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City of New Bern

Land Development Plan

NEW BERN, NORTH CAROLINA
FOUNDED 1710

N.C. COASTAL RESOURCES COMMISSION

HD
211
.N87
N47
1976

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I, H.E. Russell, City Clerk certify that this a true copy of the New Bern Land Use Plan and Synopsis adopted by the City of New Bern Board of Alderman on May 20, 1976 in fulfillment of the requirements of the North Carolina Coastal Area Management Act of 1974.

Title

Seal

Coastal Area Management Act

Land Use Plan

May, 1976

CITY OF NEW BERN

Founded 1710

P.O. Box 1129

New Bern, NC 28560

Prepared with the assistance of
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Urban Planners - Project Designers
New Bern, North Carolina

N.C. COASTAL RESOURCES COMMISSION
HD211.N87 N47 1976 c.1

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INTRODUCTION

The coastal areas of North Carolina provide a tremendous natural resource to the citizens of North Carolina. The area provides both recreational benefits and food production from our coastal waters. In some areas adjacent to our coastal waters, there is a danger that pollution from overdevelopment may significantly damage the food production capacity of nearby waters. This potential problem was the major reason that the Coastal Area Management Act was ratified by the North Carolina General Assembly in 1974. The purpose of the Coastal Area Management Act is "to insure the orderly balance of use and preservation of our coastal resources on behalf of the people of North Carolina and the nation." The Coastal Resources Commission was created to insure that the purpose of the new state law is followed.

Land Use Plans have been developed by each local government within the twenty coastal counties and will be the administrative tool for carrying out the provisions of the law. These plans cannot survive unless they represent the views of the local citizens. For this reason, the Coastal Resources Commission has required that a public participation program be the foundation of the Land Use Plan. The following is the Coastal Area Management Act Land Use Plan for the City of New Bern.

DESCRIPTION OF PRESENT CONDITIONS

POPULATION

The City of New Bern was founded in eastern North Carolina in 1710 by Swiss and German colonists. Located at the confluence of the Neuse and Trent Rivers, the city provided an excellent early harbor for colonial ships bringing commerce from England and other old world countries. This good location is the primary reason New Bern grew to such prominence during the Colonial Period. It was the first major city in North Carolina and was the second largest as late as 1860. Until the turn of the century, it had more people than most of North Carolina's present day large cities. Based on 1974 population estimates, New Bern currently ranks twentieth. From 1900 to 1920, the city had a steady growth. One of its largest increases was from 1910 to 1920, when it grew from 9,090 people to 12,198 people, an increase of 3,108 people. A slight decrease occurred between 1920 and 1930 - 217 people- and the same occurred between 1930 and 1940, a decrease of 166 persons, both of which can be attributed to movement back to the farms following the crash of 1929 and the depression which persisted in the New Bern area until the 1940's.

Table 1 CITY OF NEW BERN

Population 1920 - 1970

Year	Population
1920	12,198
1930	11,981

1940	11,815
1950	15,812*
1960	15,717
1970	14,660**

*Major Annexation
Source: U. S. Census
**This figure in incorrect and has been challenged by the city since 1970.

Since 1940, the City of New Bern has experienced the same trend as most other cities in the United States. The automobile has made it possible for population growth to take place over a large area. Much of this growth has taken place on the fringes of the city. Although some of the growth has taken place inside the city, most has occurred just outside the corporate limits. The Town of Trent Woods is in existence because of this phenomenon. Trent Woods, a town of approximately 1,200 people, is located less than one mile from New Bern, and is not the only development adjacent to New Bern. According to official census information, the population of Township Eight, adjacent to New Bern, had an increase from 3,140 persons to 6,456 persons between 1950 and 1970. Table 2 shows a comparison of State, County, Township Eight, and City population.

In July, 1975, the North Carolina Department of Administration prepared estimates of the composition of New Bern's population. Based on that estimate, sixty-four percent of the city's people are white, thirty-six percent are nonwhite;

Table 2 -- POPULATION BY DECADE FOR THE CITY OF NEW BERN, CRAVEN COUNTY AND TOWNSHIP EIGHT

	NORTH CAROLINA	CRAVEN COUNTY	TOWNSHIP 8 (excluding the City of New Bern)	THE CITY OF NEW BERN
1900	1,893,810	24,160	1,634	9,090
Increase for Decade	16.5%	5.9%	-11.6%	9.6%
1910	2,206,387	25,594	1,444	9,961
Increase for Decade	16.0%	13.5%	7.9%	22.5%
1920	2,559,123	29,048	1,558	12,198
Increase for Decade	23.9%	5.6%	31.5%	-1.3%
1930	3,170,276	30,665	2,049	11,981
Increase for Decade	12.7%	2.1%	23.1%	-1.4%
1940	3,571,623	31,298	2,522	11,815
Increase for Decade	13.7%	56.0%	24.5%	33.8%
1950	4,061,929	48,823	3,140	15,812*
Increase for Decade	12.2%	20.4%	58.2%	-0.6%
1960	4,556,155	58,773	4,969	15,717*
Increase for Decade	11.4%	6.4%	29.9%	-6.7%
1970	5,082,059	62,554	6,456	14,660

*Part of Township 8 was annexed by the City of New Bern in 1945; additional parts of Township 8 were annexed by the City of New Bern between 1950 and 1960.

Table 3 PERCENT DISTRIBUTION OF POPULATION

New Bern - 1975 Estimate

	White			Nonwhite			
Age	Male	Female	Total	Male	Female	Total	Grand Total
0- 4	7.1	5.9	6.4	10.4	8.2	9.2	7.4
5- 9	7.5	6.3	6.8	10.5	7.6	8.9	7.6
10-14	8.0	7.9	7.9	10.3	9.8	10.0	8.7
15-19	9.0	7.9	8.4	11.6	9.1	10.2	9.1
20-24	9,8	8.7	9.2	9.9	9.6	9.7	9.4
25-29	8.5	7.7	8.1	5.2	6.0	5.6	7.2
30-34	6.6	5.5	6.0	3.9	4.8	4.4	5.4
35-39	5.7	5.0	5.3	3.3	4.0	3.7	4.7
40-44	5.1	4.7	4.9	3.9	4.5	4.2	4.6
45-49	6.2	5.7	6.0	4.8	5.8	5.4	5.8
50-54	6.2	6.6	6.4	4.9	5.4	5.2	5.9
55-59	6.0	6.1	6.0	5.4	4.8	5.0	5.7
60-64	4.1	6.0	5.1	5.0	6.0	5.6	5.3
65-69	4.3	5.3	4.9	3.7	4.6	4.2	4.6
70-74	2.6	3.8	3.2	3.5	4.9	4.3	3.6
75-79	1.5	2.7	2.2	2.2	2.1	2.2	2.2
80-84	1.2	2.3	1.8	1.0	1.7	1.4	1.6
85+	0.6	1.7	1.2	0.5	1.2	0.9	1.1

Source: North Carolina Department of Administration

forty-six percent are male, fifty-four percent are female. The age group having the greatest number of people is 20-24, with a 9.4 percent of the total population. Forty-two percent of the city's population are under twenty-five years of age. Thirteen percent of the city's poeple are over sixty-four years of age. Twenty percent of the total non-white persons of the city are within the age group of 10-19. Forty-three percent of the nonwhite persons of New Bern are under twenty years of age.

The number of people shown in the North Carolina Department of Administration's estimate is not presented because it is based on the 1970 Census. That census is considered erroneous and has been challenged by the city since 1970. Because of this problem, a detailed presentation of the 1970 census data would serve only to mislead the users of this plan. For this reason, additional population data is not presented.

ECONOMY

The economic well-being of a community is largely affected by the income of its people. New Bern has continued to have a steady increase in median family income. In 1949, the median family income was $2,100, in 1959, it was $3,838. By 1970 it had risen to $7,338. The state's median family income for 1970 was $7,754, $416 or 5.6% more than the median family income of New Bern.

Although New Bern does not compare favorably to the state average, the median family income is higher than in most areas of central-eastern North Carolina. Table 4 illustrates this fact.

Table 4	1970 Median Family Income	Percent Difference from New Bern
New Bern	$7,338	--
Craven County	$7,046	-4.0%
Jacksonville	$8,225	+12.1%
Kinston	$6,913	-5.8%
Goldsboro	$6,256	-14.7%
Washington	$6,563	-10.6%
Morehead City	$7,188	-2.0%

Source: U. S. Census

Within the New Bern region, only Jacksonville has a higher median family income.

The number of people living below the poverty level and above $15,000 per year for New Bern is approximately average when compared to other cities in central-eastern North Carolina. The figures are shown on Table 5.

Table 5 PERCENT OF FAMILIES EARNING LESS THAN THE POVERTY LEVEL AND MORE THAN $15,000 PER YEAR

	Poverty or less	$15,000 or more
North Carolina	16.3%	11.5%
Craven County	18.7%	10.2%
New Bern	21.4%	10.6%
Jacksonville	11.9%	14.0%
Kinston	25.4%	11.6%
Goldsboro	24.7%	10.1%
Washington	25.1%	10.4%
Morehead City	16.9%	10.1%

Source: U. S. Census

None of these cities, except Jacksonville and Morehead City, compare favorably to the state average.

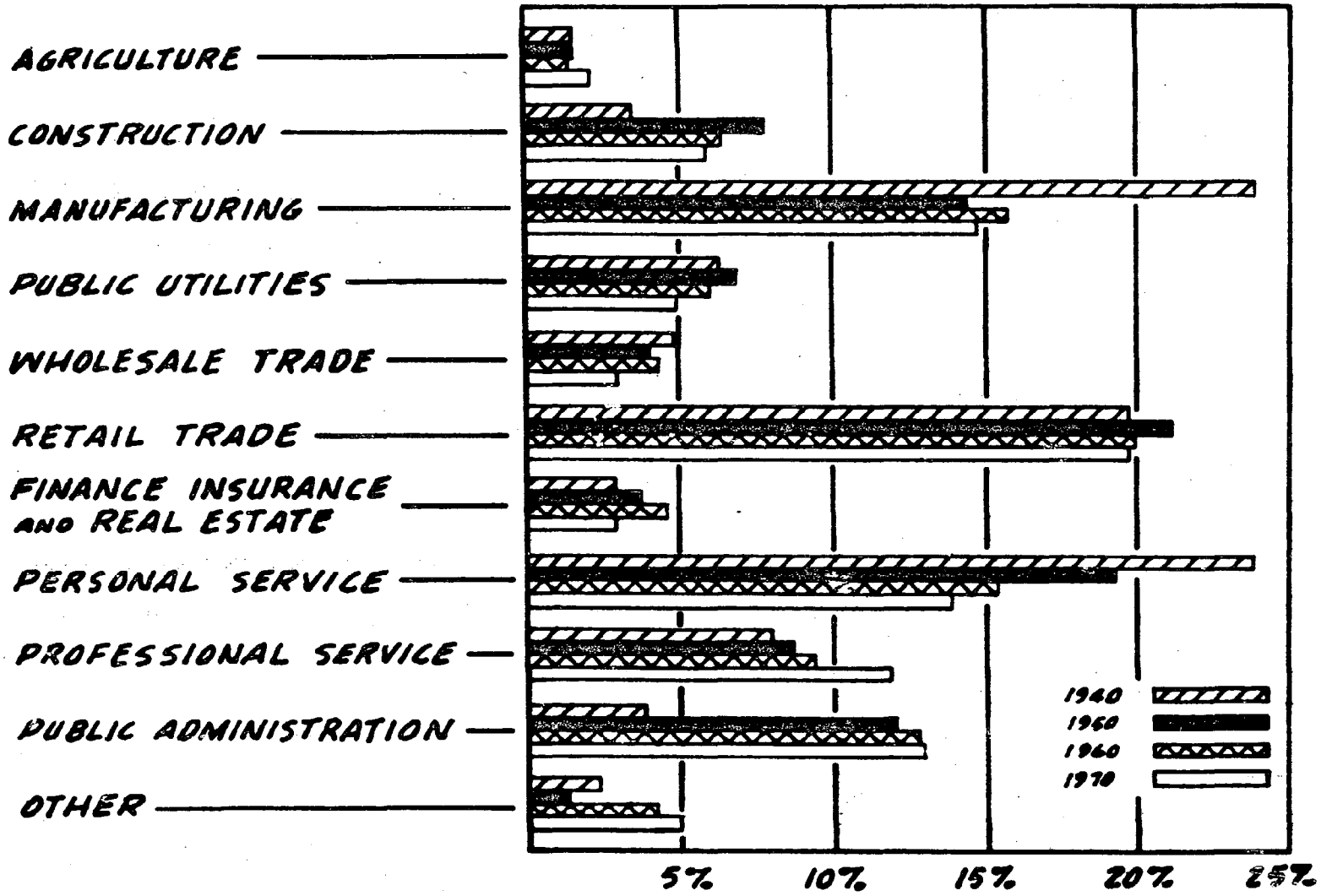
During the 1940's, manufacturing and personal services were the largest employers. Each of these employed twenty-four percent of the total labor force. In 1950, retail trade was the largest employer, employing twenty-one percent of the total workers. Retail trade was still the leader in 1970 at 20 percent of the labor market. Manufacturing at sixteen percent and personal service at fifteen

and one-half percent are still strong. These three employers in 1970 employed over fifty percent of the total labor force. Other strong employers are public administration and professional services. Agriculture employs only four percent of New Bern's total working population.

The most stable employer in New Bern since 1940 has been retail trade. For retail trade, the percentage of labor market did not drop below nineteen percent for the past thirty year period. Between 1940 and 1970, personal service employment decreased eight and one-half percent, and manufacturing employment decreased eight percent. For a comparison of each of these employers, see Chart 1.

According to 1975 data from DNER, the New Bern area has seventeen industries which employ twenty-five or more employees. The total number of employees for these industries is listed at 2,409. Of this total, 1,725 employees work for industries which have located in the area since 1960. This fact clearly indicates that the economy is stable, and industrial growth is taking place within the New Bern economic area. Table 6 lists each industry which employs twenty-five or more employees. During the past ten years only 310 employees have been affected by permanent plant closings within the New Bern area.

Chart 1



EMPLOYMENT DISTRIBUTION FOR THE NEW BERN AREA
1940, 1950, 1960 AND 1970

SOURCE: U.S. CENSUS

Table 6

NEW B. .J AREA
INDUSTRIES WITH 25 OR MORE EMPLOYEES

Name of Company	Product	Year Established	Employees
Texfi, Inc.	Polyester Yarn	1972	758
Weyerhaeuser, Inc.	Wood Products	1969	379
Stevenson Brick & Block	Brick, Concrete Block	1946	25
Hatteras Yacht	Fiberglass Yachts	1968	221
Stanley Power Tools	Electric Hand Tools	1965	265
Barbour Boat Works	Shipbuilding, Repairs	1933	60
Jay Apparel Company	Women's Clothing	1954	75
Martin-Marietta	Crushed Stone	--	37
Owen G. Dunn	Printing	1903	28
Coca Cola Bottling Co.	Beverages	1929	75
Scott Lumber Company	Dimensional Lumber	1943	52
Horner Veneer	Plywood	1954	58
Maola Milk	Dairy Products	1936	149
New Bern Oil, Fertilizer	Fertilizer, Fuel Oil	1897	60
Pepsi-Cola Bottling Co.	Beverages	1928	65
Clark Boat Company	Fiberglass Sailboats	1970	49
New Bern Garment Co.	Sewing Operation	1974	53
Total			2,409

Source: N. C. Department of Natural and Economic Resources, January 31, 1975

Because New Bern and Craven County have a common economic area, it is beneficial to look at the Craven County economic conditions. Within the county, non-manufacturing is the largest employer with 8,200 jobs listed. This totals forty percent of the total jobs in the county. The next largest employer is public administration. It accounts for 7,360 jobs or thirty-six percent. These two categories have led in employment since the early 1960's. See Table 7.

New Bern and Craven County workers average weekly earnings have increased more since 1963 than the average weekly earnings of workers in adjacent counties. There has been an eighty-nine percent increase in average weekly earnings since that time, from $63.34 per week to $119.23 per week. See Table 8.

The rate of unemployment for Craven County is also less than that of adjacent counties. The 1973 average was 2.6 percent. The 1975 average rate of unemployment was 7.2%. Table 9 shows the unemployment rate since 1963.

The per capita income for Craven County is also higher than that of adjacent counties. Craven County's per capita income is seven percent below the state average.

New Bern has long been recognized as a regional shopping area for Pamlico, Jones, and Craven Counties. Since the early 1960's, total retail sales have made large increases.

Table 7

EMPLOYMENT - LABOR FORCE

	Total Employment	Manufacturing	Non-Manufacturing	Public Administration	Agricultural	Other	Rate of Unemployment
1963	17,900	2,080	5,100	5,230	3,280	2,210	5.1%
1964	18,290	2,210	5,400	5,270	2,990	2,420	4.6%
1965	19,390	2,370	6,470	5,430	2,550	2,570	4.5%
1966	20,140	2,480	6,920	5,760	2,440	2,540	3.5%
1967	19,880	2,520	5,940	6,760	2,260	2,400	4.1%
1968	20,680	2,440	6,210	7,550	2,040	2,440	3.7%
1969	21,500	2,780	6,690	7,560	1,970	2,500	4.1%
1970	18,800	2,800	7,300	7,160	1,900	2,460	5.0%
1971	18,570	2,780	7,470	6,680	1,870	2,420	5.5%
1972	19,950	3,440	7,420	7,640	1,810	2,580	3.9%
1973	20,480	3,380	8,200	7,360	N/A	N/A	2.6%

Source: Profile N. C. Counties, March, 1975

Table 8 AVERAGE WEEKLY EARNINGS PER WORKER

Year	Craven	Carteret	Pamlico	Pitt	Jones	Beaufort	Lenoir	N.C.
1963	$ 63.34	$55.69	$35.10	$ 67.01	$52.98	$ 55.98	$ 82.94	$ 76.36
1967	80.35	64.28	47.91	79.17	67.34	81.04	97.67	92.77
1971	108.19	89.80	58.46	104.56	80.86	105.88	117.74	120.36
1973	119.23	97.55	79.20	119.16	88.25	114.27	28.87	134.49

Source: Profile N. C. Counties, March 1975, N. C. Department of Administration, Office of State Budget and Management, Research and Development Section.

Table 9 RATE OF UNEMPLOYMENT

Year	Beaufort	Carteret	Craven	Jones	Lenoir	Pamlico	Pitt	N.C.
1963	6.0	10.5	5.1	6.2	6.8	8.0	6.4	5.2
1967	4.3	6.6	4.1	3.5	4.8	7.3	5.1	3.4
1971	3.8	5.3	5.5	6.1	4.5	5.2	5.1	4.8
1973	3.2	4.3	2.6	5.9	4.2	6.8	4.1	3.5

Source: Profile North Carolina Counties

Table 10 RETAIL SALES

	1963-64	1969-70	1973-74
Craven County	1,657,250	2,850,855	4,071,850
Percent Increase	--	72%	43%
North Carolina	161,049,132	273,161,758	420,987,113
Percent Increase	--	70%	54%

While inflation must be considered when comparing retail sales from one period to another, it does not account totally for an increase of almost three times as many sales from 1963-1964 to 1973-1974. The percentage of increase is about identical to the percentage of increase state wide. See Table 10 on the preceeding page.

Economic statistics for the area indicate that New Bern and Craven County's economy is sound. Economic growth is occurring and is expected to continue growing in the foreseeable future.

HOUSING

According to a survey by city personnel in April of 1975, there are a total of 5,420 housing units within the City of New Bern. Of this total, 87.60 percent are in standard condition. Six hundred and seventy-two of these units, 12.40 percent, are in substandard condition. Of these substandard units, 249 units, or 4.59 percent of New Bern's total housing stock, need replacement. Rehabilitation can bring the remaining 423 units up to standard condition. See Table 11.

Table 11 SURVEY OF HOUSING CONDITIONS
April, 1975 City of New Bern

	Total	Percent
Housing Units in City	5,420	100.00
Units in Standard Condition	4,748	87.60
Units in Substandard Condition	672	12.40
Units suitable for rehabilitation	423	---
Units needing replacement	240	---

Source: Holdharmless Application-Community Development Revenue Sharing, New Bern, N.C.

In settling a priority for a rehabilitation program, attention should first be given to substandard occupied units. In April, 1975, there were 257 occupied units in substandard condition. At that same period, forty-six

standard units were vacant. The enforcement of a housing code would have helped fill these forty-six standard units while reducing the total occupancy of substandard units. Table 12 gives a more detailed look at the figures.

Table 12 SURVEY OF HOUSING CONDITIONS

April, 1975

Occupancy Status and Condition of Housing Units	Total
Occupied units: Total	4,969
Substandard	257
Standard	4,758
Vacant units: Total	461
Substandard	415
Standard	46
Total occupied and vacant units	5,420

Source: Holdharmless Application-Community Development New Bern, N. C.

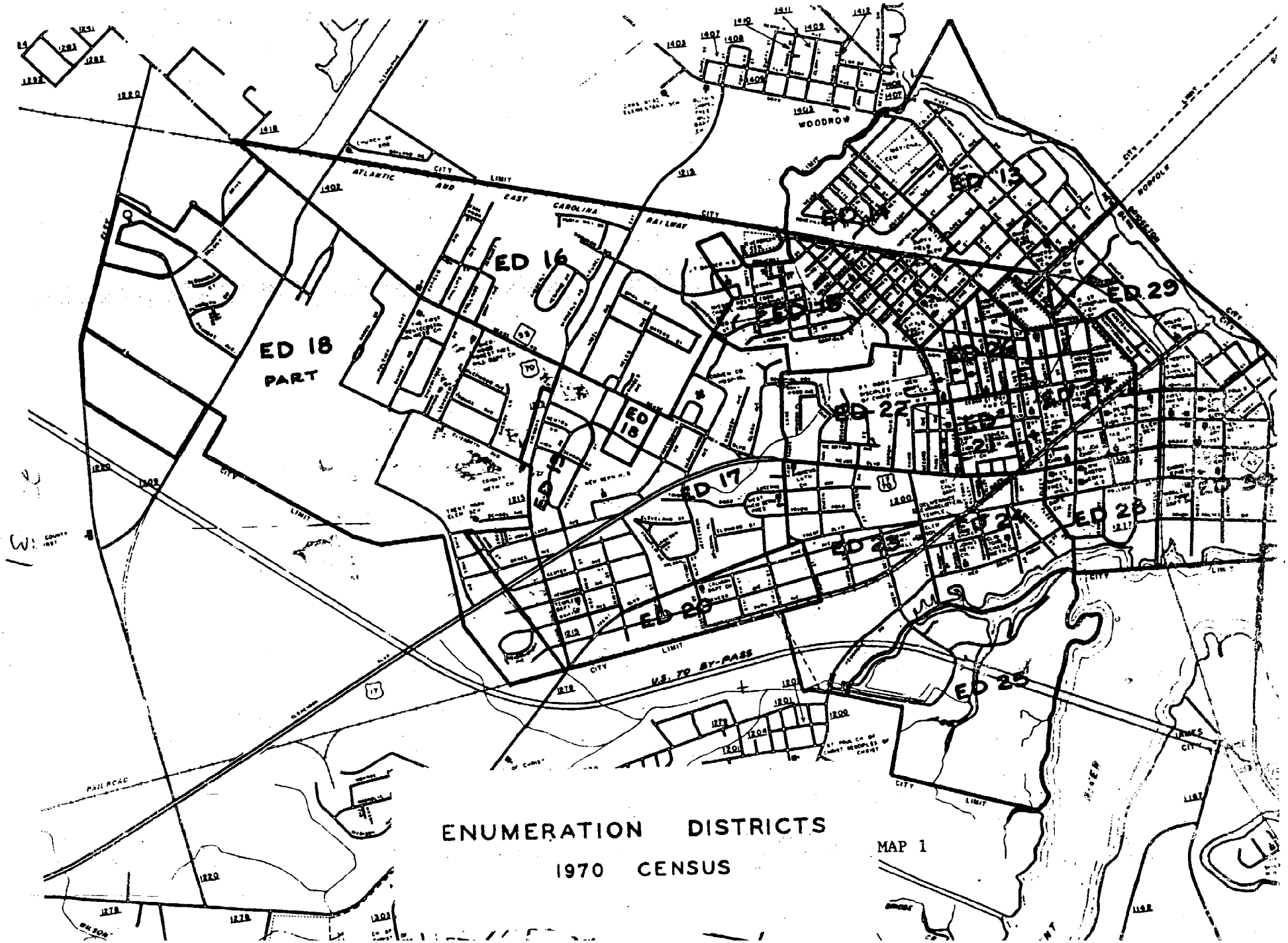
In the April, 1975 survey, a card was prepared for each housing unit within the city. Each substandard unit is marked on the card and recorded by street address. To date, these units have not been mapped.

Because these substandard units have not yet been mapped, attention is directed to the 1970 census data for a closer look at the location within the city which needs improvements in housing.

There were nineteen enumeration districts within the city for the 1970 census. Boundaries of these districts are shown on Map 1. The total number of units in 1970 was listed at 4,958, a slight difference between the 1975 survey by the City of New Bern. The total number of housing units in each enumeration district is shown on Table 13.

The districts which have the greatest percentage of overcrowding are 21, 15, 24, and 14. The percents of units which are overcrowded are 24.6, 13.7, 12.3, and 11.8 respectively. An overcrowded unit is defined as a unit with more than 1.01 persons per room. The districts with the least overcrowding are 20, 23, 30, and 18. Each of these have an overcrowding percent of 1.3, 2.4, 3.1, and 3.5 respectively. See Table 14.

In order to compare the housing conditions within the city by enumeration districts, a system for comparison was devised. There are nineteen enumeration districts within the city. For this comparison, enumeration district 25 was eliminated because it does not have any housing. District 16B was eliminated because of incomplete data ; the boundary for 16B was not shown on the enumeration district map. Each of the remaining seventeen districts was compared, based on a ranking system. For each social indicator shown in Table 14, the score one was assigned to the enumeration district which has the least



ENUMERATION DISTRICTS

1970 CENSUS

MAP 1

Table 13

CITY OF NEW BERN
Housing Units
1970

Enumeration District	Total Owner Occupied Units	Total Renter Occupied Units	Total Units
13	240	125	365
14	156	166	322
15	110	95	205
16	246	46	292
16B	75	11	86
17	322	128	450
18	180	22	202
19	151	132	283
20	127	33	160
21	2	356	358
22	196	138	334
23	144	110	254
24	52	265	317
25	0	0	0
26	95	134	229
27	170	195	365
28	55	221	276
29	69	165	234
30	110	116	226
Total	2,500	2,458	4,958

Source: U. S. Census

Table 14 SOCIAL INDICATORS - NEW BERN, NC

ENUMERATION DISTRICT	13	14	15	16	16B	17	18	19	20	21
Overcrowding Index	4.109	11.801	13.658	5.136	---	4.000	3.465	4.593	1.250	24.581
Incomplete Plumbing	3.561	24.534	33.170	1.027	---	---	.990	.353	.625	.837
Average Monthly Rent	$68	$51	$50	$93	$88	$88	$122	$120	$72	$45
Average Rent/Room	$12	$10	$8	$17	$17	$17	$21	$29	$15	$10
Average Value	$12,667	$8,318	$10,757	$19,632	$18,325	$15,299	$21,467	$15,518	$16,607	---
Owner-Occupancy Rate	65.753	48.447	53.658	84.246	87.209	71.555	89.108	53.356	79.375	.558
Vacancy Rate	8.060	5.847	10.480	7.006	15.686	4.255	2.884	1.736	9.604	1.104
Average Unit Size	5.838	4.950	5.113	5.512	5.176	5.276	5.451	4.746	5.802	4.234
Long Vacancy	37.500	5.000	62.500	4.545	100.000	15.000	16.666	---	11.764	---

Table 14 Continued

SOCIAL INDICATORS - NEW BERN, NC

ENUMERATION DISTRICT	22	23	24	25	26	27	28	29	30
Overcrowding Index	9.580	2.362	12.302	—	7.860	6.027	6.159	6.410	3.097
Incomplete Plumbing	18.263	1.181	36.277	—	44.104	13.972	7.971	11.965	8.849
Average Monthly Rent	$51	$84	$44	—	$41	$51	$48	$48	$64
Average Rent/Room	$10	$18	$9	—	$9	$10	$11	$11	$13
Average Value	$10,461	$19,867	$9,079	—	$6,656	$13,296	$18,418	$12,431	$23,083
Owner-Occupancy Rate	58.682	56.692	16.403	—	41.484	46.575	19.927	29.487	48.672
Vacancy Rate	6.442	7.971	12.912	—	10.894	12.679	17.857	13.970	8.870
Long Vacancy	13.043	4.545	6.382	—	46.482	35.849	21.666	2.631	18.181
Average Unit Size	5.182	5.728	4.673	—	4.840	5.576	4.386	4.886	5.520

housing defect. The score of seventeen was assigned to the district which has the greatest defect. All districts in between these two were scored in their respective order. This system allows the tabulation of the total social indicators. Based on this system, the following enumeration district scores were obtained. (Table 15). The lower the tabulated score, the better the overall housing conditions are for that district. The system rates the general conditions and should not be used for a detailed comparison of one district with another.

Table 15 GENERAL HOUSING CONDITIONS
By Enumeration Districts

Enumeration District	Comparative Score
18	17
17	31
19	31
16	34
23	36
20	37
30	50
13	55
22	73
21	74
27	78
14	80
28	80
29	87
15	93
26	103
24	110

The above comparative system is based on data from the 1970 U. S. Census.

The City of New Bern will receive funds totaling $1,892,000. under the Community Development Revenue Sharing Program for construction of facilities within the City of New Bern. These funds total $473,000 for FY 1975-1976. The major focus of this program is to improve the quality of housing in the city.

The Long-Term Objectives of this program are as follows:

The elimination of dilapidated housing units through urban renewal and code enforcement. Those units which are now vacant may be removed at little cost through basic code enforcement. A portion of the dilapidated units must be removed through urban renewal, meaning acquisition, relocation and demolition. The New Bern Housing Authority is prepared to reserve spaces in public housing for those people displaced through these activities.

The rehabilitation or elimination of substandard housing units throughout the city through the enforcement of minimum housing codes, private compliance with assistance from local, state, and federal agencies in the financing of rehabilitation projects and outright loans or grants from the city for a project of that nature. Urban Renewal will in some cases also be used as a tool to upgrade the quality of those housing units found to be substandard.

The elimination of all inadequate streets within the City of New Bern and providing paved streets with adequate rights-of-way. Curbing and gutters to provide sufficient drainage. Priority will be given to those areas of low and middle income families, especially where urban renewal or strict code enforcement activities are taking place.

The elimination of all inadequate sewer and water lines presently serving citizens of New Bern and the provision for adequate sewer and water lines to insure that every citizen of the city receives this service. Priority will be given to those areas of low and middle income families, especially where urban renewal activities of strict code enforcement are taking place.

The elimination of inadequately lighted areas of the city which would benefit from improved lighting by adding street lights where necessary to aid in the prevention of accidents and general public safety. Priority will be given to those areas of low and middle income families, especially where urban renewal or strict code enforcement is taking place.

The elimination of surface drainage problems wherever possible by cleaning and maintaining open drainage ditches and by tiling those drainage ditches where possible. Improved drainage would also aid in eliminating flood control problems.

The provision of adequate and accessible recreational facilities and services to all the citizens of New Bern through the expanding and equipping of existing facilities as well as the provision of additional areas for recreational activities, primarily for the low and middle income families and the senior citizens.

The elimination of artificial barriers to those citizens of the City of New Bern who are handicapped in some way through the establishment of a policy to prevent the construction of barriers in the future and the elimination (where possible) of barriers which are now existing. Priority will be given to those public facilities or areas which are found to be the greatest barriers or frequented most by handicapped persons.

The preservation of Historic Sites, areas and features in the City of New Bern through cooperation with the Historical Society of New Bern and the North Carolina Department of Cultrual Resources. The city, wherever possible, will be responsive to the use of public and private funds for the restoration and maintenance of the Historic Sites, areas and features which are so much a part of New Bern.

The funds will be used in the following ways:

PROJECT & ACTIVITY DESCRIPTION	ENUMERATION DISTRICT	CURRENT PROGRAM YEAR	SUBSEQUENT PROGRAM YEARS
1. Acquisition, relocation & demolition of blighted area south of New South Front Street			
a. Property acquisition	ED 24	$64,000	$128,000
b. Relocation	ED 24	7,500	13,500
c. Demolition	ED 24	6,000	7,000
2. Rehabilitation of substandard dwelling north of New South Front Street through grants and/or loans			
a. 100 houses @ $3,450	ED 24	---	340,500
3. Paving, curb and gutter, sewer & other improvements north of New South Front Street			
a. Engineering & Planning	ED 24	87,450	147,050

4.	Elimination barriers to the handicapped			
	a. Install elevator in City Hall	ED 30	86,490	-0-
5.	Improve city services			
	a. Expand street lighting	ED's 21, 22, 23, 24, 28, 30	10,000	36,480
6.	Expand & equip recreation center			
	a. Expansion			
	b. Equipment	ED 22	64,600	-0-
7.	Historic preservation			
	a. Renovate Attmore-Oliver House	ED 28	20,000	101,280
	b. Move James Davis House	ED 28	7,000	-0-
	c. Parking lot	ED 28	3,500	-0-
8.	Senior Citizens Center			
	a. Purchase, renovate, & equip	ED 27	39,160	54,440
9.	Planning & Administration	-----	47,300	142,200

This is a five-year program. It will do much to improve housing quality in the City of New Bern.

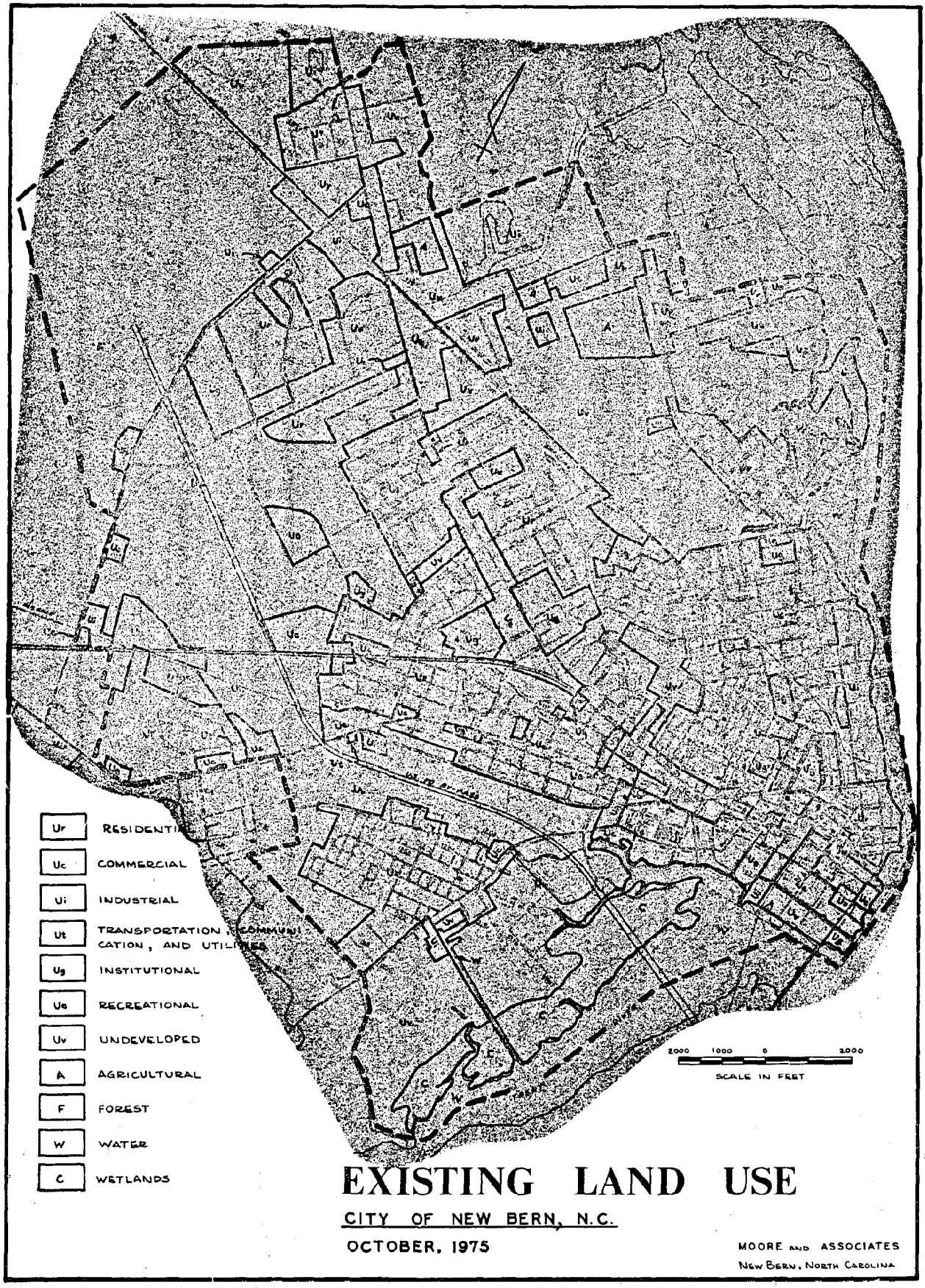
The city also has a public housing program which is not a part of the Community Development Program. The housing authority has units within two sites, all are occupied.

EXISTING LAND USE

Prior to the 1940's, the city was a compact unit with the central business district as a focus. Few residents lived beyond walking distance of the central business district. The water front of both the Neuse and Trent Rivers provided harbors for the movement of goods. Commercial, industrial and warehousing were the dominant land uses adjacent to the water front areas. Since that time, the automobile has allowed the New Bern growth area to spread in all directions.

There is a total of 2,752 acres of land area within the City of New Bern. In the city's extraterritorial jurisdictional area, there are an additional 3,810 acres. This gives a total of 6,562 acres of land within the city's planning jurisdiction. Seventy-eight percent of the land within the city is developed while only forty-nine percent of the land in the extraterritorial area is developed. See Table 15.

The largest existing land use classification within the city is Residential. Fourteen hundred and forty-nine acres are used for this purpose. The average density for this area is 9.61 people per acre. The average number of dwelling units per acre is 3.74. Within the extraterritorial jurisdictional area, 642 acres are used for residential purposes. Housing units for this area total 1,075. The average density is 1.67 dwelling units per Residential acre. The average



EXISTING LAND USE

CITY OF NEW BERN, N.C.

OCTOBER, 1975

MOORE AND ASSOCIATES
NEW BERN, NORTH CAROLINA

Table 15

EXISTING LAND USE
NEW BERN PLANNING AREA

	Inside City		Extraterritorial Area		Total	
	Acres	Percent	Acres	Percent	Acres	Percent
Residential	1449	53	642	17	2091	32
Recreational	51	2	10	0.4	61	1
Institutional	255	9	21	0.6	276	4
Commercial	268	10	118	3	386	6
Industrial	90	3	255	7	345	5
Transportation, Communication, and Utilities	---	---	63	1	63	1
Undeveloped	639	23	2701	71	3340	51
Sub Total	2752	100%	3810	100%	6562	100%
Water Surface	416				416	
Total	3168				6978	

number of people per residential acre is 5.01.

Commercial development presents the major land use problem for the City of New Bern. Ten percent, 268 acres, is devoted to commercial activity. More than five percent of the total land area of a city used for commercial development is considered high.

Only 29 acres of the commercial development is within the central business district. Most of the remaining 239 acres are developed as strip commercial and are located along major traffic routes. With the exception of two and one-half blocks, the entire length of U. S. Highway #70 through New Bern is zoned for strip commercial. A similar develo-ment pattern is emerging along U. S. Highway #17. Develop-ment of this type chokes the carrying capacity of major thru-streets and creates hazardous traffic situations.

Once strip commercial becomes established upon a street, it becomes very difficult to contain. The major problem in containing strip commercial is that vested interest in the development by usually influential people within a neighbor-hood. One possible way of containing strip commercial is buffering the area with transition zoning, such as institu-tional or multi-family from the adjacent single family areas. Another technique is to extend the strip commercial area to a good natural boundary and to refuse the approval of rezoning requests past that boundary.

Only ninety acres within the city are devoted to industrial activity. Within the extraterritorial area, 255 acres are devoted to industrial uses. The four largest industries within the New Bern economic area are located outside the city's planning jurisdiction.

Land devoted to Recreational uses for the city totals fifty-one acres, or two percent of the city's total land area. Within the extraterritorial area there are an additional ten acres. The need for additional recreational areas and facilities was a leading issue in the city's public participation program.

Within the city, there are 639 acres of undeveloped land. Two hundred and forty-five acres of this total are wetlands and cannot be developed. Forty-one acres of the total undeveloped land are below the 100-year flood level. Development can take place within this area provided construction techniques are used which minimize possible flood damage. The remaining 598 acres can be developed if consistent with standard building practices that are applicable for soil conditions typical of the New Bern area.

For the sake of convenience, the acreage devoted to streets and roads was not tabulated. Land use for communication and utilities made up the major portion of the sixty-three acres identified in this classification.

Although not included in the land use calculations, the New Bern City limit does include a portion of the Neuse and Trent Rivers. Total acreage of water surface coverage is 416 acres. This raises the total planning area acreage for New Bern to 6,978 acres.

The area within the city's planning area most likely to experience major land use change is the undeveloped area east of and along Race Track Road. Within the next ten years, this area is likely to be developed with a combination of residential and commercial uses. The area west of Race Track Road will likely be developed as a combination of residential and industrial uses.

There are approximately 2,000 vacant lots within the city's planning area.

CURRENT PLANS, POLICIES, AND REGULATIONS

Transportation Plan

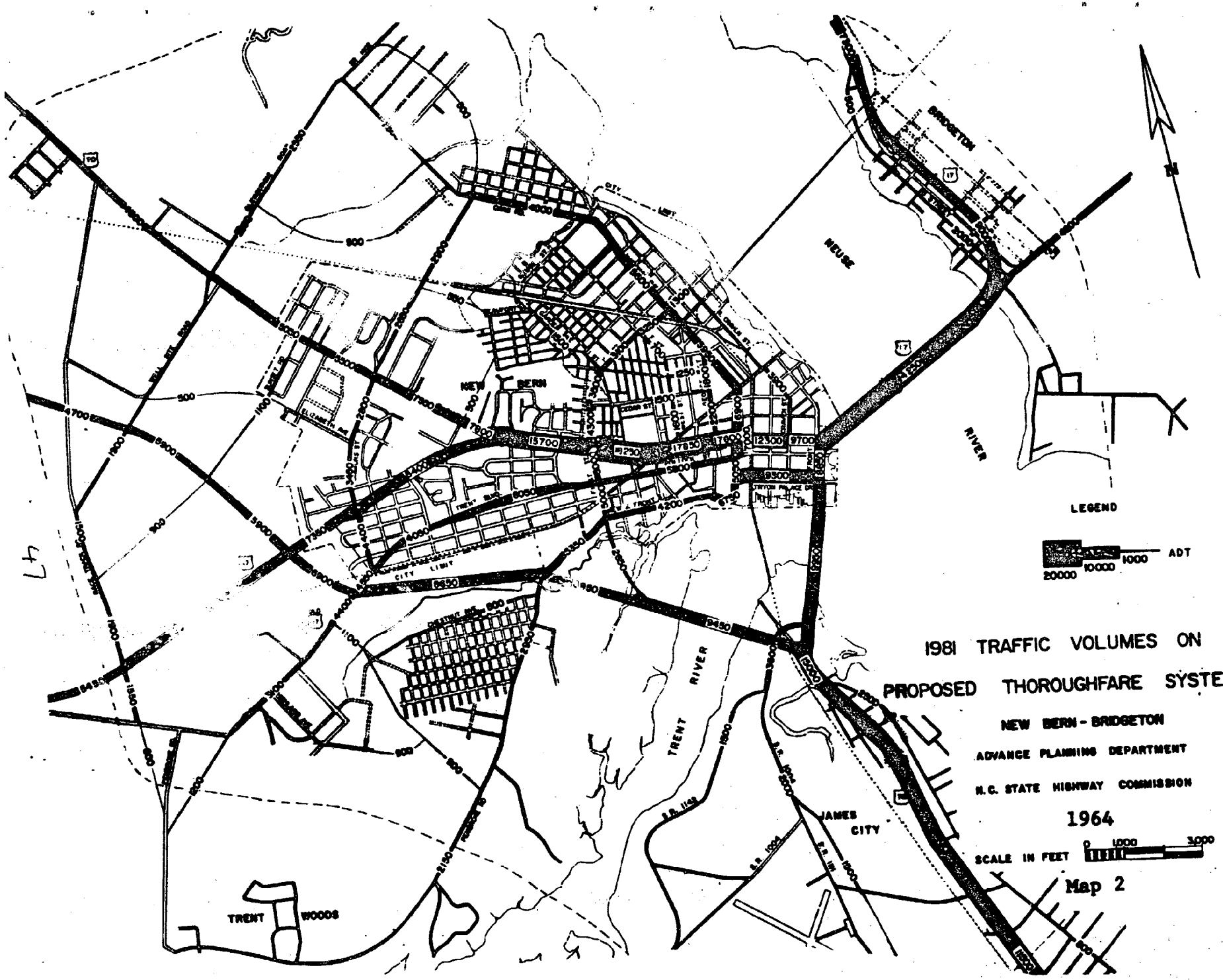
A key consideration in any Land Use Plan is the Transportation System. The City of New Bern had a Transportation Plan prepared in 1964. Currently the Department of Transportation is updating the 1964 Plan.

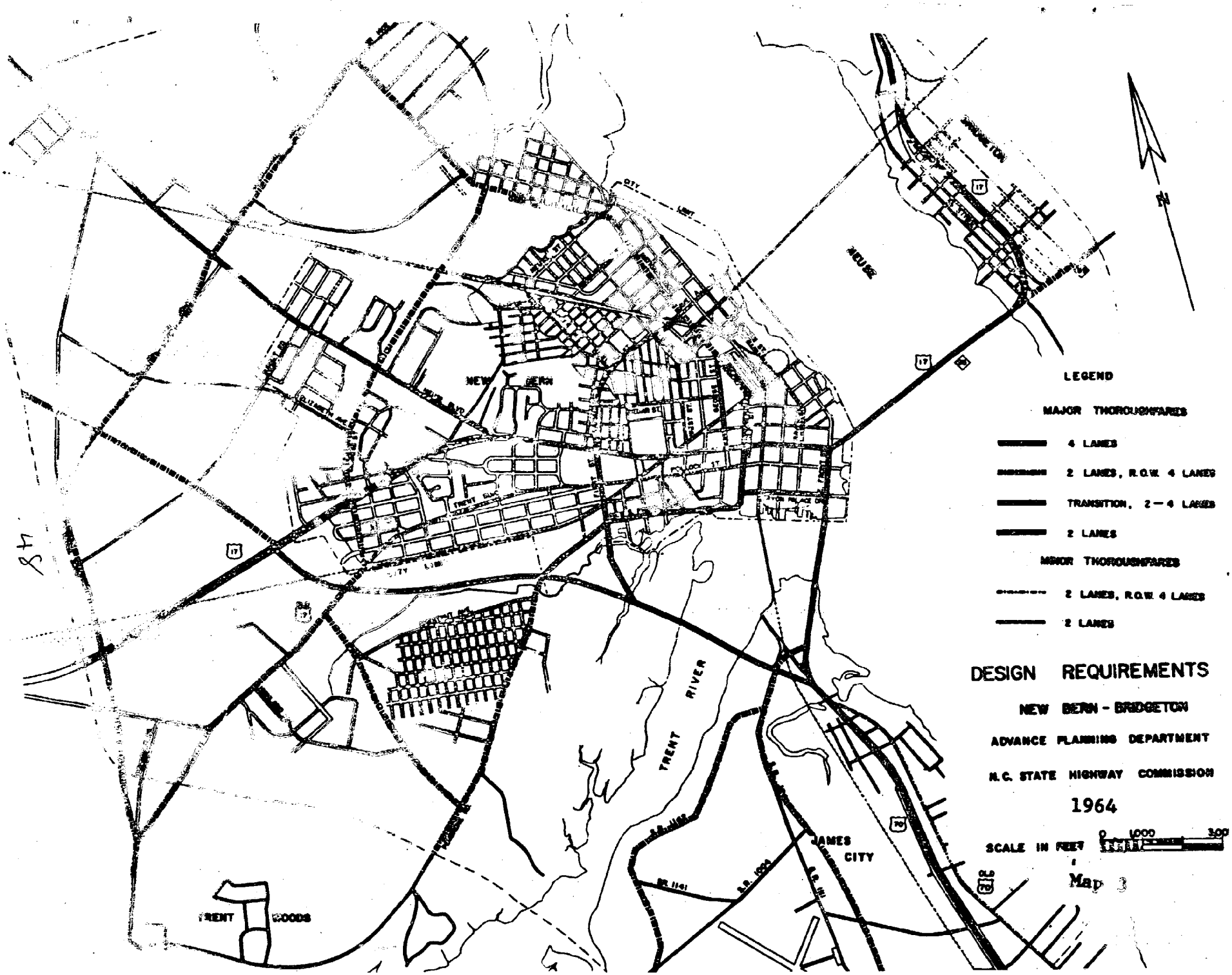
The city's Plan is based on a minor and major thoroughfare concept. Minor thoroughfares are the more important streets in the city's system and perform the function of collecting traffic from residential, commercial, or industrial streets. These minor thoroughfares carry traffic to major thoroughfares. The major thoroughfares are the heavy traffic movers and carry traffic both within the city and through the city. Although these streets do serve abutting property, their main function is to carry traffic.

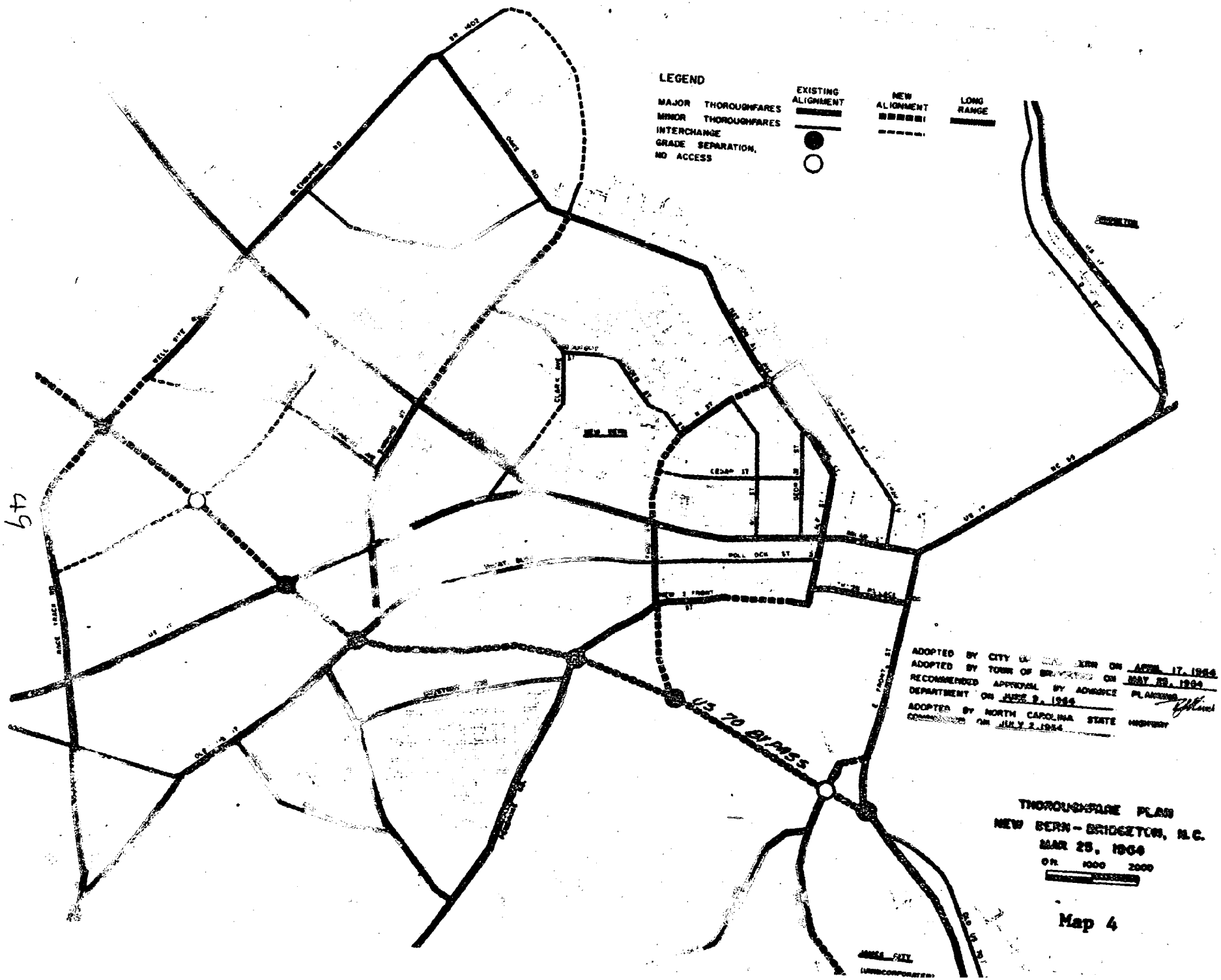
The Thoroughfare Plan for the city developed in 1964 is currently being updated. The Plan lists the following streets as major thoroughfares:

1. U. S. Highway 17
2. U. S. Highway 70
3. Tryon Palace Drive-Pembroke Road
4. Oaks Road-National Avenue-Howard Street, Metcalf Street
5. Simmons Street
6. Glenburnie Road
7. First Street

Although all of the streets listed above are not currently major thoroughfares, future construction and alignments will connect these streets in a logical fashion.


NEW BERN
BRIDGETON
TRENT RIVER
TRENT WOODS
JAMES CITY
NEUSE RIVER
CITY LIMIT
LEGEND
ADT
20000 10000 1000
1981 TRAFFIC VOLUMES ON
PROPOSED THOROUGHFARE SYSTEM
NEW BERN - BRIDGETON
ADVANCE PLANNING DEPARTMENT
N.C. STATE HIGHWAY COMMISSION
1964
SCALE IN FEET 0 1000 3000
Map 2


LEGEND
MAJOR THOROUGHFARES
4 LANES
2 LANES, R.O.W. 4 LANES
TRANSITION, 2 — 4 LANES
2 LANES
MINOR THOROUGHFARES
2 LANES, R.O.W. 4 LANES
2 LANES
DESIGN REQUIREMENTS
NEW BERN - BRIDGETON
ADVANCE PLANNING DEPARTMENT
N.C. STATE HIGHWAY COMMISSION
1964
SCALE IN FEET
0 1000 3000
Map 3
NEW BERN
TRENT RIVER
JAMES CITY
TRENT WOODS
NEUSE


LEGEND
MAJOR THOROUGHFARES
MINOR THOROUGHFARES
INTERCHANGE
GRADE SEPARATION, NO ACCESS
EXISTING ALIGNMENT
NEW ALIGNMENT
LONG RANGE
US 70 BYPASS
ADOPTED BY CITY COUNCIL OF NEW BERN ON APRIL 17, 1964
ADOPTED BY TOWN OF BRIDGETON ON MAY 28, 1964
RECOMMENDED APPROVAL BY ADVANCE PLANNING DEPARTMENT ON JUNE 9, 1964
ADOPTED BY NORTH CAROLINA STATE HIGHWAY COMMISSION ON JULY 2, 1964
THOROUGHFARE PLAN
NEW BERN - BRIDGETON, N.C.
MAR 25, 1964
0 1000 2000

Map 4

Based on 1974 average annual 24-hour traffic flow data from the Norht Carolina Department of Transportation, only two of the city's thoroughfares are carrying traffic above their design capacity. These two are Neuse Boulevard and Oaks Road. Neuse Boulevard is over its design capacity by 8,200 vehicles per day. Oaks Road is only 2,100 over its design capacity per day. The capacity and vehicle loads of each of the city's thoroughfares are shown below.

THOROUGHFARE SYSTEM

Thoroughfare	Design Capacity	1974 Vehicle Load*
East Front Street	36,000	16,390
Tryon Palace Drive-Pembroke Road	5,000	1,900
Trent Boulevard	7,500	4,000
U. S. 17 South-Simmons Street	22,300	9,000
Broad Street-Neuse Boulevard (U.S. 70)-First Street	16,300	24,500
Oaks Road-National Avenue-Glenburnie Road	3,370	5,500
U. S. 17 North	18,200	9,500

*Annual average 24-hour traffic flow

A new U. S. Highway 70 is being constructed from Dover to James City. When this new road is opened for traffic, it is expected to reduce traffic considerably on Neuse Boulevard. At that time, the daily vehicle load on Neuse Boulevard is expected to be well within the streets' design capacity.

Community Facilities Plans

The City of New Bern had a Community Facility Report prepared by the North Carolina Department of Conservation and Development in the early 1960's. That report is out of date and needs to be updated as a dynamic Community Facility Plan.

New Bern has excellent community facilities and public services. Since it is the county seat of Craven County, it has not only almost all of Craven County's facilities and agencies, but it also has a large number of joint county offices and offices of State and Federal Agencies that serve one or more of the adjacent Redevelopment Counties.

The Craven County Hospital, a modern 179-bed hospital located in New Bern, also serves as the principal hospital facility for Jones and Pamlico County residents since neither county has a hospital. The Craven County Hospital is well staffed with approximately 42 medical doctors, whose specialties cover practically all fields of medicine and 56 registered nurses. This hospital provides ambulance service as a public service to Jones and Pamlico Counties. A major expansion is under construction. The Neuse Mental Health Clinic in New Bern serves a four-county area which includes Carteret, Craven, Jones, and Pamlico Counties.

The Craven Community College, at New Bern, offers its full curriculum of vocational and post high school courses

to the residents of the adjacent Redevelopment Counties. Construction has recently been completed on a new million dollar facility for Craven Community College which will enhance its educational and training capabilities across the board. As the student body grows, additional expansions are planned.

The New Bern City School System consists of nine elementary schools and two high schools, all fully accredited. A recently constructed junior high school building, which needs a gymnasium to be fully accredited, has a capacity of 1,040 students.

The New Bern-Craven County Public Library is a Regional Library serving Craven, Pamlico, and Carteret Counties.

The New Bern Fire Department responds to requests for assistance from any of the adjacent counties under a mutual agreement provided by North Carolina statutes. This Department has three fire stations, twenty-four full-time firemen, eighty active volunteer firemen, six pumpers, and one aerial truck. It provides fire protection throughout the City of New Bern and extends this service to a limited number of subscribers in the city environs outside the city limits. New Bern has a Fire Insurance Rating of 5.

The City of New Bern has excellent water and sewage systems. Both have much greater design capacity than is now being used to permit extension of these services as

needed for future growth. Water service has been extended approximately four miles south of the city limits; water and sewer service have been extended approximately two miles west along Highway U. S. 70.

The parks and recreation program for the City of New Bern provide recreation services to all residents of the city. Two new Recreation Centers are now under construction. The Neuse and Trent Rivers also provide recreational activities for the people of New Bern.

Utility Expansion Policies

The city will extend utilities outside the city limits at the expense of those desiring services. City policies relative to providing water and sewer service, and fire protection, within a reasonable area outside of the city, have contributed to its growth, and as the growth has occurred, the city has annexed substantial areas. The last major annexation occurred in 1969. The city is now considering further annexation of areas which have become substantially urbanized.

Under the policies to which reference is made above, the city has extended water and sewer lines outside its corporate limits, at the expense of the developer or the person or firm to be served. The location of these lines has had a major impact on growth patterns. More stringent regulations on the installation of septic tanks have made these lines more important than ever and, of course, will

result in increased demand on the city to provide these services.

Installation of these outside lines, at the expense of the recipient of the service, has enabled the city to encourage more rapid development of the property on the perimeter of the municipality than would otherwise have been possible.

In the late 1950's, the city stopped providing free fire protection beyond the city limits, except for government buildings and certain other specified premises. There was substituted a contractual arrangement, whereby commercial firms and homeowners might contract with the city for fire protection on an annual fee basis.

The contract fire protection has now been supplemented by numerous rural fire departments, supported largely by special tax levies through the county, so that better fire protection is now available to all areas outside of the city.

City policy with reference to utilities and fire protection has been a major factor in the location of major industries and large commercial firms within the extra-territorial jurisdiction of the city.

The city plans to institute an annexation program, within the near future, enabling it to bring into the city much of the area which its policies have been responsible for developing.

Open Space and Recreation Areas

The city is dedicated to the principle of providing open space. The result of this policy can be found in its recreational facilities. Existing parks are:

Glenburnie Park

Fort Totten

Pierce Park

Kafer Park

Tryon Village Playground

Trent Court Playground

Craven Terrace Playground

Jaycee Park

In addition to these parks, the city has four recreation centers. These are:

West New Bern Recreation Center

D.E. Henderson Recreation Center

George Street Recreation Center

Cedar Street Recreation Center

Consideration is being given to converting the George Street Recreation Center into a senior citizens facility.

The city plans to increase its open space by adding Lawson Creek Park, an area of 160 acres. Boat ramps have already been installed at the proposed park. Currently the city is reserving funds for the parks development.

Prior Land Use Plans

In 1962, the North Carolina Department of Conservation and Development prepared a Land Development Plan for the city under a "701" grant. That plan indicated that the city was growing steadily. It projected a population of 15,908 persons by the year 1980. In 1975, the North Carolina Department of Administration estimated the population to be 16,710. Growth has occurred slightly faster than expected in the 1962 Plan.

In 1962, forty-one percent of the city was developed as residential. Today fifty-three percent of the city is developed as residential. That Plan indicated that a high percentage of the city was commercial. Today the percentage of commercial land is still high, with a great deal of the commercial acreage being strip commercial.

Future space requirements were also projected in the 1962 Plan. By 1980, the city would need 152 acres for industrial development. Today in the planning area, 345 acres are used for industrial purposes. The 1980 commercial space needs were projected to be 128 acres. Today 386 acres are used for commercial purposes within the planning area. A future Land Use Map was also presented in the 1962 Plan. The 1975 Existing Land Use map agrees with the 1980 projection within the 1962 Land Development Plan.

Prior Land Use Policies

Within the 1962 Plan, seven basic long-range planning objectives were formulated to help guide New Bern's development. The following 1962 Community Planning Objectives were general enough to permit flexibility, yet specific enough for the purpose of giving direction to New Bern's Land Use Planning program.

1. The integration of compatible land uses and the separation of incompatible uses in order to promote the most appropriate utilization of the land.

2. Economic development through the provision of adequate space for industrial sites in proper locations with good accessibility, adequate utilities, room for expansion, and proper controls to allow for protection from any detrimental effects of other land uses.

3. Development of outlying commercial areas primarily for convenience goods and highway services, with the central business district continuing to serve the regional trade area.

4. Provision of well-designed residential neighborhoods, free of scattered commercial and industrial uses, with good residential-area design of lots and streets, convenient shopping areas, ample local parks and playgrounds, and appropriate community facilities.

5. An improved system of major streets and highways, connecting the various land uses in such a way that both

people and goods can be moved rapidly and efficiently throughout the urban area.

6. Encouragement of a concentric growth pattern away from the city center in order to prevent "Leap Frog" development which results in replanning and added costs for municipal services.

7. Provision of adequate water system, sewerage system, fire protection, police protection, refuse collection, etcetera, so that the urban area can receive the highest level of municipal services with economy and efficiency.

In addition to the plans discussed in this section, a Population and Economy study, a Neighborhood Analysis, a Recreation plan, a Public Improvements program, and a Development plan was prepared for New Bern by the State in the early 1960's.

LOCAL REGULATIONS

Zoning Ordinance

The City of New Bern began enforcing zoning on June 2, 1953. On March 5, 1968, the city adopted a new zoning ordinance. With the exception of a few minor revisions, the 1968 ordinance is currently being enforced. The ordinance is codified under the Code of General Ordinances of the City of New Bern as Article II, Chapter I. The city is divided into thirteen (13) districts with designations as listed:

RA-15	Residential District
RA-10	Residential District
RA-10A	Residential District
RA-8	Residential District
RA-6	Residential District
O & I	Office and Institutional District
B-1	Central Business District
B-2	Central Business District
B-3	Commercial District
B-4	Neighborhood Business District
B-4A	Neighborhood Shopping Center District
I-1	Industrial District
I-2	Industrial District

With the exception of some "overlap," each district is mutually exclusive. The R-15 Residential district is the least dense residential zone. It is restricted to single family units and only requires 15,000 square feet in each residential lot with a minimum lot width of 100 feet. The renting of one room is allowed in a residential structure within the district, provided no external evidence of such rental is created. The district also has a provision limiting the total roof area to not more than thirty percent (30%) of the total lot area. The provisions of this area appear reasonable and do not adversely affect the existing development pattern for the city.

RA-10 is similar to the RA-15 except that it allows two family dwellings on each lot. For each two family unit, a lot area of 15,000 square feet is required. The gross density allowed by the district is 3.6 units per acre for single family development and 5.0 units per acre developed for duplex units. Most of the land within this district has been developed as one family units. In order to allow a reduction of lot size, thereby trying to reduce the housing cost, and also to maintain the high standards of the RA-15 district, consideration should be given to eliminating the two family unit from the RA-10 district. If this is done, a person could purchase a smaller lot which has enforcement of a single family only through the city codes. The

city has an R-10A district which allows two family and multi-family use.

The RA-10A district is identical to the RA-10 district except that multi-family dwellings are allowed. The district requires 10,000 square feet for the first unit and 5,000 square feet for each additional unit. The gross density on a ten acre tract is eight and six-tenths units per acre. The district only requires one parking space per dwelling.

Similar to the RA-10A district is the RA-8. It allows single family and multi-family units. For each dwelling unit, 8,000 feet is required for the first unit and an additional 4,000 feet for each additional unit. Single family development is allowed at a maximum of 4.5 units per acre. Multi-family is allowed at 10.8 units per acre.

The RA-6 district allows single family, multi-family, and mobile home parks. Each lot must contain at least 6,000 square feet for the first dwelling unit and 2,000 square feet for each additional unit. The gross density for a single family is permitted at 7.3 units per acre and 22.5 units per acre for multi-family.

The O & I, Office and Institutional District, was established to permit residences, offices, and clinics. It is used as a buffer between residential and commercial districts.

The B-1 Central Business District was established for the purpose of accommodating business activity within the CBD area. Multi-family units are allowed within the CBD.

When comparing the B-2 Central Business District with the B-1 Central Business District, the purpose of the B-2 seems to overlap. The districts are different only in that B-2 allows mobile home parks but does not allow churches, schools, multi-family, manufacturing, and sewing rooms. Consideration should be given to whether B-2 is or is not needed.

The B-3 Commercial District is responsible for most of the existing land use difficulties within the city's planning area. Its purpose states that B-3 is to be located on the city's major radial highways. If B-3 is used in this manner, primary consideration must be given to highway safety. Without this consideration, development within this district may betray the purpose of zoning; namely, the health, safety, and welfare of the City of New Bern.

B-4, Neighborhood Business District, was developed to serve nearby residential areas. Mobile home parks are allowed within the district. The uses herein also overlap with other commercial districts.

Within the B-4A, Neighborhood Shopping Center District, the uses listed are similar to the other commercial districts within the city. A minimum

shopping center size required by this district is two acres. In considering a requrest for a B-4 shopping district, a plan review is required. The district also provides that the property will revert to its former zoning if construction is not begun within one year.

The I-1, Industrial District, is defined as a light industrial district within the Ordinance; however, many of the permitted uses are heavy. An example of these heavy uses are manufacturing of boats, grain elevators, lumber yards, machine and welding shops. Mobile homes, parks, and retail businesses are allowed in the I-1 district.

The I-2, Industrial District, is identical to the I-1 district except that there are additional heavy industrial uses allowed.

In summary, the residential districts seem reasonable except for a few minor provisions. The commercial districts seem to overlap because there is very little difference between each district.

Subdivision Regulation

The City's Subdivision Ordinance was adopted on January 1, 1962. The ordinance jurisdiciton includes both the city and the extraterritorial area. The city is currently setting up the mechanism for the extraterritorial enforcement.

Several amendments should be made to the subdivision ordinance. These include:

1. Section 2 Jurisdiction. The section should be revised to refer to the extraterritorial area adopted by the city. It is not simply a one-mile radius described in this section.
2. Section 8-A. Compliance with the official plans. G. S. 160A-372 allows cities to require dedication of recreation areas serving residents of the immediate neighborhood. School boards may reserve school sites eighteen months rather than twelve months as listed in the section.
3. Section 10-A (2) Definitions. The five acre exemption plan regulation needs to be changed to a ten acre exemption regulation.
4. Section 12-A. Design Standards. The regulation requires that the street design of a proposed subdivision should conform to the official plans or maps for New Bern. The ordinance should specify exactly which plans new subdivisions should comply with.
5. Section 12-B (31). Design Standards. This paragraph allows a reduction in lot size from 20,000 to 10,000 square feet where water, but not sewerage is available. In such areas, the County Health

Department has jurisdiction. The current regulation does not allow a septic tank on a lot this small.

6. Section 12-B (7). Design Standards. This section states that the depth and width of properties should be such that a sufficient amount of off-street parking be acquired for the development contemplated by the owner. This section needs to be more specific.

There may be other amendments necessary to the subdivision regulations not listed above. Most of the provisions of the subdivision ordinance are reasonable and are to be administered in a beneficial manner to the City of New Bern.

The city has also adopted the North Carolina State Building Code. It has not yet adopted a local floodway ordinance, a septic tank regulation, a historical district regulation, a dune protection ordinance, a sedimentation code, or an environmental impact statement ordinance.

FEDERAL AND STATE REGULATIONS

This section has not yet been provided by the North Carolina Department of Natural and Econimic Resources.

PUBLIC PARTICIPATION ACTIVITIES

MAJOR LAND USE ISSUES

Under the planning requirements of the State, an identification and analysis must be made of the following major land use issues:

1. The impact of the population and economic trends.
2. The provision of adequate housing and other services.
3. The conservation of productive natural resources.
4. The protection of important natural environments.
5. The protection of cultural and historic resources.

In addition to these major issues, the citizens, through the city's public participation program identified the following major issues.

6. The desire to expand job opportunity.
7. The desire to improve developed recreational facilities.

During the past, growth trends for the New Bern area have been steady since the early 1700's. This growth has experienced few growth explosions. The gradual growth trend is expected to continue into the next quarter century. Because of the desire for greater job opportunity, efforts are being made to increase employment. Craven County has established an industrial recruiting organization. The City of New Bern is willing to cooperate with the County in providing necessary services for industrial development.

Under normal conditions, a growth in population would likely increase the number of people living in substandard housing units. The city has taken steps to reverse this

expected trend. Under the Community Development Program, 100 substandard units will be rehabilitated. This will reduce the current number of occupied substandard housing units.

The major productive natural resources are the city's rivers-the Neuse River and the Trent River. These two rivers provide a tremendous recreational benefit to the area. The Neuse River is approximately a mile wide at New Bern, and is classified as "C" waters. Trent River, at New Bern, is "C" waters. The city's sewage treatment plant discharges effluent into the Neuse River. The present level of treatment is approximately ninety percent. Based on current discharge standards, the New Bern sewage treatment plant's effluent quality is one of the highest in North Carolina.

Through large capital investments in the sewage plant, the present quality of surface water will be maintained. The plant has a reserve capacity to serve approximately 10,000 additional persons.

Another productive natural resource within the planning area is the limestone quarry located west of Glenburnie Road. Work at the quarry began during the late 1950's by Superior Stone Company. That company recently sold the quarry to the Martin-Marietta Company. Today, the quarry covers almost 200 acres and is a center for limestone for a three county area. Because the quarry is located in a relatively undeveloped area, there has been little conflict

with adjacent property owners. The quarry is not a land use planning issue.

The important natural environments within the New Bern planning area are the Neuse and Trent Rivers and the upland marsh areas. The protection of the Rivers was discussed in the above productive natural resource section. The marsh areas adjacent to the Neuse and Trent Rivers are being protected by the State of North Carolina.

ALTERNATIVES

The alternatives for development of New Bern were presented to the citizens through a questionnaire. In determining the development alternatives, the question was asked as to what is liked best about New Bern. Next, as to what is liked least about New Bern. Public opinion was also solicited concerning job opportunity and ideal future size for the city. Attention was also directed as to whether the city should encourage the development of a "Williamsburg-Old Salem' commercial/residential area. Alternatives for the development of the Urban Renewal area were also considered. Choices were also made in the desire for commercial development.

Although the answers to the questionnaire were varied, trends in answers, in most cases, were clear. When asked what the citizens of New Bern liked best about New Bern, fourteen percent liked the closeness to water recreation, and nine percent liked the historical aspects of the area. Eight percent liked the present size of the city. For the question, "What is liked least about New Bern?" eleven percent complained about the lack of recreational facilities, eight percent about the lack of adequate job opportunities. To the question concerning the needs of New Bern, twenty-two percent of those responding asked for better recreational facilities, and an additional eight percent specifically asked for swimming pools. Eight percent felt that job opportunity

INSIDE CITY RESIDENTS

413 Responses

	% of Total Responses	
Liked most about New Bern	26%	Natural resource recreation
	15%	Friendly people
	10%	Historical aspects
Liked least about New Bern	16%	Lack of developed recreational facilities
	11%	Lack of jobs
Most needed at New Bern	41%	Developed recreational facilities
	15%	Jobs
Ideal fully developed population	91%	Should grow as necessary
	3%	Remain same size as now
	6%	Not exceed 28,000 (Average)
Satisfied with New Bern development	59%	Yes
Satisfied with New Bern zoning	84%	Yes
Liked most about downtown New Bern	40%	Convenience in shopping
	9%	Waterfront
Liked least about downtown New Bern	33%	Lack of parking
	16%	Lack of adequate shopping
Best use of downtown Urban Renewal waterfront property	61%	Recreation
	38%	Commercial
Adequate shopping in city	50%	Yes
Prefer shopping in a major center rather than scattered as currently developed	73%	Yes
Satisfied with New Bern neighborhood development	63%	Yes
Satisfied with New Bern neighborhood zoning	87%	Yes
Objection to commercial area adjacent to neighborhood	57%	No
Objection to apartment project adjacent to neighborhood	65%	No
Objection to industrial area adjacent to neighborhood	61%	Yes
Objection to recreational facility adjacent to neighborhood	89%	No

EXTRATERRITORIAL JURISDICTION RESIDENTS

111 Responses

	% of Total Responses	
Liked most about New Bern	36%	Natural resource recreation
	10%	Friendly people
	10%	Historical aspects
Liked least about New Bern	21%	Lack of developed recreational facilities
	16%	Lack of jobs
Most needed at New Bern	41%	Developed recreational facilities
	21%	Jobs
Ideal fully developed population	86%	Should grow as necessary
	6%	Remain same size as now
	7%	Not exceed 24,000 (Average)
Satisfied with New Bern development	63%	Yes
Satisfied with New Bern zoning	85%	Yes
Liked most about downtown New Bern	31%	Shopping
	16%	Bicentennial park
Liked least about downtown New Bern	36%	Lack of parking
	13%	Parking meters
Best use of downtown Urban Renewal waterfront property	49%	Commercial
	48%	Recreation
Adequate shopping in city	51%	No
Prefer shopping in a major center rather than scattered as currently developed	75%	Yes
Satisfied with New Bern neighborhood development	53%	No
Satisfied with New Bern neighborhood zoning	87%	Yes
Objection to commercial area adjacent to neighborhood	53%	No
Objection to apartment project adjacent to neighborhood	54%	Yes
Objection to industrial area adjacent to neighborhood	57%	Yes
Objection to recreational facility adjacent to neighborhood	89%	No

Based on these responses and experience in dealing with development problems during the past, the city prepared the following development objectives:

was the most pressing need. Another seven percent desired more industry, and five percent asked for public transportation.

An attempt was also made to determine the citizens' opinions concerning a future ideal size for the City of New Bern. Ninety-one percent believed that New Bern should grow as much as is necessary to meet the needs of the people who wish to live and work here. Three percent felt that the city should remain the size it is now, and six percent felt that it should be allowed to grow, but within specific limits. Concerning annexation eighty-four percent of the citizens of the city saw the need for an annexation plan. Sixty-one percent of the residents of the extraterritorial area felt that the city should develop an annexation plan.

The desire for jobs was also a major issue within the questionnaire. When asked, "What does New Bern need that it does not now have?", the second most asked for issue was more industry and jobs. Seventy-six percent of the respondents within the city felt that the city does not have adequate job opportunities. Ninety-seven percent stated that New Bern should encourage quality industries to locate in Craven County. Seventy-six percent of the respondents were willing to use public funds to provide utilities for attracting industry.

Regarding the location of shopping areas, seventy-three

percent of the people responding to the city questionnaire felt that shopping areas were too spread out over the city. Although the downtown area was listed as a slightly lower priority than the Berne Square and Neuse Boulevard areas, shopping volume listed about even for all three areas. Only fifty-nine percent of the respondents were satisfied with the way the city has developed. The positive responses concerning development within each neighborhood was higher. Sixty-three percent were satisfied with the way their neighborhood was developed. Eighty-seven percent were satisfied with the way their neighborhood is zoned.

For a detailed look at the complete questionnaire tabulation, see the Appendix.

LAND USE OBJECTIVES, POLICIES, AND STANDARDS

Based on the responses to the questionnaire, the Planning and Zoning Board prepared the following development objectives.

To promote the development of well-planned residential areas with quick, safe access to schools, work and shopping

areas, free from incompatible commercial uses, industrial uses, excessive noise, excessive thru traffic, and unpleasant odors.

To encourage the development of commercial land in planned commercial patterns rather than in hazardous highway strip commercial development.

To expand the city's economic base by supporting programs which will assist in the development of quality industry within New Bern's economic area.

To provide for a coordinated historical scheme for the development and adaptive restoration of property within the City's Historical District.

To encourage the development of the Urban Renewal Area in such a way as to accommodate commercial, recreational, and cultural activities.

To provide for a vital and dynamic park development program with consideration given for advanced acquisition of open space at locations which would have good pedestrian and vehicular access to residential areas, prior to the development of residential, commercial and industrial areas.

To develop a drainage program with the purpose of eliminating damage due to flooding within the city's planning area.

To develop a street construction program which will effectively coordinate future development and street patterns with the city's thoroughfare plan.

To provide that new development throughout the city's planning area be connected to the city's services wherever possible.

To work for the renewal of all deteriorated areas within the city.

To provide for a system for adapted recreational use of existing surplus land and buildings currently owned or acquired by the city in the future.

PUBLIC PARTICIPATION PROGRAM

The process used by the Planning and Zoning Board and Board of Aldermen to determine the development objectives, policies and standards was to give a thorough review of the citizens desires expressed the the public participation

program and apply these desires with past experiences to the development of New Bern. This is the reason the objectives, policies and standards are expanded slightly beyond the issues presented by the citizens.

The City's Planning and Zoning Board, consisting of fifteen members, has the responsibility of directing the city planning program. Four of these members are women and five are black. The Planning Board has a woman chairperson. Under its director, the Coastal Area Management Act's Public Participation program was established. The purpose of the program has been two-fold. It has served as the key element in goals and objectives determination, and made people aware of the overall purpose of the Coastal Area Management Act.

Efforts were made to solicit participation from as many people as possible in the City's Land Use Planning Process. The people contacted were from all age groups, all income levels, and all ethnic groups living within the city's planning area. By participating in the process, people are more likely to support the implementation of the plan.

Because of various problems associated with public hearings, only one such meeting was scheduled. Attendance at the meeting was not good. The Planning Board decided that the best approach was to take its planning program directly to the people.

In March, 1975, the following Civic clubs were written requesting an invitation to discuss the City's Planning Program under the Coastal Area Management Act.

Craven County Bar Association

Kiwanis Club

New Bern Board of Realtors

New Bern Business & Professional Women's Club

New Bern Civitan Club

New Bern Historical Society

New Bern Jaycees

New Bern Lions Club

New Bern Rotary Club

New Bern Woman's Club

Provisional League of Women Voters

Toast Masters Club

From those contacted, invitations were received from the following:

Date	Name	Number
3/25/75	New Bern Business & Professional Women's Club	25
4/ 1 /75	New Bern Rotary Club	75
4/ 8 /75	Kiwanis Club	40
4/ 8 /75	Toast Masters Club	15
4/21/75	New Bern Lions Club	40

5/ 1 /75	New Bern Woman's Club	50
5/14/75	New Bern Historical Society	95

The date adjacent to each club is the date on which the discussion of the city's program was held. The number adjacent to each club is the approximate number of members in attendance at that meeting. The total number of people attending these meetings was approximately 340. Either the Mayor, the Planning Board Chairperson, or the city officials were present at most of these meetings.

The city's questionnaire, developed by the Planning Board and Board of Aldermen, has received wide spread distribution. Five thousand copies of the questionnaire were printed and distributed through the public school system. Of these 5,000 questionnaires distributed, 486 were returned from within the city's jurisdictional area, giving us a return rate of 9.7 percent. Of the 486 returned questionnaires, 413 are from within the city and 73 are from the extraterritorial area. We also received 224 from people living within the Town of Trent Woods and the county, beyond the city's jurisdictional area. An additional 120 completed questionnaires were obtained via interview of New Bern citizens by students of the sociology classes of Craven Community College. This gives us a total of 606 completed questionnaires-533 from within the city, 73 from within the extraterritorial area, excluding those from Trent Woods and outside the City's Planning area. Within the city there

are 4,238 housing units. The city has received returned questionnaires from 12.6 percent of the homes in New Bern, or approximately 1,850 people.

To date, at least 8,000 people have been made aware that a planning program is under way in New Bern as a result of our public participation efforts under the Coastal Area Management Act. Each of these people were invited to participate. These people were contacted in the following way:

Civic Clubs	340
Teachers explaining and distributing questionnaires	262
Students receiving instructions concerning questionnaires	5,000
Parents receiving questionnaires	2,000
Persons answering questionnaires	606
Interviewers from Craven Community College	95
Total approximate involvement to date	8,303

This total is 56.8 percent of the total population of the City of New Bern.

There is a great deal of difference between simply being told about a program and taking an active part in the development of said program. If it were not for apathy, the city would have written responses from most of the people contacted. Contacts have been made with 56.8 percent of the people of New Bern. Written responses have been received from 12.7 percent of the households. These facts indicate that the city has been successful in its Public Participation Program.

CONSTRAINTS

PHYSICAL LIMITATIONS

The Coastal Resources Commission has not yet designated the Areas of Environmental Concern. Because this designation has not yet taken place, it is not known what areas within the city will be designated. Based on description within the planning guidelines, the following areas within the city are potential Areas of Environmental Concern.

	Letter Code
Coastal Floodplains	CF
Coastal Wetlands	CW
Estuarine Waters	EW
Public Trust Areas (Waters)	PT
Historic Places	HP

These areas are not mapped within this plan because the boundaries are subject to change pending designation by the Coastal Resources Commission. Each of the above potential Areas of Environmental Concern are given a detailed description in this section. Appropriate land uses are also listed for each.

Flood Hazard Area-Coastal Floodplains (Potential AEC)

The City of New Bern is located at the upper end of the Neuse River estuary system. The city has approximately two miles of frontage along the Neuse River and approximately one mile along the Trent River. Tide-gauge records have been recorded in the Neuse River estuary at various times since 1895. Since October, 1956, the U. S. Geological Survey has maintained a recording tide-gauge at New Bern. A review of these records indicates that tidal effects which occur in New Bern are due to winds only. Stream flows or normal gravitational effects of the sun and moon have little effect on the Neuse and Trent Rivers at New Bern. Rainfall creates some flooding problems within the Jack Smith Creek watershed, but these are not normally severe unless accompanied by a wind tide.

The greatest flooding known to have occurred in New Bern in history occurred on September 19, 1955, when Hurricane Ione stalled in the area east of New Bern for a number of hours. Waters in the Neuse and Trent Rivers in the New Bern area rose to 10.6 feet above average. Accompanying this flood were winds of 80 miles per hour and a rainfall of 20.04 inches during a period of approximately 24 hours. Ione caused approximately Seven Million Dollars damage in New Bern, most of this damage within the Historic District. Photographs of this flood, taken in the vicinity of the intersection of

Middle Street and Tryon Palace Drive (then South Front Street) appear on the following page.

The next highest wind tide was that which occurred during the hurricane which struck during the night of September 15, 1933. Local information reflects that the height above average water in the rivers reached 7 feet 8 inches, and this also was accompanied by high winds and waves. Other wind tides which have caused flooding the the City of New Bern and surrounding area are shown in Table 16.

Table 16 HIGHEST SEVEN KNOWN TIDE FLOODS IN ORDER OF MAGNITUDE

Order No.	Date of Flood	Maximum Wind Tide Elev. (feet)	Maximum 24-Hour Rainfall (inches)	Rainfall (inches)
1	Sept. 19, 1955, Ione	10.6	--	20.04
2	Aug. 12, 1955, Connie	8.6	8.62	12.98
3	Sept. 15/16, 1933	7'8"	(No record)	
4	Sept. 3, 1913	7.7	(No record)	
5	Aug. 17, 1955, Diane	7.4	4.44	6.82
6	Sept. 12, 1960, Donna	6.4	4.23	4.51
7	Oct. 15, 1954, Hazel	6.2	1.76	1.92

The U. S. Army Corps of Engineers has prepared a study to determine the Intermediate Regional Flood for the New Bern area. This flood is locally known as the "100-year flood." An analysis by the Corps stated that the Intermediate Regional Flood of this type would be about 1.4

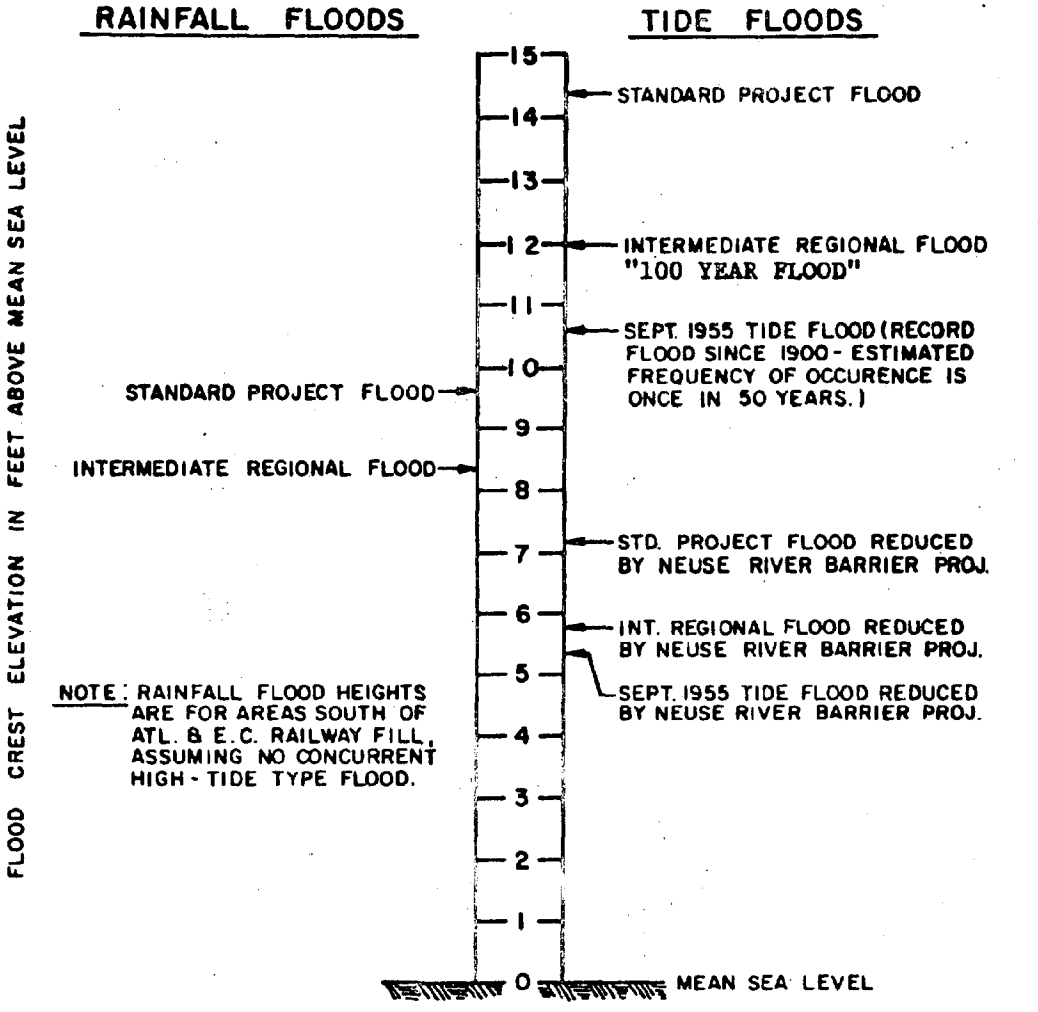


Chart 2

CORPS OF ENGINEERS, U.S. ARMY
WILMINGTON, NORTH CAROLINA, DISTRICT

PEAK FLOOD ELEVATIONS

AT

NEW BERN AND VICINITY, N.C.

MAY, 1969

feet higher than that created by Hurricane "Ione." See Chart 2. The city disagrees with the conclusion reached by the Corps of Engineers, for local history and tradition reflect that the Ione tide was the highest ever experienced in the New Bern area, and that was created by an aberration in storm behavior, coupled with the fact that severe rains during the preceeding four to five weeks created a high water table and rain-soaked ground before Ione appeared on the scene.

Flooding caused by wind tides usually lasts no more than ten hours. Hurricane-associated rainfall usually occurs within a period of twelve hours. Rainfall-type floods within the Jack Smith Creek watershed are usually of short duration unless held in the area by wind tides. The time would vary, depending upon amount, duration, and intensity of the rainfall. The Flood Hazard area for New Bern contains approximately 2,086 acres.

A flood-tide barrier project was authorized for construction by Congress in the Flood Control Act of 1965. This barrier, to be constructed about eighteen miles below New Bern, would reduce the "100-year flood" from 12.0 feet to 5.8 feet above the mean sea level. To date, no funds have been appropriated by Congress for the barrier construction. Development is appropriate within this area provided it is consistent with the requirements of the Federal Insurance Administration.

SOILS

The soils report for the City of New Bern is currently being printed by the USDA Soil Conservation Service. It will be released around May, 1976. The soils shown in this Plan were taken from a preliminary USDA soils report.

Table 17

SOILS

NEW BERN

Soil Number	Soil Name	Development Suitability
544 (402)	Altavista	POOR
46	Augusta	POOR
860	Bayboro	POOR
738B	Baymeade	FAIR
BE	Belhaven	POOR
811	Bibb	POOR
CA	Capers	POOR
CA	Carteret	POOR
460 (460U)	Chipley	FAIR
12	Corolla	FAIR
558	Craven	POOR
DA	Dare	POOR
11	Duckston	POOR
455 (455U)	Exum	FAIR
1	Fripp	FAIR
410 (410U)	Goldsboro	FAIR

877 (458)	Grantham	POOR
BJ	Johnston	POOR
371B	Kenansville	GOOD
704B	Kureb	GOOD
78B	Lakeland	GOOD
818	Leaf	POOR
564	Lenoir	POOR
582	Leon	POOR
417	Lynchburg	POOR
891	Murville	POOR
7	Newhan	GOOD
352	Norfolk	GOOD
415	Onslow	FAIR
PA (98)	Pamlico	POOR
836	Pantego	POOR
PO	Ponzer	POOR
816	Portsmouth	POOR
830	Rains	POOR
89	Roanoke	POOR
452	Seabrook	FAIR
870	Torhunta	POOR
552	Wahee	POOR
722B	Wando	FAIR
8	Wasda	POOR

The distribution of these soils is shown on the following soil maps.

Water Supply Areas

Water supply is provided to the City of New Bern from wells located in Cove City, approximately seventeen miles west of New Bern. These wells pump an extremely high quality water from the Tuscalossa formation. The Tuscalossa formation underlies the Castle Hayne and Black Creek formations in Craven, Lenoir, Duplin, and eastern Wayne Counties. New Bern, Kinston, and La Grange each use water from this formation. From the wells in Cove City, water is gravity fed through a thirty inch main to the city's pumping station in west New Bern.

Steep Slopes

All of the land within the city's planning area is flat. The elevation ranges from sea level to twenty-five feet above sea level.

FRAGILE AREAS

Coastal Wetlands-Other Coastal Marshlands (Potential AEC)

This marshland type contributes to the detritus supply necessary to the highly productive estuarine system essential to North Carolina's economically valuable commercial and sports fisheries.

The higher marsh types offer quality wildlife and water-fowl habitat depending on the biological and physical conditions of the marsh. The vegetative diversity in the higher marshes

usually supports a greater diversity of wildlife types than the limited habitat of the low tidal marsh. This marshland type also serves as an important deterrent to shoreline erosion especially in those marshes contained heavilty rooted species. The dense system of rhizomes and roots of Juncus roemerianus are highly resistant to erosion. In addition, the higher marshes are effective sediment traps.

The City of New Bern has approximately 245 acres of Coastal Wetlands. These high tidal marshlands are adjacent to the Neuse and Trent Rivers. The largest area begins at Lawson Creek and extends 1.6 miles westward along the north bank of the Trent River. It has 214 acres. The dominant plant specie is Cordgrass (Spartina alterniflora). The second wetland area is on the west bank of the Neuse River, east of the Woodrow community. It contains thirty-one acres. The dominant plant specie is Cordgrass (Spartina alterniflora). The boundaries of the above described areas as shown on the Land Classification map were taken from photographs dated August 27, 1975. Both of these wetlands are classified as Conservation. Appropriate land uses within the Wetlands include utility easements, fishing piers, docks and other similar uses not involving excavation or fill.

Estuarine Waters (Potential AEC)

Within the city's jurisdiction there are 416 acres of estuarine waters area. These waters include a portion of both the Neuse and Trent Rivers. Estuaries are among the

most productive natural environments of North Carolina. They not only support valuable commercial and sports fisheries, but are also utilized for commercial navigation, recreation, and aesthetic purposes. Species dependent upon estuaries such as menhaden, shrimp, flounder, oysters and crabs make up over 90 percent of the total value of North Carolina's commercial catch. These species must spend all or some part of their life cycle in the estuary. The high level of commercial and sports fisheries and the aesthetic appeal of coastal North Carolina is dependent upon the protection and sustained quality of our estuarine waters. Appropriate uses within the area are those that preserve the estuarine waters so as to safeguard and perpetuate their biological, economic and aesthetic values. Highest priority shall be allocated to the conservation of estuarine waters. The development of navigational channels, the use of bulkheads to prevent erosion, and the building of piers or wharfs where no other feasible alternative exists are examples of uses appropriate within estuarine waters, provided that such land uses will not be detrimental to the biological and physical estuarine functions and public trust rights. Projects which would directly or indirectly block or impair existing navigation channels, increase shoreline erosion, deposit spoils below mean high tide, cause adverse water circulation patterns, violate water quality standards, or cause degradation of shellfish waters are generally considered incompatible with the management of estuarine waters.

Public Trust Waters (Potential AEC)

All waters of the Atlantic Ocean and the lands thereunder from the mean high water mark to the seaward limit of State jurisdiciton; all natural bodies of water subject to measurable lunar tides and lands thereunder to the mean high water mark; all navigable natural bodies of water and lands thereunder to the mean high water mark or ordinary high waters mark as the case may be, except privately owned lakes to which the public has no right of access; all waters in artifically created bodies of water in which exists significant public fishing resources or other public resources, which are accessible to the public by navigation from bodies of water in which the public has rights of navigation; all waters in artifically created bodies of water in which the public has acquired rights by prescription, custom, usage, dedication or any other means.

Included in public trust waters are areas such as waterways and lands under or flowed by tidal waters or navigable waters, to which the public may have rights of access or public trust rights and areas which the State of North Carolina may be authorized to preserve, conserve, or protect under Article XIV, Section 5, of the North Carolina Constitution.

Historic Places (Potential AEC)

Historic places are defined as historic places that are listed, or have been approved for listing by the North Carolina Historical Commission, in the National Register of Historic

Places pursuant to the National Historic Preservation Act of 1966; historical, archaeological, and other places and properties owned, managed, or assisted by the State of North Carolina pursuant to G.S. 121; and properties or areas that are designated by the Secretary of the Interior as National Historic Landmarks.

Tryon Palace is but one of the historic structures located within New Bern. Within the Guide to Historic New Bern, North Carolina, "New Bern/Craven County American Revolution Bicentennial Commission 1974," there are 139 structures which are architecurally and/or historically significant.

Many of these structures are in the National Register of Historic Places, February 5, 1975. The National Register list is shown in Table 18 .

Table 18

NATIONAL REGISTRY OF HISTORIC PLACES
New Bern, N.C.
February 5, 1975

Attmore-Oliver House
513 Broad Street

Baxter Clock
323 Pollock Street

Blades, W.B., House
602 Middle Street

Bryan House and Office
603-605 Pollock Street

Coor-Gaston House
421 Craven Street

First Baptist Church
NW corner of Middle
Street and Church Alley

Cedar Grove Cemetery
Bounded by Queen, George,
Cypress, Howard and
Metcalf Streets

Centenary Methodist Church
209 New Street

Christ Episcopal Church
and Parrish House
320 Pollock Street

Coor-Bishop House
501 East Front Street

[illegible] Mace House
518 Hancock Street

Masonic Temple and Theater
516 Hancock Street

First Church of Christ, Scientist
406-408 Middle Street

First Presbyterian Church
N side of New Street between Middle and Hancock Streets

Gull Harbor
514 East Front Street

Harvey Mansion
219 Tryon Palace Drive

Hawks House
306 Hancock Street

William Hollister House
613 Broad Street

Thomas Jerkins House
305 Johnson Street

Jones-Jarvis House
528 East Front Street

Benjamin Smith House
210 Hancock Street

Smith-Whitford House
506 Craven Street

Edward R. Stanly Hose
502 Pollock Street

*John Wright Stanley House
307 George Street

New Bern Academy Buildings
311-313 New Street and 517 Hancock Street

New Bern Municipal Building
Pollock Street at Craven Street

Rhem-Waldrop House
701 Broad Street

St. Paul's Roman Catholic Church
510 Middle Street

Simpson-Oaksmith-Patterson House
226 East Front Street

Slover-Bradham House
201 Johnson Street

Eli Smallwood House
524 East Front Street

*Stevenson HOuse
609-611 Pollock Street

Isaac Taylor House
228 Craven Street

Tisdale-Jones House
520 New Street

*Tryon Palace Reconstruction on South side of Pollock Street at intersection with George Street

York-Gordon House
213 Hancock Street

New Bern Historic District

*Owned or managed by the State of North Carolina

Because of the vast number of structures entered in the National Register of Historic Places, central New Bern has been designated in the Register as a historical district.

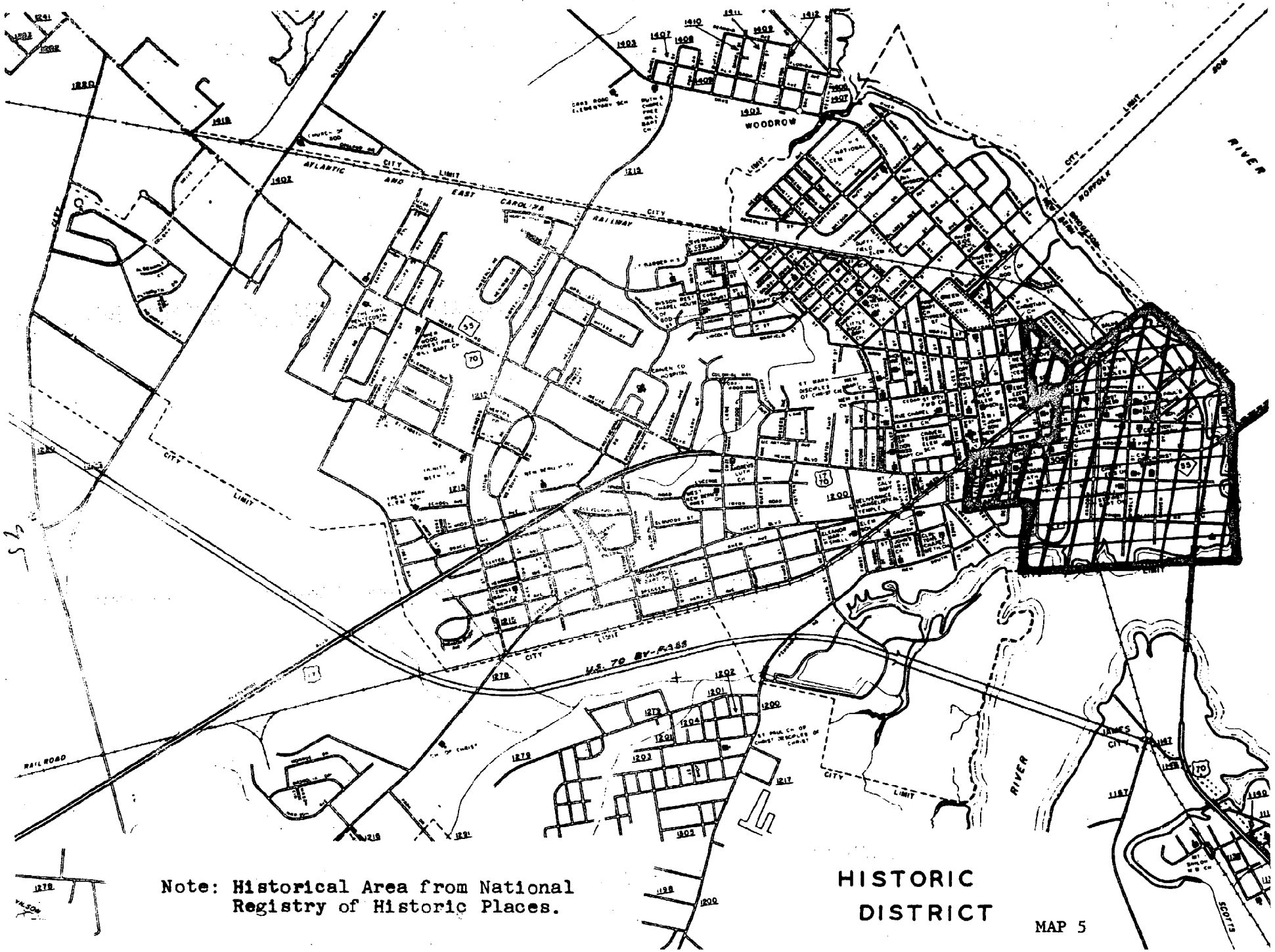
The Historic District is generally the area of New Bern from Fleet Street eastward to Neuse River and Queen Street, southward to Trent River. The area is specifically described as:

> Beginning at Union Point, at the confluence of the Neuse and Trent Rivers; going north then northwest along the west shore of the Neuse River to and including Queen Street; going southwest along Queen Street, taking in land and buildings on the northwest side of the street, to and including Metcalf Street; going south along Metcalf Street taking in land and buildings on the west side of the street, to and including Broad Street; going west along Broad Street taking in land and buildings on the north side of the street, to and including Fleet Street; going south along Fleet Street taking in land and buildings on the west side of the street to and including Pollock Street; going east along Pollock Street, taking in land and buildings on the south side of the street to and including Eden Street; south along Eden Street, taking in land and buildings on the west side of the street, to the north shore of the Trent River; east along the Trent River, following the various irregularities of the wharves and docks along the shoreline, to the point of the beginning.

Map 4 shows the Historic District boundaries.

Appropriate land uses shall be those which will not result in substantial irreversible damage to the historic value of the historic area.

Within New Bern's planning area there are no outer banks and dunes, ocean beaches and shorelines, complex natural areas, areas substaining remnant species, areas containing unique geologic formations or registered national landmarks.



Note: Historical Area from National Registry of Historic Places.

HISTORIC DISTRICT

MAP 5

AREAS WITH RESOURCE POTENTIAL

Productive agricultural lands

Agriculture production is not a major land use within New Bern planning area. No more than 80 acres are used for this purpose.

Potentially Valuable Mineral Sites

The City does have a valuable mineral site. Limestone strip mining has been occurring since the middle 1950's. Work at the quarry began during the late 1950's by Superior Stone Company. That company recently sold the quarry to the Martin-Marietta Company. Today, the quarry covers almost 200 acres and is a center for limestone for a three county area. Because the quarry is located in a relatively undeveloped area, there has been little conflict with adjacent property owners. The quarry is not a land use planning issue.

Public-Owned Lands and Other Non-Intensive Outdoor Recreation Lands

Public owned lands within New Bern are the recreational areas previously described and local cemeteries.

Privately-Owned Wildlife Sanctuaries

The entire City is a wildlife sanctuary; however, to date there has not been any land specifically designated for that purpose.

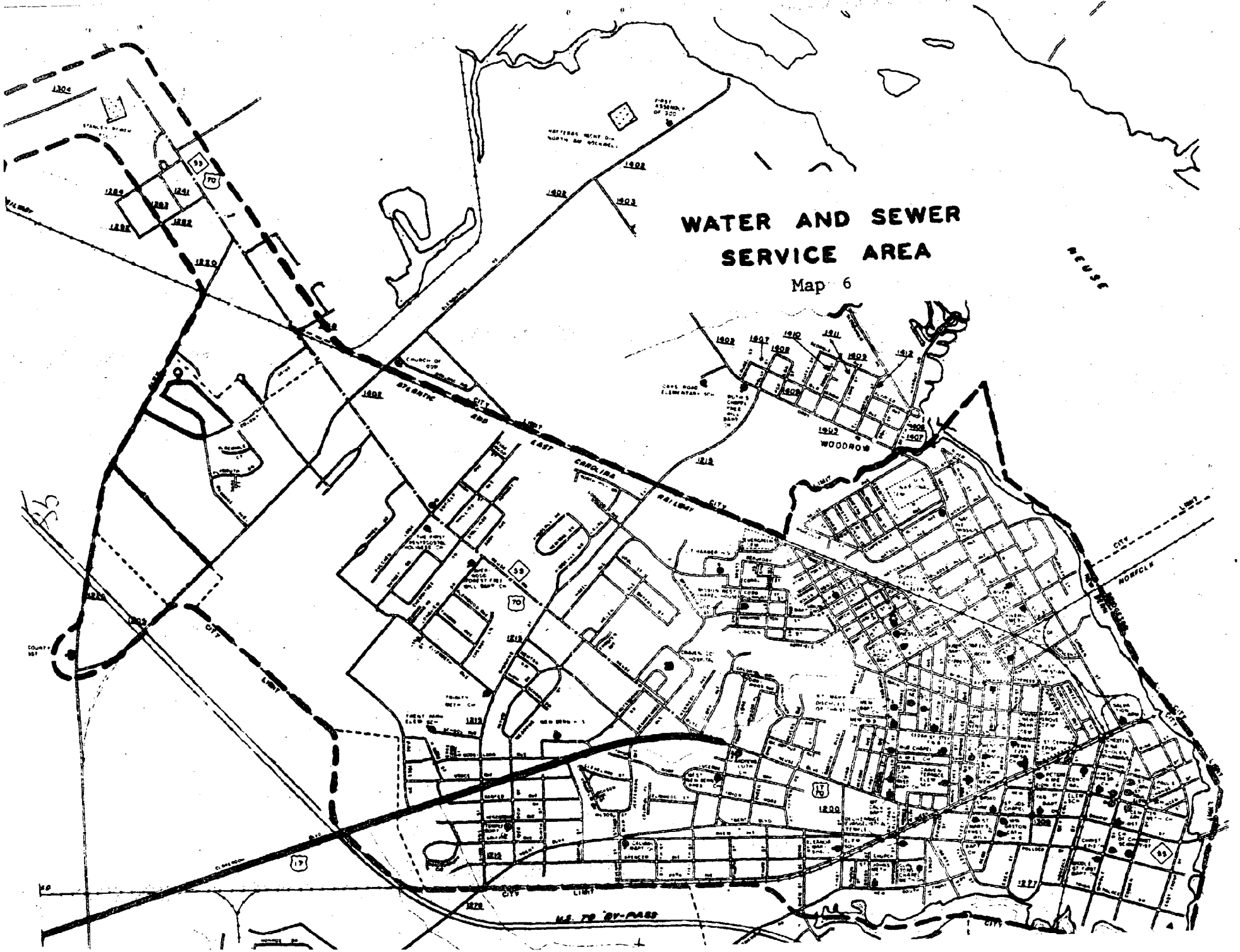
CAPACITY OF COMMUNITY FACILITIES

Public water and sewer service is available throughout the entire City of New Bern. Service is also currently available for portions of the extraterritorial planning area. The service area is shown on Map 5. As development occurs in other parts of the planning area, water and sewer service will be available in these areas also. The expense of providing service to new subdivisions will be the responsibility of the development company. A combination of state and federal funds, local taxes and assessments will likely be used to offset expenses for service to existing neighborhoods in the extraterritorial jurisdictional area.

The current design capacity of the wells is six million gallons per day. The average daily flow is 3.7 million gallons. Current storage capacity is 2.3 million gallons. One million is in elevated storage tanks. An additional four million gallons of ground water storage is being planned. The system currently serves over 7,000 commercial, industrial and residential customers. The customers total approximately 16,000 people; 14,000 inside the city, and 2,000 outside the city. Based on current industrial, commercial and residential usage, the wells have a reserve capacity for an additional 10,000 people.

WATER AND SEWER SERVICE AREA

Map 6



The city's sewage treatment facility is located on the Neuse River approximately one mile west of the city limits. It has a design capacity of four million gallons per day. The daily average flow ranges from 2.3 to 2.5 million gallons. Although some minor improvements will be necessary in the near future, the plant has a reserve capacity for an additional 7,000 people. The plant provides secondary treatment and has a valid discharge permit until 1979.

An Environmental Protection Agency 201 Sewer Facility Plan has been prepared for the New Bern growth area. The plan indicates that New Bern plant is in excellent condition and does not need to be expanded to serve expected New Bern growth. Expansion will be necessary; however, if other governmental units connect to the New Bern plant. The EPA 201 Plan lists eight alternatives for providing sewer service to the New Bern growth area. They are as follows:

1. Expansion of the New Bern Sewage Treatment Plant to serve adjacent areas. Cost = $20,320,000±. New Bern local Cost = $250,000±.

2. Construction of a new plant in Bridgeton, Trent Woods and James City. Cost = $20,230,000±. New Bern local Cost = $250,000±.

3. Expansion of New Bern Plant to serve Trent Woods and James City. New plant in Bridgeton. Cost = $20,300,000±. New Bern local Cost = $250,000±.

4. Expansion of the New Bern Plant to serve Trent Woods and Bridgeton. New plant in James City. Cost = $20,210,000±. New Bern local Cost = $250,000±.

5. Expansion of New Bern Plant to serve Bridgeton. New plant to serve Trent Woods and James City. Cost = $20,300,000±. New Bern local Cost = $250,000±.

6. Identical to alternative 5, except that new plant to serve Trent Woods and James City be located in James City. Cost = $20,350,000±. New Bern local Cost = $250,000±.

7. Construction of new plant in Bridgeton and Trent Woods - James City. Cost = $20,400,000±. New Bern local Cost = $250,000±.

8. Expansion of New Bern Plant to serve Trent Woods. New plant to be constructed in Bridgeton and James City. Cost = $20,180,000±. New Bern local Cost = $250,000±.

A decision has not yet been made as to the best alternatives.

There are nine schools within the New Bern public school system. Because the number of students vary at each school on an annual basis, classroom trailers are moved from school to school depending on current needs. Current enrollment is as follows:

Table 19 NEW BERN CITY SCHOOLS
1975-1976 Enrollment

Bangert	472	Trent Park	334
Oaks Road	389	Marshall	201
Central	312	Danyus	309
MacDonald	1,154	Barber	634
New Bern High	1,469		

Classroom trailers are used at the following schools:

Table 20 NEW BERN CITY SCHOOLS
Number of Classroom Trailers in Use
1975-1976

Bangert	3	
Marshall	1	
Trent Park	3	
New Bern High	6	
Oaks Road	8	(to be discontinued at end of current school year)
MacDonald	2	
	23	

Many of those classroom trailers will be replaced with permanent structures in the near future. The city's construction program include the following major improvements.

Table 21 NEW BERN CITY SCHOOLS
Construction Program

PROJECT	CONSTRUCTION DATE
12 Classroom Addition to Oaks Road School to include toilet facilities and expansion of Media Center	1975-76
Addition to site at Trent Park School	1975-76
Addition to site at Bangert School	1975-76
6 Classroom Addition to Trent Park School	1976-77
6 Classroom Addition to Bangert School	1976-77
Vocational and Physical Education Building at MacDonald Junior High School	1977-78

The data received from local school officials indicates that all schools except Danyus and Barber are operating at above capacity.

Based on 1974 average annual 24 hour traffic flow data from the N.C. Department of Transportation, only two of the city's thoroughfares are carrying traffic above their design capacity. These two are Neuse Boulevard and Oaks Road.

Neuse Boulevard is over its design capacity by 8,200 vehicles per day. Oaks Road is only 2,100 over its design capacity. The capacity and vehicles load of each of the city's thoroughfares is shown below.

Table 22

THOROUGHFARE	DESIGN CAPACITY	1974 VEHICLES LOAD*
East Front Street	36,000	16,390
Tryon Palace Drive-Pembroke Road	5,000	1,900
Trent Boulevard	7,500	4,000
U.S. 17 South-Simmons Street	22,300	9,000
Broad Street- Neuse Boulevard (U.S. 70)-First Street	16,300	24,500
Oaks Road-National Avenue-Glenburnie Road	3,370	5,500
U.S. 17 North	18,200	9,500

* Average annual 24 hour traffic flow.

A new U.S. 70 is being constructed from Dover to James City. When this new road is opened for traffic, it is expected to reduce traffic considerably on Neuse Boulevard. At that time the daily vehicle load on Neuse Boulevard is expected to be well within the street's design capacity.

ESTIMATED DEMAND

FUTURE POPULATION

The North Carolina Department of Administration prepared the population projections for the City of New Bern. These projections were based on erroneous census data and shows a population decline for the city. The projection does not agree with data compiled by the U.S. Department of Commerce and local building permit records. For this reason, the following N. C. Department of Administration projection is not considered to be correct.

Table 23 Population Projection 1975-2000

Year	Population
1975	13,935
1980	13,175
1990	11,637
2000	9,930

After the projection was made, the Department of Administration published the Population Note #2, October, 1975. Within this Note the 1974 population for the City of New Bern was estimated to be 16,710 persons. Local records indicate that this figure appears to be reasonable.

According to building permit records the average number of new dwelling units constructed in the city in the past fifteen years are 45.26 units per year. During the past five years demolitions have averaged 22.80 dwelling units per year.

Based on these records, the average net gain in dwelling units per future five year periods are estimated to be 114 units or 22.80 units per year. As a beginning point for a population projection, the New Bern Public Works Department counted 4,967 dwelling units in May, 1975. The following projection is based on the above statistics.

Table 24 Population Projection
Based on 1961 thru 1975 Construction Trend
Average Net Gain - 22.46 Housing Units Per Year

	Occupied Units	Population
1975	4,967*	16,710**
1980	5,081	17,072
1985	5,193	17,448
2000	5,530	18,581
2025	6,092	20,469

* House count by Public Works, May, 1975.
** Estimate by N.C. Dept. of Administration, 1974.

A comparison was made between the above projection and the OBER's projection made by the N.C. Department of Natural and Economic Resources for Craven County. A percentage was obtained from the 1974 city population and the 1974 county projection. The 1974 percentage, plus five percent to allow for future possible industrial growth, was then multiplied by each entry in the county projection. This projection is shown below.

Table 25 Population Projection
Based on Craven County OBERS Projection
Craven County Projection by DNER

	Craven County	New Bern
1974	65,000*	16,710*
1980	71,200	21,858
1985	74,750	22,948
2000	81,000	24,867
2025	N/A	28,064

*Estimate by N.C. Department of Administration, 1974

By combining the projection based on local building permit records and Craven County OBER's projections a projection range can be determined for New Bern.

Table 26 Population Projection
Based on 1961 thru 1975 Construction Trends
and Craven County OBER's Projections

	Range
1980	17,072 - 21,858
1985	17,448 - 22,948
2000	18,581 - 24,867
2025	20,469 - 28,064

This population projection is consistent with the views expressed by the citizens in the public participation program, and is to be considered as the desired future population.

Development which is occurring within the city's plan-

ing area is based on city services. The water system has a reserve capacity for approximately 10,000 people. The sewer plant can serve an additional 10,000 persons. Soil conditions within the undeveloped areas of New Bern's planning area will not prevent construction. (See the soils section of this report). There are no seasonal population increases.

FUTURE ECONOMY

As shown in Chapter One, the economy of New Bern is growing. New Bern, as other cities, is experiencing a rebound from the national slump of 1974. Craven County has employed an industrial developer whose purpose is to recruit industry to the area. With a reserve capacity of forty percent in the city's sewage treatment plant and additional acreage with water and sewer service available, the probability of new industry locating within New Bern's economic area appears good. The economy of New Bern is expected to continue its current growth rate into the foreseeable future.

FUTURE INDUSTRIAL SPACE REQUIREMENTS

Only three percent, ninety acres, of the total land area of the city is devoted to Industrial activity. Within the extraterritorial area, an additional 255 acres are devoted to this purpose. Industrial development in the New Bern economic area is less than most other cities of

relative size. The State average for employment in industry is over thirty percent of the total work force. Within the New Bern economic area, the employment in industry is less than fifteen percent of the total employment.

Industrial employment in the planning area is increasing at a greater rate than was predicted in the 1962 report* That report predicted that 2,028 persons would be employed in industry by 1980. In January, 1975, industrial employment was listed at 2,409, 381 employees more than the 1980 prediction. The average increase for 1962 to 1975 has been 21.17 industrial employees per year. Most of this increase was the result of locations in the area of industries which depend heavily on the national economy. The industries located in the New Bern economic area at a time when the national market allowed a major industrial expansion. Currently, very little industrial expansion is taking place. Industrial expansion has slowed. This phenomenon makes it very difficult to project the future land need for industrial growth.

Even though industrial expansion has currently slowed, it is not likely to become static. Table 27 shows the future space need for industrial expansion based on a growth rate of one-half of that during the past eighteen years.

*Land Development Plan, 1962, prepared by the Division of Community Service, N.C. Department of Natural and Economic Resources.

In 1962, the number of industrial employees per acre was 18.8. Currently, there are 7.0 employees for each acre of industrial land.

Table 27 FUTURE INDUSTRIAL LAND USE
NEW BERN ECONOMIC AREA

Year	Acres
1975	345
1980	353
1985	359
1990	366
1995	373
2000	380
2005	387
2010	394
2015	401
2020	408
2025	415

This shows an increase of only seventy acres for the next fifty years. One industry locating in New Bern could easily use all of the seventy acres predicted to be necessary during the next half-century. This fact indicates the inherent problems of making specific projections for a small area using short-term data.

FUTURE COMMERCIAL SPACE REQUIREMENTS

In the 1962 Plan by the Department of Natural and Economic Resources, it was pointed out that New Bern had a high percentage of its land allocated for commercial use. The 1962 average of Kinston, Wilson and Elizabeth City of commercial land to total population otherwise have been located within the city. Local builders have found a good market in that area. The same market forces which are operating in the Trent Woods area exist in the west New

Bern area also. In recent years, very little undeveloped land has been released for residential development. Recent State regulations regarding septic tanks will make construction in west New Bern more attractive to local builders. If present construction trends continue in the New Bern planning area, there is currently enough land allocated for residential use for the foreseeable future. The city's residential area is continuing to grow to the west.

Table 28 FUTURE RESIDENTIAL ACREAGE NEEDS

Year	Population Projection	Residential Acres*
1980	17,022-21,857	2,127-2,732
1985	17,448-22,948	2,181-2,868
2000	18,581-24,867	2,322-3,108
2025	20,469-28,064	2,558-3,508

*The above space requirement is based on the current developed density of eight persons per acre.

COMMUNITY FACILITIES DEMAND

The city has a sufficient reserve capacity within the water and sewer system to accommodate expected growth during the next twenty-five years. Within the public participation program a desire for additional developed recreation facilities was expressed. Two new recreational centers are under construction and a major park is planned at Lawson Creek. Interest is also growing the construction of municipal swimming pools. The planned facilities are expected to provide the additional developed recreational facility needed in New Bern. The cost for swimming pools and improvements at Lawson Creek has not yet been determined.

Because New Bern already has a reserve in its water and sewage treatment capacity, the public cost to accommodate growth during the next ten years will not be large. The city has a sufficient tax base to accommodate the additional cost.

PLAN DESCRIPTION

THE LAND USE PLAN

The Land Use Plan is made up of several important elements. The elements are (1) the development objectives of the City of New Bern, (2) the planning guidelines of the Coastal Resources Commission, (3) the thoroughfare plan of the City of New Bern and (4) spatial distributions of various existing land uses of the city.

The Coastal Area Management Act requires that lands within the jurisdiction of a local government be classified as Developed, Transition, Community, Rural or Conservation. Within New Bern's planning area, only three of these classes are present; Developed, Transition and Conservation. The definitions of each of these three are as follows:

> Conservation--Fragile, hazardous and other lands necessary to maintain a healthy natural environment and that are necessary to provide for the public health, safety, or welfare. The Conservation class identifies land which should be maintained essentially in its natural state and where very limited or no public services are provided. Lands to be placed in the Conservation class are the least desirable for development because:
>
> 1. They are too fragile to withstand development without losing their natural value; and/or
> 2. They have severe or hazardous limitations to development; and/or

3. Though they are not highly fragile or hazardous, the natural resources they present are too valuable to endanger by development.

Such lands include:

1. Fragile areas

   a. Wetlands

   b. Steep slopes and prominent high points

   c. Frontal dunes

   d. Beaches

   e. Surface waters including
      -Lakes and ponds
      -Rivers and streams
      -Tidal waters below mean high water

   f. Prime wildlife habitat

   g. Unique natural areas and historic and archaeological sites

2. Hazardous areas

   a. Floodways

   b. Ocean erosive areas

   c. Inlet lands

   d. Estuarine erosive areas

3. Others

   a. Publicly owned forest, park, fish and game lands and other non-intensive outdoor recreation lands

   b. Privately owned sanctuaries, etc., which are dedicated to preservation

   c. Publicly owned water supply watershed areas

   d. Undeveloped key parts of existing water-supply watersheds

   e. Potential water impoundment sites

Transition--Lands where local government plans to accommodate moderate to high density development during the following ten year period and where necessary public services will be provided to accommodate that growth. The Transition class identifies lands where moderate to high density growth is to be encouraged and where any such growth that is permitted by local regulation will be provided with the necessary public services. The area to be designated as Transition must be no greater than that required to accommodate the estimated county population growth at a minimum gross density of 2,000 people per square mile. For example, if the population increase for the following ten year period is projected to be 10,000 people, and it is planned that 8,000 of them will be accommodated in the Transition area, then no more than four square miles of Transition area should be shown. In addition, the minimum services which will be required are the necessary water and sewer facilities, educational services, and roads. Consideration must be given to the cost of public services in the Transition area. Local government is encouraged to estimate the approximate

cost of providing public services where they do not already exist.

Land to be classified Transition should be considered in the following order:

1. First priority is for lands which presently have a gross population density of more than 2,000 people per square mile, but do not qualify as Developed because they lack the necessary minimum public services. These areas may not be expected to accommodate additional population, but they will require funds for services to avoid public health and safety problems.

2. Second priority is for lands that have all the necessary public services in place, but which lack the minimum gross population density of 2,000 people per square mile needed to qualify the area as Developed. These areas therefore have not utilized the capacity of the existing services.

3. Additional lands necessary to accommodate the remainder of the estimated Transition growth for the ten year planning period.

In choosing lands for the Transition class, such lands should <u>not</u> include:

1. Areas with severe physical limitations for development with public services.

2. Lands which meet the definition of the Conservation class.

3. Lands of special value such as the following unless no other reasonable alternative exists:

   a. Productive and unique agricultural lands;

   b. Productive forest lands;

   c. Potentially valuable mineral deposits;

   d. Potential aquifers and key parts of water supply watersheds;

e. Scenic and tourist resources;

f. Habitat for economically valuable wildlife species;

g. Flood fringe lands;

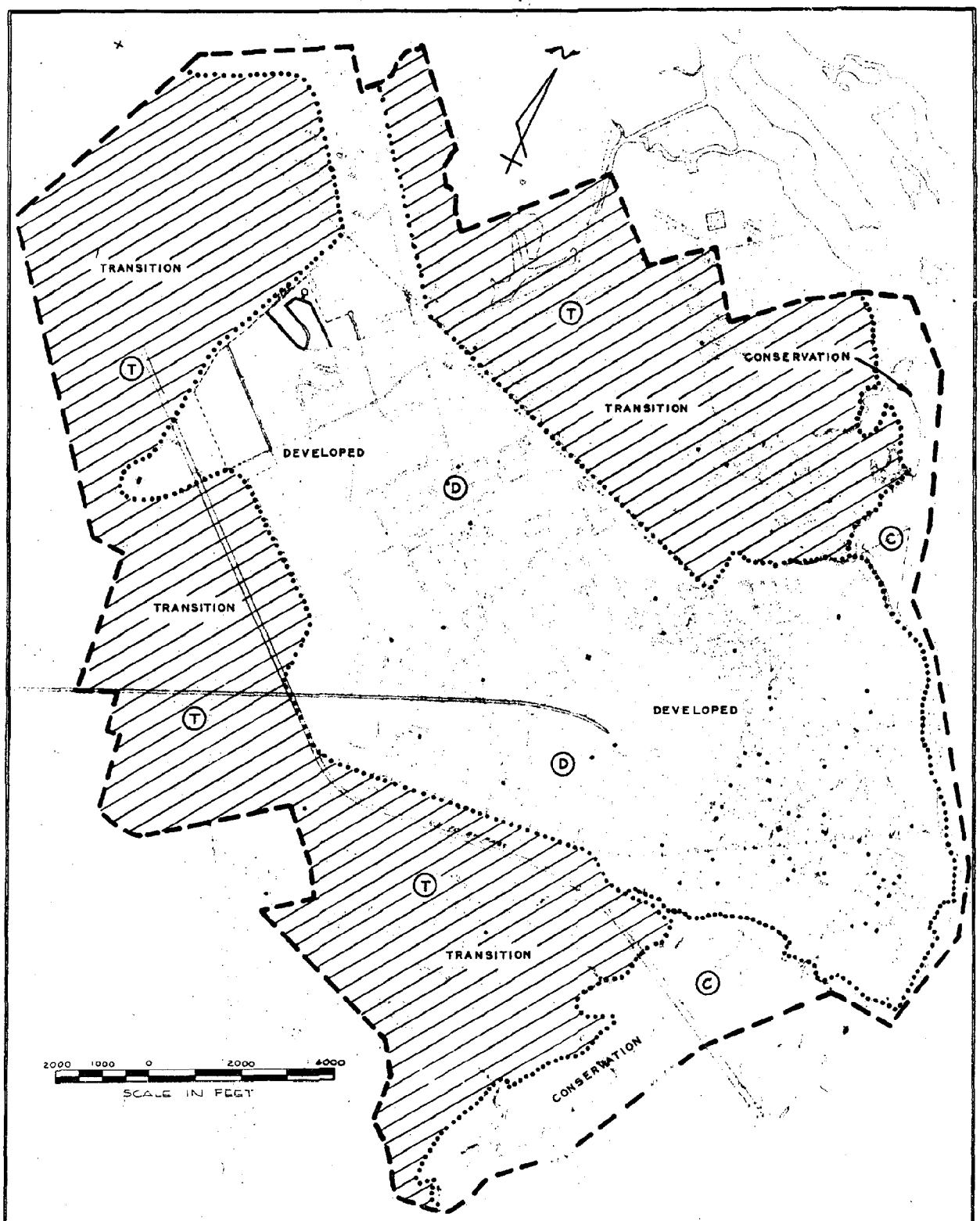
h. Open coast flood hazard areas, exclusive of ocean erosive areas;

i. Estuarine flood hazard areas, exclusive of estuarine erosive areas.

Developed--The Developed class identifies developed lands which are presently provided with essential public services. Consequently, it is distinguished from areas where significant growth and/or new service requirements will occur. Continued development and redevelopment should be encouraged to provide for the orderly growth in the area.

Developed lands are areas with a minimum gross population density of 2,000 people per square mile. At a minimum, these lands contain existing public services including water and sewer systems, educational systems, and road systems -- all of which are able to support the present population and its accompanying land uses included commercial, industrial, and institutional.

The extraterritorial planning area has lands in each of these three classes. Developed areas include property on both sides of U.S. 70 west from the city limits to the extraterritorial limit boundary. Another development area is the land along Racetrack Road from Craven Community



LAND CLASSIFICATION

CITY OF NEW BERN, N.C.

OCTOBER, 1975

MOORE and ASSOCIATES
NEW BERN, NORTH CAROLINA

College to H.J. McDonald Junior High. Conservation areas are the wetlands along the Trent River southeast of Pembroke Road (S.R. 1200) and the lands along the Neuse River west of the Woodrow Community.

In addition to the Land Classification, there are three other key parts in New Bern's Land Use Plan. These are the Land Use Objectives, Policies and Standards, the selected desired fully developed population and the Thoroughfare Plan. Each of these elements have been discussed in previous parts of this Plan.

SUMMARY

The Coastal Area Management Act's land use planning program has not created new planning data. All of the data used in this plan was obtained from existing sources. These sources include the following:

Coastal Resources Commission
- Planning Guidelines
- Regulations dated January 22, 1976

City of New Bern
- Public Participation program
- Building permit records
- Planning Board and Board of Aldermen minutes
- Land Development Policy
- Local Codes and Ordinances
- EPA 201 plan

Craven County
- Planning Department
- Neuse River Council of Governments

State of North Carolina
- DNER-Division of Community Assistance
- Department of Administration

U.S. Government
- U.S.D.A. - Soil Conservation Service
- U.S. Army Corps of Engineers
- Federal Insurance Administration
- Bureau of Census

The manner in which the data was assembled was as required in the "General Applicable Standards of Review for Land Use Plans and Synopses."

Before a Land Use Plan can be prepared, a determination of existing conditions must be made. This was the first step in preparing the New Bern Plan. Planning standards from the Coastal Resources Commission were reviewed to determine the purpose of the proposed Land Use Plan. The next step was to organize a public participation program in order to determine citizens' views concerning future development within

New Bern. While the public participation program was being organized by city officials, technical planning data was collected regarding existing development. Flood hazard areas, wetlands, erosion areas, and soil conditions were mapped. The distribution of these areas indicated which areas are developable and which are not. Local development codes and ordinances were also evaluated. The number of vacant recorded lots was determined. The major conclusions of the New Bern Plan are that the citizens desire greater job opportunity and additional developed recreational facilities. The citizens also believed that New Bern should be allowed to grow as necessary to accommodate the people who desire to live here. The city has already made the necessary investments for future growth by building in reserve capacity within both its water system and sewage treatment facility.

The planning data collected for uses in this plan was presented to the public in the public participation program to the Planning Board at its regular meeting, and to the Board of Aldermen at its regular meetings in which the Land Use Plan was discussed. Through a discussion of the planning data, city officials were given an insight as to the effect that the data has on land use decisions and the Lnad Use Plan's development.

CITY-COUNTY PLAN RELATIONSHIP

New Bern Land Use Plan is part of the Craven County Land Use Plan. Constant communication has been maintained with the Craven County Planning Department, the City of New Bern and the Neuse River Council of Governments in order to ensure conformity of the New Bern Plan with the County Plan. A coordination meeting was also held between all local governments involved in CAMA Planning within the County.

All of the land area adjacent to New Bern's planning jurisdiction is classified as Transition or Rural and is consistent with the classification of lands within New Bern's planning area.

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