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Camden County

Land Use Plan 1975 1985

N.C. COASTAL RESOURCES COMMISSION

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Land Use Plan 1975 1985

N.C. COASTAL RESOURCES COMMISSION

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CAMDEN COUNTY, NORTH CAROLINA

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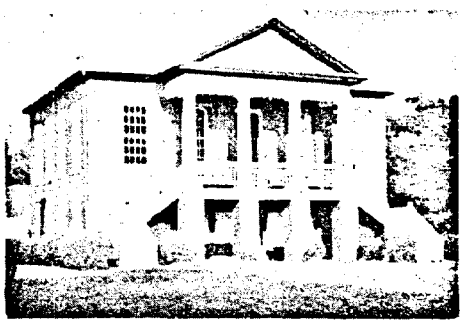

Coastal Resources Commission
P. O. Box 27687
Raleigh, N. C. 27611

Sirs:

The County of Camden hereby transmits one certified copy of the Camden County Land Development Plan to the Coastal Resources Commission.

The plan was formally reviewed at a public hearing held at the courthouse on May 10, 1976. The plan was adopted by the Commissioners at a special meeting held on May 27, 1976.

T F Leary
Chairman

Jack Leary
Clerk

(S E A L)

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

CAMDEN COUNTY, NORTH CAROLINA

LAND USE PLAN

1975 - 1985

Prepared Pursuant to the

Coastal Area Management Act of 1974

Property of CSC Library

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HD211.N8 C35 1976

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INTRODUCTION

Purpose of Plan

History of Planning Effort

The purpose of the Camden County Land Use Plan is to provide a planning tool which can be used by local, state and federal officials as well as planning board members, developers and citizens in understanding the potentials and problem areas of the county. It is also intended to provide factual information on which areas of the county can be developed in future years without having detrimental effects on the environment and which areas should be looked at very closely when development is being considered. Also, the plan identifies areas of the county that would be adversely affected if certain types of development should take place. These areas are not only important to citizens of Camden County, but citizens of the state and nation, and should be protected from certain types of development. In summary, the purpose of the Camden County Land Use Plan is to document how the county has grown in the past and to provide direction for future growth, based on the desires and needs of Camden County citizens. The plan is also intended to form the basis for a comprehensive plan for the protection, preservation and orderly development and management of a portion of Coastal North Carolina.

The planning effort began with the appointment by the Governor of 15 members to the Coastal Resources Commission. The appointments were made from lists of nominees submitted by local governments throughout the twenty coastal counties. All commissioners are residents of the coastal area and share a common concern for its future. Their task is to assemble the plans submitted by local governments into a coherent framework; making sure that all plans conform to the guidelines of the Act, and do not conflict with each other. They are also charged with the responsibility of making sure that periodic reviews of the plans are undertaken by local government and necessary revisions made to reflect changing public attitudes and economic trends.

In order to improve communications between the Coastal Resources Commission and local governments, the Coastal Resources Advisory Council was also appointed by the Governor from nominees submitted by local government, and professional people with expertise in fields associated with coastal management. This Council serves to keep the Commission informed as to local public opinion and professional judgements associated with specific issues. This blend of local citizens and professionals serves to assure that the Commission will receive balanced advice and recommendations from the Council.

It has been the responsibility of local governments, under the Act, to submit land use plans to the Commission; plans which follow the guidelines of the Act and the desires of local people. To do this, the Camden County Board of Commissioners chose to establish a 15 member

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advisory board made up of 5 citizens representing each of the 3 townships. The Camden County Growth Advisory Board was responsible for establishing concerns and issues of citizens in the county and recommendations on goals and objectives to resolve issues and concerns. They were also responsible for informing the public about the program.

DESCRIPTION OF PRESENT CONDITIONS

Population

Economy

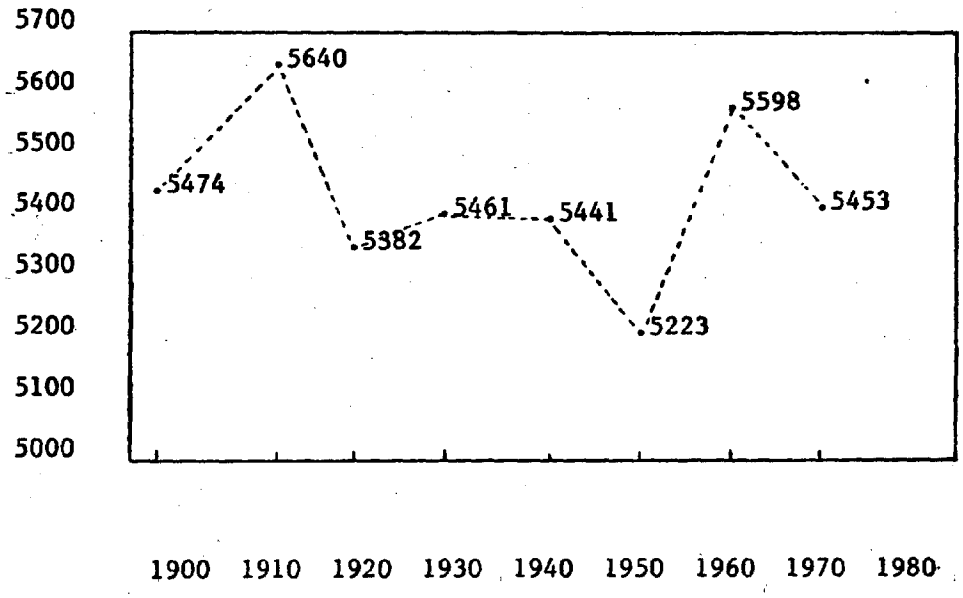
Existing Land Use

Current Plans, Policies and Regulations

Table 1

Population for Camden County

1900 - 1970



Source: U.S. Bureau of the Census

Population

The 1970 census indicated a total population for the county of 5,453 people which was a 2.6% decrease below the 1960 population. The county's population has increased and decreased sporadically since 1900 (see Table 1 and 2) with a net decrease in population of 21 people, which represents a 0.4% decrease. This figure when compared to the region's 12.1% increase and the state's 168.4% increase since 1900 clearly shows that the region's population growth has been below the state as a whole and the county's growth has been far below the region. The county is divided into three townships with each containing approximately one third of the total population. As can be seen in Table 3, all three townships had gained in population from 1950 to 1960 and lost population from 1960 to 1970.

As illustrated by Table 4 the county since the 1960 census has been losing people in the 25-49 age group while at the same time increasing in number the 50 to 65 and over age group. This outmigration of the 25-49 age group may be due to the lack of job opportunities in the area, while the increase in the 50-65 and over age group may be due to the fact that people find Camden County an ideal area to retire. Also, long time residents of the area may have family ties or land holdings that make this area the most desirable place to be.

Table 2

Rate of Population Increase
in Per Cent

Dates	Camden	Region R	North Carolina
1900-10	3.0	7.8	16.5
1910-20	-4.6	-0.4	16.0
1920-30	1.5	2.1	23.9
1930-40	-0.4	1.7	12.7
1940-50	-4.0	1.7	13.7
1950-60	7.2	0.1	12.2
1960-70	-2.6	-0.4	11.5
1900-70	-0.4	13.1	168.4

Source: Table 1, U. S. Bureau of Census

Table 3

Population by Township
1950-1970

1950	1,904 (36.5%)	
1960	2,015 (36.0%)	South Mills
1970	1,929 (35.4%)	
1950	1,685 (32.2%)	
1960	1,858 (33.2%)	Courthouse
1970	1,848 (33.9%)	
1950	1,634 (31.3%)	
1960	1,725 (30.8%)	Shiloh
1970	1,676 (30.7%)	

Total County Population 1950 - 5,223, 1960 - 5,598, 1970 - 5,453

Table 4

Camden County Age Distribution
1950-1970

Age	1950	1960	1970
0-14	1,740 (33.3%)	2,002 (35.8%)	1,706 (31.3%)
15-24	793 (15.2%)	782 (14.0%)	850 (15.6%)
25-34	686 (13.1%)	595 (10.6%)	592 (10.9%)
35-49	918 (17.6%)	950 (17.0%)	875 (16.0%)
50-64	699 (13.4%)	781 (14.0%)	844 (15.5%)
65+	381 (7.3%)	488 (8.7%)	586 (10.7%)
TOTAL	5,223 (100%)	5,598 (100%)	5,453 (100%)

Source: U. S. Bureau of the Census

Camden County is a predominantly agricultural county with no major industries at the present time. The small industries in the county are forest-oriented firms with few employees. Based on 1970 census information, Camden County had the highest percentage in the state of residents, 61.8%, commuting outside the county for job opportunities. Many citizens are commuting to the Elizabeth City area or Tidewater, Virginia. This condition has an obvious detrimental affect on the local economy.

As illustrated in Table 1, industries other than agriculture and manufacturing are becoming more important to the citizens as far as job opportunities are concerned. Since 1930 job opportunities in industries other than agriculture and manufacturing have grown from 22.5% to 65.9% in 1970 while at the same time the per cent of the civilian labor force in manufacturing has risen from 4.7% in 1930 to 20.6% in 1970. Agricultural employment had dropped from 72.8% in 1930 to only 13.5% in 1970. This drop can be attributed to the fact that farms are becoming large and more mechanized and require fewer people for operation. As pointed out earlier, the county is predominantly agricultural and those manufacturing and nonmanufacturing jobs listed above are for the most part jobs found outside the county.

Agriculture, which is the major factor in the local economy, is relatively strong as indicated on Table 2. Like many of the other coastal counties of North Carolina, soybeans and corn are the two major money crops of the area.

Existing economy - 1

Table 3 indicates that Camden County has the smallest retail base of any of the surrounding counties. This reflects the very rural conditions in the county and the lack of retail outlets.

As mentioned earlier, Camden County has the highest percentage of workers commuting outside the county for work. Specifically, 61.8% of the work force, based on 1970 census information, is leaving the county for jobs. Most citizens are either working in Elizabeth City or in Tidewater Virginia as shown on Table 4.

Table 1

Total Civilian Employed Labor Force by Job Type

Source: Office of State Planning
North Carolina Population Trends Volume Three
1975

Table 2

Prinicipal Crops Harvested
1971-1972

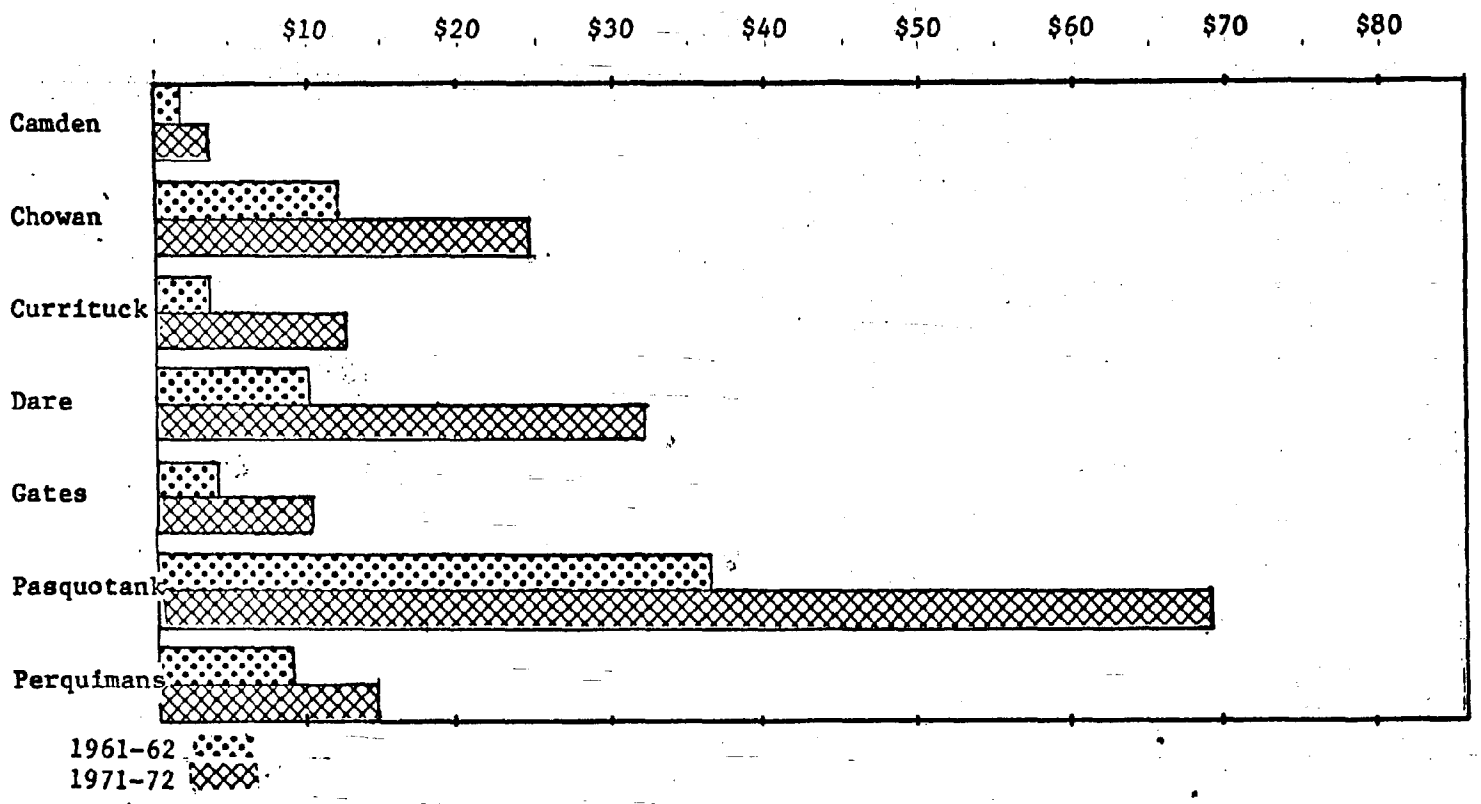
Product	Acres Harvested			Production		Total Value	
	1971	1972		1971	1972	1971	1972
Soybeans	19,100	22,900	A	382,000	733,000	$1,084,000	$3,025,000
Corn for Grain	16,400	13,800	A	1,427,000	1,380,000	1,527,000	1,882,000
Irish Potatoes	1,630	1,400	B	228,000	196,000	501,000	686,000
Wheat	3,600	3,450	A	180,000	110,500	254,000	138,000
Sweet Potatoes	40	40	B	4,400	5,200	23,150	30,700
Peanuts	40	50	C	72	86	10,100	12,400

A. Bushels B. Hundredweight C. Thousand Pound

Source: Crop Reporting Service
Department of Agriculture 1973-74

Table 3

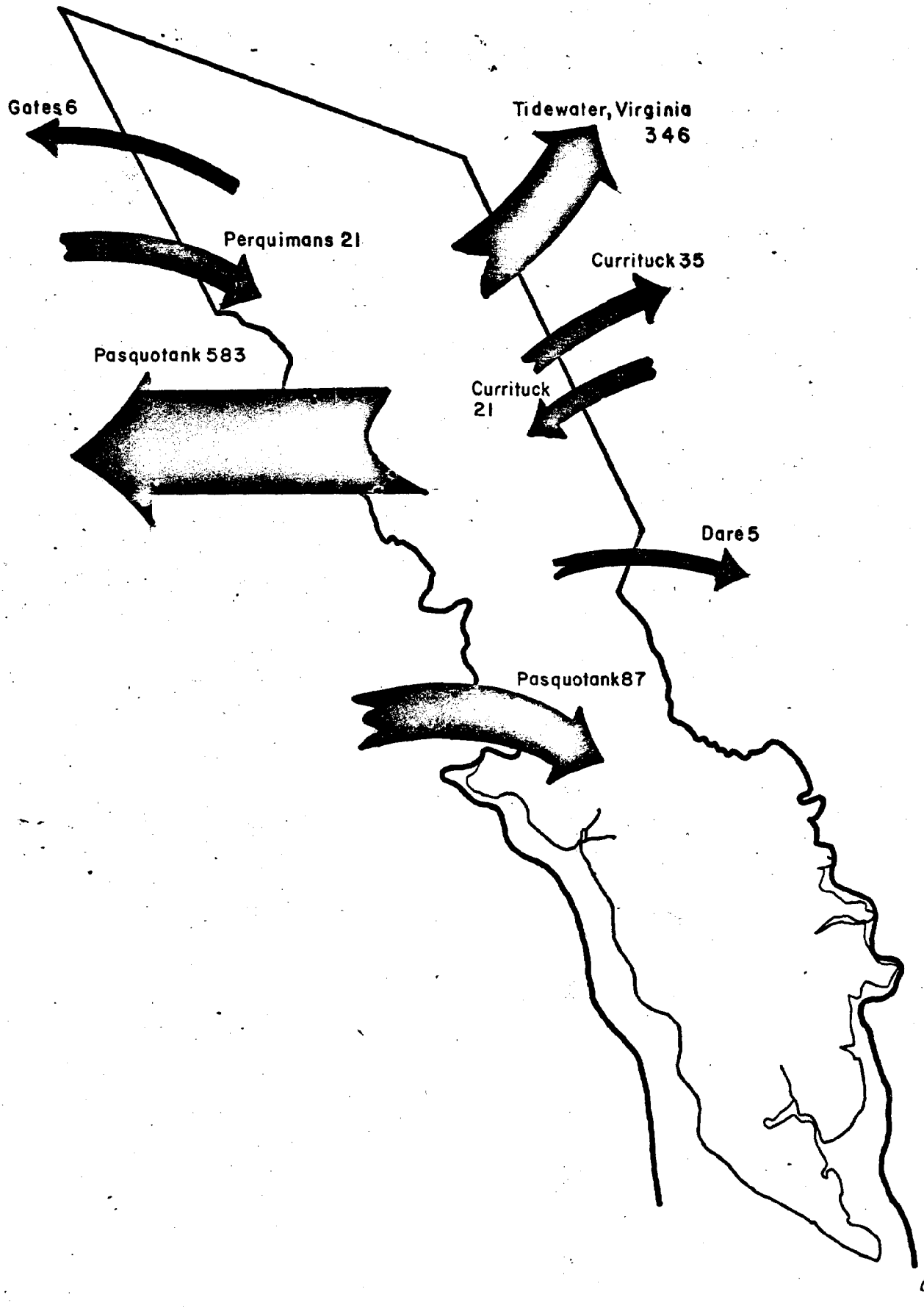
Gross Retail Sales
(In Millions of Dollars)



Source: N.C. Department of Revenue, Division of Tax Research

COMMUTING PATTERN 1970
CAMDEN COUNTY

Table 4



Existing Land Use Mapping

The General Land Use Map has been developed based on 1973-1974 aerial photographs at the 1:24,000 scale and field survey observations conducted in July and August of 1975.

In an effort to provide the Planning Board and other local officials with land use information at a scale large enough to serve as a good planning tool, the following method was used:

A. Field survey of county in July and August of 1975 was conducted utilizing 1973 and 1974 1:24,000 aerial photographs as base.

B. Used photo quad aerials as base for 1:24,000 detail land use map quads. Camden County consists of eleven quad maps which are:

Powells Point NW	South Mills NE
Wade Point NE	South Mills NW
Barco SW	Lake Drummond SE
Elizabeth City SE	Lake Drummond SW
Elizabeth City SW	Lake Drummond SW(A)
Elizabeth City NW	

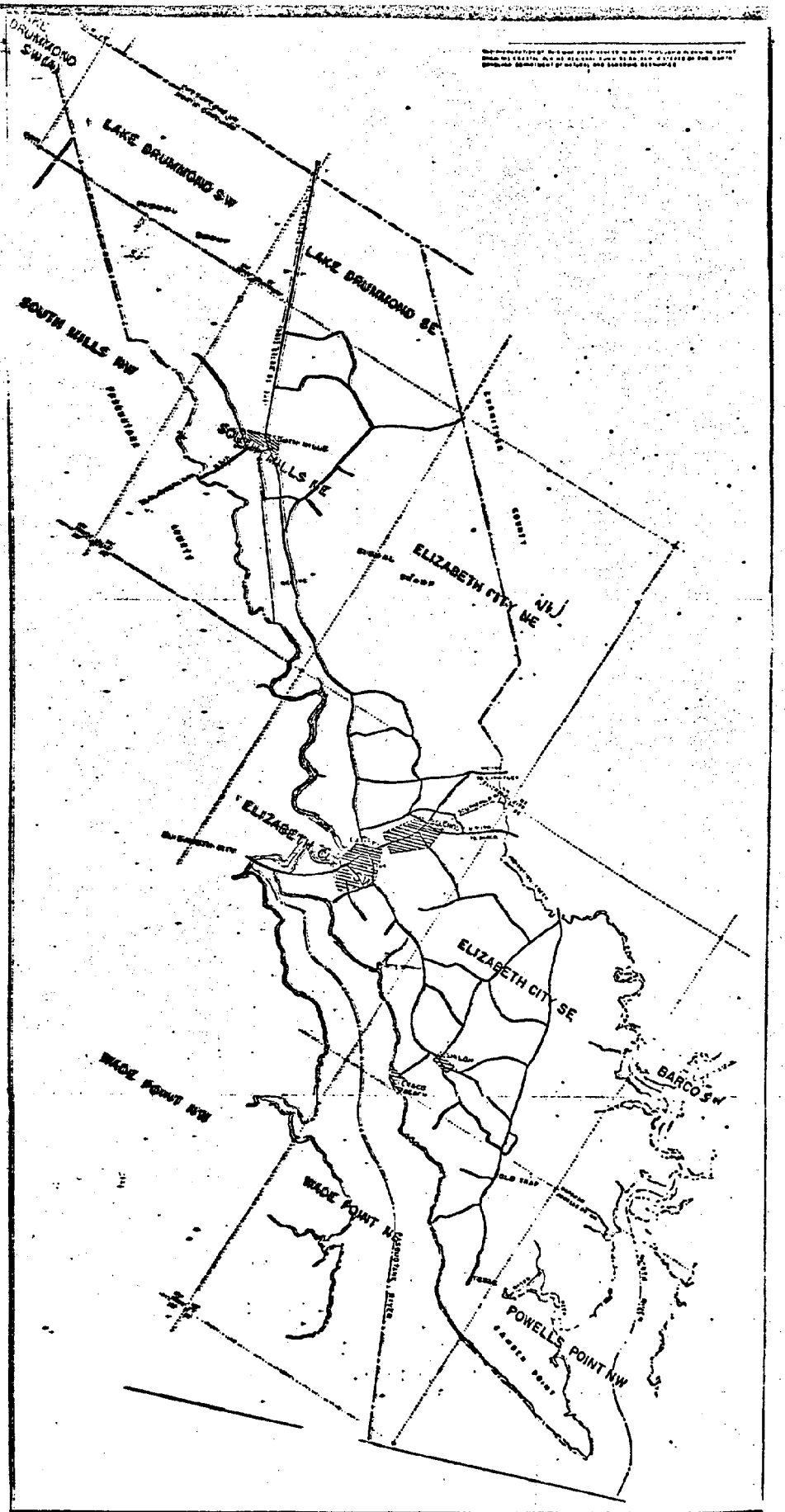
C. Each detail land use quad map has indicated under the scale the communities which have been mapped at the 1" = 400' scale. Also, each map has at the right hand corner a county grid system with the relationship of the quads to the overall county shown. The grid has one quad crosshatched which indicates the relationship of the quad to the other quads covering the county.

D. The General Land Use Map has been prepared from reduced photographs of the 1:24,000 detail land use quads. In addition to the General Land Use Map, a Key Map has been included to enable the

user to relate detail quads to General Land Use Map.

E. Detail Community Maps at the 1" = 400' scale are based on field survey of land use conducted in August, 1975, with tax maps used as base.

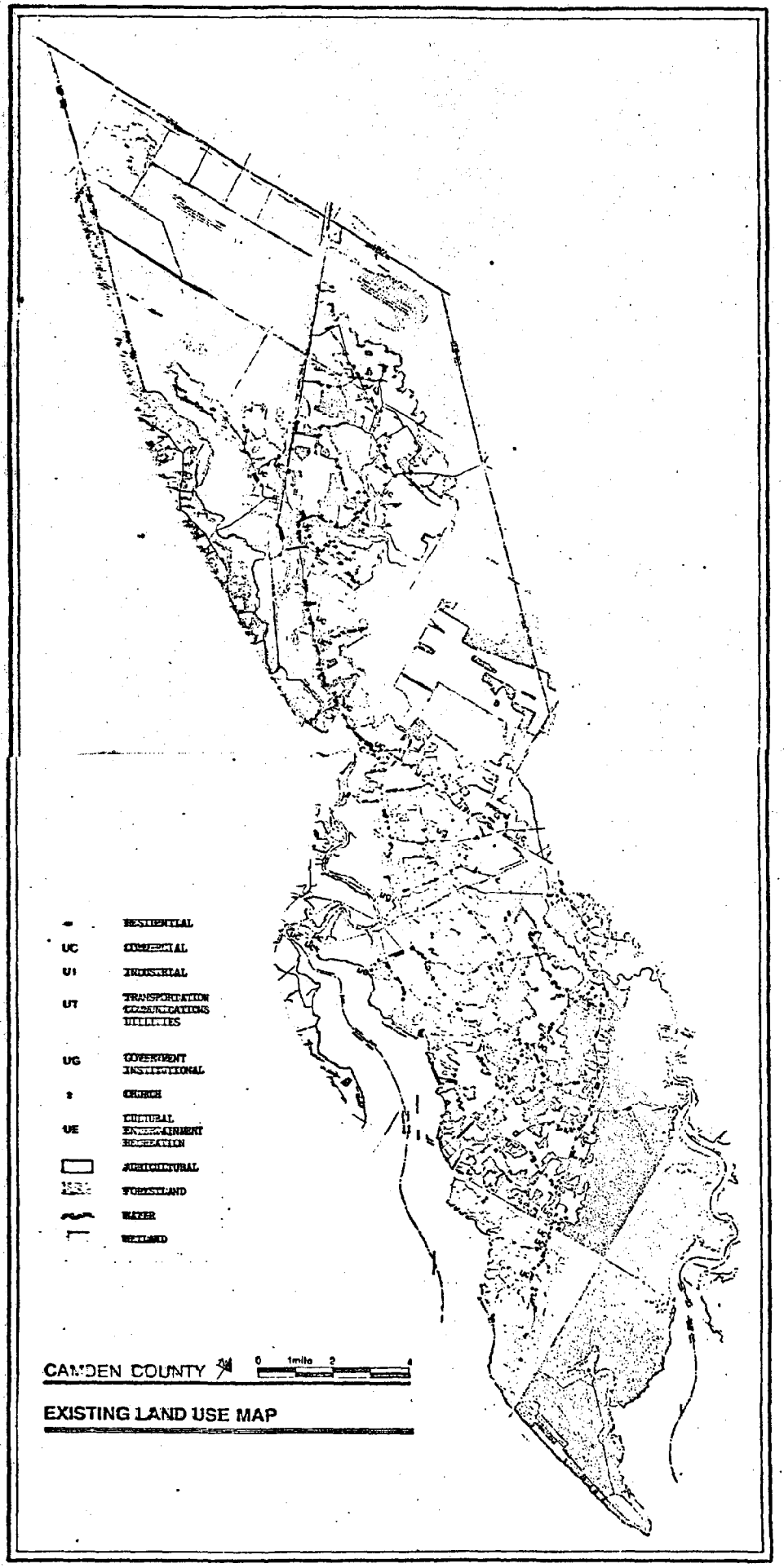
It is hoped that this mapping will serve as a base for additional refinements. Also, hopefully these maps can be used in the future to show in more detail such things as Land Classification designations and general location of Areas of Environmental Concern. This detail information will be helpful when relating proposed future development to these two elements of the plan.



EXISTING LAND USE KEY MAP
CAMDEN COUNTY

DETAIL COMMUNITY MAPS
South Mills
Camden
Belcross
Shiloh

24



CAMDEN COUNTY

EXISTING LAND USE MAP

Existing Land Use

Camden County has been and remains a very rural county with large land areas under cultivation or in forestry. Housing is scattered throughout the county with the largest concentrations of housing occurring in the South Mills area. Also, Camden, Belcross and the Texaco Beach/Shiloh areas are points of housing concentration. Since the county has no incorporated communities there is no real commercial center. However, most of the commercial businesses in the county are located in the South Mills area and along the U. S. Highway 158 from Elizabeth City bridge to Belcross. The Dismal Swamp State Park which is presently in the early stages of development takes in a large portion of the north end of the county. Forested areas are the predominant land use along the Camden-Currituck County Line. Also, a large forested area exists adjacent to the North River from the headwaters of the North River down to Broad Creek. The southern end of the county is presently being developed for second homes. This development has been in progress since 1966 and is proceeding very slowly. Existing industrial land use consists of agricultural and forest product oriented industries of a rather minor nature.

Significant Land Use Compatibility Problems

Significant land use compatibility problems for the most part have been avoided in the county for several reasons. First, the county is presently and will most likely remain a very rural area with a very small population. As mentioned earlier, industrial and commercial development is very limited and therefore has not caused any compatibility problems. One area of the county that does present a potential future problem is the Camden Point Shores Area. This is a second home development that began in 1966 in an area with a very high water table. Although extensive drainage has taken place to correct the problem, there still appears to be a potential future problem if the area is developed with septic tanks being used for sewage disposal. At present approximately 483 lots have been platted covering an area of some 5,000 acres, with 25 structures built in the development.

Problems from Unplanned Growth

Camden County has avoided any problems from unplanned growth simply due to the fact that the county is very rural and has not experienced a great deal of growth over the years. Also, the County Commissioners and Planning Board are very aware of some of the problems adjacent counties have had with unplanned growth. In fact, the county prepared their own Zoning Ordinance, Subdivision Regulations and Sketch Development Plan in 1972 to avoid such problems in anticipation of growth in the future.

Areas Experiencing or Likely to Experience Major Land Use Changes

The area around South Mills may change during the ten-year planning period in proportion to the extent and type of development that takes place in the Dismal Swamp State Park. Also, the widening of U. S. 17 through the South Mills area may change the land use of areas adjacent to any off ramps that are designed into the highway system.

201 Study

The city of Elizabeth City has joined with Pasquotank County and Camden County to submit an application for a 201 Facilities Planning Study. This study is the first phase of a 3-part federal program for the development and implementation waste water facility plans for the area. The boundaries of the study area are delineated to evaluate important area-wide geographic, demographic and hydrologic considerations and include portions of Pasquotank County and Camden County, as well as the entire Elizabeth City Area.

The purpose of the first phase of this study will be to evaluate the waste water treatment needs within the study boundary araa, including the need for additional waste water treatment, problems of infiltration into the existing sewer collector system in Elizabeth City and suggest the most cost effective solution to deal with the area-wide need and infiltration problems. Later phases of the 201 Facilities Planning program will involve implementation steps to construct the required facilities.

The poor soil conditions in the area for septic tank use make this planning study of great importance to prevent future health hazards, correct existing health hazards and insure the drainage basins and Pasquotank River system are kept free from potential waste water contamination. Already desired growth in certain areas within the study boundary has been prevented through the denial of septic tank permits due to poor soil conditions. Only an area-wide waste water

management and planning program including facilities will address these problems.

Specific planning elements of the phase 1 201 Facilities Planning program will consist of analysis of environmental, infiltration/inflow, population, land use and topographical factors, as well as waste water disposal alternatives, cost effective analysis and environmental assessment. This planning work will be completed by the professional engineering services of J. N. Pease Associates. Elizabeth City has been designated the lead agency and work is expected to begin on phase 1 during 1976. Implementation would be expected within 3-5 years depending upon availability of funds. The 201 facilities planning boundary area was designated by the state through the Department of Natural and Economic Resources in conjunction with local input. This boundary includes large amounts of undeveloped lands in both counties. Implementation of the resulting waste water treatment alternatives in the 201 Facilities Plan will insure that this growth can proceed without risking further health hazards. Most important economic benefits will accrue to the individual land owner who desires to develop the land, as well as to the entire area in terms of sufficient facilities to take care of growth.

Transportation Plans

Camden County, as do all other counties in North Carolina, comes under the Highway Improvement Program 1974-1981. This plan represents a state-wide schedule of highway improvement projects to be undertaken during the seven-year period from 1974-1981. The widening of U. S. 17 north of Elizabeth City through the South Mills area up to the North Carolina-Virginia line in Camden County is called for during the planning period.

Community Facilities Plans

Two plans have recently been prepared pertaining to community facilities. The first is the Water Resource Management Plan by William F. Freeman Associates (1975) which inventories existing water distribution and waste water collection and treatment systems for each county in the Region R. It also makes recommendations for future facilities based upon anticipated demand. The plan makes recommendations on expansion of the South Mills Water Association System. The second plan is the Water Facilities Feasibility Study prepared by Moore, Gardner and Associates. This plan also deals with the South Mills Water Association System and the feasibility of expanding to a county-wide water system with the South Mills System serving as a base.

Land Use Plan

In 1973 the County Planning Board and Board of County Commissioners prepared a Sketch Development Plan. Some of the major elements included a desire to preserve large portions of the county for agricultural and

timber use. Commercial development should be concentrated in existing communities and the recreational potential of the area should be developed. All of the goals relate well to the goals recommended by the Advisory Board after obtaining citizen input.

The county has not adopted utilities extension policies, open space or recreation policies.

Subdivision Regulations

Subdivision plats have been reviewed by the Camden County Planning Board since adoption of the regulations in November, 1972. The regulations set design standards such as street location, building setback lines and easement location. In essence the purpose of the regulations is to regulate and control the subdivision of land within the county in order to promote the public health, safety and general welfare of the community. The Planning Board and County Commissioners have the responsibility of enforcing the regulations.

Zoning Ordinance

The zoning ordinance became effective November 1, 1972. The purpose of ordinance is to promote the sound and harmonious development of Camden County and to further the general welfare of all residents by safeguarding property values. The county has a full time zoning officer who is responsible for the daily administration, and an appointed Board of Adjustment with the power to hear appeals from the zoning officer's decisions in matters of the interpretation of the ordinance. The

Board may also grant variances based on facts presented on an individual case basis.

Septic Tank Regulations

Septic tank permits are issued by the County Sanitarian, who checks the soil characteristics of each lot before a permit is issued. He also makes recommendations on the size system and location based on the number of bedrooms in a home or other factors.

Flood Ordinance

The County Board of Commissioners passed a Flood Insurance Land Use Ordinance in November, 1973, in compliance with the National Flood Insurance Program. The Planning Board has the responsibility for delineating or assisting in the delineation of areas that are special flood hazard areas. Any new or substantially improved structures located within the flood hazard area must record with the Planning Board the elevation of the lowest floor of the structure. The main purpose of the program is to encourage construction above the 100-year flood level.

The county has not adopted historic districts, nuisance regulations, dune protection ordinance, sedimentation codes or environmental impact statement ordinance.

Federal and State Regulations

Information on federal and state regulations was to be supplied to the local government by the state to be included in the plan. As of this date the information has not been received.

PUBLIC PARTICIPATION ACTIVITIES

Identification and Analysis of Major Land Use Issues
Alternatives Considered in Development of The Objectives, Policies and Standards
Objectives, Policies and Standards
Determination of Objectives, Policies and Standards
Securing Public Participation

34

The Camden County Growth Advisory Board determined at their second meeting that the best way to obtain citizen opinion on issues in the county was the use of a planning questionnaire. A subcommittee was charged with the responsibility of formulating a questionnaire for distribution to citizens throughout the county. The Advisory Board decided to distribute the questionnaire to taxpayers in the county. This was done by sending a copy of the questionnaire in the mail with return postage paid. This method assured the Board of a wide distribution throughout the county. Also, presentations were made to groups with a request for their participation in the planning process. Based on this effort, the County Growth Advisory Board established the following issues:

1. Issue: Future land use development in the county

Citizens of Camden County feel that future development of the county should be orderly. They are also concerned that the rural atmosphere of the county be maintained.

Findings: When adults and high school students were asked about future land development in the county over 90% of the adults answering the question and over 87% of the high school students answering the question felt that future development must be planned. Also, when adults and students were asked about the need for more control on land development 60% of the adults and 50% of the students agreed that there should be more control. 21% of the adults and 36% of the students that answered the question were neutral.

2. Issue: Location of future major development in the county

Future major development taking place in the county should be con-

centrated in or near existing communities. This would make extension of the South Mills water lines into an area feasible if there is a concentration of development.

Findings: When citizens were asked about location of future growth over 55% of the adults and over 76% of high school students responding to the question felt that future growth should be concentrated in existing communities (Example: South Mills, Camden, Belcross). This concentration of future growth would also help assure the protection of natural resources and wildlife areas which was of major concern to both adults and high school seniors. Specifically, when adults and high school seniors were asked about natural resource protection over 90% of the adults and over 85% of the high school seniors indicated these areas should be protected.

3. Issue: Tourist and recreational potential of the area

Although citizens of the county desire to see the area remain a predominantly rural area they are also concerned with additional employment opportunities. The recreation and tourist potential of the area is seen as one way of protecting the rural atmosphere and at the same time allowing some economic expansion.

Findings: When citizens were asked about development of tourism in the county over 65% of the adults and over 75% of the high school seniors answering the question felt that the tourist potential of the area should be developed. When recreation was discussed over 79% of the adults and over 86% of the high school seniors answering the question felt that more recreational facilities were needed in the county.

4. Issue: Preservation of historic landmarks

The county has a large number of significant historic sites and based on citizen desires these sites should be considered for preservation. These structures represent a link with the historic past of the area and should be protected if possible.

Findings: When citizens were asked if they would like to see historic assets preserved over 82% of the adults and 75% of the high school seniors indicated they would like to see historic structures preserved.

5. Issue: Preservation of agricultural and timber land

Agriculture is of great importance to the county's economic base. This important natural resource should be protected from unrestricted or uncontrolled growth.

Findings: The agricultural land of Camden County is some of the most productive land in North Carolina. With the world crop demand increasing each year it is important that prime agricultural land be protected from unnecessary development. When citizens in the county were asked about protection of agricultural lands over 67% of the adults and over 59% of the high school students answering the question felt that protecting agricultural land was very important.

During several meetings the Camden Growth Advisory Baord analyzed the results of the planning questionnaires. The results of the tabulated responses were studied and the findings as indicated were drawn up.

The first meeting of the Advisory Board was spent discussing the need for citizen involvement in the planning process and the best method to obtain that involvement. One alternative that was discussed and decided against was the distribution of a questionnaire to only those people in the county that had large land holdings. This suggestion was made based on the fact that much of the Coastal Area Management Act requirements affect land owners. There was some discussion of having several community meetings at which citizens in attendance would be asked for suggestions on preparing the plan. It was finally determined that distribution of a questionnaire prepared by the Advisory Board to all taxpayers would be the best way to get citizen opinion on issues and concerns they had about the county. It was also recommended that high school seniors be given an opportunity to respond to the planning questionnaire.

Alternatives considered in development of objectives, policies and standards - Camden - 1

The Camden Growth Advisory Board, after reviewing issues and problems indicated by citizens throughout the county, translated these concerns into recommended Policies and Objectives to be used by the county in directing future growth. These policies and objectives were then recommended to the Planning Board and they reviewed the recommendations and made several changes. The Planning Board then made their recommendations to the County Board of Commissioners. The Commissioners adopted the Policies and Objectives, after reviewing the recommendations at a regular meeting of the Commission.

1. ISSUE: FUTURE LAND USE DEVELOPMENT IN THE COUNTY

Citizens of Camden County feel that future development of the county should be orderly. They are also concerned that the rural atmosphere of the county be maintained.

POLICY: Future growth should be orderly and the county should restrict large scale development of either housing or mobile homes.

Objective:

A. By use of the zoning ordinance, development with 50 units or more should be concentrated in existing communities.

B. Development of 50 units or more should be required to provide for central sewerage and water facilities.

2. ISSUE: LOCATION OF FUTURE MAJOR DEVELOPMENT IN THE COUNTY

Future major development taking place in the county should be concentrated in or near existing communities. This would make extension of the South Mills water lines into an area feasible if there is a concentration of development.

POLICY: Small business and light industry should be encouraged to locate in the county, specifically in or adjacent to existing communities.

Objective:

A. The county should prepare a list of properties that are available and suitable for commercial or industrial development.

B. Land that is identified as available and suitable for commercial or industrial development should be tested for percolation and rezoned multi-use if necessary and promoted as a development site.

C. Land zoned for commercial or industrial use would not be taxed as such until it was purchased for that use.

D. A brochure should be prepared to promote sites that meet percolation requirements, zoning requirements, and are available for development.

3. ISSUE: TOURIST AND RECREATIONAL POTENTIAL OF THE AREA

Although citizens of the county desire to see the area remain a predominantly rural area, they are also concerned with additional employment opportunities. The recreation and tourist potential of the area is seen as one way of protecting the rural atmosphere and at the same time allowing some economic expansion.

POLICY: The county should develop its vast recreational potential and tourism to expand the economic base.

Objective:

A. The county should acquire property for public recreational use.

B. A survey should be conducted to determine the feasibility of developing sites in the county for recreational use.

C. A brochure should be developed indicating points of interest in

the county such as historic sites and any future recreational facilities including the Dismal Swamp State Park.

4. ISSUE: PRESERVATION OF HISTORIC LANDMARKS

The county has a large number of significant historic sites and based on citizen desires these sites should be considered for preservation. These structures represent a link with the historic past of the area and should be protected if possible.

POLICY: The county should preserve existing historic landmarks.

Objective:

A. The county should determine which structures are of significance to the area and have these structures considered for listing by the North Carolina Historic Commission.

B. Historic structures that are being restored as an historic site should be considered for a reduction in local taxes.

5. ISSUE: PRESERVATION OF AGRICULTURAL AND TIMBER LAND

Agriculture is of great importance to the county's economic base. This important natural resource should be protected from unrestricted or uncontrolled growth.

POLICY: Large portion of the county should be protected for agricultural and timber use.

Objective:

A. If during the 10-year planning period industrial or commercial development takes place, the county should give consideration to reducing prime farm land taxes. This should only be done if the other land uses can offset the taxes lost from farm land.

The following standards were established as part of the stated objectives as outlined above.

Land Use Development Standard

1. Zoning Ordinance should be used to concentrate future development of 50 units or more in existing communities.

2. Developments of 50 units or more should be required to provide central sewage and water facilities.

Recreational Development

1. Purchase sites based on feasibility survey.

Historic Preservation

1. Listing of sites by the North Carolina Historic Commission.

The Camden County Growth Advisory Board utilized the results of the planning questionnaire and discussions with citizens in the county to determine issues and concerns and thereby recommended policies and objectives. These policies and objectives were established after several meetings of the Advisory Board and the Planning Board. Once the recommendations were put in final form they were passed on to the County Planning Board. The Planning Board made their recommendations to the County Board of Commissioners after making several changes. The County Commissioners gave their approval to the recommendations prior to submission of the November draft of the plan.

The Camden Growth Advisory Board distributed approximately 2,600 planning questionnaires to persons listed on the tax books. This included taxpayers residing inside and outside the county. Each questionnaire had return postage paid with information on who to contact if assistance was needed in completing the questionnaire. Prior to distribution of the questionnaire several thousand brochures on coastal management were distributed throughout the county. Also, several posters were placed throughout the county indicating where information on the Coastal Area Management Act and the planning process could be obtained. In addition to qu stionnaires for adult citizens in the county, a separate questionnaire for high school seniors was used during three separate presentations on the planning process in the county. All of the civic groups and many of the Home Extension Clubs had a presentation on CAMA and were requested to get involved in the planning process. Through the efforts of the Advisory Board approximately 550 adults responded with 64 high school seniors responding. Once the returned questionnaires were tabulated and analyzed it was felt that the Advisory Board had a good basis to establish issues and concerns of citizens and subsequent recommendations on policies and objectives. A copy of the adult and high school questionnaires are enclosed in the appendix.

Method employed in securing public participation - Camden - 1

CONSTRAINTS

Physical Limitations

Fragile Areas

Resource Potential Areas

Capacity of Community Facilities

45

Man Made Hazard Areas

Areas such as airports, bulk storage facilities for flammable liquids and railroad lines have been included. These consititute areas in which potentially dangerous equipment or material is transferred, stored or used. These man-made hazard areas are a constraint to development because of their potentially dangerous nature. Development of any kind in close proximity to a hazard area should be carefully considered.

The following areas have been identified:

1. Airports

   No facilities at present

2. Private Airports

   No facilities at present

3. Bulk Plants - Oil

   M. J. Johnson, Sr., Oil Company - Mobil Heating Oil

   Location - South Mills
   Size of facilities - 20,000 gallons kerosene
   21,000 gallons diesel fuel
   15,000 gallons regular gasoline
   6,000 gallons hi-test gasoline
   Storage capacity - 62,000 gallons

   H. T. Mullen Oil Company

   Location - South Mills
   Size of facilities - 16,500 gallons regular gasoline
   16,500 gallons kerosene
   10,500 gallons hi-test gasoline
   16,500 gallons diesel and #2 fuel oil

5. Railroad Lines

Norfolk Southern Railway

No. trains per day - six trains are regularly scheduled per day - #120, 78, 119, 79, 91, 92
No. trains using track at night - Two trains are regularly scheduled - #78 and 79.
Hazardous material carried - Ammonia, agricultural chemicals.

In an effort to identify the potential hazards of this material the following information is provided:

Hazardous materials shipped by train

Ammonia

Human toxicity: The inhalation of concentrated vapor causes edema of the respiratory tract, spasm of the glottis and asphxia. Treatment must be prompt to prevent death. The maximum concentration of vapor which can be tolerated for an eight-hour exposure is 100 parts per million.

Source: (The Merck Index of Chemicals and Drugs, 7th edition, Merck and Co., Inc., Rahway, N.J., 1960, p. 63)

Insecticides and Acaricides

1. Sevin - slightly hazardous*
2. Thimet - highly hazardous*

Fungicides and Nematicides

1. Orthocide 50W - slightly hazardous
2. Captan 50W - slightly hazardous
3. Orthocide 75 - slightly hazardous
4. Captan 75 - slightly hazardous

Herbicides

1. Lasso - slightly hazardous
2. Aatrex (atrazine) - slightly hazardous
3. Aatrex (atrazine + propachlor) - slightly hazardous
4. Lorox - slightly hazardous
5. Sencor - slightly hazardous
6. Dyanap, Ancrack - moderately hazardous*
7. Ortho, Paraquat Cl - highly hazardous
8. 2, 4-D; Aqua-Kleen; Weedone 638 - slightly hazardous

Plant Growth Regulators

1. Sevin - slightly hazardous

Sources: (F. P. Wood and Son, Inc. Camden, N. C. and 1974 N. C. Agricultural Chemicals Manual, School of Agriculture and Life Sciences, NCSU, Raleigh, N. C., January, 1974)

*Slightly hazardous - low toxicity; ingestion of large quantities may cause vomiting and diarrhea
*Moderately hazardous - medium toxicity
*Highly hazardous - poison

Natural Hazard Areas

A natural hazard area is an area that is being damaged or has the potential of being damaged by natural forces. The following areas have been identified as defined in the Coastal Area Management Guidelines:

Coastal Floodplains

Description. Coastal floodplains are defined as land areas adjacent to coastal sounds, estuaries or the ocean which are prone to flooding from storms with an annual probability of one percent or greater (100 year storm). These areas are analogous to the 100 year floodplain on a river.

Significance. Coastal floodplains are those lands subject to flooding or wave action during severe storms or hurricanes. They are lands where uncontrolled, incompatible, or improperly designed building, structures, facilities, and developments can unreasonably endanger life and property. Except for those portions of the areas lying within estuarine or ocean erodible areas, they are not generally or necessarily subject to severe erosion or dynamic action leading to replacement of the land with a body of water. In most instances, structures within this area do not obstruct the flow of waters or create any additional back waters.

Policy Objective. To ensure that all buildings, structures, facilities and developments are properly designed and built to maintain their stability, integrity, and safety in the event of flood surge from a 100 year storm.

Appropriate Land Uses. Appropriate land uses shall be those consis-

tent with the above policy objective. It is reasonable to allow a certain degree of development if it is carefully controlled and meets stringent engineering standards for stability, integrity and safety during a 100 year storm. The land use plan may allow development activities, and if such development is undertaken, as a minimum it must conform with the standards of the Federal Insurance Administration for coastal high hazard areas and safety during the flood surge from a 100 year storm. (Code of Federal Regulations, Title 24, Chapter 10, Subchapter B)

Description. Defined as the area above ordinary high water where excessive erosion has a high probability of occurring.

Significance. The estuarine and river erodible areas are natural hazard areas especially vulnerable to erosion. Development within this area is subjected to the damaging process of erosion unless special development standards and preventive measures are employed.

Policy Objective. To insure that development occurring within the 25-year erodibility is compatable with the dynamic nature of the erodible lands, thus minimizing the likelihood of significant loss of property.

Appropriate Land Uses. Appropriate land uses shall be those consistent with the above policy objective. Permanent or substantial commercial, institutional or industrial structures are not appropriate uses in estuarine and river erodible areas unless stabilization has been achieved along the effected reach. Recreational, rural and conservation activities represent appropriate land uses in those erodible areas where shoreline protective construction has been completed.

Hazards for Foundations

High water table and the shrink-swell characteristics of the soil are two conditions that should be taken into consideration when foundations for structures are being considered. Table 1 gives severity of limitation for foundations under the column entitled Major Factors Affecting Selected Use. It should be kept in mind that this represents general information based on the general soils map and any determination for adequacy of soils for foundations should be made based on detailed information on the specific site.

Poorly Drained Soils

The last column of Table 1 indicates the drainage characteristics of the general soils of the county. This represents natural soil conditions or characteristics and does not take into account that some of these soils can be drained economically for agricultural purposes.

Septic Tank Limitations

The first column of Table 1 indicates the limitation of soils for septic tank waste disposal. Again, this is general information and is useful for broad planning purposes. Specific site analysis by the county sanitarian prior to approval of a septic tank system should be conducted.

TABLE 1

INTERPRETATIVE TABLES FOR GENERAL SOIL MAP

REGION R LAND DEVELOPMENT PROJECT

August 25, 1974

RATINGS AND LIMITATIONS BASED ON OFFICIAL USDA-SOIL SERIES DESCRIPTIONS-TABLES PREPARED BY SOIL CONSERVATION SERVICE

LIMITATIONS FOR DWELLING	RECREATION			URBAN & RURAL EXPANSION			SUITABILITY FOR					MAJOR FACTORS AFFECTING SELECTED USE			Corrosivity		Traffic Support 5/	Drainage
Septic Tanks	Camp Sites	Picnic Areas	Play-ground	Land-fills (TR)	Light Industry	Roads & Streets	General Agriculture	Forestry	SOIL ASSOCIATIONS	Flood Hazard 1/ Frequency	Flood Hazard 1/ Duration	Water 2/ Table	Shrink 3/ Swell	Permeability 4/ (15-30")	Steel	Concrete	Capacity (15-30")	Class
Slt.	Mod.	Mod.	Sev.	Slt.	Mod.	Slt.	Good	Good	1. MAGRAM	None	———	Deep	Low	Mod. Rapid	Low	High	Slt.	W. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Mod.	Fair	Fair	PACTOLUS	Rare	V. Brief	Mod. Shallow	Low	Rapid Low	Low	High	Slt.	Mod. W. Dr.
Slt.	Slt.	Slt.	Slt.	Slt.	Slt.	Slt.	Good	Good	NORFOLK	None	———	Deep	Low	Moderate	Low	Mod.	Slt.	W. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair	Good	2. COIVILLE	Ponding	V. Brief	V. Shallow	Moderate	Slow	High	High	Mod.	Pr. Dr.
Sev.	Mod.	Slt.	Mod.	Sev.	Sev.	Sev.	Good	Fair	CRAVEN	None	———	Mod. Shallow	Moderate	Slow	High	High	Mod.	Mod. W. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair-Good	Good	LENOIR	None	———	V. Shallow	Moderate	Slow	High	High	Mod.	S/W Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair-Good	Good	3. BLADEN	Common	Brief	V. Shallow	Moderate	Slow	V. High	Mod.	Mod.	Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair-Good	Good	BATSONO	Common	Brief	V. Shallow	Moderate	Slow	High	High	Mod.	V. Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Good	Good	HYDE	Common	Brief	V. Shallow	Low	Mod. Slow	High	High	Mod.	V. Pr. Dr.
Sev.	Sev.	Mod.	Sev.	Sev.	Sev.	Sev.	Fair-Good	Good	4. BERTIE	Ponding	V. Brief	Shallow	Moderate	Moderate	High	Mod.	Slt. Mod.	S/W Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair	Good	OTHELLO	Ponding	Brief	V. Shallow	Moderate	Slow	High	High	Mod.	Pr. Dr.
Sev.	Mod.	Mod.	Mod.	Sev.	Sev.	Sev.	Good	Good	DRAGSTON	Ponding	V. Brief	Shallow	Low	Mod. Rapid	Mod.	Mod.	Slt.	S/W Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair	Good	5. OTHELLO	Ponding	Brief	V. Shallow	Moderate	Slow	High	High	Mod.	V. Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Good	Good	PASQUOTANK	Ponding	V. Brief	V. Shallow	Low	Moderate	High	Mod.	Slt.	V. Pr. Dr.
Sev.	Mod.	Mod.	Mod.	Sev.	Sev.	Mod.	Good	Good	BARCLAY	Ponding	V. Brief	Shallow	Low	Moderate	High	Mod.	Slt.	V. Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Good	Good	6. HYDE	Common	Brief	V. Shallow	Low	Mod. Slow	High	High	Mod.	V. Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Good	Good	WEEKSVILLE	Ponding	Brief	V. Shallow	Low	Moderate	High	Mod.	Slt.	V. Pr. Dr.
V. Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair	Fair	PANLICO	Common	Long-V. Long	V. Shallow	Low	Rapid	High	High	Sev.	V. Pr. Dr.
V. Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair-Good	Good	7. PONZER	Common	Long-V.Long	V. Shallow	Low	Mod. Slow	High	High	Sev.	Ex. Dr.
V. Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair-Good	Good	MASDA	Common	Long- V. Long	V. Shallow	Low	Moderate	High	High	Slt.	Mod. W. Dr.
V. Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Poor	Fair	DARE	Common	V. Long	V. Shallow	Low	Rapid	High	High	Sev.	V. Pr. Dr.
Slt.	Sev.	Sev.	Sev.	Sev.	Sev.	Mod.	Poor	Poor	8. MEWRAN	Rare	V. Brief	Deep	Low	V. Rapid	High	Low	Slt.	Ex. Dr.
Sev.	Mod.	Mod.	Sev.	Sev.	Sev.	Sev.	Poor	Poor	COROLLA	Common	V. Brief	Shallow	Low	V. Rapid	Low	Low	Slt.	Mod. W. Dr.
V. Sev.	Sev.	Sev.	Sev.	V. Sev.	Sev.	Sev.	Poor	Poor	DUCKSTON	Common	V. Long	V. Shallow	Low	V. Rapid	High	Low	Slt.	Pr. Dr.
V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	Poor	Poor	9. CAPERS	Common	V. Long	V. Shallow	High	Slow	V. High	High	Sev.	V. Pr. Dr.
V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	Poor	Poor-Fair	10. DOROVAN	Common	V. Long	V. Shallow	Low	V. Slow	High	High	Sev.	V. Pr. Dr.
V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	Poor	Fair	BARE	Common	V. Long	V. Shallow	Low	Rapid	High	High	Sev.	V. Pr. Dr.
V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	Poor	Fair	JOHNSTON	Common	Long	V. Shallow	Low	Mod.	High	High	Slt.Sev.	V. Pr. Dr.

DEFINITIONS OF SOIL LIMITATIONS

None to Slight- Soils have properties favorable for the rated use. Limitations are so minor that they can be easily overcome. Good performance and low maintenance can be expected from these soils.

Moderate- Soils have properties moderately favorable for the rated use. Limitations can be overcome or modified with planning, design, or special maintenance.

Severe- Soils have one or more properties unfavorable for rated use. Limitations are difficult and costly to modify or overcome, requiring major soil reclamation, special design, or intense maintenance.

For some uses an additional breakdown of the Severe rating may be warranted:

Very Severe- Soils have one or more properties so unfavorable for a particular use that overcoming the limitations is most difficult and costly. Reclamation is extreme, requiring the soil material be removed, replaced; or completely modified.

ABBREVIATIONS

S/N- Slight
Mod.- Moderate
Sev.-Severe
V. - Very
Ex.- Excessively
W. Dr. - Well Drained
Mod. W. Dr.- Moderately well drained
S/W pr. dr.- Somewhat poorly drained
Pr. dr.- Poorly drained
V. Pr. dr. - Very Poorly drained.

1/ FLOOD HAZARD

A. Frequency

Ponding- Caused by surface depression and not from stream overflow.

Common- Flooding likely under normal conditions.

B. Duration

Ex. Brief- shorter than 2 days
V. Brief- 2-7 days
Brief- 7 days to 1 month
Long- 1 month to 6 months
V. Long- Longer than 6 months

2/ WATER TABLE

Deep- Deeper than 120"
Mod. Shallow- 30-60 "
Shallow- 15-30"
V. Shallow- 0-15"

3/ SHRINK-SWELL POTENTIAL

That quality of the soil that determines its volume change with change in moisture content

4/ PERMEABILITY

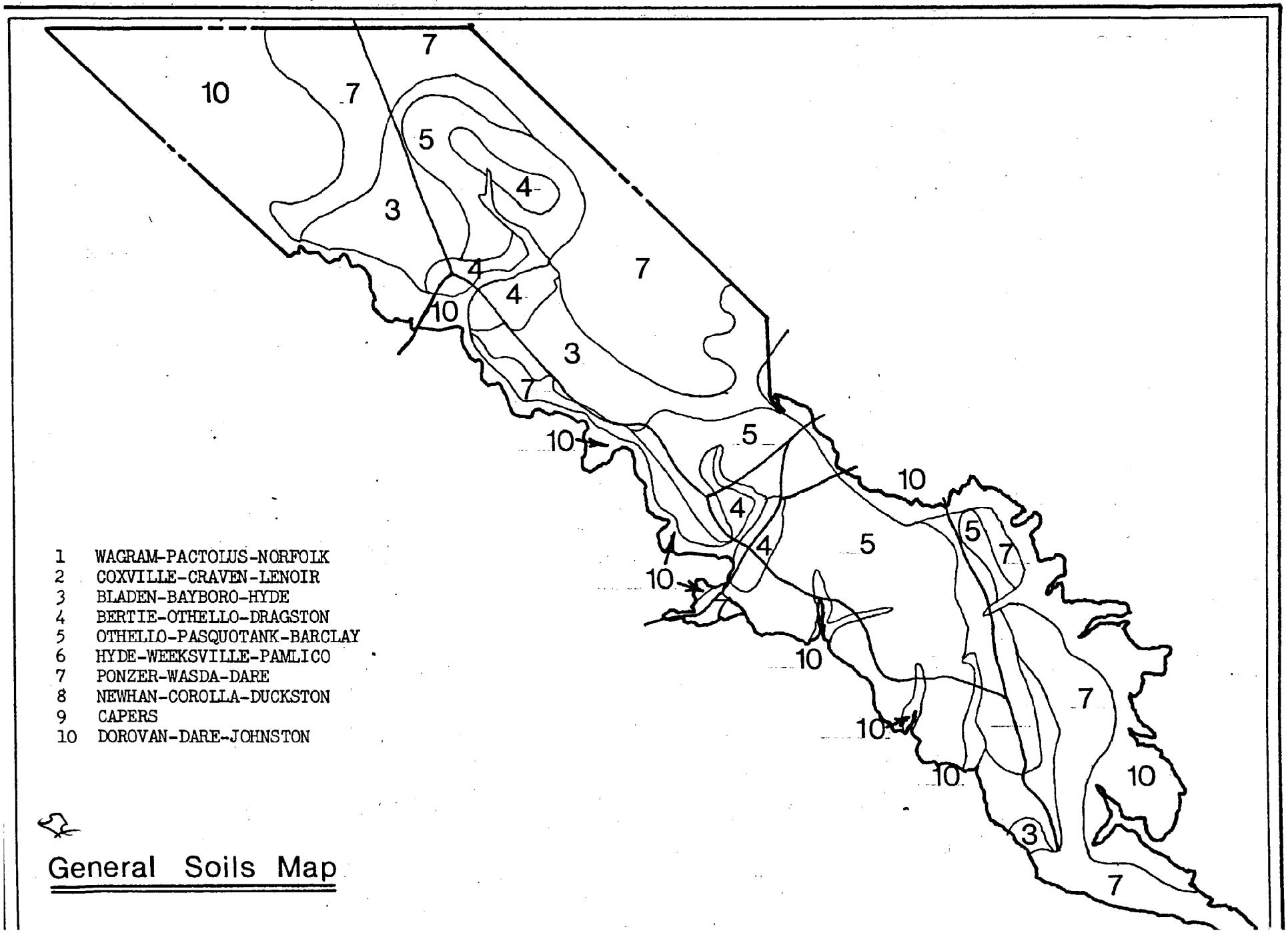
That quality of soil that enables it to transmit water and air.

V. Slow- Less than 0.06 in/hr
Slow- 0.06-0.20 in/hr
Mod. Slow- 0.20-0.63 in/hr
Moderate- 0.63-2.00 in/hr
Mod. Rapid- 2.00-6.30 in/hr
Rapid- 6.30-20.00 in/hr
V. Rapid- over 20.00 in/hr

5/ TRAFFIC SUPPORT CAPACITY

Applied ratings reflect quality of mineral soil 15-30" deep according to groupings of AASHO (American Association of State Highway Officials)

Slight- Groups 0-4
Moderate- Groups 5-7
Severe- Groups 8 (Organics)



General Soils Map

Ground Water

There are several major aquifer underground water systems in the area. The shallow aquifers include the water table aquifer and the Upper Yorktown aquifer. There are deeper aquifers, including the Lower Yorktown aquifer, Beaufort aquifers and Deep Cretaceous aquifer. The aquifers are at varying depths throughout the area. Water is drawn from the deeper sources, but its chemical makeup in this area renders it useless for domestic or industrial purposes without very extensive treatment. Also clays of considerable thickness and low permeability retard the verticle recharge of these aquifers and thus limit withdrawals. The principle water source in north eastern North Carolina is from wells drawing water from the Upper Yorktown aquifer and water table aquifer.

The quality of the Upper Yorktown aquifer and water table aquifer varies. The most severe problems with ground water are hardness, iron concentration and chloride or salt content. The quality of the water table aquifer, which is 5 to 13 feet below the surface and in places 130 feet thick, is generally more acceptable for domestic purposes.

Aquifer Recharge

Recharge of the shallower aquifers is primarily through precipitation via the water table aquifer. Deeper aquifers are recharged via vertical/horizontal leakage through subsurface clays. The recharge rate depends upon permaebility and thickness of subsurface sediments, as well as hydralic head, but generally is very slow in the aquifers of northeastern

North Carolina because of the thickness and low permeability of subsurface clays.

Slope Exceeding Twelve Percent

The topography of the county is very flat with no slopes of twelve percent or more.

Natural Hazard Areas

Coastal wetlands are defined as "any salt marsh or other marsh subject to regular or occasional flooding by tides, including wind tides (whether or not the tide waters reach the marshland areas through natural or artificial watercourses), provided this shall not include hurricane or tropical storm tides. Salt marshland or other marsh shall be those areas upon which grow some, but not necessarily all, of the following salt marsh and marsh plant species: Smooth or salt water Cordgrass (Spartina alterniflora); Black Needlerush (Juncus roemerianus); Glasswort (Salicornia spp.); Salt Grass (Distichlis Spicata); Sea Lavender (Limonium spp.); Bulrush (Scirpus spp.); Saw Grass (Cladium Jamaicense); Cat-Tail (Typha spp.); Salt-Meadow Grass (Spartina Patens); and Salt Reed Grass (Spartina cynosuroides)." Included in this statutory definition of wetlands is "such contiguous land as the Secretary of NER reasonably deems necessary to affect by any such order in carrying out the purposes of this Section." (G.S. 113-230 (a))

For policy purposes, coastal wetlands may be considered in two categories: (1) low tidal marsh; (2) other coastal marshlands which have different significance and policy implications.

Description. All other marshland which is not low tidal marshland and which contains the species of vegetation as listed in the first paragraph.

Significance. This marshland type also 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 are highly resistant to erosion. In addition, the higher marshes are effective sediment traps.

Policy Objective. To give a high priority to the perservation and management of the marsh so as to safeguard and perpetuate their biological, economic and aesthetic values.

Appropriate Land Uses. Appropriate land uses shall be those consistent with the above policy objective. Highest priority shall be allocated to the conservation of existing marshlands. Second priority for land uses allocation of this type shall be given to development which requires water access and cannot function anywhere else, such as ports, docks and marinas, provided that the actual location of such facilities within the marsh consider coastal, physical and biological systems and further provided that feasible alternatives regarding location and design have been adequately considered and need for such development can be demonstrated. Such allocation may only be justified by the projected land use demands and by community development objectives, but in no case shall the allocation exceed the capacity of the marshland system to sustain losses without harm to the estuarine ecosystem unless the losses would be offset by a clear and substantial benefit to the public.

Description. Estuarine waters are defined in G.S. 113-229 (n) (2) as, "all the water of the Atlantic Ocean within the boundary of North Carolina and all the waters of the bays, sounds, rivers, and tributaries thereto seaward of the dividing line between coastal fishing waters, as set forth in an agreement adopted by the Wildlife Resources Commission and the Department of Conservation and Development filed with the Secretary of State entitled 'Boundary Lines, North Carolina Commercial Fishing - Inland Fishing Waters, revised March 1, 1965'" or as it may be subsequently revised by the Legislature.

Significance. 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.

Policy Objective. To preserve and manage estuarine waters so as to safeguard and perpetuate their biological, economic and aesthetic values.

Appropriate Uses. Appropriate uses shall be those consistent with the above policy objective. Highest priority shall be allocated to the conservation of estuarine waters. The development of navigational channels, the use of bulkheads to prevent erosion, and the building of piers or wharfs where no other feasible alternative exists are examples

of land uses appropriate within estuarine waters, provided that such land uses will not be detrimental to the biological and physical estuarine functions and public trust rights. Projects which would directly or indirectly block or impair existing navigation channels, increase shoreline erosion, deposit spoils below mean high tide, cause adverse water circulation patterns, violate water quality standards, or cause degradation of shellfish waters are generally considered incompatible with the management of estuarine waters.

Description. 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 the public has acquired rights by prescription, custom, usage, dedication or any other means. In determining whether the public has acquired rights in artificially created bodies of water, the following factors shall be considered: (i) the use of the body of water by the public; (ii) the length of time the public has used the area; (iii) the value of public resources in the body of water; (iv) whether the public resources in the body of water are mobile to the extent that they can move into natural bodies of water; (v) whether the creation of the artificial body of water required permission from the State; and (vi) the value of the body of water to the public for navigation from one public area to another public area.

Significance. The public has rights in these waters including navigation and recreation. In addition, these waters support valuable commercial and sports fisheries, have aesthetic value, and are important potential resources for economic development.

Policy Objective. To protect public rights for navigation and recreation and to preserve and manage the public trust waters so as to safeguard and perpetuate their biological, economic and aesthetic value.

Appropriate Uses. Appropriate uses shall be those consistent with the above policy objective. Any land use which interferes with the public right of navigation, or other public trust rights, which the public may be found to have in these waters, shall not be allowed. The development of navigational channels, drainage ditches, the use of bulkheads to prevent erosion, and the building of piers or wharfs are examples of land uses appropriate within public trust waters provided that such land uses will not be detrimental to the biological and physical functions and public trust rights. Projects which would directly 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 public trust waters.

For purposes of the description, the following definitions shall apply:

1. Mean high water mark means the line on the shore established by the average of all high tides. It is established by survey based on available tidal datum. In the absence of such datum, the mean high water mark shall be determined by physical markings or comparison of the area in question with an area having similar physical characteristics for which tidal datum is readily available.

2. Navigable means navigable-in-fact.

3. Navigable-in-fact means capable of being navigated in its natural condition by the ordinary modes of navigation including modes of navigation used for recreational purposes. The natural condition of a body

of water for purposes of determining navigability shall be the condition of the body of water at mean high water or ordinary high water as the case may be, and the condition of the body of water without man-made obstructions and without temporary natural obstructions. Temporary natural conditions such as water level fluctuation and temporary natural obstructions which do not permanently or totally prevent navigation do not make an otherwise navigable stream non-navigable.

4. Ordinary high water mark means the natural or clear line impressed on the land adjacent to the waterbody. It may be established by erosion or other easily recognized characteristics such as shelving, change in the character of the soil, destruction of terrestrial vegetation or its inability to grow, the presence of litter and debris, or other appropriate means which consider the characteristics of the surrounding area. The ordinary high water mark does not extend beyond the well defined banks of a river where such banks exist.

Description. Complex natural areas are defined as lands that support native plant and animal communities and provide habitat conditions or characteristics that have remained essentially unchanged by human activity. Such areas are surrounded by landscapes that have been modified but that do not drastically alter the conditions within the natural areas or their scientific or educational value. Such areas will be determined by the Commission, after consideration of written reports or testimony of competent experts, to be rare within a county or to be of particular scientific or educational value.

Significance. Complex natural areas provide the few remaining examples of conditions that existed within the coastal area prior to settlement by Western man. Often these natural areas provide habitat conditions suitable for rare or endangered species or they support plant and animal communities representative of presettlement conditions. These areas help provide a historical perspective to changing natural conditions in the coastal area and together are important and irreplaceable scientific and educational resources.

Policy Objective. To preserve the natural conditions of the site so as to safeguard its existence as an example of naturally occurring, relatively undisturbed plant and animal communities of major scientific or educational value.

Appropriate Land Uses. Appropriate land uses shall be those consistent with the above policy objective. Lands within the AEC shall not be planned for uses or kinds of development that will unnecessarily jeopardize the natural or primitive character of the natural area directly or indirectly through increased accessibility. Additionally,

lands adjacent to the complex natural area should not be planned for additional development that would unnecessarily endanger the recognized value of the AEC. The variability between kinds of complex natural areas and between land uses adjacent to those natural areas means that the range of permissible uses and intensity of use must be carefully tailored to the individual area.

Description. Areas that sustain remnant species are those places that support native plants or animals, rare or endangered, within the coastal area. Such places provide habitat conditions necessary for the survival of existing populations or communities of rare or endangered species within the county.

Significance. The continued survival of certain native plants and animals in the coastal area that are now rare or endangered cannot be assured unless the relatively few well defined areas providing necessary habitat conditions are protected from development or land uses that might alter these conditions. These habitats and the species they support provide a valuable educational and scientific resource.

Policy Objective. To preserve habitat conditions necessary to the continued survival of rare or endangered native plants and animals and minimize development or land uses that might jeopardize known areas that support remnant species.

Appropriate Land Uses. Appropriate land uses shall be those consistent with the above policy objective. Lands within the AEC shall not be planned for uses or kinds of development that will unnecessarily jeopardize the habitat conditions responsible for the continued survival of the respective plants and animals.

Description. Defined as existing sites that have been acquired for use as national or state parks, as identified by the Secretary of Natural and Economic Resources.

Significance. Existing national or state parks are areas containing environmental or natural resources of more than local significance where uncontrolled or incompatible development could result in major or irreversible damage to important historic, cultural, scientific, or scenic values, or natural systems, or would be detrimental to the recreational uses of natural systems. These sites provide: (1) areas of unique or scenic value; (2) recreational uses of natural resources; (3) portrayal and interpretation of plant and animal life, geology and natural features; and (4) preservation of scientific sites and natural areas of statewide importance.

Policy Objective. To protect and preserve the scenic, historic, cultural, scientific and natural values of national or state parks.

Appropriate Land Uses. Appropriate land uses shall be those consistent with the above policy objective. All development in parks shall be planned and executed so as to in no way impair, damage or detract from the values for which the areas were established to preserve and protect. In parks or parts of parks that do not contain natural areas or scientific sites, facilities for such outdoor activities as picnicking, swimming, boating, fishing, hiking, nature study, and camping; and facilities normally associated with simple play fields incident to picnicking and organized camping are examples of appropriate land uses. Facilities for recreational activities such as organized sports and athletic contests are examples of inappropriate uses. In parks

or parts of parks containing natural areas of scientific sites, minimum developed paths and trails are examples of appropriate land uses. Facilities for recreational activities such as swimming, camping, picnicking, and the like are examples of imappropriate land uses in these areas.

Fragile, Historic am Natural REsource Areas - Existing National or State Parks

The following locations for fragile areas have been found in Camden County based on published reports and maps provided by the N. C. Department of Natural and Economic Resources.

Coastal Wetland - Tributaries adjacent to North River portion of Raymond Creek.

Estuarine Waters - All waters of the Pasquotank River Basin downstream of the Highway 158 Bridge between Elizabeth City and Camden County. The Albemarle Sound and all waters of the North River south of the dividing line between coastal fishing waters and inland fishing waters.

Natural Hazard Area - Estuarine and River Erodible Areas - Note - Areas that presently have stabilization such as bulkheading would not be included.

Based on a Soil Conservation Study conducted over a 31-year period the following 25-year recession lines have been established.

Along the North River from Broad Creek up to the intersection of State Road 1101 on the Pasquotank River. 95-foot recession line.

Along the Pasquotank River from State Road 1101 north along the river approximately 2 miles. 50-foot recession line.

Along the Pasquotank River from Areneuse north along the river approximately 3 1/2 miles. 46-foot recession line.

Fragile, Historic or Natural Resource Areas - Complex Natural Areas

Large forested area west of North River from Broad Creek north to the intersection of Indiantown Creek and U. S. 158. Forested area adjacent to the Pasquotank River from the Camden County Bridge of U. S. 158 up to the northern corner of the County. This does not include areas that

were developed as of the adoption November 1975. Dismal Swamp State Park Area and adjacent forested areas at northern end of county.

Fragile, Historic or Natural Resource Areas - Areas That Sustain Remnant Species - Large forested area west of North River from Broad Creek to the intersection of Indiantown Creek and U. S. 158. Forested area adjacent to the Pasquotank River from the Camden County Bridge of U. S. 158 up to the northern corner of the county. This does not include areas that were developed as of adoption November 1975. Dismal Swamp State Park Areas and adjacent forested areas at northern end of county.

Areas Subject to Public Rights - Certain Public Trust Areas - Pasquotank River, North River and Albemarle Sound and all tributaries that have public ascess by navigation.

Fragile, Historic or Natural Resource Areas - Existing National or State Parks - The Dismal Swamp State Park is located in the northern end of the county adjacent to the Dismal Swamp Canal and along the North Carolina-Virginia state line.

The guidelines indicate that structures that have been approved for listing by the North Carolina Historical Commission or are in the National Register of Historic Places should be considered as fragile areas. Because of the many potential historic structures in the county and the interest of citizens to preserve historic structures, the following structures have been included as potential sites for listing by the North Carolina Historic Commission.

Archaeological and Historic Sites - Camden County

1. Colonel Dennis Dozier Ferebee House

   Location - South Mills, N. C. 343
   Significance - Dwelling was erected by Dennis Dozier Ferebee shortly after his marriage to Sarah McPherson, daughter of very wealthy planter, Willie McPherson. Col. Ferebee was a state political figure both before and after the Civil War. The house has been restored by present owners Mr. and Mrs. J. R. Hobbs.

2. Dismal Swamp Canal and Locks

   Location - South Mills on Highway 17
   Significance - ANR* - Oldest surviving artificial waterway in the United States. Under the leadership of Virginia Governor Patrick Henry, legislation approving the project for the canal from the Elizabeth River in Virginia to the Pasquotank River in North Carolina. Excavation by slave labor was begun in 1792 and the first vessel (of very light draft) passed through the canal in 1805. Locks were found necessary in order to impound water draining from Lake Drummond so as to provide sufficient water for floating boats. The center of the swamp is higher than the adjacent rivers.

3. McBride Methodist Church

   Location - South Mills off N. C. 343 on State Road 1224, 2 miles east
   Significance - First house of worship erected on this site was authorized in 1715 under auspices of Episcopal Church. In 1792 Methodist Society was given permission to use sanctuary, provided they help complete a new sanctuary and to keep it in repair. In time, Methodists absorbed the congregation. Currently in use.

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4. Nosay or Gordon House

Location - South Mills off N.C. 343 on State Road 1224, 2 miles south
Significance - Residence erected by William Riley Abbott in 1850's. Shortly afterwards Abbott sold place to Joseph Gordon. Federal troops used it as a hospital after Battle of Camden in 1862.

5. Battleground, unmarked

Location - South Mills Township, N. C. 343 Burnt Mills
Significance - The Battle of Camden was fought at Sawyers Lane. Southern troops met and routed Yankee soldiers enroute to destroy the Canal Locks on the Dismal Swamp Canal. This was the only Civil War Battle on Camden soil. Woodland and cropland on paved road.

6. Thomas Relfe House (Milford Manor)

Location - Courthouse Township. State Road 1205, 4 miles NW of Camden
Significance - N.R.* - Similar to dwellings erected by Dutch who spread out from New York region when colony of Amsterdam was established by Holland. Thomas Relfe, Dutch extraction, came from New Jersey, obtained a patent for 1,650 acres in the vicinity in 1696. It is therefore probable that he built the house since only those of English descent have owned this place since Relfe's time. Now the residence of Dr. W. K. Wassink.

7. Caleb Grandy House

Location - Courthouse Township N.C. 343 at Camden.
Significance - NR - Is not known when the house was built, but Caleb Grandy died here in 1795. Grandy was elected a representative in State Legislature in 1777 when the county was formed, and succeeded hmmself twice. A State Senator in 1793 and 1795; year of his death.

8. Camden County Courthouse

Location - Courthouse Township. N.C. 343 at Camden.
Significance - NR - County Seat. Building erected in 1847 is second on this site. The first was of frame and erected in 1782. For five years after the formation of the county in 1777, commissioners met in the residence of Joseph Jones, legislator, who introduced the bill in Legislature to form the county. The concrete cover just south of the courthouse marks a well which was used by a tavern erected in 1791 for entertainment of those having to do business with the courts and county.

9. Alfred Gatlin House

Location - Courthouse Township, S. R. 1138, 1 mile South of Camden.

Significance - This house was built in the decade after 1823, when Alfred Moore Gatlin, formerly a resident of Edenton, defeated incumbent, Lemuel Sawyer and a Camden County man, for a seat in the lower house of U. S. Congress. He was not re-elected and moved to Florida about 1835. He was third man elected to Congress from Camden County.

10. Chantilly Ancient Ferry

Location - Courthouse Township, S. R. 1138, 2 miles South of Camden on the Pasquotank River.
Significance - From 1740 to around 1775, Colonel John Solley operated a ferry from this point to Relfe's Point (now Winslow Acres) across the river. It ceased to operate shortly after Enoch Sawyer obtained a franchise to operate a ferry across the Pasquotank River where the width is about 200 yards. About 1810, this property was conveyed to a member of the Lamb family, which continued operation until 1910. It was known as Lamb's Ferry. Rivershore to Chantilly.

11. Treasure Point

Location - Courthouse Township, S. R. 1130, 4 miles south of Camden on the Pasquotank River.
Significance - Junction of the 2 branches of Areneuse Creek just before it enters Pasquotank River, affords a pleasing scene. In 1740, Samuel Saban Plomer obtained a franchise to operate a ferry from this point to New Begun Creek across the river. Distance was too great for effective operation. Residential development.

12. Fairfield (Isaac Gregory House)

Location - Courthouse Township, S. R. 1121, 3 miles SE of Camden
Significance - Dwelling was the residence of Bri. Gen. Isaac Gregory during the Revolution. A visiting governor transacted official business here. William Biddle Shepard had bought the plantation and was living here when he was first elected to the U. S. Congress in 1830. Shepard was the fourth man to be elected to U. S. Congress from Camden County.

13. Indiantown

Location - Courthouse Township, Junction of S. R. 1107, 1121 and Currituck County.
Significance - A 10,240 acre tract granted by John Granville and other Lord Proprietors to the King and Nation of Yawpin Indians on October 2, 1704. All rights and privileges "except one half of all gold and silver mines." The upland portion of the Indian village is now farmland. The greater portion is swampland.

14. Residence of Dr. S. G. Wright

Location - Courthouse Township, S. R. 1107, 6 miles east of Camden.
Significance - Residence is an excellent example of better type of dwelling erected in area roundabout from the time of the Revolution until after the Civil War. House was repaired and remodeled by Burfoot Family in 1810. Dr. S. G. Wright residence.

15. Shiloh Academy

Location - Shiloh Township, N. C. 343, 8 miles Southeast of Camden.
Significance - Building was erected in 1830 when the highway ran south of the house. Lower floor was used as schoolroom known as "Shiloh Academy," and 2nd floor housed Widow's Son Lodge of the Masonic Order. Noted teacher Ezekiel Gilman was once principal here.

16. Milltown

Location - Shiloh Township, S. R. 1113, 6 miles southeast of Camden on Pasquotank River.
Significance - Five windmills once stood on the immediate area, now called Texaco or Elizabeth City Beach. Until recent years, it was understandably known as "Milltown." Riverside residential development.

17. Shiloh Baptist Church

Location - Shilch Towhship N. C. 343, 7 miles southeast of Camden.
Significance - This congregation is the "oldest continuing Baptist Congregation in N. C." dating from 1727. The building was used as Federal Arsenal during the occupation of Shiloh during the Civil War.

18. Residence of Mr. and Mrs. W. Grady Stevens

Location - Shiloh southeast of Camden.
Significance - Dwelling, with altered porch, is typical of homes often built in the region roundabout the Revolutionary era. Nearby residence of Mr. and Mrs. W. W. Forehand affords a vivid contrast between "the old and the new." Grady Stevens residence.

19. Tommy's Point

Location - Shiloh, S. R. 1102, 15 miles southeast of Camden on Pasquotank River
Significance - An exploring party sent by Sir Walter Raleigh's colony on Roanoke Island in 1585 located an Indian Village on this site which the Indians called Pasquenoke. Before erosion, site afforded an excellent view of Albemarle Sound and upper Pasquotank River thereby offering protection from surprise attack. The patrician John Hawkins lived here in very early 1700's. Thomas Wilson

became owner in post-revolutionary period and from his time the place has been called Tommy's Point. Residential development.

20. Camden Point

Location - Shiloh Township, S. R. 1100, southeast end of Camden.
Significance - A unique development in the pocosin area between Broad Creek and Albemarle Sound. Area was suggested as a good place naturally affording forage for cattle during winter months by Lord John Carteret in 1666. Site of Camden Island Corporation and Camden Point Shores Land Developments.

21. Pine Bluff Site

Location - Shiloh Township, off N. C. 343, S. R. 1100, North River at Albemarle Sound.
Significance - Undeveloped site, Sherds located here.

*ANR - Historic places that have been approved for listing by the North Carolina Historical Commission in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966.

*NR - Historic places that are listed in the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966.

National Register of Historic Places

The National Register of Historic Places is a roster maintained by the National Park Service under provisions of the National Historic Preservation Act of 1966. Properties listed are considered "significant in American history, architecture, archaeology, and culture -- a comprehensive index of the significant physical evidences of our national patrimony." Nominations of properties meeting strict criteria are submitted by the director of the Department of Archives and History. Ownership of the properties entered in the National Register is not affected, although their preservation by owners is encouraged as a part of the cultural heritage of the nation.

Sources:
1. SCS Recreational Potential
2. Region "R" Publication
3. Corps Atlas
4. A Lonesome Place Against the Sky, N. C. Department of Archives and History

Sand dunes along the outer banks, ocean beach and shoreline, areas containing unique geologic formations, registered national landmarks and archaeological sites were found to be non-existent in the county based on information available.

Productive Agricultural Lands

Suitability for general agriculture and forestry are shown in Table 1. This information is very general in nature and is based on the soil characteristics. It does not take into consideration the management techniques used by the land owner.

TABLE 1

INTERPRETATIVE TABLES FOR GENERAL SOIL MAP

REGION 8 LAND DEVELOPMENT PROJECT

August 25, 1974

RATINGS AND LIMITATIONS BASED ON OFFICIAL USDA-SOIL SERIES DESCRIPTIONS-TABLES PREPARED BY SOIL CONSERVATION SERVICE

LIMITATIONS FOR DWELLING							SUITABILITY FOR					MAJOR FACTORS AFFECTING SELECTED USE			Corrosivity			
	RECREATION			URBAN & RURAL EXPANSION														
Septic Tanks	Camp Sites	Picnic Areas	Play-ground	Land-fills (TR)	Light Industry	Roads & Streets	General Agriculture	Forestry	SOIL ASSOCIATIONS	Flood Hazard 1/ Frequency	Flood Hazard 1/ Duration	Water 2/ Table	Shrink 3/ Swell	Permeability 4/ (15-30")	Steel	Concrete	Traffic Support 5/ Capacity (15-30")	Drainage Class
Slt.	Mod.	Mod.	Sev.	Slt.	Mod.	Slt.	Good	Good	1. WAGRAM	None	———	Deep	Low	Mod. Rapid	Low	High	Slt.	W. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Mod.	Fair	Fair	PACTOLUS	Rare	V. Brief	Mod. Shallow	Low	Rapid Low	Low	High	Slt.	Mod. W. Dr.
Slt.	Slt.	Slt.	Slt.	Slt.	Slt.	Slt.	Good	Good	NORFOLK	None	———	Deep	Low	Moderate	Low	Mod.	Slt.	W. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair	Good	2. COINVILLE	Ponding	V. Brief	V. Shallow	Moderate	Slow	High	High	Mod.	Pr. Dr.
Sev.	Mod.	Slt.	Mod.	Sev.	Sev.	Sev.	Good	Fair	CRAVEN	None	———	Mod. Shallow	Moderate	Slow	High	High	Mod.	Mod. W. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair-Good	Good	LEBOIT	None	———	V. Shallow	Moderate	Slow	High	High	Mod.	S/W Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair-Good	Good	3. BLADEN	Common	Brief	V. Shallow	Moderate	Slow	V. High	Mod.	Mod.	Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair-Good	Good	BATHURO	Common	Brief	V. Shallow	Moderate	Slow	High	High	Mod.	V. Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Good	Good	HYDE	Common	Brief	V. Shallow	Low	Mod. Slow	High	High	Mod.	V. Pr. Dr.
Sev.	Sev.	Mod.	Sev.	Sev.	Sev.	Sev.	Fair-Good	Good	4. BERTIE	Ponding	V. Brief	Shallow	Moderate	Moderate	High	Mod.	Slt. Mod.	S/W Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair	Good	OTHELLO	Ponding	Brief	V. Shallow	Moderate	Slow	High	High	Mod.	Pr. Dr.
Sev.	Mod.	Mod.	Mod.	Sev.	Sev.	Sev.	Good	Good	DRAGSTON	Ponding	V. Brief	Shallow	Low	Mod. Rapid	Mod.	Mod.	Slt.	S/W Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair	Good	5. OTHELLO	Ponding	Brief	V. Shallow	Moderate	Slow	High	High	Mod.	V. Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Good	Good	PASQUOTANK	Ponding	V. Brief	V. Shallow	Low	Moderate	High	Mod.	Slt.	V. Pr. Dr.
Sev.	Mod.	Mod.	Mod.	Sev.	Sev.	Mod.	Good	Good	BARCLAY	Ponding	V. Brief	Shallow	Low	Moderate	High	Mod.	Slt.	V. Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Good	Good	6. HYDE	Common	Brief	V. Shallow	Low	Mod. Slow	High	High	Mod.	V. Pr. Dr.
Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Good	Good	WEEKSVILLE	Ponding	Brief	V. Shallow	Low	Moderate	High	Mod.	Slt.	V. Pr. Dr.
V. Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair	Fair	PAMLICO	Common	Long-V. Long	V. Shallow	Low	Rapid	High	High	Sev.	V. Pr. Dr.
V. Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair-Good	Good	7. PONZER	Common	Long-V.Long	V. Shallow	Low	Mod. Slow	High	High	Sev.	Ex. Dr.
V. Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Fair-Good	Good	MASDA	Common	Long- V. Long	V. Shallow	Low	Moderate	High	High	Slt.	Mod. W. Dr.
V. Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Sev.	Poor	Fair	DARE	Common	V. Long	V. Shallow	Low	Rapid	High	High	Sev.	V. Pr. Dr.
Slt.	Sev.	Sev.	Sev.	Sev.	Sev.	Mod.	Poor	Poor	8. NEWHAN	Rare	V. Brief	Deep	Low	V. Rapid	High	Low	Slt.	Ex. Dr.
Sev.	Mod.	Mod.	Sev.	Sev.	Sev.	Sev.	Poor	Poor	COROLLA	Common	V. Brief	Shallow	Low	V. Rapid	Low	Low	Slt.	Mod. W. Dr.
V. Sev.	Sev.	Sev.	Sev.	V. Sev.	Sev.	Sev.	Poor	Poor	DUCKSTON	Common	V. Long	V. Shallow	Low	V. Rapid	High	Low	Slt.	Pr. Dr.
V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	Poor	Poor	9. CAPERS	Common	V. Long	V. Shallow	High	Slow	V. High	High	Sev.	V. Pr. Dr.
V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	Poor	Poor-Fair	10. DORUVAN	Common	V. Long	V. Shallow	Low	V. Slow	High	High	Sev.	V. Pr. Dr.
V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	Poor	Fair	DARE	Common	V. Long	V. Shallow	Low	Rapid	High	High	Sev.	V. Pr. Dr.
V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	V. Sev.	Poor	Fair	JOHNSTON	Common	Long	V. Shallow	Low	Mod.	High	High	Slt.Sev.	V. Pr. Dr.

DEFINITIONS OF SOIL LIMITATIONS

None to Slight- Soils have properties favorable for the rated use. Limitations are so minor that they can be easily overcome. Good performance and low maintenance can be expected from these soils.

Moderate- Soils have properties moderately favorable for the rated use. Limitations can be overcome or modified with planning, design, or special maintenance.

Severe- Soils have one or more properties unfavorable for rated use. Limitations are difficult and costly to modify or overcome, requiring major soil reclamation, special design, or intense maintenance.

For some uses an additional breakdown of the Severe rating may be warranted:

Very Severe- Soils have one or more properties so unfavorable for a particular use that overcoming the limitations is most difficult and costly. Reclamation is extreme, requiring the soil material be removed, replaced; or completely modified.

ABBREVIATIONS

S/S- Slight
Mod.- Moderate
Sev.-Severe
V. - Very
Ex.- Excessively
W. Dr. - Well Drained
Mod. W. Dr.- Moderately well drained
S/W pr. dr.- Somewhat poorly drained
Pr. dr.- Poorly drained
V. Pr. dr. - Very Poorly drained.

1/ FLOOD HAZARD

A. Frequency

Ponding- Caused by surface depression and not from stream overflow.

Common- Flooding likely under normal conditions.

B. Duration

Ex. Brief- shorter than 2 days
V. Brief- 2-7 days
Brief- 7 days to 1 month
Long- 1 month to 6 months
V. Long- Longer than 6 months

2/ WATER TABLE

Deep- Deeper than 120"
Mod. Shallow- 30-60 "
Shallow- 15-30"
V. Shallow- 0-15"

3/ SHRINK-SWELL POTENTIAL

That quality of the soil that determines its volume change with change in moisture content

4/ PERMEABILITY

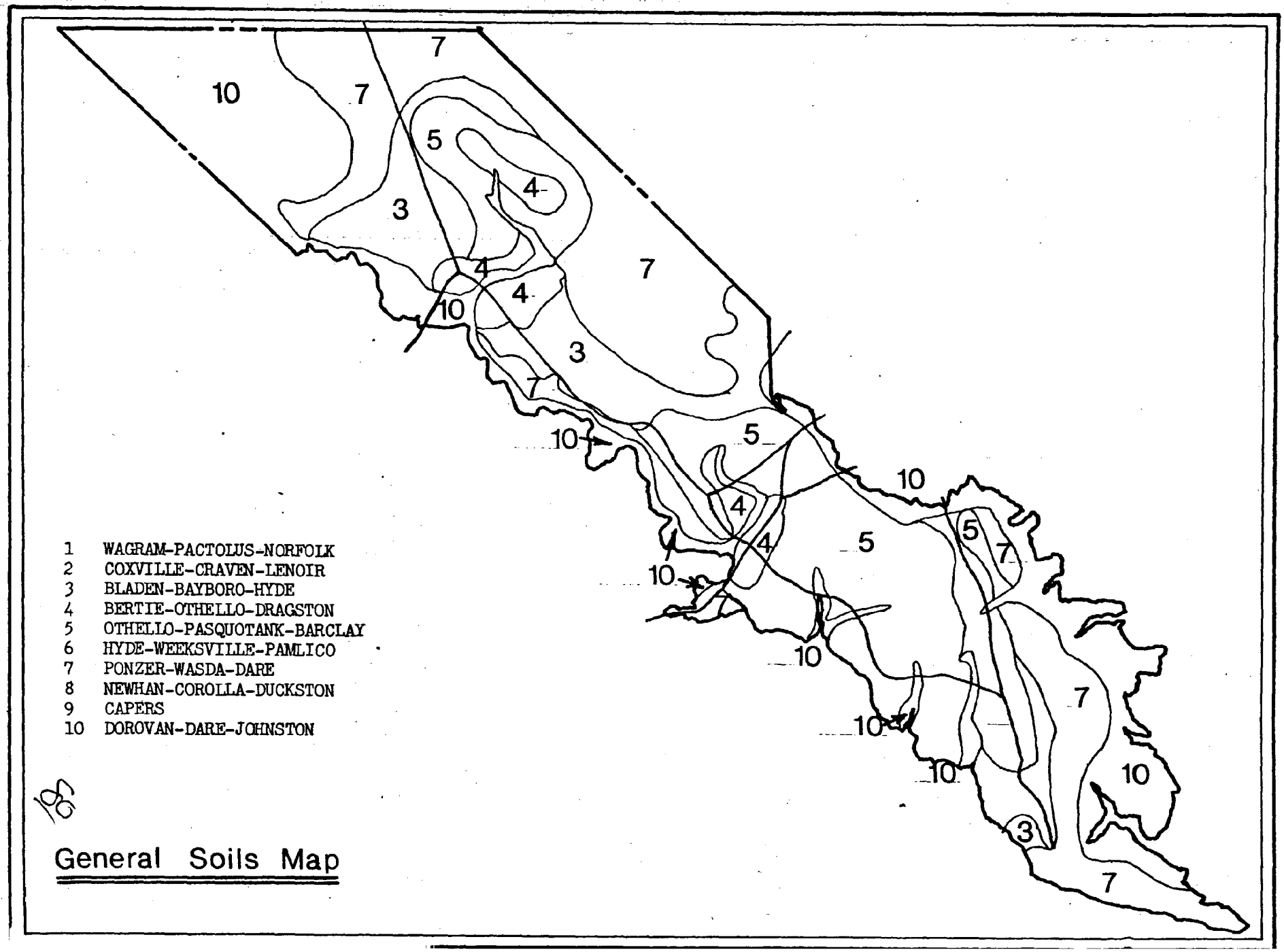
That quality of soil that enables it to transmit water and air.

V. Slow- Less than 0.06 in/hr
Slow- 0.06-0.20 in/hr
Mod. Slow- 0.20-0.63 in/hr
Moderate- 0.63-2.00 in/hr
Mod. Rapid- 2.00-6.30 in/hr
Rapid- 6.30-20.00 in/hr
V. Rapid- over 20.00 in/hr

5/ TRAFFIC SUPPORT CAPACITY

Applied ratings reflect quality of mineral soil 15-30" deep according to groupings of AASHO (American Association of State Highway Officials)

Slight- Groups 0-4
Moderate- Groups 5-7
Severe- Groups 8 (Organics)



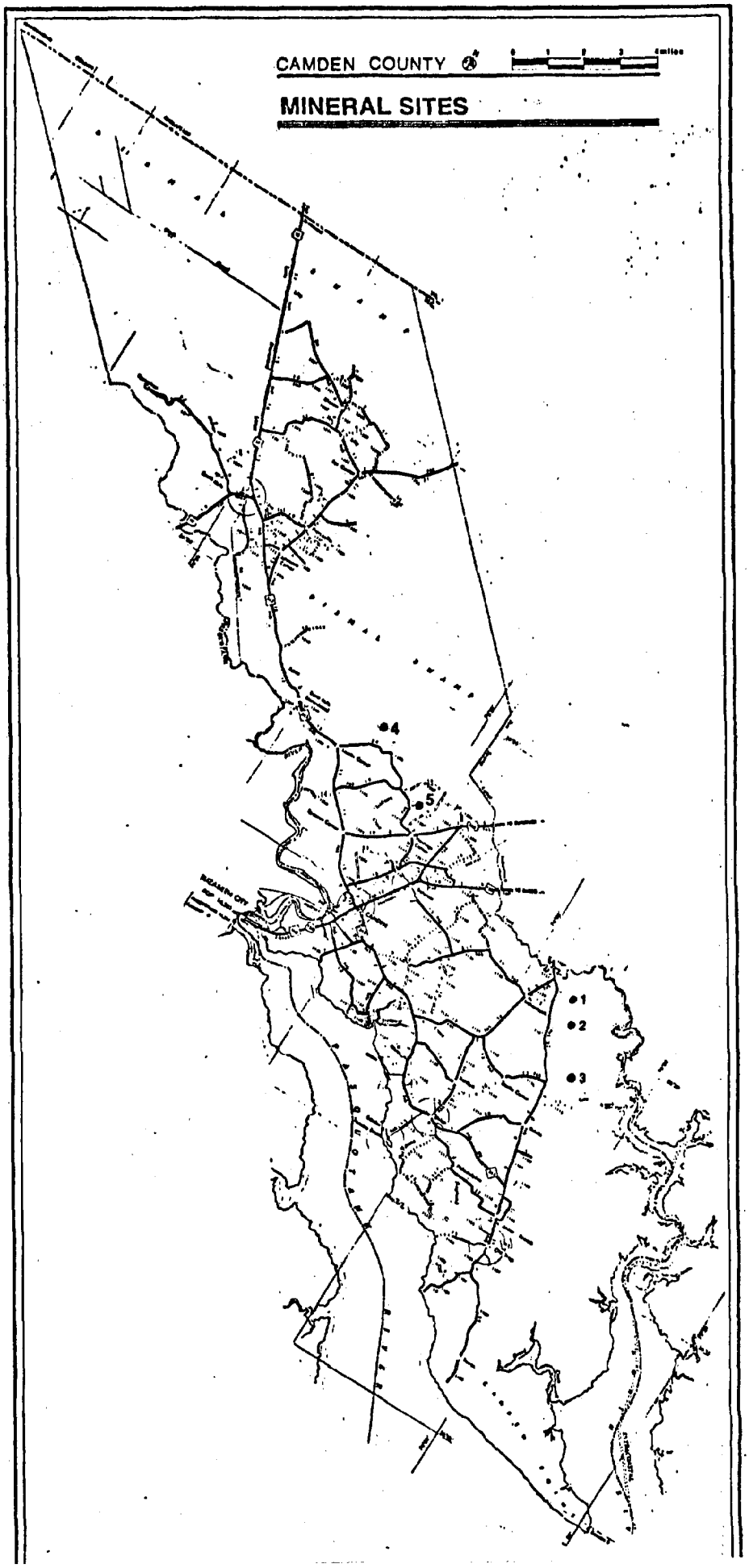
General Soils Map

Mineral Sites

Five sand pits are present in the county. Three are located to the east of state road 1107 in the Indiantown area. These pits are owned by Wilson Lee Forbes, Russel Perkins and Bailey Forbes. The Macpherson Pit owned by Dickerson, Incorporated, is located off of Highway 343 approximately half way between Camden and South Mills. The Roberts Sand Pit owned by Roberts Brothers, Inc., is located in the Hastings Corner area.

Publicly Owned Forests and Parks

Two areas have been identified as shown on the Forests and Parks Map. The Dismal Swamp State Park is located along both the Dismal Swamp Canal and the Camden County-Virginia State line. The second forest area is located on the eastern Camden County line. This area extends into Currituck County.



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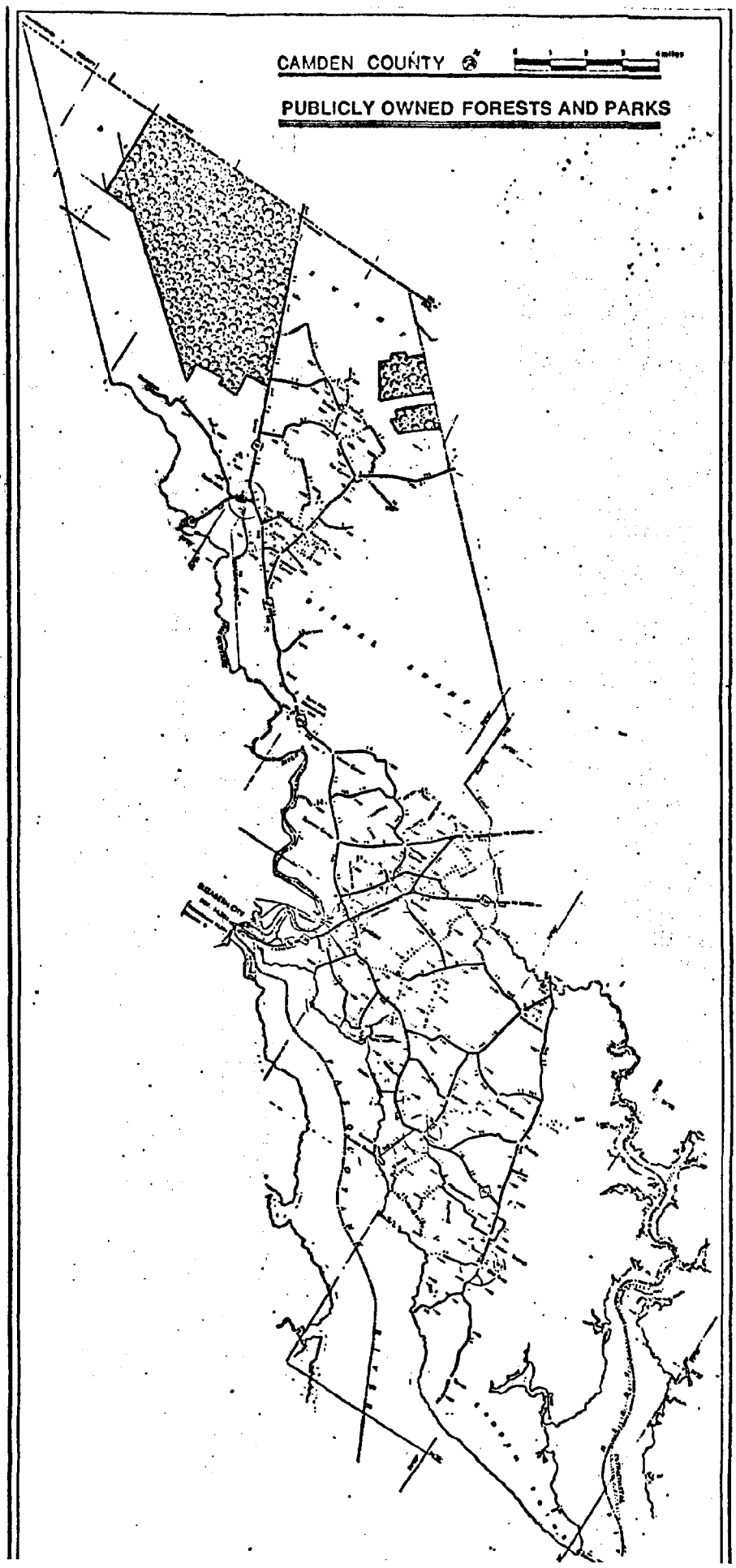

CAMDEN COUNTY
PUBLICLY OWNED FORESTS AND PARKS

Existing Water and Sewer Service Areas

Wells are the primary source of water for industrial, municipal and domestic use for Camden County. Potable water is obtained from three aquifers: Water table aquifer, the upper and lower Yorktown aquifers. Surficial sands of the water table aquifer furnish water to more wells in the county than any other aquifer. Dug, driven and jetted wells range from 8 to 50 feet and yield from 1.5 to 8 gallons per minute. Rotary-drilled gravel wall wells yield from 18 to 58 gallons per minute.

Jetted and driven wells obtain water from sand, conquinas, and indurated shell mar of the upper and lower Yorktown aquifers. Artesian wells screened in the Yorktown upper aquifer are almost as numerous as water table wells. The Yorktown upper aquifer wells range in depth from 60 to 123 feet and yeild 2 to 50 gallons per minute with diameters of 2 inches and 94 to 400 gallons per minute for single or multiple screen wells with diameter of 6 to 10 inches. The Yorktown lower aquifer wells range in depth from 124 to 169 feet and yield from 5 to 47 gallons per minute.

The lower aquifer is present only in the southern and east central portions of both Camden and Pasquotank County. Groundwater in both counties is generally of poor quality with most of the water supply containing large quantities of iron or hardness requiring treatment to improve quality to accepted standards.

The South Mills Water Association was constructed in 1966. Initially,

the system served approximately 300 people in and around the community. Recent additions to the system included the addition of one well to augment the existing well and to bring total pumping capacity to 180 gallons per minute. Also, a new 100,000 gallon ground reservoir has been added to the existing elevated 75,000 gallon tank and mains have been extended to Morgans Corner in Pasquotank County. Traatment facilities have been expanded and now the water is aerated, settled, treated for iron removal, and chlorinated prior to distribution. The system serves approximately 1,225 people. When all of the new customers are connected to the recent extensions, approximately 1,575 people will be served.

The South Mills Water Association is currently planning to expand its distribution system; north to Tar Corner, south to Lambs Corner, and west to include areas between Morgans Corner and Lynch's Corner. This expansion will consist of an additional well, approximately 40,000 linear feet of water distribution lines and an additional 110 new service connections in Camden County.

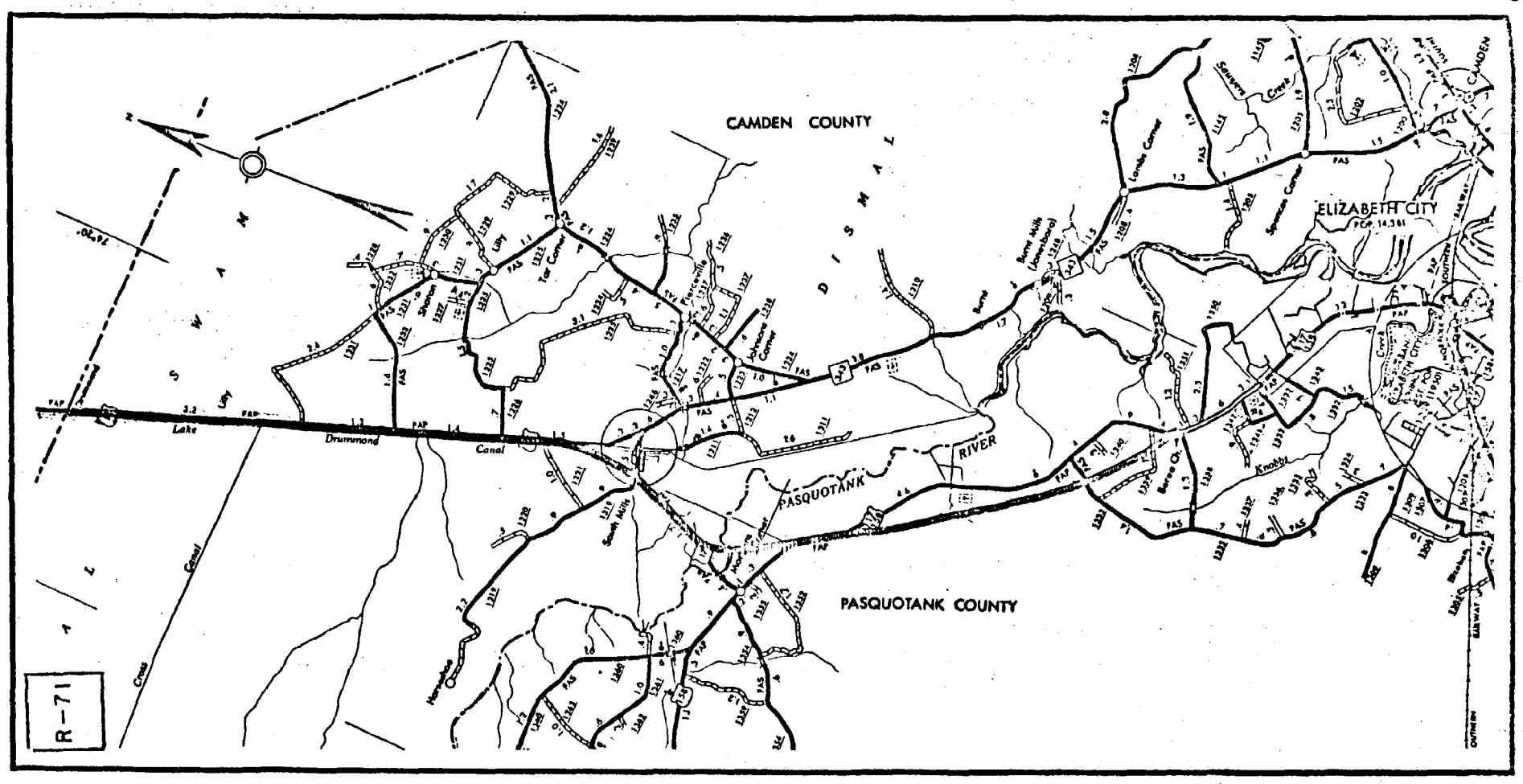
Camden County does not have a community or municipal sewer system. All sewage is presently being treated by individual septic tanks as required by the county health department or privies. Based on 1970 Census Bureau information there were at that time 1,221 families using septic tanks in the county and 1,723 families without access to a central sewer system.

Schools

The Camden County school system consists of three schools. Grandy School includes as of May, 1976, 413 kindergarten through third grade students. Camden Middle school has a total enrollment of 581 students in grades 4 through 8. Camden High School includes grades 9 through 12 with 464 students enrolled. All three schools are located in the Camden area and serve the entire county from this central point.

Primary Roads

U. S. 17 and U. S. 158 are two federal highway facilities serving Camden County. Based on 1974 information compiled by the Department of Transportation the section of U. S. 17 between South Mills and the North Carolina-Virginia line had an ADT of 3,800 vehicles per day. Based on the same 1974 information U. S. 158 between Elizabeth City and the Camden Community had an ADT of 8,000 vehicles per day. Also serving the County are North Carolina 343 and North Carolina 168. 343 is serving the area between South Mills, Camden, and the Shiloh/Old Trap area of the county. This facility based on 1974 information had a maximum ADT of 1,500 vehicles in the area south of the Camden Community with 1,000 between Camden and South Mills. Taking into consideration the slow growth history of the county and the fact that many citizens have indicated they wish the county to remain an essentially rural area all of the above mentioned facilities should be adequate to serve the needs of residents and others for the ten-year planning period.



71. US 17, From North of Elizabeth City to the Virginia State Line, Camden-Pasquotank Counties

The project will provide four lanes by upgrading some portions of the existing two-lane highway and utilizing some new location segments bypassing the communities of South Mills and Morgan's Corner.

Design Capacity and Percent Utilization of Water Treatment Plant, Schools and Primary Roads

The county's only water treatment facility is part of the South Mills Water Association System located in the South Mills area. As mentioned earlier the system presently has a new 100,000 gallon ground reservoir and a 75,000 elevated tank. Based on the Water Management Report prepared by William F. Freeman Associates two additional wells should be added to the system by 1985 and one additional well by the year 2000. Taking the projected population in mind the service demand on the system should stay well within the design capacity.

The school system consists of three schools with a total enrollment, as of May 12, 1976, of 1,458 students. Grandy School has a design capacity of 475 students with 413 presently enrolled. Camden Middle school has an enrollment of 581 students with a design capacity of 600. Camden High School's total enrollment is 464 students with a design capacity of 500 students. Based on information from the Superintendent of Schools, no large capital expense is anticipated based on current downward trends for school age children in the county. The county does plan to expend some funds for the replacement of a 1926 wing of the high school.

With the small population increase expected during the ten-year planning period the existing primary road system should be adequate. However, any improvements made are the responsibility of the North Carolina Department of Transportation.

ESTIMATED DEMAND

Population and Economic Projections
Future Land Needs
Community Facilities Demand

Ten-Year Population Projection

Camden County's population is projected to grow to approximately 5,650 by 1985. This is from an estimated population of 5,530 in 1975. This estimated population for 1975 and projected population for 1985 is based on interpolation of 1970 census information and 1980 OBERS projections.

5, 10, 25 and 50 Year Projections

Year	Projection	Population Estimate
1975	Base Year	5,530
1980	5 Years	5,600
1985	10 Years	5,650
2000	25 Years	5,900
2025	50 Years	6,150

The 1975, 1985 and 2025 population projections are based on interpolation of OBERS projections. OBERS were felt to be the best information available. Seasonal population information was not available. However, during discussions with the County Commissioners it was determined that during the summer months there is presently a negative effect with local citizens traveling to the beach for weekends because of the close proximity to the county. However, during the fall and winter hunting season there is some impact of hunters on the locality, but specific information on the subject does not seem to be available.

Long-Term Projections and Desires of the People

The Camden County Growth Advisory Board included a question pertaining to population growth in the planning questionnaire which they prepared and distributed. Both adults and high school students were given an opportunity to indicate what their preference was. Specifically, approximately 550 adults responded with the following results:

16.0%	Remain the same size
50.3%	Small increase in population
31.5%	Substantial increase in population
2.2%	Reduce population

When 64 high school seniors were asked about future population growth, the following was learned:

32.3%	Remain the same size
22.6%	Small increase in population
33.9%	Substantial increase in population
11.3%	Reduce population

With these results in mind the following information was presented to the Board of County Commissioners to determine the desires of the citizens pertaining to population growth. It was felt that the elected officials of the county should make the final determination on desired growth based on input from citizens in the county. In addition to the planning questionnaire results the following information was provided to the Commissioners to assist them in making their decision.

CAMDEN COUNTY
DESIRED POPULATION

Past Population Trends 1900 - 1970

Years	Population	People	% Increase or Decrease
1900 - 1910	5,474 to 5,640	166 increase	3.0
1910 - 1920	5,640 to 4,382	258 decrease	-4.6
1920 - 1930	4,382 to 5,462	80 increase	1.5
1930 - 1940	5,462 to 5,441	21 decrease	-0.4
1940 - 1950	5,441 to 5,223	218 decrease	-4.0
1950 - 1960	5,223 to 5,598	375 increase	7.2
1960 - 1970	5,598 to 5,453	145 decrease	-2.6
	1970	5,453 People	
	1920	-5,382 People	
		71 People	1.3% Increase

Projected Population 1970 - 2020 50 Years

Years	Population	People	% Increase or Decrease
1970 - 1980	5,453 to 5,600	147 increase	2.7%
1980 - 1990	5,600 to 5,700	100 increase	1.8%
1990 - 2000	5,700 to 5,900	200 increase	3.5%
2000 - 2010	5,900 to 6,000	100 increase	1.7%
2010 - 2020	6,000 to 6,100	100 increase	1.7%
	2020	6,100 People	
	1970	-5,453 People	
		647 People	11.9% Increase

Estimated Housing Units

1970 - 1980	43 Units
1980 - 1990	29 Units
1990 - 2000	59 Units
2000 - 2010	29 Units
2010 - 2020	29 Units

1970 Census 1,757 Year-round Housing units
1970 Census 3.386 Persons Per Household
191+ New Households during the Next 50 Years

The County Commissioners determined after reviewing all information available that the population projections represented a steady small increase in population. They also determined that based on desires expressed by citizens concerning population growth the projections were consistent with the desires of the majority of people in the county.

Capabilities of Land and Water to Sustain Growth

One of the main objectives of the Coastal Area Management Act is to provide a management tool the local governments can use to direct future growth. As can be seen by past population trends and projected population growth very little growth has taken place and is expected to take place during the next 5 to 50 years. Based on the population projections there should be no problem accommodating the expected growth with existing zoning and subdivision regulations used as planning tools. Also, implementation of several of the objectives as stated in the plan should assure no problems with future development. One of the strongest deterents to problems in the future is the enforcement of septic tank regulations by the County Health Department

Seasonal Population

Seasonal population information for the county was not available.

Carrying Capacity Issue - Existing Platted Lots

The following information is provided in an effort to determine the extent of existing platted lots in the county and the extent of actual construction. This information is based on a review of subdivision plats recorded since the Planning Board began reviewing plats in November, 1972. Also, the Register of Deeds provided information on major developments in the county that had taken place prior to November, 1972.

Year	Number of Lots	Number of Plats
1964	302	2
1965	None Observed	None Observed
1966	222	11
1967	None Observed	None Observed
1968	None Observed	None Observed
1969	None Observed	None Observed
1970	None Observed	None Observed
1971	261	4
1972	None Observed	None Observed
1973	37	2
1974	78	3
1975	None Observed	None Observed
1976-May	None Observed	None Observed

Two developments in the county are represented by most of the lots shown in the table above. Specifically, the 302 lots platted in 1964 and 78 in 1974 are in the White Hall Shores Area. This area has been developing very slowly with medium to high price homes. Based on information from the Zoning Officer most of the new families locating in the county locate in this subdivision. Specifically, of the 380 lots available 36 have been built on with many of the others sold for future construction. Camden Point Shores is represented by the bulk of the remaining platted lots. Specifically, 222 lots in 1966 and 261

in 1971. This area is a very slowly developing second home community located at the southern tip of the county. Since 1966 25 lots have been built on. Based on discussions with the County Sanitarian, many of the homes built have obtained conditional septic tank permits. In the permit the owner of the lot acknowledges the fact that because of soil characteristics septic tank problems may occur and in the event they do, problems will be corrected by the owner.

Population - 6

Identification of Major Trends and Factors in the Economy

Several factors can be expected to have an impact on the local economy during the ten-year planning period. First is the development of the Dismal Swamp Park located at the northern end of the county. At the present time the scope of development for the park has not been defined. However, a North Carolina Welcome Center is presently being considered for the area that would serve as a focal point for the park and a beginning point for nature trails, possible canoeing and picnic areas, etc. With the park's location in relation to the Tidewater area of Virginia, the park could serve the recreational needs of that area as well as county citizens. In this respect it would be very instrumental in accomplishing one of the objectives as stated in the plan, to develop recreational potential and tourism to expand the economic base. As the state develops its plans for the types of facilities to be located in the park, the county should take into consideration the impact the park will have on the county. Hopefully prior to the required five-year review of the plan, more definitive information will be available concerning facilities to be located in the park. The second factor that can be expected to have some impact on the future economy of the area is the planned improvement of U. S. Highway 17 from the North Carolina-Virginia Line down through Pasquotank County to Elizabeth City. This improvement is called for in the 7 year state highway plan. If completed during the ten-year planning period it can be expected to make the area more accessible and therefore more desirable for both light industrial development and tourism, both of which are desires of the citizens. This activity will most likely not have a great deal of impact until the latter part of the planning period.

Land Demand for Land Classification

As shown in the existing population section, Camden County has had a sporadic increase and decrease in population for the past 70 plus years. In projecting future growth during the ten-year planning period it was determined that the county can expect to grow at a rather slow rate, specifically, approximately 120 people during the next ten years. This very small expected growth does not place a heavy burden on the land. In fact, most of the population increase could be accommodated inside existing developments. Future growth inside these existing communities was also indicated as a desire of citizens in the community.

Demand on Community Facilities

Schools

All three schools in the county's school system are considered to be adequate to handle the future population of the county. In fact, the school officials are presently anticipating a decrease in student enrollment during the ten-year planning period. This trend is reflected in the previous census figures for the elementary school age group.

Roads

The primary road system should be adequate during the planning period. However, any improvements are the responsibility of the North Carolina Department of Transportation.

Water

The South Mills Water Association System has the capability to expand if and when density in or near South Mills becomes high enough to economically justify expansion. Also, industrial development on a small scale would be feasible utilizing this system for a water source.

Cost of Services to Accommodate Projected Growth

The cost for providing existing and projected population with services will depend upon the demands citizens of the county place on their county government. Most citizens are aware of the fact that, like most things, providing county services is costing more each year. However, the county's tax rate is rather low, which gives county

government the flexibility to increase taxes if demand for services by citizens requires such action.

Ability of Local Economy to Finance Service Expansion

Because of the very rural nature of the county, very limited services are presently being provided. With the anticipated small increase in population over the next ten years there should be little problem in handling future growth financially.

PLAN DESCRIPTION

Land Classification System

100

Allocation of Population Growth

Camden County does not have a municipality located within its planning jurisdiction. Also, the county does not have an area that meets the minimum requirements for designation as a developed area; therefore, the transition designation has not been used. Because of the very low population increase anticipated during the ten-year planning period, it has been assumed that most of the additional population will locate in or adjacent to existing communities. Based on current trends, there should be no problem accommodating expected growth.

The North Carolina Land Classification System contains five classes of land:

Developed - Lands where existing population density is moderate to high and where there are a variety of land uses which have the necessary public services.

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.

Community - Lands where low density development is grouped in existing settlements or will occur in such settlements during the following ten-year period and which will not require extensive public services now or in the future.

Rural - Lands whose highest use is for agriculture, forestry, mining, water supply, etc., based on their natural resources potential. Also, lands for future needs not currently recognized.

Conservation - Fragile, hazard and other lands necessary to maintain a healthy natural environment and necessary to provide for the public health, safety or welfare.

These five classes provide a framework to be used by local governments to identify the general use of all lands in each county. Such a system presents an opportunity for the local government to provide for its needs as well as to consider those of the whole state. Also, they can make a statement of policy on where and to what density they want

growth to occur, and where they want to conserve the county's natural resources by guiding growth.

As a statement of local policy consistent with statewide needs and goals, the county land classification map will serve as a basic tool for coordinating numerous policies, standards, regulations, and other governmental activities at the local, state and federal level. Such coordination may be described by five applications:

1. The Land Classification System encourages coordination and consistency between local land use policies and those of State Government. Lands are classified by the local governments. The Coastal Resources Commission then reviews those classifications to ensure conformance with minimum guidelines for the system. The coastal county maps taken together will be the principal policy guide for governmental decisions and activities which affect land uses in the coastal area.

2. The System provides a guide for public investment in land. For example, state and local agencies can anticipate the need for early acquisition of lands and easements in the Transition class for schools, recreation, transportation, and other public facilities.

3. The System can also provide a useful framework for budgeting and planning for the construction of community facitities such as water and sewer systems, schools and roads. The resources of many state and federal agencies, as well as those of the local government which are used for such facilities, can then be more efficiently allocated.

4. In addition, such a System will aid in better coordination of regulatory policies and decisions. Conservation and Rural Production

lands will help to focus the attention of state and local agencies and interests concerned with the valuable natural resources of the state. On the other hand, lands in the Transition and Community classes will be of special concern to those agencies and interests who work for high quality development through local land use controls such as zoning and subdivision regulations.

5. Finally, the System can help to provide guidance for a more equitable distribution of the land tax burden. Private lands which are in the Rural and Conservation classes should have low taxes to reflect the policy that few, if any, public services will be provided to these lands. In contrast, lands in the Transition class should be taxed to pay for the large cost of new public services which will be required to support the density of growth anticipated.

The local land classification map must be updated every five years. Each class is designed to be broad enough so that frequent changes in maps are not necessary. In extreme cases, such as when a large key facility, causing major repercussions, is unexpectedly placed in a county, the Coastal Resources Commission can allow a county to revise its classification map before the five year period is over.

In addition, the Land Classification System allows a variety of detailed land uses such as residential, commercial, industrial, recreational, etc. to occur within these classes. There is flexibility under existing zoning enabling statutes to change these detailed land uses whenever necessary.

Policies, rules and actions concerning Areas of Environmental Concern shall take precedence over policies, rules and actions concerning the Land Classifications, in the event of any conflicts.

Listed below are the technical definitions for the five land use classes.

1. Developed

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

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

2. Transition

Purpose: 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.

Description: 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. Each 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

3. Community

Purpose: The Community class identifies existing and new clusters of low density development not requiring major public services.

Description:

(1) The Community class includes existing clusters of one or more land uses such as a rural residential subdivision or a church, school, general store, industry, etc. (Cluster is defined as a number of structures grouped together in association or in physical proximity - Webster's Dictionary).

(2) This class will provide for all new rural growth when the lot

size is ten acres or less. Such clusters of growth may occur in new areas, or within existing community lands. In choosing lands for Community growth, such lands should not include:

(a) Areas with severe physical limitations for development

(b) Areas meeting the definition of the Conservation class

(c) Lands of special value such as the following unless no other reasonable alternative exists:

(1) Productive and unique agricultural lands

(2) Productive forest lands

(3) Potentially valuable mineral deposits

(4) Potential aquifers and key parts of water supply watersheds

(5) Scenic and tourist resources

(6) Habitat for rare and endangered wildlife species and economically valuable wildlife species

(7) Flood fringe lands

(8) Open coast flood hazard areas, exclusive of ocean erosive areas

(9) Estuarine flood hazard areas, exclusive of estuarine erosive areas

(3) New development in the Community class areas will be subject to subdivision regulations under the Enabling Subdivision Act (G.S. 153A-330 et.seq.)

(4) In every case, the lot size must be large enough to safely accommodate on-site sewage disposal and where necessary water supply so that no public sewer services will be required now or in the

future.

(5) Limited public services should be provided in the Community class such as public road access and electric power.

(6) As a guide for calculating the amount of land necessary to accommodate new rural community growth, a gross population density of 640 people per square mile or one person per acre should be used. For example, if 1,000 new people are expected to settle in low density clusters during the following ten year period, then roughly 1,000 acres of land should be allocated for new growth in Community class areas.

4. Rural

Purpose: The Rural class identifies lands for long-term management for productive resource utilization, and where limited public services will be provided. Development in such areas should be compatible with resource production.

Description: The Rural class includes all lands not in the Developed, Transition, Community and Conservation classes.

5. Conservation

Purpose: The Conservation class identifies land which should be maintained essentially in its natural state and where very limited or no public services are provided.

Description: 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

POTENTIAL AREAS OF ENVIRONMENTAL CONCERN

The Coastal Area Management Act provides that local land use plans "shall give special attention to the protection and appropriate development of Areas of Environmental Concern."

The 1974 Legislature found that "the coastal area, and in particular the estuaries, are among the most biologically productive regions of this state and of the nation" but in recent years the area "has been subjected to increasing pressures which are the result of the often conflicting needs of a society expanding in industrial development, in population, and in the recreational aspirations of its citizens."

"Unless these pressures are controlled by coordinated management," the Act states, "the very features of the coast which make it economically, aesthetically, and ecologically rich will be destroyed."

To prevent this destruction the Act charges the Coastal Resources Commission with the responsibility for identifying types of areas, and designating specific areas, water as well as land, in which uncontrolled or incompatible development might result in irreparable damage. It further instructs the Commission to determine what types of use or development are appropriate within such areas, and it calls on local governments to give special attention to these environmentally fragile and important areas in developing their land use plans.

Thus, the Coastal Resources Commission and local government, with the assistance and guidance of the Coastal Resources Advisory Council,

share a unique statutory assignment, for this is the first time North Carolina has undertaken such a massive and comprehensive determination of its critical land and water areas. Further, this is an unprecedented opportunity, in that none of the other coastal states has given this authority and responsibility to local government and a locally oriented commission.

The Commission has chosen to emphasize this intended local involvement by acting on a Coastal Resources Advisory Council recommendation that provides local governments the opportunity to become a more effective participant in the AEC process. This recommendation gives the local governments the option of preparing maps delineating the boundaries of specific AECs within their respective jurisdictions.

This delineation will serve to assist the Commission in the ultimate designation of AECs and will provide data for use in local land use planning. The Commission will use the delineations supplied by local governments for the purpose of analyzing the territorial extent of the various proposed AEC categories.

The identification and delineation by local governments will not serve as a designation of AECs for the purposes of permit letting. The designation of AECs for purposes of the permit program shall be by a written description adopted by the Commission, and such designations will be equally applicable to all local governments in the coastal area.

Coastal wetlands are defined as "any salt marsh or other marsh subject to regular or occasional flooding by tides, including wind tides (whether or not the tide waters reach the marshland areas through natural or artificial watercourses), provided this shall not include hurricane or tropical storm tides. Salt marshland or other marsh shall be those areas upon which grow some, but not necessarily all, of the following salt marsh and marsh plant species: Smooth or salt water Cordgrass (Spartina alterniflora); Black Needlerush (Juncus roemerianus); Glasswort (Salicornia spp.); Salt Grass (Distichlis Spicata); Sea Lavender (Limonium spp.); Bulrush (Scirpus spp.); Saw Grass (Cladium Jamaicense); Cat-Tail (Typha spp.); Salt-Meadow Grass (Spartina Patens); and Salt Reed Grass (Spartina cynosuroides)." Included in this statutory definition of wetlands is "such contiguous land as the Secretary of NER reasonably deems necessary to affect by any such order in carrying out the purposes of this Section." (G.S. 113-230 (a))

For policy purposes, coastal wetlands may be considered in two categories: (1) low tidal marsh; (2) other coastal marshlands which have different significance and policy implications.

Description. All other marshland which is not low tidal marshland and which contains the species of vegetation as listed in the first paragraph.

Significance. This marshland type also 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 are highly resistant to erosion. In addition, the higher marshes are effective sediment traps.

Policy Objective. To give a high priority to the perservation and management of the marsh so as to safeguard and perpetuate their biological, economic and aesthetic values.

Appropriate Land Uses. Appropriate land uses shall be those consistent with the above policy objective. Highest priority shall be allocated to the conservation of existing marshlands. Second priority for land uses allocation of this type shall be given to development which requires water access and cannot function anywhere else, such as ports, docks and marinas, provided that the actual location of such facilities within the marsh consider coastal, physical and biological systems and further provided that feasible alternatives regarding location and design have been adequately considered and need for such development can be demonstrated. Such allocation may only be justified by the projected land use demands and by community development objectives, but in no case shall the allocation exceed the capacity of the marshland system to sustain losses without harm to the estuarine ecosystem unless the losses would be offset by a clear and substantial benefit to the public.

Description. Estuarine waters are defined in G.S. 113-229 (n) (2) as, "all the water of the Atlantic Ocean within the boundary of North Carolina and all the waters of the bays, sounds, rivers, and tributaries thereto seaward of the dividing line between coastal fishing waters, as set forth in an agreement adopted by the Wildlife Resources Commission and the Department of Conservation and Development filed with the Secretary of State entitled 'Boundary Lines, North Carolina Commercial Fishing - Inland Fishing Waters, revised March 1, 1965'" or as it may be subsequently revised by the Legislature.

Significance. 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.

Policy Objective. To preserve and manage estuarine waters so as to safeguard and perpetuate their biological, economic and aesthetic values.

Appropriate Uses. Appropriate uses shall be those consistent with the above policy objective. Highest priority shall be allocated to the conservation of estuarine waters. The development of navigational channels, the use of bulkheads to prevent erosion, and the building of piers or wharfs where no other feasible alternative exists are examples

of land uses appropriate within estuarine waters, provided that such land uses will not be detrimental to the biological and physical estuarine functions and public trust rights. Projects which would directly or indirectly block or impair existing navigation channels, increase shoreline erosion, deposit spoils below mean high tide, cause adverse water circulation patterns, violate water quality standards, or cause degradation of shellfish waters are generally considered incompatible with the management of estuarine waters.

Description. 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 the public has acquired rights by prescription, custom, usage, dedication or any other means. In determining whether the public has acquired rights in artificially created bodies of water, the following factors shall be considered: (i) the use of the body of water by the public; (ii) the length of time the public has used the area; (iii) the value of public resources in the body of water; (iv) whether the public resources in the body of water are mobile to the extent that they can move into natural bodies of water; (v) whether the creation of the artificial body of water required permission from the State; and (vi) the value of the body of water to the public for navigation from one public area to another public area.

Significance. The public has rights in these waters including navigation and recreation. In addition, these waters support valuable commercial and sports fisheries, have aesthetic value, and are important potential resources for economic development.

Policy Objective. To protect public rights for navigation and recreation and to preserve and manage the public trust waters so as to safeguard and perpetuate their biological, economic and aesthetic value.

Appropriate Uses. Appropriate uses shall be those consistent with the above policy objective. Any land use which interferes with the public right of navigation, or other public trust rights, which the public may be found to have in these waters, shall not be allowed. The development of navigational channels, drainage ditches, the use of bulkheads to prevent erosion, and the building of piers or wharfs are examples of land uses appropriate within public trust waters provided that such land uses will not be detrimental to the biological and physical functions and public trust rights. Projects which would directly 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 public trust waters.

For purposes of the description, the following definitions shall apply:

1. Mean high water mark means the line on the shore established by the average of all high tides. It is established by survey based on available tidal datum. In the absence of such datum, the mean high water mark shall be determined by physical markings or comparison of the area in question with an area having similar physical characteristics for which tidal datum is readily available.
2. Navigable means navigable-in-fact.
3. Navigable-in-fact means capable of being navigated in its natural condition by the ordinary modes of navigation including modes of navigation used for recreational purposes. The natural condition of a body

of water for purposes of determining navigability shall be the condition of the body of water at mean high water or ordinary high water as the case may be, and the condition of the body of water without man-made obstructions and without temporary natural obstructions. Temporary natural conditions such as water level fluctuation and temporary natural obstructions which do not permanently or totally prevent navigation do not make an otherwise navigable stream non-navigable.

4. Ordinary high water mark means the natural or clear line impressed on the land adjacent to the waterbody. It may be established by erosion or other easily recognized characteristics such as shelving, change in the character of the soil, destruction of terrestrial vegetation or its inability to grow, the presence of litter and debris, or other appropriate means which consider the characteristics of the surrounding area. The ordinary high water mark does not extend beyond the well defined banks of a river where such banks exist.

Description. Complex natural areas are defined as lands that support native plant and animal communities and provide habitat conditions or characteristics that have remained essentially unchanged by human activity. Such areas are surrounded by landscapes that have been modified but that do not drastically alter the conditions within the natural areas or their scientific or educational value. Such areas will be determined by the Commission, after consideration of written reports or testimony of competent experts, to be rare within a county or to be of particular scientific or educational value.

Significance. Complex natural areas provide the few remaining examples of conditions that existed within the coastal area prior to settlement by Western man. Often these natural areas provide habitat conditions suitable for rare or endangered species or they support plant and animal communities representative of presettlement conditions. These areas help provide a historical perspective to changing natural conditions in the coastal area and together are important and irreplaceable scientific and educational resources.

Policy Objective. To preserve the natural conditions of the site so as to safeguard its existence as an example of naturally occurring, relatively undisturbed plant and animal communities of major scientific or educational value.

Appropriate Land Uses. Appropriate land uses shall be those consistent with the above policy objective. Lands within the AEC shall not be planned for uses or kinds of development that will unnecessarily jeopardize the natural or primitive character of the natural area directly or indirectly through increased accessibility. Additionally,

lands adjacent to the complex natural area should not be planned for additional development that would unnecessarily endanger the recognized value of the AEC. The variability between kinds of complex natural areas and between land uses adjacent to those natural areas means that the range of permissible uses and intensity of use must be carefully tailored to the individual area.

Description. Areas that sustain remnant species are those places that support native plants or animals, rare or endangered, within the coastal area. Such places provide habitat conditions necessary for the survival of existing populations or communities of rare or endangered species within the county.

Significance. The continued survival of certain native plants and animals in the coastal area that are now rare or endangered cannot be assured unless the relatively few well defined areas providing necessary habitat conditions are protected from development or land uses that might alter these conditions. These habitats and the species they support provide a valuable educational and scientific resource.

Policy Objective. To preserve habitat conditions necessary to the continued survival of rare or endangered native plants and animals and minimize development or land uses that might jeopardize known areas that support remnant species.

Appropriate Land Uses. Appropriate land uses shall be those consistent with the above policy objective. Lands within the AEC shall not be planned for uses or kinds of development that will unnecessarily jeopardize the habitat conditions responsible for the continued survival of the respective plants and animals.

Description. Defined as existing sites that have been acquired for use as national or state parks, as identified by the Secretary of Natural and Economic Resources.

Significance. Existing national or state parks are areas containing environmental or natural resources of more than local significance where uncontrolled or incompatible development could result in major or irreversible damage to important historic, cultural, scientific, or scenic values, or natural systems, or would be detrimental to the recreational uses of natural systems. These sites provide: (1) areas of unique or scenic value; (2) recreational uses of natural resources; (3) portrayal and interpretation of plant and animal life, geology and natural features; and (4) preservation of scientific sites and natural areas of statewide importance.

Policy Objective. To protect and preserve the scenic, historic, cultural, scientific and natural values of national or state parks.

Appropriate Land Uses. Appropriate land uses shall be those consistent with the above policy objective. All development in parks shall be planned and executed so as to in no way impair, damage or detract from the values for which the areas were established to preserve and protect. In parks or parts of parks that do not contain natural areas or scientific sites, facilities for such outdoor activities as picnicking, swimming, boating, fishing, hiking, nature study, and camping; and facilities normally associated with simple play fields incident to picnicking and organized camping are examples of appropriate land uses. Facilities for recreational activities such as organized sports and athletic contests are examples of inappropriate uses. In parks

or parts of parks containing natural areas of scientific sites, minimum developed paths and trails are examples of appropriate land uses. Facilities for recreational activities such as swimming, camping, picnicking, and the like are examples of imappropriate land uses in these areas.

Fragile, Historic am Natural REsource Areas - Existing National or State Parks -

The following locations for fragile areas have been found in Camden County based on published reports and maps provided by the N. C. Department of Natural and Economic Resources.

Coastal Wetland - Tributaries adjacent to North River portion of Raymond Creek.

Estuarine Waters - All waters of the Pasquotank River Basin downstream of the Highway 158 Bridge between Elizabeth City and Camden County. The Albemarle Sound and all waters of the North River south of the dividing line between coastal fishing waters and inland fishing waters.

Natural Hazard Area - Estuarine and River Erodible Areas - Note - Areas that presently have stabilization such as bulkheading would not be included.

Based on a Soil Conservation Study conducted over a 31-year period the following 25-year recession lines have been established.

Along the North River from Broad Creek up to the intersection of State Road 1101 on the Pasquotank River. 95-foot recession line.

Along the Pasquotank River from State Road 1101 north along the river approximately 2 miles. 50-foot recession line.

Along the Pasquotank River from Areneuse north along the river approximately 3 1/2 miles. 46-foot recession line.

Fragile, Historic or Natural Resource Areas - Complex Natural Areas

Large forested area west of North River from Broad Creek north to the intersection of Indiantown Creek and U. S. 158. Forested area adjacent to the Pasquotank River from the Camden County Bridge of U. S. 158 up to the northern corner of the County. This does not include areas that

were developed as of the adoption November 1975. Dismal Swamp State Park Area and adjacent forested areas at northern end of county.

Fragile, Historic or Natural Resource Areas - Areas That Sustain Remnant Species - Large forested area west of North River from Broad Creek to the intersection of Indiantown Creek and U. S. 158. Forested area adjacent to the Pasquotank River from the Camden County Bridge of U. S. 158 up to the northern corner of the county. This does not include areas that were developed as of adoption November 1975. Dismal Swamp State Park Areas and adjacent forested areas at northern end of county.

Areas Subject to Public Rights - Certain Public Trust Areas - Pasquotank River, North River and Albemarle Sound and all tributaries that have public ascess by navigation.

Fragile, Historic or Natural Resource Areas - Existing National or State Parks - The Dismal Swamp State Park is located in the northern end of the county adjacent to the Dismal Swamp Canal and along the North Carolina-Virginia state line.

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SUMMARY

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Data Assembly, Analysis, Major Conclusions and Application to Plan

The first two months of the planning process were spent assembling data from local, state and federal sources. Two sources of information were very helpful in identification of Potential Areas of Environmental Concern. Wildlife and Land Use Planning, dated April, 1975, was written by the North Carolina Wildlife Resources Commission. This report was used to provide the Camden County Planning Board and Board of County Commissioners information for their identification of potential remnant species areas and natural habitat areas. Also, the Present and Future Status of Eastern North Carolina Wetlands by the Water Resources Research Institute of the University of North Carolina was very helpful.

Analysis

The Camden County Growth Advisory Board utilized the results of the planning qusstionnaire to analyze issues and concerns of people in the county. Policies and objectives to resolve concerns and problems were recommended to the Planning Board. Potential Areas of Environmental Concern were reviewed and analyzed by the Planning Board and Board of County Commissioners prior to submission of the November draft of the plan. The Land Classification designations were analyzed by the Planning Board and Board of County Commissioners.

Major Conclusions

The following conclusions were arrived at based on data analysis:

Population - The population of the county has remained essentially

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unchanged during the past seventy years due to the sporadic increase and decrease. Lack of non-farm job opportunities in the county can be expected to hold down future population growth in the county.

Existing Land Use - Camden is a very rural county with agriculture and forestry land uses making up most of the county.

Land Use Controls - Camden County has adopted county-wide zoning and subdivision regulations which are enforced by the County Zoning Officer and Planning Board. County officials feel that existing land use controls are more than adequate to control future land development in the county.

Land Use Issues - Citizens of the county feel that future development in the county should be orderly and the rural atmosphere of the county should be maintained. They feel that the recreational and tourist potential of the area should be developed. Historic preservation is very important to citizens in the county as is protection of agricultural and timber land.

Design Capacity of Water System and School System - The South Mills Water Association System should be adequate to meet the needs of existing and potential customers. All three schools are presently operating with enrollments under their design capacity. The school board presently anticipates a decrease in school enrollment during the ten-year planning period.

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APPENDICES

I personal characteristics

1. Are you presently a resident of Camden County. Yes 86.2 % No 13.6%

2. In which township do you live (Circle One)
   A. South Mills 33.2% B. Courthouse 35.8% C. Shiloh 31.0%

3. Educational Attainment (Circle One) A. Grammar School B. Junior High C. High School D. College
   A. 17.8% B. 10.3% C. 45.7% D. 26.2%

4. Occupation: _____

5. Which age group are you in (Circle One)
   A. 15-18, B. 19-25, C. 26-35, D. 36-45, E. 46-55 F. 56-65 G. 66 -over.
   A. 0.2% B. 3.4% C. 11.7% D. 18.7% E. 21.2% F. 22.8% G. 22.0%

6. Sex (Check) Male 70.1% Female 29.9%

7. Race A. Caucasian 72.8% B. Black 25.8% C. Other 1.4%

8. Give total number of years you have lived in county 39 years was mean

9. Family Size 1 pr. 11.9%; 2 pr. 31.3%; 3 pr. 17.8%

10. Which of the following applies to you (Circle)
    A. own home 83.1% B. rent home 7.6% C. own other property in county 9.3%

11. Marital status (Circle)
    A. Single 5.9% B. Married 75.0% C. widow or widower 15.4% D. Divorced 3.6%

12. Family income A. over $8,000 56.1% B. 4,651-7,999 15.3% C. 4,650 or under 28.4%

13. Are you presently (Circle one) A. Employed B. Unemployed C. Retired D. Full-time homemaker E. Full-time Student F. Other _____
    A. 56.1% B. 5.8% C. 23.6% D. 8.6% E. 0.8% F. 5.0%

14. Where is most or all of your income derived (Circle)
    A. Camden County B. Tidewater Virginia C. Adjacent Counties specify _____ D. Other _____
    A. 35.3% B. 24.0% C. 18.1% D. 22.6%

15. Have you ever attended a public hearing or meeting of the County Board of Commissioners or County Planning Board. Yes 24.3% No 75.7%

16. How do you obtain most of your information about activities in the county? (Circle) A. Through newspaper B. Through radio C. Through TV D. By word of mouth E. by others (Please specify _____
    A. 64.0% B. 6.8% C. 3.2% D. 19.9% E. 6.0%

17. If you have teenage children living with you do you think they will remain in Camden County after completing their education Yes 30.2% No 69.4%

18. If the answer to the previous question is no please give reason.

_____

_____

_____

_____

II community assessment

1. Please indicate the seriousness of each of the following problems for your community using these responses.

No means Not a problem in my community
Slight means A slight problem in my community
Moderate means A moderate problem in my community
Serious means A very serious problem in my community

	Extent of problem in your community (check your response)			
	No	Slight	Moderate	Serious
A. Adequacy of law enforcement	43.7	24.4	17.6	14.3
B. Adequacy of fire protection	53.7	18.1	20.1	8.1
C. Garbage collection and disposal	76.5	10.0	10.7	2.8
D. Availability of special education for retarded and handicapped	24.1	16.2	26.3	33.4
E. Adequacy of elementary and high schools.	35.4	19.2	31.8	13.6
F. Availability of vocational training in high schools	25.9	23.7	28.9	21.5
G. Adequacy of libraries and museums	27.6	15.2	25.5	31.7
H. Availability of adequate housing	26.9	19.8	19.6	33.7
I. Industrial development	22.9	9.3	15.5	52.3
J. Mental Health Services	33.4	16.4	25.5	24.7

2. What do you like most about Camden County? _____

3. What do you like least about Camden County? _____

4. What do you think is the most serious problem in Camden County? _____

5. In your opinion is there a problem of insufficient or inadequate shopping facilities, and if so what kind would you like to see here?
Great 32.3% Moderate 24.8% Slight 10.6% None 19.4% Don't Know 12.9%
What Kind _____

6. Are you pleased with the direction Camden County development is taking?
Yes 53.7% No 46.0% If so, please use this space to write the reasons you

are pleased. If not, please use the space to indicate the changes you would like to see and your reasons for them.

III possible goals

1. What is your attitude towards the following statements:

	Agree Strongly	Agree	Neutral	Disag.	Disagre Strongl
(a) Economic development is more important than environmental protection.	15.8%	17.5%	24.0%	24.7%	18.0%
(b) The counties future development must be planned.	49.1	41.1	5.0	2.7	2.0
(c) Our natural resources and wildlife should be protected.	49.4	41.4	6.9	0.9	1.3
(d) There should be more control on land development.	24.4	35.6	21.1	8.2	10.8
(e) Our historic assets should be preserved.	42.2	40.4	14.2	1.4	1.8
(f) The appearance of our community needs to be improved.	41.8	37.8	15.7	3.6	1.1
(g) More industry is needed to supplement existing agricultural base.	40.5	30.1	13.7	9.8	5.9
(h) Should emphasis on future growth be concentrated in existing communities Example (South Mills, Shiloh)	24.9	30.8	26.6	11.5	6.1
(i) The area needs more agricultural related industries.	26.7	43.2	20.4	7.2	2.6
(j) The area needs more technical industries.	29.7	34.8	18.9	11.8	4.8
(k) The area's agricultural lands are very important and must be protected or maintained from uncontrolled or unrestrained residential, commercial or industrial development.	35.9	33.6	10.5	12.4	7.7

2. Would you like to see more tourists come to Camden County ?
Yes 65.1% No 34.9%

3. What, if any, type of tourist facilities do you think should be developed in this area?

4. What, if any, additional recreational facilities would you like to see in this area?

5. What is your attitude toward addressing the following:

	Agree Strongly	Agree	Neutral	Disag.	Disagree Strongly
A. Provide Better Housing for the Poor	35.0%	33.0%	17.2%	7.8%	7.1%
B. Provide Better Housing for the Elderly	41.5	36.6	12.0	5.4	4.5
C. Provide Increased Services to the Elderly	45.8	36.9	10.0	3.1	4.2
D. In general Provide More Recreational Facilities and Programs	44.9	35.1	10.7	2.7	6.6
E. Develop More Natural Parks, Forest, Picnicking, Camping Areas or Biking Trails	44.8	34.2	9.5	5.4	6.1
F. Promote a rehabilitation program for existing sub-standard housing.	33.1	34.0	20.1	5.4	7.3

G. Other Comments: _____

6. In your opinion which of the following should the county adopt as its poli for county population growth during the next 10 years. (Circle One)

A. Remain the same size 16.0%
B. Small increase 50.3%
C. Substantial increase 31.5%
D. Reduce population 2.2%

7. Which of the 5 alternatives proposed for widening of U.S. 17 north of Sout Mills do you prefer. (Circle One).

A.	Alt. 1	11.1%
B.	Alt. 2	0.6%
C.	Alt. 3	7.0%
D.	Alt. 4	0.9%
E.	Alt. 5	0.3%
F.	None of the Above	12.5%
G.	Not Sure	67.6%

8. In general are there any other comments or concerns you have about this community that was not covered by this questionnaire.

_____

_____

_____

_____

If you have questions concerning this questionnaire or if we can assist you in anyway please call Val Bridgers, Camden Planning Office 338-6222 or Howard Capps, DNER, ARPDC 338-3991.

I. PERSONAL CHARACTERISTICS

1. Are you presently a resident of Camden County? Yes 98.4% No 1.6%

2. In which township do you live (Circle One)
   1. South Mills 40.6% 2. Courthouse 28.1% 3. Shiloh 25.0%
3. Which age group are you in (Circle One)
   1. 15 6.3% 2. 16 17.1% 3. 17 39.0% 4. 18 26.6% 5. 19 9.4% 6. 20
4. Sex (Check) Male 74.6% Female 25.4%

5. Race A. Caucasian 36.0% B. Black 61.4% C. Other 2.6%
6. Give total number of years you have lived in county 14 yrs. average

7. Family Size 6.5 average

8. Marital status (Circle)
   1. Single 100.0% 2. Married 3. Widow or widower 4. Divorced
9. Have you ever attended a public hearing or meeting of the County Board of Commissioners or County Planning Board? Yes 6.3% No 93.7%

10. How do you obtain most of your information about activities in the county? (circle) 1. Through newspaper 2. Through radio 3. Through TV 4. By word of mouth 5. By others (Please specify) 1) 51.6% 2) 20.3% 3) 6.3% 4) 28.1% 5) 7.8%

11. Do you plan to remain in Camden County after completing your education? Yes 46.8% No 53.2%

12. If the answer to the previous question is no please give reason.

_____

_____

_____

_____

Actual answers - no. 12

Jobs	14
Dull place	7
Move	6
Tour Country	6
Service	4
College	3
No activities	3
People	1
Teachers	1
Marriage	1

II. COMMUNITY ASSESSMENT

1. Please indicate the seriousness of each of the following problems for your community using these responses.

No	means	Not a problem in my community
Slight	means	A slight problem in my community
Moderate	means	A moderate problem in my community
Serious	means	A very serious problem in my community

Extent of problem in your community (check your response)

	No	Slight	Moderate	Serious
A. Adequacy of Law enforcement	43.8%	34.4%	10.9%	10.9%
B. Adequacy of fire protection	26.6%	42.2%	15.6%	23.4%
C. Garbage collection and disposal	60.9%	17.2%	12.5%	6.3%
D. Availability of special education for retarded and handicapped	17.2%	17.2%	35.9%	29.7%
E. Elementary and high school facilities.	21.9%	25.0%	29.7%	26.6%
F. Availability of vocational training in high schools	18.8%	35.9%	26.6%	20.3%
G. Adequacy of libraries and museums	15.6%	31.3%	14.1%	37.5%
H. Availability of adequate housing	35.9%	25.0%	26.6%	15.6%
I. Industrial development	12.5%	25.0%	26.6%	32.8%
J. Mental Health Services	25.0%	15.6%	31.3%	23.4%

2. What do you like most about Camden County? _____

3. What do you like least about Camden County? _____

4. What do you think is the most serious problem in Camden County?

5. In your opinion is there a problem of insufficient or inadequate shopping facilities, and if so what kind would you like to see here?
Great 44.8% Moderate 13.8% Slight 3.4% None 18.7% Don't Know 18.7%

What Kind Shopping Centers - 9 Recreation and Parks - 3
Super Markets - 4 Mini-Mall - 2

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6. Are you pleased with the direction Camden County development is taking? Yes 54.8% No 45.2% If so, please use this space to write the reasons you are pleased. If not, please use the space to indicate the changes you would like to see and your reasons for them.

_____

_____

III. POSSIBLE GOALS

1. What is your attitude towards the following statements:

	Agree Strongly	Agree	Neutral	Disag.	Disagree Strongly
(a) Economic development is more important than environmental protection.	26.6%	12.5%	26.6%	12.5%	20.3%
✓ (b) The counties future development must be planned.	87.5 34.4%	53.1%	10/9%	-	-
(c) Our natural resources and wildlife should be protected.	85.9 45.3%	40.6%	14.1%	-	1.6%
✓ (d) There should be more control on land development.	56.3 21.9%	34.4%	36.0%	6.3%	-
(e) Our historic assets should be preserved.	75.0 46.9%	28.1%	14.1%	7.8%	-
(f) The appearance of our community needs to be improved.	43.8%	36.0%	12.5%	7.8%	-
(g) More industry is needed to supplement existing agricultural base.	32.8%	21.9%	34.4%	9.4%	-
(h) Should emphasis on future growth be concentrated in existing communities Example (South Mills, Shiloh)	76.6 42.2%	34.4%	18.8%	3.1%	-
(i) The area needs more agricultural related industries.	26.6%	25.0%	32.8%	10.9%	3.1%
(j) The area needs more technical industries.	34.4%	28.1%	15.6%	12.5%	1.6%
(k) The area's agricultural lands are very important and must be protected or maintained from uncontrolled or unrestrained residential, commercial or industrial development.	59.4 32.8%	26.6%	26.6%	7.8%	3.1%

2. Would you like to see more tourists come to Camden County?
Yes 75.4% No 24.6%

3. What, if any, type of tourist facilities do you think should be developed in this area?

_____

_____

4. What, if any, additional recreational facilities would you like to see in this area?

_____

_____

5. What is your attitude toward addressing the following:

	Agree Strongly	Agree	Neutral	Disag.	Disagree Strongly
A. Provide Better Housing for the Poor	65.1%	25.4%	3.2%	3.2%	3.2%
B. Provide Better Housing for the Elderly	40.6%	53.1%	4.7%	-	1.6%
C. Provide Increased Services to the Elderly	43.3%	38.3%	16.6%	-	1.6%
D. In general Provide More Recreational Facilities and Programs	71.4%	19.0%	9.5%	-	-
E. Develop More Natural Parks, Forest, Picnicking, Camping Areas or Biking Trails.	86.6 75.0%	11.6%	13.3%	-	-
F. Promote a rehabilitation program for existing sub-standard housing.	42.6%	26.2%	21.3%	9.8%	-

G. Other Comments: _____

6. In your opinion which of the following should the county adopt as its policy for county population growth during the next 10 years. (Circle One)

A. Remain the same size 32.3%
B. Small increase 22.6%
C. Substantial increase 33.9%
D. Reduce population 11.3%

SPECIAL MEETING
May 10, 1976
8:00 P. M.

The Board of County Commissioners met in special session with the following present:

T. F. Leary, Chm.
Franklin J. Williams, V. Chm.
M. J. Johnson
Jack Leary, Clerk

Approximately 50 citizens of the county attended this public hearing.

The chairman stated that the purpose of the special meeting was to hold a public hearing in compliance with the Coastal Area Management Act and I am going to turn it over to Mr. Howard Capps, who was sent down here by the state to help us prepare our Land Use Plan.

Mr. Capps stated that this is a public hearing, an opportunity for you to become familar with the proposals and to make recommendations and comments on these proposals prior to the commissioners adopting the plan and it being sent to the Coastal Resources Commission for their review. The land use plan process has been going on for approximately one year. The County Growth Advisory Board, appointed by the Commissioners have been working on this for several months. They put a questionnaire together and distributed it throughout the county to get the citizens' input and after reviewing issues and problems indicated by citizens throughout the county, translated these concerns into recommended Policies and Objectives to be used by the county in directing future growth. These policies and objectives were then recommended to the Planning Board and they reviewed the recommendations and made several changes. The Planning Board then made their recommendations to the County Board of Commissioners. The Commissioners adopted the Policies and Objectives, after reviewing the recommendations at a regular meeting of the Commission.

1. ISSUE: FUTURE LAND USE DEVELOPMENT IN THE COUNTY

Citizens of Camden County feel that future development of the county should be orderly. They are also concerned that the rural atmosphere of the county be maintained.

POLICY: Future growth should be orderly and the county should restrict large scale development of either housing or mobile homes.

Objective:

A. By use of the zoning ordinance, development with 50 units or more should be concentrated in existing communities.

B. Development of 50 units or more should be required to provide for central sewerage and water facilities.

2. ISSUE: LOCATION OF FUTURE MAJOR DEVELOPMENT IN THE COUNTY

Future major development taking place in the county should be concentrated in or near existing communities. This would make extension of the South Mills water lines into an area feasible if there is a concentration of development.

POLICY: Small business and light industry should be encouraged to locate in the county, specifically in or adjacent to existing communities.

Objective:

A. The county should prepare a list of properties that are available and suitable for commercial or industrial development.

B. Land that is identified as available and suitable for commercial or industrial development should be tested for percolation and rezoned multi-use if necessary and promoted as a development site.

C. Land zoned for commercial or industrial use would not be taxed as such until it was purchased for that use.

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D. A brochure should be prepared to promote sites that meet percolation requirements, zoning requirements, and are available for development.

3. ISSUE: TOURIST AND RECREATIONAL POTENTIAL OF THE AREA

Although citizens of the county desire to see the area remain a predominantly rural area, they are also concerned with additional employment opportunities. The recreation and tourist potential of the area is seen as one way of protecting the rural atmosphere and at the same time allowing some economic expansion.

POLICY: The county should develop its vast recreational potential and tourism to expand the economic base.

Objective:

A. The county should acquire property for public recreational use.

B. A survey should be conducted to determine the feasibility of developing sites in the county for recreational use.

C. A brochure should be developed indicating points of interest in the county such as historic sites and any future recreational facilities including the Dismal Swamp State Park.

4. ISSUE: PRESERVATION OF HISTORIC LANDMARKS

The county has a large number of significant historic sites and based on citizen desires these sites should be considered for preservation. These structures represent a link with the historic past of the area and should be protected if possible.

POLICY: The county should preserve existing historic landmarks.

Objective:

A. The county should determine which structures are of significance to the area and have these structures considered for listing by the North Carolina Historic Commission.

B. Historic structures that are being restored as an historic site should be considered for a reduction in local taxes.

5. ISSUE: PRESERVATION OF AGRICULTURAL AND TIMBER LAND

Agriculture is of great importance to the county's economic base. This important natural resource should be protected from unrestricted or uncontrolled growth.

POLICY: Large portion of the county should be protected for agricultural and timber use.

Objective:

A. If during the 10-year planning period industrial or commercial development takes place, the county should give consideration to reducing prime farm land taxes. This should only be done if the other land uses can offset the taxes lost from farm land.

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In answer to a question concerning the questionnaires, Mr. Capps stated that the Advisory Board sent out 2600 copies and that 560 of those were returned.

SPECIAL MEETING

Mr. Capps stated that the ultimate objective here is for the county to meet the guidelines of the Coastal Management Act and if the county doesn't do this, then the state is going to do it for them. The only think that is required by law is that the areas of Environmental concern be inforced, the land classification is not part of this plan. The areas of Environmental concern must be set out and then you are required to develop a permit system for these areas. Farmland and forestland are exempt from the Act at the present time. The Coastal Resources Commission is trying to have one control or trying to streamline the permit system.

Several citizens asked questions and made comments indicating that they were opposed to the Federal and State Governments coming in here and tell them what to do without the locals having anything to say about it. It was pointed out that this Act only included 20 Coastal counties and does not apply to the rest of the state and why are these things being forced on these 20 counties just to satisfy the wishes of the people of the other 80 counties who want to come here and use our land and resources for their own personal desires. It was the general consent of the citizens present that the Act ought to be tested in court and declared unconstitutional.

The Commissioners stated they were not in favor of the Act, but, that they thought that this was the best way to go, rather than have the state force a plan on us. The only thing that we are trying to do is to comply with the guidelines on a local basis.

Motion by Mr. M. A. Barnard, seconded by Mr. J. W. Millard, that the other nineteen counties be polled to determine if a majority will join Camden County in filing a suit in the courts to test the constitutionality of the Coastal Management Act. We want to fight this thing to the finish as long as we have an alternative.

Mr. C. S. Bartlett offered an amendment, which was duly adopted, that Camden County go into court on its own if none of the other counties desired to join in. He stated that he would just like to see one time what the state can do to a county.

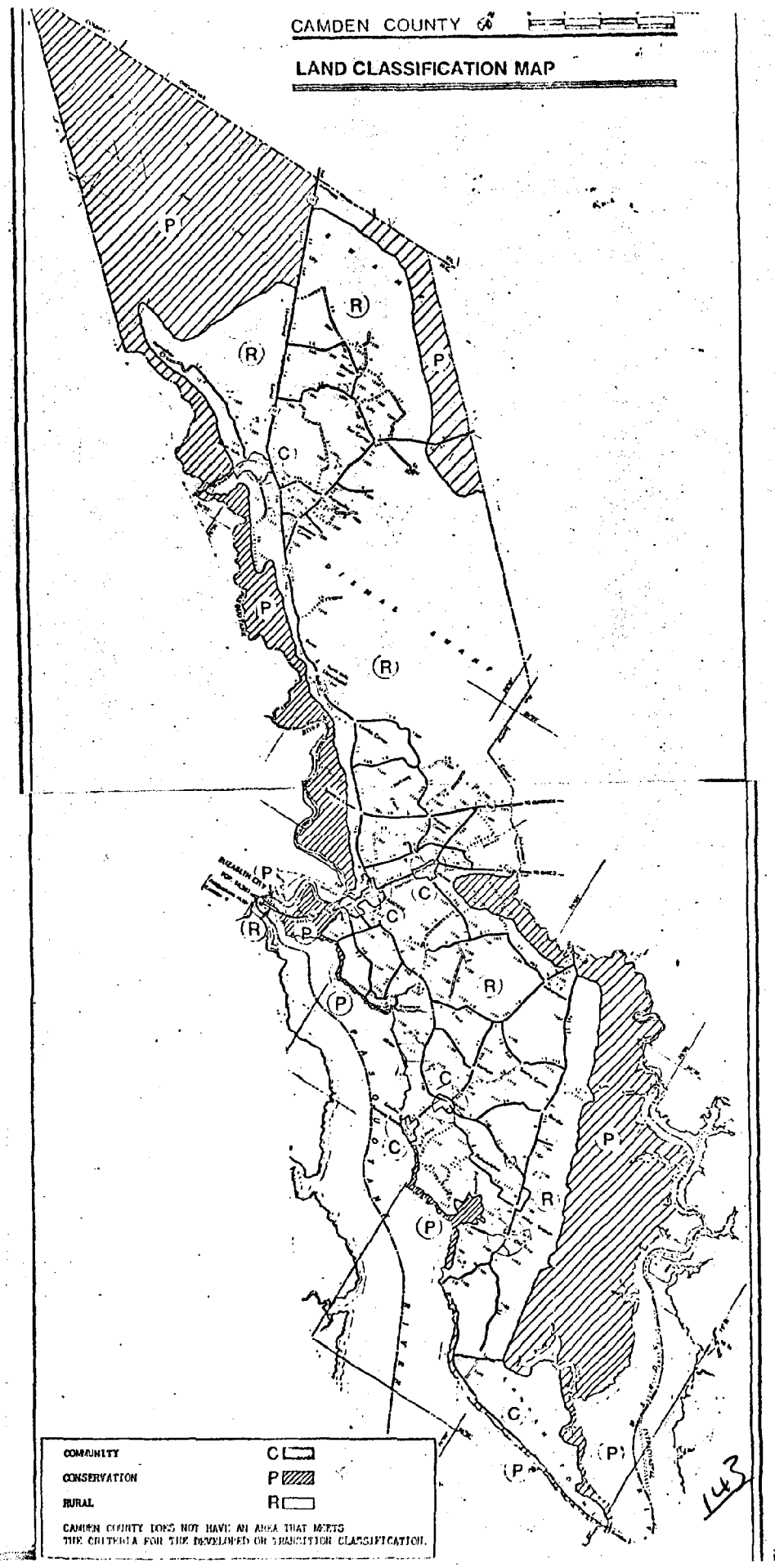
In the matter concerning polling the other counties, letters were sent to each of the nineteen counties and also assistance was requested from ARPDC.

Meeting adjourned.

T. F. Leary, Chm.

Jack Leary

Jack Leary, Clerk


CAMDEN COUNTY
LAND CLASSIFICATION MAP
COMMUNITY C
CONSERVATION P
RURAL R
CAMDEN COUNTY DOES NOT HAVE AN AREA THAT MEETS THE CRITERIA FOR THE DEVELOPED OR TRANSITION CLASSIFICATION.

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