North Carolina · Coastal Zone Management Program

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1988
VANDEMERE

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FEB 10 1989

Town of VANDEMERE

1987 LAND USE PLAN UPDATE

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

Sketch Level

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Local Adoption Date:
April 25, 1988

CRC Certification Date:
May 27, 1988

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INTRODUCTION

This land use plan (sketch level), funded by a grant from N.C. Department of Natural Resources and Community Development, administered by the Division of Coastal Management, to assist the Town in complying with the Coastal Area Management Act (CAMA), represents the first attempt at developing such a plan for the Town of Vandemere. The Plan is intended to assess existing trends and conditions, develop methods of public participation, map existing land uses, and set forth policies and implementation strategies based upon identified issues, constraints, and needs for the Town of Vandemere.

EXISTING CONDITIONS

A. Population

Vandemere is located in mostly rural Pamlico County. (See Map 1.) The Town's population has historically been, and remains, relatively small. The population declined between the 1970 and 1980 U.S. Census, but is showing slight signs of growth according to 1985 estimates by the North Carolina State Data Center.

Table 1: Population of Vandemere and Pamlico County, 1970, 1980, and 1985

Year	Vandemere	% Change	Pamlico County	% Change
1970	379	--	9,647	--
1980	335	-11.6%	10,398	9.8%
1985	337	6.0%	10,976	5.6%
1995	341	1.2%	11,915	8.6%

Source: N. C. State Data Center, Office of Budget and Management; Talbert, Cox & Associates, Inc.

Pamlico County's overall population trend is one of significant growth. However, the Town of Vandemere does not appear to be sharing in that growth. The Town did grow by .6% from 1980 to 1985, as noted by the State Data Center, representing an annual average increase of only .12%. At this same rate, Vandemere's population would change by only four persons by 1995, i.e., from 337 to 341. However, many factors could occur which could accelerate that growth. The expansion of water service, the addition of sewer service, or the development of more subdivisions are examples of such factors.

B. Housing

According to the 1980 U.S. Census, the Town of Vandemere has 135 year-round dwelling units, 12 of which were vacant (8.9%).

Nearly 30% of th
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Table 2: Vandemer
Structur

Year	Total No. Units
1979 to 3/80	4
1975 to 1978	8
1970 to 1974	16
1960 to 1969	24
1950 to 1959	27
1940 to 1949	15
1939 or earlier	41
	135

Source: N. C. Sta
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C. Economy

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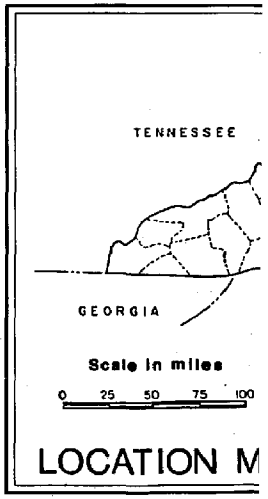

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B. Rural

The "rural" class provides for agriculture, forest management, mineral extraction, and other low-intensity uses on large sites, including residences where urban services are not required and where natural resources will not be unduly impaired. These are lands identified as appropriate locations for resources management and allied uses: land with high potential for agriculture, forestry, or mineral extraction; lands with one or more limitations that would make development costly and hazardous; and lands containing irreplaceable, limited, or significant natural, recreational, or scenic resources not otherwise classified. The forested areas in the east and northeast sections of Vandemere appear to fit this category.

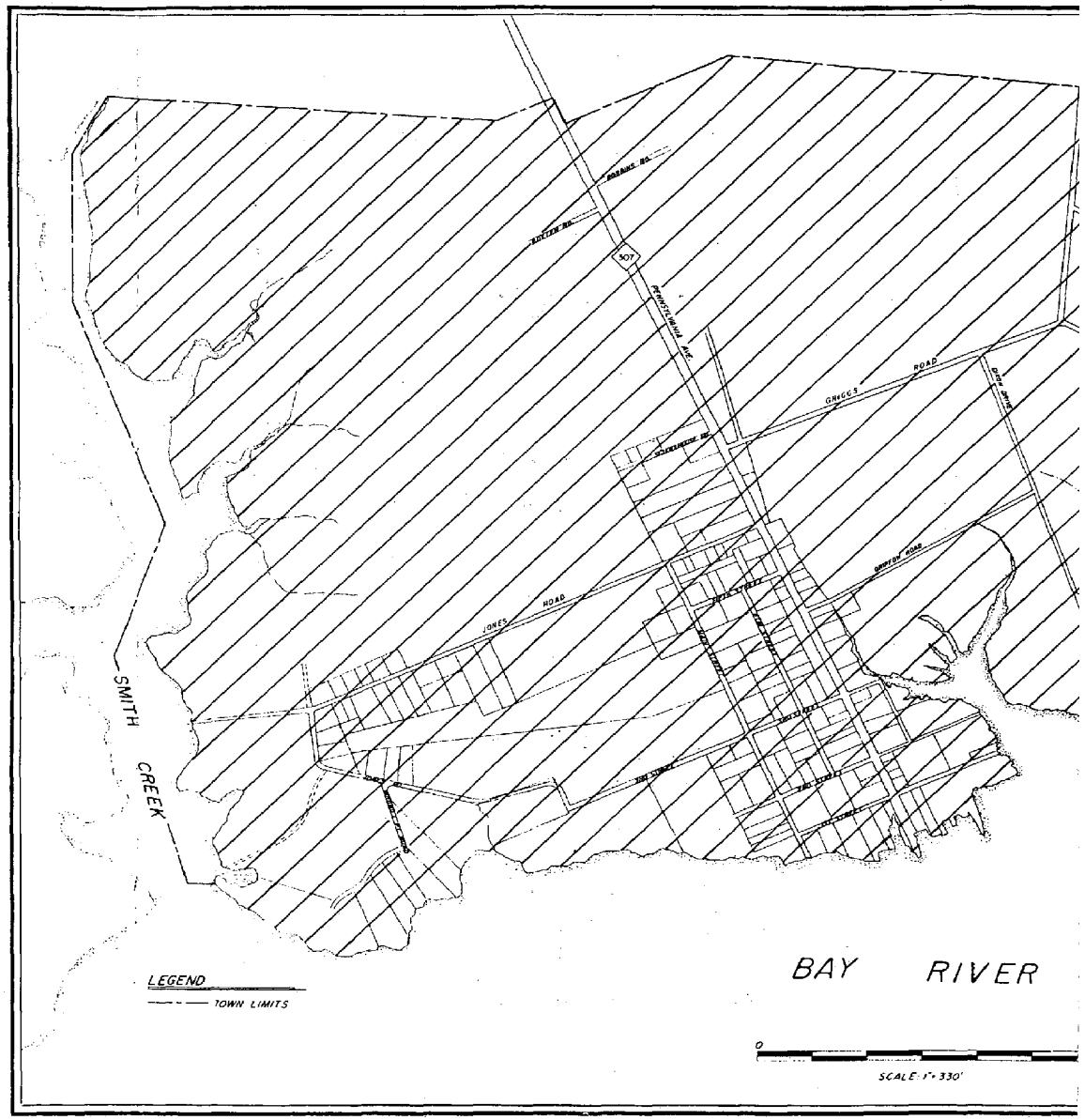
C. Conservation

The third CAMA land classification considered relevant to Vandemere is "conservation." The "conservation" class provides for effective long-term management of significant limited or irreplaceable areas. This management may be needed because of its natural, cultural, recreational, productive, or scenic values. This class should be limited to lands that contain: major wetlands; essentially undeveloped shorelands that are unique, fragile, or hazardous for development; necessary wildlife habitat or areas that have a high probability for providing necessary habitat conditions; publicly-owned water supply watersheds and aquifers; and forestlands that are undeveloped and will remain undeveloped for commercial purposes. Also, by definition, all Areas of Environmental Concern must be classified "conservation". In Vandemere, however, the incidence of statutorily defined areas of Environmental Concern is limited primarily to estuarine waters and estuarine shorelines, with the potential for the occurrence of wetlands. These areas should be classified "conservation."

D. Other Classifications

1. **Developed:** The developed class of land use provides for continued intensive development and redevelopment of existing cities. Within Vandemere, none of the area within the Town corporate limits complies with the above definition. Even with possible access to water and/or sewer services during the planning period, it is still unlikely that much of this undeveloped area could be developed during the period covered by this plan (1986-1996).

2. **Community:** The "community" classification provides for clustered land uses to meet housing, shopping, employment, and public service needs within the rural areas of a county. There are no areas which will be classified "community" within Vandemere's jurisdiction.



LAND CLASSIFICATION SYSTEM

The purpose of the land classification system is to provide a uniform way of looking at how the use of land interacts with environmentally sensitive areas and with the development needs of a particular locality. It is not a strict regulatory device in the sense of a zoning ordinance or zoning map. It represents a tool to aid in understanding the relationships between various land use categories and how these relationships help shape local policy. Particular attention is focused on the intensity at which land is used and the level of services needed to support that intensity. The regulations for the Coastal Area Management Act state:

> "The land classification system provides a framework to be used by local government to identify the future use of all lands in each county. The designation of land classes allows the local government to illustrate their policy statements as to where and to what density they want growth to occur, and where they want to conserve natural and cultural resources by guiding growth." (7B.0204) (a)

The five land classifications, along with a land classification map, are therefore intended to serve as a visual representation of the policies stated in the preceding discussion. The map depicting these classifications must be as flexible as the policies that guide them. (See Land Classification Map, Map 2.)

Only three of the Coastal Resources Commissions' five land classifications will be relevant to the land development policies of the Town of Vandemere. Vandemere, like many other municipalities within coastal counties, has direct connection to estuarine waters and estuarine shorelines. There is also the possibility of coastal wetlands and significant flood prone areas. The presence of any other "environmentally sensitive" areas in Vandemere is unlikely. Therefore, the three land classification categories presented here relate to a small, water-oriented municipality. They are identified and described below.

A. <u>Transition</u>

Transition land is classified as those lands providing for future intensive urban development within the ensuing ten years on lands that are most suitable and that will be scheduled for provision of necessary public utilities and services. They may also provide for additional growth when additional lands in the developed class are not available or when they are severely limited for development.

Lands classified "transition"

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2. other lands necessary t urban population and econ pated within the planning the next ten years.

Lands classified for the latt

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The "transition" class should

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c. land where urban result in damage to processes of more t and
d. lands where developm undue risk to life natural hazards or e e.g., frequently floo

Most of the land area in Vand sified "transitional" even water is already provided, an during the planning period.

Transitional lands are those investment decisions will be the necessary urban services. planned improvements in bot services, the areas classi should have accessibility t Although no lands will be c oped in Vandemere, the re "developed" and "transition" important areas to closely mo Resources Commission has furt relationship as described bel

The Developed and Transition the only lands under active county or municipality for development requiring urban s within these classes is whe land use and public investm occur. State and federal exp ects associated with urban d sewer, urban street system guided to these areas. Most al" lands in the Town of Va limits should have access to and/or sewer systems during od.

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of otal	Occupied Units	% of Total Occupied
3.0%	2	1.6%
6.0%	8	6.5%
1.9%	16	13.0%
7.8%	21	17.1%
0.0%	25	20.3%
1.1%	15	12.2%
0.2%	36	29.3%
	123	

Data Center, Office of
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re has 127 persons 16
the labor force. Of
orce, the majority are
uring (26%); wholesale
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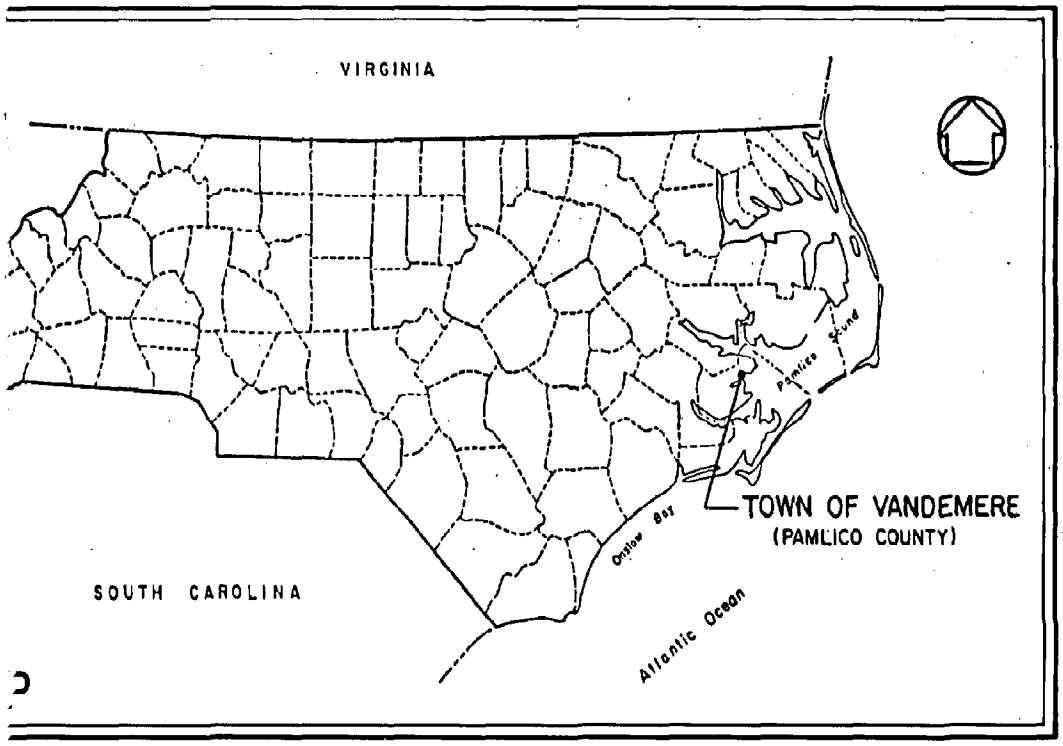
ng industry (17.3%).
Table 3.

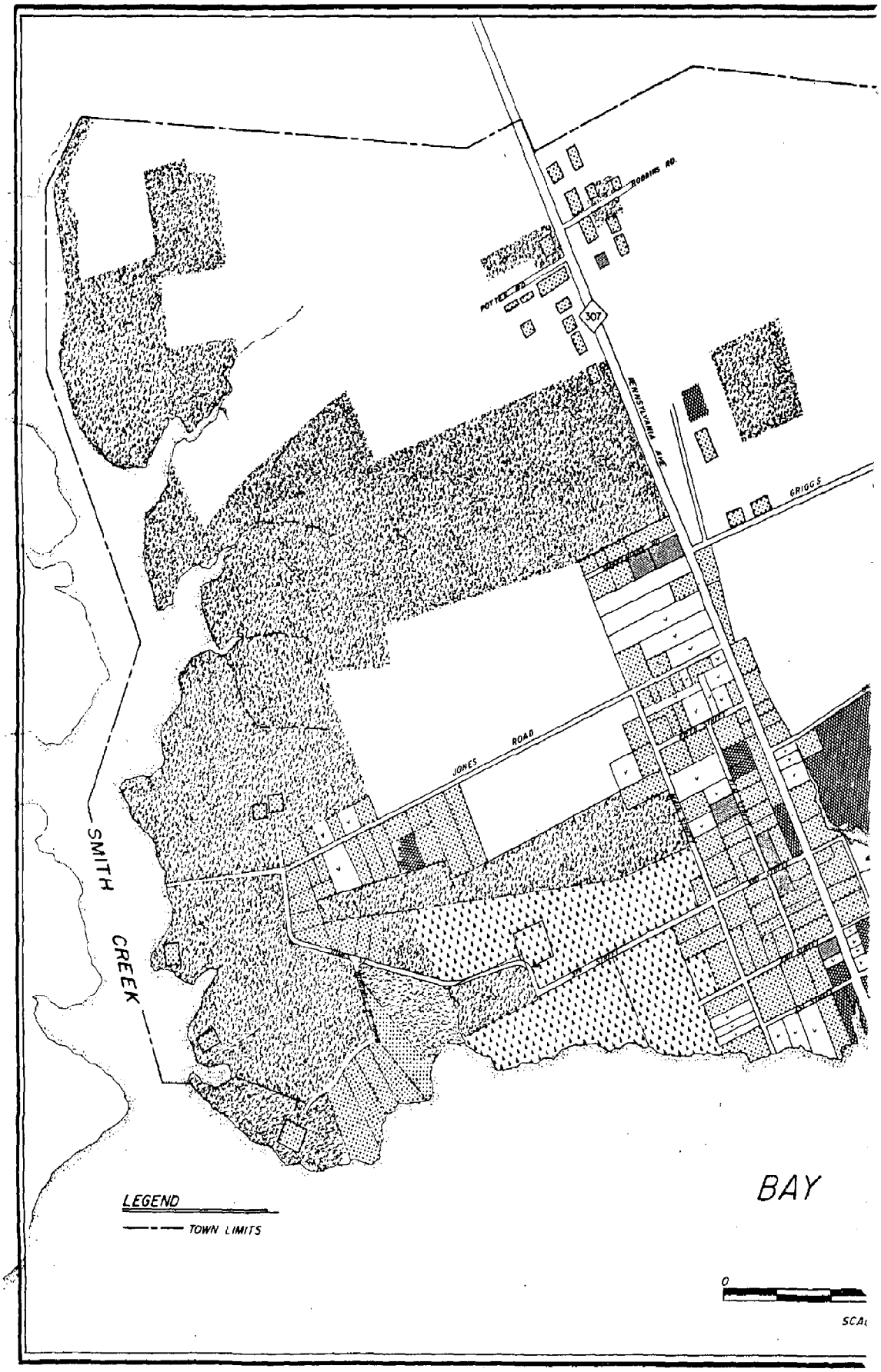
Table 3: Employed Persons of Vandermere by Industry Type

Industry	# of Employed Persons	% of Those in Labor Force
Agriculture, Forestry, Fishing, Mining	22	17.3%
Construction	8	6.3%
Manufacturing		
Nondurable Goods	33	26.0%
Durable Goods	2	1.6%
Transportation	3	2.4%
Communication, Other Public Utilities	5	4.0%
Retail Trade	10	7.9%
Wholesale Trade	22	17.3%
Finance, Insurance & Real Estate	5	4.0%
Business and Repair Services	0	0%
Personal, Entertainment, and Recreation Services	3	2.4%
Professional and Related Services		
Health Services	2	1.6%
Education Services	4	3.1%
Other Professional and Related Services	0	0%
Public Administration	8	6.1%

Source: N. C. State Data Center, Office of Budget and Management

Most of Vandemere's residents are employed in nearby communities, i.e., New Bern, Havelock, Cherry Point. Some commercial fishing and seafood processing businesses are based in the Town. The Town's tax rate is $.20 per $100.00 real property valuation.

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such resources in Vandemere. However, at the turn of the century, Vandemere was the trade center of Pamlico County as a locally important shipping and receiving point. Both the old depot and the old jail are still standing and are considered locally significant cultural resources which need protection.

5. Commercial Forestry: There are no significant commercial forestry activities occurring in Vandemere, because of a lack of commercial quality timber.

6. Mining: There are no mining activities in Vandemere.

7. Fishing and Sports Fishing: Both of these are important activities within and around Vandemere. The Town definitely supports maintenance and expansion of both commercial and sports fishing in the area.

8. Industrial Impacts on Public Resources: Although there are no heavy industrial uses in Vandemere presently, the Town would not like to see its natural resources adversely affected by such industrial impacts.

9. Energy Facility Siting: The siting of such facilities should be permissible, provided all applicable environmental regulations can be met.

10. Commitment to State and Federal Programs: Vandemere is very receptive to state and federal programs, such as transportation, bridge maintenance and improvements, erosion control, channel maintenance, and other projects which enhance or improve the Town's facilities.

HURRICANE MITIGATION, POST-DISASTER RECOVERY POLICIES

Vandemere, because of its small size and lack of local law enforcement officers or full-time management staff, will abide by the emergency management policies and procedures of Pamlico County in the event of a hurricane or major storm. The Mayor will be the principal liaison of communications between the County and the Town.

SUMMARY

The issues, policy statements, and implementation strategies identified herein should aid the Town of Vandemere Board of Commissioners in the development of an ongoing planning program. Adherence to these policies will minimize arbitrary planning decisions. In addition, the implementation strategies identified potential approaches to successfully meet the needs and demands of future Town growth. Implementation of the policies will depend completely upon the cooperation of the Vandemere Board of Commissioners, the Planning Board (when established), and most importantly, the residents of Vandemere.

	Agree Strongly	Agree	No Opinion	Dis-agree	Disagree Strongly	
Vandemere should have full-time police protection	19%	14%	9.5%	48%	9.5%	(-1)
Vandemere should establish its own rescue squad unit	24%	14%	10%	48%	4%	(-1)
I would be willing to work as a volunteer rescue squad member	10%	0%	20%	55%	15%	(-2)
I support the idea of keeping the Town ordinances updated	38%	48%	4%	10%	0%	(-1)
The Town should establish subdivision regulations	42%	26%	21%	11%	0%	(-3)
The Town should consider applying for grants for water/sewer system	60%	25%	5%	5%	5%	(-2)
The Town should establish a Planning Board to recommend orderly growth plans	45%	35%	10%	10%	0%	(-2)
I would be willing to serve on a Planning Board	15%	20%	40%	20%	5%	(-2)
The Town should consider establishing a planning jurisdiction outside the Town limits	11%	6%	28%	33%	22%	(-4)
I would like to see an animal leash law in Vandemere	45%	18%	14%	18%	5%	
I would like to see a waterfront park developed in Vandemere	24%	43%	14%	9.5%	9.5%	(-1)
I would be willing to pay more taxes for the following:						
More recreation facilities	6%	6%	13%	50%	25%	(-6)
Fire Department	28%	17%	5%	28%	22%	(-4)
Rescue Squad	18%	6%	6%	47%	23%	(-5)
Police Department	11%	11%	22%	28%	28%	(-4)
Water System	23%	18%	12%	41%	6%	(-5)
Sewer System	50%	17%	5%	28%	0%	(-4)
Street Improvements	47%	24%	0%	24%	5%	(-5)
Drainage Improvements	48%	24%	4%	24%	0%	(-1)
Public Garbage Collection	28%	22%	6%	33%	11%	(-4)
Animal Impoundment	35%	17%	12%	24%	12%	(-5)

Others (specify) _____

6. Please discuss briefly any land use related issues not reflected above which you consider important to the future development of Vandemere.

_____

D. Land Use

The Town of Vandemere is a small fishing and farming village, surrounded on three sides by water, i.e., Vandemere Creek, Bay River, and Smith Creek. Most of the land area in the Town limits is either forested or cleared for agricultural purposes. The largest "developed" use is residential, with significant amounts of private recreational areas (camps) in the Town. Commercial activities consist of several convenience stores and seafood processing concerns. The land use trends in Vandemere have not been very dynamic. However, because of the water orientation, the presence of centralized water, and the proposed development of sewer service, the Town has the potential to develop more residential uses. There are no industries currently in Vandemere. (See Map 2.)

E. Natural and Cultural Resources

Among the important natural resources in Vandemere are its adjacent waters and the forest areas which contain wildlife habitats. No significant cultural resources have been discovered in Vandemere, according to State Cultural Resource officials.

F. Community Facilities

1. **Water System:** While the Town of Vandemere does not have a municipal water system, water is provided to nearly all residents of the Town by the Pamlico County water system. However, currently, residents of the East Griggs Road area do not have centralized water, but utilize private wells. In the past, there have been reports of problems with these wells.

2. **Sewage Disposal:** The Town currently has no municipal sewer system, and private septic tanks provide for the removal of sewage. However, several years ago, the Bay River Metropolitan Sewer Authority was formed with the aim of providing sewer service to the Pamlico County municipalities of Alliance, Bayboro, Stonewall, Mesic, and Vandemere. In 1986, bond referendums were successfully passed, and the system is to begin construction in 1988. The system is expected to be complete in 1989, and is to be accessible to all residents in the Town. The addition of centralized sewer to Vandemere may spur more growth for the Town.

3. **Solid Waste Disposal:** Solid waste collection is provided by the Town once per week for residences and businesses. The refuse is eventually hauled to the Pamlico County landfill.

4. **Drainage:** Vandemere has a low, flat topography, and is bordered by water on almost three sides, those bodies of water being Vandemere Creek, Smith Creek, and Bay River. Consequently, there is poor removal of sur-

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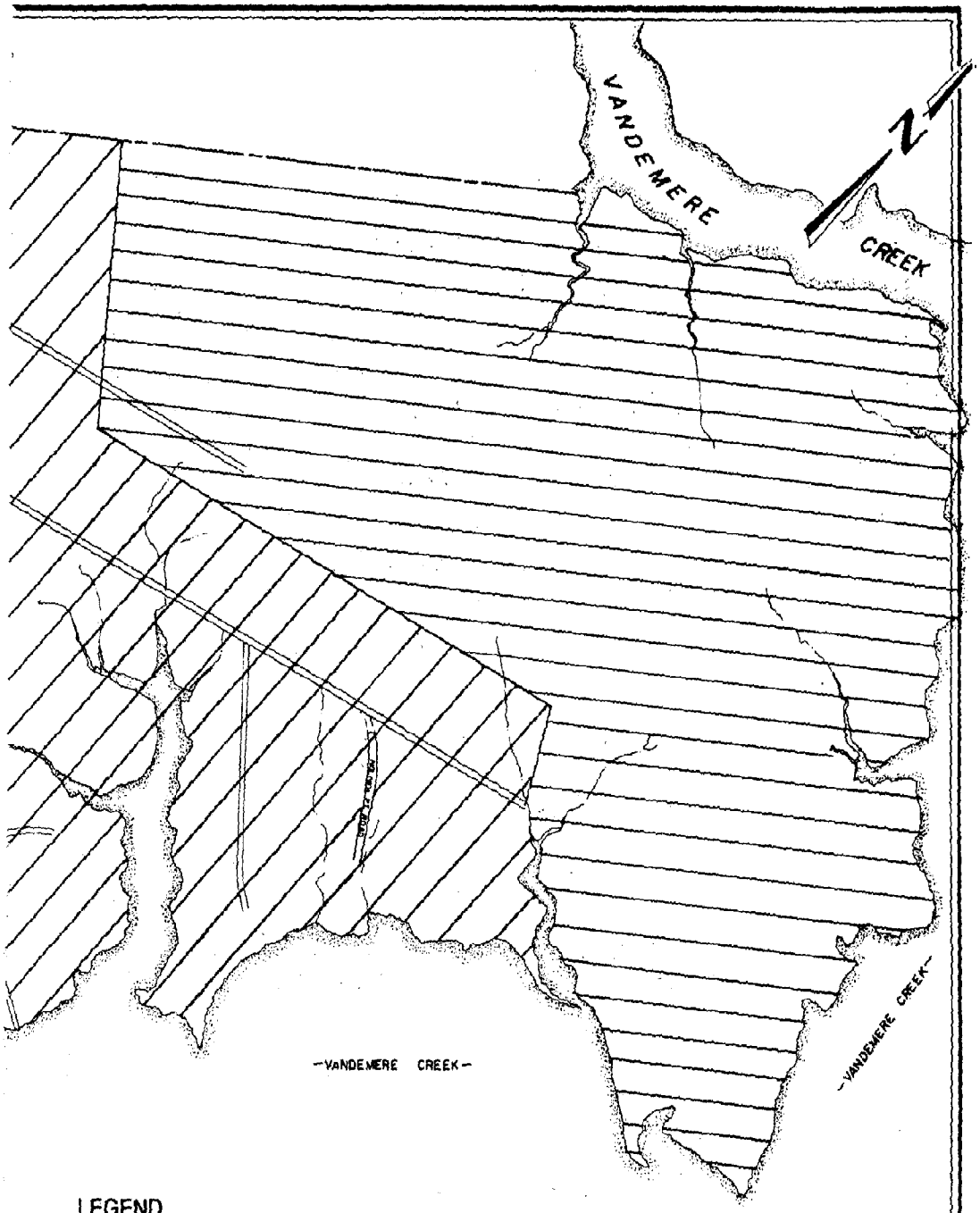

LEGEND

- TRANSITION
- RURAL
- CONSERVATION

NOTE: By definition, all areas of Environmental Concern (AEC) are classified "Conservation," and an on-site investigation by CAMA permit officers is necessary to determine exact boundaries of AEC.

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 Resource Management, National Oceanic and Atmospheric Administration.

TOWN OF VANDEMERE

PAMLICO COUNTY, NORTH CAROLINA

LAND CLASSIFICATION MAP, 1987

MAP 3

PREPARED BY: TALBERT, COX & ASSOCIATES FEBRUARY, 1987

TOWN OF VANDEMERE

NORTH CAROLINA

1987 LAND USE PLAN UPDATE

DATE DUE

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