PASQUOTANK COUNTY LAND USE UPDATE
JUNE, 1989

1990

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NC. Coastal Management Program

PREPARED BY

THE PASQUOTANK COUNTY COMMISSIONERS AND

THE PASQUOTANK COUNTY PLANNING BOARD

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Board of Commissioners on

October 16, 1989

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The preparation of this report was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration.

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Pasquotank County Land Use Plan Update

June, 1989

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Preamble

It is the intent of the Pasquotank Board of Commissioners that this Land Use Plan, as adopted, be utilized as a planning tool and not as a zoning or regulatory document. It is not the intent of the Board of Commissioners that the Land Use Plan be utilized by any agency, federal or state, or by any court of law to restrict land use activities otherwise approved by appropriate officials of the county. Therefore, to the extent that there are legal requirements for utilization of this plan in any regulatory or land use process before any agency or commission, said agency or commission is instructed, to the extent allowed by law, to interpret the provisions of this land use plan in the broadest possible way so as not to restrict or impede the utilization of real property where the utilization is in conformity with all applicable County ordinances.

The delineation of districts and the specifications of types of uses within districts are not to be inclusive, and the Board of Commissioners reserves the right to make changes, as determined by the Board of Commissioners, in such boundaries or uses as long as the overall intent of the plan as a development guideline for the entire community is not transcended. Such variation or change shall not be considered as an amendment of this plan, it being the intent of the Board of Commissioners that this flexibility be an integrel provision of this Land Use Plan.

It is the intent of the Board of Commissioners in adopting this Land Use Plan to eliminate or restrict any innovative land use practices. Therefore, nothing within this plan should be interpreted to restrict special use planning, mixed-use planning or zoning, or mixed-use property in planned unit development or other such forms of development that are otherwise subject to specfic controls imposed by zoning, subdivision or other ordinances adopted from time to time by the Board of Commissioners.

The provisions contained within this section shall supercede, in case of any conflict with any other provision of this land use plan, such other provisions.

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ESTABLISHMENT OF INFORMATION BASE

This *1987 Pasquotank County Land Use Plan Update* relies heavily on the previous land use planning documents prepared in cooperation with the N. C. Division of Coastal Management. ***The 1976 Pasquotank County Land Use Plan***, the initial Pasquotank County CAMA Land Use Document, provides a basis for measuring changes in most of the base studies. This plan provided a great amount of base study information concerning the population, economy, and physical land use constraints. ***The 1981 CAMA Land Development Plan Update for Pasquotank County*** presented the County's first attempt to articulate local policies concerning specific land use issues. This document proved valuable in helping to focus the planning process toward policy development.

Base information data was taken from a variety of State, Federal, and Local sources. Specific quantitative data concerning land use and development changes were obtained from records maintained by local county officials; particularly the records from the Pasquotank County Tax Supervisor's office and the office of the Pasquotank County Building Inspector.

Interviews were conducted with the Pasquotank County Manager, the County Building Inspector, the County Water System Supervisor, the Superintendent of Schools, and various public officials. The County Manager was particularly helpful in supplying information to fill the gaps in local records.

Monthly meetings were held with the Pasquotank County Planning Board. Meetings were advertised in the local newspaper in an effort to solicit citizen participation. The following section reports on the accomjplishments the county has made in pursuing its policies set forth in the 1981 Land use Update. In some cases, policies were not adopted for particular issues, yet the county took significant steps toward addressing some of these particular issues; the County's achievements in these areas are included in this report..

PREVIOUS POLICY ACHIEVEMENTS: PASQUOTANK COUNTY

Issue: Soil Limitations

Previous 1981 Policy:

> " There are existing policies related to physical and man-made constraints to development. These are set forth in the County's subdivision regulations, Articles VII and VIII, and in the County's septic tank ordinance and flood plain ordinance. .No other policies related to constraints to development are considered necessary at this time." *Cama Land Development Plan Update for Pasquotank County, North Carolina, 1981, Ferren Planning Group, Greenville, NC.*

Current 1987 Policy:

> The county shall rely on existing regulatory instruments and processes to insure proper considerations of soil limitations to the intended development.

Achievements

The County still relies on the District Health Department for approval of septic systems. The Health Department has been recommending a soil transplant type system for use on

provisional soils in the county. The District Health Department in cooperation with the NC Agriculture Extension Service and the Albemarle Commission will undertake a study on the effectiveness of this system and determine what improvements, if any, are needed to the system so that land owners can be assured of use of these provisional lands for residential purposes.

Issue: Flood Plain Development

Previous 1981 Policy:

" There are existing policies related to physical and man-made constraints to development. These are set forth in the County's subdivision regulations, Articles VII and VIII, and in the County's septic tank ordinance and flood plain ordinance. ... No other policies related to constraints to development are considered necessary at this time." *Cama Land Development Plan Update for Pasquotank County, North Carolina, 1981, Ferren Planning Group, Greenville, NC*

Current 1987 Policy:

The county will insure that development in flood hazard areas meet the requirement of its flood plain ordinance.

Achievements

The county has entered into the regular phase of the National Flood Insurance Program. Final maps of the flood hazard areas have been received, and the county has adopted an ordinance to regulate development in flood hazard areas as recommended by the Federal Emergency Management Agency.

Issue: Septic Tank Limitations

Previous 1981 Policy:

" There are existing policies related to physical and man-made constraints to development. These are set forth in the County's subdivision regulations, Articles VII and VIII, and in the County's septic tank ordinance and flood plain ordinance. No other policies related to constraints to development are considered necessary at this time." *Cama Land Development Plan Update for Pasquotank County, North Carolina, 1981, Ferren Planning Group, Greenville, NC.*

Current 1987 Policy:

The county shall continue to rely on the District Health Departments septic tank permitting process to insure proper development in respect to septic tank limitations.

Achievements

The County still relies on the District Health Department for approval of septic systems. The Health Department has been recommending a soil transplant type system for use on provisional soils in the county. The District Health Department in cooperation with the NC Agriculture Extension Service and the Albemarle Commission will undertake a study on the effectiveness of this system and determine what improvements are needed, if any, to the system so that land owners can be assured of use of these provisional lands for residential purposes.

Issue: Freshwater Swamps, & Marshes

Previous 1981 Policy:

" There are existing policies related to physical and man-made constraints to development. These are set forth in the County's subdivision regulations, Articles VII and VIII, and in the County's septic tank ordinance and flood plain ordinance. No other policies related to constraints to development are considered necessary at this time." *Cama Land Development Plan Update for Pasquotank County, North Carolina, 1981, Ferren Planning Group, Greenville, NC.*

Current 1987 Policy:

It shall be the policy of Pasquotank County to preserve the integrity of the swamp's ecological function.

Achievements

The fresh water swamps in the county are all located in a flood hazard area, development in these areas are regulated by the counties Flood Hazard Area Development Ordinance.

Issue: Cultural and Historical Resources

Previous 1981 Policy:

None

Current 1987 Policy:

The county will encourage the preservation of significant historical and cultural artifacts. However, the county shall not pledge any general financial support to such projects, and does not wish to establish any local regulatory controls on these artifacts.

Achievements

The county is now having a survey taken to identify and catalog all historically significant structures and sites in the county.

Issue: Manmade Hazards

Previous 1981 Policy:

" To ensure safe operations of aircraft around the Coast Guard Base, the County will consider the preparation of minimum height and hazard standards." *Cama Land Development Plan Update for Pasquotank County, North Carolina, 1981, Ferren Planning Group, Greenville, NC.*

Current 1987 Policy:

The same as the previous land use policy.

Achievements

Current regulatory authority over the Coast Guard Air Base Clear Zones and Approach Zones is exercised by the City of Elizabeth City. City Zoning Regulations restricts construction to one foot in height for each 50 foot distance from the end of the runway.

New FAA regulations require that a Clear Zone to extend 3,000 feet from the end of the runway with no permanent habitable structures allowed.Beyond the Clear Zone is the Approach Zone that has a density restriction of no more than 25 persons per acre. The

County is working with the Coast Guard to facilitate their acquisition of easements or lands within the identified Clear Zone. Density control in the Approach Zones is still the jurisdiction of City of Elizabeth City through Local Legislation promulgated in 1969

Issue: Protection of Potable Water Supply

Previous 1981 Policy:

None.

Current 1987 Policy:

It is be the policy of Pasquotank County to protect the County's fresh water supply by strictly enforcing the lot size requirements of the State Department of Health on all developments in the county.

Achievements

The District Health Department which approves the placement and construction of septic systems in Pasquotank County is about to undertake a study in cooperation with the NC State Agricultural Extension Service and the Albemarle Commission that will test the effectiveness of the systems now being installed and their affect on groundwater supplies.

Issue: Stormwater Runoff -- Agricultural Development

Previous 1981 Policy:

None.

Current 1987 Policy:

It has always been the Policy of the Pasquotank County Board of Commissioners to encourage use of the best management practices recommendations of the U.S. Soil Conservation Service.

Achievements

In the 1987 program year Pasquotank County farmers received and allocation of $81,951 through the North Carolina Department of Agriculture's Cost Share Program for Non-Point Source Pollution Control.

Issue: Stormwater Runoff -- Residential Development

Previous 1981 Policy:

None.

Current 1987 Policy:

Pasquotank County shall continue its policy of requiring all proposed subdivision plats to be first inspected by the District Health Department for recommendation of drainage improvements and of permitting only those subdivisions where needed improvements receive Health Department approval. The County is amending their subdivision regulations to require developers to submit comments and recommendations from the Land Quality Section, Division of Land Resources as to sedimentation and erosion control requirements and from the Department of Environmental Management as to the applicability of state storm water drainage controls.

Achievements

The county's revised subdivision regulations require the receipt of comments from the Land Quality Section, Division of Land Resources and from the Department of Envi

ronmental Management as to the applicability of state regulations and as to the suggested and required improvements needed for regulatory compliance.

Issue: Industrial Impact on Fragile Areas

Previous 1981 Policy:

None.

Current 1987 Policy:

The county shall continue to support industrial development and shall proceed to make the needed improvements to properties it now owns to attract new industries. All identified fragile areas along with all known AEC's are classified as Conservation and thus are restricted from most industrial uses.

Achievements

The County has purchased a second industrial development site north of Elizabeth City on US 17 to accommodate new industrial growth. This site is free of any fragile areas or Areas of Environmental Concern.

Issue: Development of Sound and Estuarine System Islands

Previous Policy:

None.

Current 1987 Policy:

None.

Achievements

None

Issue: Productive Agricultural Lands

Previous 1981 Policy:

"It shall be the policy of Pasquotank County to include provisions in any future land use regulations for the protection of the County's 'active' agricultural land from indiscriminate development." *Cama Land Development Plan Update for Pasquotank County, North Carolina, 1981, Ferren Planning Group, Greenville, NC.*

Current 1987 Policy:

The county recognizes the danger of losing its best agricultural land to development. However, the county also recognizes the right of an individual to dispose of and to use his property as he desires. The county is unwilling at this time to place any use controls on land.

Achievements

The County is reconsidering the prospect of imposing Zoning controls on at least a portion of the county. It is anticipated that agricultural zones will an important development control tool.

Issue: Commercial Forest Lands

Previous 1981 Policy:

None.

Current 1987 Policy:

Pasquotank County will encourage reforestation of clear cut timber lands as a sound forest management practice. The County will continue to promote Best Management Practices for forestry operations within the county.

Achievements

None

Issue: Commercial and Recreational Fishing

Previous 1981 Policy:

None.

Current 1987 Policy:

None.

Achievements

None

Issue: Existing and Potential Mineral Production

Previous Policy:

None.

Current 1987 Policy:

These peat deposits are located in the Dismal Swamp and therefore under federal control. This is not an issue at this time.

Achievements

None

Issue: Off- Road Recreational Vehicles

Previous 1981 Policy:

None.

Current 1987 Policy:

None.

Achievements

None

Issue: Residential and Commercial Development Impact on Any Resource

Previous 1981 Policy:

None.

Current 1987 Policy:

The county will rely on its existing regulatory tools and the permitting activities of the various local state and federal agencies to prevent any harmful damage to its resources. The County will consider the development of a county zoning ordinance to regulate the impacts of commercial development on county resources during the upcoming planning period.

Achievements

None

Issue: Industrial Development Impact on Any Resource

Previous 1981 Policy:

None.

Current 1987 Policy:

None

Achievements

None

Issue: Impact of Peat or Phosphate Mining on Any Resource

Previous 1981 Policy:

None.

Current 1987 Policy:

None.

Achievements

None

Issue: Types and Location of Industries Desired

Previous Policy:

" The County recognizes that due to the availability of water and sewer utilities in and near Elizabeth City, the County supports efforts to locate new industries in those areas where facilities are available. The County also supports industrial development in other areas of the County where water service and transportation access are available, and where limited sewage disposal is required." *CAMA Land Development Plan Update for Pasquotank County, North Carolina , 1981, Ferren Planning Group, Greenville, NC*

Current 1987 Policy:

The County shall actively pursue the location and creation of new industries into Pasquotank County so long as such industries do not degrade the quality of life. The County has purchased two sites suitable for the location of new industries.

Achievements

The County has purchased a second tract of property to be developed as an indusrtial park.

Issue: Local Commitment to Provide Services to Development

Previous Policy:

"At the present time decisions as to whether or not service [water service] can be provided to new developments will have to be made on a case by case basis. . ." *CAMA Land Development Plan Update for Pasquotank County, NC,1981,The Ferren Group, Greenville, NC.*

Current 1987 Policy:

Pasquotank County is committed to the policy of providing the highest quality and the greatest quantity of public services that its revenues will allow.

Achievements

The County has initiated two major improvement projects that will take approximately 5 years to complete: a water system improvement program that will double the capacity of the present system and will require an investment of more than a million dollars and a long-range education facility renovations and constructions program costing more than $13,000,000.

Issue: Types of Urban Growth Patterns Desired

Previous Policy:

"The County will consider the preparations of a zoning ordinance which would reflect the recommendations of this CAMA Plan Update, and which would specify the types, locations, and densities of desired future growth." *Cama Land Development Plan Update for Pasquotank County NC, 1981, The Ferren Group, Greenville, NC.*

Current 1987 Policy:

Pasquotank County, following the policy recommendations of the 1981 CAMA Plan Update, initiated a planning study to develop a zoning ordinance for the County. Due to a ground swell of citizen protest against land use zoning the county decided not to pursue this legislation. The County, in light of recent developments, is again considering the adoption of a County Zoning Ordinance for at least centain areas of the county and is in the process of securing a consultant to assist in the preparation of an ordinance. Thus the County's current policy is the same as the policy stated in the 1981 Land Use Update.

Achievements

The county has developed a multi-family development ordinance, a mobile home park ordinance, and has revised and updated their subdivision regulations; the county is now in the process of securing consultant services for developing a zoning ordinance.

Issue: Redevelopment of Developed Areas

Previous Policy:

"... the County considers it unnecessary to take a policy initiation on this issue." *Cama Land Development Plan Update for Pasquotank County NC, 1981, The Ferren Group, Greenville, NC.*

Current 1987 Policy:

The County shall pursue financial assistance from state and federal agencies for the purpose of implementing its redevelopment plan for low income neighborhoods adjacent to the city limits of Elizabeth City. Two phases of this

plan have been initiated. One is complete; the second is nearing completion. The County plans to request funds from the NC Division of Community Assistance for the Third Phase of this Program.

Achievements

The county has completed the redevelopment of one neighborhood near Elizabeth City. Now streets and drainage were installed along with water and sewer lines. All structures were repaired to an acceptable standard. The County is now preparing a plan to redevelop another county neighborhood.

Issue: Commitment to State and Federal Programs in the Area

Previous Policy:

"It shall be the policy of the County to cooperate with state and federal agencies in the evaluation of proposed projects by such agencies which will impact the County and to advise said agencies of the County's position on these projects through the A-95 review process and/or the County Manager." *Cama Land Development Plan Update for Pasquotank County NC, 1981, The Ferren Group, Greenville, NC.*

Current 1987 Policy:

The County shall continue to participate in all state and federal programs which in the County's opinion will be of benefit to its residents.

Achievements

The County relies heavily on state and federal programs. The state departments of Human Resources, Natural Resources and Community Development have several divisions whose consultation is essential to the County's land development process.

The State Department of Agriculture and its Agricultural Extension Service are heavily used for erosion and non-source pollution control, well as research efforts into ground water contamination prevention and into efforts to promote the use of Best Management Practices.

Issue: Assistance to Channel Maintenance and Beach Nourishment

Previous 1981 Policy:

" It shall be the policy of the county to support beach nourishment and channel maintenance projects by state and federal agencies." *Cama Land Development Plan Update for Pasquotank County NC, 1981, The Ferren Group, Greenville, NC.*

Current 1987 Policy:

It shall be the county's policy to lobby vigorously to keep the Dismal Swamp Canal open and functioning.

Achievements

The County along with other interested groups was able to convince the Corp of Engineers to continue the operation of the Dismal Swamp Canal and to make needed improvements to the locks and to clear navigational obstructions from the canal.

Issue: Energy Facility Siting and Development

Previous 1981 Policy:

"This is not an issue." *Cama Land Development Plan Update for Pasquotank County NC, 1981,The Ferren Group, Greenville, NC.*

Current 1987 Policy:

None.

Achievements

None

Issue: Tourism, Waterfront, and Estuarine Access

Previous 1981 Policy:

None

Current 1987 Policy:

The County will seek to acquire the right of way, title, or easement of property that will provide public access to beach and waterfront areas.

Achievements

The county is participating in the continued funding of operations and staffing of a Welcome Center located along US 17 south of the Virginia state line in Camden County, just north of Pasquotank County

Issue: Density and Location of Anticipated Residential Development

Previous 1981 Policy:

"The county will consider the preparation of a zoning ordinance which will consider the most appropriate locations and densities of waterfront subdivisions and other developments." *Cama Land Development Plan Update for Pasquotank County NC, 1981,The Ferren Group, Greenville, NC.*

Current 1987 Policy:

Same as the 1981 Policy

Achievements

The county initiated a study to prepare a zoning ordinance immediately after the preparation of the 1981 Land-Use Update, but overwhelming citizen resistance convinced the Commissioners that the time had not yet come for zoning. Recent events concerning development in the county has made the county consider once again the preparation of a zoning ordinance.

PRESENT CONDITIONS SUMMARY

Population and economic growth have been stable and steady if somewhat slow in Pasquotank County. The population growth rate since the end of the 1950's has averaged between 4% and 5% annually. The most significant factor in the population is its gradual aging. In 1970 the number of persons over 65 years of age accounted for less than 10% of the county population; in 1980 this percentage had grown to more than 11.5% and is projected to reach 15% by the year 2000. The dependency ratio, the ratio between those population segments that are either considered pre-school, school-age and elderly and the remaining part of the population, will remain essentially the same during the planning period. The demands on the local community will be altered, however, since the composition of the dependency group will shift from being composed primarily of preschool and school age to made up of primarily elderly persons.

The total economic output of the county has demonstrated a slow steady growth similar to that of the population. When measured in constant 1967 dollars the county's economic output has grown at an annual rate of 3.11% since 1967. This is slightly less the growth rate of the GNP of the nation during much of this time period, but closely approximates the national economic growth rate since 1980.

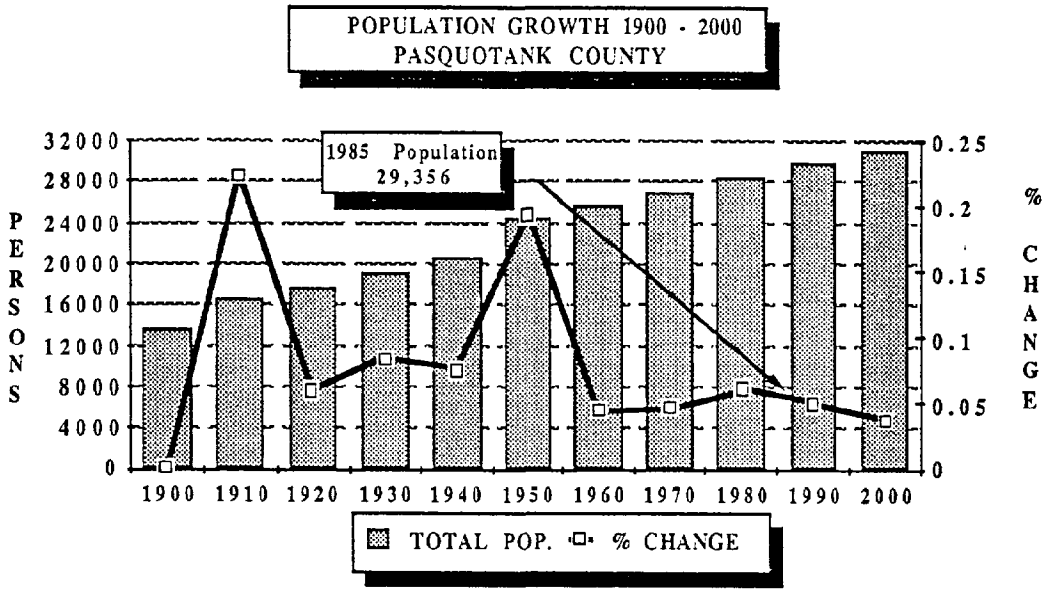
Generally speaking land use in the county has not changed significantly since 1981. The county's principal land-use continues to be agricultural, forestry, and single-family residential uses; however, . As was the case during the previous planning period, platting activity has been much more active than actual building activity. The best housing data available is a comparison between 1970 and 1980 census counts. The number of housing units during that 10-year period increased by 1,823 units, with mobile homes accounting for 535 units or 25% of all new units. Recent reductions in the home mortgage interest rates along with the completion of the new county water system has stimulated new housing construction in the county. If interest rates remain at the current level land development and housing construction will play a substantially greater role in the county's economy during the next five years.

POPULATION GROWTH

Except for two separate decades, population growth in Pasquotank County, since the turn of the century has remained steady, but very slow. As the graph below indicates, the two decades from 1910 to 1920 and from 1940 to 1950 are obvious exceptional growth periods. Growth during these two ten-year periods was 22.2% and 18.4%, respectively. It is not known what historical forces or events led to the steep growth during the 1910 decade. The 1940 decade, of course, was the decade of World War II, during which many persons and families relocated to areas containing military training or production facilities; this was also a period of extreme fertility and the beginning of the "baby boom."

The two obvious peaks in the graph below are separated by equally obvious periods of almost flat growth rates. It is interesting to note that the earlier period of flat growth is at a consistently higher level than growth since 1960. Growth during the earlier 1920 to 1950 period averaged 7.4% per decade, while growth since 1960 has averaged only 5.4% per decade. Projected growth rates prepared by the NC Office of Budget and Management indicate a still lower rate of growth in the county for the future, with growth rates for the period from 1980 to 2000 projected at only 4.5% per decade.

POPULATION GROWTH AND GROWTH RATE



S

ource NC Department of Management and Budget Population Projections for Counties 1980-2010

The table below presents the actual population counts for the designated census periods and the projections prepared by the NC Office of Budget and Management. It has taken eighty years for the population in Pasquotank County to just more than slightly double in number. The county population in 1900 was 13,660 persons; in 1980 the county's population reached 28,462, or 108% of the turn-of-the-century population. This is the equivalent of investing $13,660 at 0.92% for eighty years compounded annually.

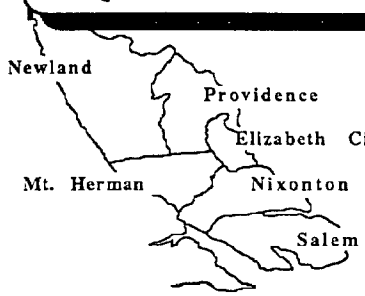
POPULATION GROWTH PASQUOTANK COUNTY 1900 - 1980

	1900	1910	1920	1930	1940	1950	1960	1970	1980	1990	2000
TOTAL	13,660	16,693	17,670	19,143	20,568	24,547	25,630	26,824	28,462	29,893	30,998
%											
CHANGE	n a	22.20	5.85	8.34	7.44	19.35	4.41	4.66	6.11	5.03	3.70

Source NC Department of Management and Budget Population Projections for Counties 1980-2010

POPULATION DISTRIBUTION

PASQUOTANK COUNTY: TOWNSHIPS



Pasquotank County Township Population 1950-1980

	1950	1960	1970	1980
NEWLAND	1621	1716	1923	2059
PROVIDENCE	1235	1960	2819	3910
MOUNT HERMAN	1434	1594	2352	3403
ELIZABETH CITY	15836	15870	15507	14297
NIXONTON	2641	3063	3135	3591
SALEM	1580	1427	1088	1202
COUNTY TOTAL	24347	25630	26824	28462

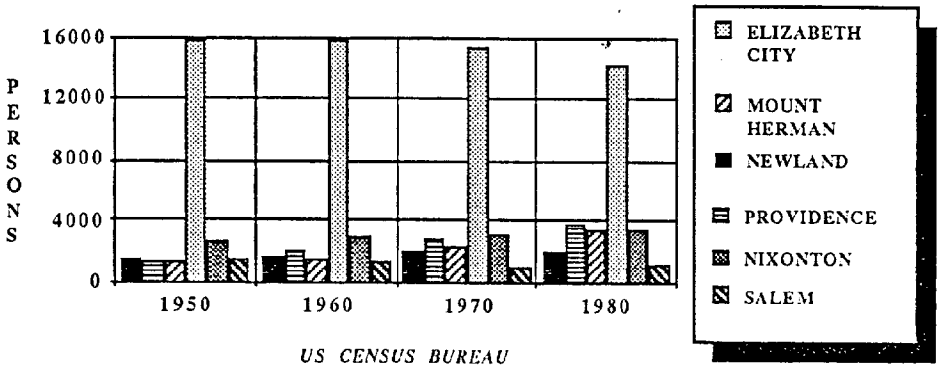
Source: US Bureau of Census 1950, 1960, 1970, 1980

Townships

The Pasquotank County population has always been heavily concentrated in the Elizabeth City township. However, since 1960, this concentration has diminished. In 1950, the Elizabeth City township accounted for 65% of the county's total population ; by 1980 this concentration had dropped to just slightly more than 50%. Historically, the Elizabeth City township and the Nixonton township were the county's most populous townships. Since 1970, however, the townships of Providence and Mount Herman have shown the greatest amount of population growth. Providence township now outranks Nixonton in total population, but it is still a distant second to Elizabeth City. Population growth in Providence and Mount Herman townships has been encouraged by the improved mobility of the general population and the improved transportation linkage of highway US 17. The recent four-laning of this major transportation corridor has caused an increased number of commercial and industrial establishments in these townships.

Nixonton, while losing to Providence its position as the second most populous township in the county, has demonstrated steady, respectable growth . In the 1970 to 1980 period Nixonton grew by 456 persons for a 15% growth rate. A great deal of this growth is due to new waterfront subdivision development and housing construction along the Pasquotank and Little Rivers.

PASQUOTANK COUNTY TOWNSHIP GROWTH 1950 TO 1980

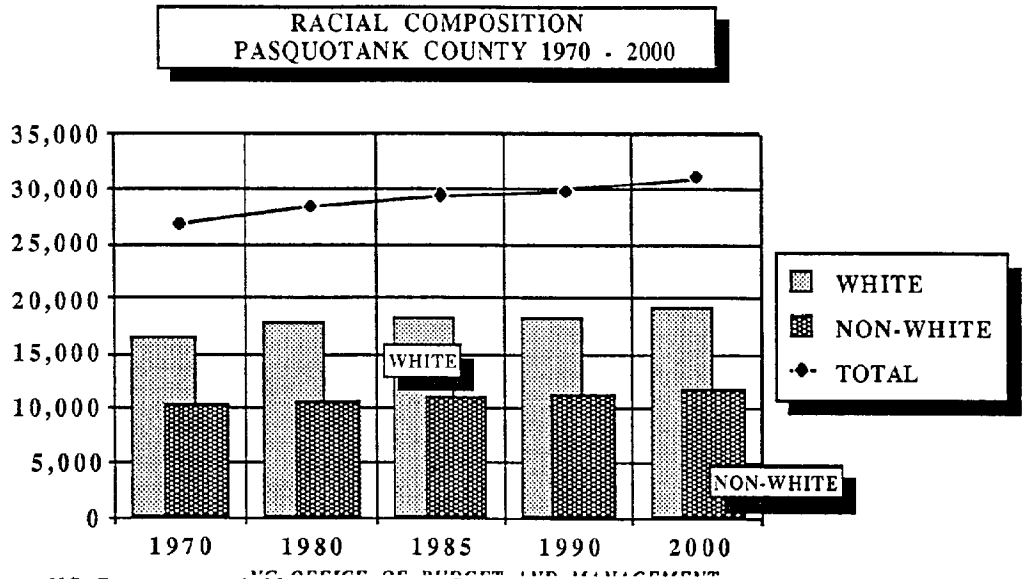


US CENSUS BUREAU

POPULATION COMPOSITION

As is shown in the sections that follow, there are some significant and noticeable trends developing in the composition of Pasquotank County's population. The number of residents who are 60 years of age or greater continues to increase and to account for a greater share of the population. The number of school age residents has decreased, particularly in the 5-year-old to 9-year-old age group, and is projected to continue this trend into the near future. The number of females participating in the labor force is increasing, thus following the national trend of greater female participation. The sections that follow present information on the following specific components of the county's population: racial composition, age group distributions, labor force composition, and sex distribution.

RACIAL COMPOSITION



Source NC Department of Management and Budget Population Projections for Counties 1980-2010

The non-white population in Pasquotank County increased in population from 1970 to 1980 but remained rather static in its proportion of the county's total population. In 1970, non-white residents accounted for 38.01% of the county population and numbered 10,197 persons; by 1980, the number of non-white residents had declined by 418 persons and made up 37.3% of the county population. Projections provided by the N.C. Department of Budget and Management indicate that this trend will continue at least through the five-year period covered by this document. Projections for the year 2000 estimate that 11,644 non-whites will reside in Pasquotank County and will account for 37.0% of the county population.

RACIAL COMPOSITION OF THE POPULATION
PASQUOTANK COUNTY 1970 TO 2000

	1970	%	1980	%	1985	%	1990	%	2000	%
WHITE	16,627	61.99	17,847	62.70	18,287	62.29	18,515	61.94	19,354	62.44
NON-WHITE	10,197	38.01	10,615	37.30	11,069	37.71	11,378	38.06	11,644	37.56
TOTAL	26,824	100.00	28,462	100.00	29,356	100.00	29,893	100.00	30,998	100.00

Source NC Department of Management and Budget Population Projections for Counties 1980-2010

Age Groups

The following sections discuss those age segments of the population that generally require special or more frequent types of services both from the private and from the governmental sectors and that in their own way create certain types of development and service demands.

These age groups are as follows:

The School-Age Group (5-19 years old)

This group naturally creates the demand for educational and recreational facilities and services.

The Family-Forming Group (15-35 years old)

This group is generally responsible for new household formations and new offspring, thus creating demands for new housing facilities and forming the base for future internal population growth.

The Potential Labor Force (16 years and older)

This group is usually responsible for all the goods and services produced in an area; however, not everyone in this group participates in the work force.

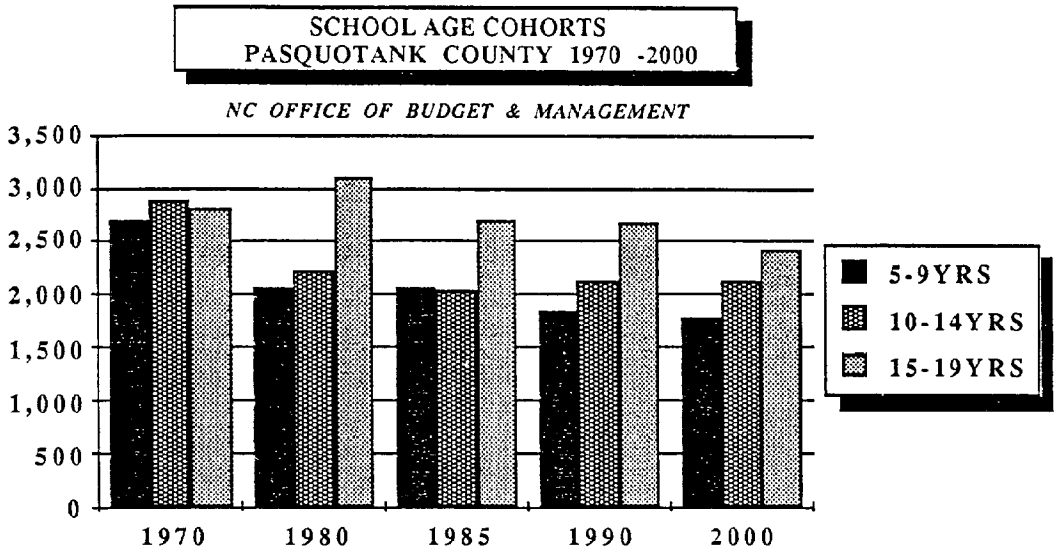
The Elderly (65 years and older)

This group spans the greatest number of years and could be segmented further into additional age groups ranging from aged to infirm, with each having very specialized and critical needs.

The Dependency Sector (under 16 and over 65)

This group only generally measures those persons who are considered dependent on someone else for the major portion of their personal needs and economic support. There are, of course, persons under 16 years of age and over 65 who are self-sufficient; however, they generally are not numerous. There are also many persons not in these age groups that are, in some ways at least, dependent on outside support.

School Age



Source NC Department of Management and Budget Population Projections for Counties 1980-2010

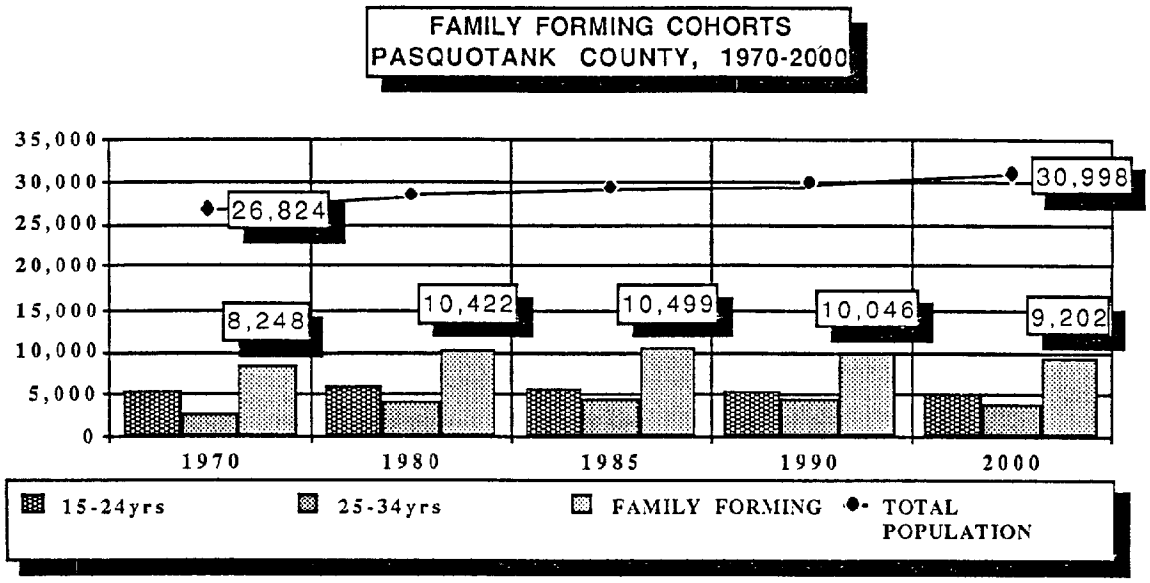
Projections indicate a decline in the school-age population cohorts (5 to 19 years old) during the planning period. The persons in this cohort numbered 8,386 in 1970; by 1980, the number of school-aged children had declined by more than 1,000 children to 7,375 persons and is estimated to decline by more than another 1,000 children to 6,283 by the year 2000. The table below shows the number of persons within the age group and the group's percentage share of the total population. As can be seen in the table, the school-age cohort accounts for an increasingly smaller share of the county's population.

SCHOOL AGE COHORT IN THE POPULATION
PASQUOTANK COUNTY 1970 TO 2000

	1970	%	1980	%	1985	%	1990	%	2000	%
5-9YRS	2,683	31.99	2,057	27.89	2,054	30.33	1,829	27.72	1,768	28.14
10-14YRS	2,882	34.37	2,222	30.13	2,026	29.92	2,111	31.99	2,115	33.66
15-19YRS	2,821	33.64	3,096	41.98	2,692	39.75	2,658	40.28	2,400	38.20
TOTAL	8,386	100.00	7,375	100.00	6,772	100.00	6,598	100.00	6,283	100.00

Source NC Department of Management and Budget Population Projections for Counties 1980-2010

Family Forming



Source NC Department of Management and Budget Population Projections for Counties 1980-2010

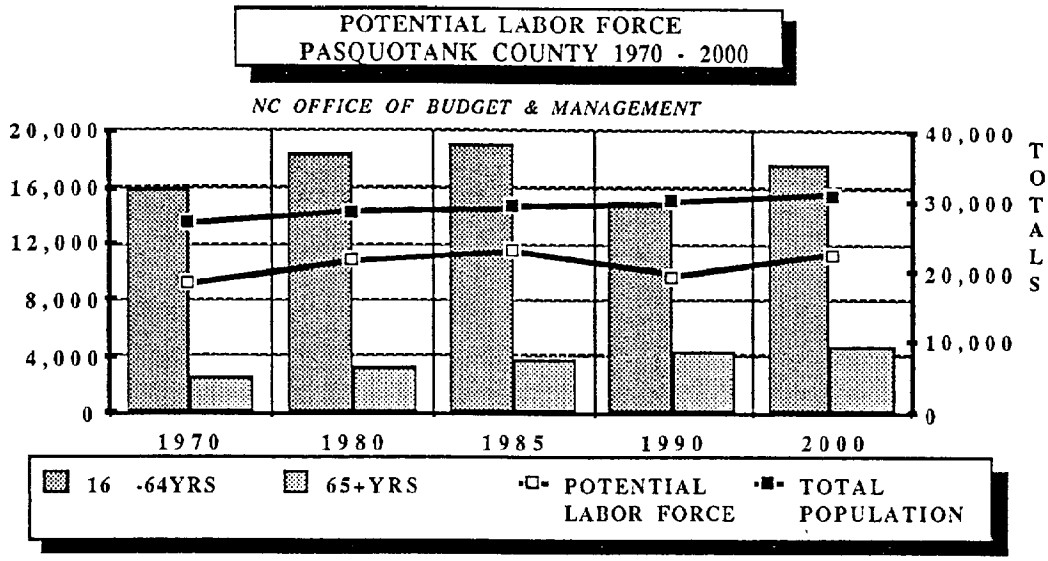
The family-forming cohort showed positive and substantial growth during the 1970 to 1980 decade. Present population estimates and projections for the future indicate a decline in this cohort after 1980. This decline, together with the modern trend among young adults of postponing marriage longer than previous generations had done and the trend toward smaller households, diminishes the likelihood that this cohort will generate any substantial growth rate during the planning period.

FAMILY FORMING COHORTS IN THE POPULATION
PASQUOTANK COUNTY 1970 TO 2000

	1970	%	1980	%	1985	%	1990	%	2000	%
15-19yrs.	2,821	10.52	3,096	10.88	2,692	9.17	2,658	8.89	2,400	7.74
20-24yrs.	2,551	9.51	3,186	11.19	3,242	11.04	2,908	9.73	2,786	8.99
25-29yrs.	1,591	5.93	2,320	8.15	2,365	8.06	2,208	7.39	1,985	6.40
30-34yrs	1,285	4.79	1,820	6.39	2,200	7.49	2,272	7.60	2,031	6.55
FAMILY	8,248	30.75	10,422	36.62	10,499	35.76	10,046	33.61	9,202	29.69
TOTAL POP.	26,824	100.00	28,462	100.00	29,356	100.00	29,893	100.00	30,998	100.00

Source NC Department of Management and Budget Population Projections for Counties 1980-2010

Potential Labor Force



Source NC Department of Management and Budget Population Projections for Counties 1980-2010

The potential labor force generally includes all persons over 16 years of age. Of course, not all of these persons actually participate in the work force. Many are enrolled in school; many are over 65 years of age and are retired; many are physically unable due to handicaps or poor health; and many, particularly in agricultural areas such as Pasquotank County, are females who work on the farm or in the home but are not counted as participating in the labor force.

The potential labor force in Pasquotank County grew at a much faster rate during the past census decade than did the population as a whole; the population increased by only 6.1% while the potential labor force increased by more than 17%. The 16 years or older group accounted for 68.8% of the 1970 population of Pasquotank County and numbered 18,473 persons. By 1980, this group accounted for 76.0% of the county's population and numbered 21,462 persons. By the year 2000, the potential labor force is projected to increase to 22,337 persons, but to account only for 72% of the population.

POTENTIAL LABOR FORCE
PASQUOTANK COUNTY 1970 TO 2000

	1970	%	1980	%	1985	%	1990	%	2000	%
16 -64YRS	15,881	59.20	18,341	64.44	19,165	65.28	14,957	50.04	17,624	56.86
65+YRS	2,592	9.66	3,287	11.55	3,764	12.82	4,212	14.09	4,713	15.20
POT.LABOR	18,473	68.87	21,628	75.99	22,929	78.11	19,169	64.13	22,337	72.06
TOTAL POP.	26,824	100.00	28,462	100.00	29,356	100.00	29,893	100.00	30,998	100.00

Source NC Department of Management and Budget Population Projections for Counties 1980-2010

Labor Participation

Labor force participation grew faster than the potential labor force. Between 1970 and 1980, the number of persons actually working or seeking employment and living in Pasquotank County increased by 634 persons or approximately 21.2%. Labor participation among male residents increased from 6,512 persons in 1970 to 7,353 in 1980; the participation rate among males, however,

decreased from more than 75% of all males in the potential labor force in 1970 to just slightly more than 72% in 1980. Labor participation among females, on the other hand, increased by 1,353 persons from 1970 to 1980. The labor participation rate increased from 39.29% in 1970 to 45.47% in 1980.

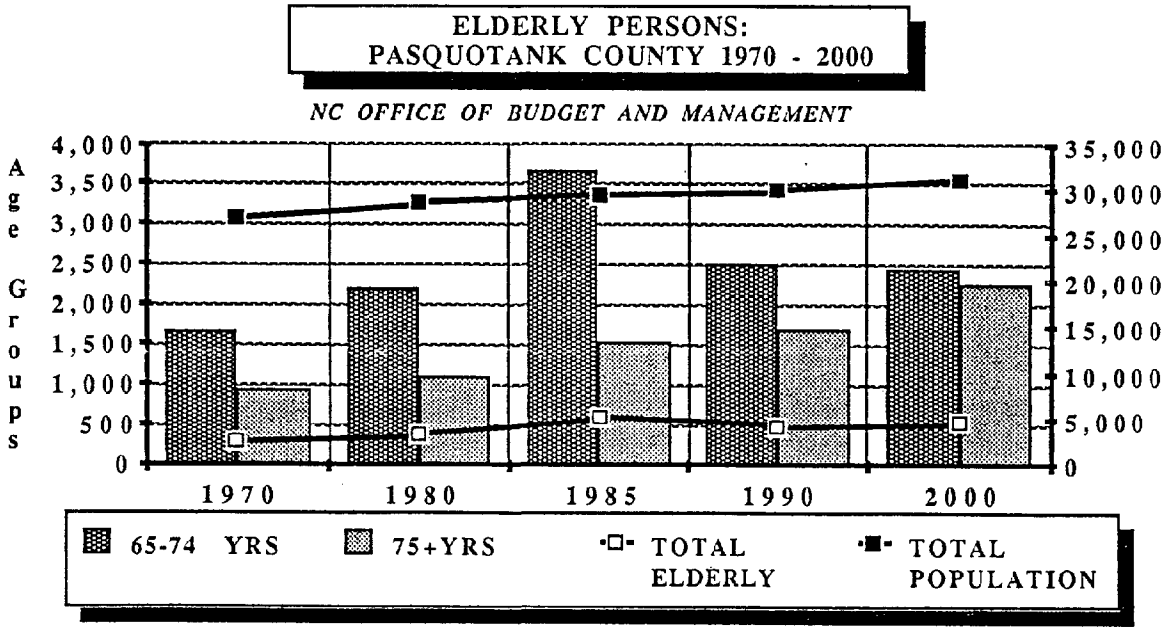
Females workers accounted for 41% of the total county labor force in 1980; this is a substantial increase from their 37% share in 1970. The number of males in the labor force increased from 1,967 persons in 1970 to 2,334 in 1980, an increase of 367 people or 18.6%. The increase in female participation in the Pasquotank county labor force is typical of the national trend toward a greater number of women and a greater proportion of women working outside of the home.

LABOR PARTICIPATION
PASQUOTANK COUNTY 1970 TO 2000

	1970			1980		
	TOTAL	MALE	FEMALE	TOTAL	MALE	FEMALE
PERSONS 16 YEARS AND OLDER IN THE COUNTY	18,473	8,656	9,817	21,628	10,171	11,457
PERSONS 16 YEARS AND OLDER IN LABOR FORCE	10,369	6,512	3,857	12,563	7,353	5,210
LABOR PARTICIPATION	56.13%	75.23%	39.29%	58.09%	72.29%	45.47%

Source: US Bureau of Census 1970, 1980

Elderly



Source NC Department of Management and Budget Population Projections for Counties 1980-2010

The elderly age group is the fastest growing segment of the Pasquotank County population. In 1970, this group accounted for only 9.66% of the county's population. By 1980, this group comprised 11.55% of the county population and is projected to increase to 15.2% of the population by the year 2000, with the greatest growth occurring in the over-75-years-old segment.

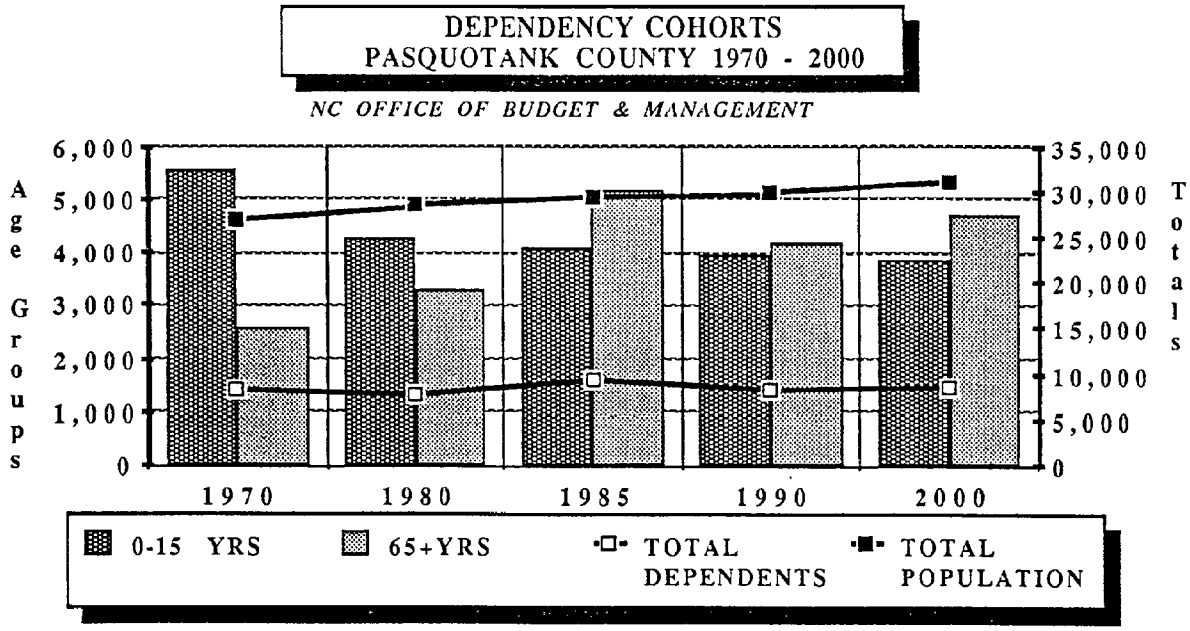
The over-75-years-of-age cohort is expected to be almost as great as the 65-to-74-year-old cohort by the year 2000.

ELDERLY COHORT IN THE POPULATION
PASQUOTANK COUNTY 1970 TO 2000

	1970	%	1980	%	1985	%	1990	%	2000	%
65-74 YRS	1,654	6.17	2,194	7.71	3,657	12.46	2,502	8.37	2,444	7.88
75+YRS	938	3.50	1,093	3.84	1,542	5.25	1,710	5.72	2,269	7.32
TOT. ELDERLY	2,592	9.66	3,287	11.55	5,199	17.71	4,212	14.09	4,713	15.20
TOT. POP.	26,824	100.00	28,462	100.00	29,356	100.00	29,893	100.00	30,998	100.0

Source NC Department of Management and Budget Population Projections for Counties 1980-2010

Dependency Sector



Source NC Department of Management and Budget Population Projections for Counties 1980-2010

The dependency group is the population sector that typically derives a major portion of its economic support from sources other than direct participation in the labor force. For the most part,this group includes dependent children under 16 years of age and persons over 65 years who are retired and draw a major portion of their income from governmental transfer payments, such as Social Security, and from pension programs. The dependency ratio is the ratio of persons in these age ranges to those who are not.

Theoretically, the higher the dependency ratio the more self-sufficient is the area. This measurement provides a general indication of the number of additional persons that must be supported by the overall economy. This measurement, however, usually undercounts the number of persons who may be in need of financial assistance or social services since it is based strictly on ages of individuals and not on specific economic or social conditions.

As the table below indicates, the number of persons in the dependent age category has not exhibited

any particular trend since 1970; it is presently at its greatest number. The 1990 projections indicate a decrease of approximately 3.5% in this segment, while the year 2000 shows a slight increase of less than 1%. One particularly important phenomenon is the increasing proportion of the elderly persons in this component. By 1985, the elderly accounted for more than half of the persons in this population component; by 2000 the elderly will account for 55% of this component

The dependency ratio indicates that the ratio of non-dependents out numbers dependents at a ratio of greater than 3 to 1 for all years shown

DEPENDENCY COHORTS IN THE POPULATION
PASQUOTANK COUNTY 1970 TO 2000

	1970	%	1980	%	1985	%	1990	%	2000	%
0-15 YRS	5,565	20.75	4,279	15.03	4,080	13.90	3,940	13.18	3,883	12.53
65+YRS	2,592	9.66	3,287	11.55	5,199	17.71	4,212	14.09	4,713	15.20
TOT. DEPEND.	8,157	30.41	7,566	26.58	9,279	31.61	8,152	27.27	8,596	27.73
TOTAL POP.	26,824	100.00	28,462	100.00	29,356	100.00	29,893	100.00	30,998	100.00
DEPENDENCY RATIO:	1: 3.3		1: 3.8		1:3.2		1: 3.7		1: 3.6	

Source NC Department of Management and Budget Population Projections for Counties 1980-2010

Sex Distribution

The ratio of men to women in Pasquotank County is approximately one male to 1.004 females, a percentage population split of 49.9% males and 50.1% females. Population projections from the N.C. department of Budget and Management indicate a slightly less even distribution by 1990,with males accounting for 50.63% of the population and females for 49.37%.

ECONOMY

The following section analyzes the Pasquotank County economy in terms of total county output, total personal income, employment, and entrepreneurship.

TOTAL PERSONAL INCOME

Total Personal Income measures all of the income received by residents of Pasquotank County. This measurement includes earnings received by county residents working outside the county and adjustments to earnings of persons working in Pasquotank County but residing outside of the county. Government transfer payments received by residents of the county are counted in the income total, but social security contributions are not.

TOTAL COUNTY OUTPUT

Total county output is the measurement, in dollars, of the total earnings produced in Pasquotank County and does not include earnings of county residents working outside of the county or payments received by county residents through government transfer payments such as Social Security. The output measurement, however, does include social insurance contributions made by persons working in Pasquotank County and interest, rent, and dividends received by county residents.

EMPLOYMENT:

Employment measurements include labor force growth, participation and composition, employment distribution by industry and job classification, the commuting work force, and job growth within the county.

ENTREPRENEURSHIP:

Entrepreneurship is simply the measure of growth in local business activity. This includes the growth in sales in the county, the increase or decrease in business establishments, and new job creation and payroll growth in the local business sector.

TOTAL COUNTY OUTPUT

Output of a given area is the sum of all dollars paid to the four factors of production: labor, land, capitol, and profits.

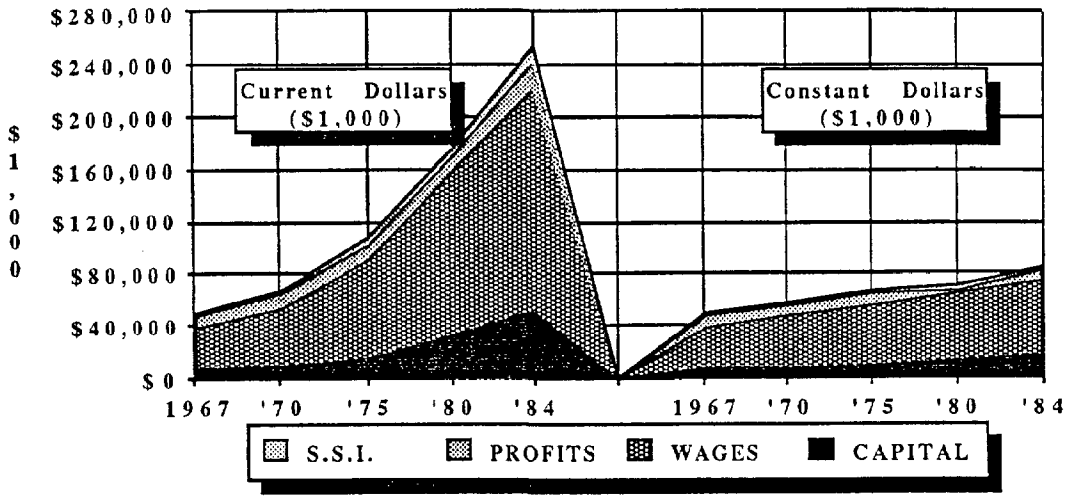
Labor + land + capitol + profits = total county output

Labor, land, and capital are consumption factors; and profits are the residual or value added through local entrepreneurial activities. The following sections discuss these four factors and present historic data concerning their growth and the shift in the proportion each contributes to the county's overall production.

The data used in these sections were compiled by the Bureau of Economic Analysis, U.S. Department of Commerce, and are available on an annual basis from 1965 to 1984 and at three-year intervals prior to 1965. For the purposes of this study, data for the years 1959, 1967, 1970, 1975, 1980, 1984 will be used. These years roughly approximate five-year intervals for trend identification and include Census years for cross references (1970 &1980), the latest year for available information (1984), and the earliest year for which Consumer Price Index information is available (1967).

TOTAL COUNTY OUTPUT PASQUOTANK COUNTY 1967-1984

US Bureau of Economic Analysis



Source: Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data Center

This analysis looks at output data from two perspectives: Total County Output as expressed in current dollars and Total County Output expressed in constant 1967 dollars. Constant dollar measurements describe the value of the total county output in what economist call real terms, as current dollars are adjusted to the purchasing power of dollars in some preceding index year, in this case 1967 dollars. The Consumer Price Index information used to adjust this data was provided by the N.C. Office of Budget and Management.

PASQUOTANK COUNTY TOTAL COUNTY OUTPUT 1967 - 1984

	1967	1970	1975	1980	1984
INT,DIV,RENT	$7,729	$10,021	$17,224	$32,280	$53,973
WAGES	$32,063	$45,380	$73,089	$125,919	$168,320
PROFITS	$8,610	$10,288	$13,742	$10,191	$20,243
SOCIAL SECURITY	$1,049	$2,321	$4,598	$7,971	$11,604
CURRENT DOLLARS	$49,451	$68,010	$108,653	$176,361	$254,140
INT,DIV,RENT	$7,729	$8,618	$10,679	$13,235	$18,351
WAGES	$32,063	$39,027	$45,315	$51,627	$57,229
PROFITS	$8,610	$8,848	$8,520	$4,178	$6,883
SOCIAL SECURITY	$1,049	$1,996	$2,851	$3,268	$3,945
CONSTANT DOLLARS	$49,451	$58,489	$67,365	$72,308	$86,408

% ANNUAL CHANGE

CURRENT DOLLARS	NA	37.53%	59.76%	62.32%	44.10%
CONSTANT DOLLARS	NA	18.28%	15.18%	7.34%	19.50%

% TOTAL CHANGE 1967-1984

CURRENT DOLLARS	413.92%
CONSTANT DOLLARS	74.73%

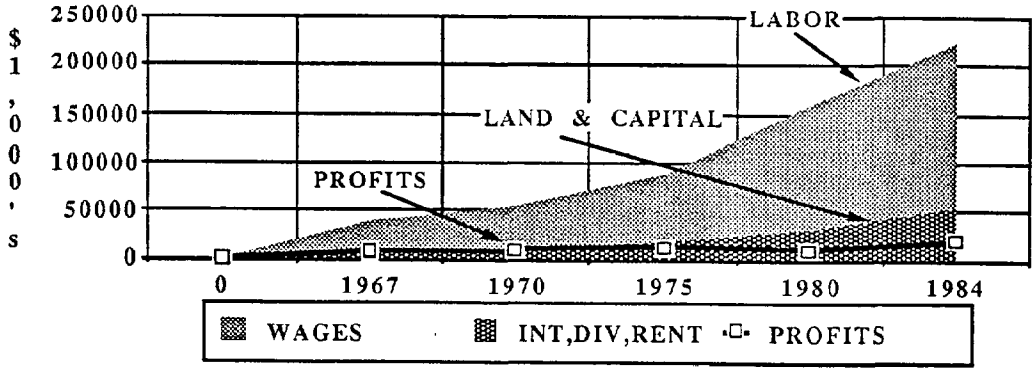
Source: Data compiled from Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data

Center

The graphs and tables above present comparisons of the change in Pasquotank County's total county output from 1967 to 1984 as expressed in current and 1967 dollars. As can be seen, there are some striking differences. The double digit inflation rate in recent years has taken its toll in the purchasing power of the dollar. The 1984 total county output expressed in constant dollars is less than a third of its current dollar value and less than 28% greater than its constant value in 1975, for a real annual increase of only 3.11% over the past nine years.

The most obvious and notable trends indicated by the data are the greater dependence of the county's output on the labor factor, the increasing importance of the capital sector, and the rather flat performance of the profit sector. Social Security contributions and other retirement contributions by local residents now consume almost 20% of the county's total output.

TOTAL COUNTY OUTPUT
Pasquotank County 1967 - 1984
(current dollars)



US Bureau of Economic Analysi

Source: Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data Center

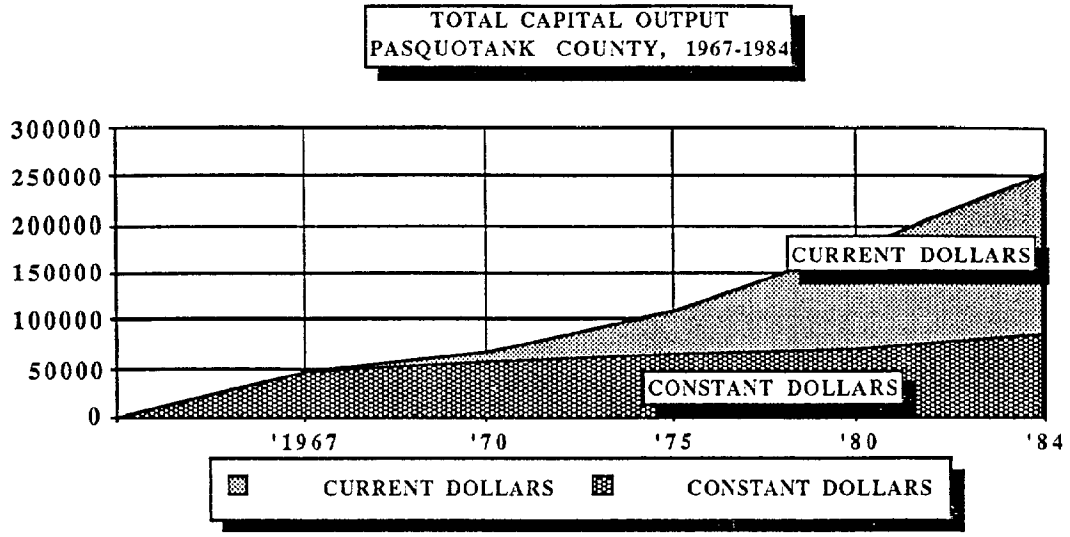
Land and Capital

The Bureau of Economic Analysis provides data on income received in the county that is derived through rents, dividends, and interest. This data is used here as the estimate of land and capital consumed or generated in production in Pasquotank County. There is a separation problem with this data. It is impossible to determine from the data available whether all of the interest, rents, or dividends received as income in the county actually represents the investment of land and capital in the county or investments at some other place. There is also no way to identify the amount of rents and interest used in production in Pasquotank County that is supplied by firms and individuals outside of the county.

For the purposes of this study it is assumed that a balancing out takes place. The amount of investment coming in to the county from non-residents is treated as equal to the amount of rents, interest, and dividends earned by county residents through investments outside of the county, thus making the earnings in the county through this factor equal to the amount consumed in the county's output.

This assumption makes the figures expressed highly questionable, and they should not be viewed as absolutely accurate. They are sufficient, however, to identify trends in the overall county econ-

omy in terms of growth and of the changes in compositional factors.



Source: Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data Center

The graph above and the table below show the steady increase in the importance of capital as a production factor in Pasquotank County. In 1967, capital accounted for less than 15% of the County's total output; by 1984, capital accounted for more than 21% of total output. Growth in the capital production factor during the 17-year-period from 1967 to 1984 was almost 700% when measured in constant dollars and more than 237% when measured in constant 1967 dollars. Capital was the only production factor to more than double during this study period.

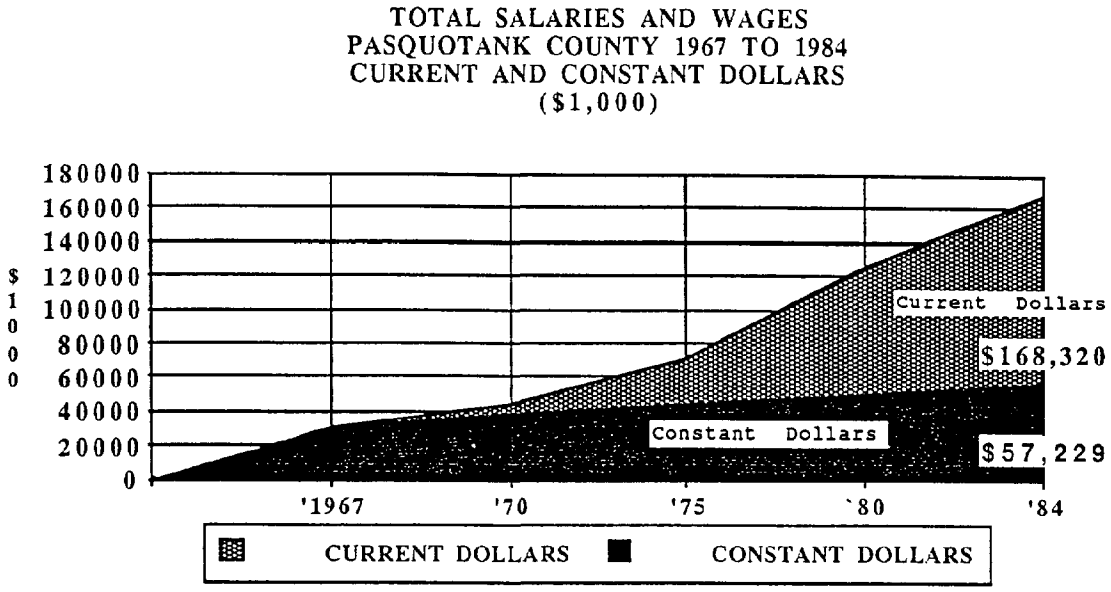
Total Land and Capital 1967-1984 ($1,000)

Land and Capital	1967	1970	1975	1980	1984
Current Dollars	$7,729	$10,021	$17,224	$32,280	$53,973
Constant Dollars	7,729	8,618	10,679	13,235	18,351
Total Output	48,402	65,689	104,055	168,390	242,536
Capital as a % of Output	15.96%	15.25%	16.55%	19.17%	22.25%
Annual Change					
Current Dollars	NA	23.45%	14.37%	17.48	16.80%
Constant Dollars	NA	3.68%	4.78%	4.49%	9.66%
Total Change(1967-1984)					
Current Dollars	698.31%				
Constant Dollars	237.43%				

Source: Data Compiled from Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data Center

The growing importance of capital is a world-wide phenomenon and not peculiar to Pasquotank County. Production increases are more and more dependent on the expansion of production facilities and improved technology and equipment which increase land and capital requirements.

Labor



Source: Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data Center

Labor is represented by the total wages and salaries paid to persons working in Pasquotank County. This includes wages earned by persons working but not living in Pasquotank County. For the purposes of this study, it is assumed that all wages earned in Pasquotank County is from production in the county.

Thus, if a travelling salesman headquartered in Pasquotank County makes sales to other parts of the country of products produced in still other regions of the country, his wage is still counted as Pasquotank County production.

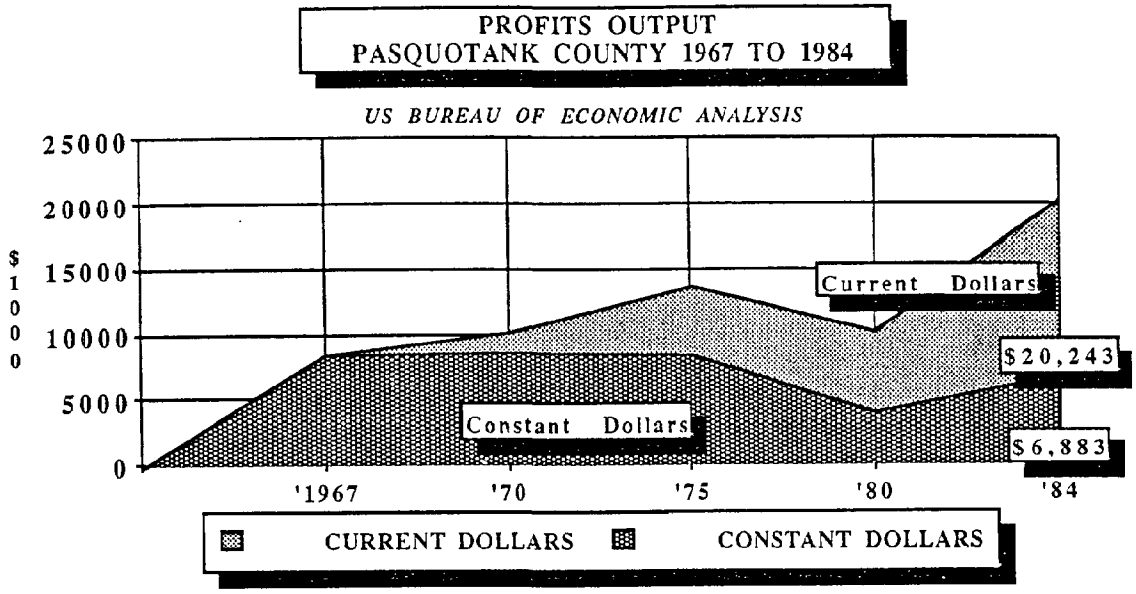
During the seventeen-year period between 1967 and 1984, labor has fluctuated from slightly more than 66% of total County output to almost 75% . Annual increases in the labor factor have averaged less than 5%, when measured in real terms. The greatest percentage increase occurred during the three-year-period from 1967 to 1970 when this factor increased by more than 7%. During the remaining fourteen years this factor increased at more modest rates of 2% to 3%.

Total Wages and Salaries 1967-1984 ($1,000)

Wages and Salaries	1967	1970	1975	1980	1984
Current Dollars	$32,063	$45,380	$73,089	$125,919	$168,320
Constant Dollars	32,063	39,027	45,315	51,627	57,229
Total Output	48,402	65,689	104,055	168,390	242,536
Wages as a % of Output	66.24%	69.08%	70.24%	74.78%	69.40%
Annual Change					
Current Dollars	NA	13.84%	12.21%	14.46%	6.73%
Constant Dollars	NA	7.24%	3.22%	2.79%	2.17%
Total Change(1967-1984)					
Current Dollars	424.97%				
Constant Dollars	78.49%				

Source: Data Compiled from Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data Center

Profits



Source: Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data Center

The Bureau of Economic Analysis provides data on what is termed proprietor's income. This represents the profits collected by business establishments in the county. These profits represents the value added to intermediate products used or traded in local business activities.

The down turn in the profit sector from 1975 to 1984 can be almost totally attributed to declines in farm commodity prices. The steady decline since 1975 reflects the inability of farm prices to keep pace with rising production costs during the period, particularly increased capital costs, such as increased machinery costs and higher interest rates. This cost squeeze creates the need for larger production units and thus increased capital costs in the form increased costs for land and machinery.

The table below presents the same information contained in the previous tables on the changes in production factors . As can be seen in the table, the value added by entrepreneurial efforts is Pasquotank County has fluctuated. Total profits are down in real terms but have increased in current trems. In real terms profits decreased by an estimated $1,727,000 or over 20% from 1967 to 1984. In current terms, however, there was an increase of over 135%. Profits fell from a high of 17.9% of total output in 1967 to a low of 8.35% in 1980.

Total Profits 1967-1984($1,000)

Profits	1967	1970	1975	1980	1984
Current Dollars	$8,610	$10,288	$13,742	$10,191	$20,243
Constant Dollars	8,610	8,848	8,520	4,178	6,883
Total Output	48,402	65,689	104,055	168,390	242,536
Profit as a % of Output	17.79%	15.66%	13.21%	6.05%	8.35%
Annual Change					
Current Dollars	NA	6.50%	6.71%	-5.17%	19.73%
Constant Dollars	NA	0.92%	-0.74%	-10.19%	12.94%
Total Change(1967-1984)					
Current Dollars	135.11%				
Constant Dollars	-20.06%				

Source: Data Compiled from Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data Center

Output Summary

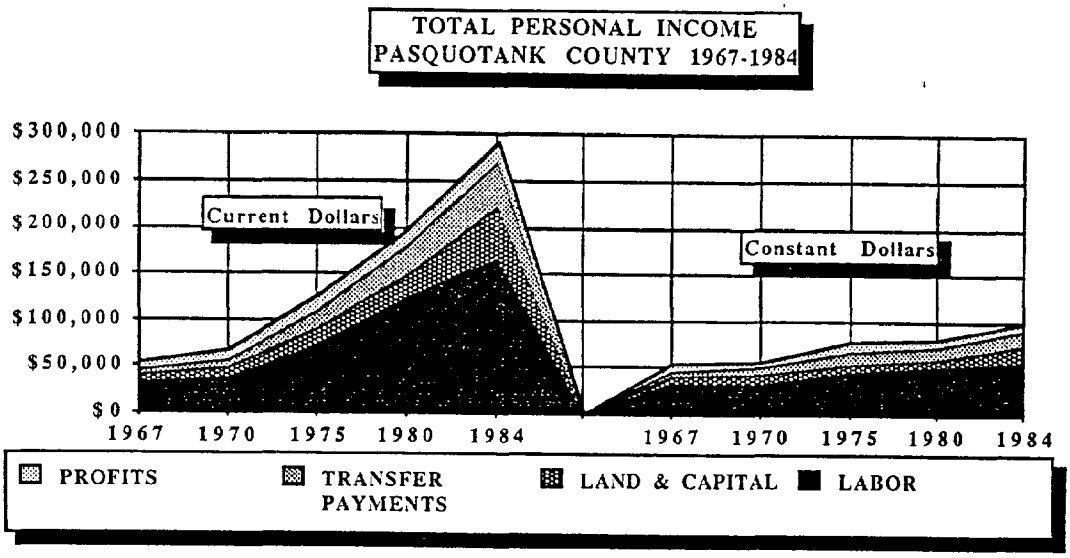
There has been very little value added as the result of entrepreneurial activities in the county since 1967. Much of the potential profits have been consumed by additional capital costs. A part of the problem is the county's reliance on agriculture as its primary basic industry.

Agriculture is an extractive industry as are fishing, forestry, and mining; these industries are extrememely volatile and susceptible to international economic trends and technological improvements in production methods and equipment. Farm land represents a finite resource in Pasquotank County which cannot be expanded. Increased production in this sector must rely on increased utilization of this resource either through the cultivation of lands presently not in cultivation, increased production from existing lands now being farmed, or improved farm prices for farm commodities. Of these options, improved farm prices offer the greatest possibility of improved county output. This is the one option over which the farmers in Pasquotank County have no control. The cultivation of marginally productive lands generally does not provide any great economic advantage unless accompanied by improved prices.

It is doubtful that any great technological improvement will occur that will give the Pasquotank County farmer an advantage over other farmers in the world. Technological improvements generally provide less productive areas of the world with a better means of competing with the American farmer and generally result in lost jobs in the farming sector, fewer farmers and larger farms, and greater capital requirements.

Increased county output will most likly require less reliance on the agriculture sector and the expansion or introduction of less resricted types of industries, such as manufacturing or wholesale and retail trade. Increased development of tourism and commercial activities in the trade sectors offers the best possibility of taking advantage of the abundant water resources in the county.

TOTAL COUNTY PERSONAL INCOME



Source: Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data Center

Total personal income is a measure of all incomes received by residents of Pasquotank County, regardless of where it is produced. This data includes earnings of residents commuting to work outside of the county and government transfer payments, such as social security or military retirement pensions. These two categories of income are added to the total county output data to provide the total income. Deducted from this total are the earnings of non-resident wage earners working in Pasquotank County and social security contributions. The data on income are presented in a similar form as that of total county output with comparisons of income in constant as well as current dollars.

As shown on the graph above and the table below, total personal income has steadily increased both in constant dollars as well as in current dollars. In real terms, incomes have increased by approximately 5% annually since 1967. Labor still accounts for the lion's share of the County's total personal income. Government transfer payments and interest, dividends, and rents are the two fastest growing segments of income earnings in the county, accounting for 17.5% and 18.4% respectively of the county's 1984 total personal income. Proprietors' incomes generally reflect the volatility of farm product prices. In real terms, proprietors' incomes peaked in 1970.

TOTAL PERSONAL INCOME : PASQUOTANK COUNTY 1967-1984

($1,000's)	1967	1970	1975	1980	1984
LABOR	$32,063	$39,027	$73,089	$122,026	$168,320
LAND & CAPITAL	$7,729	$10,021	$17,224	$27,195	$53,973
TRANSFER PAYMENTS	$5,722	$8,470	$21,156	$30,858	$51,431
PROFITS	$8,610	$10,288	$13,742	$15,866	$20,243
CURRENT DOLLARS	$54,124	$67,806	$125,211	$195,945	$293,967

($1,000's)	1967	1970	1975	1980	1984
LABOR	$32,063	$33,563	$45,315	$50,031	$57,229
LAND & CAPITAL	$7,729	$8,618	$10,679	$11,150	$18,351
TRANSFER PAYMENTS	$5,722	$7,284	$13,117	$12,652	$17,487
PROFITS	$8,610	$8,848	$8,520	$6,505	$6,883
CONSTANT DOLLARS	$54,124	$58,313	$77,631	$80,337	$99,949

% ANNUAL CHANGE

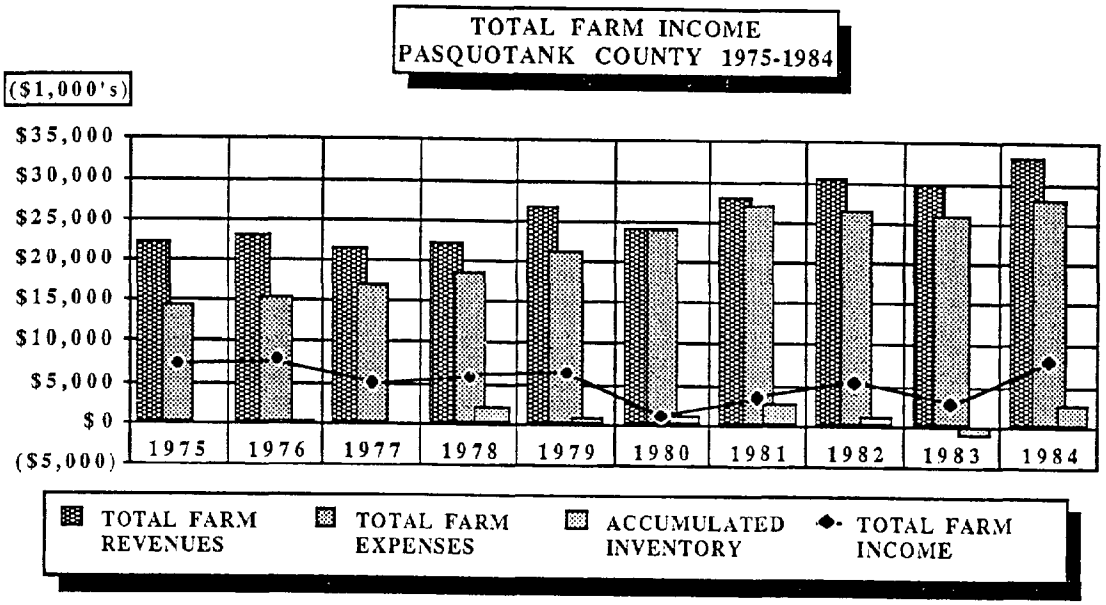
CURRENT DOLLARS	NA	25.28%	84.66%	56.49%	50.03%
CONSTANT DOLLARS	NA	7.74%	33.13%	3.49%	24.41%

% TOTAL CHANGE 1967-1

CURRENT DOLLARS	443.14%
CONSTANT DOLLARS	84.67%

Source: Data Compiled from Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data Center

FARM INCOME



Source: Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data Center

While agriculture is one of the more dominant land uses in Pasquotank County, accounting for more than 30% of all county land, it does not generate a similar percentage of personal income. Since 1975, total farm income in Pasquotank County has fluctuated from a high of 6.2% of total county income to a low of slightly more than 0.5% in 1980. Generally the trend seems to be downward.

The diminishing importance of agriculture as a major source of income is a national trend and historically has been occurring since the invention of the steam engine. Fewer and fewer farmers are capable of producing more and more products.

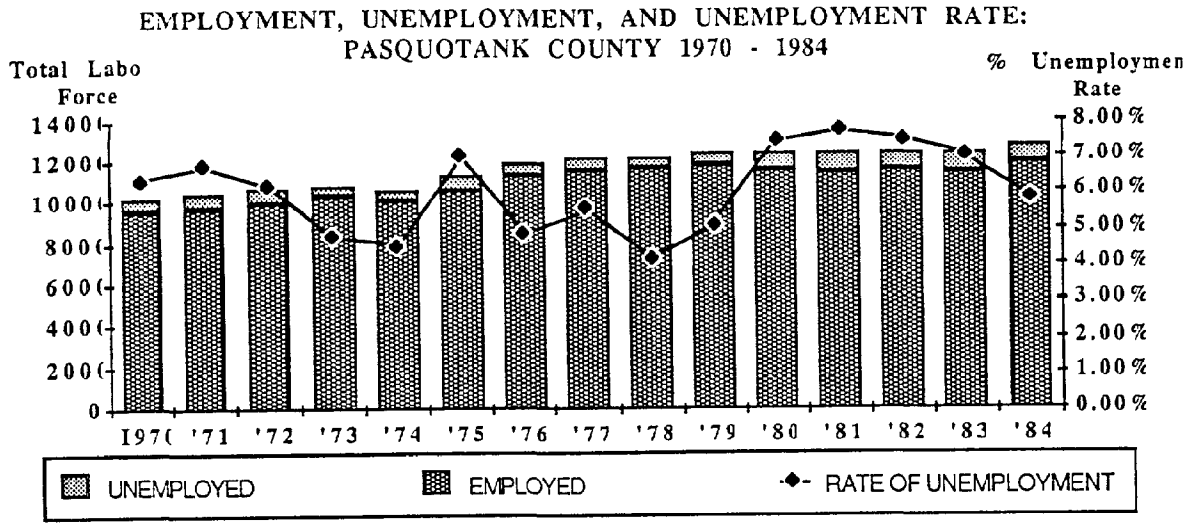
Farm & Non Farm Income : Pasquotank County 1975-1984

	1975	1976	1980	1981	1982	1983	1984
Non-Farm Income	$113,367	$127,153	$202,804	$224,942	$239,499	$261,621	$287,363
Farm Income	$7,487	$7,815	$1,185	$3,636	$5,462	$2,937	$8,392
% Farm Income	6.20%	5.79%	0.58%	1.59%	2.23%	1.11%	2.84%
Total Personal Income	$120,854	$134,968	$203,989	$228,578	$244,961	$264,558	$295,755

(Income measured in $1,000)

Source: Data Compiled from Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data Center

EMPLOYMENT



Source: Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data Center

The Pasquotank County labor force increased from 10,230 persons to 12,750 persons between 1970 and 1984. The number of county residents employed increased by 2,420 persons, while the number of unemployed residents increased by 100 persons to 750, for an average annual unemployment rate of less than 6% during the fourteen-year interval.

LABOR FORCE AND EMPLOYMENT:
PASQUOTANK COUNTY 1970 - 1984

	1970	'71	'74	'75	'77	'78	'79	'80	'83	'84
EMPLOYED	9580	9800	10140	10590	11560	11660	11770	11560	11520	12000
UNEMPLOYED	650	710	480	800	680	520	630	930	870	750
RATE OF UNEMPLOYMENT	6.35%	6.76%	4.52%	7.02%	5.56%4	17%5.08%		7.45%7	02%	5.88%
TOTAL LABOR FORCE	10230	10510	10620	11390	12240	12480	12400	12490	12390	12750

Source: Data Compiled from Unpublished Local Area Personal Income Series; Regional Economic Information System; Bureau of Economic Analysis, US Department of Commerce; April 1987; Distributed by NC Data Center

Employment in the county also grew substantially during the 1970 to 1984 period, increasing by more than 34% or 2,692 new jobs. The table below presents 1970 and 1980 data from the US Bureau of Census showing the employment changes in the various employment sectors in Pasquotank County.

PASQUOTANK COUNTY EMPLOYMENT BY INDUSTRY
1970 & 1980

		1970		1980	%Change
Agriculture, Forestry, Fishing, and Mining		552		478	-13.1
Construction		662		842	27.19
Manufacturing		1,764		1,635	-7.31
Non-Durable Goods	763		548		-28.18
Durable Goods	1,001		1,087		8.59
Transportation		188		243	29.26
Communications and Public Utilities		330		411	24.55
Wholesale Traade		278		439	57.91
Retail Trade		1,800		1,971	9.50
Finance, Insurance, & Real Estate		275		412	49.82
Personal, Entertainment, and Recreation		171		280	63.74
Professional and Related Services		1,798		2,577	43.33
Health	420		766		82.66
Education	1,043		1,447		38.73
Other	335		364		8.66
Public Administration		710		882	24.23
Total Employment		9,343		10,712	14.65

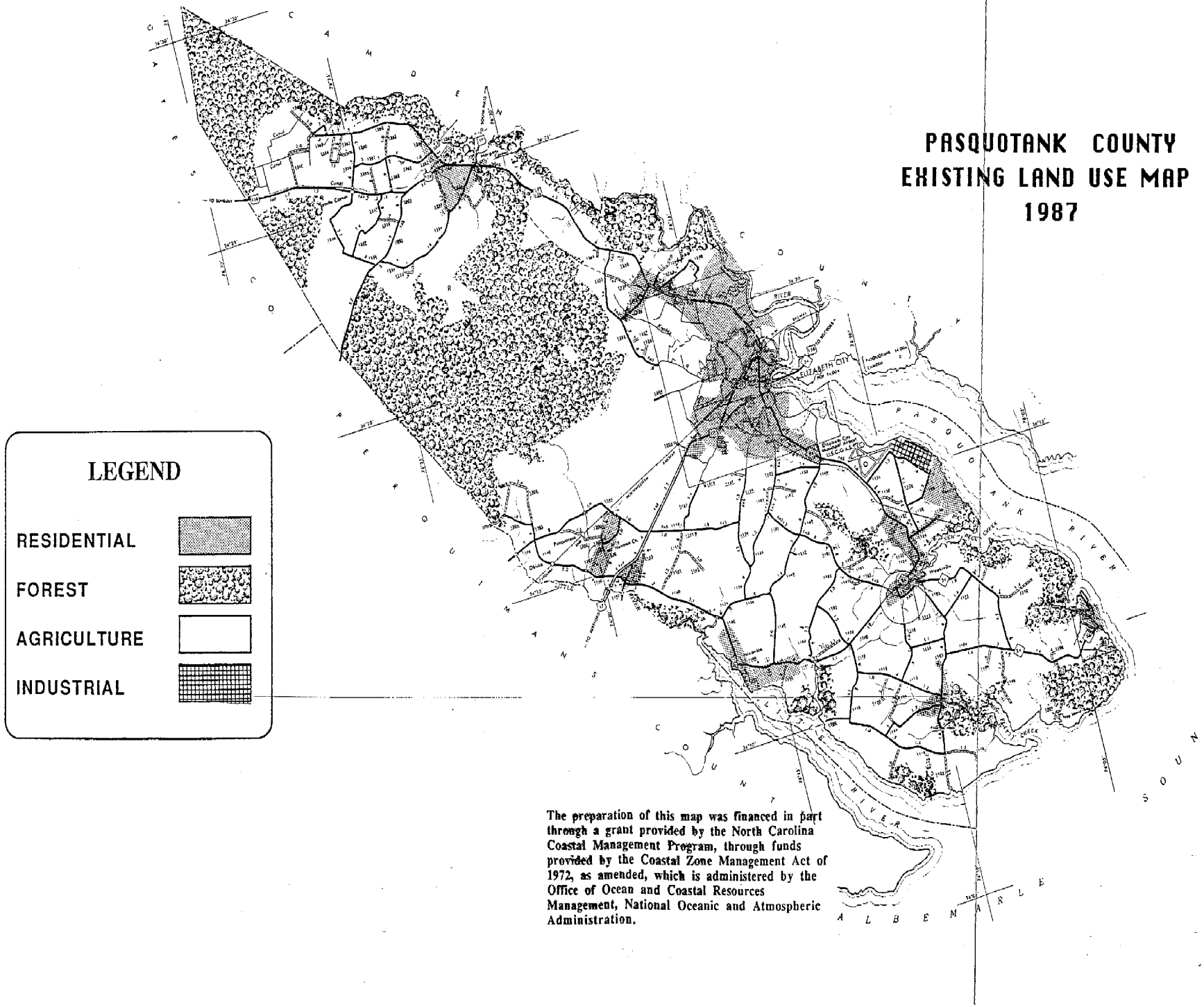
As the above table indicates, the fastest growing employment sectors in Pasquotank County are Health Services, Business Repair Services, Wholesale Trade, and Educational Services. These employment growth trends are an indication of the growing importance of the service sector as an employer and the value of regionally oriented services to the local economy. . The table below lists the major manufacturing employers in Pasquotank County.

MAJOR MANUFACTURING EMPLOYERS IN PASQUOTANK COUNTY

EMPLOYER	PRODUCTS /SERVICES	EMPLOYEES...
17 South Mfg	Children's wear	95
Elizabeth City Cotton Mill	Cotton Yarn	115
Pell Paper Box Company	Boxes,printing	40
Sanders Co.,Inc.	Foundry	45
IXL Furniture Co.,Inc.	Cabinets	115
J.W. Jones Lumber Co.	Lumber	62
Pro-Gro	Peat Moss	35
Leslie Co.	Control valves and repair	20
TCOM Corp.	Airborn Comm. Systems	40
**Chesapeake lumber*	*Lumber*	*140*
Animal Crackers	Children's Wear	75
**Atlanta Knitting Mills, Inc.*	*Children's Wear*	*75*
Dolphin Systems	Fuel System Components	25
Davric, Inc.	Government Printing	110
Hockmeyer Equipment Corp	Industrial Mixers	47
Airship Industries	Blimps	60
Cabinet World	Cabinets	15

* Since the preparation of this table Chesapeake Lumber and Atlanta Knitting Mills have announced that they would be closing their operations in Pasquotank County.(Net Loss 215 Jobs)

PASQUOTANK COUNTY
EXISTING LAND USE MAP
1987



The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resources Management, National Oceanic and Atmospheric Administration.

EMPLOYMENT SUMMARY

Even with the loss of the two industrial employers noted above the employment outlook is stable for Pasquotank County. The County has and continues to develop as a retail, financial, medical, educational, and service center for the region. The annual average unemployment rate during the past five years has been below the state rate. Efforts of the Pasquotank-Elizabeth City Industrial Program are begining to produce results.

EXISTING LAND USE

DEVELOPMENT PATTERNS

Development outside of extra-territorial jurisdiction of Elizabeth City had all but ceased until the construction of the county water system. Health department regulations coupled with the severe limitations of Pasquotank County soils to septic tank suitability meant that almost all new residential development required a minimum lot size of 40,000 square feet. The availability of a public water supply reduced this land requirement to 25,000 square feet on provisionally suitable soils, which are most of the soils in the county.

New development has generally been occurring as an outward expansion of the urban cluster of Elizabeth City, and along the major arterial transportation routes leading away from the city--along US 17 north toward the Tidewater area of Virginia , south toward Perquimans County, NC., and east along NC 34 toward the Coast Guard Base and Weeksville. The most significant platting activity is occurring along the US 17 Corridor.

DOMINANT LAND USES

AREA	Thousands of Acres	%OF TOTAL
LAND	146.1	77.70%
WATER	42.0	22.30%
TOTAL	188.1	100.00%

MAJOR CATEGORIES OF LAND USE

FORESTRY	78.2	41.60%
CROPLAND AND PASTURES	57.1	30.40%
URBAN AND BUILT-UP	5.0	2.66%

LAND USE COMPATIBILITY PROBLEMS

One new land compatibility problem has surfaced since the previous land use update: the siting of solid waste transfer stations. The county planning board has recommended to the Pasquotank County Commissioners an amendment to the county's subdivision regulations requiring subdivision developers to dedicate utility easements as dumpster sites to serve the needs of their particular subdivision.

Nuisances associated with farm operations and safety hazards associated with the air traffic in and out of the Coast Guard base were thoroughly reviewed in the previous land use update. The county has implemented height restrictions through their multi-family housing ordinance, but no locational restrictions are enforced by the county.

An attempt was made by the planning board and the county commissioners immediately following the adoption of the 1981 lLand Use Update to implement a zoning ordinance for the county . This attempt met with such strong opposition from county residents that the county commissioners elected to delay its implementation until county residents expressed the need for such locational control. Due to recent developments and new interest expressed by a number of residents in the county, the County Commissioners are proceeding with the development of a zoning ordinance for those portions of the county most likely to experience growth pressures in the next ten-years.

Agricultural Lands

Agricultural land, next to forest lands, are the most dominant land use in the county. Approximately 30% of the county land area is devoted to crop production. Principal crops grown in the county are corn, soybeans, wheat, irish potatoes, and various other truck crops.

As has been the general trend nationwide, the number of farms in the county has been diminishing while the size of the farms has been increasing. Fewer farmers are farming more land. Overall, farm acreage has fluctuated over the years; but according to the US Census of Agriculture, the number of acres farmed in 1982 was greater than that farmed in 1964. The table below lists the utilization of farm land during the years 1964, 1969, 1974, and 1982.

It seems that the amount of farm land that can be put into production has remained fairly constant during the 18 years covered by the Census.

PASQUOTANK COUNTY : AGRICULTURE LANDS 1964,1969, 1974, 1982

	1964	1969	1974	1982
FARM ACREAGE(acres)	73,400	67,500	63,000	73,766
NUMBER OF FARMS	446	379	304	253
TOTAL VALUE OF FARM PRODUCTS($)	8,136,000	6,988,000	16,200,000	21,849,000
AVERAGE VALUE OF PRODUCTS PER FARM($)	18,242	18,438	53,289	86,360
AVERAGE SIZE OF FARM(acres)	164.6	178	207	291.6

Residential Development

Large lot requirements, high interest rates on home mortgages, high required equity contributions, and the high cost of agriculture lands combined to all but halt residential development in the county during the early 1980's. The construction of the county water system is 1981 reduced the large lot requirement in most areas of the county , but it was not until 1986 after home mortgage rates had fallen substantially that development activity showed a substantial upturn.

Subdivision platting activity increased substantially in 1986. Between January, 1982, and

December, 1985, the Pasquotank County Planning Board gave preliminary or final approval to subdivisions containing a total 200 lots. In the eighteen months since January , 1986, the Pasquotank County Planning Board has given approvals to subdivisions containing a total of 535 lots.

The demand for building lots and new homes seems to be strictly due to local growth. The county does not seem to be affected by the burgeoning growth occurring in the Tidewater Virginia area.

Housing

The following table presents comparative housing data for the two previous census years 1970 and 1980. As can be seen the number of total housing units and occupied housing increased at more than three times the rate of the county's total population. The county's population increased at slightly more than 6% during this interval while occupied units increased by 22%.

	1970	1980	%CHANGE
TOTAL HOUSING UNITS	8634	10457	21%
OCCUPIED	7952	9723	22%
VACANT	682	734	8%
VACANCY RATE	7.90%	7.02%	-11.27%
TOTAL VACANT	682	734	22%
AVAILABLE FOR SALE	61	67	9.84%
AVAILABLE FOR RENT	251	248	-1.2%
UNITS UNAVAILABLE	370	419	13.24%
TOTAL OWNER UNITS	5155	6425	24.64%
OCCUPIED	5094	6358	24.81%
VACANT	61	67	9.84%
VACANCY RATE	1.18%	1.04%	-11.9%
TOTAL RENTAL UNITS	3109	3613	16.21%
OCCUPIED	2858	3365	17.74%
VACANT	251	248	-1.2%
VACANCY RATE	8.07%	6.86%	14.99%
MOBILE HOMES	536	1171	118.47%
OCCUPIED	NA	1061	NA
VACANT	NA	110	NA
VACANCY RATE	NA	9.39%	NA

Of particular concern is the falling vacancy rate among both owner and rental units . This decline plus the high mortgage rates that have prevailed since 1980 have probably caused the vacancy rate for rental units to fall below 5%, a threshold that indicates an extremely tight housing market.

Another housing characteristic of particular interest is the increasing growth in the number of unavailable units. This characteristic usually indicates growth in second homes or vacation cottages.

Areas Likely to Experience Growth

The areas most likely to experience development growth are generally those areas in and around Elizabeth City and principal transportation corridors leading out of the city, Highway US 17 both north and south, and NC 34 to the east. Elizabeth City is now in the process of carrying out an annexation study in the faster growing areas adjacent to its city limits. High density development will most likely occur where public sewer service from Elizabeth City. The higher intensity uses will most likely occur on land adjacent and with direct access to US 17.

Estimated Future Demand

The North Carolina Office of Budget and Management estimates a population growth increase in Pasquotank County of 2,536 persons by the year 2000. Using the 2.93 persons per household rate of 1980 indicates that 865 more housing units will be occupied in the year 2000 than were occupied in 1980. Assuming a vacancy rate of 7% , identical to that of 1980, 926 new dwelling units will be needed by the year 2000. This is a production rate of slightly more than 46 dwelling units per year. Current production rates are sufficient to sustain this demand.

Assuming a water usage of 100 gallons per person per day, additional daily water production would have to increase by 253,600gpd. This increased demand is well within the capacity of the planned county water system improvements.

Assuming a solid waste generation of 6 cubic yard per week for each 13 households of 2.93 persons each, an additional 400 cubic yards of solid waste will have to collected and disposed of in the City-County land fill each week. The new City-County land fill was opened in 1983 and has a projected life of 27 years or until the year 2010.

According to the population estimates provided by the NC Office of Budget and Management, there is a projected decline in the number of school age cohorts by the year 2000. No additional school facilities will be needed once the present renovation plans are complete, and assuming the standards for optimum facilities do not change.

Police protection in the county is provided by the county sheriff's office. The staffing needed is basically a function of the number of calls, the physical area to be covered and demands made on the department rather than a set service ratio based on population. The saffing and equiping of the sheriff's department will be based on this service demand criteria.

Fire protection in the county is provided by six organized units of volunteer firefighters and one unit of paid firefighters. The most densely populated area of the county in and around Elizabeth City is serviced by a paid staff on duty 24-hour per day. The combined firefighting force in the county is 244 persons. This available force yeilds a service ratio of one firefighter for every 44 housing units. To maintain this service ratio the volunteer squads must recruit an additional fireman each year to keep pace with housing growth. Historically, the volunteer squads have enjoyed excellent participation from residents and feel they can maintain this service ratio. The county is presently developing a 911 emergency communications system in cooperation with the City of Elizabeth City and Camden County This system will provide these three local jurisdiction with a much more efficient and immediate access to emergency services such as fire, police, and emergency medical services.

PROBLEMS WITH UNPLANNED GROWTH

Unplanned growth problems in Pasquotank County mentioned in previous plans are predominantly vestiges of the past. The platting and sale of lots now considered unbuildable by Health Department standards and flood plain development are the two most significant problems. Future occurrences of these problems are being prevented through the subdivision review process and the implementation of the county's subdivision regulations, the permitting policies of the District Health Department, and the enforcement of the county's flood plain ordinance.

CURRENT PLANS, POLICIES, AND REGULATIONS

Pasquotank County relies on six basic regulatory tools to control development in the county. These tools are based on minimum performance standards. The County does not attempt to control land use by assigning particular uses to particular lands.

REGULATIONS

Mobile Home and Mobile Home Park Ordinance

The Pasquotank County Mobile Home and Mobile Home Park Ordinance, adopted in August, 1980, is the County's first attempt at imposing locally mandated development controls. This ordinance establishes specific development standards for siting mobile homes, including minimum lot size, yard dimensions, access, and public utility services. The ordinance does not identify particular areas for mobile home development; the emphasis of the ordinance is orderly development rather than any spatial arrangement.

North Carolina Building Code

In July of 1984, the County employed its first full-time building inspector to enforce all elements of the North Carolina Building Code. The Building Code, of course, regulates all new construction and the installation of electrical, plumbing, and mechanical services, as well as mobile home installations. This year,1987, the county employed its second full-time building inspector. Pasquotank County is in the 100 mph wind velocity zone. Construction and mobile home installation standards for this zone are enforced.

Pasquotank County Subdivision Regulations, 1977

In June,1977, Pasquotank County adopted subdivision regulations. This ordinance, like the mobile home park ordinance, emphasizes orderliness of development. The ordinance, in addition to assigning decision-making responsibilities, establishes applications and permit procedures and amendment and appeal mechanisms; it defines the term subdivision and establishes minimum development standards including lot size, set backs, lot width and dimensions, access, roadway standards, drainage requirements, and public facility services.

Pasquotank County Flood Plain Ordinance, 1986

Pasquotank County is participating in the Regular Phase of the National Flood Insurance Program and enforces the required precautionary regulations required by this program. The County uses the Special Flood Hazard Boundary Maps provided by the Federal Emergency Management Agency and imposes specific construction standards in these flood hazard areas.

Multi-Family Dwellings Ordinance of Pasquotank County 1985

Adopted in December, 1985, this ordinance regulates the development of all structures containing more than one living unit.

POLICIES

Rules and Regulations of the Pasquotank County Water System 1981

The Rules and Regulations of the Pasquotank County Water System, in addition to governing the operation of the system, formally state the County's policy concerning waterline extensions and expansion of water services. The system generally provides water service to all areas of the county. These Rules and Regulations indirectly impose some spatial guidance for development intensity, as the heavier users of water must be serviced by larger-sized water lines. These rules also provide a method of controlling development timing by imposing limits to the number of customers of various use intensities that can be served by a specific size of water line.

County Health Department Septic Tank Permits

The County Health Department, in addition to the subdivision regulations and the Mobile Home Park Ordinance, regulates development density in Pasquotank County. The regulations of this agency establish minimum lot sizes and minimum soil conditions for the installation of on-site sewage disposal systems of less than 3,000 gallons. The minimum lot size for septic tank approval in the county is 15,000 to 25,000 square feet for lots served by public water and 20,000 to 40,000 square feet for those using on-site water supplies. These standards are county-wide minimums and are contingent on certain soil conditions and drainage characteristics of the building site.

PLANS

CAMA Land Use Plan for Pasquotank County, 1976

The 1976 CAMA Land Use Plan was the initial county land use plan prepared under the Coastal Area Management Act. The plan provides valuable base data for referencing changes in land uses, development patterns, and development trends in Pasquotank County. The plan also provides a land classification scheme for the county.

1981 CAMA Land Development Plan Update for Pasquotank County, North Carolina, The Ferren Planning Group, Greenville, NC

The CAMA Land Development Plan Update for Pasquotank County was the first five-year update of the 1976 CAMA Land Use Plan. The plan describes the changes that took place in the county during the five years following the 1976 plan, updates the land classification map, and formally articulates county policy concerning specific development issues.

An Appraisal of Potential for Outdoor Recreation, Pasquotank County Soil and Water Conservation District.

This plan provides valuable data concerning the use of non-developed lands in the county. In Pasquotank County, this represents most of the county's land area. The plan provides an inventory of the agricultural and forested areas of the county, their productive potential, and their inherent weaknesses. The plan also includes a general soils map of the entire county and addresses the county's water management, erosion, and drainage problems.

Pasquotank County Water Improvements Plan, 1987

Outlines proposed improvements to the Pasquotank Water System to be completed in the next 5 years. The Plan calls for the doubling of plant capacity during the next 24 months with supply wells added as needed.

Pasquotank County Long-Range Educational Facility Renovation and Construction Plan 1987, Pasquotank County Board of Education.

This plan outlines the proposed renovation and construction plans proposed by the Pasquotank County Board of Education for the period 1987-1993. The overall construction plans are extensive, calling for an investment in new facilities of over $13,000,000. The Plan calls for the construction of three new schools as well as extensive additions to and renovation of existing structures.

STUDIES

ELIZABETH CITY - PASQUOTANK COUNTY SCHOOL SURVEY REPORT 1984-1985, Department of Public Instruction, Division of School Planning.

Comprehensive survey performed on request from the Pasquotank County Board of Education. The findings and recommendations found in this report is the basis for the Long Range Educational Facility Renovation and Construction Plan now being undertaken by the County.

CONSTRAINTS TO DEVELOPMENT: LAND SUITABILITY

Soils

Soils in Pasquotank County place severe constraints on development. The soils in the county exhibit two seriously limiting characteristics: a high concentration of what the District Health Department refers to as 2:1 clays, clays with a high shrink/swell capacity that are almost impervious to water; and a very shallow depth to the seasonally high water table.

The high clay content requires large lot development in areas without public sewer and water facilities; the shallow depth to water table demands extensive drainage facilities to maintain the minimum separation between septic tank drain fields and the water table. The table below lists the minimum lot sizes allowed by the District Health Department. These minimums are based on soil conditions. As is indicated in the table, areas without public sewer assuredly will be developed at very low densities.

		PUBLIC WATER OR COMMUNITY WATER NO SEWER		NO WATER or SEWER	
	PUBLIC WATER & SEWER PROVIDED	Suitable Soils	Provisionally Suitable Soil	Suitable Soils	Provisionally Suitable Soil
Minimum Lot Area	15,000 sq,ft.	15,000	25,000	20,000	40,000
Lot Width	80 ft.	75	125	100	100 or 200
Front Yard Setback	30 ft.	30 ft.	30 ft.	30 ft.	30 ft.
Rear Yard Setback	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Side Yard Setback	15 ft.	15 ft.	15 ft.	15 ft.	15 ft.

As may be evident in the table above, the construction of the Pasquotank County Water System was a boon to development. The availability of public water reduces the minimum land requirement by almost 40%.

The table below lists the various soil associations found in Pasquotank County and their limitations for septic fields, light industry, and roads and streets. As is indicated in the table, at least 72% of the land area in Pasquotank is rated as having severe or very severe limitations to these three development factors.

SOIL LIMITATIONS: PAQUOTANK COUNTY

% of County	Soil Association	Septic Tank Limitations	Light Industry	Roads and Streets
8%	Pasquotank Barclay Weeksville	Moderate Moderate Severe	Severe Moderate Severe	Moderate Moderate Severe
6%	Bertie Othello	Moderate Severe	Moderate Severe	Moderate Severe
14%	Othello Bertie Dragston	Severe Moderate Moderate	Severe Moderate Moderate	Slight Moderate Moderate
4%	Pokomoke Portsmouth	Severe Severe	Severe Severe	Severe Severe
12%	Bayboro	Severe	Severe	Severe
29%	Elkton Bladen	Severe Severe	Severe Severe	Severe Severe
27%	Mucky Peat Swamp	Very Severe Very Severe	Very Severe Very Severe	Very Severe Very Severe

Water Supply

Typically water in Pasquotank County is drawn from the Upper Yorktown aquifer. This aquifer underlays the water table aquifer and can generally be found from 5' to 13' feet below the ground surface. This aquifer ranges to 130 feet in thickness.

Wells in this aquifer range from 35' to 80' feet in depth and generally produce yields from 1 to 100 gpm. Water in the Upper Yorktown is for the most part hard, alkaline, and tends to form scale. This aquifer contains freshwater in all parts of the county, but is underlain by the more salty Lower Yorktown aquifer. In areas of cone depression near major pumping points salt water intrusion may occur.

The Pasquotank County Water System pumps from the Upper Yorktown aquifer. The system is now pumping from 9 wells with the maximum yield of any well being 100 gpm.

Areas of Environmental Concern (A.E.C)

The Coastal Resources Commission has designated four categories of environmental concern in the twenty coastal counties included in North Carolina Area Management Act:

1) **The Ocean Hazard System**
2) **The Estuarine System**
3) **Public Water Supplies**
4) **Natural and Cultural Resource Areas**

Two of these four categories, the Estuarine System and Public Water Supplies, pertain to Pasquotank County. The Estuarine System category contains four components designated as areas of environmental concern: **Estuarine Shorelines, Public Trust Waters, Coastal Wetlands,** and **Estuarine Waters**. All four of these components are present in the County. The Elizabeth City Well Field has been designated as a **Public Water Supply A.E.C.**

PUBLIC TRUST WATERS

Public Trust Waters are all waters and submerged lands in the twenty county coastal region where the public has rights of use including rights of navigation and recreation. The Coastal Area Management Act more specifically identifies Public Trust Waters as:

1) *All waters of the Atlantic Ocean and the lands thereunder from the mean high water mark to the seaward limit of State jurisdiction;*

2) *All natural bodies of water subject to measurable lunar tides, and all lands thereunder the mean high water mark.*

3) *All navigable natural bodies of water, and all lands thereunder, except privately owned lakes to which the public has no access;*

4) *All water in artificially-created bodies of water containing significant public fishing resources or other public resources which are accessible to the public by navigation from bodies of water in which the public has navigation rights;*

5) *All waters in artificially-created bodies of water in which the public has acquired rights by prescription, custom, usage, dedication, or any other means.*

PUBLIC TRUST WATERS

Public trust waters in Pasquotank County essentially include all navigable streams in the county. The major components of this category in the county are the Albemarle Sound, the Pasquotank River, the Little River, Big Flatty Creek, Little Flatty Creek, New Begun Creek, Knobb's Creek , and Symonds Creek.

ESTUARINE WATERS

The Pasquotank River downstream from the US 158 bridge from Elizabeth City to Camden County to the Albemarle Sound; all waters of the Albemarle Sound; the Little River downstream from the Narrows to the Sound, and in Big Flatty Creek from a line connecting Marston Creek and Davis Creek to the Sound.

ESTUARINE SHORE

A seventy-five foot buffer strip measured landward from the mean high water line of the estuarine water. A landward measurement from the estuarine portion of the Pasquotank and Little Rivers, and the Albemarle Sound.

COASTAL WETLANDS

Specie specific areas, identified by the presence of ten plant species used as indicators. Coastal wetlands are found throughout the county and cannot be mapped.

PUBLIC WATER SUPPLIES

The Elizabeth City Well Field is one of only two well fields designated as an A.E.C. The wellfield consists of 250 well points piped by a vacuum system. These are mostly shallow wells producing yields of about 2 gpm each. There are 4 deep wells in the field producing yields of 400 gpm . Total capacity of the well field is approximately 1.5 mgd.

FRAGILE AREAS

The Great Dismal Swamp

The Great Dismal Swamp comprises approximately 30,000 acres in northern Pasquotank County. The area contains an abundance of wildlife and of aquatic and wetland plants. It also contains abundant peat deposits that could become a valuable economic resource.

Man Made Hazards

Man made hazards affecting development have been thoroughly discussed in previous land use updates and no new hazards have surfaced. Typically they are agricultural storage facilities, petroleum storage facilities, and transportation facilities--particularly airports and railroads. Chief among the man made hazards in the county is the Coast Guard Air Station facility located on Weeksville Road. At present development in the Clear Zones and the Approach Zones leading to the runways is controlled by the Elizabeth City Zoning Ordinance. Even though the Air Station is located outside the City's extraterritorial jurisdiction, this power and responsibility was granted the City through special state legislation in 1969.

Historical, Cultural, & Archealogical Sites

The county has just had an inventory of all historical and culturally significant stuctures and sites completed for them through a grant in cooperation with the NC Division of Archives and History. This catalog of information provides an information base on which decisions concerning particular sites or structures can be made should a time arise when the county feels compelled to take stronger actions concerning these artifacts.

One reviewer requested that the historical structure and site report be included as an addendum to this document. The historical structure and site report is a 106 page document, its length makes its inclusion here impractical.

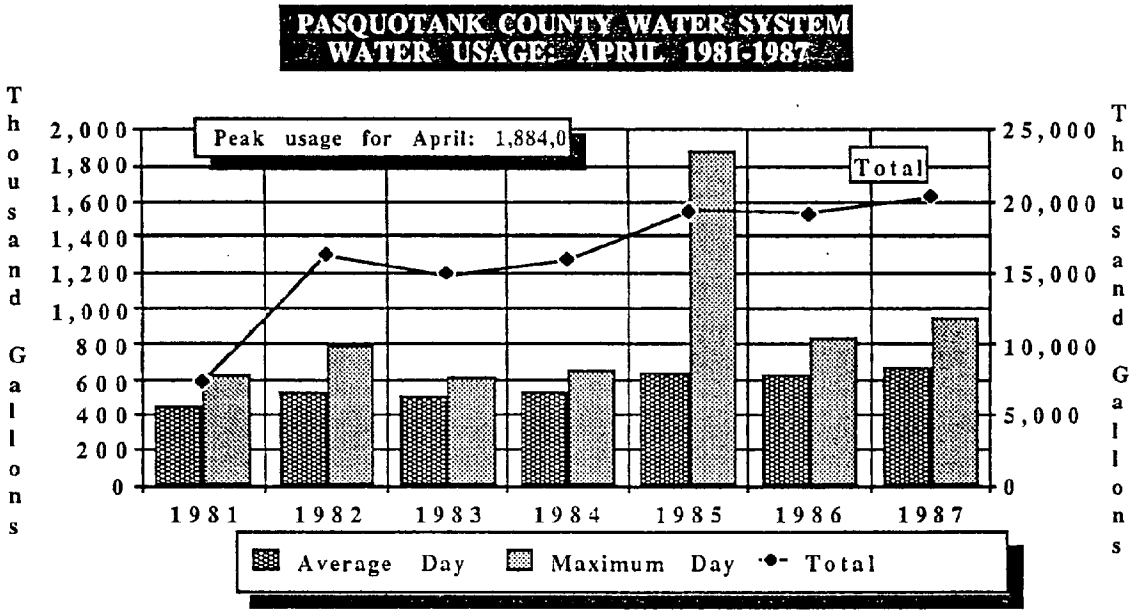
CONSTRAINTS TO DEVELOPEMENT: CAPACITY OF PUBLIC FACILITIES

Water System

The Pasquotank Water System began operation in April, 1981, with approximately 2,900 customers. The System consists of over 1,000,000 linear feet of water distribution mains, three 200,000 gallon elevated storage tanks, one 300,000 gallon elevated storage tank, 500,000 gallons of ground storage for treated water, a 1.20 Mgd. water treatment plant served by nine wells pumping 750,000 gpd. Maximum production of any well does not exceed 100 gallons per minute. Water service is now available to practically all areas of the county, with interconnections with the South Mills Water Association system and the Inter-County Water Association system in the eastern portion of Perequimans County.

On January 6, 1987, the system was providing service to 4,370 connections. Thus, during the system's first 68 months of operation 1,470 new customers were added to the system, a monthly average of 21 new service connections per month.

In addition to the increase in water users, water usage per connection is increasing. Water usage has increased from 3,897 gallons per month for each meter to 4,437 gallons per month per meter. More customers and greater usage have resulted in the water plant nearing capacity on peak days. According to the county's consulting engineers, a continuation of this trend will result in a maximum day use exceeding maximum theoretical plant capacity by 1990. The graph and table below portray the six-year history of the water system's growth since it began operation in April, 1981.



PASQUOTANK COUNTY WATER SYSTEM 1981-1987
APRIL WATER USAGE

	1981	1982	1983	1984	1985	1986	1987
Average Day	439	543	498	531	647	630	678
Maximum Day	633	795	624	654	1,884	846	953
Minimum Day	284	444	323	439	222	487	414
Total	7,469	16,293	14,948	15,955	19,421	19,213	20,341

The Pasquotank County Water System and the Pasquotank County Commissioners began planning for a plant expansion in 1985. The Water System Improvement Plan calls for a doubling of treatment capacity from 1.2 Mgd to 2.4 Mgd with a sufficient number of new wells to supply twice the peak daily water usage. The new treatment plant will be operational in 1988. New wells will be added as water demand increases.

Solid Waste

Pasquotank County provides solid waste collection through thirty-one transfer points strategically located throughout the county. The county contracts with Clean Sweep, Inc., of Elizabeth City to transfer the waste from the dumpster sites to the landfill. Clean Sweep furnishes the trash receptacles (either 8 cubic yard or 6 cubic yard green cans) and the compactors and other needed vehicles. The county furnishes the sites to be used as collection points. The average weekly collection from the thirty-one sites is 2,074 cubic yards. All sites are picked up at least once weekly; however, the frequency of pick-up is determined by usage, the number of dumpsters, and the type of waste normally disposed of at the site; some sites are picked up as many as 5 a times week.

The county shares ownership of the landfill with Elizabeth City. Camden County contracts with the county and Elizabeth City for use of the landfill. The present Pasquotank County/Elizabeth City land fill became operational in 1981 and has an expected remaining life of 27 years. The land fill serves Elizabeth City, Pasquotank County, and Camden County.

The contractural arrangements with Clean Sweep and with the city provide a cost effective means of providing this service to county residents. Furnishing the transfer sites is the weak link in this arrangement. The County actually owns only two of the transfer sites; the remaining sites are in use on a non-lease basis and could be lost at any time. No one is anxious to have one of these sites located near his or her home.

The Pasquotank County Subdivision Regulations now require subdividers to dedicate solid waste utility easements of sufficient size to serve the residents of their development. The proposed Solid Waste Utility Ordinance would require all new subdivisions with more than 6 lots to provide a solid waste utility easement of sufficient size to serve the subdivision's potential residential demand. The size of the easement is determined by the number of dumpsters required; one dumpster is required for each thirteen residential lots or any part thereof. Sites with more than three dumpsters must be totally off street with sufficient space for the compactor vehicle to carry out all operations off-street and to reenter the street system in a forward manner. The Ordinance requires that the utility easements be screened from view. The County offers subdividers the option of constructing and dedicating individual sites or of contributing to a county fund for the construction of a public site to serve all subdivisions in a particular area of the county.

Fire Protection

Fire protection in the county is provided through seven organized fire districts, six of which are staffed by volunteer fire fighters. One district, the Central district, serves the extra-territorial juris-

diction of Elizabeth City and is staffed by the Elizabeth City Fire Department. Six of the districts are rated and the seventh expects to receive rating soon. All volunteers are equipped with pagers with the exception of the Inter-County fire district which serves the western section of Pasquotank and a portion of Perquimans County. All Pasquotank members of the Inter-county volunteer staff are equipped with pagers. The Central district, served by the Elizabeth City Fire Department , is staffed by paid firefighters 24 hours a day and needs no pagers. The table below lists each of the fire districts, their equipment, and their staffing.

DISTRICT	STAFF	MOBILE EQUIPMENT
WEEKSVILLE	50 VOLUNTEERS (ALL WITH PAGERS)	1# 1000 GPM PUMPER / 750 GAL.BOOSTER 1# 1250 GAL. TANKER / 450 GPM 1# BRUSH TRUCK / 250 GAL. 1# UTILITY VAN
PROVIDENCE	27 VOLUNTEERS (ALL WITH PAGERS)	1# 1000 GPM PUMPER / 750 GAL. BOOSTER 1# 1250 GAL. TANKER / 350 GPM. 1# UTILITY VAN
NEWLAND	28 VOLUNTEERS (ALL WITH PAGERS)	1# 1000 GPM. PUMPER / 750 GAL.BOOSTER 1# 1250 GAL. TANKER / 450 GPM. 1# UTILITY VAN 1# UTILITY TRUCK
INTER-COUNTY	25 VOLUNTEERS (15 WITH PAGERS)	1# 750 GPM.PUMPER / 750 GAL. BOOSTER 1# 1250 TANKER / 500 GPM.
NIXONTON	29 VOLUNTEERS (ALL WITH PAGERS)	1# 1250 GAL PUMPER/ TANKER 1000 GPM 1# 1500GAL. TANKER / 250 GPM
SOUND NECK	50 VOLUNTEERS (ALL WITH PAGERS)	1# 750 GPM. PUMPER / 500 GAL. BOOSTER 1# 1250 GAL. TANKER / 250 GPM.
CENTRAL	35 PAID STAFFERS (ON DUTY 24 HOURS)	1# 1000 GPM PUMPER / 750 GAL. BOOSTER 1# 1250 GAL. TANKER / 450 GPM.

Emergency Services

Emergency Medical Services are provided through a cooperative arrangement with Elizabeth City and Camden County. The emergency medical service is staffed by seven paid, full-time personnel: a director and six Emergency Medical Technicians. The Emergency Service owns three modular ambulances and three vans, all fully equipped.

The full-time staff mans the service 10 hours per day / six days per week. Rescue Squad volunteers fill-in the off-duty hours of the paid staff to provide 24 hour / seven day per week service; at least two rescue squad members are on duty during the off-duty hours of the paid staff. Currently there are 25 rescue squad members, 12 EMTs and 13 ambulance drivers. At present, both the Emergency Medical Staff and the Rescue Squad have a Basic EMT rating.

During the coming year the staff and rescue squad volunteers will undertake new training to qualify the Service for an Advanced-Intermediate EMT rating. An A-I rating will allow the qualified EMT personnel to administer Cardiac drugs, intra-venous therapy, and to operate a defibulator. At least one A-I qualified technician would be on duty at all times.

The Rescue Squad is equipped with two dive boats and a crash truck with extriculation equipment.

The Rescue is organized with a six-man dive team for water rescue.

The greatest limitation to providing emergency medical service is the lack of adequate communication equipment. Rescue Squad members and the Emergency Medical Staff do not have pagers. The radio equipment in the vehicles and three walkie-talkies are the only communication equipment for these emergency services.

The county, in cooperation with Elizabeth City and Camden County, attempted to secure state aid to establish a centralized communication system and an emergency telephone number system similar to a 911 system. The state denied the request; however, the county intends to continue to work toward securing such a system.

Educational Facilities

The Pasquotank County Board of Education and the Pasquotank County Commissioners have initiated a long range educational facility program aimed toward bringing all school facilities into compliance with optimum state standards by 1993. Portions of this program have already begun, one new elementary school is under construction and another has been approved for funding and will begin early next year.

When fully implemented, every existing school campus will have received improvements. Old, outdated, and structurally unsafe buildings will have been razed and in many cases replaced with new facilities.

The construction plans call for the construction of three new schools and the renovation or expansion of all usable existing facilities. Total cost of the program is estimated at over $13,000,000.

Impact of Seasonal Population

Seasonal population generated by Elizabeth City State University, Roanoke Bible College, and the College of the Albemarle are important elements of the Pasquotank County economy. These seasonal impacts have been rather consistant over the years and do not pose any great burden to existing public facilities.

POLICY ISSUES: RESOURCE PROTECTION

Issue: Soil Limitations

Findings:

Most of the major soil associations in Pasquotank County have limitations to development, the principal limitation to development being either a shallow depth to water table and high clay content. There are areas with pockets of soil that display characteristics different from that of the general soil association and these areas have been mapped. The principal limitation to residential development is of course septic tank suitability. Low soil strength and severe shrink swell characteristics pose limitations to road construction and light industries. Severe slopes in excess of 12% do not exist in the county to any appreciable degree.

Previous 1981 Policy:

" There are existing policies related to physical and man-made constraints to development. These are set forth in the County's subdivision regulations, Articles VII and VIII, and in the County's septic tank ordinance and flood plain ordinance. ... No other policies related to constraints to development are considered necessary at this time." *Cama Land Development Plan Update for Pasquotank County, North Carolina, 1981, Ferren Planning Group, Greenville, NC.*

Current 1987 Policy:

The county shall rely on existing regulatory instruments and processes to insure proper considerations of soil limitations to the intended development.

Implementation Strategies:

The county building inspector will enforce the provisions of the North Carolina Building Code concerning construction on soils with structural limitations.

The Pasquotank County subdivision permitting process is based primarily on soil suitability. All proposed developments must receive favorable recommendations from the Pasquotank County Health Department before any permit shall be issued.

The county shall require the subdivider to submit comments, recommendations, and requirements from the certifying officer of the Land Quality Section, Division of Land Resources, as to proper sedimentation and erosion control..

Issue: Flood Plain Development

Findings:

Flooding is a potential problem in approximately 50% of the county according to the Flood Plain Boundary maps prepared by the Federal Emergency Management Agency. Flood plain areas essentially ring the county along the shores of thePasquotank and Little Rivers , the Albemarle Sound, and the extensive swamp areas in the northern and southern sections of the county.

Previous 1981 Policy:

" There are existing policies related to physical and man-made constraints to development. These are set forth in the County's subdivision regulations, Articles VII and VIII, and in the County's septic tank ordinance and flood plain ordinance. ... No other policies related to constraints to development are considered necessary at this time." *Cama Land Development Plan Update for Pasquotank County, North Carolina, 1981, Ferren Planning Group, Greenville, NC*

Current 1987 Policy:

The county will insure that development in flood hazard areas meet the requirement of its flood plain ordinance.

Implementation Strategies:

Pasquotank County is participating in the regular phase of the Federal Flood Insurance Program. The required ordinance has been adopted and the standards are being enforced.

Subdivision regulations shall require elevation monuments to be erected in all new subdivisions where no existing elevation monuments are nearer than 2500 feet in order to facilitate the determination of proper first floor elevations.

Issue: Septic Tank Limitations

Findings:

Almost all General Soil Associations in Pasquotank County are subject to either severe or very severe limitations to septic tank use. Limitations are due primarily to a high water table and to high clay content in the soils

Previous 1981 Policy:

" There are existing policies related to physical and man-made constraints to development. These are set forth in the County's subdivision regulations, Articles VII and VIII, and in the County's septic tank ordinance and flood plain ordinance. No other policies related to constraints to development are considered necessary at this time." *Cama Land Development Plan Update for Pasquotank County, North Carolina, 1981, Ferren Planning Group, Greenville, NC.*

Current 1987 Policy:

The county shall continue to rely on the District Health Departments septic tank permitting process to insure proper development in respect to septic tank limitations.

Implementation Strategies:

The installation of all septic systems shall require a permit from the County Health Officer, who shall investigate the proposed site and make assessments as to soil suitability, space requirements, construction requirements, and placement of the proposed system. The issuance of final Plat approval shall require the compliance of all restrictions mandated by

the permitting officer.

The county will work closely with the
District Health Department, the Soil Conservation Service and other agricultural agencies to ensure the proper construction and placement of agricultural lagoons.

Issue: Freshwater, Swamps, & Marshes

Findings:

In Pasquotank County swamp and marsh cover 40% of the land area. These areas are important in that they help to slow erosion and provide filtering for contaminates and retainage basins for excess nutrients. These areas produce many organisms vital to the lower order of the food chain. While these areas are not likely to experience any major development pressures in the near future nor be the location for major residential development, they are frequently drained and cleared for agricultural uses. However, the new "Swamp Buster" regulations will severely limit any development of swamp lands for agricultural purposes.

Previous 1981 Policy:

" There are existing policies related to physical and man-made constraints to development. These are set forth in the County's subdivision regulations, Articles VII and VIII, and in the County's septic tank ordinance and flood plain ordinance. No other policies related to constraints to development are considered necessary at this time." *Cama Land Development Plan Update for Pasquotank County, North Carolina, 1981, Ferren Planning Group, Greenville, NC.*

Current 1987 Policy:

It shall be the policy of Pasquotank County to preserve the integrity of the swamp's ecological function.

Implementation Strategies:

Wooded swamps shall be designated Conservation Areas on the Land Classification Map and their use restricted to the same as those permited in Areas of Environmental Concern.

Issue: Cultural and Historical Resources

Findings:

The county recently participated in a grant program with the Division of Archives and History that inventoried historically significant structures throughout the county. This inventory has been completed and all information concerning has been sent to the Division of Archives and History in Raleigh. None of this information is available at the county.

Previous 1981 Policy:

None

Current 1987 Policy:

The county will encourage the preservation of significant historical and cultural artifacts. However, the county shall not pledge any general financial support to such projects, and does not wish to establish any local regulatory controls on these artifacts.

Issue: Manmade Hazards

Findings:

Primary manmade hazards and nuisances in Pasquotank County are the transportation network, heavy air traffic in the corridors near the U.S. Coast Guard Air Station, and storage facilities for fuel, fertilizers, chemicals, and grain.

The transportation network and the air traffic near the Coast Guard Base presents the greatest hazard to life and limb. The county has no zoning ordinance and no controls governing the number, width, or spacing of points of egress and access from properties to the transportation system. The US Department of Transportation monitors and approves construction in the designated AICUZ (Air Installation Compatible Use Zone) adjacent to the Coast Guard Base. The City of Elizabeth City has zoning juristiction over these zones.

The county has adopted height restrictions for multi-family residential structures of two-stories or thirty-five feet, which ever is less, however, there are no height restrictions on any other types of development. Development restrictions may be required for all construction within 3,000 ft of the Coast Guard Station runways.

Previous 1981 Policy:

" To ensure safe operations of aircraft around the Coast Guard Base, the County will consider the preparation of minimum height and hazard standards." *Cama Land Development Plan Update for Pasquotank County, North Carolina, 1981, Ferren Planning Group, Greenville, NC.*

Current 1987 Policy:

The County shall commission the preparation of a Zoning Ordinance for those portions of the county in greatest need of increased development control.

Implementation Strategies:

The county shall commission the preparation of a Zoning Ordinance to control development in the AICUZ Zones and other portions of the county

Issue: Protection of Potable Water Supply

Findings:

Protection of potable water supplies is of critical concern in Pasquotank County. Fresh

water supplies occupy a very narrow stratum of the watertable aquifer. Most wells over 50 feet in depth begin to draw salt water, making them unusable as a potable supply. The County established a county wide water system in 1981 to ensure availability of safe water to all residents; initial sign-up listed 3750 users. Since that time, over 1100 new users have been added to the system.

Previous 1981 Policy:

None.

Current 1987 Policy:

It is be the policy of Pasquotank County to protect the County's fresh water supply by strictly enforcing the lot size requirements of the State Department of Health on all developments in the county.

Implementation Strategies:

The County subdivision regulations now require a minimum lot size of 15,000 and 20,000 square feet. Typically the soils in the county will require lots to be larger than these stated minimums.

Issue: Stormwater Runoff -- Agricultural Development

Findings:

Nutrient loading of the surface waters of the Pasquotank and Little Rivers from storm water runoff from agriculture lands has generally not been a recognized problem in the county. No studies are available that describe the scope and extent of this problem are available. In general, the farmers in the county recognize the potential dangers to the surface waters in the area from the rapid loading of fertilizer enriched stormwater into the drainage basins of the county and to a great extent have initiated best management recommendations of the Soil Conservation Service

Previous1981 Policy:

None.

Current 1987 Policy:

It has always been the Policy of the Pasquotank County Board of Commissioners to encourage use of the best management practices recommendations of the U.S. Soil Conservation Service.

Issue: Stormwater Runoff -- Residential Development

Findings:

Development in Pasquotank County is mostly scattered rural residential development on lots that generally average more than 25,000 square feet. Stormwater runoff from residential

uses is not a significant problem. Present subdivisions regulations require at least 15,000 square foot lots for areas with available public water and sewer, minimum lot sizes in areas with only public water available are 25,000. These large lot sizes should reduce the impact of storm water runoff.

Previous 1981 Policy:

None.

Current 1987 Policy:

Pasquotank County shall continue its policy of requiring all proposed subdivision plats to be first inspected by the District Health Department and of permitting only those subdivisions where needed improvements receive Health Department approval.

Issue: Industrial Impact on Fragile Areas

Findings:

None of the major industries in Pasquotank County are located on areas that can be considered fragile. The County presently controls two areas for industrial development. These areas are on soils that are capable of supporting such development.

Previous 1981 Policy:

None.

Current 1987 Policy:

The county shall continue to support industrial development and shall proceed to make the needed improvements to properties it now owns to attract new industries.

Implementation Strategies:

The county will take what steps are necessary to ensure that industrial development does not severely damage fragile areas.

Issue: Development of Sound and Estuarine System Islands

Findings:

Not an issue at this time.

Previous Policy:

None.

Current 1987 Policy:

None.

POLICY ISSUES: RESOURCE PRODUCTION

Issue: Productive Agricultural Lands

Findings:

The 1982 Census of Agriculture reported that of Pasquotank County's approximately 188,000 acres, 73,500 acres were harvested cropland. Most of the county is suitable for agricultural production. The best agricultural areas, according to the soil associations, occurs in the south central area of the county. The least suitable areas are those in the swamps and flood plains.

Previous 1981 Policy:

"It shall be the policy of Pasquotank County to include provisions in any future land use regulations for the protection of the County's 'active' agricultural land from indiscriminate development." *Cama Land Development Plan Update for Pasquotank County, North Carolina, 1981, Ferren Planning Group, Greenville, NC.*

Current 1987 Policy:

The county recognizes the danger of losing its best agricultural land to development. However, the county also recognizes the right of an individual to dispose of and to use his property as he desires. The county is considering developing a zoning ordinance to control development on these valuable lands.

Issue: Commercial Forest Lands

Findings:

Roughly 42 % of the land in Pasquotank County is forest land. Most of this area is located in the swamp areas of the county. While a large percentage of the land is devoted to forest or wooded areas, only 20% of this wooded land is actually suitable for conventional forest production. The conversion of forested lands to agriculture production and the lack of reforestation have reduced the total acreage of wooded lands in the county; however,the dominant land use in the county is still forest.

Previous 1981 Policy:

None.

Current 1987 Policy:

Pasquotank County will encourage reforestation of clear cut timber lands as a sound forest management practice.

Issue: Commercial and Recreational Fishing

Findings:

Commercial fishing has not been a significant factor in the Pasquotank County economy in the past. Not an issue.

Previous 1981 Policy:

None.

Current 1987 Policy:

None.

Issue: Existing and Potential Mineral Production

Findings:

Approximately 17 to 25 million tons of moisture-free peat may be present in the county. This is according to the 1980 Annual Report on Peat Resources in North Carolina. Yet, regardless of the abundance of this resource, no mining activities are underway.

Previous Policy:

None.

Current 1987 Policy:

These peat deposits are located in the Dismal Swamp and therefore under federal control. This is not an issue at this time.

Issue: Off- Road Recreational Vehicles

Findings:

Not an issue.

Previous 1981 Policy:

None.

Current 1987 Policy:

None.

Issue: Residential and Commercial Development Impact on Any Resource

Findings:

The most critical resources affected by new development are agricultural lands being taken out of production and converted to a new use, the increased demands on the water supply. Both of these resources are now in ample supply. This is not an issue at this time.

Previous 1981 Policy:

None.

Current 1987 Policy:

The county will rely on its existing regulatory tools and the permitting activities of the various local state and federal agencies to prevent any harmful damage to its resources.

Issue: Industrial Development Impact on Any Resource

Findings:

None

Previous 1981 Policy:

None.

Current 1987 Policy:

None

Issue: Impact of Peat or Phosphate Mining on Any Resource

Findings:

While peat deposits in the Dismal Swamp provide a potential marketable natural resource, the lands containing theses deposits are controlled by the federal government over which Pasquotank holds no jurisdiction.

Previous 1981Policy:

Not an Issue.

Current 1987 Policy:

Same as the 1981 Policy.

POLICY ISSUES: ECONOMIC AND COMMUNITY DEVELOPMENT

Issue: Types and Location of Industries Desired

Findings:

For several years Pasquotank County and Elizabeth City have actively pursued and recruited industries to locate into the county. The construction and subsequent expansions of the county water system have made industrial development sites possible in most parts of the county. The county has purchased two tracts of land as sites for industrial development.

With few exceptions, mostly agricultural operations and neighborhood commercial establishments, industrial development in Pasquotank County has occurred in or near Elizabeth City or the Coast Guard base, areas that are served by public sewer. Because of the extreme soil limitations, all industries requiring water in the manufacturing process would have either to be located in close proximity to existing sewer lines or to provide its own sewage treatment and disposal. Industries requiring only limited sewage disposal can be located in other areas of the county, depending on soil conditions and appropriate and approved sewage systems.

Previous Policy:

" The County recognizes that due to the availability of water and sewer utilities in and near Elizabeth City, the County supports efforts to locate new industries in those areas where facilities are available. The County also supports industrial development in other areas of the County where water service and transportation access are available, and where limited sewage disposal is required." *CAMA Land Development Plan Update for Pasquotank County, North Carolina , 1981, Ferren Planning Group, Greenville, NC*

Current 1987 Policy:

The County shall actively pursue the location and creation of new industries into Pasquotank County so long as such industries do not degrade the quality of life.

Implementation Strategies:

To continue to support the Elizabeth City/Pasquotank County Economic Development Authority.

Issue: Local Commitment to Provide Services to Development

Findings:

Water service is the only public service operated by revenues generated through user fees. All other services provided by the County are available from general fund revenues to all county residents.

Water service expansion will be dictated by economic feasability (ie., will user fees pay for expansion). Subdividers are required to install water lines at their own expense and dedicate these lines to the County.

A 1984-1985 School Survey Report prepared by the NC Deparment of Public Instruction, Division of School Planning, for the Pasquotank County School System outlined an extensive program of demolition, renovation, and new construction to bring the county's school system up to minimum standards. Since the report was published, the county has lost one elementary school building by fire and two have been closed because of safety hazards. The county has begun a long-range, $13,000,000 construction and renovation program to upgrade usable structures and construct needed additional facilities.

The siting of solid waste transfer sites has become a serious problem for the County. The County presently maintains thirty-one transfer sites but only owns two. This lack of site control poses a serious threat to existing service .

Previous Policy:

"At the present time decisions as to whether or not service [water service] can be provided to new developments will have to be made on a case by case basis. . ." *CAMA Land Development Plan Update for Pasquotank County, NC,1981,The Ferren Group, Greenville, NC.*

Current 1987 Policy:

Pasquotank County is committed to providing the highest quality and the greatest quantity of public services that its revenues will allow. The County has initiated two major improvement projects that will take approximately 5 years to complete: a water system improvement program that will double the capacity of the present system and will require an investment of more than a million dollars and a long-range education facility renovations and constructions program costing more than $13,000,000.

Issue: Types of Urban Growth Patterns Desired

Findings:

Pasquotank County residents generally prefer low density, single-family developments of conventional homes. High intensity commercial and industrial uses are preferred along major arterial roads and near available public sewer and water service.

The construction of the County water service in 1981 and subsequent expansions of the system have made public water available to all areas of the County, thus making lower density, single family subdivision development feasible in all sections of the county.

Previous Policy:

"The County will consider the preparations of a zoning ordinance which would reflect the recommendations of this CAMA Plan Update, and which would specify the types, locations, and densities of desired future growth." *Cama Land Development Plan Update for Pasquotank County NC, 1981, The Ferren Group, Greensville, NC.*

Current 1987 Policy:

Pasquotank County, following the policy recommendations of the 1981 CAMA Plan Update, initiated a planning study to develop a zoning ordinance for the County. Due to a ground swell of citizen protest against land use zoning the county decided not to pursue this legislation. Due to recent developments in the county an as increased display of interest from various groups and individuals in the county , the County Commissioners are once again considering the adoption of zoning controls over portions of the county.

The County's current policy is to rely on its existing land development regulations and to commission the preparation of a zoning ordinance for identified areas of the county for consideration and possible adoption.

Implementation Strategies:

1) A second building inspector has been hired to assist in the monitoring of existing regulations.

2) Update existing development regulations to improve control of developments.

3) Amend existing regulations as needed to achieve specific public needs.

4) Commission the preparation of a zoning ordinance for designated portions of the county for study and consideration.

Issue: Redevelopment of Developed Areas

Findings:

There are a number of low-income neighborhoods in Pasquotank County where housing conditions and existing waste disposal systems do not meet the modern definitions of decent, safe, and sanitary housing.

The County is committed to the redevelopment of these areas and shall continue to pursue financial assistance from the various state and federal agencies to improve living conditions in these areas.

Presently there are five Housing Rehabilitation Programs active in the County:

1. Roanoke Avenue Revitalization, CDBG
2. South Martin Street Revitalization, CDBG
3. Region R Housing Preservation Program, FmHA
4. Sections 504 Housing Rehabilitation Program, FmHA
5. Weatherizations and Energy Conservation Program, E.I.C.

Previous Policy:

"... the County considers it unnecessary to take a policy initiation on this issue." *Cama Land Development Plan Update for Pasquotank County NC, 1981, The Ferren Group, Greensville, NC.*

Current 1987 Policy:

The County shall pursue financial assistance from state and federal agencies for the purpose of implementing its redevelopment plan for low income neighborhoods adjacent to the city limits of Elizabeth City. Two phases of this plan have been initiated. One is complete; the second is nearing completion. The County plans to request funds from the NC Division of Community Assistance for the Third Phase of this Program.

Implementation Strategies:

The County will attempt to identify the extent and location of substandard housing in the county and seek state and federal assistance as it deems necessary. The County will continue to enforce the NC Building Codes as a means to reduce the frequency of substandard housing.

Issue: Commitment to State and Federal Programs in the Area

Findings:

Pasquotank accepts financial and technical assistance from a variety of federal and state programs. It would be impossible for the County to provide the quantity of services now available to County residents without this financial assistance. Many of the programs are mandatory and must be implemented by the County.

For non-mandatory programs, the County reserves the right to pick and choose the timing and the extent of its participation.

Previous Policy:

"It shall be the policy of the County to cooperate with state and federal agencies in the evaluation of proposed projects by such agencies which will impact the County and to advise said agencies of the County's position on these projects through the A-95 review process and/or the County Manager." *Cama Land Development Plan Update for Pasquotank County NC, 1981,The Ferren Group, Greensville, NC.*

Current 1987 Policy:

The County shall continue to participate in all state and federal programs which in the County's opinion will be of benefit to its residents.

Implementation Strategies:

Continue to support the NC Department of Transportation and intensify pressure to upgrade US 17, US 158, and NC 34.

Issue: Assistance to Channel Maintenance and Beach Nourishment

Findings:

Channel Maintenance is of great importance to many of the county's manufacturing and

shipping concerns as well as to its boating and fishing interests. The county is particularly concerned about the continued maintenance and operation of the Dismal Swamp Canal.

Almost annually, the residents of Pasquotank and Camden Counties muster as much political pressure as possible to convince the US Army Corps of Engineers to continue to maintain the Canal locks and to keep the channel clear and operational.

Previous 1981 Policy:

" It shall be the policy of the county to support beach nourishment and channel maintenance projects by state and federal agencies." *Cama Land Development Plan Update for Pasquotank County NC, 1981,The Ferren Group, Greensville, NC.*

Current 1987 Policy:

It shall be the county's policy to lobby vigorously to keep the Dismal Swamp Canal open and functioning.

Issue: Energy Facility Siting and Development

Findings:

Pasquotank County considers the possibility of an energy facility site developing in the county to be very remote. Therefore, no policy on this issue is necessary. However, should this become an issue in the future, a policy will be developed at the appropriate time.

Previous 1981 Policy:

"This is not an issue." *Cama Land Development Plan Update for Pasquotank County NC, 1981,The Ferren Group, Greensville, NC.*

Current 1987 Policy:

None.

Issue: Tourism, Waterfront, and Estuarine Access

Findings:

Pasquotank County does not control any points of access to any beach or waterfront area. However, there are several private access points and road ends controlled by the Department of Transportation. The Pasquotank County Planning Board has designated four such areas for possible development as public access areas. The four areas are located on or near road ends at Morgan's Corner, Possum Quarter Road, Brickhouse Road, and at Glen Cove.

Tourism, at present, is not a major factor in the local economy. However, it is growing in significance and holds a great deal of potential. The County supports the construction of a tourist information center planned for construction along US 17 north of Elizabeth City. The planned tourist center site fronts both the highway and the Dismal Swamp Canal and will provide regional tourism information to travellers using either the highway or the canal.

The City of Elizabeth City presents an attractive, picturesque setting that could be capitalized on if an extensive downtown revitalization program can be successful. The County fully supports the City's efforts to improve its downtown waterfront and its attempt to have a new Bed and Breakfast Inn constructed on the waterfront. The City has a large Historic Preservation District where much renovation has already been accomplished and much is now underway.

Previous 1981 Policy:

None

Current 1987 Policy:

The County will seek to acquire the right of way, title, or easement of property that will provide public access to beach and waterfront areas.

Implementation Strategies:

The County will apply for a grant through the Division of Coastal Management to study the possibilities of public waterfront access and boat ramps in the county.

Issue: Density and Location of Anticipated Residential Development

Findings:

Development density in Pasquotank County essentially is controlled by Health Department Regulations governing septic tank installations. Generally speaking, the minimum lot size in the county is 15,000 square feet for lots served by public water and sewer and 20,000 square feet for lots on suitable soils served only by public water. These minimums are based on the general characteristics of soils in the county. Specific soil types and specific sites may require additional land area for proper operation of the septic systems. If additional land area is required for development, the lot size minimum almost doubles, requiring 40,000 square feet for provisionally suitable lands not served by either public sewer or water and to 25,000 square feet for those served by public water. Development trends and recent subdivision platting activity indicate that new growth will likely occur as a general expansion of the urban cluster of Elizabeth City, and along principal transportation corridors, particularly US 17 and NC 34.

Previous 1981Policy:

None.

Current 1987 Policy:

It shall be the policy of Pasquotank County to rely on existing local regulations and the permitting policies of the District Health Department to control residential densities. The county believes that it is appropriate at this time to reconsider locational controls,such as zoning, on development in specfic areas of the county.

PUBLIC PARTICIPATION

Public participation was an ongoing feature during the development of this plan. Eleven regularly scheduled monthly meetings were held before the Pasquotank County Planning Board at their regularly scheduled board meetings. The public was notified prior to each meeting through notices in the local paper. Special meetings were held as different land use issues with a high degree of local concern were realized.

Special meetings were held concerning the effectiveness of the septic systems currently being use in the county that permits development on provisional soils. As a result of this discussion the County and the District Health Department are participating in a research effort being carried out by the NC State Agricultural Extension Service and the Albemarle Commission that will test the effectiveness of this system and will develop alternative methods should they be required.

A special public meeting was held to allow the Coast Guard to present there operational and capital improvement plans and to discuss what land use controls must be undertaken to control population density in the Approach and Crash Zones of their Air Facility. These discussions have led the county to reconsider the prospect of using zoning regulations as a possible development control.

Discussions of public service provisions led the planning board to recommend and have drafted revisions to the County's Subdivision Regulations and to have developed a Solid Waste Collection Site Ordinance. These activities generated other public meetings where collection service providers and developers eagerly expressed their views. Concern over the responsiveness of the County's Emergency Services has led to the development of a 911 emergency communication network in cooperation with Camden County and the City of Elizabeth City, additional public meetings

Two advertised Joint Public Meetings with the County Board of Commissioners and the Planning Board were held to discuss the development of the planning document and the various issues that were emerging.

One Workshop was held early on in the planning process where representatives from the Division of Coastal Management presented an overview of the CAMA Planning Process and what the expectations were in the planning process.

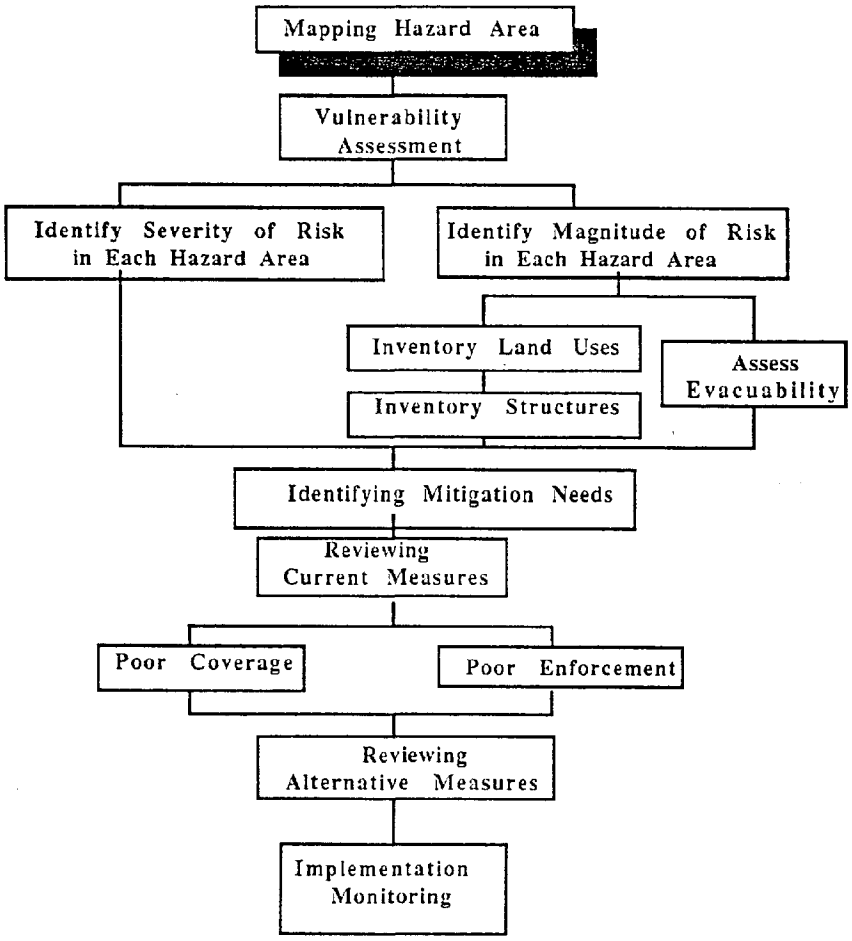
STORM HAZARD MITIGATION, POST-DISASTER RECOVERY PLAN

The purpose of this section is two fold:

1) to assist the county in managing development in those areas most likely to suffer damages from a severe storm or hurricane; and

2) to reduce the risk to life and property from future hurricanes.

High winds, flooding, intense wave action, and coastline erosion are the four physical forces of a severe storm or hurricane that create threats to life and property. Flooding claims the most lives during severe storms or hurricanes; high winds cause the most property damage. Only by identifying those areas in the county most likely to suffer damage from any of these forces or combination of these forces can a community develop a meaningful storm mitigation plan.



Using the planning scenario recommended in *BEFORE THE STORM: Managing Development To Reduce Hurricane Damages*, by McElyea, Brower,and Godschalk, the community can identify the areas most likely to sustain storm damages and make a vulnerability assessment of the identified storm hazard area. The vulnerability assessment includes the severity and magnitude of risk in each storm hazard area. The following chart taken from *BEFORE THE STORM* outlines the

procedure and the sequence of steps used in the storm hazard mitigation process.

Storm Hazard Area

The following Composite Hazard Map indicates those areas in Pasquotank County most likely to sustain damage from flooding and other water related hazards, such as wave action and shore erosion. The map is a composite of the flood hazard areas indicated on Slosh Maps prepared by NC Division of Emergency Management and of identified Areas of Environmental Concern located in the county. All of the county is assumed to be susceptible to wind damage, so this area is not mapped.

Vulnerability

Vulnerability of an area is measured by both the severity and magnitude of risk. The severity ranking is based on the number of physical forces likely to affect a particular identified storm hazard area. The rankings suggested by McElyea, Brower, and Godschalk is a scale from 1 to 4. Areas likely to receive damage from all four physical forces of a hurricane are ranked as 1; those receiving only wind damage are ranked as 4. The magnitude of risk is based on the population and the number and value of developed properties in the storm hazard areas.

Severity of Risk

The table below ranks the severity of risk associated with the identified storm hazard areas in the county and the physical forces affecting the different areas.

Magnitude of Risk

As the Risk Table below shows, severe storms and hurricanes most seriously affect the special flood hazard areas in the county. The boundaries of these designated areas have been officially designated by the Federal Emergency Management Agency (FEMA). Pasquotank County is in the regular phase of the National Flood Insurance Program. The Federal Emergency Management Agency has prepared Flood Hazard Boundary Maps for Pasquotank County; these maps establish flood elevations for all sections of the county and are available from the County Building Inspector.

RISK TABLE FOR HAZARD AREAS

HAZARD AREA	EXPOSURE TO DAMAGING FORCES				
	SEVERITY RANK	EROSION	WAVE ACTION	FLOODING	HIGH WIND
PUBLIC TRUST WATERS	4	#		*	+
FLOOD HAZARD AREA	3	+	+	+	+
REST OF THE COMMUNITY	4				+

Exposure Level: (+) High, (*) Moderate, (#) Low

Estuarine Shoreline

The Estuarine Shoreline would be the AEC that would suffer the most damage. This area is subject to damage from wind, flooding, and from wave action in those areas fronting the Sound. There is a substantial amount of recent residential development along the Pasquotank River. Most of this development is north of New Begun Creek and would be sheltered from severe damage from wave action. The main threat is high winds and flooding.

Flood Hazard Area

The special flood hazard areas designated by FEMA in Pasquotank County are the wooded swamps and marsh areas along the Pasquotank River and the bottom land surrounding the major creeks and streams in the county. These areas are essentially undeveloped except for an occasional abandoned agricultural building. Forests and forestry are the primary land uses and activities in these areas. Occasional flooding will not damage the forests and will cause only minor inconveniencies or delay to most forestry activities.

Public Trust Waters

The Creeks and tributaries feeding into the Estuarine portion of the Pasquotank River and directly into the Albemarle Sound are the most likely Public Trust Waters to suffer severe damage. Flooding and high winds would inflict the greates damage.

Rest of the Community

High winds cause most of the property damage in Pasquotank County, simply because they affect all properties. Damage is of two types:

1) *direct wind damage*, and

2) *indirect wind damage from downed trees, wind-born debris, and downed utility lines*. Wind damage potential increases almost exponentially as the number of mobile homes in the county increases.

Evacuability

The county has adopted an evacuation plan . The plan establishes various teams, their responsibilities and identifies team members and alternates. The Main evacuation routes are US 158, US 17, and NC 34. Nine predetermined shelter sites have been established and their staffing determined. Residents living south of New Begun Creek would need to begin evacuation early since the creek may flood the highway.

Policy Statement

Issue: Mitigation of Storm Damage

Findings:

County areas affected by the various storm hazards are as follows:

Hazard	Area Affected
High Wind	Entire County
Flooding	100-year Flood Hazard Area Public Trust Waters
Erosion	Shorelines of Public Trust Waters Flood Hazard Areas

The greatest collective damage is from wind damage because the whole county is affected. Most seriously affected developed areas are those with property improvements in flood plains areas. Greatest risk potentials are the Flood Hazard Areas.

Previous 1981 Policy:

None

Current 1987 Policy:

It will be the policy of Pasquotank County to enforce all controls and regulations it deems necessary to mitigate the risk of severe storms and hurricanes to life and property.

Implementation Strategies:

1) High Winds

Pasquotank County will follow and support the N.C. State Building Codes and their requirements regarding design for high velocity winds. The County also supports requirements for mobile homes such as tie-downs that help reduce wind damage. Pasquotank County enforces construction and mobile home installation standards for 100-mph winds.

2) Flooding

Pasquotank County will support the hazard mitigation elements of the National Flood Insurance Programs. Pasquotank County, which is in the regular phase of this program, supports regulations regarding elevation and flood-proofing of buildings and utilities. The county also supports CAMA and 404 Wetland Development Permit processes.

3) Wave Action and Shoreline Erosion

These are not issues.

Post Disaster Recovery Plan

Pasquotank County proposes the following Disaster Recovery Plan as a general outline of the procedures the County will follow in the event of a major disaster. The plan includes a timetable for carrying out recovery activities and a list of personnel who will be responsible for each component of the plan.

PURPOSE:

This plan has been developed to provide for an orderly and coordinated recovery and reconstruction of areas of Pasquotank County suffering the effects of a major disaster. The underlying goals of this plan are to minimize the hardships to affected residents, to restore and initiate reconstruction in a timely manner, and to reduce or eliminate any bottlenecks in securing Federal or State Disaster Assistance.

ORGANIZATION:

The Board of County Commissioners will function as the Pasquotank County Recovery Task Force. The mission of the task force is to direct and control recovery activities and to formulate recovery policies as needed.

SUPPORT TEAM:

The County Commissioners will designate the following Recovery Support Team to assist in the implementation of this plan. The mission of the support team is to provide personnel and resources for the implementation of recovery activities as directed by the Recovery Task Force.

SUPPORT TEAM COMPOSITION AND RESPONSIBILITIES:

Pasquotank County Manager:
To manage, control, and coordinate the efforts of the support team.

Sheriff:
To provide additional surveillance in the disaster area; to locate obstructions to traffic; and to advise the County Manager of the location of downed transmission lines, ruptured water lines, etc.

Tax Supervisor:
To provide and direct personnel in carrying out damage assessment; to prepare damage assessment reports for the Recovery Task Force; and to revise property records.

Building Inspector:
To assemble personnel and to conduct a survey of structural conditions in the disaster area; to coordinate actions with the Tax Supervisor, and to prepare structural damage reports and classifications of damages.

Social Services Director:
To provide personnel to assist in finding shelter for persons who are homeless; to assist applicants in requesting aid from various state and federal agencies providing disaster relief.

County Health Officer:

To conduct damage assessment of on-site water supplies and sewage disposal systems; to prepare damage reports; and to make recommendations concerning restoration and reuse of on-site systems.

Water Service Director:

To conduct assessment of public utilities; to assemble personnel for clean up; and to organize and direct the restoration of public utility service.

Schedule of Activities

Recovery activities will consist of two types: preplanned activities that can begin immediately or as soon as is reasonably possible after the storm has passed; and long-term, permanent reconstruction activities that will be begun once the extent of the damage is known.

IMMEDIATE ACTION:

1) Declare a moratorium on all repairs and development

2) Begin clean-up and debris removal

3) Coordinate the restoration and repair of electrical service to affected areas

4) Begin Emergency repairs of essential public facilities

5) Maintain additional surveillance and extra security measures in affected areas

6) Deploy assessment teams

7) Prepare assessment reports

These immediate actions should be completed within ten days of the storm event.

Longterm Reconstruction Actions

8) Evaluate, classify, and map damages

9) Review of moratorium decision

10) Establish priorities for public facilities repair

11) Submit damage report to State and Federal agencies

12) Notify affected property owners of damage classifications and required repairs

13) Lift moratorium on repairs not requiring permits

14) Lift moratorium on siting of replacement mobile homes

15) Lift moratorium on conforming structures requiring major repairs

16) Assist affected property owners with damage registration and filing request for disaster relief

17) Negotiate with property owners needing improvements to on-site water and sewage systems

18) Lift moratorium on repairs and new development

The duration of the reconstruction and recovery period will depend on the nature and extent of the storm damage. Repairs of minor structural damages should be able to commence within two weeks of the storm event.

Damage Assessment

As soon as possible after the storm, the assessment teams will be deployed to measure the extent and nature of the damages and to classify structural damages to individual structures. The inspection teams will consist of the County Building Inspector, the County Health Officer, and the Director of the County Water System. Before any new construction will be permitted in or adjacent to any Area of Environmental Concern CAMA major and minor permit officers will be consulted.

The assessment will not be detailed, but will provide an initial overview of the scope of storm damages, an inventory of affected properties, and preliminary assessments of the extent of damages to individual structures. Detailed inspections are being sacrificed in an effort to save time in beginning restoration activities and in securing disaster relief from various State and Federal Agencies offering financial assistance.

Damage Classification

Structural damages will be classified in the following manner:

Destroyed -	if estimated repair costs exceed 75% of assessed value
Major Repairs -	if estimated repair costs exceed 30% of assessed value
Minor Repair -	if estimated repair costs are less than 30% of assessed value

Reconstruction Development Standards

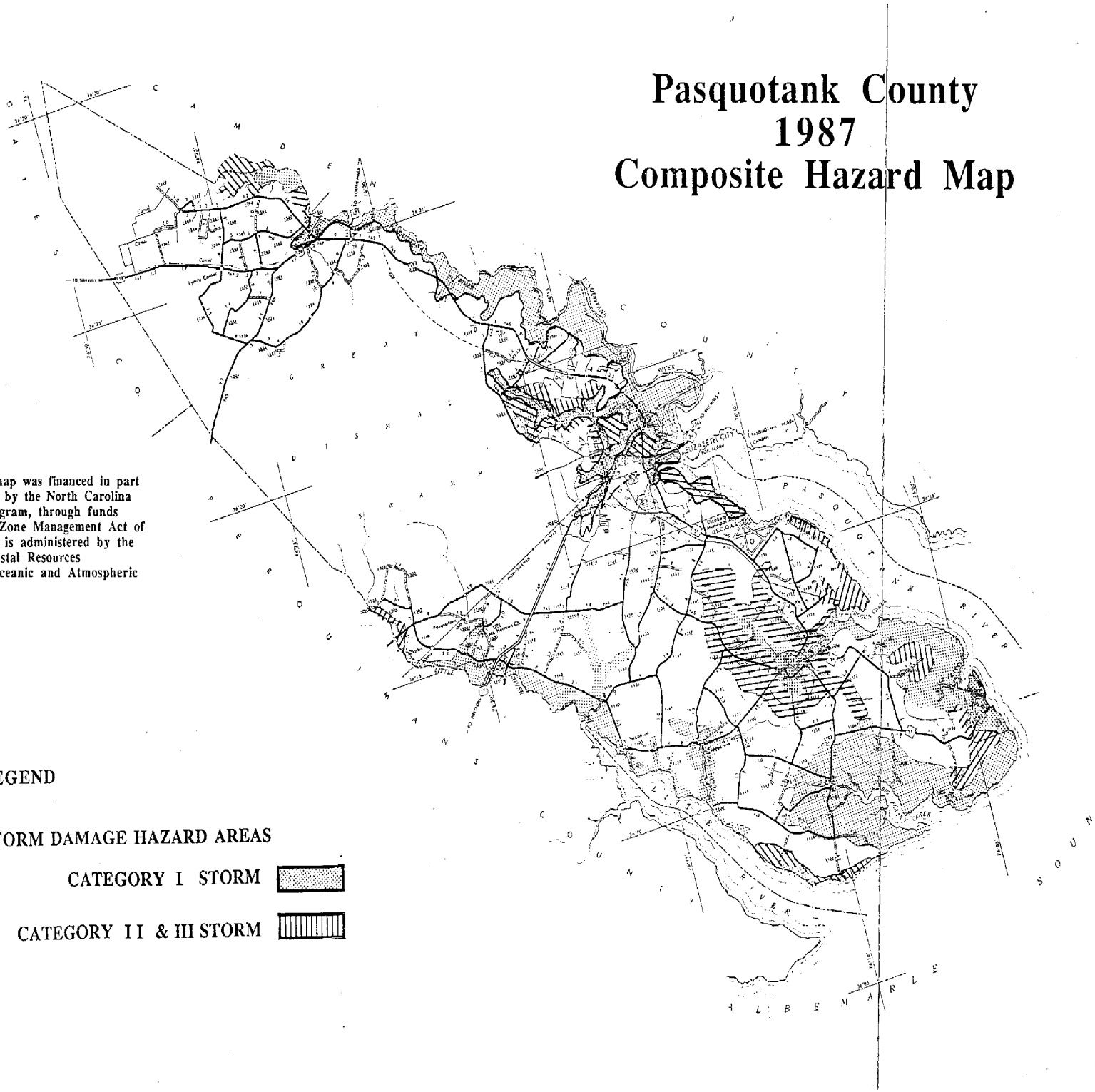
In general, all units requiring major repairs and all new construction shall comply with all development regulations in force at the time repair or new construction is initiated. This shall include compliance with all provisions of the building code governing construction in 100 mph wind velocity zones, all regulations concerning development in designated Special Flood Hazard Areas, and all Health Department Regulations regarding on-site septic systems.

The lone exception to this general rule concerns the application of development restrictions on affected residential lots smaller than 15,000 square feet (the minimum lot size required by the County Health Department). Where structures on these substandard sized lots have been classified as either "destroyed" or requiring "Major Repair" as a result of the storm damage, the County shall make a determination concerning reconstruction and reuse with or without improvements to the on-site disposal system on a case basis.

Development Moritoria

The immediate development moratoria will remain in effect until the assessment reports are completed and the scope and nature of the storm damage has been fully reviewed by the County Commission. The County Commission at that time may rescind or extend the duration of the moratoria based on their assessment of the situation. Such decisions of the Commission may affect all or any portion of the county.

Pasquotank County
1987
Composite Hazard Map



The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resources Management, National Oceanic and Atmospheric Administration.

LEGEND

STORM DAMAGE HAZARD AREAS

CATEGORY I STORM

CATEGORY I I & III STORM

LAND CLASSIFICATION SYSTEM AND LAND USE MAP: PASQUOTANK COUNTY

Land Classification System

The land classification system presented here provides the mechanism for implementing the county's development policies according to geographical areas of the county. The Pasquotank County land classification system is based on the standardized CAMA land classification system. Through this system, the the Pasquotank County Board of Commissioners have designated general geographical areas of the county for anticipated or permitted development densities, for permitted or anticipated services to support development, and for anticipated growth. The policy statements and implementation strategies stated in this plan are then applicable to areas of the county containing resources that have been identified for protection or development. The land classification system is not a regulatory instrument, but a general application guide for the county's growth policy.

It is the intent of the Pasquotank County Board of Commissioners to view the boundaries as flexible rather than intractible. The land use classification areas delineated on the Land Classification Map should be viewed as approximate and general whereby slight intrusions by developments permitted in areas designated for greater development densities and more intensive infrastructure improvements into areas designated for lesser densities and minimal infrastructure improvements shall not be viewed as an amendment to the land classification map.

The County is classifing a large portion of its area as transitional . The purpose for this classification is to permit developers to construct community waste disposable systems for their individual developments. This classification does not increase the allowable density in the area and does not mean that the County anticipates growth . Existing county development regulations now permit single-family densities in excess of the 500 units per square mile specified as a minimum for this classification. Due to the severe septic tank limitations of soils in the county the county commissioners feel that by permitting developers to construct community sewer systems housing may become more affordable and the threat of contamination to the county's groundwater reduced.

Land Classification Map

The land classification map provided here gives local governments and the general public a convenient reference for identifying those geographic areas of the county designated for specified types, levels, and patterns of development. The approximate location of the land classification boundaries are indicated on the land classification map. These boundaries should not be construed as being definite.

Land Classification Districts

The CAMA land classification system contains five broad development classes: developed, transitional, community, rural, and conservation.This system emphasizes the timing of development of growth rather than the establishment of severe use restrictions.

Developed:

The purpose of the developed classification is *"to provide for continued intensive development of existing cities"* [NCAC 15: 7B .0204 (d)(1)(A)].

The regulations also establishes specific qualifying densities for this district as well as specific land use characteristics.

The only area in Pasquotank County meeting the regulatory description of this district is the incorporated town of Elizabeth City. The developed land classification, then, is composed only of the incorporated area of Elizabeth City. Permitted development is regulated by the Elizabeth City zoning ordinance.

Transitional:

The stated purpose of the transition class is *"to provide for future intensive urban developments on lands that are suitable and that will be provided with necessary urban services."* [NCAC 15: 7B .0204 (d)(2)(A)].

Transition lands generally lie along either side of US 17, US 158, and Main Street Extended through out the county extending approximately one mile on either side of US 17 and Main Street Extended, in the northern section of the county from a line one mile south and running parallel to SR 1001 and SR 1354 reaching northward to the County line, and forming a band of land encirciling the southern half of the county and extending approximately one-quarter mile to the inland side of the most obvious perimeter road shown on the land use classification map

Community

CAMA regulations define the community district as mixed use, low-intensity, clustered development generally associated with rural crossroads communities.

In Pasquotank County, the areas designated as community are all existing crossroads communities that exhibit clustering; this is essentially all land areas with more than three adjacent minimum-sized lots of record. The minimum lot size in the county is 15,000 square feet if served by public water and 20,000 square feet if an on-site water supply is used.
The community of Weeksville and its environs located in the southern half of the county and totally surrounded by transitional lands as indicated on the Land Classification Map.

Rural Service:

The stated purpose of the rural district is *"to provide for agricultural, forestry, mineral extraction, and various low-intensity uses on large sites including low density dispersed residential uses. . ."* [NCAC 15: 7B .0204 (d)(4)(A)].

The regulations indicate that development in these areas will use on-site water supplies and waste-water disposal systems. The County has made public water available to all of the county; therefore, the county has created a rural service sub-district to provide public water to the type development described in the CAMA rural classification. The rural service district covers most of the county.

The only area designated as Rural Service lies in the northern partion of the county in an area known as "the Desert" and composed of lands generally associated with the Great Dismal Swamp.

Conservation:

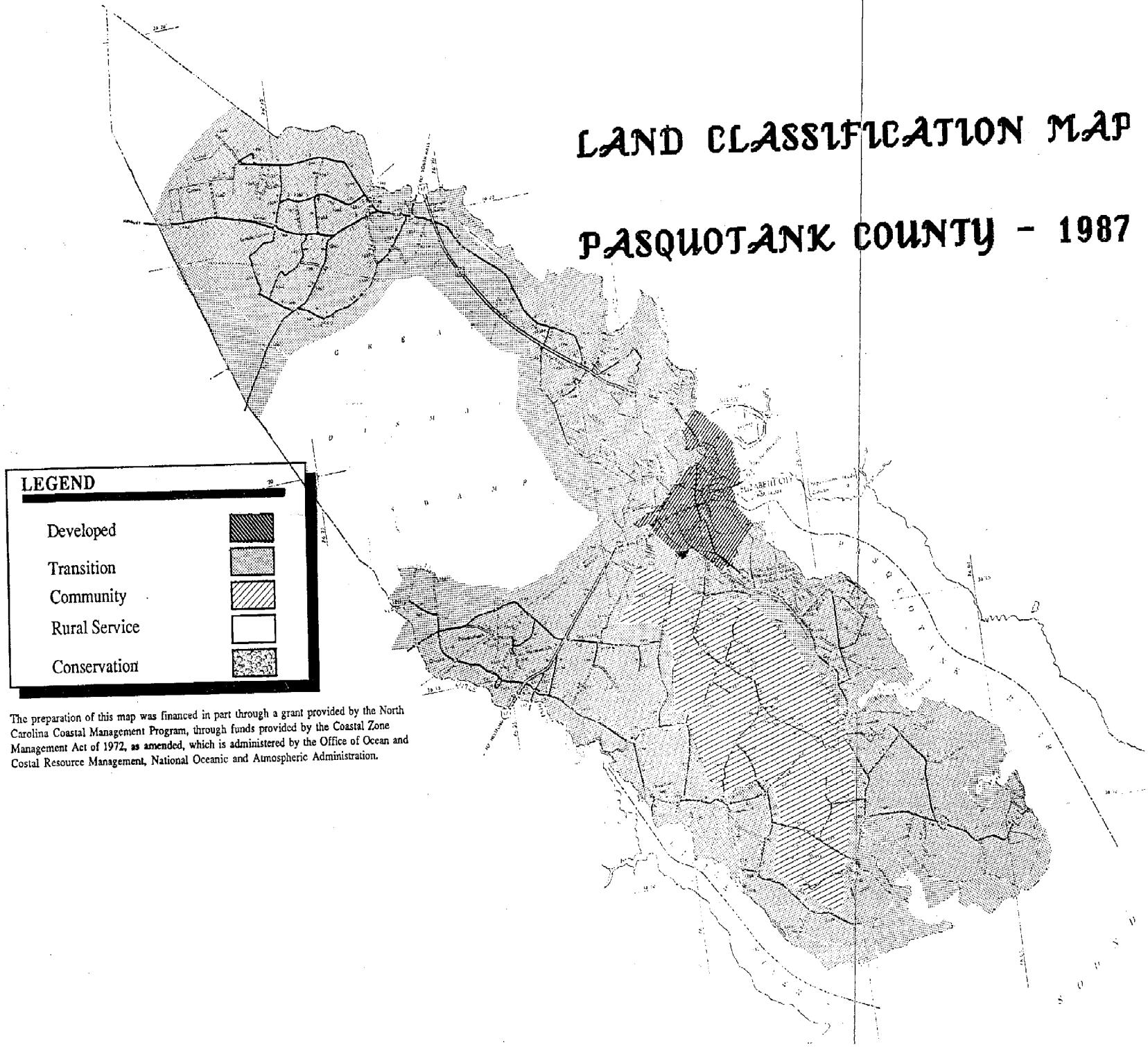
The stated purpose of the conservation class is *"to provide for effective long-term management and protection of significant, limited, or irreplaceable areas"* [NCAC 15: 7B .0204 (d)(5)(A)].

In Pasquotank County, conservation areas include all areas of environmental concern designated by CAMA and all 404 wetlands.

All land uses that can be permitted under the existing CAMA regulations and US Corps of Engineers 404 Wetlands regulations are allowed in the conservation district.

LAND CLASSIFICATION MAP

PASQUOTANK COUNTY - 1987



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RELATIONSHIP BETWEEN LOCAL POLICIES AND LAND CLASSIFICATION

All policies developed during this planning process and formally stated in this document have consistently emphasized the County's intent of relying on existing local development regulations and on the various state and federal agencies with jurisdiction.

The land classification system provided in this document makes no restrictions on land use. Any development is permitted on any site if such development complies with existing local regulations and with the various permit requirements of the state and federal agencies with jurisdiction.

Inter-Governmental Coordination

Pasquotank County has designated areas adjacent to Elizabeth City as transitional lands. Much of this area is composed of the extra-territorial jurisdiction of Elizabeth City. This designation generally reflects the land use plan prepared last by Elizabeth City. Growth trends indicate that this area will receive a large portion of the new development expected to occur the five year planning period. Any development densities greater than one dwelling unit per 20,000 square feet will have to occur in these areas and is almost completely contingent of the City's sewer expansion plans.

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