# Coastal Area Management Act

## Land Use Plan

May, 1976

Property of CSC Library

**TOWN OF TRENT WOODS**

P.O. Box 188

New Bern, N.C. 28560

U.S. DEPARTMENT OF COMMERCE NOAA
COASTAL SERVICES CENTER
2234 SOUTH HOBSON AVENUE
CHARLESTON, SC 29405-2413

Prepared with the assistance of
Dexter G. Moore, Moore and Associates
Urban Planners - Project Designers
New Bern, North Carolina

HD
211
.T77
T7
1976

HD211.T77 T7 1976
51612728

COASTAL ZONE
INFORMATION CENTER

## TRENT WOODS BOARD OF COMMISSIONERS

George R. Scott, Mayor

O. H. Allen
Gordon L. Rogers
C. Stroud Tilley

## TRENT WOODS PLANNING BOARD

Robert D. Darden, Chairman

Dexter G. Moore
Ralph T. Morris
Stewart H. Smith
Abbott C. Weatherly

Troy Smith, Town Attorney
Mr. Kermit Guthrie, Town Clerk

The preparation of this report was financially assisted by a grant from the State of North Carolina, the National Oceanic and Atmospheric Administration, and the Coastal Plains Regional Commission.

TABLE OF CONTENTS


| | PAGE |
|---|---|
| Public Officials | ii |
| Introduction | 1 |
| Description of Present Conditions | 2 |
| Population and Economy | 3 |
| Housing | 4 |
| Existing Land Use | 15 |
| Current Plans, Policies and Regulations | 16 |
| Transportation Plan | 18 |
| Community Facilities Plans | 18 |
| Utilities Extension Policies | 18 |
| Prior Land Use Plans and Policies | 18 |
| Local Regulations | 19 |
| Zoning Ordinance | 20 |
| Subdivision Regulations | 21 |
| Other Local Regulations | 24 |
| Federal and State Regulations | 25 |
| Public Participation Activities | 25 |
| Major Land Use Issues | 26 |
| Alternatives Considered in the Development of the Objectives, Policies and Standards | 27 |
| Citizen's Opinion Questionnaire-Town of Trent Woods | 29 |
| Citizen's Opinion Questionnaire-Extraterritorial | 37 |
| Land Use Objectives, Policies and Standards | 43 |

List of Table of Contents continued


| | PAGE |
|---|---|
| Public Participation Process | 43 |
| Constraints | 46 |
| Physical Limitations | 47 |
| Flood Hazard Areas | 47 |
| Soils | 52 |
| Water Supply Area | 63 |
| Steep Slopes | 63 |
| Fragile Areas | 63 |
| Coastal Wetlands | 64 |
| Estuarine Waters | 65 |
| Public Trust Waters | 66 |
| Areas with Resource Potential | 76 |
| Capacity of Community Facilities | 68 |
| Estimated Demand | 70 |
| Future Population and Economy | 71 |
| Future Land Needs | 73 |
| Community Facilities Demand | 74 |
| Plan Description | 77 |
| Land Classification | 78 |
| Transition | 80 |
| Land Use Objectives, Policies and Standards | 83 |
| Desired Fully Developed Population | 83 |
| Land Development Policy | 83 |
| Summary | 84 |
| Town-County Plan Relationship | 87 |

## LIST OF TABLES


| TABLE | | PAGE |
|---|---|---|
| 1 | History of growth within Trent Woods | 5 |
| 2 | 1970Mdeian family income | 6 |
| 3 | Percent of families earning less than the poverty level and more than $15,000 per year | 7 |
| 4 | New Bern area industries with 25 or more employees | 12 |
| 4A | Employment - Labor Force | 13 |
| 5 | Average weekly earnings per worker | 14 |
| 6 | Rate of unemployment | 14 |
| 7 | Retail sales | 14 |
| 8 | Town of Trent Woods building permits issued March 20, 1974 through September 3, 1975 | 15 |
| 9 | Housing conditions - 1970 | 16 |
| 10 | Existing Land Use | 17 |
| 11 | Highest Seven Known Tide Floods in order of Magnitude | 51 |
| 12 | Soils | 62 |
| 12A | Populations Projections | 71 |
| 13 | Undeveloped Land | 74 |
| 14 | Land Use Need Trent Woods Planning area 1975 to 2025 | 74 |

## LIST OF CHARTS


| CHART | | PAGE |
|---|---|---|
| 1 | Employment distribution for the New Bern area 1940, 1950, 1960 and 1970 | 10 |
| 2 | Peak Flood Elevations | 50 |
| 3 | Population projection | 72 |


## LIST OF MAPS


| MAP | | PAGE |
|---|---|---|
| 1 | Existing Land Use | 17A |
| 2 | Soil series | 62A |
| 3 | Land Classification | 83A |

# 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 Town of Trent Woods.

# DESCRIPTION OF PRESENT CONDITIONS

## POPULATION AND ECONOMY

In 1922 the New Bern Golf and Country Club was constructed on the banks of the beautiful Trent River, approximately two miles west of New Bern. This facility provided the incentive for construction of high quality residential areas adjacent to the facility. In the middle fifties the area began to experience tremendous growth. As the area continued to grow, the people living within the area realized that at some point in time, the Country Club area would be within the City of New Bern. Desiring to be responsible for their own governmental management, the people living within this area decided to incorporate, thus the Town of Trent Woods was formed in 1959. Currently the town has 2,366 acres within its planning area.

The town's climate is warm in summer and generally mild in winter. The average annual temperature is 63 degrees. The average annual precipitation is approximately 56 inches. The Trent River and the good soils of the area are the town's primary natural resources. The river provides a tremendous recreational benefit. The sandy soils provide excellent support for building foundations.

Almost all of the town residents are employed outside the planning area of the town and have an income ranging between the middle and upper income. These people are employed in industry, government, finance and service within driving distance of the town. Employment within the town's planning area is generated at only a few locations. These include Carolina Telephone and Telegraph Offices and storage yards, the New Bern Golf and Country Club, a boat and cabinet shop, two curb markets, a clothing store, and an elementary school. In addition to these facilities, there are several professional offices within the town. The employment provided by the above listed facilities does not have a major impact on the town's economy. The town is not currently trying to recruit employment generating activities within its planning area. See Table 1.

Table 1 HISTORY OF GROWTH WITHIN TRENT WOODS

| 1960 | 1970 | 1973 (Special Census) |
|---|---|---|
| 517 | 719 | 1,191 |

The rate of population increase from 1960 to 1970 was 36 percent, the rate between 1970 and 1973 was 66 percent. In 1973 there were 402 homes within the town. The average family size in 1973 was

2.96 people. Currently the town has 791 homes in its planning area. The estimated 1975 population within the town's limits and extraterritorial area is 2,341 persons.

The population composition, migration rates and educational attainment have not been computed for the town. This information was not available from the Department of Natural and Economic Resources.

The economy of Trent Woods is based on the economy of New Bern and Craven County. For this reason New Bern-Craven County economic data is presented here.

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, $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 with the state average, the median family income is higher than in most areas of central-eastern North Carolina. Table 2 illustrates this fact.

| Table 2 | 1970 Median Family Income | Percent Difference From New Bern |
|---|---|---|
| New Bern | $7,338 | -- |

Contd.

| | | |
|---|---|---|
| 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 3.

Table 3 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% |

Contd.

| | | |
|---|---|---|
| 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 with the state average.

During the 1940's, manufacturing and personal services were the largest employers, each employing 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 service. Agriculture employs only four percent of New Bern's total working population.

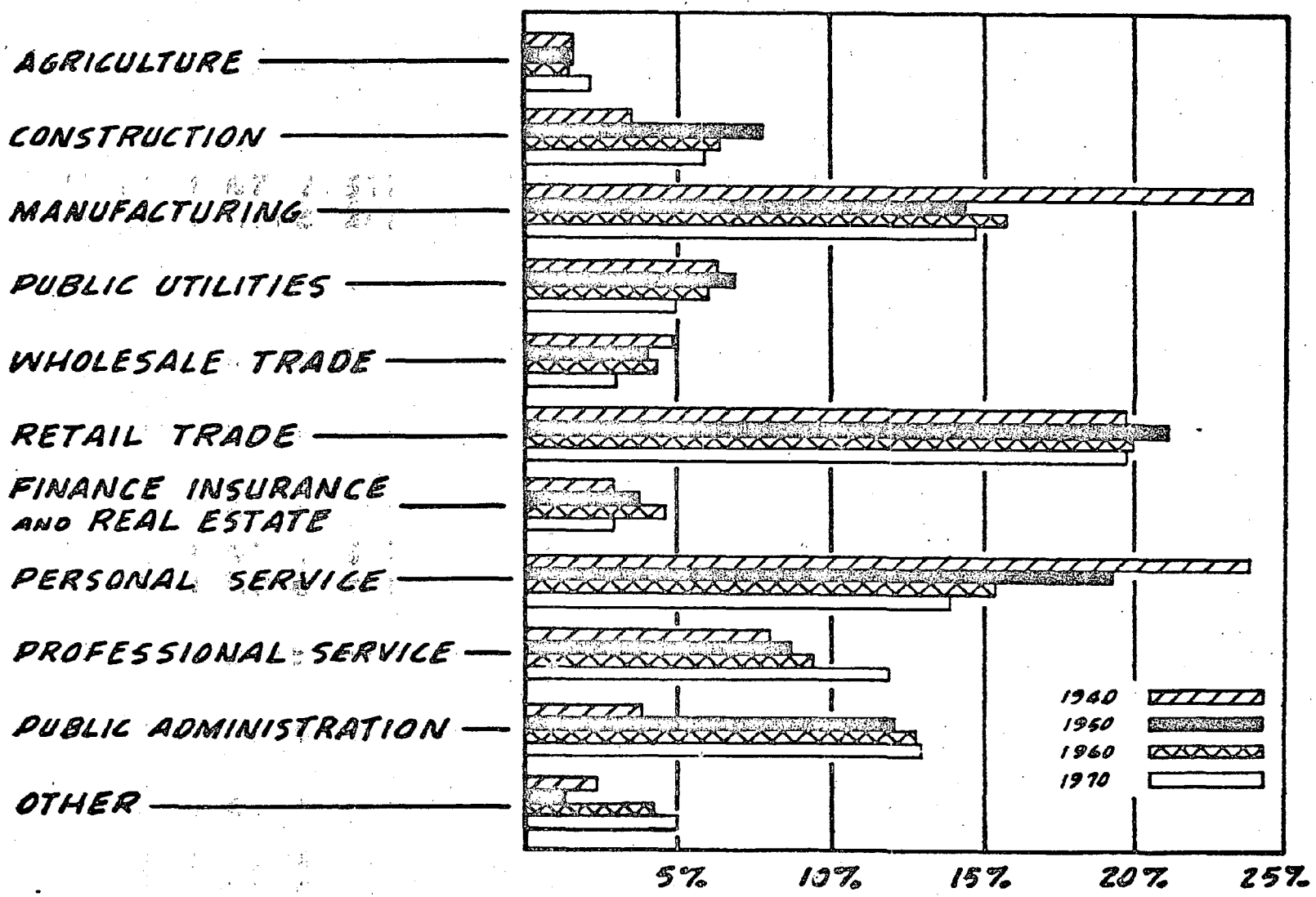
The most stable employer in New Bern since 1940 has been retail trade. For retail trade, the percentage of labor market did not drop below nineteen percent for the past thirty year period. Between 1940 and 1970, personal service employment decreased eight and one-half

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 been located in the area since 1960. This fact clearly indicates that the economy is stable and that industrial growth is taking place within the New Bern economic area. Table 4 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.

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, totalling forty percent of all the jobs in the county. The next largest employer is public administration which accounts for 7,360 jobs or thirty-six percent. These two categories have led in employment since the early 1960's. See Table 4A.

Chart 1




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

SOURCE: U.S. CENSUS

New Bern and Craven County workers average weekly earnings have increased more since 1963 than have 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 5.

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 percent. Table 6 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 center for Pamlico, Jones, and Craven Counties. Since the early 1960's, total retail sales have made large increases.

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 from 1963-1964 to 1973-1974. The percentage of increase is about identical to the percentage of increase state wide. See Table 7 on the preceeding page.

Economic statistics for the area indicate that New Bern and Craven County's economy is sound. Economic growth is

Table 4

NEW BERN 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 | 1925 | 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

Table 4A

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 5 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 | 128,87 | 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 6 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 7 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% |

occurring and is expected to continue to grow in the foreseeable future.

## HOUSING

The town has been issuing building permits within the town's planning area since March of 1974. Although it has had a short history of issuing building permits, this is the only technique available for projecting future population for the town's total planning area. The following building permits have been issued:

Table 8 TOWN OF TRENT WOODS
BUILDING PERMITS ISSUED
March 20, 1974 through September 3, 1975

| | | |
|---|---|---|
| 1974 | March | 3 Units |
| | April | 3 |
| | May | 1 |
| | June | 3 |
| | July | 1 |
| | August | 0 |
| | September | 0 |
| | October | 1 |
| | November | 4 |
| | December | 2 |
| Total Units | | 18 |
| 1975 | January | 1 |
| | February | 2 |
| | March | 0 |
| | April | 4 |
| | May | 2 |
| | June | 2 |
| | July | 0 |
| | August | 0 |
| | September | 2 |
| Total Units | | 13 |
| 1974-1975 Total Units | | 31 |

The quality of housing within Trent Woods is extremely high; for example, the average housing value was listed in the 1970 census at $33,286. At current construction cost, the average value is likely to be at least $40,000. Many are valued at above $100,000. The average age of the houses is 10-15 years. Deteriorated structures are non-existent. See Table 9.

Table 9 HOUSING CONDITIONS 1970

| | |
|---|---|
| Overcrowding | 1.73% of total units |
| Incomplete plumbing | 2.16% of total units |
| Average monthly rent | $123.00 |
| Average rent/room | $21.00 |
| Average Value | $33,286.00 |
| Owner occupancy rate | 93.94% |
| Vacancy Rate | 4.15% |
| Average Unit Size | 6.36 rooms |

Source: U. S. Census

One of the above items appears incorrect. Based on the town's house count data, there are no houses within the town which appear old enough to have incomplete plumbing. It is not known how the Census Bureau determined that 2.16 percent of the homes in Trent Woods have incomplete plumbing.

## EXISTING LAND USE

Within the town's planning area, there are 791

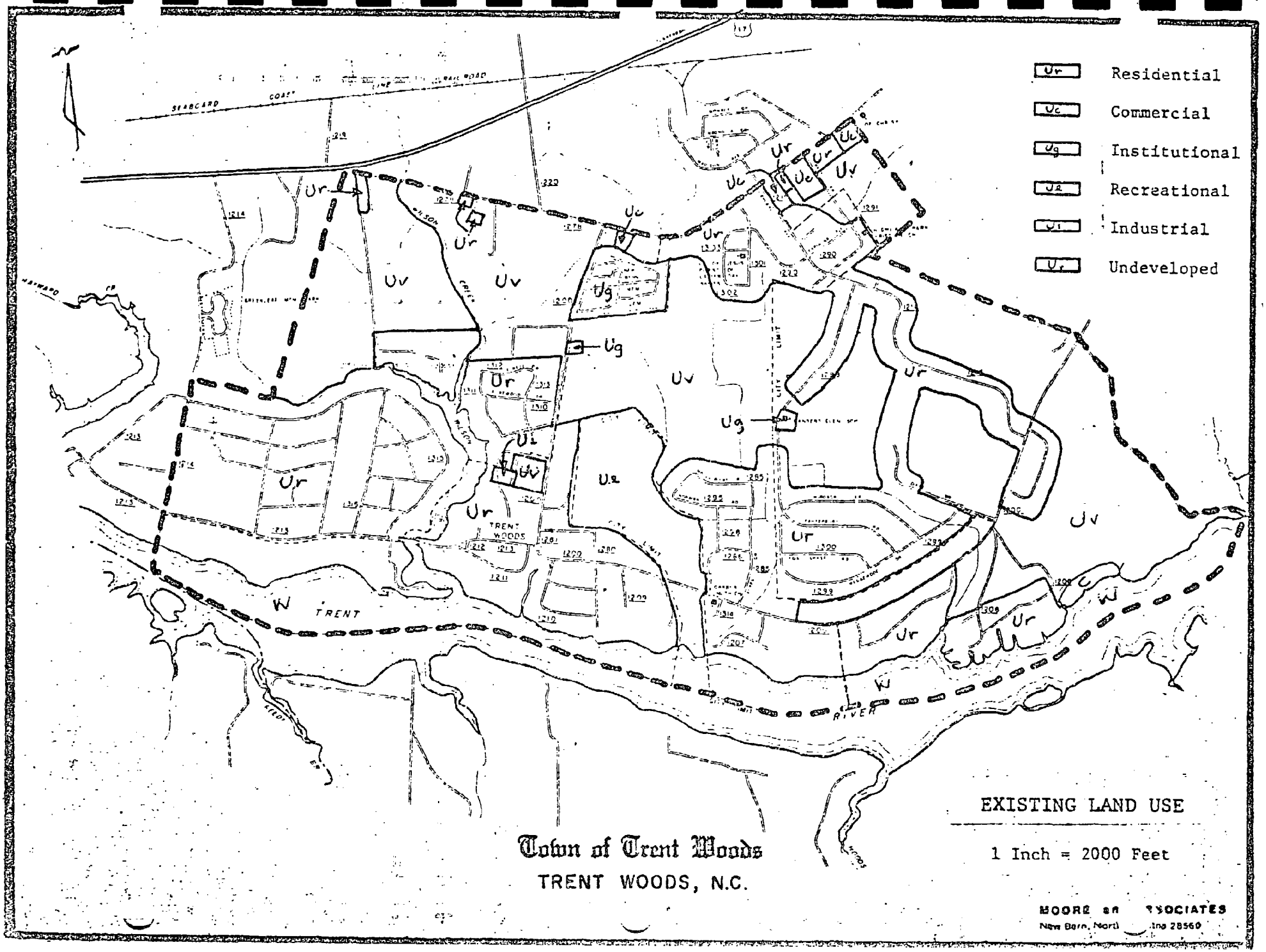
homes, one elementary school, a yacht club, a country club and golf course, two curb markets, a men's clothing store, a cabinet and boat shop, two mobile home parks, a fire station and the Town Hall. Because of open spaces separating these uses, there are few incompatible land use problems. Matthews Boat and Cabinet Shop which is located within a residential area, is the only industrial development within the town. The use does not present an incompatibility problem because adjacent residential areas are buffered by a small wood area.

Trent Woods has 1,044 acres of undeveloped land. Of this total, all of the undeveloped land is reserved for single family residential, except eighty-five acres. Fifty-four acres of this total is reserved for multi-family residential and thirty-one acres for commercial use. See Table 10.

Table 10 EXISTING LAND USE

| | Acres | Percent |
|---|---|---|
| Residential | 1,112 | 47.00 |
| Commercial | 12 | 0.51 |
| Institutional | 38 | 1.60 |
| Recreational | 150 | 6.34 |
| Industrial | 6 | 0.25 |
| Transportation, Communication, and Utilities | 4 | 0.17 |
| Undeveloped | 1,044 | 44.13 |
| Total | 2,366 | 100.00 |

Within the town's planning area there are approximately 540 vacant recorded lots.


Ur Residential
Uc Commercial
Ug Institutional
Ur Recreational
Ui Industrial
Uv Undeveloped
SEABOARD COAST LINE RAILROAD
TRENT WOODS
TRENT
RIVER
W
EXISTING LAND USE
1 Inch = 2000 Feet
Town of Trent Woods
TRENT WOODS, N.C.
MOORE and ASSOCIATES
New Bern, North Carolina 28560

## CURRENT PLANS, POLICIES AND REGULATIONS

Trent Woods is a small, new town which does not plan major growth. For this reason, most of its future plans have not been developed in print.

### Transportation Plan

The town does not have a Transportation Plan. All streets in the town are adequate for current growth plans; consequently, no plans are being made for improvements.

### Community Facilities Plans

The town's community facilities are a police department and a street lighting program. There are no plans for additional community facilities at this time, so no community facilities plans have been prepared.

### Utilities Extension Policies

As Trent Woods is not in the utility business, it does not have a utility extension policy.

### Open Space and Recreation Policies

Current town policy regarding recreation is not to provide any public recreation facilities. The town does not have a policy regarding open space.

## Prior Land Use Plans And Policies

The town does not have prior Land Use Plans. Prior Land Use policies are to encourage low density residential development, to discourage new mobile home parks, to encourage only neighborhood commercial and to discourage new industrial development from locating within its planning area.

# LOCAL REGULATIONS

## Zoning Ordinance

The Town of Trent Woods adopted its Zoning Ordinance and Subdivision Regulations on September 25, 1973. Since that time it has made two amendments to the Zoning Ordinance. The Zoning Ordinance divides the town and extraterritorial area into eight (8) districts. The districts and the purpose of each are as follows:

Residential 20S (R-20S) A single family residential district allowing only a single family dwelling on a lot.

Residential 20 (R-20) A residential district allowing a single family dwelling, a two family dwelling and a multi-family dwelling.

Residential 15S (R-15S) A single family residential district which allows single family dwellings.

Residential 15 (R-15) A residential district which allows single family dwellings, two family dwellings, and multi-family dwellings.

Mobile Home (MH) A mobile home district which allows mobile homes.

Institutional (Inst.) A district which allows institutional use such as offices and clubs.

Industrial (Ind.) An industrial district having

only limited contact with the general public and which may be carried on with no offensive noise, smoke, odors, or fumes.

Commercial (Com.) A commercial district allowing retail trade.

Twenty thousand (20,000) square feet are required for each lot with the Residential 20S district. An additional 3,000 square feet of street right-of-way are necessary to serve each lot. This district was designed to allow both on-site water supply and sewage disposal on each residential lot.

Residential 20 district is designed to accommodate multi-family housing. Land area required within this district is as follows:

| | |
|---|---|
| First dwelling unit | 20,000 square feet |
| Each additional unit | 7,000 square feet |

These requirements allow a density of 6.37 dwelling units per acre on a ten acre tract. Central water and sewer are necessary to develop at this density. With the exception of density, all other requirements of the Residential 20 district are identical to the 20S district.

The Ordinance was amended on June 4th for a Resi-

dential 15S and a Residential 15 district. The minimum lot area in the Residential 15S district is 15,000 square feet, designed to be used where a public water supply is available. The density of the Residential 15S district, including streets, is 2.42 units per acre. The Residential 15 district is a multi-family district. The minimum lot area is as follows:

| | |
|---|---|
| First dwelling unit | 15,000 square feet |
| Each additional unit | 6,000 square feet |

On a ten acre tract the average multi-family density will be 7.1 units per acre.

The Mobile Home district requires 5,000 square feet per lot with a minimum distance between units of 20 feet.

Offices and clubs are the primary uses allowed in the Institutional district. It does not allow residential uses as allowed in some other areas. The Industrial district allows only Industrial uses, while the Commercial district allows only Commercial uses.

The Ordinance is short, designed by a governing board specifically for the town; it has a table of permitted uses. If a proposed use is not listed in the table of permitted uses, it is not allowed. If

the proposed use is considered reasonable by the governing body, it will amend the table of permitted uses to allow such use. In this ordinance, the Town Board of Commissioner's serves as the Board of Adjustments. This procedure does not allow representation on the Town's Board of Adjustments from the extraterritorial area and must be changed. The Planning Board consists of five members, two of whom live in the extraterritorial area. If the proper procedures are followed, the Planning Board can also serve as the Board of Adjustments.

No other conflicts were found between this ordinance and the state enabling legislation.

## Subdivision Regulations

The Subdivision Regulation, written using enabling legislation as a direct reference, was also reviewed. It simply sets up the procedure for subdividing land and installing improvements. Only one possible difficulty was found. County Health Department approval of preliminary plans shall be provided upon request of the Planning Board. The Planning Board should not be required to request this approval each time, for it should be a mandatory requirement.

Other Local Regulations

The only other local regulations adopted by the town are the North Carolina State Building Code and nuisance regulations as allowed within state law. The town does not have a local floodway ordinance, a septic tank regulation, a historic district regulation, a dune protection ordinance, a sedimentation code or an environmental impact statement ordinances.

## FEDERAL AND STATE REGULATIONS

This section has not yet been provided by the N. C. Department of Natural and Economic Resources.

# PUBLIC PARTICIPATION ACTIVITIES

## MAJOR LAND USE ISSUES

The major land use issue for the town is to maintain the high quality of development. The impact of the past population and economic trend within the town has been favorable. All development to date has been high quality, low density residential. Zoning regulations have been written in such a way as to insure that this trend will continue in the forseeable future.

Adequate housing and other services are not an issue within the town. (See the housing section within this plan). Police protection is provided by the town, fire protection by the West of New Bern Fire Department, garbage collection by private contract collections and water and sewer is provided by individual wells and septic tanks on large lots with good soil. The town is currently trying to determine if the citizens want public water and/or sewer service. High quality residential living is the primary attraction for people desiring to live within the Trent Woods planning area.

Important natural and environmental resource within the town are good soils, high elevation, Country Club, Golf course and Trent River Recreation. Low density is

the key to protection of these important resources. There are no cultural and historic resources known to be located within the town.

## ALTERNATIVES CONSIDERED IN THE DEVELOPMENT OF THE OBJECTIVES, POLICIES AND STANDARDS

The alternatives for development of Trent Woods was presented to the citizens through a questionnaire. The question was asked as to what is liked best about Trent Woods. The public was also quizzed on what they liked least about Trent Woods. A key part of the questionnaire stated current development objectives. Ninety-four percent of the responses agreed with current development responses. To allow for a complete look at all the alternatives presented to the public, the complete questionnaire tabulated is presented.

TOWN OF TRENT WOODS

CITIZEN'S OPINION QUESTIONNAIRE

Number of Questionnaires Returned - 133

| | Strongly Agree | Agree | Disagree | Strongly Disagree | No Opinion |
|---|---|---|---|---|---|
| 1. The Town has approximately 2,300 people in its planning area. When it is fully developed the current zoning density will allow approximately 5,000 people. This is a reasonable population for the Town's planning area. | 68% | | 13% | | 19% |
| | 30 | 60 | 9 | 8 | 26 |
| 2. The Town should discourage industry from locating in its planning area. (See Map) | 90% | | 7% | | 3% |
| | 98 | 23 | 5 | 5 | 4 |
| 3. The Town should encourage only neighborhood commercial areas in its planning area. | 79% | | 13% | | 8% |
| | 60 | 45 | 6 | 11 | 11 |
| 4. The Town should continue to encourage low density residential development. | 95% | | 2% | | 3% |
| | 97 | 29 | 1 | 2 | 4 |
| 5. The area in the Town currently zoned for condominium development should be buffered from single family units. | 79% | | 6% | | 15% |
| | 67 | 40 | 4 | 4 | 20 |
| 6. The Town should expend funds for public recreation areas. | 46% | | 46% | | 8% |
| | 30 | 31 | 26 | 35 | 10 |
| 7. Fire protection is adequate for the Town's planning area. | 65% | | 20% | | 15% |
| | 27 | 60 | 20 | 7 | 20 |
| 8. A public sewer system will eliminate the need of a septic tank in the Town. The Town needs a public sewage system. | 55% | | 39% | | 6% |
| | 49 | 24 | 18 | 34 | 8 |

| | Strongly Agree | Agree | Disagree | Strongly Disagree | No Opinion |
|---|---|---|---|---|---|
| 9. The Town Zoning Ordinance requires low density residential throughout the Town except near the fire station. In this area, neighborhood commercial, condominiums and apartments are allowed. This zoning pattern is appropriate for Trent Woods. | 69% | | 20% | | 11% |
| | 26 | 66 | 8 | 19 | 14 |
| 10. The Town needs a public garbage collection system. | 53% | | 37% | | 10% |
| | 37 | 33 | 26 | 24 | 13 |
| 11. The Town should allow more mobile homes in its planning area. | 2% | | 91% | | 7% |
| | 1 | 2 | 15 | 108 | 9 |
| 12. In order to increase the tax base of the Town so that needed public services can be obtained, the area west to River Road, and east to the Jaycee Park Road should be encouraged to petition for annexation within the Town. | 55% | | 26% | | 19% |
| | 25 | 49 | 7 | 27 | 26 |
| 13. The Town has a good zoning ordinance. | 55% | | 8% | 37% | |
| | 10 | 63 | 7 | 4 | 49 |
| 14. The Coastal Area Management is requiring that development in the Coastal Counties must be consistent with Land Use Plans. Under these plans some people are not going to have complete freedom of what they do with their property. In the long run, the Coastal Area Management Act is going to benefit Coastal North Carolina | 50% | | 26% | | 24% |
| | 17 | 49 | 16 | 19 | 32 |
| 15. The Town's current development policy is to encourage low density residential, to discourage new mobile parks, to encourage only neighborhood commercial and to discourage industry from locating within its planning area. This development policy is valid and should continue in the foreseeable future. | 94% | | 4% | | 2% |
| | 91 | 34 | 2 | 3 | 3 |

| | Strongly Agree | Agree | Disagree | Strongly Disagree | No Opinion |
|---|---|---|---|---|---|
| 16. The Town's police program has been an asset to the Town. | 82% | | 9% | | 9% |
| | 54 | 55 | 5 | 7 | 12 |
| 17. Town zoning allows a density of approximately two (2) homes per acre. This density is too low and should be increased. | 11% | | 82% | | 6% |
| | 8 | 6 | 29 | 80 | 10 |
| 18. The Town should continue the policy of surveying public attitude on major Town questions. | 94% | | 2% | | 4% |
| | 81 | 46 | 3 | 0 | 5 |
| 19. The Town should develop some public tennis courts. | 36% | | 44% | | 20% |
| | 16 | 33 | 25 | 35 | 26 |
| 20. The Town has installed a sufficient number of street lights to service the Town's needs. | 64% | | 19% | | 17% |
| | 19 | 67 | 20 | 6 | 22 |

21. What do you like best about Trent Woods?

36 Quietness and Peace
24 Blank
22 Exclusiveness of Area and People
14 Low Density
10 Lack of Mobile Homes
7 Low Taxes
7 Lack of Commercial and Industrial Development
7 Natural Beauty
6 People
5 Everything
5 No Multi-Housing
5 Country Living
5 Zoning
4 Individually Built Homes
4 Town Management
3 Calibre of Residents
3 Good Traffic Control
2 River
2 Pride taken in property
2 Safety
2 Nice Place to Live
2 Close to Shopping Centers
2 Residential Neighborhood Close to Business

21. Continued

2 Close to Needed Services
1 Public Surveys
1 Street Lights
1 No City of New Bern Taxes
1 Good Climate

22. What do you like least about Trent Woods?

38 Blank
23 Dog Problem
18 Satisfied
11 Motorcycles
9 Water System
9 Sewage System
5 Lack of Access Roads and Drainage
4 Mobile Homes
4 Heavy Traffic
4 Garbage and or Trash System
4 Governing Body's efforts to Citify it
3 No Street Maintenance
3 No Public Recreational Facilities
3 No Public Access to River or Creeks
2 Lack of Community Spirit
2 Teenage Problems
2 Open Burning of Trash
2 Multi-Family
2 Horses
2 Lack of 24 Hour Police Protection
2 Speed Trap
1 Speed Zone too slow on Chelsea Road
1 Commercial Business next to houses
1 Smaller lots
1 Town Growth
1 Unkept vacant lots
1 Insufficient Street Lighting
1 It's far from Town
1 Fire Protection
1 Need More Services
1 It is Incorporated
1 Any plans that might Destroy Present Zoning Ordinance

23. What does Trent Woods need that it does not now have?

29 Water System
27 Sewage System
27 Blank or No Comment
15 Garbage Pick-up
15 Dog Problem
12 Public Park with Recreational Facilities
8 More Police
5 Drainage
5 Nothing
4 Motorcycle Problem Ordinance
4 Horse Ordinance
4 Post Office
4 Street Lights
4 Satisified
3 Street and Road Maintenance
3 Public Access to River
2 Bike Path
1 Eliminate Open Fire Burning
1 Better Fire Protection
1 ABC Store
1 Shopping Center
1 Enforced Cleaning of Vacant Lots
1 Mosquito Control
1 City Hall
1 Drug Store
1 Less Government

24. Do you have any comments or concerns not adequately covered by this questionnaire?

Other Recreational Activities should be included, other than Tennis Courts.

Light clean industry should be acceptable as multi-family.

Strongly recommend Trent Woods be restricted to residential and some recreational living only.

Curtail expansion promise.

Keep on looking out for Small Citizen instead of Land Developer.

Traffic Light needed Old Hwy 17 and Highland Ave. (Carolina Ave.).

What was final decision if any on water system?

Let's have a meeting.

Does not wish to get in a town with lots of foolish laws and restrictions. If you wish water, sewer, and city life-move to city - need sign reading "HORSE SANCTUARY"

Moved from city to avoid High Taxes and Excessive Restrictions. Hope to maintain, also continue to allow as much freedom as possible.

Premises cleaned up, streets improved, control on motor bike rider with no drivers license and no helmet, control on Horse Back Riders.

Do not develop a crowded city or sum-if forced on us-Exist on lowest possible Taxes.

Would like cost of operation and tax base remain as is.

Would not oppose Higher Taxes if Public Recreational Facilities become a reality.

Take action to do away with Poor Drainage Ditches.

Keep Wooded Areas and Large Buffer Zone.

Appears some Realtors and or Builders have a Free Hand at Changing Planning on New Development.

Get Hwy Dept. to Widen Rd, from Trent Rd. to New Hwy Bridge in Pembroke

Too much Speeding- Motor Bikes and Automobiles. (Highland Ave.)

24. Continued

If Commercial and Industrial Development is Allowed in Trent Woods Crime will increase defeating the purpose for Building in this area.

Growth is not necessarily good, would like to see as little changes as possible. Also appreciate opportunity to express views, very much.

Ideas of expansion - all phases except garbage disposal.

Do not feel Trent Woods should have any more Trailer Parks,;however feels one should have right to park own camper on own property.

Enjoy "The Wood's" as is and do not wnat it more "Citified". Number of ambigous questions.

Could use pick-up for Trash - Not only Garbage.

Do not overload the purpose for which the town was Chartered.

Hope Trent Woods does not become over populated to necessiate public sewer system.

Are you in favor of constantly raising taxes to provide more services provided in Urban Towns or do you favor less Taxes and not things such as curbs, etc.?

Small area should be left for parks to retain the natural beauty of Trent Woods.

Pave the dirt streets and assess the property owner.

Set up development priorities - Don't agree with condominium concept under present facilities.

Should not have multiple housing in Trent Woods.

Should prohibit ownership or use of unlicensed motorcycles upon any private property.

Special Interest groups should not be allowed to control the Destiny of Trent Woods.

Too Many Dogs Running Loose - Some Dangerous to children and adults- Cleaning up of nearby adjacent lots.

Comment on Question 10. Will Town of Trent Woods purchase own Truck? If yes, Great! If no, The town people should vote on the Collector to be hired so as to obtain RELIABLE personnel.

Take whatever steps necessary to maintain most desirable residential area.

24. Continued - Page 2

Concerned about unauthorized "Traffic" in and out of property next to Warren on Trent Woods Road.

Would like Trent River Drive Paved without increasing its present width.

Yes! I cannot emphasize how strongly I feel that this should be a one family low density town.

Take all dogs out of Trent Woods.

Is there a leash law in Trent Woods? Please notify us in some way - no one in our immediate area knows for sure - we are very interested in this.

EXTRA-TERRITORIAL

CITIZEN'S OPINION QUESTIONNAIRE

Number of Questionnaires Reurned - 77

| | Strongly Agree | Agree | Disagree | Strongly Disagree | No Opinion |
|---|---|---|---|---|---|
| 1. The Town has approximately 2,300 people in its planning area. When it is fully developed the current zoning density will allow approximately 5,000 people. This is a reasonable population for the Town's planning area. | 74% 14 | 42 | 10% 5 | 3 | 16% 12 |
| 2. The Town should discourage industry from locating in its planning area. (See Map) | 90% 56 | 14 | 5% 3 | 1 | 5% 4 |
| 3. The Town should encourage only neighborhood commercial areas in its planning area. | 79% 39 | 20 | 16% 6 | 6 | 5% 4 |
| 4. The Town should continue to encourage low density residential development. | 91% 50 | 19 | 3% 2 | 0 | 2% 5 |
| 5. The area in the Town currently zoned for condiminium development should be buffered from single family units. | 74% 38 | 19 | 9% 7 | 0 | 17% 8 |
| 6. The Town should expend funds for public recreation areas. | 64% 28 | 21 | 26% 11 | 9 | 10% 8 |
| 7. Fire protection is adequate for the Town's planning area. | 38% 6 | 23 | 40% 24 | 6 | 22% 17 |
| 8. A public sewer system will eliminate the need of a septic tank in the Town. The Town needs a public sewage system. | 52% 18 | 22 | 30% 9 | 14 | 18% 14 |

| | | Strongly Agree | Agree | Disagree | Strongly Disagree | No Opinion |
|---|---|---|---|---|---|---|
| 9. | The Town Zoning Ordinance requires low density residential throughout the Town except near the fire station. In this area, neighborhood commercial, condominiums and apartments are allowed. This zoning pattern is appropriate for Trent Woods. | 68% | | 18% | | 14% |
| | | 16 | 37 | 8 | 6 | 11 |
| 10. | The Town needs a public garbage collection system. | 56% | | 27% | | 17% |
| | | 13 | 30 | 12 | 9 | 13 |
| 11. | The Town should allow more mobile homes in its planning area. | 5% | | 80% | | 15% |
| | | 2 | 2 | 11 | 56 | 13 |
| 12. | In order to increase the tax base of the Town so that needed public services can be obtained, the area west to River Road, and east to the Jaycee Park Road should be encouraged to petition for annexation within the Town. | 52% | | 34% | | 14% |
| | | 17 | 23 | 7 | 19 | 11 |
| 13. | The Town has a good zoning ordinance. | 33% | | 10% | | 57% |
| | | 3 | 22 | 7 | 1 | 43 |
| 14. | The Coastal Area Management is requiring that development in the Coastal Counties must be consistent with Land Use Plans. Under these plans some people are not going to have complete freedom of what they do with their property. In the long run, the Coastal Area Management Act is going to benefit Coastal North Carolina. | 44% | | 29% | | 27% |
| | | 16 | 18 | 16 | 6 | 21 |
| 15. | The Town's current development policy is to encourage low density residential, to discourage new mobile parks, to encourage only neighborhood commerical and to discourage industry from locating within its planning area. This development policy is valid and should continue in the foreseeable future. | 92% | | 4% | | 4% |
| | | 49 | 20 | 2 | 1 | 3 |
| 16. | The Town's police program has been as asset to the Town. | 81% | | 6% | | 13% |
| | | 26 | 36 | 3 | 2 | 10 |
| 17. | Town zoning allows a density of approximately two (2) homes per acre. This Density is too low and should be increased. | 9% | | 84% | | 7% |
| | | 4 | 3 | 21 | 44 | 5 |

| | Strongly Agree | Agree | Disagree | Strongly Disagree | No Opinion |
|---|---|---|---|---|---|
| 18. The Town should continue the policy of surveying public attitude on major Town questions. | | 93% | 1% | | 6% |
| | 40 | 27 | 0 | 1 | 4 |
| 19. The Town should develop some public tennis courts. | | 51% | 31% | | 18% |
| | 19 | 20 | 8 | 16 | 14 |
| 20. The Town has installed a sufficient number of street lights to service the Town's needs. | | 34% | 43% | | 23% |
| | 3 | 23 | 12 | 21 | 18 |

21. What do you like best about Trent Woods?

19 Blank
11 Scenic Beauty- Location
10 Peace and Quiet
5 Low Density
5 Police Protection
4 Class and Caliber of People
3 Zoning
3 Separated from New Bern
3 Uncommercial Appearance
2 Low Taxes
2 Away from City Taxes
2 Non-Resident of Incorporated area
2 Pride People take in property
2 Trees
2 Primarily Residential
2 People
2 Lack of City Involvement
1 A Working Mayor
1 Trent River
1 Small
1 Open-mindness toward citizens

22. What do you like least about Trent Woods?

23 Blank or No Comment
13 Dog Problems
4 Lack of Police Protection
4 Lack of Recreational Facilities
4 Nothing
3 No Water System
3 No Sewer System
3 Insufficient Street Lighting
3 Expansion
2 Traffic Situation on Steeplechase
2 No Street Maintenance
2 No public access to River or Creek
2 More Fire Protection
2 Growing City Government
1 Speed Trap Reputation
1 Lack of Proper Drainage
1 No Curbs and Gutters
1 No Street signs in Extra-Territorial
1 Prefer to be in City of New Bern
1 Layout
1 Lack of Public Services
1 Congested Access to and From New Bern
1 Proposed Apartment and Commercial Development around Fire Station

23. What does Trent Woods need that it does not now have?

26 Blank or No Comment
17 Sewage System
13 Lack of Recreational Facilities
12 Water System
3 Dog Problems
3 More Street Lighting
3 More Police
3 Sidewalks
3 Public Access to River
2 Garbage Pick-up
2 Street and Road Maintenance
2 Bicycle Routes
2 More Community Communication
1 Day Care Centers
1 Street Signs Insufficient
1 More Fire Protection
1 Fire Hydrants

23. Continued

1 Inclusion of Trent Shores, Country Club Hills, Hayward Creek Heights, Holly Hills, and Edgewood
1 Churchs
1 Mosquito Control
1 Building Code
1 Money
1 A city council that will dissolve and leave well enough alone

24. Do you Have any comments or concerns not adequately covered by this questionnaire?

Too many dogs running loose.

Need to know exact planning boundaries and what is first on improv= ing public services.

Town should spray against mosquitos and other insects especially in Fox Hollow section since newly developed. Need street lights.

Separate Post Office not needed.

Consideration of eventual annexation with New Bern.

Decision to sign a petition for annexation would depend on Street maintenance being provided.

Public Recreation Area.

Because of Soil-I feel that septic tanks can handle waste- but agree would be much safer if City Water were installed.

Zoning laws should prohibit building of Condiminiums.

Strongly Disagree to any Annexation for Trent Woods-Like living in Wilson Creek as is.

Opposed to being annexed into as area that supposedly advocated providing services already available, but will probably cost more in garbage pick-up, Sewage, and Water Systems.

No. 12 States "To encourage our area to Petition annexation to increase Trent Woods Tax Base." This is the foundation upon which the Town of Trent Woods was incorporated-justly so-History is repeating itself.

24. Continued-Page 2

It doesn't need to have to rent and resell from the City of New Bern such as water, electricity, or sewer systems.

Low Density development is ideal for Trent Woods; however Land around the Fire Station should be used for Public Recreation Facilities, instead of apartments, condominiums, etc. In general the Zoning Ordinance is good; however; other areas should be purchased by Town if possible and zoned for public use.

Many questions were stated in a way to get desired result. For example, I agreed plus disagreed with different items in the same question. Feel in order to get a consenus the questions should be more clearly and separately stated.

The proposed Construction of Condominiums across from the Womens Club by Tryon Realty should be discussed.

## LAND USE OBJECTIVES, POLICIES AND STANDARDS

The Town of Trent Woods prepared the following development objectives from the questionnaire tabulation:

To provide the continued development of low density residential development throughout the town's planning area.

To promote the development of commercial areas in a planned concept in the area near the Fire Station, rather than in a hazardous strip commercial pattern.

To discourage the expansion of existing Mobile Home Parks and the construction of new Mobile Home Parks within the Town's Planning Area.

To promote the installation of public services which are necessary for the health, safety, and well being of the citizens of the town.

To encourage Craven County to continue to pursue the development of industry at locations within the county which will not adversely effect the living quality of residential areas within Trent Woods and its Planning Area.

To encourage that new development be constructed in such a way as to minimize flood damage.

The town's major focus is to continue the trend of high quality residential construction within its planning area. Based on the public participation program, the Town Board selected 5,000 people as a desired future population for the Trent Woods planning area.

## PUBLIC PARTICIPATION PROCESS

The Town's Planning Board and Board of Commissioners are responsible for directing the town's public partici-

pation program. The purpose of the program has been two-fold. It 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 town developed a questionnaire which was mailed to every resident of the town's planning area. Of the 829 questionnaires mailed, 210 or 25 percent were returned. On the first page of the questionnaire, a brief description was given of the Coastal Area Management Act. In addition to the mailing, presentations were made to the following civic clubs:

New Bern Business & Professional Women's Club

New Bern Rotary Club

Kiwanis Club

Toast Masters Club

New Bern Lions Club

New Bern Woman's Club

New Bern Historical Society

The total attendance at these meetings was approximately 340 people. Both the City of New Bern's and the

Town of Trent Woods' planning programs were discussed at these meetings. The results obtained from the public participation program has made it possible for the town to articulate the development objectives consistent with public views.

# CONSTRAINTS

## PHYSICAL LIMITATIONS

The Coastal Resources Commission has not yet designated the Areas of Environmental Concern as required in the Coastal Area Management Act. Because the designation has not yet occurred, it is not known what areas within the town will be designated. Based on the planning guidelines, the following are potential Environmental Concern Areas.

| | Letter Code |
|---|---|
| Coastal Wetlands | CW |
| Estuarine Waters | EW |
| Public Trust Areas (Waters) | PT |
| Coastal Floodplains | CF |

These areas are not mapped within this plan because the boundaries are subject to change pending designation by the Coastal Resources Commission. The above potential Areas of Environmental Concern are described in detail within this section.

Flood Hazard Areas - Coastal Floodplains (Potential AEC)

Trent Woods is located on the Trent River approximately two and one-half miles upstream from its intersection with the Neuse River. The town has approximately three miles of frontage along the Trent River.

Tide records for the Trent could not be located, and a Flood Plain Report has not been prepared for the town. The southern limit of the Report by the U. S. Army Corps of Engineers for New Bern is within one mile of the town. Because of the close proximity of the New Bern Report, data presented in that report is generally applicable to Trent Woods as well.

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 area are due to atmospheric pressure and winds. Streamflow or normal gravitational effects of the sun and moon have little effect on the Trent River level at Trent Woods.

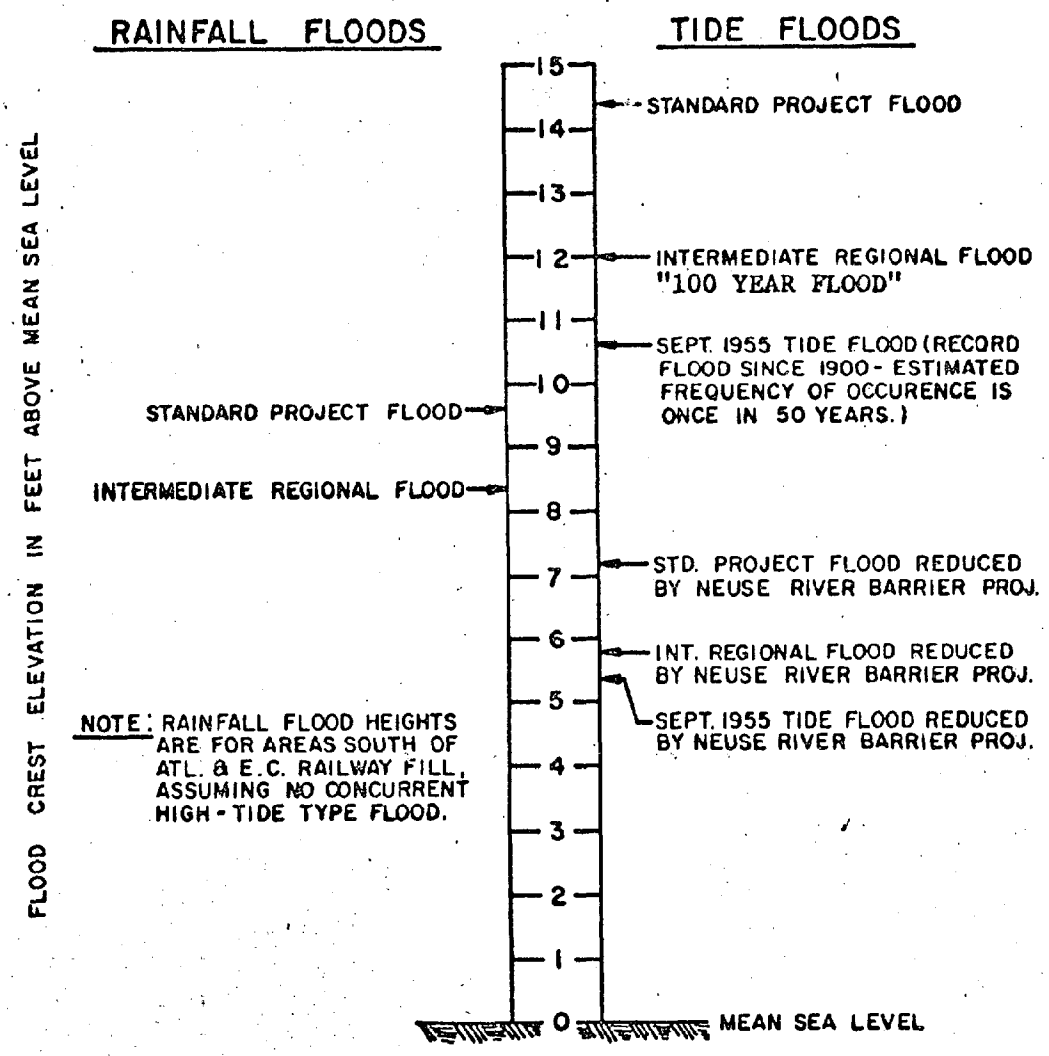
The greatest flood known to have occurred in the Trent Woods area during recent history occurred on September 19, 1955. Floodwaters from Hurricane "Ione" rose to 10.6 feet above mean sea level. Accompanying this flood were winds up to 80 miles per hour and a rainfall of 20.04 inches in 24 hours. Another great flood struck the Trent Woods area in 1933. Local information indicates that the water accompanied by

high winds and waves reached 7.7 feet above sea level during the flood. Other large floods occurred in the Trent Woods area in September, 1960; August, 1955; October, 1954 and September, 1913. The August 1955 flood was only two (2) feet lower than the "Ione" flood and occurred only one month prior to the "Ione" flood. On June 30, 1962, a rainfall type flood occurred; over 8 inches of rainfall was recorded by the Environmental Science Service Administration Weather Bureau.

The U. S. Army Corps of Engineers have 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 indicated that the Intermediate Regional Flood of this type would be about 1.4 feet higher than the Hurricane "Ione" tide flood of 1955. The City of New Bern disagrees with the conclusion reached by the Corps of Engineers, for local history reflect that the Ione tide was the highest ever experienced in the New Bern area.

Tide flood duration usually varies from about ten to twenty hours. Hurricane associated rainfall usually occurs within a period of twelve hours.

A flood-type-barrior project has been authorized for construction by Congress in the Flood Control Act




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

PEAK FLOOD ELEVATIONS

AT

NEW BERN AND VICINITY, N.C.

MAY, 1969

of 1965. This barrior, to be constructed about 18 miles below New Bern, will reduce the "100 year flood" from 12.0 feet to 5.8 feet above mean sea level. To date, no funds have been appropriated by Congress for the barrior construction. A complete list of major floods is shown in Table 11.

Table 11 HIGHEST SEVEN KNOWN TIDE FLOODS IN ORDER OF MAGNITUDE

| Order No. | Date of Flood | Neuse River Crest Elev. (feet) | Maximum 24-Hour Rainfall (inches) | Total Rainfall (inches) |
|---|---|---|---|---|
| 1 | Sept. 19, 1955, Ione | 10.6 | -- | 20.04 |
| 2 | Aug. 12, 1955, Connie | 8.6 | 8.62 | 12.98 |
| 3 | Sept. 18, 1933 | 7.7 | (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 |

Development is appropriate within the flood hazard area provided it is protected from flood damage by flood proofing or elevation. Development within the area must conform to the standards of the Federal Insurance Administration.

## Soils

Most of Trent Woods has excellent soils for development. Sixty-seven percent of the town's soils are sandy; thus, septic tanks on large lots work well in these soils. Within the Lakeland Sand, however, there is a possible hazard of horizontal water movement from the drain field to private water supplies. One of the best ways to prevent this from happening is to maintain the low density within this soil. To date, local health officials have not found any indication of contamination of local wells from septic tanks. The following soil descriptions were obtained from the USDA Soil Conservation Service.

BJ JOHNSTON - The JOHNSTON series consists of very poorly drained soils on nearly level flood plains of the Coastal Plain. Typically, they have black, mucky loam or loam surface layers, 30 inches thick, and gray, fine, sandy loam underlying layers. They formed in stratified alluvial sediments. Slopes range from 0 to 2 percent. The seasonal water table is from 1 to 1½ feet of the surface.

Limitations for Development

Dwellings - Severe: Floods, wetness

Septic tank filter fields - Severe: Floods, wetness

Local roads and streets - Severe: Floods, wetness

Industrial construction - Severe: Floods, wetness

Camp areas - Severe: Wetness, floods

Picnic areas - Severe: Wetness, floods

Playgrounds - Severe: Wetness, floods

Paths and trails - Severe: Wetness, floods

78 LAKELAND SAND - The LAKELAND series consists of deep, excessively drained, strongly acid sandy soils. Typically, the surface layer is very dark grayish-brown or dark gray sand. Beneath this layer is a yellowish-brown sand that extends to depths of 80 or more inches. Silt plus clay content in the 10 to 40 inch layer is 5 to 10 percent. These soils occur on smooth to strongly dissected landscapes in the Coastal Plain. Slopes range from 0 to 30 percent. There is no wetness associated with this series.

Limitations for Development

Dwellings - Moderate: 0 to 15 percent slopes
Severe: 15 percent + slopes

Septic tank filter fields - Slight, possible contamination of nearby water supplies; 5 to 10 percent slopes - Moderate, possible contamination of nearby water supplies; 10 percent + slopes - Severe, possible contamination of nearby water supplies.

Local roads and streets - Slight: 0 to 6 percent slopes
Moderate: 6 to 15 percent slopes
Severe: 15 percent + slopes

Industrial construction - Moderate: 0 to 8 percent slopes
Severe: 8 percent + slopes

Camp areas - Severe: Coarse texture

Picnic areas - Severe: Coarse texture

Playgrounds - Severe: Coarse texture

Paths and trails - Severe: Coarse texture

352 KALMIA LOAMY SAND - The KALMIA series consists of well drained soils on marine and stream terraces in the Coastal Plain. The surface layer is grayish-brown, loamy sand, and the subsoil is brownish-yellow, sandy clay loam. The substratum is sandy. Slopes range from 0 to 10 percent. The seasonal high water table is below 6 feet.

Limitations for Development

Dwellings - Slight: Non-flooded areas
Severe: Flooded areas

Septic tank filter fields - Slight: 0 to 8 percent slopes
Moderate: 8 to 10 percent slopes

Local roads and streets - Slight: 0 to 8 percent slopes
Moderate: 8 to 10 percent slopes

Industrial construction - Severe: Flooded areas
Slight: Non-flooded areas

Camp areas - Slight: 0 to 8 percent slopes
Moderate: 8 to 10 percent slopes

Picnic areas - Slight: 0 to 8 percent slopes
Moderate: 8 to 10 percent slopes

Playgrounds - Slight: 0 to 2 percent slopes
Moderate: 2 to 6 percent slopes
Severe: 6 to 10 percent slopes

Paths and trails - Slight

365 NORFOLK LOAMY SAND - The NORFOLK series consists of well drained soils of the upland Coastal Plain. Typically, these soils have grayish-brown Ap horizons, light yellowish-brown A2 horizons and thick yellowish-brown friable, sandy clay loam B2t horizons. Slopes range from 0 to 10 percent. Depth to the seasonally high water table is greater than 5 feet except for very brief periods.

Limitations for Development

Dwellings - Slight: 0 to 8 percent slopes
Moderate: 8 percent + slopes

Septic tank filter fields - Slight: 0 to 8 percent slopes
Moderate: 8 percent + slopes

Local roads and streets - Slight: 0 to 8 percent slopes
Moderate: 8 percent + slopes

Industrial construction - Slight: 0 to 4 percent slopes
Moderate: 4 to 8 percent slopes

Camp areas - Slight: 0 to 8 percent slopes
Moderate 8 percent + slopes

Picnic areas - Slight: 0 to 8 percent slopes
Moderate: 8 percent + slopes

Playgrounds - Slight: 0 to 2 percent slopes
Moderate: 2 to 6 percent slopes
Severe: 6 percent + slopes

Paths and trails - Slight

371 KENANSVILLE LOAMY SAND - The KENANSVILLE series consists of well drained soils on broad interstream divides and stream terraces with thick sandy A horizons and thin loamy Bt horizons. The surface layers are grayish-brown and pale brown loamy sand or sand and the subsoil is yellowish brown sandy loam, with subhorizons that are sandy. Slopes range from 0 to 6 percent. The seasonal high water table is below 5 feet.

Limitations for Development

Dwellings - Slight

Septic tank filter fields - Slight

Local roads and streets - Slight

Industrial construction - Slight

Camp areas - Moderate: Sandy surface

Picnic areas - Moderate: Sandy surface

Playgrounds - Moderate: Sandy surface

Paths and trails - Moderate: Sandy surface

402 JOHNS SANDY LOAM - The JOHNS series consists of somewhat poorly to moderately well drained soils on stream terraces and the upland Coastal Plain. Typically, these soils have a dark gray, loamy sand surface layer and a thin, yellowish-brown and brownish- yellow, friable sandy clay loam subsoil mottled with gray over a sandy substratum. Slopes are generally 2 percent or less. The seasonal high water table is within 18 inches of the surface, 2 to 6 months annually.

Limitations for Development

Dwellings - Severe: Seasonal high water table, flooding

Septic tank filter fields - Severe: High water table, flooding

Local roads and streets - Severe: Flooding

Industrial construction - Severe: Wetness

Camp areas - Moderate: Wetness

Picnic areas - Moderate: Wetness

Playgrounds - Moderate: Wetness

Paths and trails - Moderate: Wetness, sandy surface texture

417 LYNCHBURG - The LYNCHBURG series consists of somewhat poorly drained, moderately permeable, acid soils of the Coastal Plain. These soils have dark gray sandy surface layers and light olive brown sandy clay loam subsoils mottled with yellowish-red and gray. These soils are in shallow depressions and broad low flats. They developed in loamy marine sediments. Slopes are commonly less than 2 percent. It is somewhat poorly drained. The water table is within 1 foot of the surface for 30 to 90 days during the spring and winter.

Limitations for Development

Dwellings - Moderate: Seasonal high water table

Septic tank filter fields - Severe: Flooding, water table

Local roads and streets - Severe: Flooding, wetness

Industrial construction - Severe: Flooding, wetness

Camp areas - Severe: Flooding, wetness

Picnic areas - Moderate: Flooding, wetness

Playgrounds - Severe: Flooding, wetness

Paths and trails - Moderate: Flooding, wetness

460 PACTOLUS LOAMY SAND - The PACTOLUS series consists of moderately well and somewhat poorly drained sandy soils on Coastal Plain uplands and stream terraces. In a typical profile, the surface layer is dark grayish-brown, loamy sand over light yellowish-brown or brownish-yellow loamy sand to about 40 inches. Underlying horizons are light gray loamy sand. Low chroma mottless indicative of wetness are within 40 inches of the surface. Slopes range from 0 to 5 percent. The seasonal high water table is 15 to 30 inches from the surface for 1 to 2 months annually.

Limitations for Development

Dwellings - Severe: Flooding, seasonal high water table

Septic tank filter fields - Severe: Flooding, seasonal high water table

Local roads and streets - Moderate: Flooding

Industrial construction - Severe: Flooding, depth to seasonal water table

Camp areas - Moderate: Wetness, texture

Picnic areas - Moderate: Wetness, texture

Playgrounds - Moderate: Wetness, texture

Paths and trails - Moderate: Texture

582 LEON - The LEON series are poorly drained, sandy soils with a weakly cemented, organic stained layer within 30 inches deep. They have a thin sand surface layer and a light gray sand subsurface layer. The weakly cemented, organic stained layer is black, dark reddish-brown or dark brown sand. Below the cemented layer to 80 inches deep is loose sand. These soils are nearly level to gently sloping and occur in the lower Atlantic and Gulf Coastal Plain. They formed in acid, sandy marine sediments.

Limitations for Development

Dwellings - Severe: High water table

Septic tank filter fields - Severe: High water table

Local roads and streets - Severe: High water table

Industrial construction - Severe: High water table

Camp areas - Severe: High water table during season of greatest use, sand texture

Picnic areas - Severe: High water table during season of greatest use

Playgrounds - Severe: High water table during season of greatest use, sand texture

Paths and trails - Severe: High water table during season of greatest use

830 RAINS SANDY LOAM - The RAINS series consists of poorly drained, moderately permeable, very strongly

to strongly acid soils of the Coastal Plain. These soils have very dark gray, sandy loam surface layers and gray, sandy clay loam subsoils. These soils are on nearly level flats and depressions and around the heads of intermittent drains. They developed in loamy marine sediments. Slopes are commonly less than 2 percent. The water table is within 15 inches of the surface 2 to 3 months in the winter and spring.

Limitations for Development

Dwellings - Severe: Wetness, flooding

Septic tank filter fields - Severe: High water table, flooding

Local roads and streets - Severe: Wetness, flooding

Industrial construction - Severe: Wetness, flooding, corrosivity

Camp areas - Severe: Wetness, flooding

Picnic areas - Severe: Wetness, flooding

Playgrounds - Severe: Wetness, flooding

Paths and trails - Severe: Wetness, flooding

836 PANTEGO LOAM - The PANTEGO series consists of very poorly drained, nearly level soils in the Coastal Plain. Typically, the surface layer is black and very dark gray loam about 18 inches thick. The subsoil is very dark gray and gray sandy clay loam that extends to a depth of about 65 inches. Slopes are less than 2 percent. The seasonal high water table is at or near the surface during the winter months.

Limitations for Development

Dwellings - Severe: Wetness

Septic tank filter fields - Severe: Depth to seasonal high water table

Local roads and streets - Severe: Depth to seasonal high water table

Industrial construction - Severe: Wetness

Camp areas - Severe: Wetness

Picnic areas - Severe: Wetness

Playgrounds - Severe: Wetness

Paths and trails - Severe: Wetness

871 TORHUNTA LOAM - The TORHUNTA series consists of very poorly drained soils in Coastal Plain upland bays and on stream terraces. Typically, these soils have about 15 inches of black or very dark gray surface horizon and about 25 inches of dark gray or dark grayish-brown sandy loam subsoil overlying dark grayish-brown to grayish loamy sand and sand. Slopes are less than 2 percent. The high water table is at or near the surface 2 to 6 months annually.

Limitations for Development

Dwellings - Severe: Wetness, ponding

Septic tank filter fields - Severe: Depth to water table

Local roads and streets - Severe: Wetness, ponding

Industrial construction - Severe: Wetness, ponding

Camp areas - Severe: Wetness, ponding

Picnic areas - Severe: Wetness, ponding

Playgrounds - Severe: Wetness, ponding

Paths and trails - Severe: Wetness, ponding

891 MURVILLE - The MURVILLE series consists of nearly level, very poorly drained soils on flats or in slight depressions on Coastal Plain uplands. In a representative profile, the surface layer is black, fine sand about 8 inches thick. The subsoil extends to 45 inches. It is black fine sand. The underlying layer is pale brown. It is fine sand in the upper part, sandy clay loam in the middle part, and fine sand in the lower part. Slopes are less than 2 percent. The seasonal water table is within 1 foot of the surface between

the months of November and April.

Limitations for Development

Dwellings - Severe: Wetness, floods

Septic tank filter fields - Severe: Wetness, floods

Local roads and streets - Severe: Wetness, floods

Industrial construction - Severe: Wetness, floods

Camp areas - Severe: Wetness, floods

Picnic areas - Severe: Wetness, floods

Playgrounds - Severe: Wetness, floods

Paths and trails - Severe: Wetness, floods

893 CAPERS SOILS - The CAPERS series consists of very poorly drained soils of the coastal marshes along the Atlantic Seaboard and are flooded by saline water. They have a very dark gray clay loam surface layer. The subsoil is dark gray or greenish-gray clay. Slopes are 0 to 2 percent. The water table of this soil ranges from 0 to 12 inches below the surface.

Limitations for Development

Dwellings - Severe: Flooding, high shrink-swell

Septic tank filter fields - Severe: Flooding, high water table

Local roads and streets - Severe: Flooding, low bearing capacity

Industrial construction - Severe: Flooding, low bearing capacity

Camp areas - Severe: Flooding, high water table

Picnic areas - Severe: Flooding, high water table

Playgrounds - Severe: Flooding, high water table

Paths and trails - Severe: Flooding, high water table

For a look at the distribution of the various soils, see Table 12 and the soil map within this report.

Table 12 SOILS

Trent Woods

| Soil Number | Soil Name | Acres | Percent of Town | Development Suitability |
|---|---|---|---|---|
| 371 | Kenansville | 1,224 | 51.73 | GOOD |
| 78 | Lakeland | 326 | 13.78 | GOOD |
| BJ | Johnston | 210 | 8.87 | POOR |
| 365 | Norfolk | 48 | 2.03 | GOOD |
| 402 | Johns | 72 | 3.04 | POOR |
| 830 | Rains | 20 | 0.85 | POOR |
| 836 | Pantego | 6 | 0.25 | POOR |
| 352 | Kalmia | 29 | 1.23 | GOOD |
| 417 | Lynchburg | 35 | 1.48 | POOR |
| 870 | Torhunta | 295 | 12.47 | POOR |
| 460 | Pactolus | 43 | 1.82 | FAIR |
| 893 | Capers | 9 | 0.38 | POOR |
| 582 | Leon | 30 | 1.27 | POOR |
| 891 | Murville | 19 | 0.80 | POOR |
| Total | | 2,366 | 100.00 | |

SOIL SURVEY FIELD SHEET

CRAVEN COUNTY, NORTH CAROLINA

ADVANCE COPY - SUBJECT TO CHANGE

10/75 [illegible] HAS NOT BEEN COMPILED NOR CORRELATED. NAMES MAY BE CHANGED AND AREAS MAY BE COMBINED.

APPROX. SCALE 4" = 1 MILE

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
COOPERATING WITH
STATE AGRICULTURAL EXPERIMENT STATION

Water Supply Area

The water supply for the town is provided by individual private wells on 20,000 square feet or larger lots. Most wells are drilled fifty to one hundred feet into the Castle Haynes Aquifer. Although water softeners are used in some areas, the quality of ground water within the town's planning area is good. Some homes in Highland Park and all homes within Fox Hollow are connected to the City of New Bern water system. Water in that system is pumped from the Tuscolossa formation via of deep wells located in Cove City.

Steep Slopes

There are no steep slopes within the town of Trent Woods.

## FRAGILE AREAS

A key element within the Coastal Area Management Act is the identification of fragile areas. Of the fragile areas identified in the planning guidelines, Trent Woods has three. These fragile areas are Coastal Wetlands, Estuarine Waters and Public Trust Waters.

None of the following Fragile Areas are located

are highly resistant to erosion. In addition, the higher marshes are effective sediment traps.

Appropriate land uses within these areas include utility easements, fishing piers, docks and other simular uses not involving excavation or fill.

Estuarine Waters - (Potential AEC)

Estuarine waters include all state waters from the mouth of Wilson Creek down stream to and including the Atlantic Ocean. 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 areas. Appropriate uses within this area are those that preserve the estuarine waters in order to safeguard and perpetuate their biological, economic and aesthetic values.

within the town's planning area:

Outer banks sand dunes
Ocean beaches and shorelines
Complex natural areas
Areas sustaining remnant species
Areas containing unique geologic formations
Registered natural landmarks
Archeologic and historic sites

Coastal Wetlands - Other Coastal Wetlands (Potential AEC)

The town has approximately eight acres of Coastal Wetlands. These high tidal marshlands are adjacent to the Trent River. Marsh grasses within the area include salt water Cordgrass (Spartina alterniflora) and Black Needlerush (Juncus roemerianus). 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 waterfowl 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 containing heavily rooted species. The dense system of rhizomes and roots of Juncus roemerianus

Highest priority will 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 deterimental 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 jurisdiction; 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 water mark, as the case may be, except privately owned lakes to which the public has no

right of access; all waters in artificially 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 artificially 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.

## AREAS WITH RESOURCE POTENTIAL

With the exception of a small acreage of productive agricultural land, which is classified as undeveloped residential acreage with the town's Zoning Ordinance; there are not any areas within the town's planning area which have resource potential as defined by the CRC planning guidelines.

## CAPACITY OF COMMUNITY FACILITIES

Sewer service is not available within the town. Water service areas have already been identified in the section of this plan showing the water supply areas. New Bern's water system which services Fox Hollow and a portion of Highland Park has a reserve capacity for approximately 10,000 additional people.

Public schools which serve Trent Woods are Bangert Elementary, H. J. McDonald Junior High and New Bern High school.

Bangert Elementary School is located within the town's planning area. During the current school year it has a total enrollment of 472 students. Three classroom trailers are being used at the school. Six new classrooms will be added during the 1976-1977 school year.

H. J. McDonald Junior High is located on Race Track Road approximately one and one-half miles north of Trent Woods. It has an enrollment of 1154 students. Eight classroom trailers are being used at the school during the current term, but these trailers will not be used during the 1976-1977 school term. A Vocational and Physical Educational building will be constructed during 1977-1978.

New Bern High has 1469 students during the current term. Temporary trailers are not needed at this time.

The facility is considered adequate by the City School Board, and no expansions are planned.

All of the roads within Trent Woods are considered residential. The three primary roads within the town are: Chelsea Road, Country Club Road and Trent Woods Drive.

# ESTIMATED DEMAND

## FUTURE POPULATION AND ECONOMY

Because of the small size of Trent Woods, population projections are not available from the State of North Carolina. The only available data which will give an insight into the town's future population are building permits records. The difficulty is that the records do not cover sufficient time to indicate a decisive trend; however, they do give a general feel for current growth trend. The following projection is based on that trend.

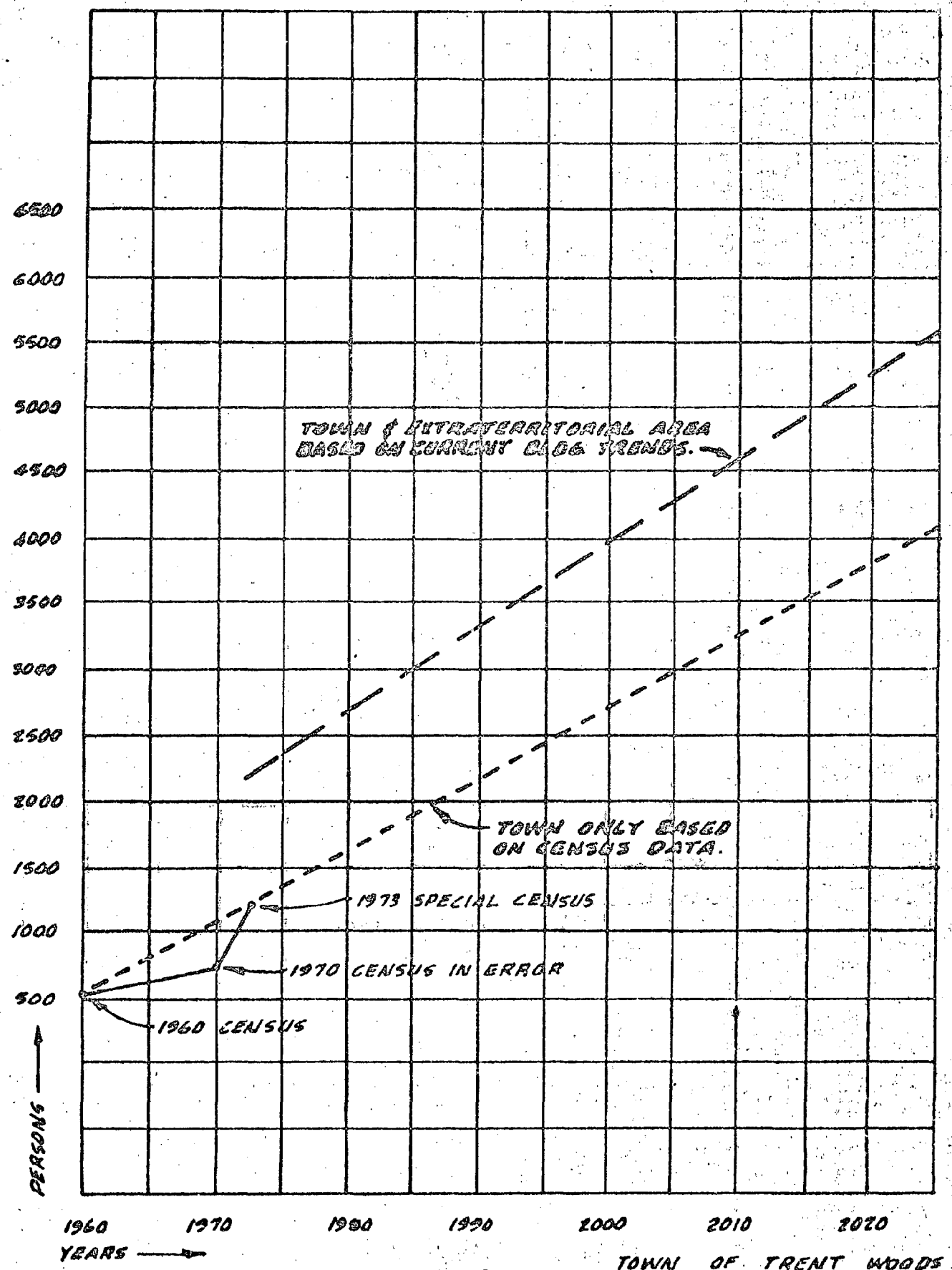
As stated earlier, the average family size for Trent Woods is 2.96 people. At the present ratio for building permits, the town's planning area is growing at a rate of 63.2 people each year. Population projections for the town's planning area are as follows:

| POPULATION PROJECTION | | DESIRED FUTURE POPULATION | |
|---|---|---|---|
| 1975 | 2,394* | 1975 | 2,394* |
| 1980 | 2,710 | 1980 | 2,710 |
| 1985 | 3,026 | 1985 | 3,026 |
| 2000 | 3,974 | 2000 | 3,974 |
| 2025 | 5,554 | 2025 | 5,554 |

*Estimate based on house count (January, 1975)

The year 2025 population projection is approximately the same as the citizens of the town indicated that they believed was a reasonable population for the town and its planning area.

## POPULATION PROJECTION




TOWN OF TRENT WOODS

Because of the soil condition and the low density required in the Town's Zoning Ordinance, it is believed by town officials and local health officials at this time that the town can grow to its desired fully developed population based on the current level of services-private wells and septic tanks.

Because Trent Woods is a residential area of permanent residents, there is no seasonal population fluctuation. The economic trends in the Trent Woods-New Bern-Craven County area indicate even steady growth. It is not likely that Trent Woods will change its policy and allow new industries to locate within its planning area.

## FUTURE LAND NEEDS

Trent Woods function is to provide high quality housing. The demand has been and will continue to be housing. Because of the close proximity to New Bern, less than one mile, goods and services are not provided in Trent Woods. The only goods and services that are currently offered within the town are through two small convenience food stores. Forty-three acres of undeveloped land have been zoned for commercial use and will be developed at a later date. The town's only industry is a family business which employs only five people.

The town's present zoning is based on town policy which in the past has been considered the Land Use Plan for the town. Based on the existing zoning and existing land use, the town has the following undeveloped land for future use.

Table 13 UNDEVELOPED LAND

| Residential | Institutional | Commercial | Industrial | Total |
|---|---|---|---|---|
| 1,012 acres | 1 acre | 31 acres | 0 | 1,044 acres |

Of the residential acreage, eight acres are wetlands and cannot be developed. This reduces the undeveloped Residential land to 1,036 acres. Based on the town's least dense zone, this land area can accommodate approximately 5,000 more people. The ten year estimate of land need is shown in Table 14.

Table 14 LAND USE NEED
TRENT WOODS PLANNING AREA
1975 to 2025

| | Commercial | Residential |
|---|---|---|
| 1975 | 12.0 | 1294 |
| 1985 | 15.6 | 1401 |
| 2000 | 19.9 | 1562 |
| 2025 | 27.8 | 1829 |

## COMMUNITY FACILITIES DEMAND

At this point in time efforts are being made to

determine the town's need of a public water and sewer system. The cost of constructing a water system to serve the town would be approximately $540,000. This system could be financed by approximately $8 per month per customer, provided most of the homes in Trent Woods are connected to the water system; it would be self-supporting and would not require any assistance from local taxes.

Currently Environmental Protection Agency (EPA) 201 Plan is being prepared for the New Bern area. The alternatives for service of this area are as follows:

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

2. Construction of a new plant in Bridgeton, Trent Woods and James City. Cost = $20,230,000 ± Trent Woods local Cost = $1,000,000 ±.

3. Expansion of New Bern Plant to serve Trent Woods and James City. New plant in Bridgeton Cost = $20,300,000 ±. Trent Woods local Cost = $1,000,000 ±.

4. Expansion of the New Bern Plant to serve Trent Woods and Bridgeton. New plant in James City Cost = $20,210,000 ±. Trent Woods local Cost = $1,000,000 ±.

5. Expansion of New Bern Plant to serve Bridgeton. New plant to serve Trent Woods and James City Cost = $20,300,000 ±. Trent Woods local Cost = $1,000,000 ±.

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 ±. Trent Woods local Cost = $1,000,000 ±.

7. Construction of new plant in Bridgeton and Trent Woods - James City. Cost = $20,400,000 ± Trent Woods local Cost = $1,000,000 ±.

8. Expansion of New Bern Plant to serve Trent Woods. New plant to be constructed in Bridgeton and James City. Cost = $20,180,000 ±. Trent Woods local Cost = $1,000,000 ±.

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

Should the town's citizens desire to construct a sewage system, there is an adequate tax base within the town to finance the local share.

## AREAS WITH RESOURCE POTENTIAL

Within the exception a small acreage productive agricultural land, which is classified as undeveloped residential areas with the town's Zoning Ordinance, there are not any areas within the town's planning area which have resource potential as defined by the Coastal Resource Commission planning guidelines.

# PLAN DESCRIPTION

## LAND CLASSIFICATION

The Land Use Plan is made up of several important elements which are (1) the development policy of the Town of Trent Woods, (2) the planning guidelines of the Coastal Resources Commission, and (3) spatial distributions of various existing land uses of the town.

The Coastal Area Management Act requires that lands within the jurisdiction of a local government be classified as Developed, Transition, Community, Rural and Conservation. Within the town, there are two classes of land-Conservation and Transition. The definitions of each of these two 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

Within the Town of Trent Woods the Conservation area is the wetlands south of Trent Shores Drive and containes approximately eight acres.

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

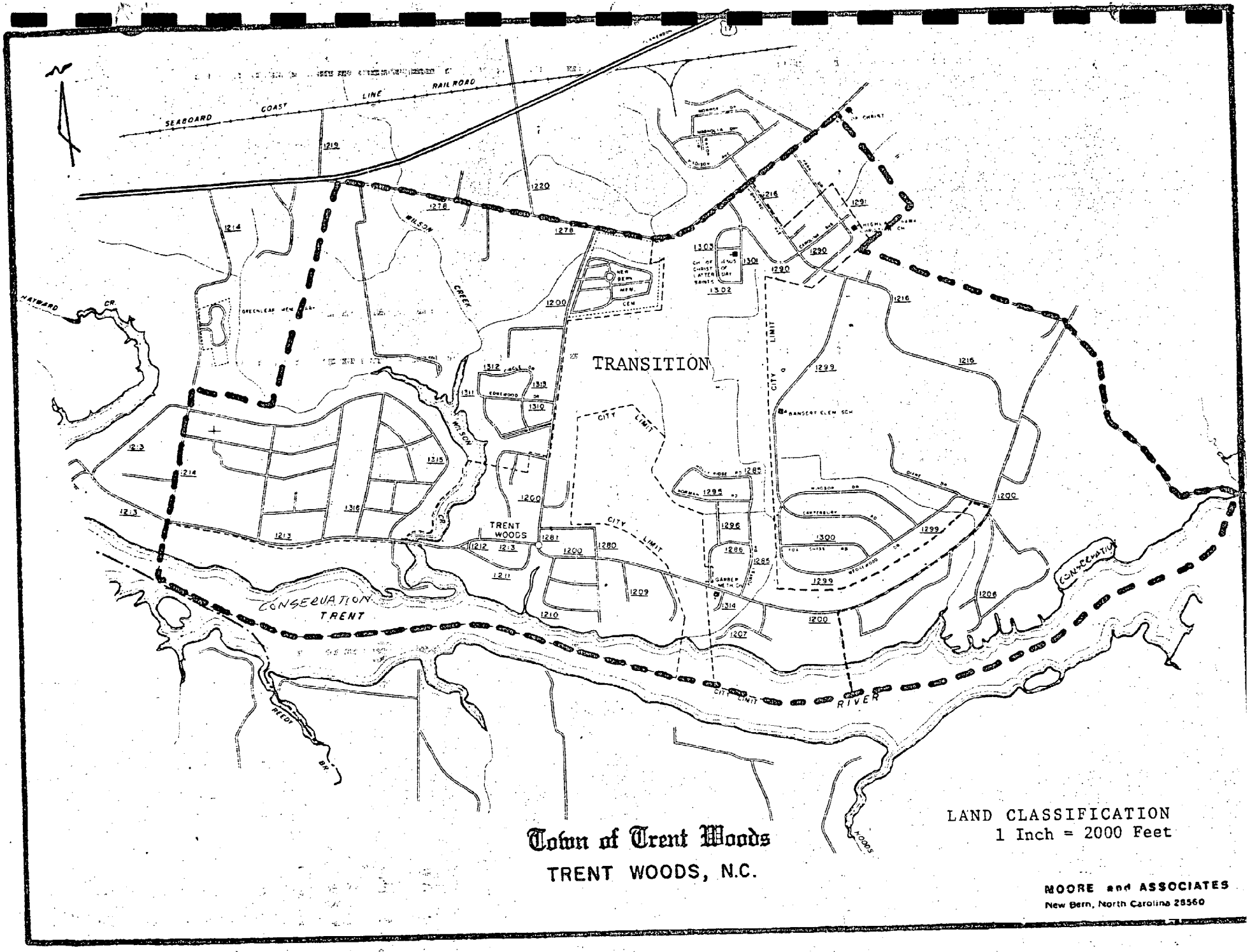
g. Flood fringe lands;

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

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

Within the Trent Woods Planning area there are 2,394 people living on 1,112 acres of developed residential land. The density of this area is 2.15 people per acre, or 1375 per square mile. While this density is not high enough to place it in the Transition Classification it is double the density allowed in the Community Classification. For this reason Trent Woods is classified as Transition.

In addition to the Land Classification, there are three other key parts in Trent Woods Land Use Plan. These are the Town's Land Use Objectives, Policies and Standards, the selected desired fully developed population and the Development Policy of the town. Each of these elements have been discussed in previous parts of this plan.




# Town of Trent Woods

TRENT WOODS, N.C.

LAND CLASSIFICATION
1 Inch = 2000 Feet

MOORE and ASSOCIATES
New Bern, North Carolina 28560

## Land Use Objectives, Policies and Standards

To provide the continued development of low density residential development throughout the town's planning area.

To promote the development of commercial areas in a planned concept in the area near the Fire Station, rather than in a hazardous strip commercial pattern.

To discourage the expansion of existing Mobile Home Parks and the construction of new Mobile Home Parks within the Town's Planning Area.

To promote the installation of public services which are necessary for the health, safety, and well being of the citizens of the town.

To encourage Craven County to continue to pursue the development of industry at locations within the county which will not adversely effect the living quality of residential areas within Trent Woods and its Planning Area.

To encourage that new development be constructed in such a way as to minimize flood damage.

## DESIRED FULLY DEVELOPED POPULATION

The desired fully developed population established for the town is 5,000 people.

## LAND DEVELOPMENT POLICY

Trent Woods development policy is to encourage low density residential, to discourage mobile home parks, to encourage only neighborhood commercial and to discourage additional industrial development within its planning area.

# 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

Town of Trent Woods
- Public Participation program
- Building permit records
- Town Board minutes
- Land Development Policy
- Local Codes and Ordinances
- EPA 201 plan

Craven County
- Planning Department

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 Synopsis."

Before a land use plan can be prepared, a determination of existing conditions must be made. This was the first step in preparing the Trent Woods 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 Trent Woods. While the public participation program was being organized by Town Officials, technical planning data was collected regarding existing development. Flood hazard areas, wetlands, 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 conclusion of the Trent Woods plan is that current land development policy is in agreement within 94 percent of the citizens wishes and should be continued. This policy is a key element in maintaining high development standards within the town.

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 Town Board of Commissioners at its regular meetings in which the Land Use Plan was discussed. Through a discussion of the planning data, town officials were given an insight as to the effect that the data has on land use decisions and the Land Use Plan's development.

# TOWN-COUNTY PLAN RELATIONSHIP

The Trent Woods Land Use Plan is but a small part of the Craven County Land Use Plan. Constant communication has been maintained with the Craven County Planning Department and the Neuse River Council of Governments in order to ensure conformity with the County Plan. A coordination meeting was also held between all the local governments within Craven County. All of the land within Craven County and New Bern adjacent to Trent Woods is classified as Transition; the same classification as Trent Woods.

NOAA COASTAL SERVICES CENTER LIBRARY
3 6668 14108 6456