.
Neighborhood 10	
	Policy 1: Morehead City will work with the North Carolina Department of Transportation (NCDOT) on installing landscaping improvements, pedestrian

Table 4.2
Morehead City Land Use and Development Policies

	walkways and bicycle paths along US Highway 70.
	Policy 2: New development, along the Highway 70 corridor, will be encouraged to provide connecting and/or shared parking lots, if economically feasible, in order to reduce the number of curb cuts along the corridor.
	Policy 3: Low density residential development will be promoted in areas that do not have the adequate infrastructure (utilities and streets) to support intensive development.

4.3 Analysis of the Impact of Policies on Management Topics

The following table summarizes the general impact of the Morehead City land use and development policies on the CRC land use plan management topics.

Table 4.3
Impact of Local Policies on CRC Land Use Plan Management Topics

Policies	CRC Land Use Plan Management Topics					
	Public Water Access	Land Use Compatibility	Infrastructure Carrying Capacity	Natural Hazard Areas	Water Quality	Local Areas of Concern
<i>Public Water Access</i>	Positive					Positive
<i>Land Use Compatibility</i>		Positive	Positive	Positive	Positive	
<i>Infrastructure Carrying Capacity</i>		Positive	Positive	Positive	Positive	Positive
<i>Natural Hazard Areas</i>		Positive	Positive	Positive	Positive	
<i>Water Quality</i>		Positive		Positive	Positive	
<i>Areas of Environmental Concern</i>	Positive	Positive	Positive	Positive	Positive	
<i>Areas of Local Concern</i>	Positive	Positive		Positive		Positive

Note: Blank space in table indicates neutral impact. All local policies have been determined to have either a positive or neutral impact on CRC management topics. No specific actions or programs are required to mitigate negative impacts.

A general analysis of the impact of Morehead City's policies on the CRC land use plan management topics is provided below.

Public Water Access

Numerous water access points currently exist within the Morehead City planning jurisdiction. The Town's Unified Development Ordinance requires that waterfront subdivisions provide water access every one-quarter mile along the shoreline.

The *Morehead City Waterfront Access Plan*, adopted in 1998, identifies water access needs and potential locations for additional public water accesses. Additional water access improvements