

Neabsco Creek Waterfront Area Plan

GOAL: To achieve high quality new development and protect existing marina and marina-related uses along the Neabsco Creek Waterfront.

OBJECTIVES:

1. Encourage the continued viability and appropriate expansion of the existing marinas, marina-related, and supportive commercial facilities along the waterfront.
2. Encourage new development and redevelopment that provides a neighborhood-scale commercial node.

ACTION STRATEGIES:

1. Encourage rezonings and special use permits in accordance with the NC land use classification. However, permit B-1 zoning when such zoning is limited to marina-related commercial development. Discourage uses such as car washes, drive-thru restaurants, motor vehicle towing facilities, motor vehicle repairs, strip shopping centers, and other highway-oriented commercial development.
2. Encourage the use of traditional architecture on all new construction in the study area. New development should use a variety of features such as clapboard siding, cedar and cedar-style shingles and shakes, peaked roofs, gabled and shed dormers, jigsaw ornamentation, covered porches, and maritime-oriented materials.
3. Discourage the use of prefabricated materials such as metal siding, split block, and other modern building materials unless such materials simulate traditional materials (no metal warehouses that look like metal warehouses).
4. Encourage public parking in central locations to encourage pedestrian activity. Encourage pedestrian connections between all the waterfront properties. Discourage any new construction that acts as a barrier to pedestrian traffic.
5. Encourage signage that uses a traditional or vernacular theme. Prohibit backlit signage, multicolored lighting, banners, flags, and similar attention-getting advertising that is not commonly coordinated.

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Figure 1

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