

# North Carolina Coastal Zone Management Program

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COASTAL ZONE  
INFORMATION CENTER

U.S. DEPARTMENT OF COMMERCE NOAA  
COASTAL SERVICES CENTER  
CHARLOTTE, NORTH CAROLINA 28234

1989

Town  
of  
**VANDEMERE**  
1987  
**LAND USE PLAN  
UPDATE**  
Sketch Level  
Property of CSC Library

Local Adoption Date:  
April 25, 1988

CRC Certification Date:  
May 27, 1988

## 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 of Vandemere in the development of a land use plan (CMA) 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 I.) 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	-11,688
1985	337	6,088
1995	341	11,915

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

Nearly 30% of the units prior to 1980 housing is below.

Table 2: Vandemere Structure

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

Sources: N. C. State Budget and Management

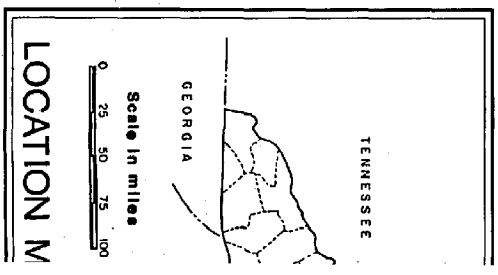
### C. Economy

The town of Vandemere and older those in the labor employed in manufacturing (17.3%), of fisheries, and notice the follow

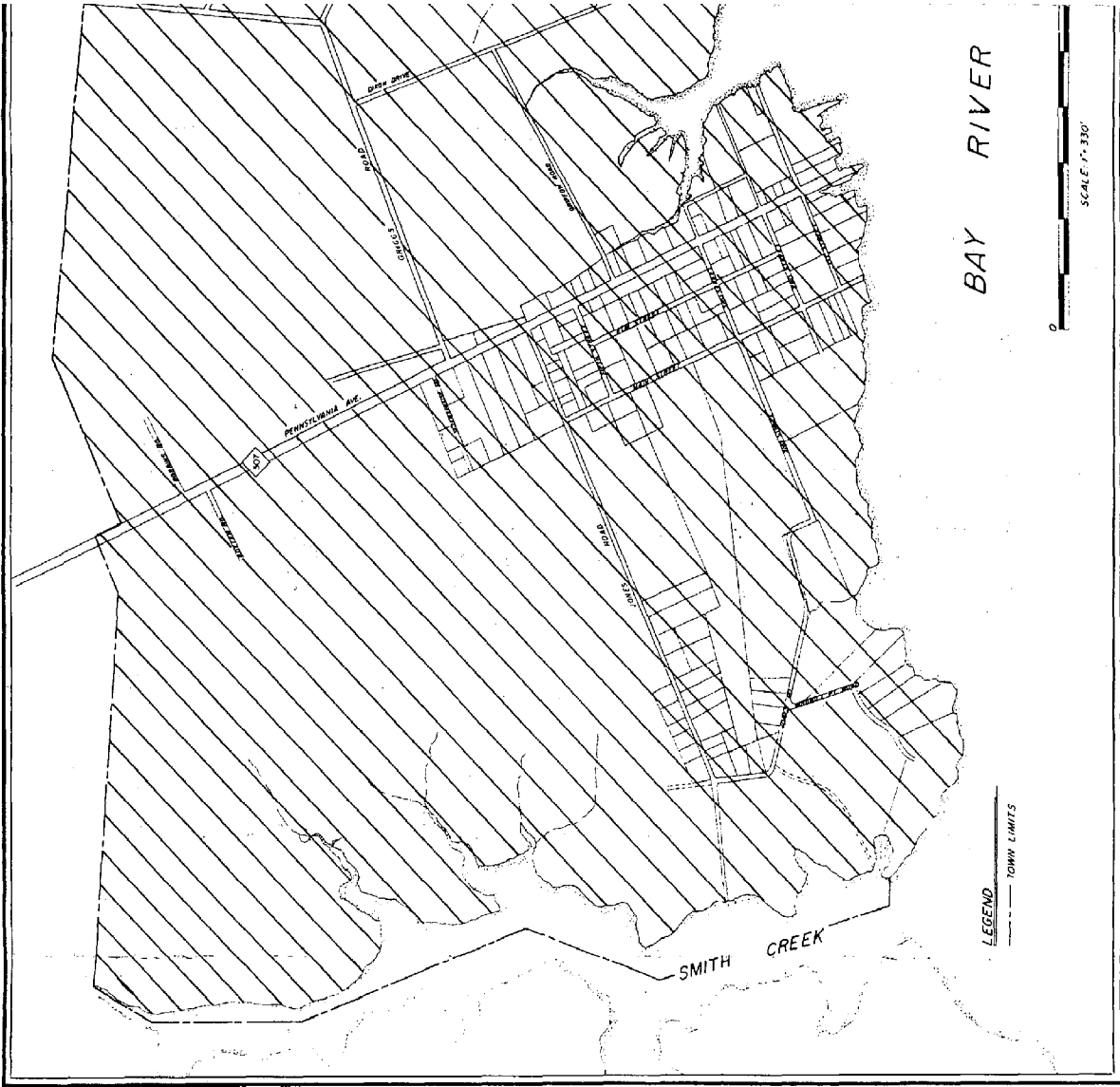
Pamlico County's overall population trend is one of significant growth. However, the town of Vandemere does not appear to be sharing in that growth. The town did grow by 6% from 1980 to 1985, as noted by the State Data Center, representing an annual average increase of only .12%. At this same rate, Vandemere's 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 services, 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%).



LOCATION MAP



**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 disturbed. These are lands identified as appropriate locations for high quality agriculture and allied uses, land with high scenic value, and 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; natural wildlife habitats 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 provides for continued intensive agricultural, commercial, and residential uses. 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.

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## 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 Commission's 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. Transition

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"

1. lands currently having urban development
2. other lands necessary to support the needs of urban population and economic development planned within the planning period of the next ten years.

Lands classified for the latter category should:

- a. be served or be readily served by sewer, water, and other public utilities, including streets, and
- b. be generally free of physical or legal limitations for urban development.

The "transition" class should include:

- a. lands of high potential for agriculture, forestry, or mineral extraction, falling within exterior boundaries of lands being managed for other uses, when other lands are available
- b. lands where urban development would result in major or important environmental impacts to important environmental, scientific, or historic resources
- c. land where urban development would result in damage to natural resources or processes of more than minor significance
- d. lands where development would result in undue risk to life or property from natural hazards or erosion, e.g., frequently flooded areas.

Most of the land area in Vandemere is classified "transitional" even though sewer water is already provided, and sewer service is planned during the planning period.

Transitional lands are those lands where investment decisions will be required for the necessary urban services. Planned improvements in both urban services, the areas classified as transitional should have accessibility to sewer service. Although no lands will be developed in Vandemere, the relationship between "developed" and "transition" lands is an important area to closely monitor. The Coastal Resources Commission has further information on this relationship as described below.

The Developed and Transition classes are the only lands under active development in the county or municipality for which development requiring urban services. Within these classes is where the most intensive land use and public investment will occur. State and federal projects associated with urban development, sewer, urban street systems, and other public utilities guided to these areas. Most of the "developed" lands in the Town of Vandemere should have access to sewer service and/or sewer systems during the planning period.

occupied dwellings were indicating a seriously Notice Table 2,

Table 3: Employed Persons of Vandemere by Industry Type

ousing Units by Year ult

of Total	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	

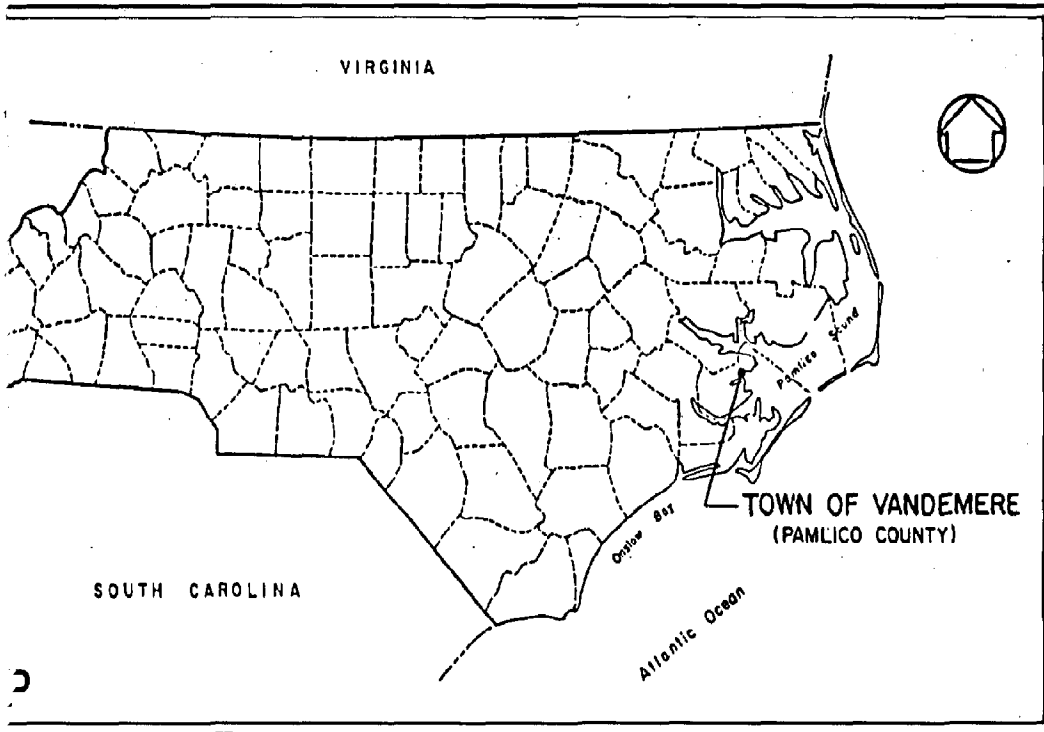
Data Center, Office of Management

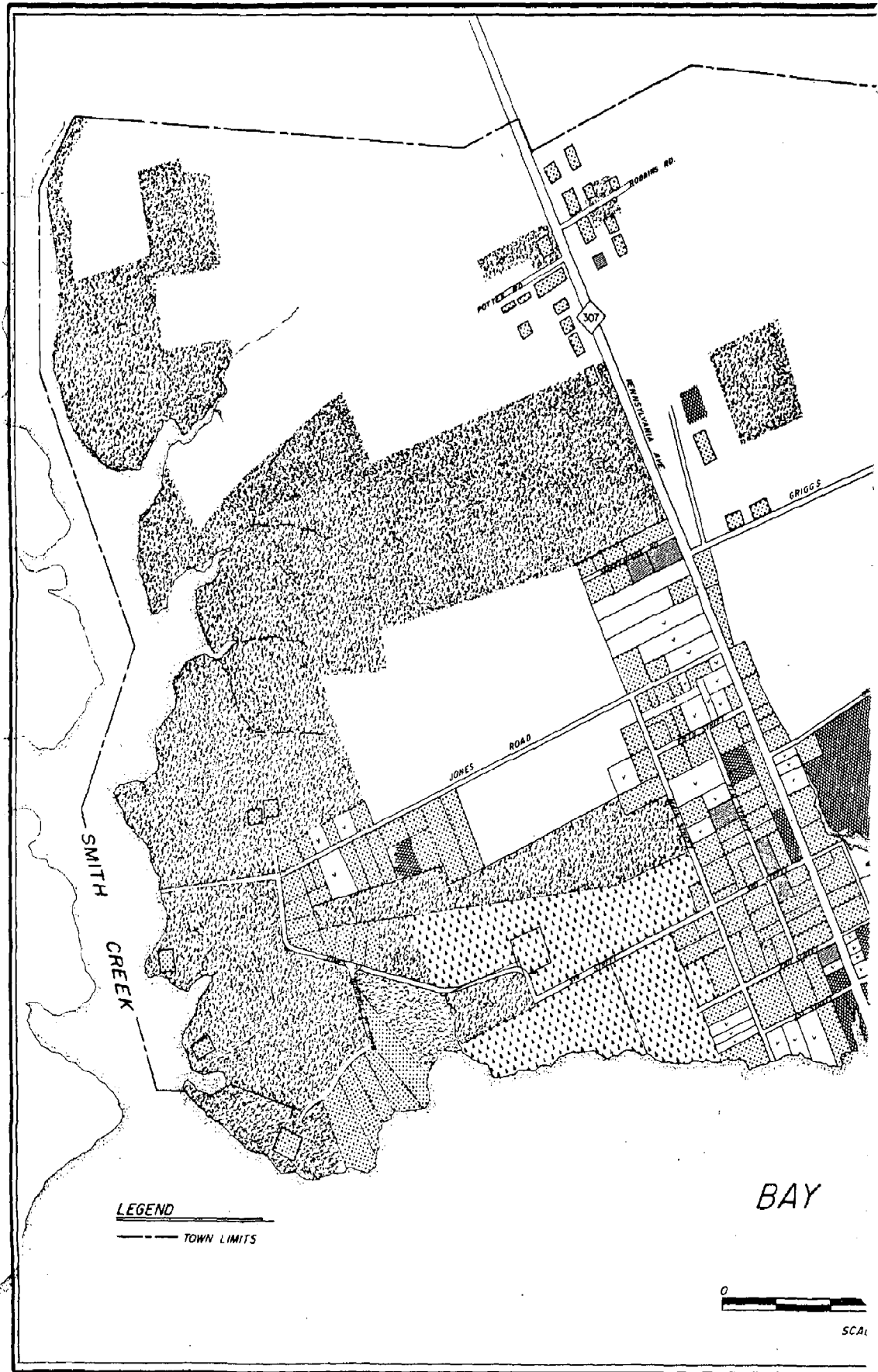
Industry	# of Employed Persons	% of Those in Labor Force
Agriculture, Forestry, Fishing, Mining	22	17.3%
Construction	8	6.3%
Manufacturing		
Nondurable Goods	33	26.0%
Durable Goods	2	1.6%
Transportation	3	2.4%
Communication, Other		
Public Utilities	5	4.0%
Retail Trade	10	7.9%
Wholesale Trade	22	17.3%
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

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

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.





**LEGEND**

--- TOWN LIMITS

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SCA

lized water system, it which inhibits developer, is expected to be period.

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ually seek to expand ervice as needed, and ent with the Bay River Authority with the sewer service to the

e the viability of the location, i.e., bor-

recognizes and sup- led water access and udy.

or an FY 88 CAMA Plan- Grant to prepare a and waterfront park

**lines, 7B)**

ired Industries: Com- culture have been the omic activities in would like to see are related to these clude seafood, aqua- cal processing, but and federal environ- met.

nsity of Residential ould like to maintain :-family residential The most desirable d already cleared and nically accessible to when they are devel-

si: The Town currently ly, the Town supports as, recognizing such itive economic poten- ided all applicable can be met. The Town ce of floating homes e it lacks facilities

and Archaeological ith the N.C. Depart- urces, Division of icated there were no

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.

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

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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.)

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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.

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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.

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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.

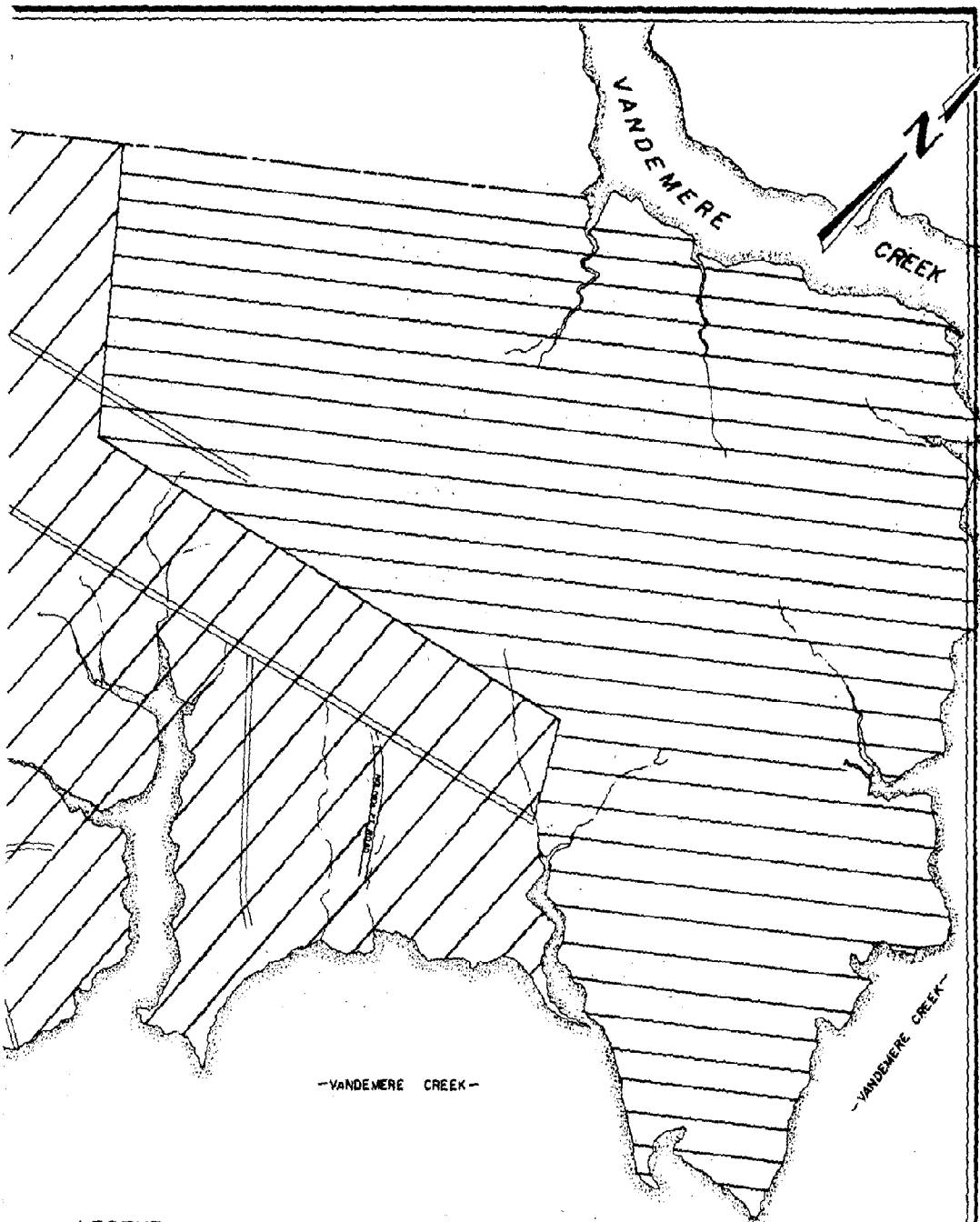
4. **Drainage:** Vandemere has a low, flat topography, and is bordered by water on almost three sides, those bodies of water being Vandemere Creek, Smith Creek, and Bay River. Consequently, there is poor removal of sur-

**PUBLIC PARTICIPATI**




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**LEGEND**

-  TRANSITION
-  RURAL
-  CONSERVATION

NOTE: By definition, all areas of Environmental Corridor (AECs) are classified "Conservation," and an onsite investigation or other means of review is necessary to determine exact boundaries of AECs.

The preparation of this map was completed 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**

**TOWN OF VANDEMERE  
NORTH CAROLINA**

**1987 LAND USE PLAN UPDATE**

**DATE DUE**

**Talb Inc.**

GAYLORD No. 2333

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