North Carolina. Dept. of Natural Resources + Community Development. U.S.

AULANDER

LAND DEVELOPMENT PLAN

AULANDER, NORTH CAROLINA

COASTAL ZONE
INFORMATION CENTER

HT
168
.A95
L36
1977

AUTHENTICATED
U.S. GOVERNMENT
INFORMATION
GPO

BIBLIOGRAPHIC DATA SHEET	1. Report No.	2.	3. Recipient's Accession No.

4. Title and Subtitle
Land Development Plan
Aulander
North Carolina

5. Report Date
December 1977

6.

7. Author(s)
Mid-East Commission/Ricky McGhee

8. Performing Organization Rept. No.

9. Performing Organization Name and Address
N. C. Department of Natural Resources
and Community Development
P. O. Box 27687
Raleigh, North Carolina 27611

10. Project/Task/Work Unit No.

11. Contract/Grant No.
2278

12. Sponsoring Organization Name and Address
National Oceanic and Atmospheric Administration
2001 Wisconsin Avenue, N. W.
Washington, D. C. 20235

13. Type of Report & Period Covered

14.
Final

15. Supplementary Notes

16. Abstracts

The document "Land Development Plan" is the first of its kind for the town of Aulander. The intent of this document is to depict how land within the town is now used and recommend how it should be used. General guidelines for development for the next twenty-three years are provided. Also a three-year work program is outlined.

17. Key Words and Document Analysis. 17a. Descriptors

Land Development Plan

17b. Identifiers/Open-Ended Terms

17c. COSATI Field/Group

18. Availability Statement
Town Clerk
Aulander, NC

19. Security Class (This Report)
UNCLASSIFIED

20. Security Class (This Page)
UNCLASSIFIED

21. No. of Pages
70

22. Price

North Carolina. Dept of Natural Resources + Community Development.
HT168.A95 L36 1977 c.1
wp

LAND DEVELOPMENT PLAN

Aulander, North Carolina
1977

Prepared by

AULANDER PLANNING BOARD

Reverend Robert White, Chairman

Dot Rawls
Byum Minton

Margaret Adams
Artie Tayloe

For

THE CITIZENS OF AULANDER

To Be Implemented By

AULANDER TOWN COUNCIL

William P. Spivey, Mayor
Joe R. Jernigan
Betty Jo Redmon
W. H. Slade
Jerry Welch

Technical Assistance Provided By:

The Mid-East Commission
P. O. Box 1218
Washington, North Carolina 27889

PROJECT STAFF

Ricky McGhee, Project Planner
Emma S. Payne, Secretary
Barbara Dunn, Draftperson

TABLE OF CONTENTS

		Page
	TRANSMITTAL STATEMENT	
	SUMMARY STATEMENTS	
I.	INTRODUCTION	1
II.	REGIONAL SETTING	2
III.	HISTORIC DEVELOPMENT	2
IV.	NATURAL FEATURES	4
V.	POPULATION AND ECONOMY	6
VI.	COMMUNITY FACILITIES	10
	A. Water Supply System	10
	B. Wastewater Disposal System	12
	C. Transportation	12
VII.	EXISTING LAND USE	16
	A. Residential Land Use	18
	B. Commercial Land Use	19
	C. Social and Cultural Land Use	20
	D. Industrial Land Use	21
	E. Vacant, Wood, Agriculture Land Use	21
VIII.	LAND DEVELOPMENT PLAN	22
	A. Goals and Objectives	23
	B. Overall Development Plan	28
	C. Space and Locational Requirements	29
	D. Projected Land Needs	34
	E. Plan Effectuation	40
	F. Evaluation of the Plan	46
IX.	ASSESSMENTS	49
	A. Environmental	49
	B. Historic Preservation	51
	APPENDIX	52
	A. Evaluation Form	52

ILLUSTRATIONS

		Page
TABLE 1	POPULATION TRENDS	6
TABLE 2	POPULATION BY AGE AND SEX - 1970	7
TABLE 3	POPULATION PROJECTIONS	8
TABLE 4	ESTIMATED 1977 EXISTING LAND USE FOR AULANDER, N. C.	16
TABLE 5	PROJECTED LAND NEED 1977 - 2000	36
MAP 1	A REGIONAL PERSPECTIVE	3
MAP 2	WATER SUPPLY SYSTEM	11
MAP 3	WASTEWATER DISPOSAL SYSTEM	13
MAP 4	STREET SYSTEM	15
MAP 5	EXISTING LAND USE	17
MAP 6	LAND DEVELOPMENT PLAN	35

TOWN OF AULANDER

WEST MAIN STREET - POST OFFICE BOX 100

AULANDER, NORTH CAROLINA 27806

ADMINISTRATIVE

PHONE: 919-346-3541

We, the Town Council of the Town of Aulander, do hereby endorse the Aulander land use and housing elements (Land Development Plan and Housing Element) as general guides to the future growth and development of Aulander, this the 12th day of December, 1977.

W. P. Spivey

W. P. Spivey, Mayor
Town of Aulander

ATTEST:

Janet D. Emory

Janet D. Emory, Clerk

SUMMARY STATEMENT

AULANDER LAND DEVELOPMENT PLAN

Section 600.72 (a)

Refer to pages 10 - 12, 16 - 21 and 22 - 46.

Section 600.67 (b)

Refer to pages 23 - 28. Also see page 47.

Section 600.72 (c)

Refer to pages 29 - 34. Refer to the Overall Development Plan section, pages 28 - 29. Also see map 6 (Land Develcpment Plan.) Refer to pages 40 - 46.

Section 600.67 (b)

Refer to 46 - 47. Also see the Appendix.

Section 600.65 (b)

Refer to pages 49 and 50.

Section 600.66 (d)

Refer to page 51.

Section 600.73 (e) (1)

Refer to statement of transmittal.

Section 600.67 (b)

Aulander Land Development Plan and Housing Element are consistent in that they use the same population base data.

Summary Statement Continued-

Section 600.73 (e) (6)

The Aulander Land Development Plan is consistent with the Coastal Area Management Act, North Carolina Clear Air Act of 1967 and the State's Comprehensive Outdoor Recreation Plan. At present, there are no 208 activities in the Aulander Planning Area.

INTRODUCTION

The purpose of this report is to present the basic plan for land use and development in Aulander to the year 2000. This development plan is based on sound planning principles and the goals and objectives of the local people as represented by the Aulander Planning Board. It grows out of the objective examination of the past and present conditions in the town.

The Land Development Plan is the most important step toward the long-range physical development of Aulander. It should be adopted by the Town Council as a statement of policy. The plan provides a framework within which growth can take place economically and effectively. Aulander cannot afford unplanned growth because it is wasteful and creates problems that are expensive to remedy.

Proper use of this plan can save the taxpayers money by avoiding the wasteful use of land and by encouraging the development of land which is easily served by community facilities and services. Decisions made by both town officials and private developers that will affect the area should be based upon this development plan.

The Planning Board and the Town Council should occasionally evaluate and update these proposals. A large industry coming into Aulander, for example, could make the population projections for this report completely inadequate. This would also

affect projections for residential development and the needs for community facilities, as well as affect the economy in the community. That is implementation and the planning process must be a continuous one. This plan sets forth the major policies concerning the most desirable future physical design of the town through the location of land uses and its attempts to clarify the relationship between physical development and social economic goals.

REGIONAL SETTING

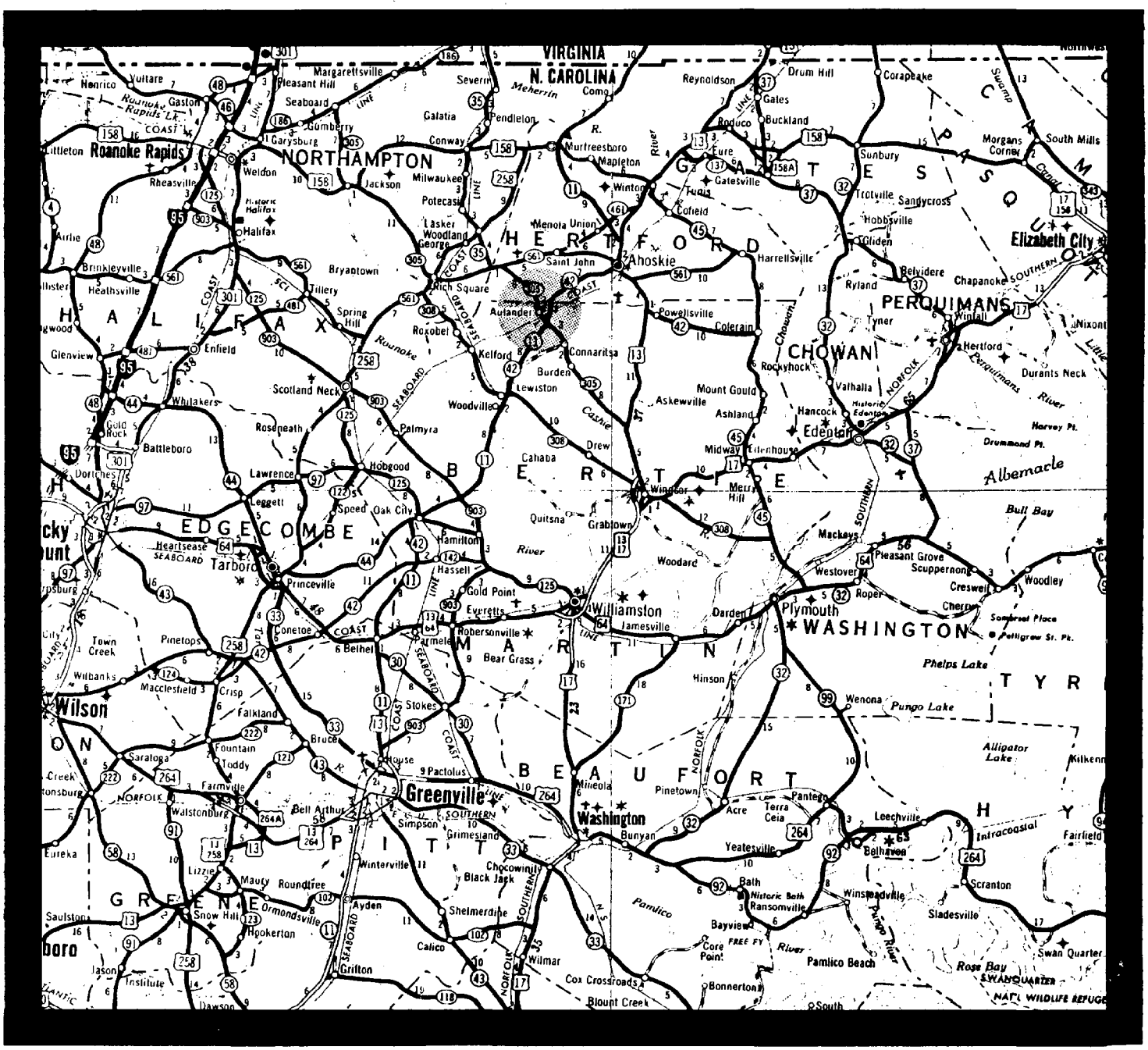
Aulander is the second largest incorporated area in Bertie County. Located in the northwest portion of the county, it is located in Mitchells township. The town is 21 miles northwest of Windsor, the county seat and 9 miles southwest of Ahoskie.

Bertie County is located in northeastern North Carolina. It is bounded on the north by Hertford and Northampton Counties. To the east is the Roanoke River and Halifax County. The Chowan River lie on its eastern boundary and the Roanoke River outlines Bertie County's southern boundary. Aulander lies aside state road 305 which runs in a north-south direction. North Carolina Highway 11 also runs along the eastern boundaries of the town. (See Map 1)

HISTORIC DEVELOPMENT

According to local legend, the land that now comprises

A REGIONAL PERSPECTIVE



MAP 1

the Town of Aulander was originally a land grant from King Charles II of England to one Nicholas Harmon, sometime after 1729. By 1875, a village with one log store had materialized on the site and was known as "Harmon's Crossroads."

Later Harmon's Crossroads came to be called Orlando and later "Aulander" its present name.

In 1885, about the time the Atlantic Coast Line Railroad Company laid its first track through the area, the town was incorporated. For a while, according to the record, "Aulander" was the largest town in the United States". The act incorporating the town was mistakenly written to show that its boundaries extended "1,000 miles north, south, east and west from Aulander". The error was soon corrected. From 1890 to the early 1920s Aulander grew considerable. During this time it was larger than neighboring Ahoskie.

From the 1920s through the 1960s, Aulander continued to grow but experienced a loss in population according to the 1970 census. However, the 1970s has seen renewed growth in Aulander mainly due to the introduction of The Blue Ridge Shoe Company plant to the area.

NATURAL FEATURES

The natural features of an area have several important implications for land use planning. The soil characteristics topography, hydrology, and general availability of natural resources can greatly affect the timing and scale of development within an area.

Most of the soils in Aulander have slight limitations for development. The soils are well drained to moderately well drained with only slight limitation for development and for agriculture. They are generally well adopted for septic tanks, sanitary landfills, but have moderate problems with sewage lagoons. As far as building is concerned, shallow excavations would have only slight limitations. Basements would be possible on high ground in this area and in general they would have fair to good bearing strength. In small areas of the town, largely in the southeast, the soils are not suitable for intensity types of development and therefore may pose a constraint on development.

The highest elevation in Aulander is approximately 73 feet above sea level, however, there are areas within the city limits which range to 55 feet above sea level. The town is centered around a depression which is the origination of the Fort Branch of Ahoskie Creek. The depression runs through the center of town and surrounding farmland. Rain storms of duration often cause flooding in the town limits that cover streets and yards with as much as two feet of water. More intense rain storms cause even more serious disruption and flooding.

During very dry periods the ground water table is as much as five to ten feet below ground level. During periods of steady but light rains the table rises as high as two to three feet from ground level. In periods of heavy rains the ground water levels reach the surface in many areas of town especially along the natural drainage way of Fort Branch.

The mean annual rainfall is approximately 47 inches with the highest monthly average in July of 6.8 inches.

POPULATION AND ECONOMY

As table 1 shows Aulander population had flunctuated in the last 35 years. From 1940-1950 the population increased, while from 1960-1970 the population decreased. These increases and decreases also coincide with those occurring in Mitchells Township and Bertie County during the same time period.

TABLE 1

POPULATION TRENDS

	1940[1]	1950[1]	1960[1]	1970[1]	1976
Aulander	1,057	1,112	1,083	947	1,140[3]
Mitchells Township	2,930	3,032	2,860	2,373	2,360[2]
Bertie County	26,201	26,439	24,350	20,528	21,000[3]

Source: 1) U. S. Census of Population
2) Mid-East Computations
3) Office of State Planning

The 1970 population of Aulander was 947, with 508 that total being female and 439 being male. Of this 1970 population of 947, 146 were Black and 801 were Caucasian. Table 2 reflects a more detailed breakdown of the 1970 population.

TABLE 2

POPULATION BY AGE AND SEX

AULANDER 1970

Age	Total	Male	Female	Percent of Total Population
Under 5 years	56	25	31	5.9
5-14	136	73	63	14.4
15-24	118	57	61	12.5
25-34	112	56	56	11.8
35-44	102	50	52	10.8
45-54	112	53	59	11.8
55-64	154	62	92	16.3
65+	157	63	94	16.6
TOTALS	947	439	508	100

Source: U. S. Census, First Count Summary, 1970.

The current estimated population of Aulander is 1,140. This represents a 20.3% change since 1970. This increase in population could be due possibly to several factors. One factor could be the introduction of The Blue Ridge Shoe Corporation's plant just outside the town's limits. Another possible factor could be the building of 70 public housing units in the town in 1975. A final factor that may have caused the estimated increase in population is the number of mobile homes moving into Aulander due to adequacy of water and sewerage systems and the lack of zoning and subdivision regulation within the town.

It is anticipated that Aulander's population will experience a decline until 1980. At that time the population should stabilize and experience a growth trend until the year 2000. Table 3 depicts projected population patterns.

TABLE 3

POPULATION PROJECTIONS

	1980	1990	2000
Aulander	1,081	1,155	1,232
Mitchells Township	2,350	2,400	2,480
Bertie County	21,200	21,800	22,400

Source: Mid-East Computations-1977

Aulander has as its main industry The Blue Ridge Shoe Company which has been located there since 1973. The Blue Ridge Shoe Company manufactures shoes, rubber soles, and leather. The company employs approximately 180 persons and is located just outside the corporate limits. The second largest employer in town is the National Peanut Corporation. This company process shell and unshelled peanuts and farm stock peanuts. It also employs approximately 90 persons.

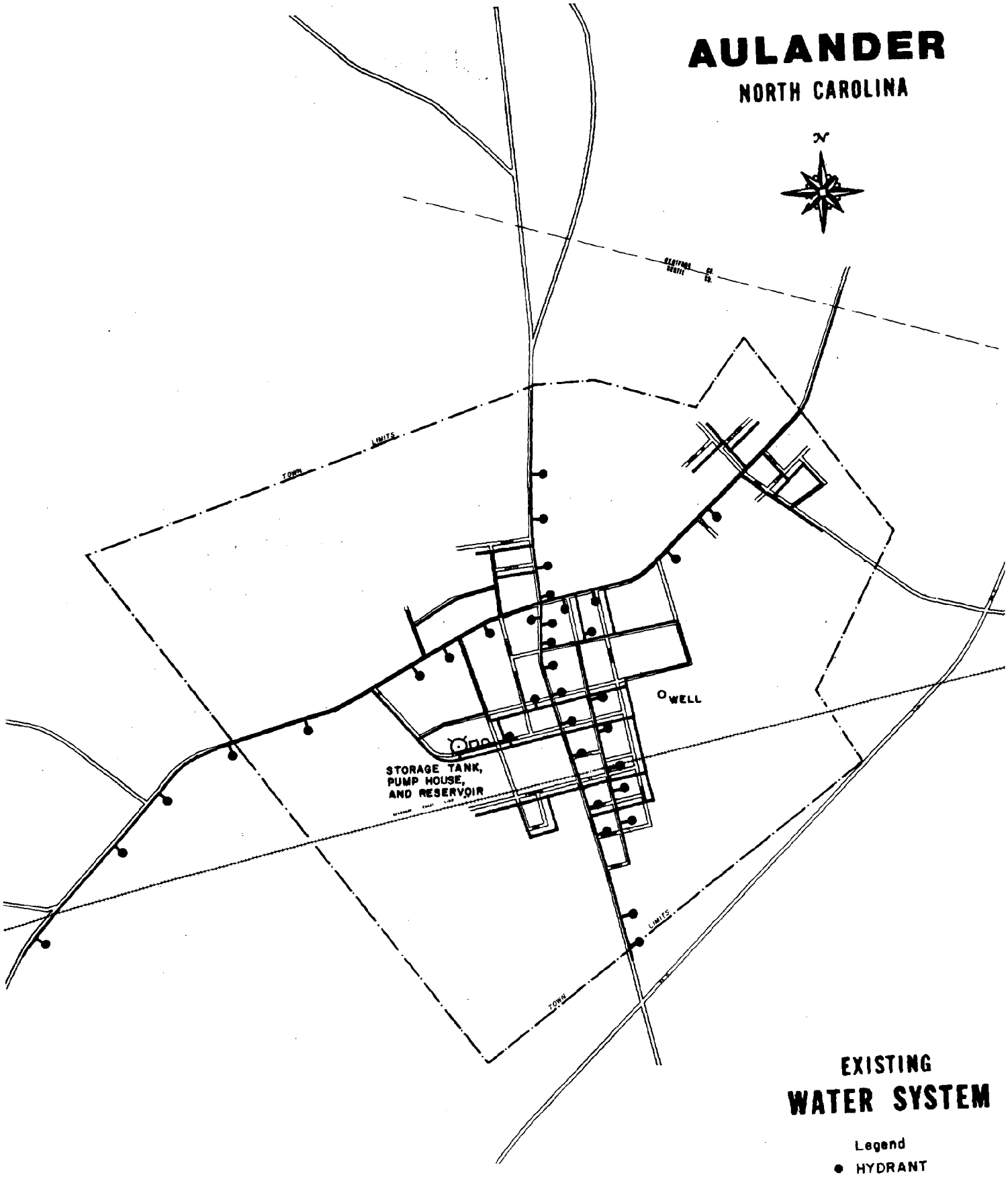
Recently, a new clothing firm has moved into Aulander. It is estimated that this firm could at a later date employ 35-40 persons.

COMMUNITY FACILITIES

There are many factors involved when discussing a community's facilities in terms of development potential, but for the purposes of this document only water supply system, wastewater disposal system and existing modes of transportation in the area will be mentioned.

Water Supply System

The Town of Aulander has a water supply and distribution system consisting of two deep wells, a 75,000 - gallon - elevated water tank and a 225,000 - gallon ground reservoir. Both tanks are located on Pearl Street. The wells located inside the town limits have a combine yield of 700 gpm. Only chlorination is required before the water enters the distribution system which serves most of the town's residents. The initial system was built in 1924. One of the existing wells, the elevated tank, and most of the water mains are at least 50 years old. Although the older well is presently in operation, there is some doubt about its dependability. Also the existing elevated tank is not currently sufficient to hold the supply of water as recommended by the North Carolina State Board of Health. Thus, it may be concluded that both supply and distribution systems may act as constraints to possible future development. (See Map 2 for displayed water system)


AULANDER
NORTH CAROLINA
N
TOWN LIMITS
WELL
STORAGE TANK,
PUMP HOUSE,
AND RESERVOIR
TOWN LIMITS
EXISTING
WATER SYSTEM
Legend
HYDRANT

MAP 2

Wastewater Disposal System

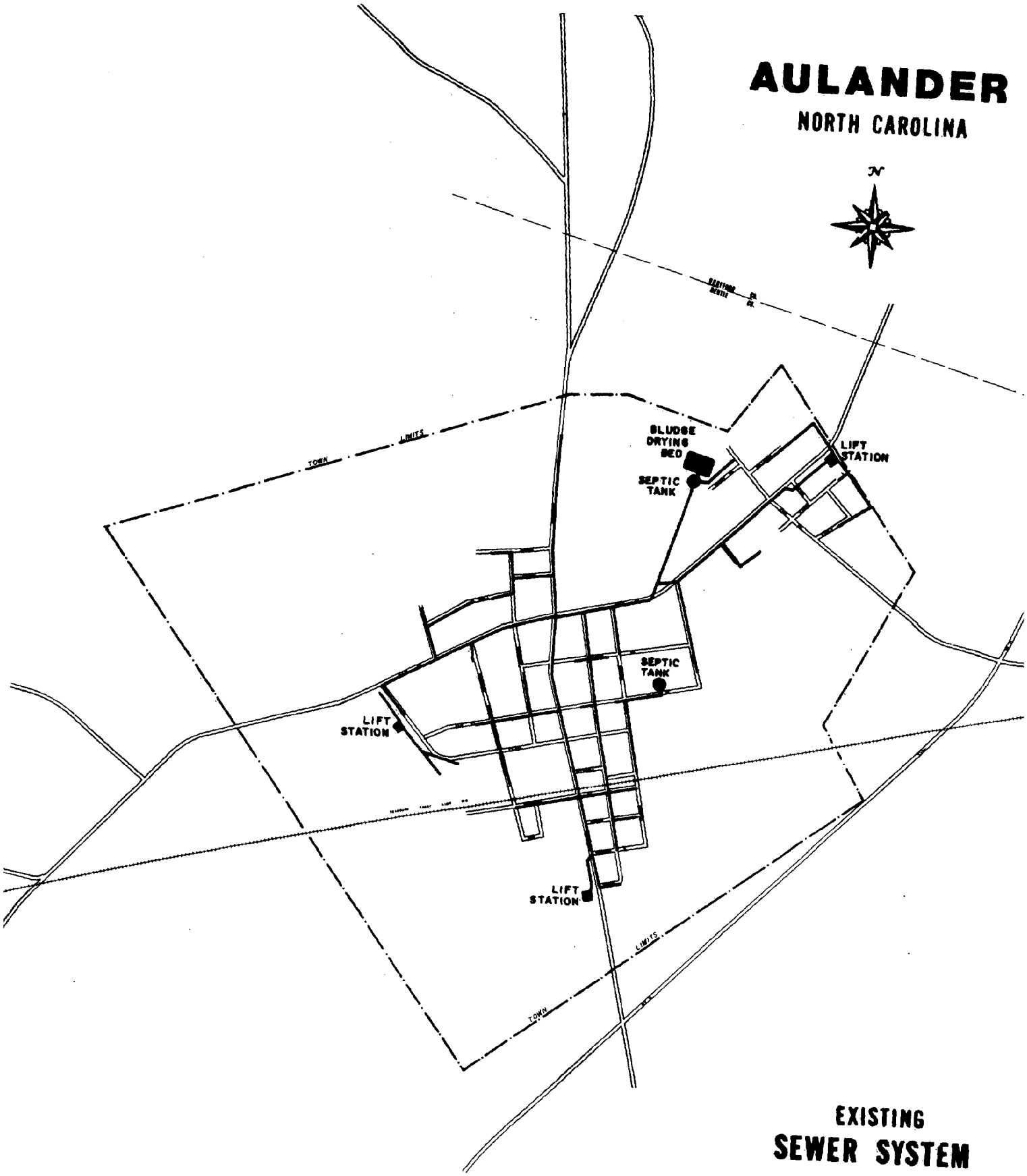
Aulander has a collection system and treatment facility affecting primary treatment. The treatment facility, constructed in 1962, has a design capacity of .008 mgd.

The wastewater collection system is a separate storm and sanitary sewer. It consists of approximately 5.2 miles of 8, 10, 12, and 15 inch collection lines and three lift stations. The system also has a small grit setting basin on the main 15-inch interceptor.

Two septic tanks operate as the towns primary treatment facility. According to the Ahoskie-Aulander 201 Facilities Plan the present condition of the town sewer system treatment is deteriorating. The Plan recommends the replacement of the existing septic tank treatment system by a new treatment facility which would produce the effluent quality in compliance with the effluent limitations established for the discharge into Fort Branch. Thus, the current condition of the wastewater system could act as a constraint of future development. (See Map 3 for delineation of the Wastewater Disposal System)

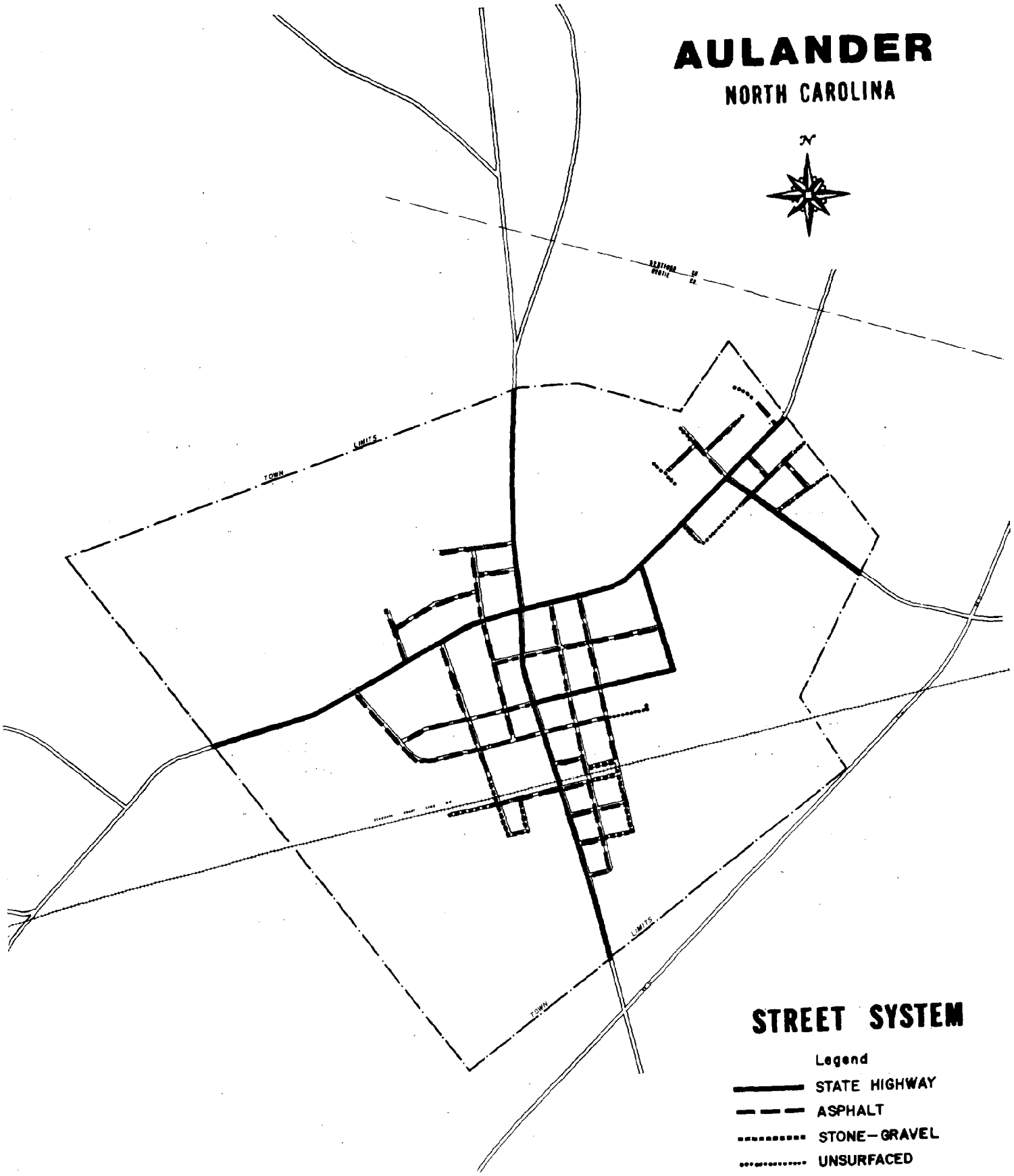
Transportation

Transportation routes along with water and sewer facilities are another major element of an area's development. A facility not within the corporate limits of Aulander but within close proximity is the Tri-County Airport. Recently, this facility


AULANDER
NORTH CAROLINA
N
TOWN LIMITS
SLUDGE DRYING BED
SEPTIC TANK
LIFT STATION
SEPTIC TANK
LIFT STATION
LIFT STATION
TOWN LIMITS
EXISTING
SEWER SYSTEM

MAP 3

received funds for modernization and it is expected that this will bring new economic growth to the area. How much of this growth Aulander can expect to receive remains to be seen. Another major transportation facility that could have some effect on Aulander's development is State Highway 11 which run along the eastern boundaries of the corporate limits. This route which runs in a north-south direction could at a later date be a catalyst for growth. A third important element of Aulander transportation network could be its internal street system. There are 6.3 miles of streets in Aulander; 4.46 miles or 69.7% having an asphalt surface; 1.01 miles or 15.9% being made of stone or gravel and .92 miles or 14.3% are unsurfaced. The State of North Carolina maintains 3.5 miles or 57.7% of the town streets. Within the past year three streets, totaling six blocks have been paved in Aulander and three more are scheduled to be paved in the near future. (See Map 4 for Street Classification Map)


AULANDER
NORTH CAROLINA
N
TOWN LIMITS
TOWN LIMITS
STREET SYSTEM
Legend
STATE HIGHWAY
ASPHALT
STONE-GRAVEL
UNSURFACED

MAP 4

EXISTING LAND USE

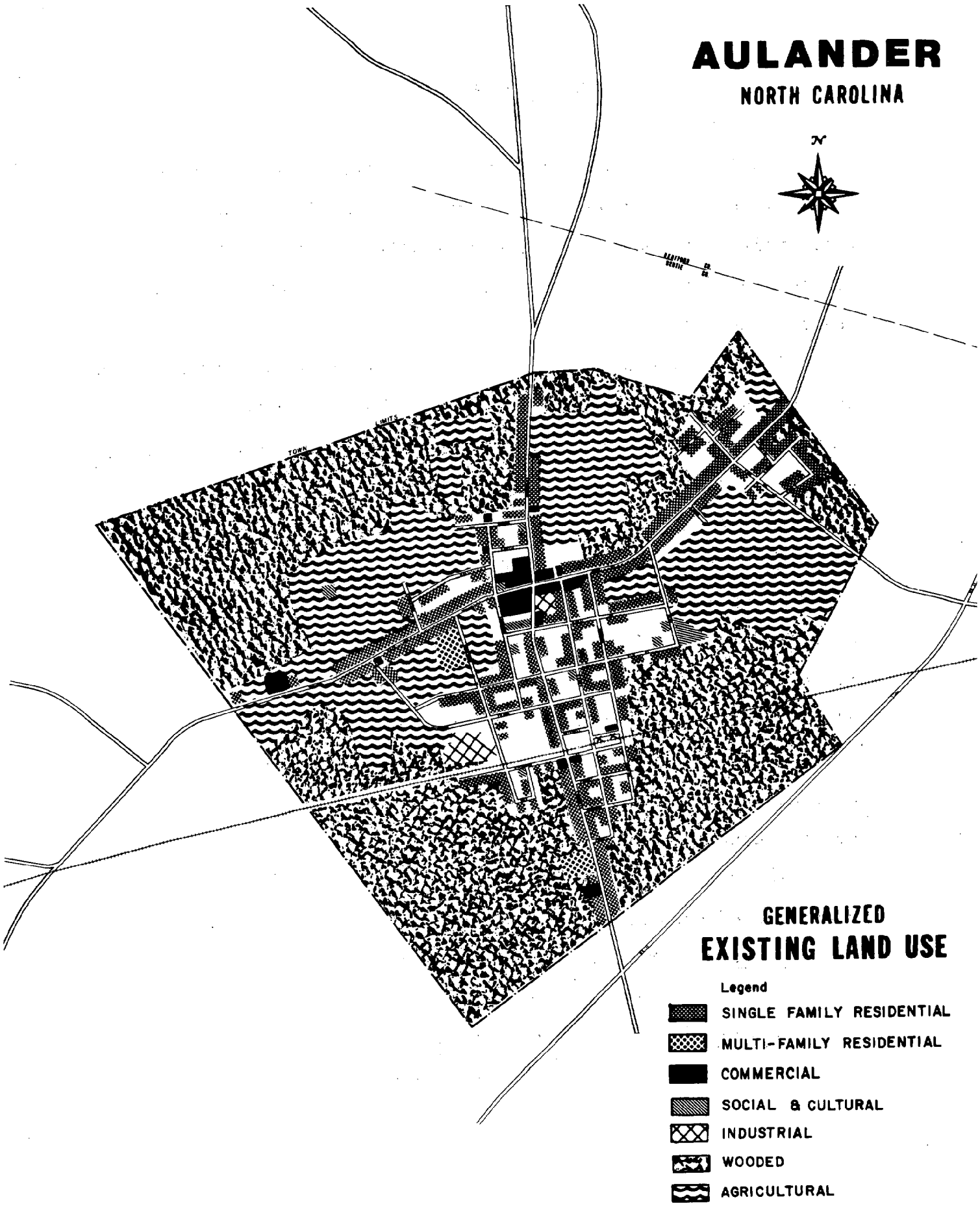
The primary purpose of the Land Use Survey and Analysis is to provide an inventory of the various activities that occupy the land in the Town of Aulander. By analyzing both the existing land use and the physical features of the land, factors that have influenced development in the past and the influences these factors will have in the future on development in Aulander will become apparent. From this analysis, insight into the best arrangement for future development in Aulander for comparison of growth and changes. The table below reflects existing land use patterns in Aulander. (See Map 5 for Existing Land Use)

TABLE 4

ESTIMATED 1977 EXISTING LAND USE FOR AULANDER, N. C.

Land Use	Acreage	% of Total	Percent of Developed Land
Residential	135	13	74.5
Commercial	11	1	6.1
Social and and Cultural	24	2	11.1
Industrial	15	1	8.3
Vacant Wooded Agricultural	876	83	
Totals	1,057	100	

Source: Existing Land Use Map based on Windshield Survey by Mid-East Commission staff and examination of Bertie County's Tax Records.


AULANDER
NORTH CAROLINA
N
GENERALIZED
EXISTING LAND USE
Legend
SINGLE FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
COMMERCIAL
SOCIAL & CULTURAL
INDUSTRIAL
WOODED
AGRICULTURAL

Residential

Residential acreage accounts for approximately 13 percent of the land area inside the corporate limits of Aulander. The residential development is devoted mostly to single-family homes with a major portion of these located on lots less than one-half acre in size.

The most recent residential development has occurred in the northern section of the town limits in what is known as the Pines View area. All of this development has been in single-family units on lots averaging ¼ acre in size.

According to the 1970 Census there were 336 occupied housing units in Aulander. Out of that total 118 were renter occupied while 218 were owner occupied. Also in 1970 there were 18 overcrowded units, and 64 units without plumbing. Thus, it could be said that the town had 82 substandard units or 24.5 percent of the occupied housing stock was substandard.

A recent residential survey was done in Aulander to determine the number of additions to the housing stock and general conditions of dwelling units.

The following classifications were used to determine the condition of housing:

Standard - No defects or only minor defects which normally would be corrected during the course of regular maintenance.

Deteriorated - Needs more repair than would be provided during the course of regular maintenance, such as broken window panes, doors, and sinking foundations.

Dilapidated - Critical defects so widespread that it should be virtually rebuilt or torn down.

A total of 477 units were inventoried within the corporate limits of Aulander. Of that total, 50 or 10.6 percent were trailers or mobile homes, 326 or 68.4 percent were single-family units and 100 21.0 percent were multi-family units. Of the 476 units surveyed, 394 were classified as standard, 64 were deteriorated and 18 were dilapidated.

As can be seen Aulander has a large number of standard housing units, however, there are small scattered areas within the town that are blighted. There could a a number of reasons for the substandard units in Aulander but basically low family income, absentee owners, and a gradual decline of the agriculture economy would be the main reasons. A more detailed examination of the housing situation may be found in Aulander's Housing Element.

Commercial

Commercial land use makesup about 11 acres of the total town's acreage. Most of this acreage is devoted to the CBD (Central Business District) which is located mostly on Main and Commerce streets. Currently, there are about 39 commercial establishments in the town limits. These businesses range from beauty and barbershops to gas and oil companies. Although most of the commercial activity may be found in the CBD, scattered commercial sites may be found outside this area. Presently, there are about 4 vacant commercial buildings inside the town limits.

Social and Cultural Land Use

Land use in this category includes schools, churches, cemeteries, recreation and other public facilities.

Presently, there are no operating schools in Aulander. Also there are only three churches within the corporate town limits. The town maintain one publicly owned cemetery which encompasses four acres. There are a number of family gravesites also in the town. In terms of recreational land Aulander has approximately 6.50 acres of recreational land. Most of this is encompassed in the old school site which the town recently purchased from the County. There are double tennis courts on Canal Street and one single court on Rice Street. The town also maintain the first and only lighted crocket court in North Carolina on Elm Street. Also the town has a privately owned swimming pool and a public library.

Although the town does not have much of its present land in recreational use there is much social activity in town. Such organizations as the Lions, Ruritans, Jaycees, Jaycettes, Fire Department, Lady's Auxiliary and Mason, occasional give social events throughout the year. It could be said that currently 24 acres of land is utilized for cultural and social uses inside Aulander.

Industrial Land Use

Aulander has only one industry located inside its corporate boundaries and that industry is the National Peanut Corporation which is located on the southwest end of Chestnut Street. The company recently expanded its plant and had made tentative plans for future expansion. Presently, 15 acres of land are classified as industrial in Aulander. The Bertie County Economic Development Commission list one available industrial site in the Aulander area. This site is located just outside the southeast boundary of the town along NC Route 1209 and NC Route 1213.

Vacant, Wood, Agriculture Land Uses

Presently, 876 acres of the land in Aulander is vacant, wooded or agricultural land of the total area in Aulander. Most of this category is composed of wooded land along the eastern, southern and corporate limits. Most of the farmlands and vacant lands can be found in the southwestern and northeastern part of the town. Some vacant lots may also be found inside the developed areas to the town. The town owns approximately 2 acres of vacant land inside the town and 2 acres outside the town. Almost all wooded agriculture and vacant land is owned by either a few local individuals, absentee owners or local industry.

LAND DEVELOPMENT PLAN

The Land Development Plan reflects a carefully studied estimate of future land requirements. It indicates how development should proceed to insure a desirable physical environment. Also incorporated in this proposal is an explanation for the planned growth of the planning area. It adheres to the highest standards of health, safety, convenience and economy in a living environment.

A clarification of terms used is appropriate at the outset. The following definitions are offered as a means of differentiating between "land development plan" and "land use map".

LAND DEVELOPMENT PLAN - a proposal for the future use of the land and the structure built upon the land. It embodies an array of principles and the assumption and reasoning followed in arriving at the proposal. The Land Development Plan is a generalized, but scaled presentation of a scheme for the future development of the area.

LAND USE MAP - a map showing how land and structure of the land are used at a particular time, past or present. The Land Use Map is a factual description of the area setting, usually as it exists today.

This Land Development Plan presents a general, but comprehensive estimate of land use requirements relative to location and amount of land to be reserved for each public and private use. Basically, the Land Development Plan provides an overall plan to guide operational decisions in planning and acts as a basis for rational decisions relating to zoning and subdivisions control problems, redevelopment problems, and other problems, until a comprehensive plan is consummated. This plan could be helpful in such areas as future land acquisition and provides guidance to private developers.

Goals and Objectives

The setting of goals and objectives is the most essential element in any developmental plan. The formulation of goals and objectives should reflect sound planning principals and most importantly express the values of the areas residents. Thus, the declaration of a community's values sets the tone for the design of the development plan. For example, the Town of Aulander has close ties and a long tradition with agriculture. It would be fool hardy to propose a plan which completely eliminates agriculture from the town's future or ignores its impact and potential.

The Town of Aulander is viewed by the residents as a friendly place to live. The people like the small size and the rural atmosphere which is evident in the town. They have a positive attitude about the affairs of the town, but at the

same time would like to improve certain conditions which have a negative influence upon themselves and their neighbors.

Therefore, these values are not agenda items for change or improvement, but rather maintenance. A goal of this development plan is to protect these values; they represent the foundation upon which new goals will be encountered.

One of the first steps in accomplishing anything worthwhile is to set goals. Accurate goals provide a sound basis for planning and subsequent action. The establishment of goals aids in clarifying complex and difficult problems which may be hard to understand.

As the planning process unfolds there exists the opportunity to re-evaluate the original goals both as to substance and priority. Planning is a continuous process and public reaction will provide the impetus for later revisions of objectives.

The following are the basic goals and objectives of Aulander's Land Development Plan. (See page 47 and 48 for a proposed three year work program)

ENVIRONMENT

GOAL: Promote the preservation and management of natural features of the environment in order to safeguard adverse effects on safety, health and welfare.

OBJECTIVES:
- To avoid, where possible, the overt destruction of trees and landscapes.
- To clean up existing vacant lots.

- To improve the drainage system of the town.
- To encourage the general beautification of the town.
- To cooperate with State and Local agencies in providing the most cost effective program for the abatement of air, water, and noise pollution.

HOUSING

GOAL: To provide an environment in which every resident of the planning area may have the opportunity to secure adequate, decent, safe and sanitary housing.

OBJECTIVES:
- To promote the removal or rehabilitation of housing that is substandard while making an effort to provide adequate replacement of housing.
- To encourage and to develop cooperation among Federal, State, Regional, and Local agencies in solving housing problems.
- To begin participating in the Housing and Community Development Act of 1974 Housing Program.
- To maintain the existing quality residential neighborhoods by strict enforcement of zoning, building, and housing codes.

CULTURAL, ENTERTAINMENT, AND RECREATION

GOAL: To promote and develop various recreational, educational, and cultural programs for all ages and income socio-economic groups.

OBJECTIVES:
- To provide for recreational facilities in the town for all age groups.
- To cooperate with county government in developing recreational facilities.
- To organize and implement a year-round Senior Citizen Activity Program.
- To encourage technical training of residents which can be utilized by the areas existing or potential industries. This can be achieved through area technical schools.

TRANSPORTATION

GOAL: To provide a funcational and attractive street system in the Aulander Planning Area.

OBJECTIVES:
- Repair and/or upgrade the existing street system to provide the highest practicable level of services.

ECONOMIC

GOAL: To encourage development of a business community that will provide the basic shopping needs of Aulander residents.

OBJECTIVES:

- To encourage business development that would have an immediate service impact, e. g., convenient establishments, etc.
- To foster the development of a Chamber of Commerce.
- To encourage the utilization of the CBD for future commercial establishments.

GOVERNMENTAL SERVICES

GOAL: To provide the most effective and efficient means of administering governmental services.

OBJECTIVES:

- To update the wastewater treatment facilities and provide tertiary treatment.
- To utilize the provision of water and sewerage services as a tool to bring about community development in desired locations.
- To encourage all residents within town to hook-up to the municipal water and sewer system.
- To carry out a strong planning effort for future development through cooperative efforts with county, state and regional agencies.
- To maintain effective communications between citizens of the area and Town Hall by maintaining a Public Participation Program, and periodically administering a citizen attitude survey.

AGRICULTURAL

GOAL: Promote the preservation and management of productive agricultural lands.

OBJECTIVES:
- To encourage soil and water conservation planning.
- To preserve agricultural lands to the fullest extent possible consistent with the realities of a balanced economy.

Overall Development Plan

The Aulander Land Development Plan is illustrated by Map 6. The general development pattern proposed in this plan is a compact developmental pattern radiating from a strong central core of primary trade and service activities. The plan depicts future land needs to be met by the development of presently vacant areas lying close to the center of the planning area before the development of additional outlying areas. This is to provide for a balanced growth in the Planning Area. As a part of this general development pattern, the highest densities and most intensive use of land is proposed for the central area, with diminishing graduation of densities as development proceeds outward from the core.

Of the total acres in the town, approximately 53 acres are proposed for urban type development (exclusive of transportation land use) during the next 23 years; the remaining acres are set aside for retention in agricultural or

forestry uses. For the Aulander Land Development Plan to be effective, it must be based on certain logical assumptions. The Aulander Plan is based upon the following general assumptions:

1) That the town will update its wastewater treatment facilities and provide tertiary treatment.
2) That the entire area within the town will be within reasonable access to public water and sewer systems and the area outside of town, except industrial areas, will be serviced by septic tanks and individual wells;
3) That the future growth of Aulander will develop in accordance with projections made in the population and economic section of this plan.
4) That the town will adopt and enforce a zoning ordinance, subdivision regulation, and building codes which will be fairly enforced.

Space and Locational Requirements

In order to create an environment in which the purpose and goals and objectives of this plan can be achieved, care must be taken to ensure that sufficient space is provided for each necessary or desired activity. Once space needs have been established, it becomes necessary to find the best land for various uses. The following criteria has been established to aid in the selections of land for various activities:

Residential Development

1) Residential neighborhoods should have definite boundaries that separate housing from incompatible surrounding land uses. Residential development adjacent to railroads, commercial, or industrial development, is generally more susceptible to deterioration than large, well-placed areas, and it is in general less desirable for living purposes.
2) In cases where business and industrial uses border residential areas, buffer strips should be provided. Mixed uses, including home occupations, should be kept to a minimum.
3) Future high and medium density residential development should be encouraged only in areas served by public water supply and sanitary sewer systems. Isolated "pockets" of development that cannot be provided with all community facilities should be discouraged.
4) Mobile homes should only be in designated areas planned for them.
5) Existing residential uses should be considered in determining the location of future residential development. However, development should occur where lot sizes are large enough to prevent overcrowding.

6) Residential areas should be adjacent to or have access to major or collector streets. This is especially true in medium or high density residential developments. However, to assure safety and enhance the residential environment, "local" streets should be designed to discourage the movement of through or cross-town traffic.

7) Residential area locations should be well drained and free from the danger of flooding. Soil conditions should be suitable for residential development. Bearing strengths should be adequate, shrink-swell potential should be low, and suitability for streets and utilities should be high. In some cases, special type building foundations may compensate for soil deficiencies and flood dangers.

Commercial Development

1) Most future commercial development should occur within the present Central Business District.

2) Commercial uses, other than a limited amount of neighborhood oriented businesses, should not be allowed to occur within residential neighborhoods.

3) Nearby or on-site off-street parking and loading facilities should serve all types of commercial developments. Convenient access to both major traffic arteries and shopping areas should be considered in planning off-street parking and loading facilities.

4) Nearby non-commercial uses should be protected from noise, dust, fumes, and unsightliness oftentimes caused by commercial activities by applying strict control over location of commercial uses and advertising signs.

5) Highway business areas should be located on major thoroughfares with controlled ingress and egress points well located. These uses should be located in clusters with access controlled by means of service roads or other devices to limit the number of curb cuts and access drives.

6) Neighborhood businesses should be located at intersections of major or collector thoroughfares, but never on local streets. These uses should be strictly controlled and should not be located in areas where the activity will be non-beneficial to the surrounding development.

7) All commercial development should be located within areas served by public water and sanitary sewer systems and in areas where fire protection is sufficient.

(Social and Cultural Development (Specifically Parks and Recreation)

1) In many cases land that is not suited for building due to poor soil characteristics and periodic flooding should be developed for conservation and recreational uses.

2) Recreational facilities and conservation areas could be integrated with other land uses or used as buffers between two non-compatible uses to protect property rights, enhance property values, and create a pleasing aesthetic environment.

3) Recreational areas should be developed to provide easy access to as many people as possible.

4) Wherever possible, parks should be built around significant natural resources and existing man-made facilities that lend themselves to recreational development.

5) Plans should be made to corelate a park with the Town and County.

Industrial Development

1) Sites should not be located in areas where noise, smoke, odor, dust or dirt, noxious gases, glare and heat, fire hazards, industrial wastes, traffic, aesthetics or psychological effects will endanger the uses of nearby areas.

2) Utilities of sufficient capacities and type are essential.

3) Industrial uses should be separated from other land uses by using buffer areas or transitional uses that have compatible activities.

4) Site should be easily accessible for plant workers. Location near major transportation facilities with highway and rail lines is imperative.

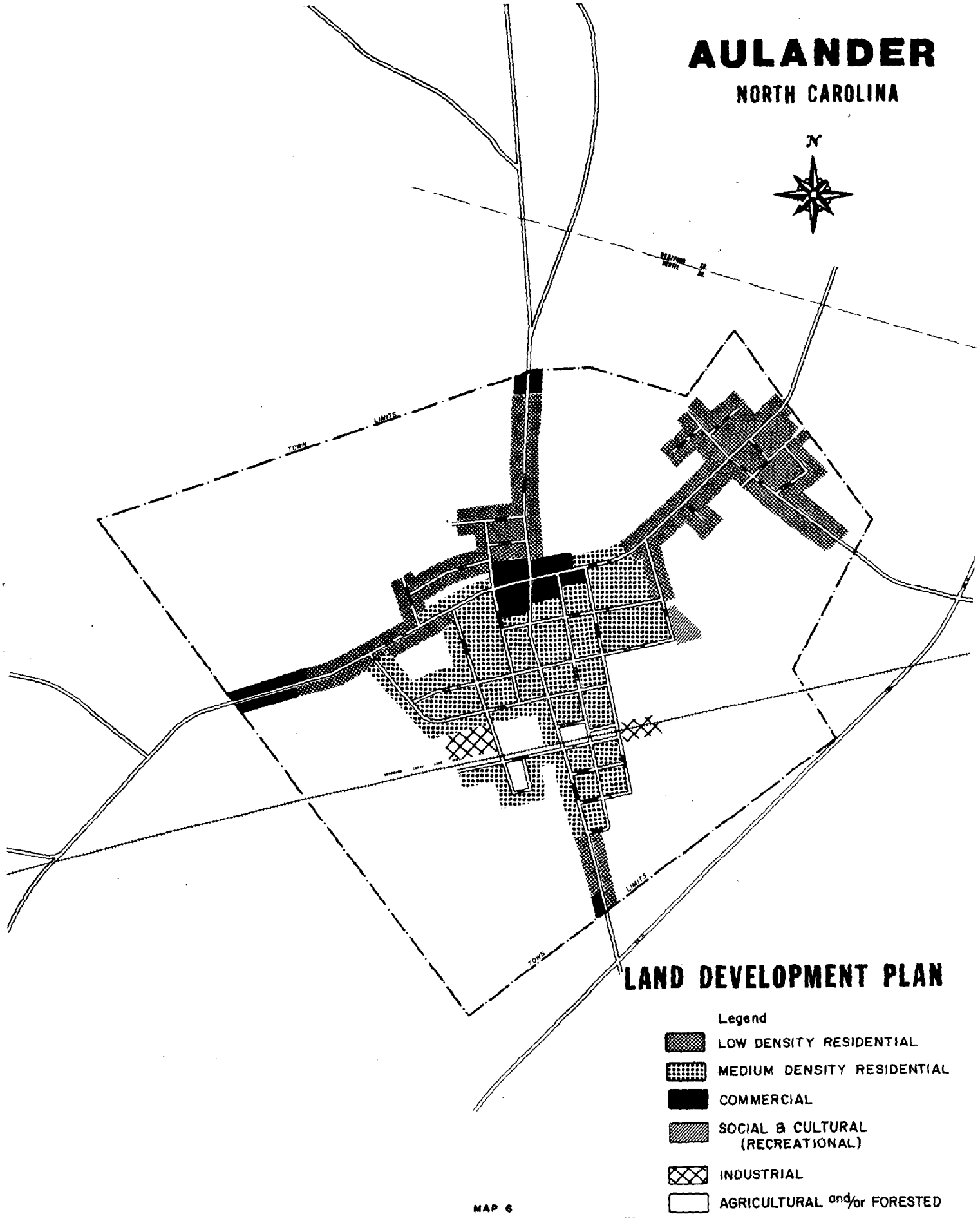
5) Land area should incorporate adequate off-street parking and sufficient allowance for future expansion.

6) Sites must be well drained and above known flood limits.

7) Site should have no objectionable easements crossing them.

Projected Land Needs

The Methodology used in determining future land requirements in smaller communities differs from that employed in larger areas. The absence of historical data on employment, and land use and the potential inaccuracies of any population projections for a small area make the task of determining future land need much more difficult. However, based on population projections, national trend, standards of recreational land use, local averages of commercial, residential, public, semi-public, and industrial land use, the following projections have been made for land uses in Aulander for the year 2000. Computations of future land use needs are explained in the following discussion of each land use type. Areas projected for 2000 are reflected on the Land Development Plan, Map "6".


AULANDER
NORTH CAROLINA
N
TOWN LIMITS
TOWN LIMITS
LAND DEVELOPMENT PLAN
Legend
LOW DENSITY RESIDENTIAL
MEDIUM DENSITY RESIDENTIAL
COMMERCIAL
SOCIAL & CULTURAL (RECREATIONAL)
INDUSTRIAL
AGRICULTURAL and/or FORESTED

MAP 6

TABLE 5

PROJECTED LAND NEED 1977-2000

AULANDER, NORTH CAROLINA

LAND USE	1977 Acres Existing	2000 Acres Projected	Projected Change in Acres
Residential	135	165	+ 30
Commercial	11	22	+ 11
Social and Cultural	24	26	+ 2
Industrial	15	25	+ 10
Vacant, Wooded Agricultural	872	819	- 53
Totals	1,057	-	-

Source: Mid-East Computations - 1977

Residential Development

It is anticipated that about 165 acres of land will be needed for residential purposes in the next twenty-three years, and increase of 30 acres over current residential land use. This projection is based upon the assumption that residential land use will increase in direct proportion to the increase in population. Based on present trends, the major direction of new growth should be in the northern section of town with scattered development in areas where vacant land now exists. Not all of this land is expected to develop but these areas are best suited for residential development because of close proximity to utility service, adequate soil and relation to existing land use.

New housing for families of all income levels is in short supply, especially for low income households. Therefore, both subsized housing and private construction is needed to fill the present and projected need for projected adequate housing. With a rise in cost of conventional home construction. mobile homes may be the only form of decent housing readily available for many low income families and young couples. Plans should be made to accommodate them so that they will not be unhealthy, unattractive and a threat to property values. Mobile homes should be located in properly designed mobile home parks which provide all the necessities and conveniences for modern living. Such parks should be an asset to the community instead of an eyesore. The Aulander Zoning Ordinance requires

adequate space for each unit including parking, water and sewer services, and recreation space.

The enforcement of the zoning ordinance will contribute greatly to residential growth.

Community Development

It is projected that an additional 11 acres of land will be needed for commercial development by 2000. A large part of this land should be utilized by family service stores and the remainder should be utilized by highway oriented business.

Emphasis should be placed on utilizing vacant stores in the downtown area.

As mentioned earlier, there are 11 acres of commercial land provided for in the plan. The amount provided for will also compensate for unpredictable occurrences such as industry moving into or near town, attracting more commercial development than is now anticipated.

Based on existing land uses, and locations where businesses should locate, most of the development should take place near the downtown area and along major thoroughfares.

Social and Cultural Development

Land needs for churches, city buildings and medical facilities are difficult to project and show on small scale map. Thus, only recreational uses will be displaced. As mentioned earlier, Aulander has approximately 6.5 acres of its land in recreational use. It is expected that this

should increase by 2 acres by 2000.

Currently the town is applying for funds for lighting and fencing around the baseball field located on the old school site.

Other proposed future improvements to the school site include expansion of the picnic shelter, more picnic tables, cookout grills and more parking. If and when all the proposed improvements are completed the school could act as a central recreational area for all the town's people.

Industrial Development

It is not practical to base future land use needs completely on the expected increased in population because a small plant can employ a large number of employees and a large plant can employ can employ a small number of employees. There is a tendency for new industrial plants to locate on large sites in order to have adequate space for such things as parking and landscaping. In order for Aulander to support the projected increase in population job opportunities will have to increase; therefore, because of the necessity for larger industrial sites, and a necessity for more jobs, industrial land use is programmed to increase by 10 acres during the next 23 years.

Vacant, Agricultural and Wooded Development

The vacant agricultural and wooded land in Aulander is

expected to decline by a minimum of 53 acres by 2000. Most of this decline will be in vacant lots scattered throughout the community and should be used for residential purposes. As pressure for "new" land increases, the expense for land is likely to rise. A wise public policy of acquiring lands for public use in accordance with a plan and well in advance of their actual development can save the taxpayer a great amount of money.

Plan Effectuation

The Land Development Plan constitutes guiding policies for the Aulander Town Council, the Planning Commission, and all other concerned departments and agencies within the study area. If these bodies pursue the objectives of this plan and if they insist on basing development policies on this plan, the goals and objectives set forth herein can be realized. To insure that the policies established within the Land Development Plan are followed, the town can utilize certain legal powers to bring about plan effectuation. Certain programs will have to be prepared and implemented if the town is to have a continuing planning program that reflects town policy and orderly development. The Land Development Plan, as well as the various programs and ordinances developed to implement it, must be accepted and supported by the citizens of the town and adopted by the Town Council. Unless this support is obtained, the incentive to implement the Land Development Plan

may be absent and, in all probability, the planning effort will be wasted. The importance of utilizing the plan in the daily decision-making process of the area cannot be over-emphasized; for unless the plan receives this type of acceptance, it cannot be totally effective. Therefore, the first recommended official action to be taken by the Town Council is the adoption of this document as town policy. After this action is taken, the following legal implementary tools should be considered and maintained:

Zoning

The zoning ordinance is one of the essential tools used to implement a Land Development Plan. Through this legal means, private development throughout the Region can be regulated in an orderly and desirable pattern. Development occurs through individual projects planned and carried out by many different people. The zoning ordinances coordinates these activities within the town's policies. The Zoning Ordinance should be geared to the Land Development Plan. The ordinance contains provisions for regulating the use of property, the size of lots, yards, and open spaces, and the height and bulk of structures.

Zoning can be used to preserve key land parcels for future use. This is important in any area. The most obvious case of this is in the preservation of prime industrial land. There are, however, many other examples where zoning can be

of value, such as in the preservation of agricultural and timber lands. Zoning can help to keep such lands in relatively large holdings until the private economy creates demand for the land or until some governmental unit can afford to purchase the site.

These things and more can be accomplished through zoning only, if the town knows what it wants and is working toward its goals, A weak zoning ordinance or one which is not accompanied by other planning tools such as subdivision regulations, building and housing codes, and citizen participation cannot do the job. A strong ordinance backed by careful planning and advanced by effective implementation programs, will be successful in achieving the goals of the town.

Subdivision Regulations

Subdivision regulations are locally adopted laws regulating the process of converting raw land into building sites. The regulations involve plat approval procedures, under which a developer must get approval from a planning board before the subdivision can be bought, sold, divided, or built.

These regulations insure proper development and provision of services. Adequate and accurate records of land titles are provided. Street and utility construction meet minimum standards of safety and design. Safe water supply and sewage disposal systems are insured. The water systems are of adequate capacity to serve the community without potential health hazards. There are provisions for minimum lot size, setback lines and easements.

Building and Housing Codes

Building and housing codes are additional tools can be used to establish good development standards. If these codes are effectively administered, they will provide the necessary tools to insure that develop in the town meets minimum standards.

A building code (building, electrical and plumbing) is a regulation to insure that structures are safe for use. The standards contained in the code apply to safe design, methods of construction, and uses of material in buildings. The North Carolina State Building Code contains regulations that apply to new construction as well as to altering or moving old structures that should be adopted and enforced by the town. The North Carolina State Building Code should be administered by a person who has a knowledge of structures, materials, and building methods. The code also should be applicable to one and two-family dwellings.

A housing code contains standard in relation to the quality of a residential structure. Some of the regulations found within a housing code: space per occupant; sanitation; lighting; and ventilation in new and existing structures. The purpose of the housing code is to reduce and eliminate the spread of blight caused by unsafe, unsanitary, and dilapidated dwellings. A housing ordinance also establishes minimum standards governing bathroom facilities, connections to a sewage disposal system, and places responsibilities and

duties with regard to maintenance, sanitary conditions, and insect and pest control on owners and occupants of dwellings. The ordinance also provides for enforcement and condemnation of structure unfit for human occupancy.

The success of all codes and ordinances is determined in part by the enforcement they receive. Someone should be placed in charge for the enforcement of the town's zoning ordinance subdivision regulations, and building and housing codes. These codes and ordinances could be administered and enforced jointly. It is recommended that Aulander adopt and enforce such codes and ordinances, and employ or train an official to administer and enforce them.

Capital Improvements Program

A Capital Improvements Program is a long-range study to measure capital improvements needed in a community, their estimated costs, and the anticipated revenues with which to finance them. As a planning tool the Capital Improvements Program is an orderly approach for coordinating projects by working out the most economical method of financing them. Essentially the Capital Improvements Program coordinates public improvements that will be needed over a period of 5 or 6 years, with the ability to finance them.

In developing such a program, a list of proposed improvements and enlargements and replacements of existing facilities are compiled jointly by the administrators, the heads of various departments, and the planning board. Such a list usually contains large, relatively permanent facilities. The

items proposed are evaluated and reviewed in conjunction with anticipated revenues, fixed expenses, and the ability to borrow. Then, based on what is most urgently needed and on proposals in the Land Development Plan, the projects are arranged in a priority scheduled with an estimate of the approximate cost arranged year by year and included in the Capital Budget. The budget includes an estimate of how much it will cost to construct each project and the source of funds to finance the work. It is recommended that Aulander at some later date institute such a program.

Public Participation

Decision concerning the improvement, growth, and process of the Aulander must be made in a framework which provides for participation by all citizens. This ensures broad support and effectiveness. The need for involvement of the citizenry cannot be understated. This Land Use Plan has been prepared in such a manner that it was based on and responsive to a set of goals which reflect not only professionally determined findings of needs, but-most important--the needs and desires of Aulander's residents. These needs and desires were obtained through a citizens meeting conducted during November-December-1977. The meetings had the sole purpose of soliciting opinions about the problems of Aulander. The meetings also provided valuable input in preparing this document, as well as identifying areas of concern regarding daily activities. Therefore, it is recommended that a similar town meeting or a citizen attitude survey be conducted annually, in order that the town council may keep abreast and attitudes regarding these problems within the Town.

Continual Updating of the Land Use Plan and Land Use Tools

The necessity to revise and update the information and data contained herein is recognized. It would be illogical to assume that changing conditions within the town would not have an effect on land use, since changes occurring in the past have led directly to current land use patterns. Therefore, it is recommended that the data within this plan be reviewed every three years to insure that statistical changes will not cause unrealistic estimates or unfeasible recommendations to be implemented. In addition, all land use control tools, e. g., zoning, subdivision regulations, etc., should be updated annually, if necessary, to reflect changes in new Federal and state laws. The planning process must be reviewed as an ongoing, continuing process to be reviewed and evaluated as time passes. Both the Planning Board and the Town Council must be cognizant of and responsive to this concept.

Evaluation of the Plan

As mentioned earlier, it is important to monitor and update the progress being made toward achieving the goals and objectives outlined in this document. To do this an evaluation procedure is incorporated into this plan. This procedure should measure progress toward achieving a proposed three (3) year work program. It is recommended that a progress assessment be made at the end of each fiscal year. It should be

be made by the planning board with recommendations forwarded to the town council. The major evaluation goal is to accomplish those state objectives within a three (3) year time period. In some instances, it may be necessary to re-prioritize objectives; and, in other instances, implementation of the stated objectives may be ahead or behind schedule. (See an Evaluation Form in Appendix) the following is a proposed three (3) year work program for Aulander's Land Development Plan:

FY 78-79

Objectives:

1) Enforce the adopted Zoning Ordinance

2) Institute a citizens input program

3) Adopt and enforce North Carolina's Minimum Building Codes

4) Investigate measures for improving the town's drainage system

FY 79-80

Objectives:

1) Investigate instituting a program to clean-up vacant lots in the town

2) Investigate instituting a downtown beautification project

3) To apply for recreational grants funds to improve present facilities

4) Continue with citizens input program

FY 80-81

Objectives:

1) Continued enforcement of zoning ordinance

2) Continued enforcement of Building Codes

3) Continue citizen's input program

ASSESSMENTS

Pursuant to the requirements of and guidelines established by the National Environmental Policy Act, the Council on Environmental Quality, the U. S. Department of Housing and Urban Development, the North Carolina Environmental Policy Act and Section 600.65 (b) of the 1977 Federal regulations concerning land use and housing element guidelines, the following is a summary of environmental and historical considerations regarding the recommendations and conclusions in this document.

ENVIRONMENT

Abstract

The document analyzes the environmental and socio-economic characteristics of the Town of Aulander. Land use development policies, location requirements, and a generalized land development plan are presented. The land development plan is for a twenty-three year planning period.

Environment Impact

The conclusions and recommendations, if implemented, may have some localized, short-term negative effects, but overall should have a long-term beneficial effect on the environment. These beneficial impacts far outweigh any possible short-term negative impact.

Adverse Environmental Effects

Some localized, short-term effects may result primarily from construction of facilities.

Alternatives

The alternative to this growth and development strategy is uncontrolled growth and development.

Relationship of Short-Term to Long-Term Effects on the Environment

The conclusions and recommendations in this document, which identify both short-term and long-term needs, are intended to present immediate courses of action and environmental consequences which will be in harmony with the longer-range recommendations.

Mitigation Measures to Minimize Impact

Specific measures cannot be determined until this document is endorsed and implementation begins.

Irreversible Commitments of Resources

Specific irreversible commitments cannot be determined until this document is endorsed and implementation begins.

Federal, State, Local Environmental Controls

All existing Federal, state, and local environmental controls are applicable.

HISTORIC PRESERVATION

There are known historic sites so designated by appropriate state or Federal authorities within the Town of Aulander adversely affected due to this study. There are no known sites within the town's planning area presently being considered for preservation based on their historical value; and no known candidates for such preservation have been proposed for such preservation have been proposed for such preservation by Federal, state, local authorities adversely affected due to this study.

APPENDIX

LAND DEVELOPMENT PLAN

ANNUAL EVALUATION FORM

A. OBJECTIVE ATTAINMENT YEAR FY___ to ___

B. OBJECTIVE STATEMENTS

1.
2.
3.
4.
5.

C. PROGRESS MADE TOWARD IMPLEMENTING OBJECTIVES

1.
2.
3.
4.
5.

D. PROBLEMS ENCOUNTERED IN MEETING OBJECTIVES, IF ANY

1.
2.
3.
4.
5.

E. RECOMMENDATIONS

1.
2.
3.
4.
5.

_____
Planning Board Chairman

_____
Date

NOAA COASTAL SERVICES CENTER LIBRARY
3 6668 14101 8954