

LAND DEVELOPMENT PLAN
BELHAVEN, N. C.
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LAND DEVELOPMENT PLAN FOR BELHAVEN

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PREFACE

PREFACE

PURPOSE OF THE PLAN

The coastal area of North Carolina is a very important area of the state for agricultural food production, sport and commercial fishing, and further expansion of commerce, industry, and recreation. To facilitate the accommodation of all of these land uses, the General Assembly passed the Coastal Area Management Act in July, 1974. This act requires that all coastal counties and towns develop a land use plan to direct future growth. This plan will function as a guide, a blueprint for future growth and development. Under the requirements of the act, towns were given the opportunity of either doing the planning themselves or having the county do it for them. Belhaven chose to do its own planning. Since the town has extra-territorial jurisdiction beyond the town limits for one mile, the plan will also include this area.

The Coastal Area Management Act of 1974 mandates the Belhaven Land Use Plan.

FORMAT OF THE PLAN

The plan is organized into four major sections. Section I contains data on present and past conditions in the area and an analysis of those conditions. Physical, social, economic, and population data was analyzed in this section. Land constraints were addressed in Section II. Limitations to development, such as hazardous areas, fragile areas, and availability and adequacy of basic community facilities were all considered. Section III determined future needs and demands which were in part determined by local goals. The last section identifies and recommends methods of implementation available to the planning area.

The data sources used in this document were statistical reports such as the U.S. Census, state and local plans which deal with various functional work for the area and existing plans drafted by consultants. All primary data is credited. Occasionally, due to the lack of data availability or the incompatibility of data from one report period to the next, interpolations were necessary. Similarly, a

field windshield survey was conducted by Natural & Economic Resources personnel to provide as accurate a land use inventory as possible.

Population projections in this document were computed by using a method the North Carolina Department of Administration used to compute projections for the coastal counties and townships as required by the Coastal Area Management Act. Thus, to assure consistency with county plans and other state plans involving population projections, the Belhaven plan utilized this data.

The Coastal Resources Commission provided the guidelines used to direct this document. In the Commission's document "State Guidelines for Local Planning in the Coastal Area under the Coastal Area Management Act of 1974", a definitive list of required data and procedures was outlined. These guidelines mandate the data and procedures contained in this document.

METHODOLOGY

Webster defines a plan as a method devised for achieving an end and planning as the act or process of making or carrying out plans which includes the establishment of goals and procedures.^{1/} Therefore, the task of preparing a Land Development Plan for the Belhaven area must of necessity include some statements of a desired end or goal. Chronologically the planning process must include an inventory of current conditions, an assessment of past conditions and changes that have occurred, and statements of future desires.

Land use planning has long been characterized by the writing of a lengthy document which is the end result of many unrelated efforts. Usually the writing has been a rather isolated responsibility of local officials and hired planning staff with little or no involvement of the public. This traditional approach

^{1/} Webster's New Collegiate Dictionary, 1974.

is a static technique which has generally proven to be unworkable since change rapidly makes such plans obsolete or because it hasn't involved the public and, thus, is too inflexible to respond to the needs of local citizens. Recognition of these inadequacies prompted the development of the process contained in this report. This is an ongoing process of information gathering, evaluation, public involvement, and adjustments to facilitate land use in the Belhaven area. Local officials must be aware, however, that the recommendations contained herein provide only a framework for decision making.

One must keep in mind that, due to external constraints such as advanced technology, the plan must be continually reevaluated. For example, any plan produced before the advent of the airplane would necessitate an update due to changed demands as a result of the advanced technology. To this end, the Coastal Resources Commission requires a review every five years.

In devising the plan, account was taken of the social, physical, economic, and demographic factors which affect Belhaven. Similarly, local citizens were greatly involved in the goal formation process. This process revolved around an area-wide questionnaire used to categorize local concerns and desires. Later, a series of public meetings were held to provide additional input into goal formation.

Since all the activities of this plan are related to providing information prior to the making of decisions, local elected officials should find great utility in the recommendations contained herein. This document can provide the factual data necessary for intelligent decisions; it cannot, however, provide the aggressive leadership vital in order to make this plan a useful tool to guide future development in the Belhaven area.

GOALS AND OBJECTIVES OF THE LAND DEVELOPMENT PLAN

The goal formation process is the most important prerequisite to the development and implementation of effective plans. Goals represent desired states of affairs and reflect fundamental values. Similarly, goals tend to address problem issues. Because goals are ideals, they tend to be restated at higher levels as knowledge and values change. Goals, then are a consensus of major values, a statement of a desired end at a particular time and are subject to change. In order to make goals attainable, there must be some linkage between the goal and the activity necessary to attain it. This approach maintains the goal but identifies a specific level of objectives which relate to both the goal and the activity. Objectives, then are statements of intent and courses of action to reach goals. A summary of the steps revolving around goal development should be in three phases: (1) problem identification, which relates directly to (2) goal formation which is achieved by (3) objectives which outline courses of action.

For the most part, governments have carried out activities with the assumption that they were accomplishing goals, whether written or not. A great disparity, however, has been between problems and goals as identified by local officials and problems and goals as perceived by the citizens at large. Citizens' preferences should not be accepted as mandates due largely to the lack of knowledge generally available only to those in decision making roles. It is, however, equally undesirable to establish goals and policies as the relatively isolated function of the planning staff or elected officials. In order to effectively bridge the gap between the decision makers and the citizens, some compromise is in order. In fact, The National Goals Research Staff has found that

"...participation by citizens in the analysis and decisions of public issues is needed in the forming of goals. The attention or lack of attention which policy makers give to the attitudes and values held by substantial segments of society is likely to be reflected in the acceptance according to various programs." ^{1/}

^{1/} National Goals Research Staff, Toward Balanced Growth: Quantity With Quality, Washington D.C., U.S. Government Printing Office, 1970. Also see, President's Commission on National Goals, Goals for Americans, Englewood Cliffs, New Jersey: Prentice-Hall, Inc., 1960.

The Coastal Resources Commission recognizes that public participation is vital to the success of any land use planning effort, and therefore, has required considerable public involvement in the process. In an effort to bridge the gap between problems and goals as perceived by the decision makers and problems and goals as perceived by the citizens of the Belhaven area, the Belhaven Planning Board initiated a process which maximized opportunities for local citizens' involvement.

In order to not initially inject its biases into the public participation and goal formation process the Planning Board decided to poll area residents to get ideas on their concerns and perceived needs. Thus, in February, 1975 the Planning Board conducted an area-wide survey designed to obtain input on three major areas; community problem identification, spending of public moneys, and environmental issues. The survey, in questionnaire form, was distributed and collected by Planning Board members on a Sunday at mid-day in an effort to maximize participation. (More people are traditionally at home then than any other time except night and generally tend to be less responsive at night than during the day.) There were 947 questionnaires distributed, one to each household and the return collected was 240; a 24% response rate.

The findings of this questionnaire identified a wide-range of issues, from those directly related to land use issues per se to the more general related to community well-being and some unrelated to either, but nonetheless, still issues of public concern such as adequate police and fire protection.

Once the questionnaires were tabulated (by computer programmed to cross-relate certain issues) the Planning Board began to see patterns emerge. For example, questions were asked concerning environmental issues such as pollution of the area's streams. The overwhelming response to this question was "we don't want it, it's bad." Similarly, questions were asked concerning trade-offs which would affect

pollution of streams. Hypothetical situations were posed such as an industry which produced goods but as a by-product of production, it also polluted streams. Then the question was asked, "would you be willing to pay higher prices for these goods if the cost of stopping pollution resulted in higher priced goods?" Again, the concensus was "yes". This showed that the residents would be willing to make a conscience decision which would affect pollution, and this decision would necessitate some direct cost to them. By asking several questions related to the same issue a more valid response was insured. The implication of this technique was to show what value respondents placed on specific issues.

Alternatives Considered

Once all the responses were tabulated they were ranked by frequency, that is the number of times the question was responded to. The assumption then made was there would be some correlation between rank and magnitude of problem; i.e., the higher the rank the more severe the problem. Further, the responses were then ranked by category; economic growth, land use controls, environmental issues, etc. This presented the Planning Board with a voluminous list (close to one hundred) of ranked problem areas; areas where public moeny should be spent and environmental issues. Obviously, the town could not realistically expect to address all these issues due to manpower constraints, the sheer number of issues and financial limitations, but by having ranked the issues the Board could determine which issues had the greatest value, hence, which issues should have priority in attention. By considering many such issues the Board made concessions and compromises, thus giving considerable attention to the alternatives available. At this point the Board continued to involve the public in order to further consider alternatives and further refine and validate the issues raised in the questionnaire. The findings and rankings of all issues identified through the questionnaire were sent through the March, 1975 electric bills to all electricity subscribers in the area.

(Belhaven serves all but 5 or 6 houses in the planning area with electricity service.) This mail-out informed all of the local concerns and also invited all residents to attend a public meeting designed to address these identified issues. At this first meeting, heads of approximately 50 households were present and considerable input was provided and many valid alternatives considered. As a result of this meeting the Planning Board was in a position to delete certain issues since apparently these issues had less value than originally envisioned. This resulted in further refinement of community issues and concerns. The major significance of this meeting was the alternatives considered and the new issues identified.

After this first public meeting the Planning Board met several times to discuss the events and issues which transpired due to the questionnaire and first public meeting. At these meetings the Planning Board discussed at great lengths the implications of the problems and interest areas identified. After considerable compromising and considerable attention to alternatives available to the community, the Planning Board devised a further refined list of the findings of the questionnaires, further validated by the citizen input from the first public meeting and validated by the Planning Board's revision and refinement due to this process. The Planning Board then again mailed out the revised findings through the electricity bills now supplemented by changes resulting from this first public meeting and resulting citizen involvement and again invited area residents to a second public meeting.

At the second public meeting, again those present voiced their concerns. (Again there were over 50 heads of households present, not necessarily the same present at the first meeting.) These concerns and alternatives presented were again

considered by the Planning Board and provided considerable input and after this second public meeting the Planning Board again met several times to discuss the events, alternatives, and issues raised. (It is significant to note that at both public meetings many of the same issues and alternatives were brought up. Similarly, these concerns were in many cases the same as those identified from the questionnaire.) At these meetings the Planning Board again went through the process of considering and weighing alternatives which resulted in a more valid list of issues and concerns. Again compromises and trade-offs were made and alternatives given considerable attention. As a result of this refinement process the Planning Board now had a new list of issues, problems and concerns which gave considerable weight to both citizen involvement and the alternatives available to the community. After the second revisions were made, the Planning Board again met several times to make a final determination on the concerns, issues and alternatives identified to that point.

The following is a brief summary of the major concerns of the residents of the Belhaven area as identified by the questionnaire--public hearing refinement process.

A majority of Belhaven area residents indicate the following are the ten most serious problems confronting the community:

- | | |
|------------------------------|------------------------|
| 1. Industrial development | 6. Drugs |
| 2. Employment opportunities | 7. Adequate housing |
| 3. Unemployment | Assistance to the poor |
| Recreation facilities | 8. Medical facilities |
| 4. Transportation facilities | Tourist facilities |
| 5. Youth counseling | 9. Community decisions |
| | 10. Community planning |

A majority of Belhaven area residents feel more public money should be spent in these areas:

- | | |
|---------------------------------|--|
| 1. New employment opportunities | 6. Recreation facilities |
| 2. Assistance to the old & poor | 7. Community colleges & technical institutes |
| 3. Control drugs | 8. Industrial development |
| Special education | Crime prevention |
| 4. Health & medical | 9. Retirement benefits |
| 5. Job training for adults | 10. Control organized crime |

Area residents also feel that there should be some controls on pollution from agriculture, industry and that there should also be controls on mobile homes, yet many feel that a person should be able to do anything he wants with his land. Others feel that we should plan development to leave something for future growth, yet others feel growth should occur at a fast pace, while others feel the town needs more people. Many feel the town needs new industry and it will improve the quality of life, yet many feel some industries aren't worth the problems they bring.

A majority of Belhaven area residents want to live in or near a small town, but away from downtown. A majority said they would either never leave or be reluctant to leave Belhaven.

A majority of area residents think the following are very important in selecting a place to live:

- | | |
|--------------------------------------|--------------------------------------|
| 1. A good place to raise children | 5. The quality of water and air |
| 2. The quality of schools | 6. The friendliness of the community |
| 3. The quality of medical facilities | 7. Religious worship |
| 4. Job opportunities | 8. Recreation facilities |

After refining the issues and problems as far as practical, by virtue of the questionnaire, public meetings, and Planning Board meetings, the Planning Board then began writing goals and objectives to address those issues identified. Again, alternatives presented during the public meetings were considered during this process, so that the resulting goals and objectives represent fundamental values of the local citizens. The goals and objectives developed and contained here is an articulation of the Belhaven area citizens' needs, values and involvement in local planning and thus when programs are devised to attain these goals, local citizen acceptance should be assured. Throughout the planning process the county was informed of the process underway in Belhaven. The town discussed the implications of this process to both the town and county. Periodically an assessment of the inter-dependencies was made and this resulted in assurance that there were no conflicts between the town and county plans.

GOALS AND OBJECTIVES

Economic Growth and Development

Goal: To obtain orderly and quality development of the economic sector of the town.

Objectives:

- provide adequate employment opportunities for all area residents
- strive to lower the unemployment rate
- provide adequate industrial development
- encourage the continued development of tourist facilities
- provide for greater accessibility to existing and proposed commercial, industrial, and institutional uses by providing adequate transportation facilities including off street parking
- revitalize the central business district and other commercial sectors of the community
- provide the necessary municipal resources and community facilities to adequately serve selected non-polluting industrial development
- provide adequate adult job training to enhance any industrial labor needs
- provide town jobs to neighborhood youth corps- this would be at no cost to the town

Health & Welfare

Goal: To provide adequate health and welfare services to all in the community.

Objectives:

- develop programs which will adequately identify the existing health, medical and welfare needs of the town
- provide necessary youth counseling services
- provide financial and service assistance to those elderly and poor who are incapable of adequately providing these services for themselves
- provide adequate medical facilities to all community residents
- provide adequate clearance of lead drainage ditches in town on a regularly scheduled basis
- provide proper operation of the sewage treatment plant in order to eliminate bad odors
- control stray dog problems by periodically enacting a leash law
- strive to eliminate all drug problems
- provide adequate crime prevention services
- provide adequate garbage collection in all areas of the town for both health and eyesore reasons

Housing

Goal: To preserve and enhance existing residential neighborhoods and insure the orderly development of new residential areas.

Objectives:

- maintain a standard housing supply through enforcement of building, housing, subdivision and zoning regulations
- eliminate substandard deteriorating and eyesore dwellings through area-wide code enforcement and rehabilitation programs
- encourage the initiation of social services for private and federally sponsored housing development where needed
- encourage diversity in housing types and environment through the use of open space, recreation space and other such community facilities
- enhance and preserve existing neighborhoods through the upgrading of community services and facilities and by discouraging blighting influences
- determine the currentness of the existing mobile home ordinance and make necessary changes to ensure quality mobile home development

Governmental

Goal: To obtain more efficient and effective governmental services according to acceptable cost-benefit considerations.

Objectives:

- encourage intergovernmental cooperation to eliminate inefficient and ineffective duplication, to improve efficiency and effectiveness, and to develop agreements on overall objectives
- maximize the use of federal, state, local and other financial resources in order to enhance community services and facilities
- employ innovative management techniques to improve efficiency and effectiveness in governmental activities
- encourage more professional attitude from local government employees through closer work supervision
- ascertain currentness and legality of existing town ordinances and enforce them to help alleviate such problems as abandoned vehicles and abandoned houses
- cooperate with local public and private agencies in adult education, job improvement and related programs
- maintain close liaison with area institutions of higher learning concerning their development programs and encourage students and staff to participate in local government activities
- encourage widespread participation in community decisions by providing adequate educational and public involvement programs

Social, Cultural, and Recreational

Goal: To provide, preserve and enhance the social, cultural, and recreational facilities of the community.

Objectives:

- provide for the acquisition and development of land and facilities to meet the open space, recreational, cultural and park needs of all citizens

- develop recreational and cultural activities and programs for all age groups
- cooperate with various local private agencies in the development of town-wide recreational and cultural programs
- cooperate with other local governments in the area in developing recreational and cultural facilities
- strive to retain the small town atmosphere by allowing only selective and wise land development
- provide a social and cultural atmosphere conducive to raising children
- explore the possibilities of acquiring the property around Wynn's Gut to be used as a town park. This would also necessitate cleaning the Gut up by removing sunken boats, piers and other trash

General Environment

Goal: To provide a physical environment that is livable, aesthetically pleasing, healthful, and blight free.

Objectives:

- encourage activities that will retain the good fishing in the area
- promote the quiet, small town atmosphere
- continue activities that minimize pollution
- encourage activities that result in making Belhaven a good place to raise children
- provide adequate maintenance of existing drainage ditches on a regularly scheduled basis
- enforce existing ordinances which would require the cleaning up of vacant lots, abandoned buildings and the removal of vacant automobiles
- explore the possibility of acquiring Wynn's Gut to be used as a town park- if acquisition is not possible then enforce or enact ordinances to require the removal of sunken boats, abandoned piers and other trash
- provide proper operation of the sewage treatment plant in order to eliminate bad odors
- provide adequate garbage collection in all areas of the town for health and eyesore reasons
- enforce existing ordinances which would ensure quality mobile home development
- enact a periodic leash law to eliminate stray dog problems

INTRODUCTION

HISTORICAL SETTING

Belhaven, originally called Jack's Neck, then Belport, began to thrive during the early 1900's. During this era, lumbering was booming under the direction of John Wilkinson. The town, at the confluence of Pantego Creek and Pungo River, furnished an excellent harbor. Fish, oysters, crabs, and shrimp were and still are important to the local economy, and several fish processing plants operate year-round. Due to the proximity to the rivers and forests, Belhaven has long served sportsmen who come to hunt, fish, and boat. With the opening of the inland waterway, the town became a provisioning and rest area; and with the advent of pleasure boating, tourism has become important. The town has an excellent waterfront and a very compact business section surrounded by residences.

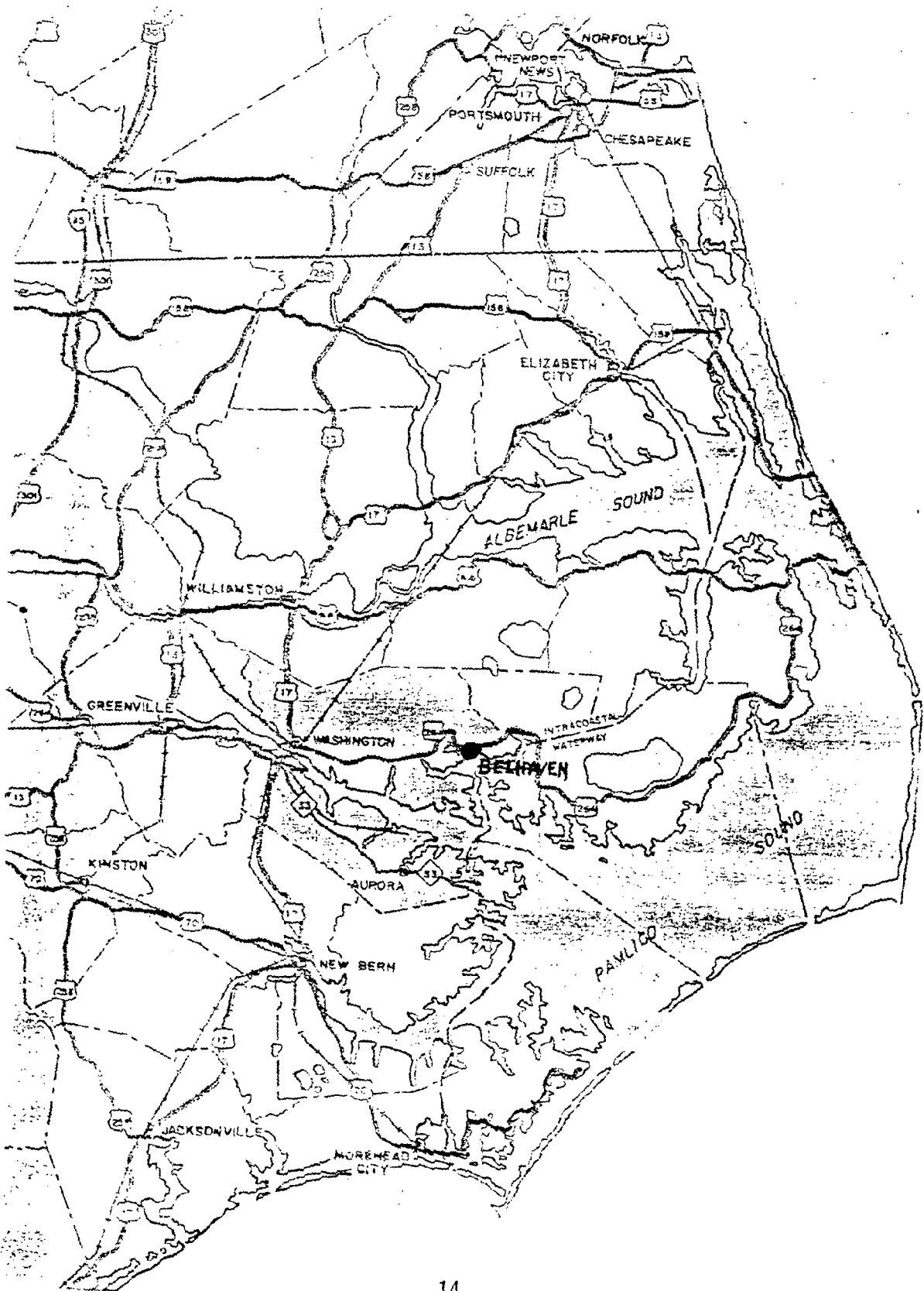
GEOGRAPHIC SETTING

Belhaven is located in the central section of the Coastal Plains of North Carolina. The town is located on the North side of the confluence of Pantego Creek and Pungo River. The general topography in the area is flat. According to the U.S. Geologic Survey topographic map of the area, the highest elevation is less than 10 feet. The town serves as a regional center for eastern Beaufort County, Hyde County, and parts of Washington and Tyrrell County.

The town is served by one major U.S. highway, U.S. 264, and N.C. 92. These roads provide both North, South, East, and West road access to points throughout eastern North Carolina. The town also lies on the Intracoastal Waterway which provides a north-south route to both state and national shipping.

Belhaven has a mild climate. The average annual temperature in 1973 was 63.5 degrees Fahrenheit, and the annual average precipitation in 1973 was 46 inches. Summer winds are generally from the east or southeast and winter winds are generally northeast or northwest.

MAP 1



PRESENT CONDITIONS

Population

One of the most important considerations in land use planning is the evaluation of the population characteristics of the area. Factors such as size, composition, and distribution are important in their effect on the type and extent of future land development. These factors introduce quantitative considerations to population trends and assist in determining residential space requirements.

As stated elsewhere, the Belhaven planning area includes not only the corporate limits, but a one-mile extraterritorial area outside of the town limits. In contrast, the only readily available data on population is compiled only by town, township and county. Due to data limitations, it is impossible to obtain an actual count of people living in the planning area outside the corporate limits. The 1975 windshield survey revealed 73 houses in this one-mile area. When the factor of 2.9 persons per house (the 1970 persons per household rate) is applied to these houses the result is 212 persons. This is a reasonable estimate of the population in the one-mile area.

Population Distribution

Table 1 shows population changes for all towns, townships, and the county during the 1960 decade. Belhaven's population declined by 4.3%. However, other towns in the county also showed declines during the decade. In fact, of the ten towns in the county, only three showed increases during this decade. It is also interesting to note that Belhaven, the second largest town in the county, declined in population at less than half the rate of the largest town in the county.

Table 2 shows the town's population during the past 30 years. The greatest positive population change occurred between 1940 and 1950 when the town registered a 7.1% increase. However, since 1950 there has been a slight but steady decrease. Although a decrease is observed, the percent of the county population residing in the town has not changed significantly over the 30 years which would indicate a somewhat stable population.

Age of Population

Shifts in the age of a community can have serious implications in that demands for community services, goods, housing, entertainment, medical facilities, and other facilities will also need to shift to adequately meet new and different demands.

Table 3 shows changes in population ages during the 1960 decade. It is interesting to note that significant changes occurred primarily in three groups. As shown in Tables 3 and 4, minor populations, those persons 21 years and under decrease significantly. Similarly, as shown in Table 3, those between ages 25 and 54, the prime employment years, also decreased sharply. Significant also, is the change in the older ages. In categories 55 years and older, large increases were noted. Table 5 shows elderly population changes for the decade for the county, township, and town. Table 6 shows median age for the state, county, township, and town in 1970. This reveals that in population terms Belhaven is older than the others.

The significance of Belhaven's population shifts are evident from the existing information. Since there were decreases in the young groups (those who will shortly be of child bearing age), since the prime employment age groups are decreasing, and since the elderly are increasing, it is realistic for Belhaven to expect continued population decreases in the future unless the current trend is changed. Similarly, as the population age shifts from younger to older groups service demands will shift correspondingly to the needs of the older inhabitants.

Racial Composition

About 54% of the town's 1970 population was non-white, compared to 51% in 1960 as shown in Table 7. This compares to the township's 1970 population composition of 49% non-whites and the 1960 ratio of 51%. In 1970 and 1960 respectively, the county's rate of non-whites was 33% and 37%. Thus, the town's racial mix is and has been more similar to the township's than the county as a whole. Similarly, the population lost during the decade included more whites than non-whites. From Table 7 it can be seen that Belhaven lost whites at a greater rate than either the township or county. The rate of loss of non-whites was considerably less than either the township or county.

Table 8 puts into perspective the age and race composition in Belhaven in 1970. In age categories less than 25 years old, there are more non-whites than whites. The distribution in prime employment years is about evenly split. In the elderly and near elderly age groups there are slightly more whites than non-whites.

Sex Composition

As shown in Table 9, in 1970 the town's population was 52% female compared to 48% male. These rates were also 52% and 48% in 1960 despite a population loss in both groups during the decade. Between 1960 and 1970 the town lost 68 women and 59 men, a combined loss of 127 people.

Table 10 reveals sex composition by age categories for 1970. It is interesting to note that slightly more minor males than females are in Belhaven. In prime employment age categories, age 25-54 females constitute a slightly greater percentage, and in the elderly and near elderly groups females again outnumber males by approximately nine (9) percent.

Income

As shown in Table 11, the median family income for Beaufort County in 1970 was \$6,435 which ranked 58th in the state. County ranges in North Carolina that year ranged from \$10,136 to \$4,307. The average was \$7,774. In 1970 the state of North Carolina ranked low in the nation thus ranking all county residents low in the nation.

As shown in Table 11, Beaufort County and the Town of Washington, the only place in the county for which income figures were compiled, had significantly greater percentages of families below the poverty level than the state. Similarly, in 1970 the county had fewer families with incomes over \$15,000.

Since neither the U.S. Bureau of Census nor any other census agency documents incomes for places less than 2,500 population, certain assumptions must be made regarding incomes in Belhaven. All indications are that Belhaven is probably similar to the county in income, thus, in 1970 approximately 25% of Belhaven families, 175 families, had incomes less than poverty level.

TABLE 1

POPULATION DISTRIBUTION CHANGEBeaufort County, Townships, Towns
1960-1970

| | <u>Population</u> | | <u>Change: 1960-1970</u> | |
|----------------------|-------------------|-------------|--------------------------|----------------|
| | <u>1960</u> | <u>1970</u> | <u>Number</u> | <u>Percent</u> |
| Beaufort County | 36,014 | 35,980 | -34 | -0.1 |
| Bath Township | 3,323 | 3,237 | -86 | -2.6 |
| Bath Town | 346 | 231 | -115 | -33.2 |
| Chocowinity Township | 4,628 | 4,661 | 33 | 0.7 |
| Chocowinity Town | 580 | 566 | -14 | -2.4 |
| Long Acre Township | 5,318 | 6,976 | 1,658 | 31.2 |
| Pinetown Town | 215 | 278 | 63 | 29.3 |
| Washington Park Town | 574 | 517 | -57 | -9.9 |
| Pantego Township | 5,377 | 5,126 | -251 | -4.7 |
| Belhaven Town | 2,386 | 2,259 | -123 | -4.3 |
| Pantego Town | 262 | 218 | -44 | -16.8 |
| Richland Township | 2,462 | 3,626 | 1,164 | 4.7 |
| Aurora Town | 449 | 620 | 171 | 38.1 |
| Edward Town | 112 | 115 | 3 | 2.7 |
| South Creek Town | 82 | 73 | -9 | -11.0 |
| Washington Township | 13,906 | 12,354 | -1,552 | -11.2 |
| Washington City | 9,939 | 8,961 | -978 | -9.8 |

Source: U. S. Census of Population, 1970.

TABLE 2

SUMMARY OF POPULATION TRENDSBeaufort County, Pantego Township, Belhaven Town
1940-1970

| <u>Area</u> | <u>Year</u> | | | | <u>Change: 1940-1970</u> | |
|---|-------------|-------------|-------------|-------------|--------------------------|----------------|
| | <u>1940</u> | <u>1950</u> | <u>1960</u> | <u>1970</u> | <u>Number</u> | <u>Percent</u> |
| Beaufort County | 36,431 | 37,134 | 36,014 | 35,980 | -451 | - 1.2 |
| Pantego Township | 5,935 | 5,713 | 5,377 | 5,126 | -809 | -13.6 |
| Belhaven Town | 2,360 | 2,528 | 2,386 | 2,259 | -101 | - 4.3 |
| Percent of County Population Residing in Belhaven | 6.5 | 6.8 | 6.6 | 6.3 | - | - |

Source: U. S. Census of Population, 1960 and 1970.

TABLE 3

POPULATION CHANGE BY AGE GROUPBelhaven Town
1960-1970

| <u>Age Group</u> | <u>Year</u> | | <u>Change: 1960-1970</u> | |
|------------------|-------------|-------------|--------------------------|----------------|
| | <u>1960</u> | <u>1970</u> | <u>Number</u> | <u>Percent</u> |
| Under 5 | 247 | 183 | - 64 | -25.9 |
| 5 - 14 | 579 | 478 | -101 | -17.4 |
| 15 - 24 | 279 | 353 | 74 | 26.5 |
| 25 - 34 | 224 | 212 | - 12 | - 5.3 |
| 35 - 44 | 243 | 236 | - 7 | - 2.9 |
| 45 - 54 | 302 | 236 | - 66 | -21.9 |
| 55 - 64 | 241 | 257 | 16 | 6.6 |
| 65 and over | 271 | 304 | 34 | 12.5 |
| All ages | 2,368 | 2,259 | -109 | - 4.6 |

Source: U. S. Census of Population, 1960; Special Census
Tapes, Regional Development Institute, East Carolina
University, 1970.

TABLE 4

MINOR POPULATION ^{1/}Belhaven Town
1970

| <u>Total</u> <u>Population</u> | <u>Minor Population</u> | |
|-----------------------------------|-------------------------|-----------------------------------|
| | <u>Number</u> | <u>Percent</u> <u>of Total</u> |
| 2,259 | 925 | 40.9% |

^{1/} Minor population is defined as those persons under 21 years of age.

Source: U. S. Census, Special Census Tapes, Regional Development Institute, East Carolina University, 1970.

TABLE 5

ELDERLY POPULATION CHANGESPersons 65 Years Old And OverBeaufort County, Pantego Township, Belhaven Town
1960-1970

| <u>Area</u> | <u>Year</u> | | <u>Change: 1960-1970</u> | |
|------------------|-------------|-------------|--------------------------|----------------|
| | <u>1960</u> | <u>1970</u> | <u>Number</u> | <u>Percent</u> |
| Beaufort County | 3,054 | 3,768 | 714 | 23.4 |
| Pantego Township | 544 | 687 | 143 | 26.3 |
| Belhaven Town | 271 | 305 | 34 | 12.5 |

Source: U. S. Census of Population, 1960 and 1970.

TABLE 6

MEDIAN AGE

The State, Beaufort County, Pantego Township, Belhaven Town
1970

| <u>The State</u> | <u>Beaufort County</u> | <u>Pantego Township</u> | <u>Town of Belhaven</u> |
|------------------|------------------------|-------------------------|-------------------------|
| 26.5 | 29.0 | 29.6 | 30.0 |

Source: U. S. Census of Population, 1970

TABLE 7

POPULATION CHANGES BY RACE

Beaufort County, Pantego Township, Belhaven Town
1960 - 1970

| Area | 1960 | | | 1970 | | | Change: 1960 - 1970 | | | | | |
|------------------|--------|--------|-----------|--------|--------|-----------|---------------------|-----------|---------|-----------|--|--|
| | Total | White | Non White | Total | White | Non White | Number | | Percent | | | |
| | | | | | | | White | Non White | White | Non White | | |
| Beaufort County | 36,014 | 22,724 | 13,290 | 35,980 | 24,010 | 11,970 | 1,286 | -1,320 | 5.7 | -9.9 | | |
| Pantego Township | 5,377 | 2,647 | 2,730 | 5,126 | 2,602 | 2,524 | -45 | -206 | -1.7 | -7.5 | | |
| Belhaven Town | 2,386 | 1,159 | 1,227 | 2,259 | 1,036 | 1,223 | -123 | -4 | -10.6 | -0.3 | | |

Source: U. S. Census of Population, 1960 and 1970.

TABLE 8

POPULATION DISTRIBUTION BY AGE AND RACE

Belhaven Town
1970

| <u>Age Group</u> | <u>All Ages</u> | <u>White</u> | | <u>Non-White</u> | |
|------------------|-----------------|---------------|---------------------------------|------------------|---------------------------------|
| | | <u>Number</u> | <u>Percent of Total</u> | <u>Number</u> | <u>Percent of Total</u> |
| Under 5 | 183 | 76 | 41.5 | 107 | 58.5 |
| 5 - 14 | 478 | 164 | 34.3 | 314 | 65.7 |
| 15 - 24 | 353 | 144 | 40.8 | 209 | 59.2 |
| 25 - 34 | 212 | 114 | 53.8 | 98 | 46.2 |
| 35 - 44 | 236 | 104 | 44.1 | 132 | 55.9 |
| 45 - 54 | 236 | 133 | 56.4 | 103 | 43.6 |
| 55 - 64 | 257 | 140 | 54.5 | 117 | 45.5 |
| 65 and over | 304 | 161 | 53.0 | 143 | 47.0 |

Source: Special Census Tapes, Regional Development Institute, East Carolina University, 1970.

TABLE 9 POPULATION CHANGES BY SEX

Town of Belhaven
1960 and 1970

| | Year | | | | Change: 1960 - 1970 | | | | | |
|-------|-------|--------|-------|--------|---------------------|------|---------|------|--------|------|
| | 1960 | | 1970 | | Number | | Percent | | | |
| | Male | Female | Total | Female | Total | Male | Total | Male | Female | |
| Total | 1,154 | 1,232 | 2,259 | 1,095 | 1,164 | -127 | -59 | -68 | -5.1 | -5.5 |
| 2,386 | | | | | | | | | | |

Source: U. S. Census of Population, 1960 and 1970.

TABLE 10

POPULATION BY AGE AND SEX

Belhaven Town
1970

| <u>Age Group</u> | <u>All Ages</u> | <u>Sex</u> | | | |
|------------------|-----------------|--------------|---------------------------------|---------------|---------------------------------|
| | | <u>Male</u> | <u>Percent of Total</u> | <u>Female</u> | <u>Percent of Total</u> |
| Under 5 | 183 | 99 | 54.1 | 84 | 45.9 |
| 5 - 14 | 478 | 257 | 53.8 | 221 | 46.2 |
| 15 - 24 | 353 | 182 | 51.6 | 171 | 48.4 |
| 25 - 34 | 212 | 98 | 46.2 | 114 | 53.8 |
| 35 - 44 | 236 | 116 | 49.2 | 120 | 50.8 |
| 45 - 54 | 236 | 112 | 47.5 | 124 | 52.5 |
| 55 - 64 | 257 | 105 | 40.9 | 152 | 59.1 |
| 65 and over | 304 | 126 | 41.4 | 178 | 58.6 |
| TOTAL | 2,259 | 1,095 | 48.5 | 1,164 | 51.5 |

Source: Special Census Tapes, Regional Development Institute, East Carolina University, 1970.

TABLE 11

FAMILY INCOME

The State, Beaufort County, Town of Washington
1970

| <u>Area</u> | <u>Median Income</u> | <u>All Families</u> | |
|-----------------|--------------------------|--|-----------------------------|
| | | <u>Percent With Incomes of Less Than Poverty Level</u> | <u>\$15,000 or More</u> |
| The State | \$7,774 | 16.3 | 11.5 |
| Beaufort County | 6,435 | 24.9 | 6.9 |
| Washington Town | 6,563 | 25.1 | 10.4 |

Source: U. S. Census of Population, 1970.

HOUSING

Inventory

In 1970 the town of Belhaven had 774 year-round housing units. In 1975 this number had increased to 901 units, a 16% gain. In 1975 there were approximately 73 units in the one-mile area, bringing the current total number of units in the planning area to 974. Due to data limitations, it is impossible to determine the number of units in the one-mile area in 1970. In 1960 the town had 721 year-round units, thus during the 1960 decade, housing increased by 7.3% despite a population loss of over 100 people. Although this seems contradictory, the forces underlying are consistent with changes that have occurred. Briefly, upward mobile families continue to trade up to newer housing, while the major population loss came from the breakup of larger families--parents remaining behind and the young migrating out of the area.

Table 12 shows housing unit changes for the town, township, and county during the 1960's.

Housing Unit Types

Single family housing remains by far the preferred housing type in the area as shown in Table 13. In 1970 within the town limits over 92% of all housing was single family compared to only 3.9% for multi-family. At this same time, mobile homes accounted for slightly over 3% of the housing stock. Between 1970 and 1975 a marked shift in housing variety occurred. While the net change in single-family housing declined by less than 1%, mobile homes increased sharply by over 458% as shown in Table 14.

Interestingly, the number increase in mobile homes occurred more frequently in Enumeration District 1 as shown in Table 14. (Enumeration Districts are geographic sub-areas of the Town used by U. S. Census personnel for statistical tabulation purposes. Enumeration District 1 is bound by West Main Street, King Street, Pantego Street, U.S. 264 Alternate and the town boundary to the north and west. Enumeration District 2 is the remainder of the town.) Mobile homes provide an affordable first home for many young couples and families in the interim period when they are building cash reserves for purchase of conventional housing. Rising land costs, construction costs, and material inflation may cause even more persons to choose this alternative

during the late 1970's, especially the young, the elderly, and the poor.

Experiences elsewhere, however, have shown mobile homes to be a temporary solution to providing decent housing in a suitable living environment.

Table 15 displays housing type distribution in 1975 and shows that in proportion to conventional housing, more mobile homes are located in the one-mile area than in town and that within the town limits proportionately more mobile homes are located in Enumeration District 1.

Household Tenure

Tenure refers to owner and renter occupied housing units. Table 16 shows tenure rates in 1970 for the town, township, and county. The 774 year-round units are 63% owner occupied, 26% renter occupied, and 11% vacant.

Owner occupancy in Belhaven is similar to that in other small eastern North Carolina towns. Similarly, most rental units in Belhaven are single-family housing as would be expected.

Household tenure by race is summarized in Table 17. Surprisingly, whites occupy 54% of both owner occupied and renter occupied units. Non-whites occupy 46% of both owner and renter occupied units. These figures correspond to racial population ratios.

The vacancy rate in Belhaven is slightly higher than would be expected on a market with roughly a 63-26 tenure split. This excessive vacancy may be a function of absentee ownership, dilapidation, and abandonment or other variables. From the available data, however, it is impossible to reach firm conclusions, except to say there is some softness in the market.

Public Assisted Housing

According to the Mid-East Housing Authority, there is one housing project in Belhaven under their auspices. This project is located off of Old County Road in the northwest section of town. The project contains 45 units and was opened in May of 1975. It is currently full of tenants, and a waiting list has already been established. Eligibility requirements for admittance are based on a sliding scale which considers income, number in the family, and other criteria.

There are no immediate plans to expand the project in Belhaven, although a need in the future is perceived.

Household Size

There is a national trend toward smaller household size. This is a critical determinant of future housing need. Over the 1960 decade, household size in Belhaven decreased from 3.29 persons per household to 2.9 persons per household.

Household Density

Overcrowding occurs when there is more than one person per room per housing unit. In 1970, 90 units or 13% of the total occupied housing stock in Belhaven were overcrowded. Interestingly, the overcrowding rate in Belhaven in 1960 was also 13%. This rate was higher than either the township or county rate for that year as shown in Table 18. Since overcrowding accelerates housing deterioration through greater wear and abuse, a lower density will enable the housing stock to endure more years of use.

Housing Value and Rent

Many variables determine housing value and rents. Location, size, site design, quality of construction, construction materials, availability of utilities and sewers, and market demand are but a few.

In 1970 the average value for Belhaven units was \$8,839 compared to the state's median for owner occupied units of \$11,600. Table 19 summarizes housing value in Belhaven in 1970. There are two ranges of value of housing that have a high correlation to poor or deteriorating conditions. These ranges are less than \$5,000 and \$5,000 to \$9,999. Based on this standard, Table 20 reveals that 316 units or approximately 41% of all units in Belhaven fall into these categories. The lowest value category contains about 21% of the total units. These figures are comparable for the county rates of 46% and 18% respectively.

The apartment boom which swept the nation during the last decade did not have such an impact on Belhaven. The majority of rental housing in the town is single-family units. Units renting for less than \$60 per month account for 64% of all units. Similarly, 42 units or 21% of all units have no cash rent. Table 21 summarizes rents for the area in 1970.

TABLE 12

HOUSING UNIT CHANGE

Beaufort County, Pantego Township, Belhaven Town
1960 - 1970

| <u>Area</u> | <u>All Year Round Housing Units</u> | | <u>Change: 1960-1970</u> | |
|------------------|---|-------------|--------------------------|----------------------|
| | <u>1960</u> | <u>1970</u> | <u>Number</u> | <u>Per Cent.</u> |
| Beaufort County | 11,384 | 12,583 | 1,199 | 10.5 |
| Pantego Township | 1,680 ^{1/} | 1,757 | 77 | 4.5 |
| Belhaven Town | 721 | 774 | 53 | 7.3 |

^{1/} This figure computed from available census data.

Source: U. S. Census of Housing, 1960 and 1970.

TABLE 13

YEAR-ROUND HOUSING UNIT TYPE

Beaufort County, Pantego Township, Belhaven Town
1970

| <u>Area</u> | <u>All Units</u> | <u>Single Family</u> | | <u>Multi-Family</u> | | <u>Mobile Home</u> | |
|------------------|----------------------|----------------------|---------------------|---------------------|---------------------|--------------------|---------------------|
| | | <u>Number</u> | <u>Per Cent</u> | <u>Number</u> | <u>Per Cent</u> | <u>Number</u> | <u>Per Cent</u> |
| Beaufort County | 12,583 | 10,922 | 86.8 | 746 | 5.9 | 915 | 7.3 |
| Pantego Township | 1,757 | 1,638 | 93.2 | 26 | 1.5 | 93 | 5.3 |
| Belhaven Town | 774 | 716 | 92.5 | 30 | 3.9 | 28 | 3.6 |

Source: U. S. Census of Housing, 1970.

TABLE 14

HOUSING UNIT CHANGE BY TYPE
Bellhaven Town and Enumeration Districts
1970-1975

| <u>Area</u> | <u>1970</u> | | | <u>1975</u> | | | <u>Change: 1970 - 1975</u> | | | | | |
|------------------------|------------------|---------------------------|---------------------|------------------|---------------------------|---------------------|----------------------------|-----------------|---------------------------|-----------------|---------------------|-----------------|
| | <u>All Units</u> | <u>Conventional Units</u> | <u>Mobile Homes</u> | <u>All Units</u> | <u>Conventional Units</u> | <u>Mobile Homes</u> | <u>All Units</u> | <u>Per Cent</u> | <u>Conventional Units</u> | <u>Per Cent</u> | <u>Mobile Homes</u> | <u>Per Cent</u> |
| Bellhaven Town | 774 | 746 | 28 | 901 | 744 | 156 | 127 | 16.4 | -2 | -0.3 | 128 | 458.1 |
| Enumeration District 1 | 365 | 346 | 19 | 450 | 346 | 104 | 85 | 23.3 | 0 | 0 | 85 | 447.4 |
| Enumeration District 2 | 365 | 356 | 9 | 451 | 398 | 53 | 86 | 23.6 | 42 | 11.8 | 44 | 488.8 |

Source: Special Census Tapes, Regional Development Institute, East Carolina University, 1970; Natural & Economic Resources Windshield Survey, 1975.

TABLE 15

HOUSING DISTRIBUTION BY TYPE

Belhaven Planning Area, One Mile Area, Belhaven Town, Enumeration Districts1975

| <u>Area</u> | <u>All Units</u> | <u>Conventional Units</u> | <u>Mobile Homes</u> |
|------------------------|------------------|-------------------------------|---------------------|
| Belhaven Planning Area | 974 | 792 | 182 |
| One Mile Area | 73 | 48 | 25 |
| Belhaven Town | 901 | 744 | 157 |
| Enumeration District 1 | 450 | 346 | 104 |
| Enumeration District 2 | 451 | 398 | 53 |

Source: Windshield Survey, Natural and Economic Resources, 1975.

TABLE 16

HOUSING TENURE AND VACANCYBeaufort County, Pantego Township, Belhaven Town
1970

| <u>Area</u> | <u>Total Units</u> | <u>Tenure</u> | | | | <u>Vacancy</u> | |
|------------------|------------------------|---------------------------|---------------------|----------------------------|---------------------|----------------|---------------------|
| | | <u>Owner Occupied</u> | <u>Per Cent</u> | <u>Renter Occupied</u> | <u>Per Cent</u> | <u>Number</u> | <u>Per Cent</u> |
| Beaufort County | 12,583 | 7,484 | 59.5 | 3,546 | 28.2 | 1,553 | 12.3 |
| Pantego Township | 1,757 | 1,164 | 66.2 | 384 | 21.9 | 209 | 11.9 |
| Belhaven Town | 774 | 488 | 63.0 | 202 | 26.1 | 84 | 10.9 |

Source: U. S. Census of Housing, 1970.

TABLE 17

TENURE BY RACE

Beaufort County, Pantego Township, Belhaven Town
1970

| Area | All Units | | | | Owner Occupied | | | | Renter Occupied | | | |
|------------------|-----------|----------|-----------|----------|----------------|----------|-----------|----------|-----------------|----------|-----------|----------|
| | White | | Non-White | | White | | Non-White | | White | | Non-White | |
| | Number | Per Cent | Number | Per Cent | Number | Per Cent | Number | Per Cent | Number | Per Cent | Number | Per Cent |
| Beaufort County | 8,016 | 72.7 | 3,009 | 27.3 | 5,894 | 78.8 | 1,585 | 21.2 | 2,122 | 59.8 | 1,424 | 40.2 |
| Pantego Township | 898 | 58.0 | 650 | 42.0 | 695 | 59.7 | 469 | 40.3 | 203 | 52.9 | 181 | 47.1 |
| Belhaven Town | 370 | 53.7 | 319 | 46.3 | 262 | 53.7 | 226 | 46.3 | 108 | 53.7 | 93 | 46.3 |

Source: U. S. Census of Housing, 1970.

TABLE 18

OVERCROWDING ^{1/}

Beaufort County, Pantego Township, Belhaven Town
1970

| <u>Area</u> | <u>Total Housing</u> | <u>Total Occupied Housing</u> | <u>Total Over Crowding</u> | <u>Percent of All Occupied Units</u> |
|------------------|--------------------------|---------------------------------------|------------------------------------|--|
| Beaufort County | 13,015 | 12,583 | 1,184 | 9.4 |
| Pantego Township | 1,757 | 1,164 | 172 | 14.8 |
| Belhaven Town | 774 | 690 | 90 | 13.1 |

^{1/} Overcrowding is defined as more than 1.01 persons per room.

Source: U. S. Census of Housing, 1970.

TABLE 19

HOUSING VALUE AND RENTBelhaven Town and Enumeration Districts
1970

| <u>Area</u> | <u>Average Monthly Rent</u> | <u>Black Average Monthly Rent</u> | <u>Average Value</u> | <u>Black Average Value</u> |
|------------------------|---------------------------------|---------------------------------------|--------------------------|--------------------------------|
| Belhaven Town | \$41 | \$35 | \$8,839 | \$6,549 |
| Enumeration District 1 | 34 | 31 | 6,195 | 5,971 |
| Enumeration District 2 | 48 | 38 | 11,483 | 7,128 |

Source: Special Census Tapes, Regional Development Institute, East Carolina University, 1970.

TABLE 20

HOUSING VALUE

Beaufort County, Pantego Township, Belhaven Town
1970

| <u>Value</u> | <u>Beaufort County</u> | <u>Pantego Township</u> | <u>Belhaven Town</u> |
|---------------------|------------------------|-------------------------|----------------------|
| Less than \$5,000 | 869 | 271 | 162 |
| \$ 5,000 - \$9,999 | 1,459 | 257 | 154 |
| \$10,000 - \$14,999 | 1,026 | 194 | 66 |
| \$15,000 - \$19,999 | 691 | 87 | 38 |
| \$20,000 - \$24,999 | 446 | 47 | 14 |
| \$25,000 or more | 534 | 18 | 17 |

Source: U. S. Census of Housing, 1970.

TABLE 21

HOUSING RENT

Beaufort County, Pantego Township, Belhaven Town
1970

| <u>Rent</u> | <u>Beaufort County</u> | <u>Pantego Township</u> | <u>Belhaven Town</u> |
|----------------|------------------------|-------------------------|----------------------|
| Less than \$40 | 1,084 | 49 | 87 |
| \$ 40 - \$ 59 | 684 | 49 | 41 |
| \$ 60 - \$ 79 | 440 | 60 | 28 |
| \$ 80 - \$ 99 | 72 | 46 | 1 |
| \$100 - \$149 | 140 | 25 | 1 |
| \$150 or more | 52 | 9 | 0 |
| No cash rent | 522 | - | 42 |

Source: U. S. Census of Housing, 1970.

Age of Housing

A housing unit begins to deteriorate from the day construction is completed. If it is well built with high quality materials, proper maintenance will reduce the deterioration process to a minimum. Conversely, poor construction coupled with little or no maintenance will result in rapid deterioration. An average structure, given reasonable maintenance, will deteriorate at a fairly predictable rate over a life time of approximately 60 years. A typical structure will deteriorate very slowly for the first 5 years and reach a maximum rate at about 30 years. From 40 years on, the rate is constant for the remaining life of the structure.

Thus, the majority of structural condition housing problems will undoubtedly come from housing over 30 years old, or housing constructed prior to 1939. While there is no readily available information that specifically addresses housing age in Belhaven, there is data available for Beaufort County. In 1970 approximately 41% of all housing in Beaufort County was built prior to 1939. This compares favorably with age of housing in other eastern North Carolina counties. If this rate is applied to Belhaven, then 317 units in the town limits are approaching the age where deterioration will affect the structural condition of the unit. Since few houses were built during the depression years, the majority of these units were constructed before 1929 giving an average age of about 46 years. It is evident that a substantial portion of housing in Belhaven has reached a point where deterioration is a serious problem.

Major Deficiencies

According to the 1970 Special Census, about 28% of all housing units in Belhaven had no toilets, and an additional 11% lacked some or all plumbing facilities, which means approximately 39% of all housing in the area lacks plumbing which is considered essential to adequate, modern housing. This rate is slightly higher than the township or county as shown in Table 22.

Housing Structural Conditions

Information on the structural condition of housing has been collected in each decennial census since 1940. This was obtained by unskilled enumerators observing

TABLE 22

INCOMPLETE PLUMBING FACILITIESBeaufort County, Pantego Township, Belhaven Town
1970

| <u>Area</u> | <u>All Year-Round Housing Units</u> | <u>Lacking some or All Plumbing Facilities</u> | <u>No Toilet</u> |
|------------------|---|--|----------------------|
| Beaufort County | 12,583 | 3,368 | 2,377 |
| Pantego Township | 1,757 | 642 | — |
| Belhaven Town | 774 | 304 | 217 |

Source: U. S. Census of Housing, 1970. Special Census Tapes, East Carolina University.

and rating the physical condition of each housing unit. Post census surveys, however, have proved this technique inadequate. In 1960 alone, as a national Content Evaluation Survey disclosed, more than one million dilapidated units were wrongly shown as being in a better condition. Therefore, the Bureau of the Census did not collect housing conditions information in 1970 by direct observation. However, in response to the urgent requests of many governments who need this data, the Census Bureau will tabulate and publish statistics on structural condition and plumbing as a single classification (substandard) for certain governmental units. This number will be the sum of units that do not have complete private plumbing facilities and an estimated number of units with complete private plumbing facilities that would have been rated as dilapidated in 1970. Although useful, this data will be of limited value in determining the condition of structures which are deteriorating and savable through some form of treatment.

No method of determining structural conditions is a comparable substitute for direct examination of each housing unit by trained personnel. The time and costs involved in a complete survey are quite high but are justifiable for a town such as Belhaven. In fact, the Neighborhood Analysis done for Belhaven in August 1969 provides the only recorded evaluation of housing conditions in the town. It should, however, be interpreted carefully as housing conditions apparently were determined strictly by external visual appearance and, thus represents a minimum representation of structural conditions. In the absence of an individual unit 1970 U.S. Census Survey, the limited 1970 special census and the Neighborhood Analysis provides the only comprehensive data, although it is imperative that the limitations of this data be fully recognized and understood.

Housing Conditions - 1960

In 1960 there were 721 housing units in Belhaven. Of these, 373 (51.7%) were sound; 140 (19.5%) were deteriorating, and 208 (28.8%) were dilapidated. Combined, approximately 348 units or 48.3% of all units in Belhaven were deficient. These deficiencies ranged from minor to completely dilapidated. Table 23 summarizes housing conditions in 1960 in Belhaven and Beaufort County. It is interesting to

TABLE 23

HOUSING CONDITIONS
Beaufort County, BeLhaven Town
1960

| <u>Area</u> | <u>All Units</u> | <u>Sound</u> | | <u>Deteriorating & Dilapidated</u> | | <u>Deteriorating</u> | | <u>Dilapidated</u> | |
|-----------------|------------------|---------------|----------------|--|----------------|----------------------|----------------|--------------------|----------------|
| | | <u>Number</u> | <u>Percent</u> | <u>Number</u> | <u>Percent</u> | <u>Number</u> | <u>Percent</u> | <u>Number</u> | <u>Percent</u> |
| Beaufort County | 11,384 | 6,746 | 59.3% | 4,638 | 40.7% | 2,874 | 25.2% | 1,764 | 15.5% |
| BeLhaven Town | 721 | 373 | 51.7% | 348 | 48.3% | 140 | 19.5% | 208 | 28.8% |

Source: U.S. Census of Housing, 1960.

note that, while Belhaven housing comprised 6.3% of the total housing stock in the county in 1960, it accounted for 7.5% of all county deteriorating and dilapidated units.

Housing Conditions - 1970

Housing conditions constantly change, both with respect to the physical conditions of the properties and the social-economic shifts in the population. Many units which were deteriorated or dilapidated in 1960 have been demolished or otherwise removed from the market. Similarly, those units remaining from 1960 are ten years older, and many which were sound have deteriorated or become dilapidated.

As mentioned earlier, a Neighborhood Analysis was completed for Belhaven in August, 1969 and provides the only housing structural condition information for the decade since, in 1970, the U.S. Census did not compile housing condition data on places with less than 2,500 population.

In order for the Neighborhood Analysis to be useful, an examination of its definition of housing conditions must be compared with definitions of conditions contained in the 1960 U.S. Census data. After careful review, it was determined that the Neighborhood Analysis definitions were not absolutely compatible with the 1960 census definitions and, thus, the changes that appeared to occur between 1960 and 1970 must be viewed very cautiously and viewed as a minimal indicator of 1970 housing conditions.

Briefly, the 1960 U.S. Census identified housing in three conditions; sound, deteriorating, and dilapidated. These definitions are contained in the appendix of this document. Similarly, the 1969 Neighborhood Analysis identified housing in four conditions; sound, minor repair, major repair, and dilapidated. These definitions are also contained in the appendix. Apparently, the author of the Neighborhood Analysis, recognizing the limitations of the 1960 census, attempted to break deteriorating housing into two sub-categories, minor repair and major repair. Table 24 shows estimated housing conditions in Belhaven, according to the Neighborhood Analysis.

Due to definition incompatibility, it is impossible to compare all categorical conditions from 1960 to 1970, however, it is possible to compare sound housing

TABIE 24

ESTIMATED HOUSING CONDITIONS

Belhaven
1970 1/

| <u>Area</u> | <u>All Units</u> | <u>Sound</u> | | <u>Minor Repair</u> | | <u>Major Repair</u> | | <u>Dilapidated</u> | |
|-------------|------------------|---------------|----------------|---------------------|----------------|---------------------|----------------|--------------------|----------------|
| | | <u>Number</u> | <u>Percent</u> | <u>Number</u> | <u>Percent</u> | <u>Number</u> | <u>Percent</u> | <u>Number</u> | <u>Percent</u> |
| Belhaven | 714 <u>2/</u> | 422 | 59.1% | 162 | 22.7% | 84 | 11.8% | 46 | 6.4% |

1/ Actually represents August, 1969 figures.

2/ This figure does not include 37 mobile homes located in Belhaven at the time this survey took place. If these were added to the housing stock, the total would be 751 rather than 714.

Source: Neighborhood Analysis, Department of Natural & Economic Resources, August, 1969.

versus unsound housing for the decade. As shown, about 52% of all housing in Belhaven was sound in 1960 compared to 59% in 1970. Thus, it is estimated that currently about 41% of the housing in the town have minor or major deficiencies, which would require more than normal maintenance to correct. Again, this figure must be interpreted as a very conservative estimate due to limitations of existing data. The significance is that a substantial portion of the population is ill-housed.

Many of the 130 housing units having major deficiencies are probably beyond remedial action. The opportunity to save many of them has been lost, and the only alternative is public or private demolition. It is also probable that many of these are vacant units. A determination as to the feasibility of saving the 162 housing units with minor deficiencies will have to be made on a house by house basis because the problems of housing rehabilitation are unlike those faced in clearance projects. Acquisition costs coupled with rehabilitation costs can easily exceed potential market value. Many factors such as quality of initial construction, addition of the basic structural components, extent of damage, age, and location must be carefully weighed to determine if rehabilitation treatment is practical. Obviously, many of these housing units will not be suitable for rehabilitation treatment, although code enforcement may extend their useful life. Units with minor deficiencies, however, are important from two standpoints which deserve careful attention. First, they provide housing for a substantial portion of the town's low and moderate income families. And secondly, these units are likely to deteriorate and become dilapidated in a relatively short time.

In 1975 staff of the North Carolina Department of Natural & Economic Resources conducted a windshield survey of housing type in Belhaven. Table 25 reveals the findings of that survey. It is interesting to note that while conventional housing is the preferred type, mobile homes constitute about 19% of all housing. Again, Table 14 shows changes in housing types by preference from 1970 to 1975. The phenomenal increase in mobile homes is very evident.

Housing Need

Housing need is defined as how much housing is required to place each family and individual in standard and decent housing units. Housing demand is directly related to

TABLE 25

HOUSING DISTRIBUTION BY TYPEBelhaven Planning Area, One-Mile Area, Belhaven Town, Enumeration Districts
1975

| <u>Area</u> | <u>All Structures</u> | <u>Conventional Structures</u> | | <u>Mobile Homes</u> | |
|------------------------|---------------------------|--------------------------------|-----------------------|---------------------|-----------------------|
| | | <u>Number</u> | <u>% of Total</u> | <u>Number</u> | <u>% of Total</u> |
| Belhaven Planning Area | 974 | 792 | 81.3% | 182 | 18.7% |
| One-Mile Area | 73 | 43 | 65.8% | 25 | 34.2% |
| Belhaven Town | 901 | 744 | 82.6% | 157 | 17.4% |
| Enumeration District 1 | 450 | 346 | 76.9% | 104 | 23.1% |
| Enumeration District 2 | 451 | 398 | 88.2% | 53 | 11.8% |

Source: Windshield Survey, Natural & Economic Resources, 1975.

TABLE 25

HOUSING DISTRIBUTION BY TYPEBelhaven Planning Area, One-Mile Area, Belhaven Town, Enumeration Districts
1975

| <u>Area</u> | <u>All</u> <u>Structures</u> | <u>Conventional Structures</u> | | <u>Mobile Homes</u> | |
|------------------------|---------------------------------|--------------------------------|-----------------------------|---------------------|-----------------------------|
| | | <u>Number</u> | <u>% of</u> <u>Total</u> | <u>Number</u> | <u>% of</u> <u>Total</u> |
| Belhaven Planning Area | 974 | 792 | 81.3% | 182 | 18.7% |
| One-Mile Area | 73 | 43 | 65.8% | 25 | 34.2% |
| Belhaven Town | 901 | 744 | 82.6% | 157 | 17.4% |
| Enumeration District 1 | 450 | 346 | 76.9% | 104 | 23.1% |
| Enumeration District 2 | 451 | 398 | 88.2% | 53 | 11.8% |

Source: Windshield Survey, Natural & Economic Resources, 1975.

many variables such as existing housing stock, new construction, demolition, and abandonment.

Choice in the housing market is constrained primarily by income. Income largely determines who can buy or rent what, when and where. Using standard multipliers of 20% of annual income for rental, and 2 times income for sales housing, gives parameters on housing budget potentials. (Though it is noted that about one-third of the families in the United States pay more than this for rental and sales housing, to do so requires trade-offs from other needs; for example, expenditures for housing maintenance, health and medical needs, clothing, recreation, etc.) For example, a family earning \$7,000 annually could usually afford to purchase a new house priced at \$14,000 or rent a \$117 a month apartment. Even extending the multipliers to 25% of annual income for rental and 2.5 times income for sales housing only increases the budget range to \$17,500 for housing purchase and \$146 for monthly rental.

Since little if any "new" sales housing is being built at a price of \$15,000, and most is priced from just under \$20,000 and above, about 350 of the town's families have been effectively priced out of the new house market. Likewise, any new apartments would probably command rentals greater than the budget potential of the majority of the town's families.

The U. S. Census does not compile income data for places less than 2,500 population. Data is tabulated, however, by county and places greater than 2,500. In Beaufort County in 1970 there were 5,160 families with annual incomes less than \$7,000, which represents 54.7% of all families. Similarly, in the town of Washington there were 1,206 families with annual incomes less than \$7,000 representing 52.8% of all families. If the assumption is made that incomes of families in Belhaven is similar to incomes of families in Beaufort County and Washington, it is reasonable to assume that at least 50% of the families in Belhaven have annual incomes less than \$7,000. This means that about 350 Belhaven families probably cannot afford either new sales or rental housing.

These families must seek and live in the older houses. Housing in this market gradually filters down as upwardly mobile families leave older housing for newer units. As the units move down, they are characterized by increased age and deterioration.

People most severely restricted in the selection of housing are those with incomes less than poverty level. Again, data limitations necessitate an estimate of these people for Belhaven. In 1970 approximately 25% of all Beaufort County families were below poverty level compared to slightly over 25% for the town of Washington. If these rates are applicable to Belhaven, then approximately 175 Belhaven families are so affected. Public assisted housing provides shelter for approximately 45 of these households leaving 130 households with the most immediate need for adequate housing.

The elderly population forms a significant part of the low income housing market, and with the present increase in persons in this age group--over 12% in the last decade--small efficiency and one-bedroom housing with low rents/cost will be needed to accommodate this growth.

Summary

Approximately 130 houses in Belhaven requires immediate replacement because of their substandard or dilapidated condition. An additional 99 units require some rehabilitation which would consist of adding additional rooms to alleviate overcrowding. This means that 229 units or 29.6% of the existing housing stock in Belhaven is substandard.

ECONOMIC ENVIRONMENT

An analysis of an area's economy can be a helpful tool in land use planning for shifts in local economies can result in shifts in land use demands. Economic analysis can be accomplished in one of several methods which vary considerably in sophistication based primarily on the availability of economic data to analyze.

There are several information categories which are necessary in order to accurately identify the economy of a community. The most fundamental of these is the division of employment into categorical type, per capita and family incomes, retail sales figures, information about resource availability and utilization as an indicator of growth potential, and commuting patterns of the labor force.

With the aforementioned information a distinction between an area's two economic activities, basic ^{1/} versus non-basic ^{2/}, can be made. The rationale behind making this distinction is that exported goods and services introduce outside income into the area which produces multiplier effects in the supporting sector to further increase total area income. It is thus necessary to compare the basic/non-basic employment ratio in order to obtain indications of the potential for further economic growth. Briefly, a high proportion of basic activities to non-basic activities generally indicates the potential for additional economic growth, particularly in the non-basic sector. Similarly, an increase in the ratio of basic to total employment may indicate the beginning of a new growth cycle, while a decrease in the ratio may indicate the leveling off of a previously high growth cycle. Generally the national trend is for greater growth in the non-basic sector as income levels rise. Also this trend is usually downward as areas are urbanized and the levels of services demanded increase.

^{1/} For purposes of this report, basic economic activities are defined as those which sell goods or services outside the area thus injecting income into the area as a result of these exports.

^{2/} Non-basic economic activities are herein defined as those which produce goods or services primarily for consumption within the area under consideration.

As mentioned earlier, there are several economic data categories which are necessary prerequisites to a meaningful economic analysis. Unfortunately, the various state and federal agencies which periodically collect and tabulate economic information do not provide it consistently for places less than 2,500 population. Some limited data is tabulated on the township level and other data on the county level. Thus, the statistical information contained in this section must be weighed very carefully by the reader or erroneous assumptions may result.

Belhaven's geographic location has been a prime factor in influencing the town's economy. Since the town is in a predominantly rural area with excellent water resources available nearby, it is understandable that the local basic economic activities revolve predominantly around farming, commercial fishing, and lumbering, and to a lesser extent, manufacturing and tourism. The predominant non-basic activities appear to be retail and wholesale trade and other personal services.

Due to existing data limitations, it is impossible to categorize local employment into either basic or non-basic. However, the employment figures in Table 26 do provide limited indications of economic activities in the town. It can be seen from Table 26 that the major employers in Belhaven are involved in activities which do provide outside income and are, thus, predominantly basic activities.

Tables 27 and 28 provide rough indications of employment in Pantego Township in 1970. These tables put into perspective major employment categories in the area and thus, give some indication of economic activities.

Since commercial fishing has a noticeable impact on the local economy, it is meaningful to consider the information in Tables 29 and 30. While these figures are for all of Beaufort County, they do provide general indices of the importance of fishing activities in the area over the past several years.

In 1965, Belhaven was the most important crab port in the state of North Carolina in volume of products and value of products sold. While information is not readily available in 1975 to make the same statement, suffice it to say that Belhaven is still one of the most significant crab ports in North Carolina. Similarly, fish, oysters, and shrimp are landed in Belhaven in sufficient quantities to merit the town's

TABLE 26

MAJOR EMPLOYERS

Belhaven Town
1974-75

| <u>Firm</u> | <u>Product</u> | <u>Employment</u> |
|--------------------------------|----------------------|-------------------|
| Baker's Crab House | Seafood | 46 |
| Belhaven Fish, Oyster | Seafood | 94 |
| Belhaven Manufacturing Company | Ladies Wear | 80 |
| Blue Channel | Crab Processing | 155 |
| Coastal Lumber Company | Lumber | 57 |
| Kamlar Corporation | Pine Bark Processing | 40 |
| Younce and Ralph Lumber | Lumber | 47 |
| Town of Belhaven | Local Government | <u>39</u> |
| | | 558 |

Source: North Carolina Department of Natural & Economic Resources, Community Audit, 1974-75.

TABLE 27

PERSONS 14 AND OLDER BY INDUSTRYPantego Township
1970

| <u>Industry</u> | <u>Number persons</u> |
|--|-----------------------|
| Construction | 121 |
| Manufacturing | 427 |
| Durable Goods | 180 |
| Transportation | 46 |
| Communication, Utilities Sanitation Service | 31 |
| Wholesale and Retail | 357 |
| Finance, Insurance, Business and Repair | 51 |
| Other Professional Service | 114 |
| Educational Services | 131 |
| Public Administration | 15 |
| Other Industrial | 373 |
| TOTAL | 1,846 |

Source: U.S. Census, Fifth Count Tapes, 1970.

TABLE 28

PERSONS 14 AND OLDER BY OCCUPATIONPantego Township
1970

| <u>Occupation</u> | <u>Number Persons</u> |
|-----------------------------------|-----------------------|
| Professional, Technical & Kindred | 137 |
| Farm and Farm Managers | 85 |
| Managers, Officials, and Pro | 118 |
| Clerical and Kindred | 141 |
| Sales Workers | 117 |
| Craftsmen, Foremen, etc. | 242 |
| Operators and Kindred | 370 |
| Service (including household) | 227 |
| Farm Laborers and Farmers | 96 |
| Laborers (except farm and mine) | 133 |
| TOTAL | 1,666 |

Source: U.S. Census, Fifth Count Tapes, 1970.

TABLE 29

NUMBER OF FISHERMEN & VESSELSBeaufort County1961-71

| | <u>1961</u> | <u>1971</u> | <u>Change: 1961-1971</u> | |
|-------------------|-------------|-------------|--------------------------|----------------|
| | | | <u>Number</u> | <u>Percent</u> |
| <u>Fishermen:</u> | | | | |
| On Vessel | 80 | 104 | 24 | 30% |
| On Boat & Shore | | | | |
| Regular | 224 | 60 | -164 | -73% |
| Casual | 96 | 92 | - 4 | - 4% |
| Total | 400 | 256 | -144 | -36% |
| | | | | |
| <u>Vessels:</u> | | | | |
| Motor | 38 | 49 | 11 | 29% |
| | | | | |
| <u>Boats:</u> | | | | |
| Motor | 191 | 150 | -41 | -21% |
| Other | 64 | -- | -- | -- |
| Total | 293 | 199 | -94 | -32% |

Source: North Carolina Fisheries Data, North Carolina
Agricultural Extension Service, 1974.

TABLE 30

POUNDS AND VALUE OF FISH LANDED
SELECTED SPECIES

Beaufort County
1960 and 1973

| <u>Species</u> | <u>1960</u> | <u>1973</u> | <u>Change: 1960-73</u> | |
|---------------------|-------------|-------------|------------------------|----------------|
| | | | <u>Number</u> | <u>Percent</u> |
| Shrimp | 251,500 | 305,700 | 54,200 | 21.5% |
| Blue Crabs | 3,482,700 | 1,514,100 | -1,968,600 | -56.5% |
| Oysters | 56,900 | 43,700 | - 13,200 | -23.1% |
| Other Shellfish | ----- | 200 | ----- | ----- |
| Total Shellfish | 3,791,100 | 1,558,000 | -2,233,100 | -58.9% |
| Flounder | 35,400 | 493,400 | 458,000 | 1,293.7% |
| Croaker | 13,100 | 175,700 | 162,600 | 1,241.2% |
| Grey Trout | 4,400 | 55,500 | 51,100 | 1,161.3% |
| Striped Bass | 34,300 | 73,900 | 39,600 | 115.4% |
| Spot | 42,800 | 79,100 | 36,300 | 84.8% |
| Other Fish | 290,900 | 536,000 | 245,100 | 84.2% |
| Total Fish | 420,900 | 1,413,600 | 992,700 | 235.0% |
| TOTAL | 4,212,000 | 2,971,600 | -1,240,400 | -29.4% |
| Total Value of Fish | \$320,799 | \$773,498 | \$452,699 | 141.1 |

Source: North Carolina Fisheries Data, North Carolina Agricultural Extension Service, 1974.

being noted as a significant producer of these foods.

Table 31 reveals travel expenditures in Beaufort County in recent years. Again, while not applicable per se to the study area, they do provide a rough indication of the relative importance of the activity in the area.

Perhaps the most meaningful economic statistical information available relates to incomes. Incomes provide crude measures of overall welfare and prosperity. Generally, in industrial societies, standard of living increases with personal incomes. As mentioned elsewhere in this document, the State of North Carolina ranks low nationally in family and per capita incomes. Similarly, Beaufort County ranks low in the state, indicating a generally low income for Belhaven area residents. Table 32 reveals incomes of families and unrelated individuals in Pantego Township and should provide rudimentary indications of incomes for Belhaven.

As revealed by the land use survey conducted by the Department of Natural & Economic Resources personnel in February, there are 72.6 acres of commercial and industrial land in the planning area. Similarly, in the planning area there are 153 structures devoted to commercial uses and 3 devoted to industrial uses. The existing land use map shows the location and distribution of these land uses.

Currently there are some planned commercial activities which, if materialized, would have an economic impact on the Belhaven area. One is a proposed marina and boat facility to be located on Pantego Creek east of the highway 92 bridge. This facility would provide accommodations for many boats, and plans also include motel and restaurant facilities.

Another proposed venture is the construction of a shoe manufacturing plant within the planning area. In fact, the company, Blue Ridge Shoe Company, had made public announcements in 1974 that the facility would be under construction very soon, but due to the current national economic slump the facility has not yet materialized. Tentative plans called for a plant of about 60,000 square feet to employ approximately 300 persons.

TABLE 31

TRAVEL EXPENDITURES ^{1/}Beaufort County
1973-1974

| <u>Area</u> | <u>1973</u> | <u>1974</u> | <u>Change: 1973-74</u> | |
|-----------------|-------------|-------------|------------------------|----------------|
| | | | <u>Number</u> | <u>Percent</u> |
| Beaufort County | \$5,487,550 | \$6,356,923 | \$869,373 | 15.8 |

^{1/} Travel expenditures are defined as the dollar amount spent by travelers and/or tourists during the year. The travel industry experienced a sharp decline during the early months of 1974 due to a shortage of gasoline. Expenditures during January and February were substantially below 1973 levels. Slight increases were reported during March and April. By May the ill effects of the energy crisis had ended and the travel industry showed positive signs of a healthy recovery.

Source: "Highlights of the 1974 North Carolina Travel Survey".
North Carolina Dept. of Natural & Economic Resources, 1974.

TABLE 32

FAMILIES AND UNRELATED INDIVIDUALS ^{1/} BY INCOME

Pantego Township
1970

| <u>Income</u> | <u>Total</u> | <u>Families</u> | <u>Unrelated Individuals ^{1/}</u> |
|--------------------------|--------------|-----------------|--|
| Under \$1,000 | 224 | 64 | 160 |
| \$1,000 - \$1,999 | 256 | 163 | 93 |
| \$2,000 - \$2,999 | 201 | 171 | 30 |
| \$3,000 - \$3,999 | 112 | 93 | 19 |
| \$4,000 - \$4,999 | 100 | 95 | 5 |
| \$5,000 - \$5,999 | 129 | 115 | 14 |
| \$6,000 - \$6,999 | 107 | 107 | - |
| \$7,000 - \$7,999 | 98 | 82 | 16 |
| \$8,000 - \$8,999 | 122 | 117 | 5 |
| \$9,000 - \$9,999 | 74 | 74 | - |
| \$10,000 - \$11,999 | 133 | 133 | - |
| \$12,000 - \$14,999 | 78 | 78 | - |
| \$15,000 - \$24,999 | 43 | 43 | - |
| \$25,000 - over \$50,000 | - | - | - |

^{1/} Fourteen years old and older.

Source: U.S. Census, Fifth Count Tapes, 1970.

The last facility was to be the location of a textile manufacturing firm in Belhaven. Again, apparently due to the national economic slump, the facility has not yet materialized.

In summary, the existing economic activities in Belhaven appear to be fairly evenly distributed between basic and non-basic. In the basic sector, manufacturing and seafood processing are predominant activities. The non-basic activities revolve around retail and support services. Apparently additional industrial expansion is forthcoming, and this should provide jobs and additional upgrading of local incomes. In addition, the consensus of opinion in the area is that employment opportunities would help stabilize the out migrating population.

EXISTING LAND USE

Before intelligent decisions can be made directing future land use in a community, there must be some inventory of present land uses. This inventory should include a quantification of land use and an examination of the geographic location and distribution of the land use. This section will provide the inventory which is basic to any future land use plan.

The guidelines under which Belhaven is operating requires several land uses to be considered. To this end, the following land uses are examined: residential commercial, industrial, cultural-entertainment-recreation, transportation-communication-utility, government-institutional, agricultural, forest, and wetlands.

General Information

The Belhaven planning area includes the land within the town limits and the area outside the town to a distance of one mile. The total area encompasses slightly over six square miles. Map 2 shows the planning area and Table 33 identifies land acreages in the planning area. It can be seen that approximately 72% of the total planning area is outside the corporate limits. Within the planning area approximately 514 acres, or only 13% of the total area, are developed for urban purposes. The vast majority, 81% of all developed land, is within the town limits. Most of the developed land is fairly evenly distributed throughout the town limits with major concentrations centering on the transportation routes.

The majority of land which is not developed for urban purposes is devoted primarily to forests, agriculture or wetlands. Most, 87%, of these lands are in the one mile area surrounding the town. Similarly, some lands suitable for urban purposes are presently vacant. About 67% of these lands are in the corporate limits.

Incorporated Area

Approximately 1.7 square miles of land area are within the corporate limits. Of this area, approximately 38% is presently devoted to urban-type use.

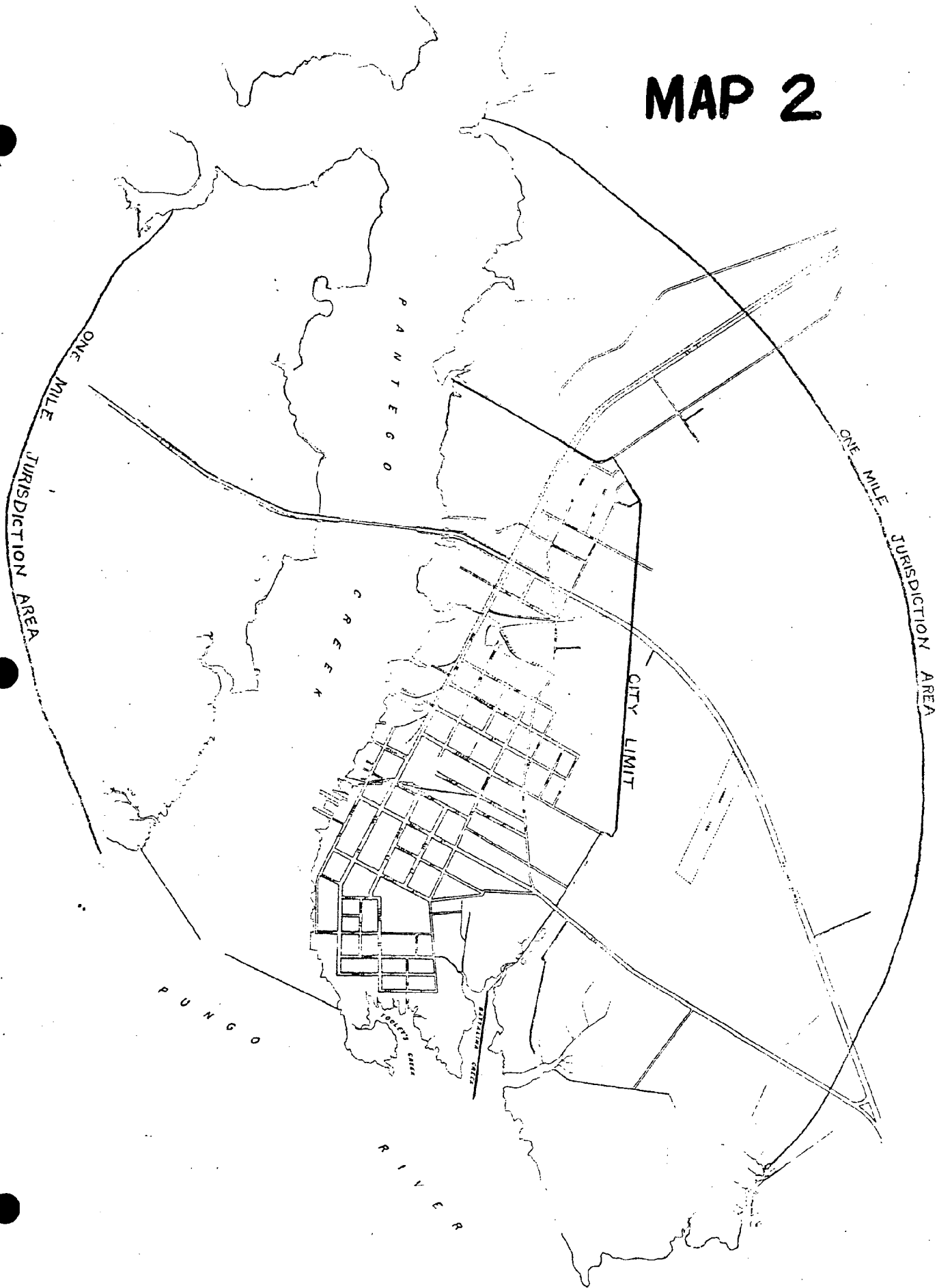
TABLE 33

LAND AREABelhaven Planning Area
1975

| <u>Area</u> | <u>Acres of Land</u> | <u>Square Miles</u> |
|---------------------------|--------------------------|-------------------------|
| Belhaven Planning Area | 3,858.88 | 6.03 |
| One-mile Area | 2,772.89 | 4.33 |
| Belhaven Corporate Limits | 1,085.99 | 1.70 |

Source: North Carolina Department of Natural & Economic Resources, 1975.

MAP 2



An additional 28% could presently support urban uses but is vacant.

These vacant tracts are distributed fairly evenly throughout the town with concentrations occurring predominantly in the residential districts. The remaining 34% is presently in non-urban uses such as forests, agriculture or wetlands. Historically, these non-urban land uses have been encroached upon at times of urban expansion. The primary location of non-urban land uses is in town but adjacent to the town limits concentrated in the north, east and southwest sections of town. Map 3 will clarify these observations.

Extraterritorial Area

The majority of the 4.3 square miles of lands in the one-mile area are devoted to non-urban uses. The limited development that has occurred occupies only 97 acres, about 3.5% of the total land. These developed lands are adjacent to or have access from either U.S. 264 Business or By-Pass. Actually, 66 acres or 68% of the total urban developed land in the one-mile area are devoted to streets, roads, highways or railroads. Twenty-four acres, about 25%, are used for residential purposes, and most of the remaining is used for commercial purposes. Map 3 will make these observations clear.

URBAN LAND USES

Residential Land Use

Table 34 shows acreages of land use by category for the planning area. It can be seen that of 226 acres of resident land use, 89% is located in the town. Similarly, only 41 acres (18% of all residential land) are occupied by mobile homes. Interestingly enough, most (87%) mobile home acreage is within the town limits. Map 3 the existing land use map, shows that within the town limits conventional residential land occurs in a rather continuous pattern in the southeastern sections bound generally by Pantego Creek and the Pungo River. There

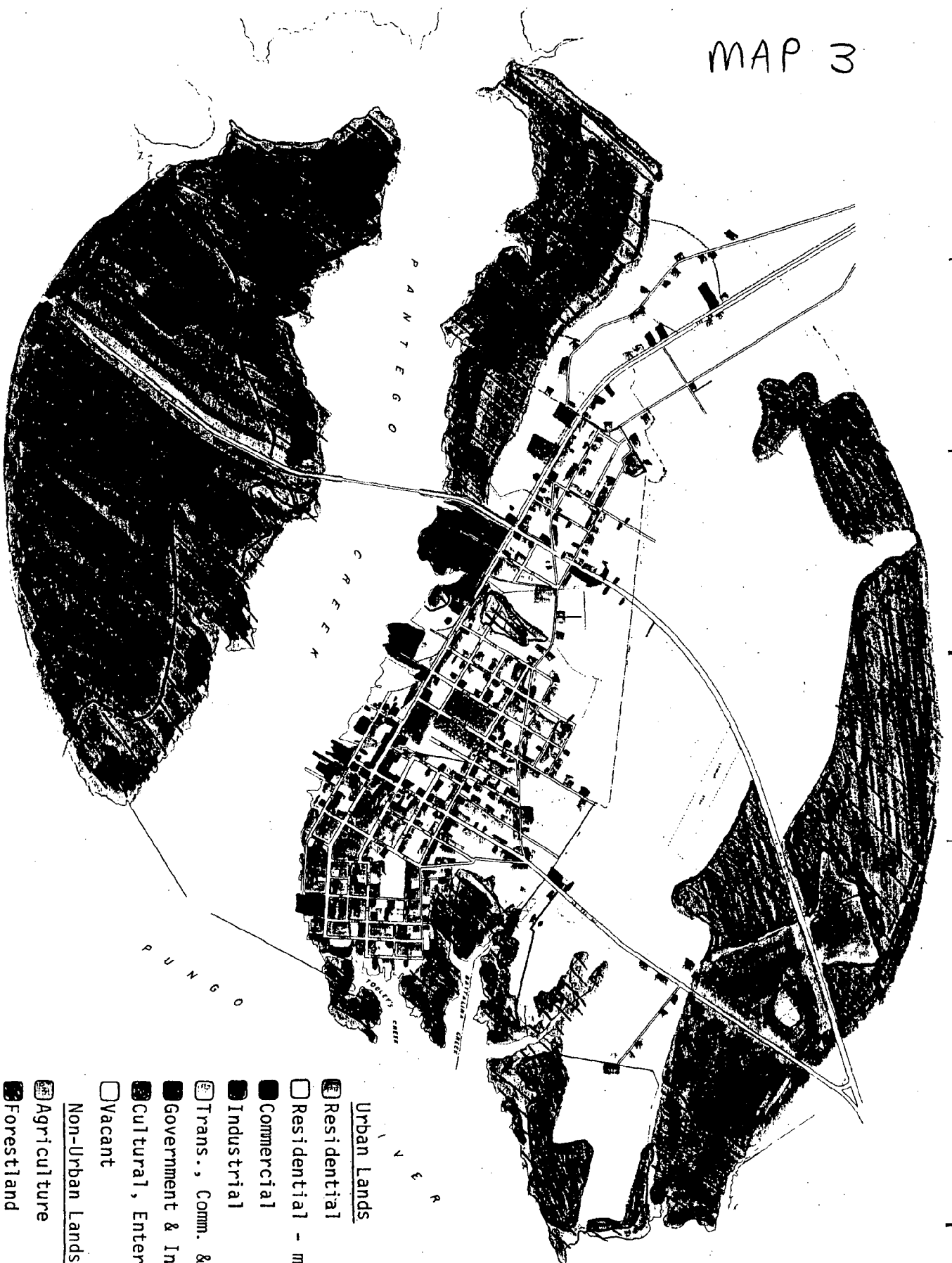
TABLE 34

EXISTING LAND USE BY ACREBelhaven Planning Area
1975

| <u>Land Use</u> | <u>Acres of Land</u> | | |
|----------------------------|----------------------|---------------------------|--------------|
| | <u>In City</u> | <u>One- Mile Area</u> | <u>Total</u> |
| Residential | 201.75 | 24.75 | 226.50 |
| Conventional | 165.75 | 19.25 | 185.00 |
| Mobile Home | 36.00 | 5.50 | 41.50 |
| Commercial | 40.25 | 6.00 | 46.25 |
| Industrial | 26.25 | - | 26.25 |
| Transportation | 4.50 | - | 4.50 |
| Government | 1.00 | - | 1.00 |
| Cultural | 38.50 | .25 | 38.75 |
| Streets, Highway, Railroad | 105.00 | 66.00 | 171.00 |
| Urban | 417.25 | 97.00 | 514.25 |
| Vacant | 300.75 | 148.75 | 449.50 |
| Forest | 2.75 | 536.22 | 538.97 |
| Agricultural | 130.04 | 951.22 | 1,081.26 |
| Wetland | 235.20 | 1,039.70 | 1,274.90 |
| Non-Urban | 367.99 | 2,527.14 | 2,895.13 |
| TOTAL | 1,085.99 | 2,772.89 | 3,858.88 |

Source: North Carolina Department of Natural & Economic Resources, 1975
Windshield Survey.

MAP 3



- Urban Lands**
- Residential
 - Residential - mobile home
 - Commercial
 - Industrial
 - Trans., Comm. & Utilities
 - Government & Institutional
 - Cultural, Enter., & Rec.
 - Vacant
- Non-Urban Lands**
- Agriculture
 - Forestland
 - Marshlands
 - Combination Marsh, Forest, Bogs, and other diverse vegetation cover

are, however, mobile homes located in this section, and vacant developable land is located here too.

Another major residential area is bound by Pamlico Street, Old County Road, Lee Street, and Main Street, with the exclusion of the central business district area and the area around the schools. Within this section are scattered commercial and recreational uses, but the predominant use is residential. Similarly, mobile homes occur here more frequently and in a more dispersed pattern than in other sections. Throughout this section significant vacant tracts could be developed for urban uses. Many of these vacant tracts, particularly those in the vicinity of Lee, Washington, and King Streets, should be developed only for residential or other low intensity uses to retain the residential nature of the section.

North of Old County Road in the vicinity of Duke, George, and Gum Streets, conventional residential use predominate but there are also significant mobile home use. Similarly, vacant land is very prevalent as is non-urban land.

Between Lee Street and U.S. 264 By-Pass the residential uses are predominantly conventional, but mobile homes are also dispersed throughout the section. Significantly, perhaps 50% of land in this section is vacant and efforts should be made to reserve it for low density uses.

West of U.S. 264 By-Pass to the town limits the predominant land use is conventional residential followed closely by mobile home use. Again, in this section, perhaps half of the land is vacant but could support urban development.

Outside of the town limits residential lands occur along U.S. 264 Business. These lands are very dispersed throughout the area with concentrations located along Campbell Lane. These residential lands are about evenly divided, conventional and mobile homes.

The only other residential lands in the one-mile area occur along U.S. 264 as it enters the planning area from the west and along Old Country road which is south of,

but also parallels U.S. 264. These areas are predominantly conventional houses, but several mobile homes are here also. Significant vacant and non-urban lands are also in this section.

The section of this document devoted to housing conditions will perhaps add insight to residential land use in the planning area. At present, the most significant residential land use problems revolve around inadequate set backs, both front and side yards; deteriorating housing; vacant and abandoned lots; the indiscriminate mixing of conventional housing and mobile homes; and the encroachment of non-residential uses into residential areas. Areas which have potential for additional residential expansion are the vacant lands inside the town limits and the area along 264 Business north of town since this area already has the basic water system in place. It would be desirable, however, to direct additional residential development inside the corporate limits on existing vacant lands or to remove abandoned and deteriorating structures and replace them with standard housing. Since within the corporate limits the basic service facilities (water, sewer, fire protection, etc.) are already in existence the difficulties encountered would be much less than elsewhere.

Commercial Land

Commercial land uses are those which support retail or personal services trade. Within the planning area there are 46 acres of commercial land, 87% of which is inside the town limits. Several concentrations of commercial land are as follows: the downtown or Central Business District, the area along Pantego St. from Pamlico to Railroad St., the area along U.S. 264 By-Pass from Main St. north to the town limits and the area along U.S. 264 from the one-mile area to Cemetery Road.

The most significant of these areas is the Central Business District. The Central Business District is a compact area which provides comparative shopping within easy walking distance. However, there are problems here. The lack of off-street parking, the proliferation of vacant buildings, the general old and poor condition

of buildings in the Central Business District, the visual clutter and frequent occurrence of trash and litter all distract from the Central Business District's function. Wynn's Gut, with tremendous potential for accenting the Central Business District, is presently a liability. Trash, sunken boats, and deteriorating piers and pilings are present. The Central Business District is also expanding, and thus, encroaching on the residential areas to the east, particularly along Water Street. If this continues, the result will be a further degradation of the quality of the residential area, a distinct liability to the community. The Central Business District in Belhaven is in a unique situation. It still functions as the retail shopping district for the area. There is no major competition from other retail areas such as shopping centers. This condition is very desirable and should be preserved since a community the size of Belhaven most likely can support only one retail nucleus.

The area along 264 By-Pass has some scattered commercial land use fronting on 264 as it enters the planning area from the west and along the By-Pass.

Thus, U. S. 264 is beginning to show signs of strip commercial development, a definite liability to the community. When strip development occurs, many problems result such as increased traffic congestion and probability of accidents, increased visual clutter from advertising signs, additional demands on city service facilities, and by the nature of the uses located in stripped areas, ultimate abandonment and deteriorating structures. For these reasons, strip commercial development should be discouraged along 264.

An examination of the existing land use map will reveal the location of commercial lands.

Industrial Lands

Industrial lands are devoted to the manufacturing of products, processing of resources, or storage and sale of bulky items. About 26 acres of land in the planning area are devoted to these activities. No concentrations of industrial activities are in the planning area and in fact, few industrial uses exist.

The feed mill on Main Street, the fish and crab processors on Water Street, and the garment manufacturers on Pamlico Street are the primary ones.

By their nature, industrial uses often generate undesirable by-products such as noises, odors, shipping and receiving vehicle traffic, and visual degradation due to storage of bulky items. For these reasons, it is generally accepted as a national standard to separate industrial land uses from other less intensive uses because of these undesirable side effects. In Belhaven efforts should be directed toward "softening" these side effects in already existing industrial areas by buffering and other techniques and directing future industrial uses to more suitable sites which would help eliminate the aforementioned land use conflicts. If, for example, the industrial uses on Water Street continue to expand to the east, the residential nature of that area will be downgraded.

Map 3 shows the location and distribution of industrial uses in the planning area.

Cultural, Entertainment and Recreational Uses

These land uses include schools, parks, churches, museums, and other public and quasi-public uses. In the planning area there are about 39 acres of land devoted to these activities, practically all of which is within the corporate limits. Map 3 reveals the location and distribution of these uses. It is interesting to note that these uses would be used by people during leisure times and would revolve around either recreation or self-betterment through cultural enrichment. Due to these criteria, these uses should be readily available, that is distributed, to the community. As shown by Map 3 these uses are fairly evenly dispersed throughout the town. There are, however, limitations on the types of activities available. Most of the recreation facilities are associated with the public schools. There are very limited town sponsored recreation areas. The community

has a museum and a library, and the remaining areas in this category are devoted almost exclusively to churches and cemeteries.

Because of the wide dispersal of these land uses the impact resulting from them is minimal, with the possible exception of noise and traffic generation during peak use periods.

Transportation, Communication, and Utilities Land Use

In Belhaven these land uses revolve around public transportation such as railroad facilities, telephone communication facilities, and utility facilities such as water and sewer treatment plants. As shown on Table 34, these uses occupy less than 5 acres in the planning area, and all are within the corporate limits.

The only significant land use problem resulting from these uses is the odor created by the sewage treatment facility and occasional auto-train conflicts. Location and distribution of these uses are shown on the existing Land Use Map.

Government and Institutional Land Use

In Belhaven these land uses are devoted to the town offices, police department, and the fire station. Map 3 reveals that only about one acre of land is used for these purposes, and no apparent land use conflicts result.

Streets and Highways

Approximately 171 acres of land in the planning area are used for these purposes, 60% of which are within the corporate limits. These land uses provide vehicle transportation routes within the planning area and routes connecting the community to the remainder of the state and nation. Map 3 depicts the location of these land uses.

No serious land use conflicts have resulted from these uses, however, at times, traffic flow is hampered by the number of east-west access intersections, excessive intersection angles, and dead end streets. Similarly, at times, auto

traffic is effectively halted when a train makes its appearance. The section of this document dealing with streets and highway capacities gives traffic counts and volumes where available.

Vacant Lands

In this document, vacant lands are defined as those capable of supporting urban-type development, but at present, not devoted to urban use. As shown in Table 34, these lands constitute about 12% of the total planning area and about 28% of the lands within the corporate limits. Since development potential is in part dependent upon the availability of vacant land, the Belhaven area presently has no shortage. In fact, all potential development for the area for the next decade could easily be accommodated within the city if growth was so confined and the land used fully.

As shown on Map 3 there are substantial vacant acres on the fringe but within town. Similarly, many vacant developable tracts are scattered throughout town. In addition, close to 150 acres of vacant land are within the extra-territorial area as shown on Map 3.

If the community experiences growth in the future, several issues revolving around vacant land must be resolved. Historically, there has been "plenty of land" in the Belhaven area and the location of different land uses has been determined primarily by land prices. Similarly, a tremendous amount of non-urban land is readily converted to urban use by the provision of basic urban services. This means that any development in the area would likely be attracted to non-urban lands rather than vacant urban land because of:

- 1) cheaper prices
- 2) many of the vacant acres are rather small and, hence marginally developable
- 3) access roads are available
- 4) the tax advantage of locating outside of town (the area with the greatest amount of non-urban land) are favorable
- 5) utilities can be extended to these areas easily.

The encroachment potential is great for non-urban lands and the community should consider carefully the wisdom of accommodating development in these areas when considerable vacant land, (which already has basic services and which would not necessitate additional demands on other community facilities) is available.

NON-URBAN LAND USE

These are defined as the less intensive type uses such as farming and forestry. These areas lack essential service facilities such as water and sewer so imperative to urban development. In the planning area about 75% of the total land is in non-urban use, and within the corporate limits approximately 34% of the total land area is devoted to non-urban uses. Map 3 will reveal the distribution of these lands.

Forests

A total of 14% of the planning area's land is presently under forest cover, and less than one percent of this is within the town limits. The most extensive areas of forest lands are at the periphery of the one-mile area north and west of town and to the east in the vicinity of Lower Dowry Creek. Map 3 will clarify this observation. Within the town limits the only area that could qualify as a forest covered area is adjacent to Tooley's Creek at the extreme east of town off of Tooley St.

Presently, no land use compatibility problems exist with forest lands. The potential for urban-type development in the forest areas is a threat due to minimal land use controls.

Agricultural Lands

As shown on Map 3 there are almost 1,100 acres of agricultural land within the planning area. The majority, 88%, is located in the one-mile area. All agricultural lands are either currently devoted to crop production or have

crop production as their primary function. These lands form a wide "belt" extending practically unbroken from south of U. S. 264 to the west of town in a northeast direction all the way to the Pungo River. These agricultural lands are bisected only by U.S. 264 By-Pass and Business.

It is interesting to note that most agricultural lands exclusively abut the corporate limit line outside of town. The significance is that land use within the town is devoted primarily to urban-type land uses and the distinction is very obvious when one views these less intensive land uses outside of town. Within town the most significant agricultural lands abut the town limits between 264 By-Pass and 264 Business. Map 3 will reveal these observations.

Presently, no apparent land use conflicts occur with agricultural land except for the traditional urban or higher intensity encroachments during times of increased urban development. Again, Map 3 will reveal the distribution of urban-type development in predominantly agricultural land use areas.

Wetlands

Significant areas within the planning area are characterized by high water tables, water saturated soils, periodic flooding, and the predominant vegetative cover is Spartina and Juncus marsh grasses and other bog type plants.

Map 3 shows the location and extent of these lands. As shown, about 82% of all wetlands are within the extraterritorial area, and the most significant distribution is south of Pantego Creek, north of Pantego Creek to the west of town, northeast of town along the Pungo River, and upstream along Lower Dowry Creek. As shown, these wetlands are subdivided into low tidal marsh lands and other coastal marsh lands. The low tidal marsh lands are distinguished from other coastal marsh (but nonetheless still wetlands) by the proliferation of Spartina and related vegetative cover and some level of tidal flooding.

Within the town limits, predominant wetlands are located west of Highway 92 along Pantego Creek, in the vicinity of Tooley's and Battalina Creek, and in less concentrated areas east of highway 92, and south of Main St. in the vicinity of the feed mill.

Historically in eastern North Carolina wetlands have been drained and altered to "make" land useable for other purposes. Conversely, certain types of wetlands are known to be more productive than the best of farm lands, and they also serve as a natural filter to rejuvenate and to cleanse water. For these and other reasons, many state and federal agencies are now charged with permit issuing responsibilities before wetlands can be significantly altered.

In the Belhaven planning area, encroachment has occurred on wetlands particularly along Pantego Creek east of highway 92 and to the west in the vicinity of Battalina and Tooley Creek. By comparing aerial photographs taken in the late 1950's with those taken in recent years, it can be seen that some wetlands have disappeared. The most significant land use conflicts are the drainage and hence destruction of wetlands for the purpose of converting them to higher intensity uses. If Belhaven expands its urban development in the future, significant consideration should be given to directing it away from the remaining wetlands in the planning area.

Current Plans

Belhaven currently has four planning related documents that have direct relevance to land development in the Belhaven area. In addition, numerous county and regional documents, to a limited degree, address Belhaven development issues. A list of the county and regional documents is included in the Appendix, and the following is a summary of each of the current Belhaven area planning reports.

Community Development Information, Belhaven, North Carolina Greenville, East Carolina University Regional Development Institute, 1966.

Includes inventory and analysis of population, economy, employment, land use, community facilities, and other components which affect town development.

Community Facilities Plan and Public Improvements Program, Belhaven, North Carolina Raleigh, Division of Community Planning, 1969.

Inventories and analyzes the adequacy of existing public facilities and services and determines needs for the next 20 year period. Makes specific recommendations on providing needed public facilities and improvements for the design year.

Land Development Plan, Belhaven, North Carolina, Inventory and Prospects Raleigh, Division of Community Planning, 1967.

Deals with the population and economy of the Belhaven area in terms of existing conditions, trends, and anticipated changes. The purpose is to provide information which will be useful for public officials in making land development decisions.

Neighborhood Analysis, Belhaven, North Carolina Raleigh, Division of Community Planning, 1969.

Inventories and analyzes social conditions, population, economy, housing, commercial and other facilities in Belhaven. Recommendations are included which, if implemented, would provide for an upgrading in the quality of life in Belhaven.

Current Policies

Policies are defined as statements of intent and courses of action which are followed to reach a desired goal. The Town of Belhaven has, during the past, adopted various policies which affect land development. Some of these policies are written and apparently some are not written. Due to the changing nature of town development, town needs and activities, changes in elected officials, and changes in technology, town policies continually change to adapt to these circumstances. Similarly, policies in some areas are not as well defined as in others. Thus, it is sometimes very difficult to make definitive statements about policies.

For these and other reasons the policies identified here are those that are written (i.e., those that can be readily identified) and those that do have a direct impact upon land development. Thus, policies considered here will be those concerned with water and sewer provisions, both in and out of town; electricity provisions, provision of streets and sidewalks, and recreation facilities.

Due to the ambiguity of and difficulties involved in identifying unwritten policies, they were omitted from this inventory and analysis.

Water and Sewer Policies

In town service

The town of Belhaven has an ordinance which mandates both water and sewer provision. The sequence of events necessary to acquire water or sewer service follow. For in town services the applicant must submit a form to the town manager requesting service, and the town manager must determine if all regulations pertaining to the system are to be complied with. Once this has been accomplished, a connection permit will be issued. A connection fee is paid by the applicant prior to connection and a service fee for water use. Apparently the town will assume all cost of providing infrastructure if it is not available.

Outside town service

The following is the out of town policy.

"All extensions of water or sanitary sewer service outside the corporate limits shall be approved by the Board of Aldermen, and such extensions shall be paid for entirely by the property owner or owners benefitting from such extension. All extensions shall become the sole property of the Town of Belhaven and under its jurisdiction and control regardless of the location of such extension or the manner in which the extension is financed."

The Appendix contains a copy of the current ordinance regulating water and sewer service of the town. It also explains the septic tank installation requirements within the planning area.

Electricity Policy

The town buys electricity wholesale from Virginia Electric and Power Company and sells it to area residents. The North Carolina Utility Commission has set aside districts in North Carolina and authorizes the electric companies to provide service only in these districts. This, to some degree, affects the town's policies and practices regarding electricity services, particularly, out of town service.

Currently there is no specific policy designation referring per se to electric service. The town's electricity ordinance states...

"A deposit of ten dollars shall be required on all residences of all persons whether owners or occupants who apply for electric light current and twenty dollars on all business places."

Similarly, the town periodically revises the service rates to reflect changes in rates from VEPCO.

There is no specific mention of policy regarding out of town extension.

Apparently the town will provide electric services to any one requesting service as long as the extension is within Belhaven's service area.

Sidewalks and Streets Policy

The town in the past provided sidewalks only on a request basis, however, no installations have been made in the past two years. The apparent policy is the town will install the sidewalks and assess all cost to the abutting property owners. Continuing maintenance is provided at town cost.

Town streets are initially constructed with Powell Bill funds and continuing maintenance is provided at town cost. Dirt street paving is also provided by Powell Bill funds . In October of each year when Powell Bill funds are received, the Town Aldermen determine which dirt streets will be paved and which existing paved streets will be resurfaced. This decision is based in part on available funds, condition of streets and street usage. There is no other definitive policy addressing streets.

Open Space and Recreation Policies

The town currently has an advisory recreation commission. No apparent policies directly address open space and recreation facilities per se. There are however, in the current subdivision regulations statements which indirectly address these issues. Included in the minimum design standards are these statements of general policy:

Section XI, 1 (C)

"On the event that a proposed park, playground, school or other public facilities shown on the Land Development Plan of Belhaven, is located in whole or in part in a proposed subdivision, the Planning Board shall request the subdivider to reserve such open spaces for a period not to exceed 12 months from the date of submission of preliminary plat."

This statement mandates written open space and recreation policy for the town.

Local Regulations

Belhaven currently has a mayor-town aldermen-city manager form of government. The town provides water and sewer facilities, electricity, and other municipal services including garbage pick-up and police and fire protection.

Regulations currently listed as being enforced are:

- Building and Plumbing Inspections
- Electric Inspections
- State Building Code
- Zoning Ordinance
- Mobile Home and Trailer Park Ordinance
- Building and Plumbing Regulations
- Fire District Regulations
- Subdivision Regulations
- Flood Zone Insurance Requirements

The town enforces the various codes and regulations directly through the town manager's office. It appears that many external conditions such as backlog of existing maintenance conditions, great demands on the town manager's time for daily activities, the lack of adequate service department staff, personnel and equipment; the lack of adequate records of past activities, and the uncertainty of the legal status of some of the current regulations all affect the implementation of the existing regulations.

The town has no historic districts and thus no historic district regulations. There are no dunes within the planning area, hence no dune protection ordinances. There is no environmental impact statement in effect within the planning jurisdiction.

Federal and State Regulations

This list has been compiled by the N. C. Department of Natural & Economic Resources Office and is available in the Northeastern Field Office in Washington.

PHYSICAL LIMITATIONS

Hazard Areas

Man-made

The old air strip north of town is no longer being used, thus, there is no longer a hazard from this facility.

Several oil and petroleum product storage areas are located within the planning area. There are two oil and gas storage areas on Water Street, three on Main Street, and one on King Street. All of these facilities have housing or other structures sufficiently close to be threatened in case of fire or explosion.

There are no other existing man-made hazards in the planning area.

Natural

The Belhaven area, due to its elevation and location on the river, is subject to frequent flooding. To minimize the negative cost of flooding, the town is presently enrolled in a federally sponsored flood insurance program which subsidizes insurance rates on structures in the flood hazard areas. Map 1 in the Appendix shows the flood hazard areas in the town.

Areas with Soil Limitations

In July, 1975, a reconnaissance soils investigation was made in the Belhaven area by soil representatives from the U. S. Department of Agriculture Soil Conservation Service. The purpose of this survey was to determine areas with soil limitations that would affect urban-type development.

Approximately 30 sites were investigated along major roads, streets, and farm paths within the area delineated on the map provided. The soil at each site was examined to a depth of 4 feet using a hand soils auger. A large scale aerial photo from the town manager's office was used for reference and for photo interpretation.

Three major soil associations or conditions were observed and located on Map 4 by using the aerial photo for interpretation. These soil associations and their evaluation are as follows:

1. Organic muck and marsh association. This area is south of Belhaven across Pantego Creek. These soils are very poorly drained to ponded, they are flooded at regular intervals, and the muck layers are unstable for any type of development. This area is generally unsuited for development, as the limitations are obvious from observation.
2. Marsh association. These areas are north of Pantego Creek adjacent to the waterways. The limitations and restrictions for development in these areas are also obvious from general observation.
3. Torhunta-Pocomoke and associated soils. These types of soils comprise the majority of the mineral soils in and around Belhaven. They are mostly very poorly and poorly drained soils with water tables at approximately 2 to 3 feet below the surface. Textures are generally loamy sand and sandy loam to about 3 feet. Below this depth there are stratified sand, loamy sand, and sandy loam layers. Organic matter in surface layers are generally high and may range to 15 or 20 percent in some places.

The major limiting factors affecting urban and industrial development for these soil types are wetness and the high probability of flooding. Because of this, these soils have a severe rating for such uses as septic tank absorption fields, sanitary landfills, dwellings, small commercial buildings, and local roads and streets. Water control measures would increase the degree of suitability of these soils for some of the above uses.

Some small areas (est. 1-3 acres in size) of somewhat better drained soils were observed within this 3 soils area. Limitations for some of the stated uses in these areas would be necessary to rate these soils for any given use. Site investigation should be carried out to determine appropriate uses on each parcel of land prior to development.

Map 4 shows the generalized soil conditions in the planning area based on the aforementioned investigation.

Sources of Water Supply

The town of Belhaven is presently operating two deep wells which utilize subsurface water. The town has been operating these wells for several years and water quality and quantity appears adequate to serve any additional development in the area.

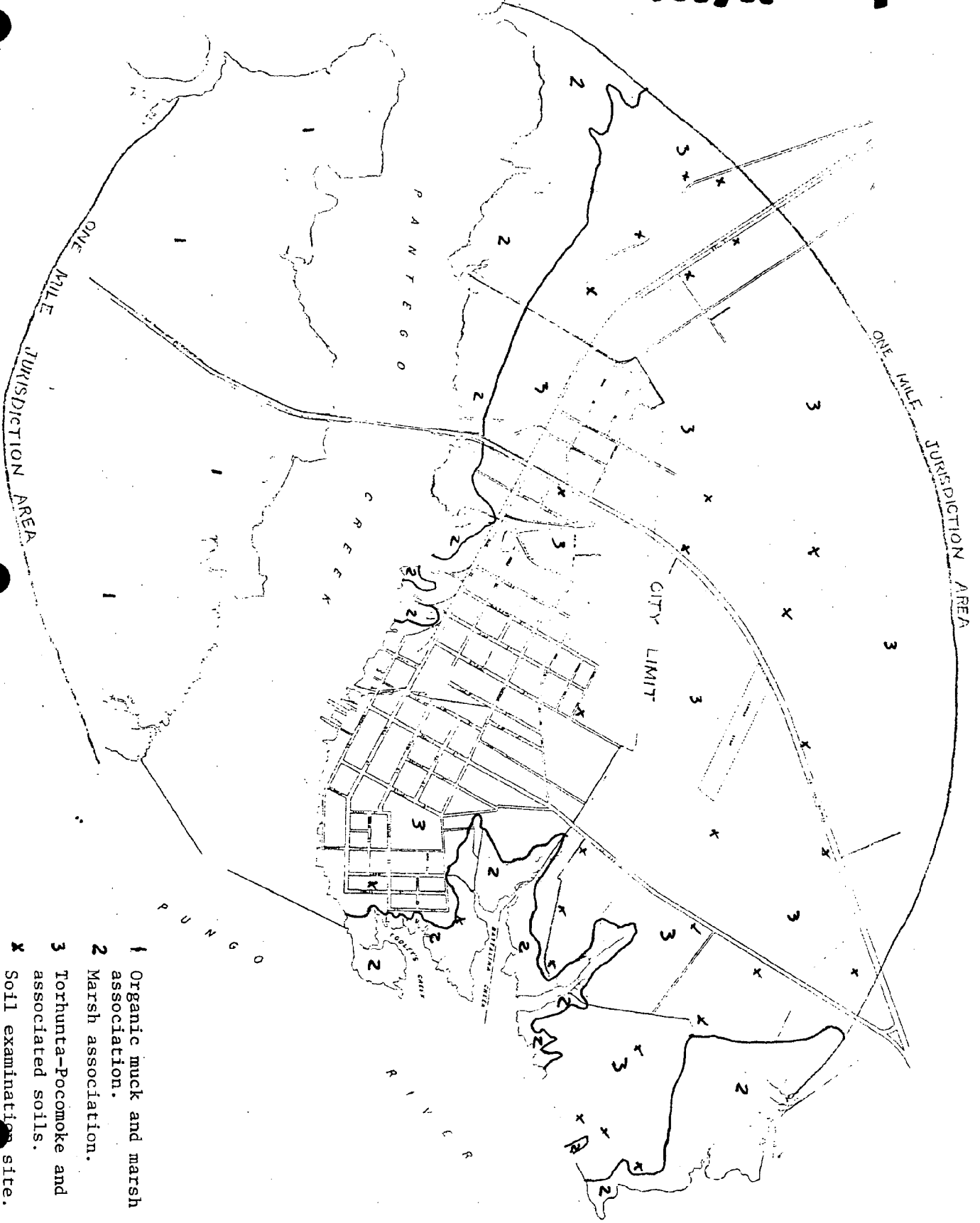
There is some potential for increased ground water use in the area with the proposed phosphate mining complex to be located near the mouth of the Pungo River. Ground water consumption by North Carolina Phosphate could lower ground water levels in the area sufficiently to necessitate deeper wells.

The predominant land use adjacent to these wells is agricultural and forests. Some scattered single family housing in the vicinity is on septic tanks; however, these units are not concentrated enough to negatively affect the water quality. Similarly, the wells are sufficiently deep to minimize surface contamination.

Steep Slopes

There are no sites in the planning area where the predominant slope exceeds twelve percent.

MAP 4



Fragile Areas

Wetlands

Wetlands are found within the planning area. The most continuous uninterrupted areas are located south of Pantego Creek and north of Pantego Creek but west of the N. C. 92 bridge. Other wetland areas are located around Battalina Creek, Tooley's Creek and Lower Dowry Creek. The land area of wetlands within the planning area is approximately 1,275 acres. The section on existing land use also addresses wetlands.

Frontal Dunes

There are no frontal dunes in the planning area.

Beaches

Some small, isolated, undeveloped beaches exist in the planning area. These are located in a dispersed pattern throughout the wetland areas.

Prime Wildlife Habitat

These areas are located throughout the wetland areas and provide harbor for various migratory water birds, reptiles, amphibians, and small mammals. These wetlands also serve as nursery habitat for various fishes.

Scenic and Prominent High Points

There are no scenic and prominent high points in the planning area.

Complex Natural Areas

There are no complex natural areas in the planning area.

Estuarine Water

The Pungo River has a certain amount of salinity, and thus qualifies as estuarine water. Map 7 shows all water bodies and their tributaries. The vast majority of Pantego Creek (that portion west of North-South line which approximates the breakwater) is classified as inland water.

Public Trust Waters

All the surface water in the planning area is either an estuarine water or a tributary to the estuarine water or public trust waters or its tributaries. Map 7 shows that all surface water within the planning area not classified as estuarine

water is classified as public trust waters.

Fragile Areas

There are no other fragile areas within the planning area.

Areas Sustaining Remnant Species

There are no areas sustaining remnant species within the planning area.

Registered Natural Landmarks

There are no registered natural landmarks within the planning area.

Areas Containing Unique Geologic Formations

There are no unique geologic formations within the planning area.

Stream Classification

Pungo River and its tributaries, Battalina Creek and Tooly's Creek are classified as SB streams according to the N. C. Department of Natural & Economic Resources, Division of Water Quality. This classification designates best usage of this water as bathing and other uses except shellfishing for market purposes. This classification also allows certain amounts of both domestic and industrial discharge into these waters.

Pantego Creek and its tributaries, Shoemaker Creek and Wynn's Gut are classified as SC waters. This classification designated the best usage of these waters as fishing and other usage except bathing or shellfishing for market purposes. This classification also allows certain amounts of domestic and industrial effluent discharge into these waters.

A thorough explanation of these stream classifications is in the Appendix.

AREAS WITH RESOURCE POTENTIAL

Archeologic and Historic Sites

There are no significant archeologic sites in the planning area.

The town hall building which also houses the town museum is an interesting architectural building of early 1900 vintage. Perhaps this building, by virtue of its unique design, should be preserved. Any historical significance is, however, of only local interest.

Productive and Unique Agricultural Lands

Within the planning area, many acres of land are devoted to agricultural use. These lands appear as productive as any in the area and consideration should be given to directing urban-type development to sites other than within these type lands.

Mineral Sites

It is well known that extensive underground phosphate deposits are located throughout eastern Beaufort County. In 1971 Dresser Minerals, a commercial mining firm, identified marketable phosphate deposits underwater in Pantego Creek. Apparently the decision was made not to extract these phosphates until a later date.

Publicly Owned Forests, Parks, Fish and Game Lands, and Other Non-Intensive Outdoor Recreation Lands

The only significant public parks and recreation lands in the planning area are adjacent to the public schools and the community beach and recreation area in the east section of town. No public fish or game lands are in the planning area.

Privately Owned Wildlife Sanctuaries

None of these facilities are within the planning area.

CAPACITY OF COMMUNITY FACILITIES

Water System

Belhaven has a municipal owned water treatment and distribution system. The town has two 8" wells with a combined capacity of 1,000,000 gallons per day. Currently the water treatment plant has a capacity of 504,000 gallons per day. Present peak consumption is 230,000 gallons per day with a surplus of 274,000 gallons per day over present consumption. There are two elevated storage tanks with a combined capacity of 275,000 gallons. There are no proposed expansions of the present system other than individual tap ons, nor is there any planned development which would significantly affect the water capability of Belhaven. Map 5 shows the existing water system for Belhaven.

Sewer System

Belhaven owns its sewer collection and treatment facilities. The existing treatment facility has a capacity of 500,000 gallons per day and the level of treatment is secondary. Peak flow to date is 400,000 gallons per day with a surplus capacity of 100,000 gallons per day above peak. There are no proposed expansion plans of the present system other than individual tap ons, nor is there any planned development which would significantly affect the sewer capability of Belhaven. However, seasonal demands placed on the sewer system do overload the capability. These demands are usually during summer months when seafood processing is high. Map 5 shows the existing sewer system for the town.

Public Schools

The Belhaven area is served by the North Carolina Public School System and a private institution. The public system is comprised of two facilities which provide kindergarten through grade 12. Currently both facilities appear adequate in structural condition and space, however, there is need for more diverse type classroom space. The following table shows public school facilities in the planning area.

BELHAVEN PUBLIC SCHOOLS 1975

Belhaven Elementary School - Grades kindergarten through 6

1 classroom building - 8 classrooms and 1 library - built 1953
1 classroom building - 12 classrooms - built 1938 - renovated 1960
1 cafitorium (combination cafeteria & auditorium) - built 1975

3 Buildings

20 Classrooms

This school has a professional staff of 19 and had a 1974-75 enrollment of 444 students. The school has adequate space for 600 students. There are no expansions or renovations in progress and none planned for the immediate future. Generally, this facility is presently adequate in space and structural condition.

John A. Wilkinson High School - Grades 7 through 12

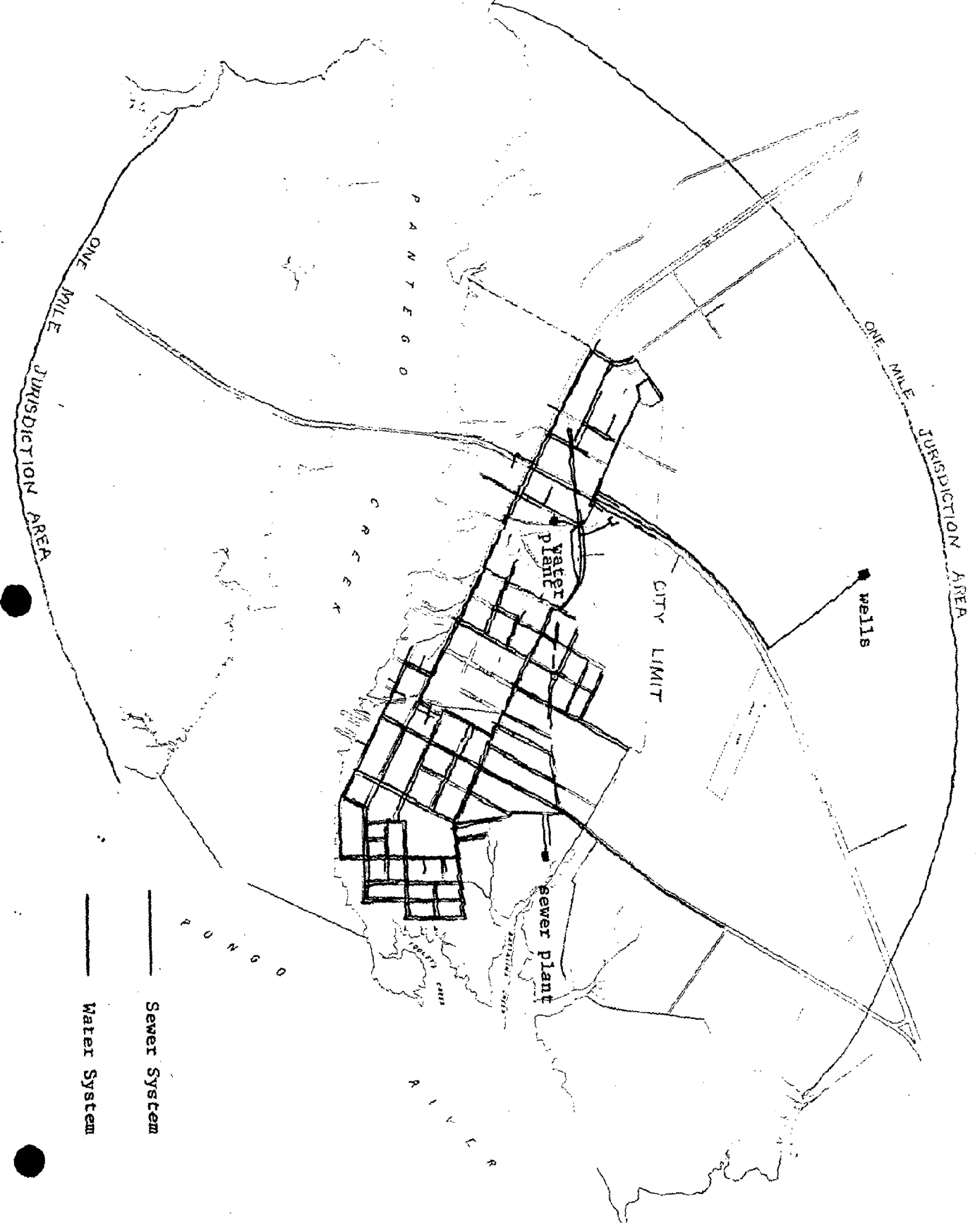
1 classroom building - 7 classrooms and 1 auditorium - Built 1938
1 classroom building - 9 classrooms - built 1953
1 classroom building - 6 classrooms - built 1953
1 special education building - 1 classroom
1 occupational education building (includes a shop and a classroom)
1 cafeteria
1 gymnasium - built 1965

7 Buildings

23 Classrooms

This school has a professional staff of 23 and had a 1974-75 enrollment of 478 students. The school has adequate space for 690 students. There are no expansions or renovations in progress, however, an addition to the existing gym is planned within the next five years. Generally, this facility is adequate in space and structurally, however, more diverse type classroom space is needed.

MAP 5



Primary Roads

Belhaven is served by several primary roads which are U.S. 264 Business, U.S. 264 Bypass, and N.C. 92. In addition, U.S. 264 Business also serves as Main Street and Pamlico Street for part of its length. Pavement widths for these roads are: N.C. 92, eighteen feet; Main Street, varies from twenty-four to fifty feet; Pamlico Street, twenty-four to fifty feet; and U.S. 264 Bypass, twenty-four feet.

The following table gives the design capacity, traffic count, and percent utilization of these roads.

| <u>Road</u> | <u>Design Capacity</u> | <u>Vehicles Per Day</u> | <u>Maximum % Utilized</u> |
|-------------------|-------------------------|-------------------------|---------------------------|
| U.S. 264 Bypass | 7,500 VPD ^{1/} | 1,600 - 2,300 VPD | 30.6% |
| U.S. 264 Business | | | |
| Main Street | 10,000 VPD | 3,300 - 4,300 VPD | 43.0% |
| Pamlico Street | 7,500 VPD | 1,200 - 2,300 VPD | 30.6% |
| N.C. 92 | 5,000 VPD | 1,600 - 2,300 VPD | 46.0% |

^{1/} Vehicles Per Day

Source: North Carolina Department of Transportation, 1975.

The North Carolina Department of Transportation has no immediate plans to increase capacity of these roads, nor are there plans to serve Belhaven with any new roads as the aforementioned ones appear adequate.

ESTIMATED DEMAND

POPULATION PROJECTIONS

Under the Coastal Area Management Act guidelines the North Carolina Department of Administration, Office of State Planning, was charged with the responsibility of making population projections for all coastal counties. The Department of Administration also made projections for each township within the counties. Table 35 shows population projections for Beaufort County and townships through the year 2000. These county projections utilize a method which considers past population characteristics and trends, birth rates, death rates, migration rates, and other variables. The method used is considered reliable by demographers, hence, the population projections should give reasonable indications of future population for the area.

Unfortunately, the Department of Administration could not provide population projections for places due to the time required to compute them for all the towns in all twenty coastal counties. Thus, projections for places must be computed by the local government itself. The method employed in computing Belhaven's population projection is the same used to compute the township population for Beaufort County, thus insuring compatibility with the remainder of the county. Briefly, the method involves comparing the townships' population with the towns' population for a thirty-year period and determining the percent of the town population residing in the township each decade. (That is every ten years when the U.S. Census documents are produced). Similarly, over the thirty-year period an average rate of percent of town population residing in the township was determined. This rate was then applied to the township projections through the year 2000. This method makes the basic assumption that short term future population changes will be more similar to short term past changes than any other changes. Since Belhaven did not increase its population through increased geographic size, annexation, the projections are realistic and provide reasonable estimates of future populations.

Seasonal Population Changes

Seasonal population changes are those which affect the town during certain months. Examples of seasonal population changes are the influx of migrant farm workers and the influx of tourist and recreation oriented people. Traditionally these are the only seasonal population changes that would have any affect on the town's stable population. These increases have not traditionally, however, played an overly important role in the Belhaven area. The major implication to the town of these increases is that there will be some level of increased services, such as water and sewer services required to serve these people. Similarly, as services increase, so does the cost of providing these services.

Unfortunately there is no base data available to make a quantitative assessment of seasonal population changes. Due to this lack the only valid statement concerning seasonal population changes is that there are increases and these increases will result in some cost. Due to the suspected limited increases, however, it is not assumed that the increased demand for services will place any significant burden on the town's capability of providing adequate services. This assumption is valid when one considers that Belhaven presently has a surplus service capability.

Table 36 compares the town's and township's population for the last three decades, and Table 37 shows projected populations for Belhaven based on the aforementioned method. As shown by Table 37, Belhaven is projected to lose approximately 228 people over the 30 year period from 1970 to 2000. (It is interesting to note that from 1940 to 1970 the town lost by actual count over 100 people.) When this anticipated population loss is weighed in comparison with the population age distribution changes which have occurred in Belhaven in the past it is realistic. As mentioned in the population section of this document, the age distribution changes reveal that Belhaven's population is older, has lost significantly from the prime employment age groups and has lost from prime child bearing age groups which all point to a natural decrease in population.

TABLE 35

POPULATION PROJECTIONSBeaufort County and Townships
1970 - 2000

| | <u>1970</u> ^{1/} | <u>1980</u> | <u>1990</u> | <u>2000</u> | <u>Change: 1970-2000</u> | |
|----------------------|---------------------------|-------------|-------------|-------------|--------------------------|----------------|
| | | | | | <u>Number</u> | <u>Percent</u> |
| Beaufort County | 35,980 | 36,800 | 38,500 | 39,400 | 3,420 | 9.5% |
| Bath Township | 3,237 | 2,940 | 2,810 | 2,610 | -627 | -19.4% |
| Chocowinity Township | 4,661 | 4,780 | 5,000 | 5,090 | 429 | 9.2% |
| Long Acre Township | 6,976 | 7,560 | 8,840 | 10,050 | 3,074 | 44.1% |
| Pantego Township | 5,126 | 4,960 | 4,910 | 4,720 | -406 | -7.9% |
| Richland Township | 3,626 | 3,130 | 2,940 | 2,680 | -946 | -26.1% |
| Washington Township | 12,354 | 13,420 | 14,010 | 14,250 | 1,896 | 15.3% |

^{1/} These are actual U.S. Census of Population figures for the year 1970 rather than a projection.

Source: North Carolina Department of Administration, Office of State Planning, based on OBERS Study.

TABLE 36

POPULATION TRENDSPantego Township and Belhaven
1940 - 1970

| | <u>1940</u> | <u>1950</u> | <u>1960</u> | <u>1970</u> |
|------------------|-------------|-------------|-------------|-------------|
| Pantego Township | 5,935 | 5,713 | 5,377 | 5,126 |
| Belhaven Town | 2,360 | 2,528 | 2,386 | 2,259 |
| Percent of Total | 39.8 | 44.2 | 44.4 | 44.4 |

Source: U.S. Census of Population, 1950 and 1970.

TABLE 37

POPULATION PROJECTIONSBelhaven Town
1980 - 2000

| <u>1980</u> | <u>1990</u> | <u>2000</u> |
|-------------|-------------|-------------|
| 2,134 | 2,113 | 2,031 |

Source: North Carolina Department of Natural & Economic Resources, based on Department of Administration projections for Beaufort County and Pantego Township.

Housing Projections

The housing inventory section of this document identified that about 30% of all housing in Belhaven is substandard. This means that a minimum of 229 units must be significantly modified or replaced to provide adequate shelter. Public assisted housing provides shelter for 45 households and thus has a limited effect on the current housing stock.

The section of this document dealing with future land needs will put future housing demands in perspective.

Economic Projections

Due to data limitations there is no method to accurately make traditional economic projections for the study area. There are, however, current conditions or activities that will have some economic impact on the area. While these conditions or activities may not be quantifiable, they do provide crude indicators of potential economic activity.

One of these activities is seasonal population increases. While these increases have not traditionally played an overly important role in Belhaven's economy, they do impact the area. The town's location on the intercoastal waterway, the general increase in water oriented recreational activities, and the proposed Swan Quarter to Ocracoke ferry will certainly have some seasonal/economic impact. If these amenities continue to draw seasonal populations to the area, the major implications for the town will be increased demands on services related activities such as waste disposal and increased water usage.

The marine on Pantego Creek is presently underway. This facility will have boat slips, a motel and restaurant when complete. This facility will certainly have some economic impact in terms of tourist and seasonal trade. Since it will bring outside money into the area, it will be predominantly a basic activity, and it may also serve as a catalyst for generating additional economic activity in other services and support areas.

As mentioned elsewhere, the Blue Ridge Shoe Company owns property in Belhaven and in 1973 made a public announcement that a manufacturing plant with a potential employment of about 300 was to be opened. Apparently shortly after that announcement the national economy prompted the company to postpone the opening. To date the town has been assured that the next expansion the company makes will be in Belhaven. Again due to data limitations there is no method available for projecting quantitatively the impact this would have but a development of this magnitude would certainly have major positive economic ramifications.

Last, the textile firm, National Spinning, had tentative plans of developing a manufacturing facility in Belhaven. This company also presently owns property in the study area and obviously any manufacturing development would have a considerable economic impact on the community.

Future Land Needs

The Coastal Area Management Act Guidelines suggest a model for determining allocation of population growth to land use. These standards in the model are designed primarily for counties and do not directly address towns.

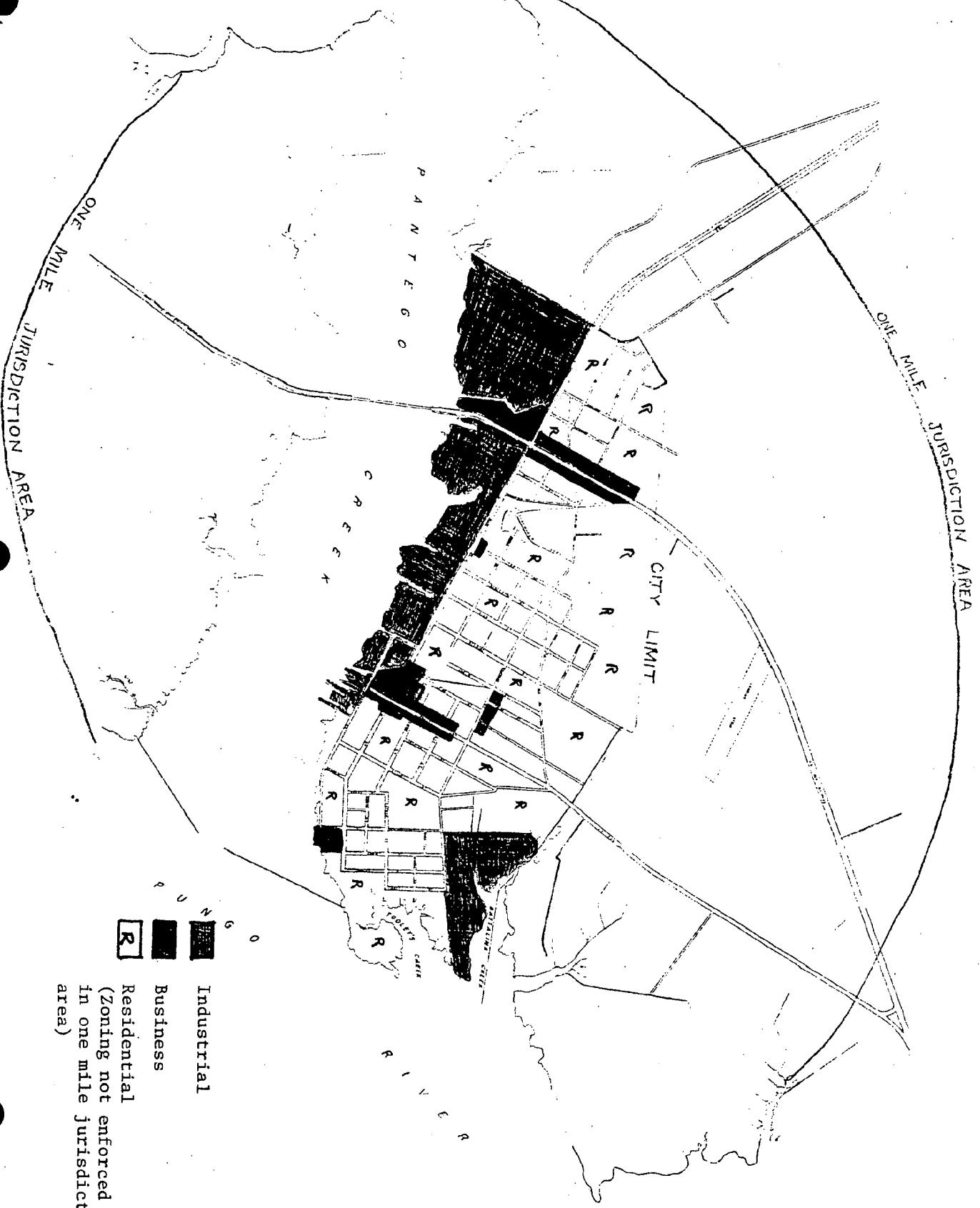
For this reason, a different method has been devised to deal with land needs for Belhaven. Briefly, this system takes into account the local zoning¹ districts and compares vacant land and existing lower intensity development with the current zoning pattern. The following needs assessment by zoning district will clarify this method.





Residential Land Needs

Land zoned for residential purposes comprises about 785 acres, 72% of the total land within the town limits. Of this total land zoned for residential use, about 225 acres (29%) is vacant. By comparing the existing land use map (Map 3) with the current zoning district map (Map 6) this observation can be made. However, not all of the vacant 225 acres of land is readily developable. Factors such as inadequate lot size or configuration, conflicting land use and physical limitations render approximately 20% of the existing vacant land useable. This means that about 45 acres are not suitable for residential development leaving 180 acres of suitable vacant residential land with viable development potential. Similarly there are some non-conforming

¹Although the current zoning ordinance states that zoning shall be applied in the extraterritorial area, the current zoning map does not reflect it. Hence, this assessment will address only the zoning within corporate limits.

MAP 6



-  Industrial
-  Business
-  Residential
-  Residential (Zoning not enforced in one mile jurisdiction area)

uses in the residential district. According to the current zoning ordinance when these non-conforming uses are discontinued for a specific time period then the only future use of that property can be for residential purposes. Thus, additional residential land may be presently available in the form of existing non-conforming uses.

If the average lot size for residential use in Belhaven is approximately one quarter acre (10,890 square feet or a lot slightly larger than 100 feet by 100 feet) the town can presently support an additional 720 new houses, if all the existing vacant developable residential land is utilized to its maximum. Since the average household size in Belhaven is 2.9 persons per house¹, the town could adequately support an increase of almost 2,100 people within the existing residential zoning district.

This means that the town does not need additional residentially zoned land to accommodate any estimated population increase. Since the area within the corporate limits is presently served with essential water and sewer facility, efforts should be made to direct any additional residential development within the corporate limits to minimize cost of providing these and other services.

¹U. S. Census of Housing, 1970.

Industrial Land Needs

Belhaven presently has about 250 acres of land zoned for industrial purposes. The existing zoning map will show the location of these lands. This is approximately 23% of all land in the town limits. Of the total land zoned for industrial uses, about 63 acres (25% of all industrial zoned land) is presently vacant. Similarly, considerable amounts of land presently zoned for industrial purposes is being used for less intensive (non-industrial) uses. Approximately 35% of all industrially zoned land (88 acres) is in less intensive land uses. This means that there are presently about 150 acres (or over 6.5 million square feet) of potentially developable industrial land in the town limits. To put this figure in perspective an industry the size of Belhaven Fish and Oyster Company occupies about 2 acres or 87,000 square feet of land. This figure includes parking facilities also. Thus, Belhaven has the land capability of supporting the equivalent of 75 industries the size of the Belhaven Fish and Oyster Company within the present industrial zone. This means that the town presently has adequate vacant developable industrially zoned land to accommodate future potential industrial use.

Due to the nature of various industrial land uses, the community should weigh very carefully site selection for industrial uses. An attempt to segregate industrial uses incompatible with adjacent uses should be made. For example, industries which produce harmful by-products should be directed to industrially zoned land where the impact of the by-produce will be minimized.

Commercial Land Needs

Belhaven's zoning ordinance designates commercial land uses to the business district. Uses such as trade, commercial services, office and institutional business uses and similar commercial uses are to be located within this district.

Belhaven presently has about 52 acres of land zoned for business purposes. The existing land use map shows the extent of this district. Of the total zoned for business purposes about 15 acres (29% of all so zoned) is presently vacant. Throughout the district there are vacant buildings that could support business uses.

Currently in the business district there are residential uses, hence there appears to be a potential for accommodating additional commercial land uses within the present business zone by converting the residential uses to business uses as the need arises.

It is estimated that there are presently at least 20 acres (over 871,000 square feet) of usable commercial land in Belhaven. To put this figure in perspective a comparison is in order. A commercial use occupying a building with a dimension of 65 feet by 65 feet (approximately the size of Dawson's Wholesale) would occupy 4,225 square feet of floor space. Hence, Belhaven presently has the land capability of supporting the equivalent of over 200 such commercial uses with the same floor space requirements within the present business zone. This means the community appears to have adequate developable public lands to accommodate any foreseeable commercial development.

Community Facilities Demand

The Guidelines for the Coastal Area Management Act require that consideration be given to new facilities which will be required by projected population growth. Even though projections for Belhaven show population declines, there is pending development which could require additional community facilities services and this section considers the development in this light.

The new marina currently being developed needs municipal water and sewer services. Engineers working for the town have computed that a 6-inch water-main will be necessary to provide adequate water service over the next eight to ten years. No figures are available showing gallon consumption, However, apparently the city's capability is deemed adequate to supply water service during the next ten years.

Engineers have computed that the waste water discharge from the marina will be a maximum of 25,000 gallons per day during the next eight to ten years. At present the town's sewage treatment capability has a surplus of approximately 100,000 gpd above peak. As mentioned earlier, however, during peak months of fish and crab processing this surplus is inadequate due to over-burdening the system. This means that with the additional burden of the 25,000 gpd generated by the marina the potential for ineffective treatment is much greater than at present.

At present the town is in the process of having a water and sewer study done for the area. When this is completed it should adequately provide information concerning water and waste water facilities in the area. The study should also provide direction to the community for acquiring additional treatment capability.

Potential Areas of Environmental Concern

The amended Guidelines (those of 8/18/75) for local planning under the Coastal Area Management Act require that local government give careful attention to those areas within its jurisdiction which are environmentally fragile.

The guidelines further state that the local government should identify areas it deems worthy of consideration as Areas of Environmental Concern and submit these interim areas of environmental concern to the Coastal Resources Commission for review. Further, the Coastal Resources Commission directs local government to consider as interim AEC those categories and descriptions which are included in the guidelines.

Based on the criteria contained in the guidelines there are four potential AEC categorial areas which are applicable to Belhaven. These are:

- 1) Coastal Wetlands
- 2) Estuarine Waters
- 3) Public trust navigable waters
- 4) Coastal Flood Plains

Each of these categories is addressed as follows.

Coastal Wetlands

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

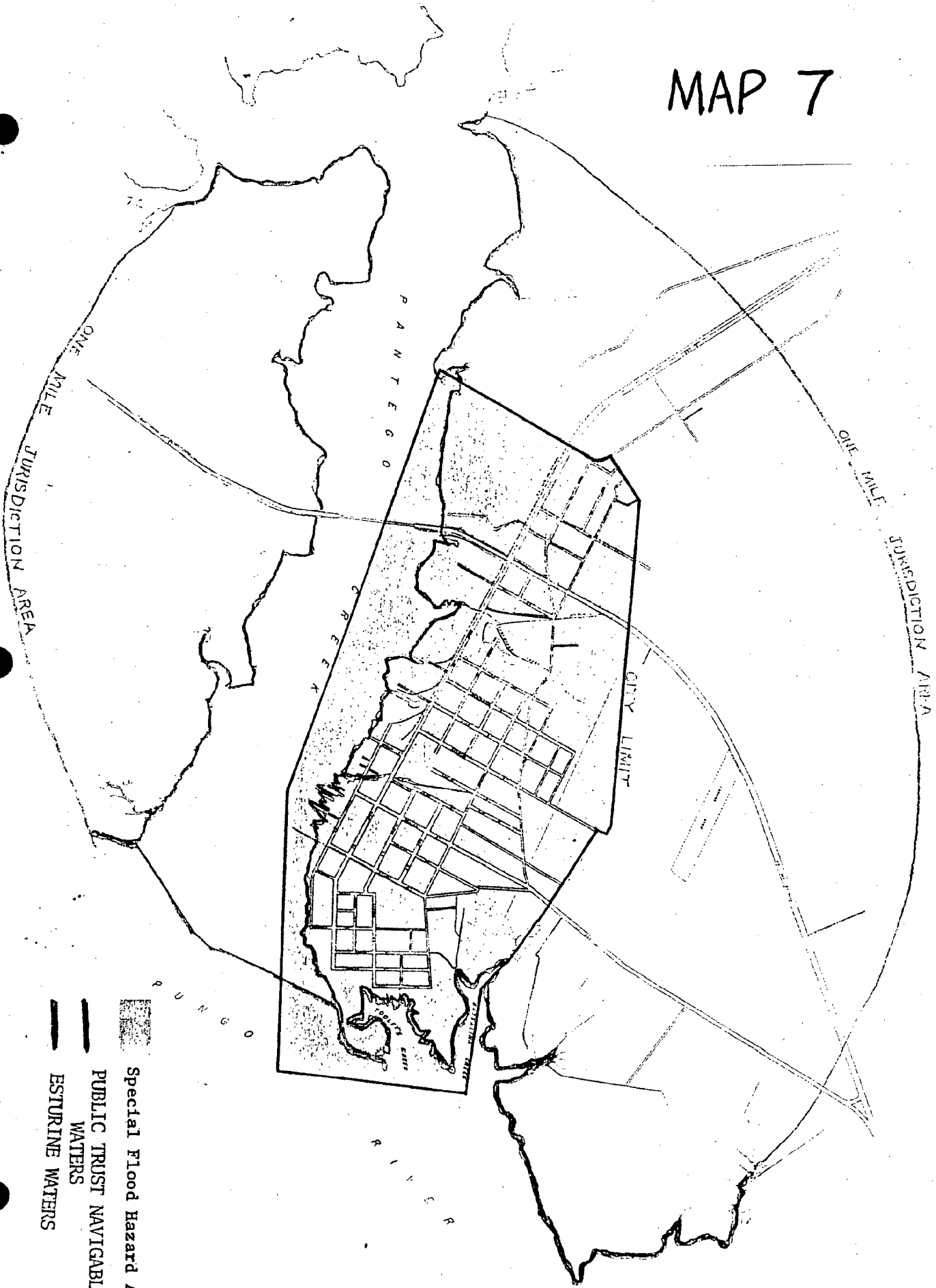
The definition further divides all wetlands into two sub-categories; low tidal marshlands, defined as those consisting primarily of Spartina alterniflora and usually subject to inundation by the normal rise and fall of lunar tides, and other coastal marshland defined as all other marshland which is not low tidal marshland and which contains the definition of all coastal wetlands.¹

There are areas in the planning area that do have some of the aforementioned vegetative cover including the spartinas which by definition should be categorized as other coastal marshland. However, in these other marshlands there are also pine and hardwood trees, shrubs and various other types of vegetative cover.

The guidelines further suggest the following as appropriate uses within all wetland areas. These marshes should be considered unsuitable for all development which will alter their natural functions. Examples of acceptable land uses may include utility easements, fishing piers, docks, certain agricultural uses except when excavation or filling affecting estuarine or navigable waters is involved, and such other uses which do not significantly alter the natural functions of the marsh. Inappropriate land uses include, but are not limited to the following examples: restaurants and businesses, residences, apartments, motels, hotels, and trailer parks, parking lots and offices, spoil and dump sites, wastewater lagoons, public and private roads and highways, and factories.

¹Apparently the intent here is to distinguish between spartina marshes and all other marshes. (author's note)

MAP 7



Estuarine Waters

According to the proposed revised guidelines (8/18/75) estuarine waters are defined as "all the water of the Atlantic Ocean within the boundary of North Carolina and all the waters of the bays, sounds, rivers, and tributaries thereto seaward of the dividing line between coastal fishing waters and inland fishing waters, as set forth in an agreement adopted by the Wildlife Resources Commission and the Department of Conservation and Development filed with the Secretary of State entitled 'Boundary Lines, North Carolina Commercial Fishing Inland Fishing Waters, revised March 1, 1965,'" or as it may be subsequently revised by the Legislature.

When applying this definition to the Belhaven Planning Area it can be seen that only the Pungo River is estuarine and all of Pantego Creek west of a line which approximates the breakwater (the line which separates inland and coastal fishing waters) is defined as inland. Map 7 shows all estuarine waters in the planning area.

The guidelines further state the following as appropriate uses. Highest priority shall be allocated to the conservation of estuarine waters. The development of navigational channels, the use of bulkheads to prevent erosion, and the building of piers or wharfs where no other feasible alternative exists are examples of land uses appropriate within estuarine waters, provided that such land uses will not be detrimental to the biological and physical estuarine functions and public trust rights. Projects which would directly or indirectly block or impair existing navigation channels, increase shoreline erosion, deposit spoils below mean high tide, cause adverse water circulation patterns, violate water quality standards, or cause degradation of shellfish waters are generally considered incompatible with the management of estuarine waters.

Public Trust Navigable Waters

As stated in the guidelines of 8/18/75 public trust navigable waters are characterized as those areas which the public has rights in including navigation and recreation. By definition, navigable means "capable of being navigated in its natural condition by the ordinary modes of navigation including modes of navigation used for recreational purposes. The natural condition of a body of water for purposes of determining navigability shall be the condition of the body of water at mean high water or ordinary high water as the case may be, and the condition of the body of water without man-made obstructions and without temporary natural obstructions. Temporary natural conditions such as water level fluctuation and temporary natural obstructions which do not permanently or totally prevent navigation do not make an otherwise navigable stream non-navigable."

As applicable to the Belhaven Planning Area this means that all of Pantego Creek and its tributaries including Wynn's Gut, are public trust waters. All of Pungo River and its tributaries including Tooleys' and Battalina Creek are also navigable and hence are included under this definition.

Map 7 shows public trust navigable waters within the planning area.

The guidelines suggest the following as appropriate uses. Any land use which interferes with the public right of navigation, or other public trust rights, which the public may be found to have in these waters, shall not be allowed. The development of navigational channels, the use of bulkheads to prevent erosion, and the building of piers or wharfs are examples of land uses appropriate within public trust waters provided that such land uses will not be detrimental to the biological and physical functions and public trust rights. Projects which would directly or indirectly block or impair existing navigation channels, increase shoreline erosion, deposit spoils below mean high tide, cause adverse water circulation patterns, violate water quality standards, or cause degradation of shellfish waters are generally considered incompatible with the management of public trust waters.

Coastal Flood Plains

As defined in the guidelines of 8/18/75 coastal flood plains are "the land areas adjacent to coastal sounds, estuarine or the ocean which are prone to flooding from storms with an annual probability of one percent or greater (100 year storm). These areas are analogous to the 100 year flood plain on a river. Information necessary to identify these areas will be supplied by the State Geologist."

The guidelines, in addressing appropriate land uses in these flood plains continue, "it is reasonable to allow a certain degree of development if it is carefully controlled and meets stringent engineering standards for stability, integrity and safety during a 100 year storm. The land use plan may allow development activities, and if such development is undertaken, as a minimum it must conform with the standards of the Federal Insurance Administration for coastal high hazard areas and safety during the flood surge from a 100 year storm."

Belhaven is currently participating in the Federal Insurance Administration flood insurance program and as such the entire town, that area within the corporate limits, has been designated as in a flood plain. Map 7 shows this designation.

Even though the guidelines necessitate floodplain areas being included as Areas of Environmental Concern there is some question if it is realistic as it applies to Belhaven. For example, under this criteria any proposed development within the town limits would be required to go through the AEC permit letting system prior to any development actually taking place. Conversely, under the existing flood insurance program any housing structure to be built must go through the already existing flood insurance permit letting system. If Areas of Environmental Concern permits are required in addition to flood insurance permits, it appears an unnecessary duplication of effort is required. Similarly, there is concern about the realism of designating the entire town of Belhaven as being in an Area of Environmental Concern.

For these reasons, very careful consideration should be given to requiring designating the flood plain areas in Belhaven as Areas of Environmental Concern.

Land Classification

The guidelines of the Coastal Area Management Act require that each level of government identify the general allowable land uses within its jurisdiction. To assist in this effort, the guidelines suggest a land classification system which categorizes lands as either developed, transition, community, rural or conservation. These categories are defined as follows:

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

Transition - Lands where local government plans to accommodate moderate to high density development during the following ten year period and where necessary public services will be provided to accommodate that growth.

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

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

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

The classification system applied to the Belhaven Planning Area is shown on Map 8.

To further explain the classification system, the reader should review the sections on existing land use and future land needs. Those sections identified that there is considerable vacant developable land presently within the planning area that has essential facilities to accommodate any future

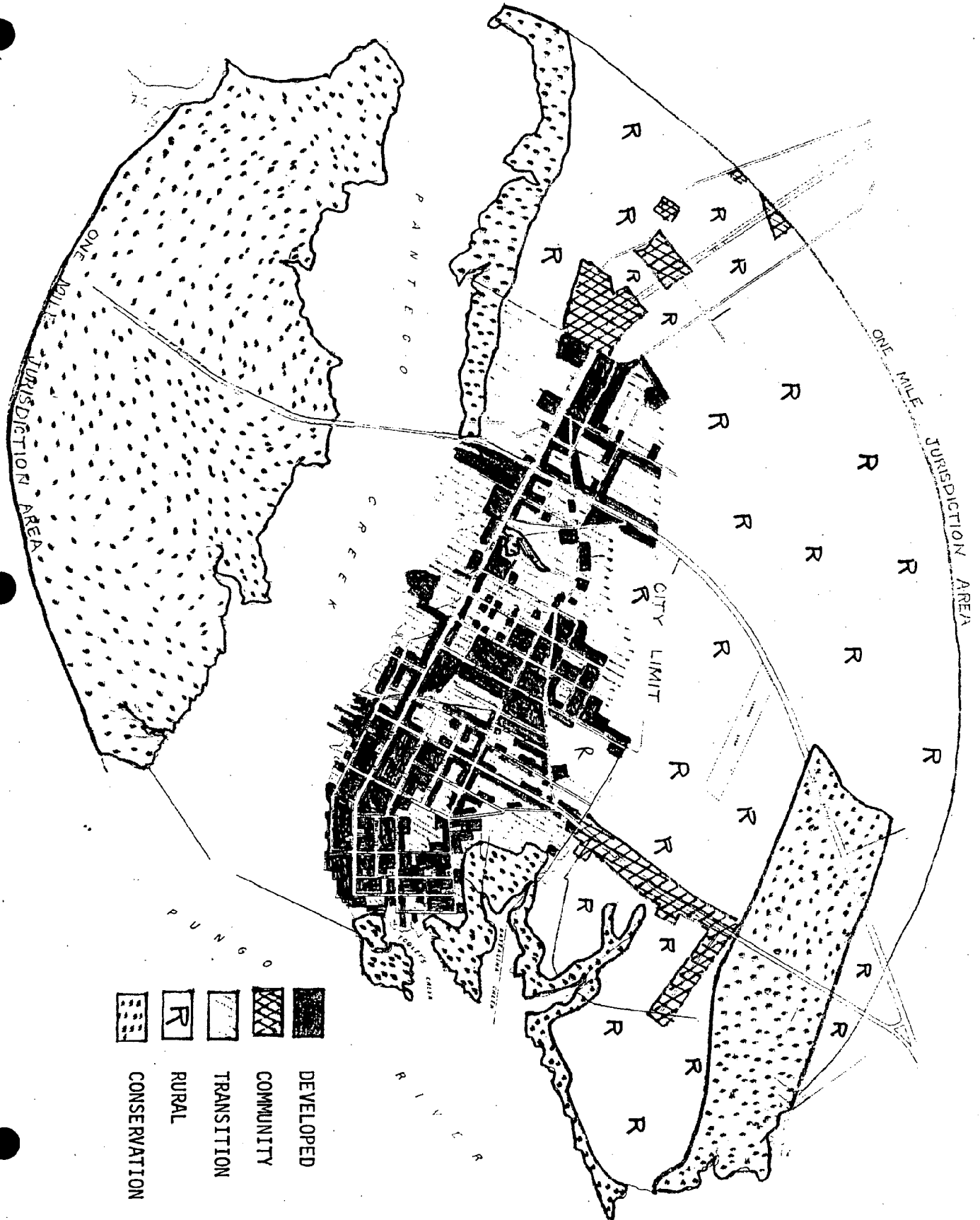
development. For this reason all potentially developable land within the town limits (that which has essential facilities) is defined as Transition.

The Community Classification shown on Map 8 acknowledges the existence of this low density development north of town which has water services.

The Rural Classification, by definition, is applicable to those predominantly agricultural lands in the planning area.

The Conservation Classification reflects the physical limitations to development in the marshlands within the planning area.

MAP 8



PLAN IMPLEMENTATION

This document is the cumulative results of many days of effort by the officials of the Town of Belhaven and the town residents. It should, therefore represent the desires, aspirations and needs as perceived by those who participated.

This document constitutes, then, only a statement of policy for future development and does not provide the legal means to implement the recommendations contained here. Ordinances and programs must be utilized if the community is to achieve the direction set forth in this document. Similarly, aggressive leadership from town officials and acceptance and support from citizens of the area is also necessary. Perhaps most important of all is using the plan as a standard when making daily decisions about land development. If all of these activities are engaged in the plan can be an effective guidance tool.

Plan Adoption

In order to be used as a standard for development, the plan must first be recognized and adopted as policy. After adoption, regulatory ordinances and other control devices must direct all public and private land development issues to conform to the standards contained here.

Zoning

Zoning insures that the various land uses of the town are properly situated in relation to one another, providing adequate space for each type of development. It involves the simple division of land into designated districts of differing use and allows for the control of development density in each area so that property can be adequately serviced by facilities such as streets, schools, recreation facilities, utilities systems, and other public services. This directs new growth into appropriate areas and protects existing property by preventing the mixing of

incompatible uses which can depreciate property values and damage the overall quality of the town. In addition, a zoning ordinance regulates height and bulk of buildings, the area of a lot which may be occupied, the size of required open spaces, and the use of buildings and land for agricultural, commercial, industrial, residential, and other purposes. It will serve as the primary tool for implementation of the Land Use Plan and should conform to the various recommendations and objectives found therein. This relationship is very important since the Land Development Plan represents town policy and what is considered to be the best use of the land.

Belhaven currently enforces zoning regulations. An effort should be made to insure that Land Use Plan policy is reflected in the zoning ordinance. This will assure that land development in the area will conform to the plan.

Subdivision Regulations

A subdivision control ordinance is another method of implementing the concepts of the Land Use Plan. Subdivision control enables a jurisdiction to guide new development by setting minimum standards of street design and construction, by controlling the shape of lots and by determining what improvements in the form of utilities and drainage shall be required. A developer is required to submit a plat for approval to the agent of the local jurisdiction anytime the subdivision of land is to occur. Before the plat is approved, it should be reviewed by the local highway engineer, and planning board. In reviewing the submitted plan, the town should determine whether the proposed streets and their alignment generally conform to those proposed in the Plan and to existing streets. This process insures that the developer of new areas will provide streets that will be placed where they will function in the best possible manner. A subdivision control ordinance is a very essential part of the total planning process whereby orderly growth occurs within the town.

Efforts should be made to insure the present subdivision regulations are reflected in the Land Use Plan. This will result in land development consistant with the plan.

Housing-Related Codes

The purpose of housing-related codes is to protect the health, safety, and welfare of the individuals by establishing minimum construction standards for all types of structures. Housing-related codes include the following: building codes, housing codes, electrical codes, plumbing codes, utility codes, and fire codes. In addition, zoning and subdivision ordinance can be used to establish certain types of construction standards.

The Town of Belhaven should make sure that all its housing type codes address land use plan standards.

Sediment and Erosion Control Ordinances

The adoption of a sediment and erosion control ordinance would provide the legal means by which the water quality of the streams in the planning area can be protected from sediment pollution resulting from development adjacent to streams. The extensive removal of vegetative cover should be controlled, thereby preventing erosion of the soil and resulting sedimentation in water bodies. If large scale vegetative removal is allowed, the disturbed soils should be stabilized by planting temporary vegetative cover or by some other soil protective measure. These controls should reflect the land use plan standards.

Capital Improvements Programming

The capital improvement program for the town is very important in that it will indicate all new public facility improvements, their priority, projected revenues and expenditures, and their location and timing for construction. Each year this program is updated to maintain a five-year lead time to insure that the most needed facilities receive the earliest consideration.

In addition to providing services to areas already developed, the town can directly influence areas of new growth by directing public services into these areas. Thus, the extension of public services is an important method for encouraging growth in areas predetermined suitable for such growth. Since the Land Use Plan indicates projected growth in the planning area, it is necessary that the development of a capital improvements program be coordinated with the Land Use Plan.

Employment of a Full-Time Planning Staff

The hiring of a planning staff is another tool by which the community can implement its Land Use Plan. Such personnel would provide the town with the expertise upon which to base decisions regarding the orderly development of the town. In addition, the planning staff would provide assistance in the decision-making process revolving around all ordinance enforcement.³ Belhaven has been provided planning staff capabilities in the past through consultants.

HOUSING CONDITION DEFINITIONS

The U.S. Census of Housing, 1960, defines housing structural conditions as follows:

Sound housing is defined as that which has no defects, or only slight defects which normally are corrected during the course of regular maintenance. Examples of slight defects are: lack of paint; slight damage to porch or steps; slight wearing away of mortar between bricks or other masonry, small cracks in walls, plaster or chimney; cracked windows; slight wear on floors, doorsills, doorframes, window sills, or window frames; and broken gutters or downspouts.

Deteriorating housing needs more repair than would be provided in the course of regular maintenance. Such housing has one or more defects of an intermediate nature that must be corrected if the unit is to continue to provide safe and adequate shelter. Examples of intermediate defects are: holes, open cracks, rotted, loose, or missing materials over a small area of the foundation, walls, roof, floors, or ceilings; shaky or unsafe porch, steps, or railings; several broken or missing windowpanes; some rotted or loose window frames or sashes that are no longer rainproof or windproof; broken or loose stair treads, or broken, loose, or missing risers, balusters, or railings of inside or outside stairs; deep wear on doorsills, doorframes, outside or inside steps or floors; missing bricks or cracks in the chimney which are not serious enough to be a fire hazard; and makeshift chimney such as a stovepipe or other uninsulated pipe leading directly from the stove to the outside through a hole in the roof, wall, or window. Such defects are signs of neglect which lead to serious structural deterioration or damage if not corrected.

Dilapidated housing does not provide safe and adequate shelter and in its present condition endangers the health, safety, or well-being of the occupants. Such housing has one or more critical defects; or has a combination of intermediate defects in sufficient number or extent to require considerable repair or rebuilding; or is of inadequate original construction. The defects are either so critical or so widespread that the structure should be extensively repaired, rebuilt, or torn down.

Critical defects result from continued neglect or lack of repair, or indicate serious damage to the structure. Examples of critical defects are: holes, open cracks, or rotted, loose, or missing material (clapboard siding, shingles, bricks, concrete, tile, plaster, or floorboards) over a large area of the foundation, outside walls, roof, chimney, or inside walls, floors, or ceilings; substantial sagging of floors, walls, or roof; and extensive damage by storm, fire, or flood.

To be classified as dilapidated on the basis of intermediate defects a housing unit must have such defects in sufficient number or extent that it no longer provides safe and adequate shelter. No set number of intermediate defects is required.

Inadequate original construction includes: shacks, huts, or tents; structures with makeshift walls or roofs, or built of packing boxes, scrap lumber, or tin; structures lacking foundations (walls rest directly on the ground); structures with dirt floors; and cellars, sheds, barns, garages, or other places not originally intended for living quarters and inadequately converted to such use.

The August, 1969, Neighborhood Analysis, Belhaven, North Carolina, defines housing structural conditions as follows:

Sound Housing indicates no visible exterior defects.

Minor Repair indicates only slight defects such as the need for paint or slight damage to the porch steps.

Major Repair indicates one or more defects of an immediate nature that must be corrected if the unit is to continue to provide safe and adequate shelter.

Dilapidated indicates the structure does not provide safe and adequate shelter and in its present condition endangers the health, safety, and welfare of the occupants; such housing has one or more critical defects or a combination of intermediate defects; the defects are either so critical or so widespread that the structure should be extensively repaired, rebuilt, or totally destroyed.

COUNTY AND REGIONAL DOCUMENTS AFFECTING LAND USE

The following are the most important county or regional documents which would have some affect on Land Use in the Belhaven area.

Economic Potential Study, Beaufort County, Washington, N. C. Department of Conservation and Development, 1967.

This document provided an economic analysis of Beaufort County and projected future economical activity. This provided the county with an inventory of economic conditions.

Land Potential Study, Beaufort County, Washington, N. C. Department of Conservation and Development, 1967.

This document analyzed existing land use in the county and projected land use into the future. Specific land use controls were recommended which if implemented would have an impact on county land use.

Region Q Water Resource Management, Washington, Mid East Economic Development Commission, 1975.

This document analyzes regional water and sewer use and needs and makes specific recommendations concerning future systems. All counties and towns in Region Q are included.

Initial Housing Element, Washington, Mid East Economic Development Commission, 1971.

This document inventories housing in the region and makes recommendations to solve housing problems.

An Examination of the Population and Socio-Economic Base in the Mid East Region, Washington, Mid East Commission, 1974.

This document analyzes population, social and economic activity in the region, identifies trends and makes projections.

Water and Sewer Ordinances

CHAPTER Q

MUNICIPALLY OWNED UTILITIES

ARTICLE I

WATER AND SEWER

Section 1. PERTINENT PROVISIONS PART OF CONTRACTS.

All pertinent provisions of this chapter are hereby made a part of the terms and conditions whereby the Town furnishes sewer or water service to any person, or whereby the Town makes any sewer or water connections or performs any work of any kind in connection with the furnishing of sewer or water services.

Section 2. WHERE MAINS WILL BE LAID WITHOUT ASSESSMENT. Water mains will not hereafter be laid in any streets without assessment therefor except in those streets where the Board may order increased size water mains for additional water distribution or fire protection.

Section 3. LATERALS TO BE LAID ONLY TO INSIDE OF CURB. Water laterals laid as a part of any water main improved, shall be laid only to the inside of the curb unless in the resolution ordering the improvement, the Board specifically directs otherwise.

Section 4. EXTENTION OF LATERALS. After laterals are laid from water mains to the inside of the curb, no such lateral shall be extended to the property line until the owner or occupant of the property to be served thereby applies therefor.

Section 5. CONNECTIONS TO BE MADE WITHIN THIRTY DAYS AFTER MAINS READY FOR USE. Within thirty days after the time when any water main in any street is completed and ready for use, the owner of every abutting lot whereon water is supplied for any human use shall cause such lot to be connected with such water main; and within thirty days after the time when any sewer main in any street is completed and ready for use, if a water main has also been installed in such street, the owner of any abutting lot having thereon improvements for human occupancy, shall cause a water closet and sink to be installed and to be connected with such sewer main, and shall cause all other sewer facilities within such improvements, if any, to be connected with such sewer main; provided, however, that the owner of the premises shall be notified in writing by the Board of the installation of such water main or the installation of such sanitary sewer, and shall be allowed thirty days after such written notice within which to make the required connection or connections.

Section 6. CONNECTIONS TO BE MADE ONLY BY TOWN. The construction of laterals for the connection of water pipes on any lot with water pipes in any street, and the necessary excavations therefor shall be done only by the Town.

Section 7. CONNECTIONS TO BE MADE ONLY UPON APPLICATION. No connection shall be made to any water lateral except after the written application therefor has been approved by the Plumbing Inspector.

Section 8. APPLICATION FOR CONNECTIONS. Every application for a sewer or water connection shall state the name of the owner of the lot; the name of the street on which such lot is situated; the number of the house, if there is one on the lot, or, if not, a description of the location of the lot; the number and kind of connections desired; and the character of surface of the abutting street. Every such application shall be signed by the person making the application, shall be accompanied by the proper fee for making the connection applied for, and shall be filed with the Clerk.

Section 9. CONSTRUCTION OF CONNECTIONS. Upon approval of any application for water connection, the Town shall do the excavation, lay the pipe, install a meter where necessary, make the connection to the main, fill the excavation and replace the surface of the street.

Section 10. SEWER CONNECTIONS TO BE MADE WHERE OPENINGS PROVIDED. Every sewer connection made directly to a main shall be made at the Y provided for the lot to be served; but if no such Y has been provided for such lot, then such connection may be made directly to the main at any convenient point. Work to be done by the user at his expense but under the supervision of the Plumbing Inspector.

Section 11. SEPARATE CONNECTION REQUIRED. Every house or building abutting any water or sewer main and requiring a water or sewer connection shall be separately and indendently connected, except in those cases where laterals have already been laid in macadam or improved streets from such main without provisions being made for such house or building, in which case the connection may be made to an existing lateral. If such house or building is on macadam or improved street where laterals have not been laid, the connection may be made to any convenient lateral. When two or more houses or units are connected with the same water lateral, a separate meter shall be provided for each such house or unit.

Section 12. MAINTENANCE OF METERS. All meters shall be kept in good repair and working order by the Town and at the expense of the user.

Section 13. DISCHARGE INTO SEWERS. No person shall pour, throw, or discharge any substance, either solid or liquid, into any sanitary or storm sewer at any manhole or at any opening therein other than a sewer connection; nor shall any person discharge into any sanitary or storm sewer any substance likely to obstruct or to cause undue injury to the same or any substance of such high causticity or of a sufficiently acid nature to interfere materially with the equipment used in connection therewith.

Section 14. INJURY TO SEWERS PROHIBITED. No person shall obstruct, bread, remove, or otherwise injure any portion of any manhole, flush-tank, or other part of any public sanitary or storm sewer.

ARTICLE V

AN ORDINANCE REGULATING THE EXTENSION OF WATER AND SANITARY SEWER SERVICE WITHIN AND OUTSIDE THE CORPORATE LIMITS OF THE TOWN OF BELHAVEN.

Be it Ordained by the Board of Aldermen of the Town of Belhaven as follows:

Section 1. APPLICATION FOR AND APPROVAL OF EXTENSIONS REQUIRED.

A. From and after the effective date of this Ordinance, any property owner, or owners, desiring water or sanitary sewer service shall apply in writing to the Board of Aldermen requesting the extension of water or sanitary sewer service or both. No request for the extension of services shall be considered unless submitted in writing in accordance with the requirements of this Ordinance.

B. The Town may require the applicant to submit as part of the written application such information, plans, or other data as may be required to adequately determine if the requirements of this Ordinance are to be met.

C. When application is made for water and sewer extensions to serve an area or development project that is planned as part of a larger project or subdivision, all of which is not to be developed at the time application is made, the owner or owners shall submit plans in sufficient detail in order to determine the size and type facilities which will be necessary to serve the entire development or subdivision when completed.

D. No extension to the water or sanitary sewer system of the Town of Belhaven shall be made and no application shall be approved except in accordance with the requirements of this Ordinance.

Section 2. GENERAL EXTENSION REQUIREMENTS.

All extensions of either water or sanitary sewer service shall be governed by the following:

(a) The minimum distance for any extension of a water main or sanitary sewer main shall be determined by the Board of Aldermen. In general, the minimum distance for extensions shall be one platted block, or in the case of water mains from main line valve to valve and in the case of sanitary sewer extension from manhole to manhole.

(b) The size of water mains and sanitary sewer mains to be installed and the other required system facilities shall be determined by the Board of Aldermen in accordance with the recognized standards and accepted engineering practices and design.

Section 3. FINANCING EXTENSIONS WITHIN CORPORATE LIMITS.

A. Extensions to Approved Subdivisions or Developed Property.

(1) When application is received requesting the extension of water or sanitary sewer service or both to serve property within the corporate limits which is developed or has been previously approved as a subdivision, or where streets have previously been

dedicated and accepted by the Town, and where such area is not part of a new subdivision which has not been approved by the Town, the Town Clerk or other person designated by the Board of Aldermen shall estimate the cost of the project and present the application for such extension, the estimated cost and other required information to the Board of Aldermen for their consideration. If the application is approved by the Board of Aldermen and subject to the availability of funds, the Town will install or have installed by contract under its supervision the extensions which have been approved, and such extension shall be financed in accordance with this subsection.

(2) When an approved water or sanitary sewer extension project has been completed and the total cost thereof has been determined, seventy-five percent of the total cost of such water or sanitary sewer extension or both shall be assessed against the property owners whose property abuts upon such extension at an equal rate per front foot in accordance with and under the authority granted to the Town by G.S. 160-241 through G.S. 160-248. The remaining twenty-five percent of the total cost of such extensions shall be borne by the Town from funds appropriated for this purpose.

(3) Any property owner or owners shall have the opportunity to pay his or their proportionate share of the cost of such extensions after the assessment roll is confirmed rather than paying his or their share in equal annual installments with interest as required by the statute.

B. Extensions to Proposed Development or Subdivisions.

(1) When an application is received requesting the extension of water or sanitary sewer service or both to proposed development or subdivisions within the corporate limits which have not been approved by the Board of Aldermen, the Town Clerk or other person designated by the Board of Aldermen shall estimate the cost of the project and present the application for such extension, the estimated cost and other required information to the Board of Aldermen for their consideration. If the application is approved, and subject to the availability of funds, the Town will install or have installed by contract under its supervision such extensions which shall be financed in accordance with this subsection.

(2) Prior to the Beginning of any construction, the property owner or owners shall advance to the Town funds in an amount equal to seventy-five percent of the total estimated cost of the proposed extensions. Upon receipt of such funds, a written contract shall be entered into by and between the Town of Belhaven and the Property owner or owners, under which the Town will use such funds upon the following terms and condition:

(a) The funds shall be deposited in a special account of the Town for which a separate accounting will be made.

(b) At the time construction of the extension is completed and the total cost thereof is determined, if the amount deposited exceeds seventy-five percent of the total cost, that portion in excess of the amount deposited will be refunded to the owner or owners without interest. If the amount deposited is less than seventy-five percent of the total cost, the owner or owners shall pay such additional amount to the Town and this condition shall be a part of the written contract.

(c) In lieu of depositing funds, the owner or owners may provide a surety bond or some other form of security that will insure payment to the Town of the owner or owners proportionate share of the cost of extension in accordance with this Ordinance.

(d) No refund or reimbursement of funds shall be made to the owner or owners who pay seventy-five percent of the total cost of extension under the requirements of this subsection except as provided for in paragraph (b) above.

C. FACILITIES EXCLUDED IN DETERMINING OWNERS SHARE OF COST.

(1) When the Town of Belhaven determines that it is advisable to install larger size facilities than are necessary to serve the property requesting such extension, the difference in the cost of the larger size facilities over and above the cost of the facilities required to serve the property requesting such extension shall be paid for by the Town of Belhaven and excluded from the total cost to be shared by the Property owner and the Town as provided for herein.

(2) Fire hydrants, pumping stations, outfall lines, and other facilities installed for general public use shall be paid for by the Town of Belhaven and excluded from the total cost to be shared by the Property owner and the Town as provided for herein.

D. EXCEPTIONS AUTHORIZED.

(1) Nothing in this Ordinance shall prevent the Board of Aldermen from extending water or sanitary sewer mains or both within the corporate limits on their own motion without receipt of an application from property owners, and to assess the cost of such extensions in accordance with subsection A of Section 3 of this Ordinance when, in the opinion of the Board of Aldermen, the general public interest demands such extension of service.

(2) Nothing in this Ordinance shall require payments or assessments for the extension of water or sanitary sewer mains or both, which are to be extended by William C. Olsen and Associates Engineers and Architects, Raleigh, North Carolina under contract number 414 for water and 401 for sewer, and included under EDA number 03-1-00051P and HUD number PFL NC 89.

Section 4. FINANCING EXTENSIONS OUTSIDE CORPORATE LIMITS.

A. All applications for water and sewer extensions outside the corporate limits shall be made in the same manner and under the same requirements as provided for in Sections 1 and 2 of this Ordinance.

B. If an application is approved by the Board of Aldermen, the owner or owners shall be required to pay for the entire cost of all extensions. Provided, the Town may participate to the extent agreed upon by the Board of Aldermen in the cost of larger size mains which are in excess of the size mains required to serve the project. No reimbursement shall be made upon annexation and all water and sewer lines connected to the Town system and located outside the corporate limits shall become the property of the Town at the time such facilities are connected.

C. Prior to the beginning of any construction, the owner or owners shall deposit with the Town funds in an amount equal to the total estimated cost of such extensions.

Upon receipt of such funds, a written contract shall be entered into by and between the Town of Belhaven and the property owner or owners in accordance with the requirements of this Ordinance. Such contract shall provide that in the event the amount of the total funds deposited exceeds the amount of the total extension cost when completed that portion in excess of the total extension cost will be refunded to the owner or owners without interest. Such contract shall also provide that if the amount deposited is less than the total cost, the owner or owners shall pay such additional amount to the Town of Belhaven.

D. In lieu of depositing funds the owner or owners may execute a surety bond guaranteeing payment for such extension or the owner or owners may have such extension work performed under private contract with the approval of the Board of Aldermen, provided, the work is to be performed in accordance with all construction requirements of the Town of Belhaven and subject to inspection and approval of the Town.

E. In the event the property for which application has been made for water or sewer service is contiguous to the corporate limits and the owner or owners of such property agree to annexation and in the event such property is annexed to the Town of Belhaven, extensions may be made to such property and the cost thereof financed in accordance with the requirements of Section 3A or 3B of this Ordinance, whichever is applicable.

Section 5. SPECIFICATIONS, OWNERSHIP.

Any water mains or sanitary sewer mains extended under the provisions of this Ordinance shall be installed and constructed in accordance with the approved plans, specifications and other requirements of the Town of Belhaven. All facilities installed under the provisions of this Ordinance, whether within or outside the corporate limits shall become the sole property of the Town of Belhaven and under its jurisdiction and control for any and all purposes whatsoever at the time such facilities are connected to the Town system. When required, the property owner or owners shall grant to the Town such utility easements as the Town may require. In addition, a deed to the Town for water and/or sewer facilities installed which are located outside the corporate limits, the cost of which is borne by individual property owners, shall be executed prior to the time any extensions provided for in this Ordinance are connected to the Town systems.

Section 6. ADDITIONAL SUBDIVISION IMPROVEMENT REQUIREMENT.

The Board of Aldermen may in its discretion as a condition under which water or sewer service or both will be extended, require the owner or owners of a proposed subdivision to enter into an agreement to improve the proposed streets therein at their own expense and in accordance with the ordinances then in force governing the acceptance of public streets for the Town of Belhaven. If required, this section shall apply to subdivisions which are located either within or outside the corporate limits of the Town of Belhaven.

Section 7. CONFLICTING ORDINANCES REPEALED.

All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

Section 8. EFFECTIVE DATE.

This Ordinance shall be in full force and effect from and after the 6th day of March, 1968.

Stream Classification

Class SB Waters.

- (1) **Best usage of waters:** Bathing and any other usage except shellfishing for market purposes.
- (2) **Conditions related to best usage:** The waters, under proper sanitary supervision by the controlling health authorities, will meet accepted sanitary standards of water quality for outdoor bathing places and will be considered satisfactory for bathing purposes.
- (3) **Quality standards applicable to class SB waters.**
 - (a) **Floating solids; settleable solids; sludge deposits:** None attributable to sewage, industrial wastes or other wastes.
 - (b) **Sewage, industrial wastes, or other wastes:** None which are not effectively treated to the satisfaction of the commission. In determining the degree of treatment required for such waters when discharged into waters to be used for bathing, the commission will take into consideration quantity and quality of the sewage and wastes involved and the proximity of such discharges to the waters in this class.
 - (c) **pH:** Shall be normal for the waters in the area, which generally shall range between 6.0 and 8.5, except that swamp waters may have a low of 4.3.
 - (d) **Dissolved oxygen:** Not less than 5.0 mg/l, except that swamp waters may have a minimum of 4.0 mg/l.
 - (e) **Toxic wastes; oils; deleterious substances; colored or other wastes:** Only such amounts, whether alone or in combination with other substances or wastes as will not make the waters unsafe or unsuitable for bathing, injurious to fish or shellfish, or adversely affect the palatability of same, or impair the waters for any other best usage established for this class.
 - (f) **Organisms of coliform group:** (Applicable only during the months of May through September. During the Class "SC" waters shall apply." Fecal coliforms not to exceed a log mean of 200/100 ml (either MPN or MF count) based on at least five consecutive samples examined during any 30-day period and not to exceed 400/100 ml in more than 20% of the samples examined during such period, (Not applicable during or immediately following periods of rainfall)).
 - (g) **Temperature:** Shall not be increased above the natural water temperature by more than 1.5^oF. during the months of June, July, and August nor more than 4.0^oF. during other months and in no case to exceed 90^oF., due to the discharge of heated liquids.

Class SC Waters.

- (1) Best usage of waters: Fishing and any other usage except bathing or shell-fishing for market purposes.
- (2) Conditions related to best usage: The waters will be suitable for fishing and fish propagation. Also, suitable for other uses requiring waters of lower quality.
- (3) Quality standards applicable to class SC waters.
 - (a) Floating solids; settleable solids; sludge deposits: Only such amounts attributable to sewage, industrial, wastes, or other wastes, as will not, after reasonable opportunity for dilution and mixture of same with the receiving waters, make the waters unsafe or unsuitable for fish, shellfish, and wildlife, or impair the waters for any other best usage established for this class.
 - (b) pH: Shall be normal for the waters in the area, which generally shall range between 6.0 and 8.5, except that swamp waters may have a minimum of 4.3.
 - (c) Dissolved oxygen: Not less than 5.0 mg/l, except that swamp waters may have a minimum of 4.0 mg/l.
 - (d) Toxic wastes; oils, deleterious substances; colored or other wastes: Only such amounts, whether alone or in combination with other substances or wastes as will not render the waters injurious to fish and shellfish, adversely affect the palatability of same, or impair the waters for any other best usage established for this class.
 - (e) Organisms of coliform group: Fecal coliforms not to exceed a log mean of 1,000/100 ml (MPN or MF count) based upon at least five consecutive samples examined during any 30-day period; nor exceed 2,000/100 ml in more than 20% of the samples examined during such period. (Not applicable during or immediately following periods of rainfall.)
 - (f) Temperature: Shall not be increased above the natural water temperature by more than 1.5^oF during the months of June, July, and August nor more than 4.0^oF during other months, and in no case to exceed 90^oF, due to the discharge of heated liquids.

SOURCE: N. C. Administration Code, Title 15, Department of Natural & Economic Resources, Chapter 2, Environmental Management, Subchapter 2B, SURFACE WATER STANDARDS, MONITORING, Section .0200, CLASSIFICATIONS AND WATER QUALITY STANDARDS APPLICABLE TO SURFACE WATERS IN NORTH CAROLINA. (Copies of this Stream Monitoring regulation can be obtained in the Northeastern Field Office, Washington, North Carolina.)

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