

North Carolina Coastal Zone Management Program

TOWN OF MURFREESBORO 1987 LAND USE PLAN

**COASTAL ZONE
INFORMATION CENTER**

HD
268
.M87
T69
1988

TOWN OF MURFREESBORO
1987 LAND USE PLAN

Adopted by the Murfreesboro Town Council February 9, 1988
Certified by the Coastal Resources Commission March 25, 1988

Prepared for:

Murfreesboro Town Council

Douglas R. Cox
John Gaitten
Jack A. Hassell
Chester Hill, Jr.
Jacob Ruffin

William W. Hill, Mayor
Alfred W. Green, Town Administrator

Prepared by:

Murfreesboro Planning Board

Bynum R. Brown
Ronald Deloatch
Joseph Dixon
James Eason
Cecil M. Forehand, Jr.
Felton Murry
A. Keith Wise
Clarence Wynn, Jr.

Planning assistance provided by:

Mid-East Commission
1 Harding Square
Washington, NC 27889
(919) 946-8043

Robert J. Paciocco, Planner-in-Charge
Libby Anderson, Technical Assistant

Preparation financed in part by:

A grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration.

HD268.M87T69 1988

TOWN OF MURFREESBORO

1987 LAND USE PLAN

CONTENTS

	PAGE
I. BACKGROUND	
A. Population.....	2
B. Housing.....	4
C. Economy.....	5
II. LAND USE	
A. Existing Conditions.....	8
B. Recent Development; Future Growth.....	13
C. Land Use Concerns.....	15
D. Development Controls.....	18
E. Development Constraints.....	21
III. POLICY OBJECTIVES AND IMPLEMENTATION	
A. Resource Protection.....	33
B. Resource Production and Management.....	37
C. Economic and Community Development.....	41
D. Storm Hazards.....	46
E. Public Participation.....	51
IV. LAND CLASSIFICATION	
A. Purpose.....	53
B. Classification Scheme.....	54
C. Intergovernmental Coordination.....	58
Appendix A - State and Federal Regulatory Devices	
Appendix B - Proposed U. S. 258 Bypass	
Appendix C - Agencies Coordinating Storm Preparedness	
Appendix D - Media Releases	
Bibliography	

ILLUSTRATIONS

Figure

1	North Carolina Counties.....	7.5
2	Hertford County Land Use 1986.....	7.6
3	Regional Population 1980-1985.....	7.7
4	Population Age Structure 1980.....	7.8
5	Per Capita Income 1970-1984.....	7.9
6	Unemployment Rate 1976-1984.....	7.10

Map

1	Existing Land Use.....	32.3
2	Land Use Constraints.....	32.4
3	Murfreesboro Area Soils.....	32.5
4	Land Classification.....	58.2

TABLES

1	Regional Population.....	7.1
2	County Population.....	7.1
3	Population Age Structure 1980.....	7.1
4	Housing Characteristics 1980.....	7.2
5	Hertford County Employment 1980.....	7.2
6	Labor Force.....	7.3
7	Retail Sales.....	7.3
8	Manufacturing Firms.....	7.4
9	Building Permits 1980-1986.....	32.1
10	Soil Characteristics.....	32.1
11	National Register Properties.....	32.2

TOWN OF MURFREESBORO

1987 LAND USE PLAN

I. BACKGROUND

Murfreesboro is a town rich in natural and cultural resources. Early settlers created a strong economy based on the area's water resources. From the prosperity that stemmed from the Town's natural environment, residents created a built environment of stately homes, offices and commercial buildings, many of which remain to distinguish the Town.

The Town celebrates its bicentennial in 1987. The area was first visited by European explorers in the 16th century and an expedition from Jamestown, Virginia passed through the region one hundred years later. European settlers are thought to have made their home in Murfreesboro as early as 1710. William Murfree, an Irish immigrant, established a King's Landing on the banks of the Meherrin River in the 1700's. Here, a representative of the English Crown inspected the trade goods passing through the river port. In 1787, Murfree donated 97 acres of land for the incorporation of the Town, Murfreesborough, named in his honor.

Water resources played an important role in the Town's economic history. Today, although most local residents are no longer dependent on the river for their livelihood, water resources continue to dominate the natural environment. Murfreesboro is located on the southwest bank of the Meherrin River. College Branch widens to Worrell Millpond just outside the Town's eastern boundary. Extensive areas of swamp and wetland border the river in the Murfreesboro area as it flows southeast through Hertford County.

A. Population

Murfreesboro is one of seven incorporated areas in Hertford County which occupies 362 square miles of northeastern North Carolina (Figure 1, pg. 7.5). The County is rural in nature. Together, undeveloped forest and farmland account for over 93% of all land in the County (Figure 2, pg. 7.6). Urban areas comprise only 2% of all land while rural developed areas account for about 4.5%.

In 1985, Hertford County had almost 24,000 residents, ranking number four in population in the five-county region (Figure 3, pg. 7.7). The County has grown slightly since 1980, increasing in population by just over 2% between 1980 and 1985 (Table 1, pg. 7.1). Recent growth compensates to some extent, for the population decline noted during the period 1970-1980 when

the County lost about 1% of its 1970 population. In contrast, during this same period, the region as a whole grew by 9% and the population statewide increased almost 16%.

Murfreesboro is the second most populous town in Hertford County though the Town has been slowly losing population since 1970 (Table 2, pg. 7.1). In 1985 the Town had about 2,800 residents, down 7% from a 1980 population of 3,000.

Following the national trend, the population of the Town is aging. In 1970, almost 8% of the total population was under five years of age (Table 3, pg. 7.3). By 1980, that percentage had dropped by half (Figure 4, pg. 7.8). Between 1970 and 1980, there was little change in the school-age population (5-19 years). In contrast, during this same period, the percentage of the population of "childbearing age" (25-44 years) declined from 23 to 18%. The senior population (age 65 and older) increased from 9 to 11% of the population.

The Town experiences a seasonal change in population though not to the extent found in other areas in the state, particularly coastal communities. Murfreesboro is the home of Chowan College, a private junior college founded in 1848. The school has a considerable impact on the local economic and social environments: college students comprises almost one-third the Town's total population and the school is one of the Town's largest landowners. Approximately 900 students are currently enrolled

in the College. About 800 live in residence halls on-campus. Summer enrollment is typically only one-tenth that of the regular term however the College hosts a variety of special programs and camps throughout the summer months. School officials estimate that 3,000 to 4,000 individuals participate in programs at the Murfreesboro campus every summer.

In addition, tourism in the Murfreesboro area appears to be increasing. Hertford County as a whole realized over three million dollars in tourism expenditures in 1985. Locally, tourism is promoted through the Chamber of Commerce and Historic Murfreesboro, Incorporated. The latter promotes the historic resources of the Town by offering tours of the historic area. Over 1,500 visitors are estimated to have visited the Town's historic sites in 1986.

B. Housing

The Town's 1980 population was housed among 868 dwelling units (Table 4, pg. 7.2). According to the County's building inspector's records, 99 new units were constructed in Murfreesboro between 1980 and 1986 (Table 9, pg. 30.1). In 1986 then, the Town is estimated to have had almost 1,000 residential dwelling units. Approximately 85% of all dwellings in the Town are single-family units, about average for the County and the region as a whole. Over one in four dwellings in the Town are

rental units. In 1980, about 7% of all existing units were vacant. Eight percent of all dwellings were without complete plumbing, about average for the region. In contrast, for Hertford County as a whole, only 3% of all units were without plumbing. In 1980, single-person households (typically elderly and young unmarried persons) accounted for almost 25% of all households. Household size in Murfreesboro in 1980 (2.6 persons per household) was somewhat smaller than the County and regional average (3.1 and 2.9 persons per household respectively).

C. Economy

Wholesale and retail trade enterprises comprise over 30% of the local employment base (Table 5, pg. 7.2). Government employment accounts for 23% of Hertford County employment, while manufacturing firms account for about 22%. Although agricultural operations utilize over 25% of the County's land area, less than 1% of total local employment is found in agricultural, forest, fishery, or mining enterprises.

County per capita income has risen continuously since 1970, through lagging the increase noted for the state as a whole (Figure 5, pg. 7.9), the per capita income of County residents was \$8,342. In contrast, statewide, per capita income was \$10,852.

The County's labor force has grown more rapidly than local employment and so between 1978 and 1984 a steady increase was noted in the County's unemployment rate (Table 6, pg. 7.3). Recent employment data however indicates employment in Hertford County has been increasing following the statewide trend (Figure 6, pg. 7.10). The unemployment rate in 1985 was 7.5% in Hertford County and 5.4% statewide, down from 9.1% and 6.7% in 1984 respectively. In 1986, the unemployment rate in Hertford County was 7.8%; statewide the rate was 5.3%.

Hertford County ranked third in the five-county region in retail sales in 1986 (Table 7, pg. 7.3). Sales in Hertford County were slightly more than half that of sales in Beaufort County and about 20% that of sales in urbanizing Pitt County. At the same time, sales in Hertford County were 20% times greater than sales in Martin County in 1985 and about 25% greater than sales in Bertie County.

Locally, there are eight major manufacturing firms in the Town which typically employ anywhere from 1,000 to 1,500 persons (Table 8, pg. 7.4). Chowan College is a major local employer, employing about 180 persons, most of these being local residents. The Murfreesboro Chamber of Commerce lists an additional 58 local commercial enterprises as members. These Chamber members include retail operations, restaurants, and professional offices. Although the Town has several large

employers, most of the jobs offered by these firms require few skills. Local officials note that skilled and professional workers demanding high-salaried positions must travel considerable distances to find employment.

Implications

Although the Town has experienced relatively little change in population in recent years, the need for sound land use planning is not diminished. Every new residential and commercial development affects the land and the quality of life in the Town. Poorly planned or managed development can have irreversible effects on the Town's natural and cultural resources. The Town has several major employers. Historical evidence has demonstrated that business enterprises (particularly firms in the process of expansion or relocation) appreciate the local amenities that stem from proper land and services planning. To that end, experience has shown that in general, the certainty that land use planning and regulation brings, stimulates commercial development.

Table 1
REGIONAL POPULATION

County	1960	1970	1980	1985	% Change 70-80	% Change 80-85
Beaufort	36,014	35,980	40,355	43,260	12.2%	7.2%
Bertie	24,350	20,528	21,024	21,341	2.4%	1.5%
HERTFORD	22,718	23,529	23,368	23,924	-0.7%	2.4%
Martin	27,139	24,730	25,948	26,653	4.9%	2.7%
Pitt	69,942	73,900	83,651	95,862	13.2%	14.6%
Region	180,163	178,667	194,346	211,040	8.8%	8.6%
State	4,556,155	5,082,059	5,881,766	6,253,951	15.7%	6.3%

Source: U.S. Census; N.C. Office of State Budget and Management

Table 2
COUNTY POPULATION

	1960	1970	1980	1985	Change 70-80	Change 80-85
Ahoskie	4,583	5,105	4,887	4,936	-4.3%	1.0%
Cofield	n/a	318	465	534	46.2%	14.8%
Como	n/a	211	89	92	-57.8%	3.4%
Harrellsville	171	165	151	150	-8.5%	-0.7%
MURFREESBORO	2,643	3,508	3,007	2,798	-14.3%	-7.0%
Winton	835	917	825	845	-10.0%	2.4%
Unincorp. area	14,486	13,305	13,944	14,569	4.8%	4.5%
Total County	22,718	23,529	23,368	23,924	-0.7%	2.4%

n/a= not available

Source: Office of State Budget and Management

Table 3
POPULATION AGE STRUCTURE

	1970		1980		County (1980)	State (1980)
	No.	%	No.	%		
0-4 years	264	7.5%	121	4.0%	7.3%	6.9%
5-19 years	1,043	29.7%	1,054	35.1%	27.8%	25.5%
20-24 years	270	7.7%	431	14.3%	8.7%	9.8%
25-44 years	790	22.5%	542	18.0%	23.8%	28.0%
45-64 years	815	23.2%	544	18.1%	20.3%	19.6%
65 and older	326	9.3%	315	10.5%	12.1%	10.2%
Total	3,508	100.0%	3,007	100.0%	100.0%	100.0%

Source: U.S. Census

Table 4
HOUSING CHARACTERISTICS 1980

	Murfreesboro		County		Region	
	#	%	#	%	#	%
Total Households	811	-	7,499	-	67,460	-
Single-person Hshlds	184	22.7%	1,518	20.2%	14,083	20.9%
Total Housing Units	868	-	8,150	-	73,810	-
Single-family Units	765	88.1%	6,699	82.2%	57,853	78.4%
Vacant Units	57	6.6%	651	8.0%	6,348	8.6%
Renter Occupied	243	28.0%	2,420	29.7%	23,782	32.2%
Condominium Units	0	-	40	0.5%	412	0.6%
Units w/out plumbing	69	7.9%	220	2.7%	7,722	10.5%
Persons/household	2.6	-	3.1	-	3.0	-
Median Value unit	\$34,100	-	\$30,862	-	-	-
Median Rent	\$106	-	\$90	-	-	-

Source: U.S. Census

Table 5
HERTFORD COUNTY EMPLOYMENT 1985

Employment Sector	Number of Employees	% Total Employment	State %
Wholesale & Retail Trade	2,041	30.3%	22.5%
Government	1,541	22.9%	15.5%
Manufacturing	1,451	21.5%	31.6%
Service Industries	976	14.5%	14.9%
Construction	347	5.1%	5.7%
Transportation, Communications, Utilities	171	2.5%	4.8%
Finance, Insurance, Real Estate	159	2.4%	4.1%
Agriculture, Forestry, Fisheries, Mining	53	0.8%	1.0%
Total	6,739	100.0%	100.0%

Source: Employment Security Commission of North Carolina

note: employment presented here pertains only to employment insured under the N.C. employment Security Law

Table 6
COUNTY LABOR FORCE

Year	Labor Force	Total Employed	Unemployment Rate County	Unemployment Rate State
1974	10,530	9,940	5.6%	4.5%
1975	10,360	9,610	7.2%	8.7%
1976	11,360	10,690	5.9%	6.2%
1977	12,020	11,140	7.3%	5.9%
1978	11,610	10,910	6.0%	4.3%
1979	11,850	11,010	7.1%	4.8%
1980	12,310	11,360	7.7%	6.5%
1981	11,770	10,850	7.8%	6.4%
1982	11,740	10,780	8.2%	9.0%
1983	11,700	10,610	9.3%	8.9%
1984	11,830	10,750	9.1%	6.7%
1985	9,750	9,020	7.5%	5.4%
1986	9,670	8,920	7.8%	5.3%

Source: Office of State Budget and Management;
updated by Employment Security Commission

Table 7
RETAIL SALES (\$,000's)

Fiscal Year	County				
	Beaufort	Bertie	HERTFORD	Martin	Pitt
1975	135,562	36,101	76,279	73,027	278,382
1976	159,530	40,880	87,539	82,899	318,493
1977	177,795	43,819	100,540	93,249	349,637
1978	191,566	46,491	102,848	93,359	372,759
1979	219,683	52,440	108,696	97,633	426,912
1980	223,745	50,996	120,747	103,241	462,937
1981	254,858	54,336	123,021	109,607	516,284
1982	258,037	57,818	133,807	114,041	542,045
1983	249,857	59,865	141,145	116,978	578,843
1984	277,511	61,667	162,367	123,998	694,144
1985	289,045	64,487	166,839	125,435	735,826
1986	314,513	62,199	169,259	137,241	831,083
Chg. 75-85	113.2%	78.6%	90.6%	71.8%	164.3%

Source: Office of State Budget and Management (1975-84)
and N.C. Department of Revenue (1985, 1986)

Table 8
MANUFACTURING FIRMS as of 4/87

Firm	Product	Employment Range
Georgia Pacific	Wood products	345-355
Howell Metal Corp.	Industrial equip.	10-19
Murf. Machine Shop	Machinery parts	15-25
Revelle Ag Products	Feed, seed	20-30
Revelle Builders	Butler Buildings	10-20
Rollic of NC	Textile prod	265-275
Rose Bro. Paving	Asphalt	25-35
Tulloss Ind Equip	Indstrl repair	10-14

Source: "Hertford County Land Use Plan Update 1986",
Mid-East Commission, 1986, updated by
Murfreesboro Planning Board

Figure 1

N. C. Counties

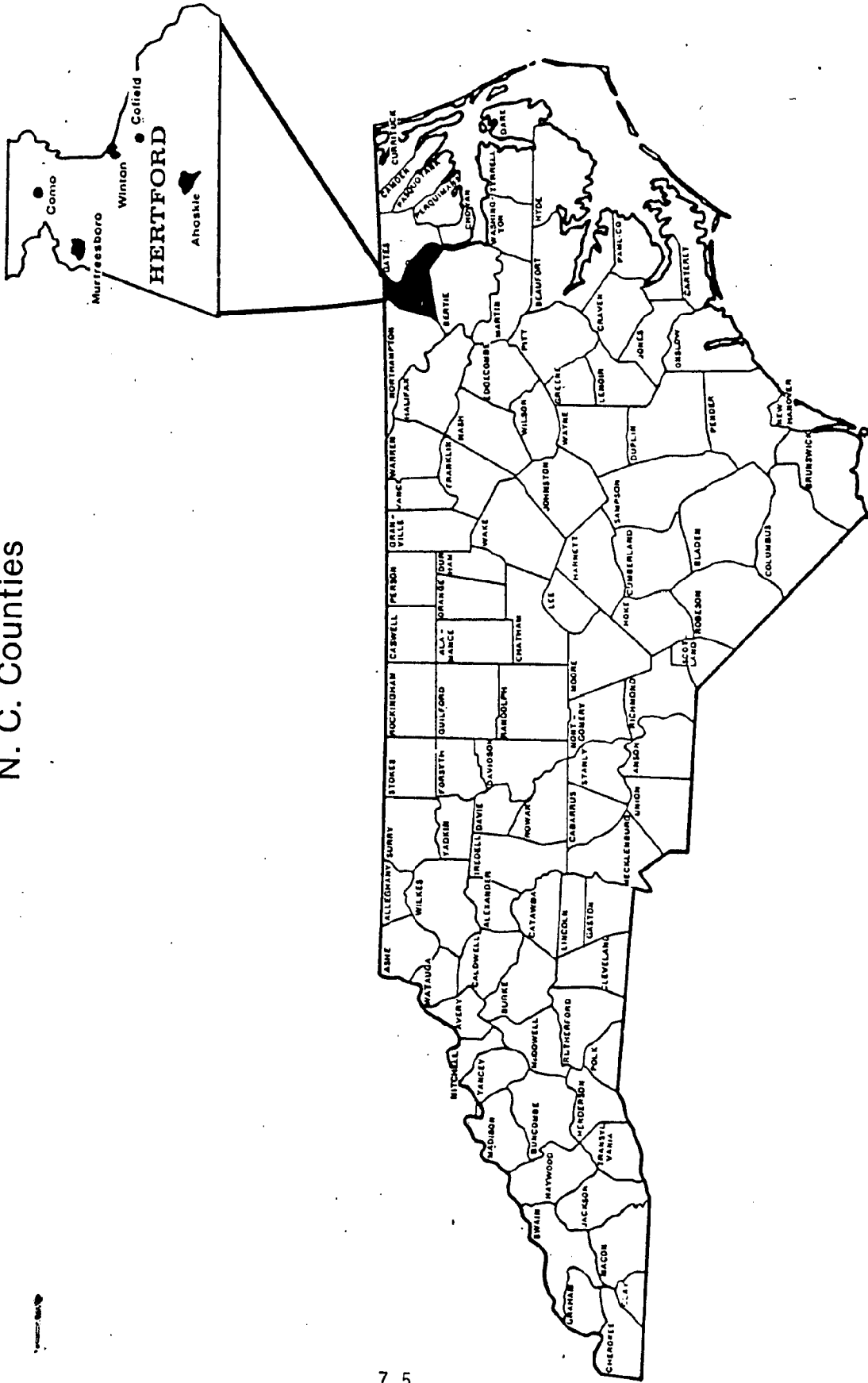
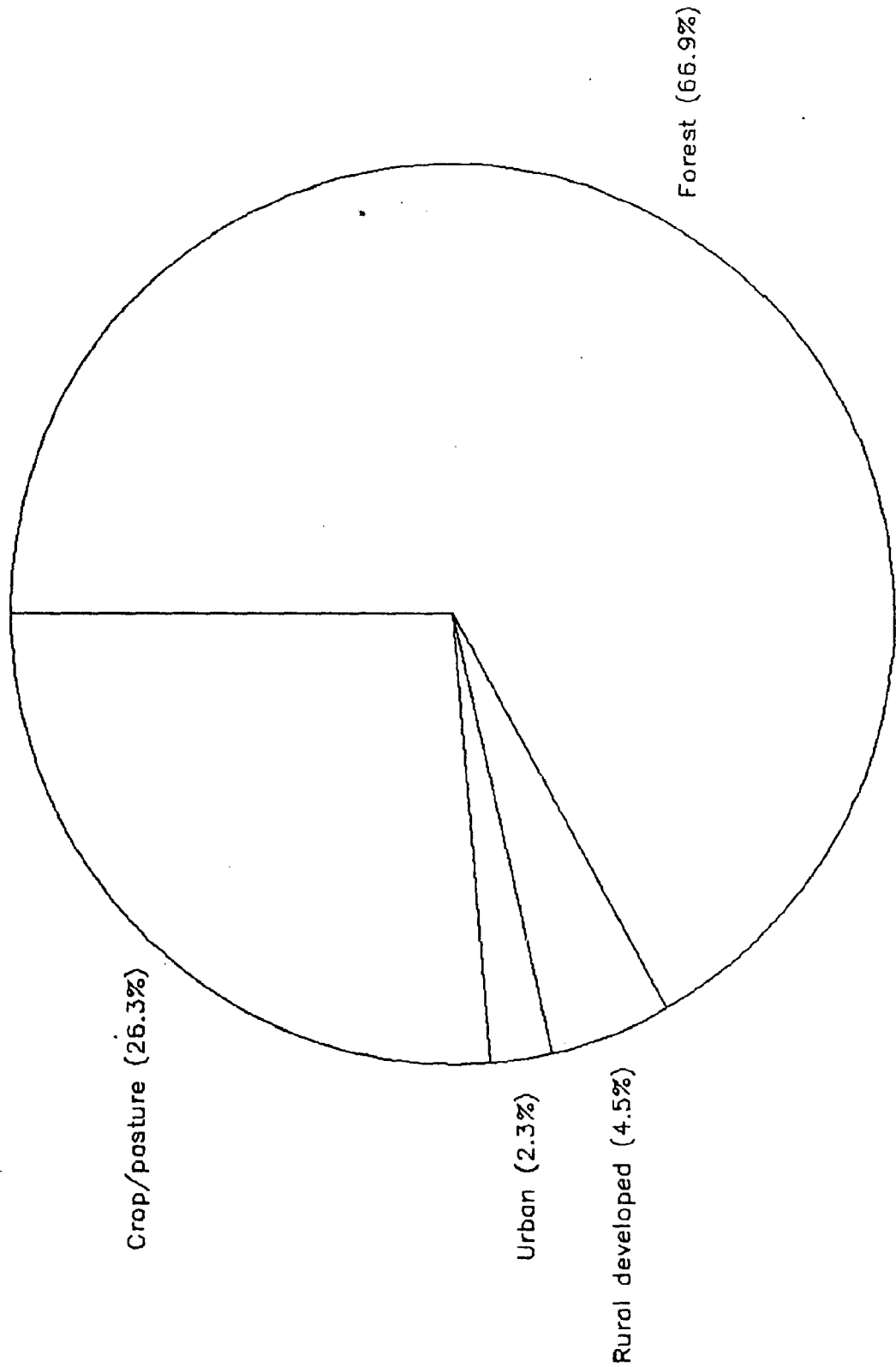


Figure 2

Herford County

Land Use 1986



Regional Population

1960-1985

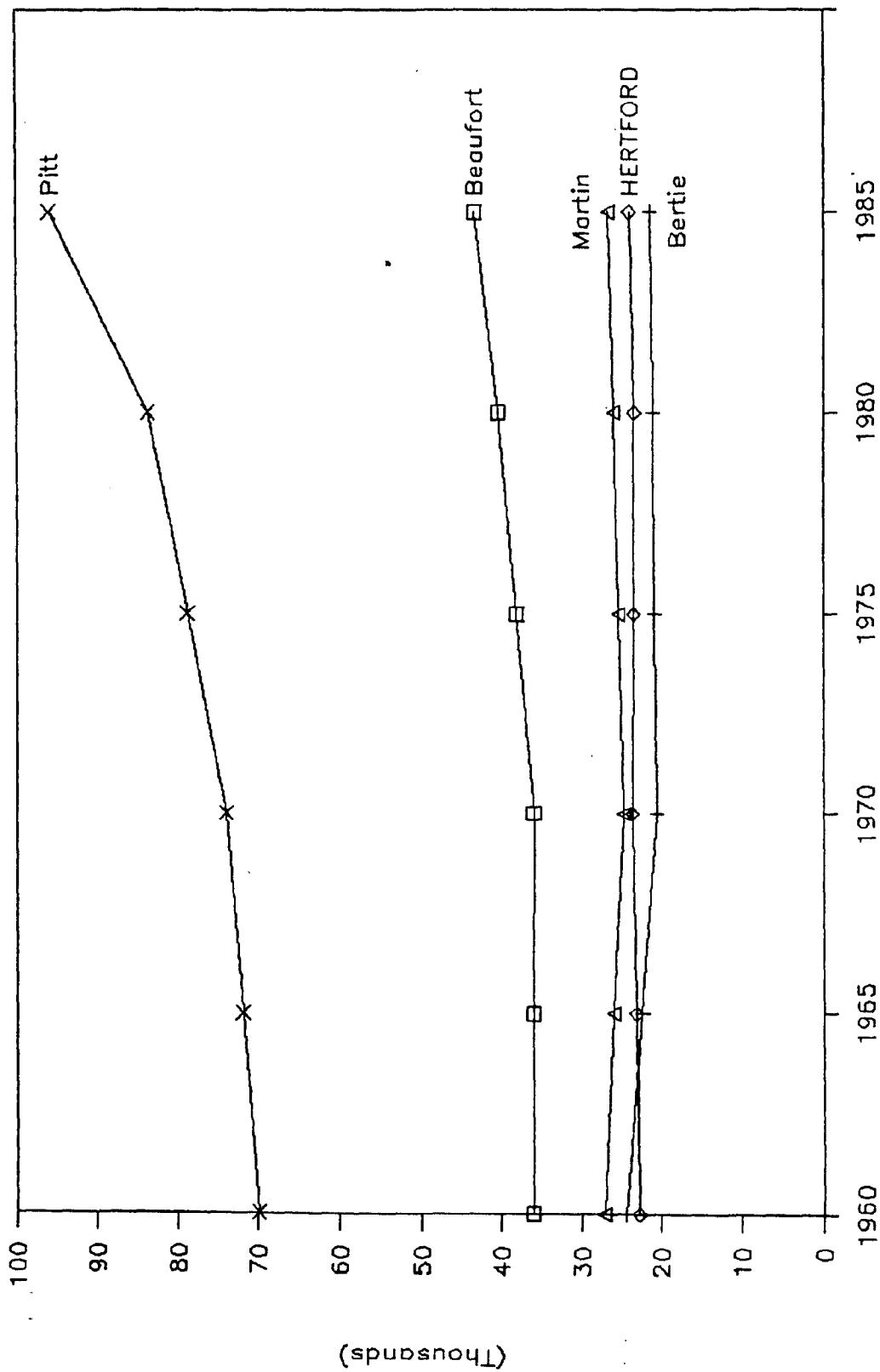
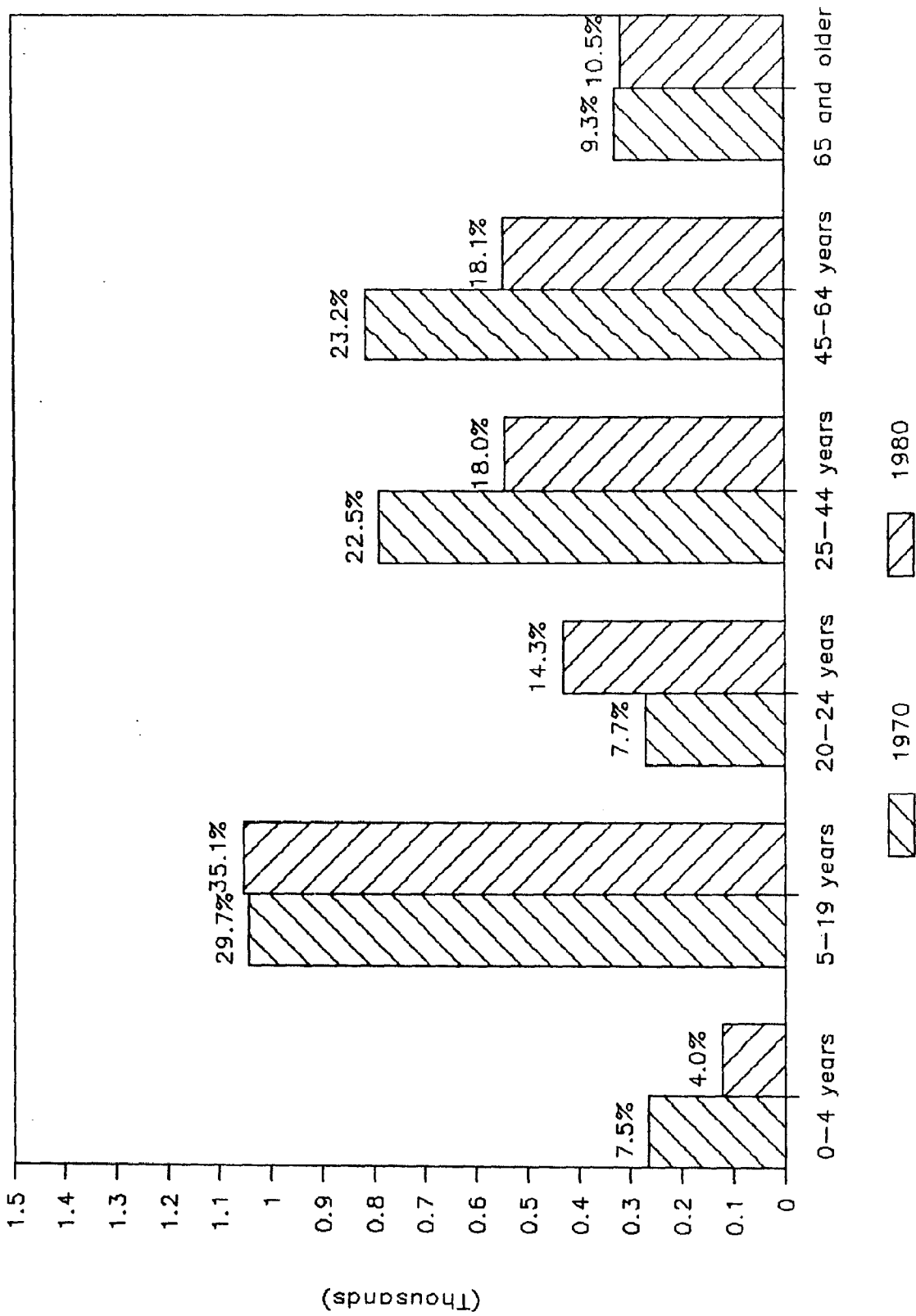


Figure 3

Figure 4

Population Age Structure

MURFREESBORO

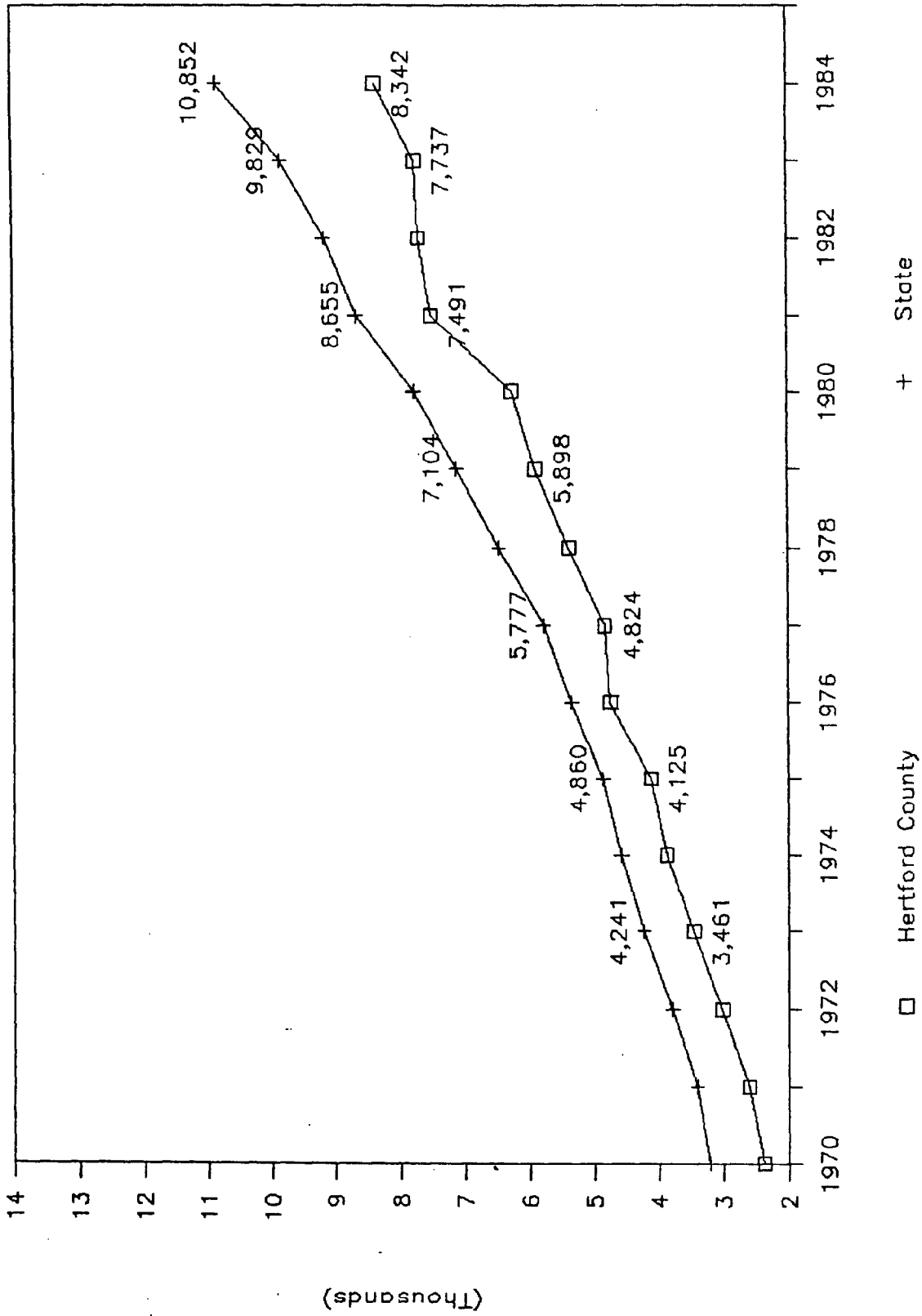


Source: U.S. Census

Figure 5

Per Capita Income

1970-1984

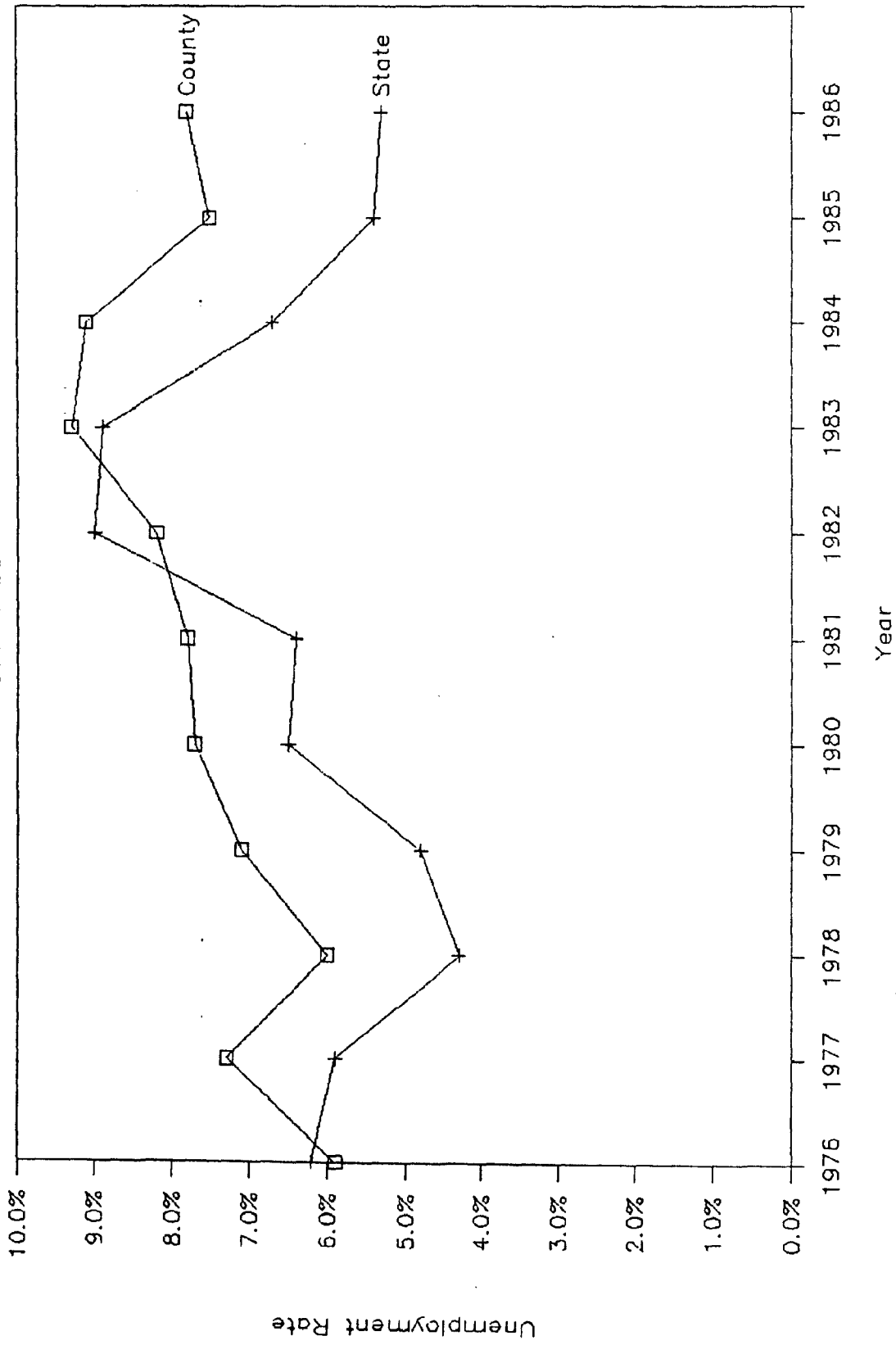


Source: Office of State Budget and Management

Figure 6

Unemployment Rate

1976-1986



Source: Office of State Budget and Management, and Employment Security Commission

II. LAND USE

A. Existing Conditions

The Town limits encompass an area of about 1.7 square miles. Including the one-mile extraterritorial jurisdiction, the Murfreesboro planning area covers about 8 square miles of Hertford County. U. S. 158/258 bisects the Town into northern and southern halves. A major north/south route in the area, N. C. 11, forms parts of the Town's eastern boundary. All the major highways that traverse the Town intersect in the east central section of the community. Here, U. S. 158 and 258 divide. From this intersection, U. S. 158 continues east toward Winton and U. S. 258 continues north into Virginia.

In 1986 the Town boundaries were extended into the extra-territorial jurisdiction. On U. S. 158/258 to the west, the Town annexed a fairly large area which included the Howell Metal operation, the new shopping plaza containing Byrd's Supermarket and a Family Dollar Store, and a residential neighborhood in the Jay Trail/Truitt Street area. The Town also acquired a large residential area by annexing the Roanoke-Chowan Regional Housing Authority (RCRHA) project and the new residences that have been constructed across from the project on State Route (S.R.) 1157. The 1986 annexation also extended the Murfreesboro town limits south on N.C. 11 to include the Fox Ridge townhouse development and Whitely's BBQ.

As shown on the Map of Existing Land Use (pg. 32.3), most of the land within the Town limits has been developed. Residential uses predominate, however the Town has an extensive area of commercial development along Main Street and two large industrial areas have developed in the northern half of the Town. The Town's oldest buildings are found in the north central area of the community near the river. The Murfreesboro Historic District occupies an area of about six square blocks, bounded by Wynn, Williams, and Second Streets. Many notable historic structures in the area are found north of Broad Street between Sycamore and Fourth Streets.

Most residential dwellings in Murfreesboro (about 88% of all units) are single-family structures. The Town does however, have two major multifamily developments. The oldest, the RCRHA project, contains 50 multifamily units. The Fox Ridge townhouse development off N. C. 11 was constructed in the early 1980's. This project contains 32 multifamily units.

The planning area contains six mobile home developments; five are located in the extraterritorial area. Within the Town limits on U. S. 158 is the Murfree Trailer Court. Southwest of the Town is found the Westwood Mobile Home Park on S. R. 1157 and the Deerfield Mobile Home Park on S. R. 1182. The Woodbridge Mobile Home Park and the Buena Vista Trailer Park are found on S. R. 1300 north of Murfreesboro. Maney's Neck Mobile Home Park is found northeast of Town across the river on U. S. 258.

Although most residential development has occurred within the Town limits, there has also been considerable development in the extraterritorial area, particularly in the southern half of the Town. A few homes have been built along S. R. 1179 south of Chowan College, and there has been considerable residential development, as well as commercial development, along U. S. 158/258 west of Murfreesboro.

The Town has a number of churches of all denominations, and several public buildings including the Roberts-Vaughan Village Center, the Murfree Center, and the Town Hall. The largest institutional use in the Town is Chowan College. The college owns a large area of land in the southcentral portion of Town between Union Street and Lakeview Drive. The college maintains a number of buildings including dormitories, academic and administrative buildings, and an athletic complex. In 1982 the college constructed a new Graphic Arts Center.

Three major industrial areas are found within the Town. The oldest industrial area is found near the river. Georgia Pacific has its large wood processing operation at the east end of Broad Street between East and Third Streets, and its holdings extend north of Broad Street almost to the river. Royster Mercantile Company, a fertilizer distributor, also has a large retail distribution warehouse along the river at the north end of Hart Street.

As the Town developed, industry expanded inland away from the river. A second major industrial area in the Town is found along Broad Street between Winder and Lawrence Street. The area extends north along Commercial Street and east along Darlene Street and is home for a number of industries including Tullos Industrial Equipment (selling and servicing industrial equipment), Revelle Builders (building services and supplies), and Rollic of North Carolina (textile products).

The third industrial area within the Town, recently acquired through annexation, is the Howell Metal Corporation operation (producer of industrial equipment parts) on U. S. 158/258 on the western edge of the Town.

There are several scattered industrial areas in the extra-territorial jurisdiction including an old cement-mixing plant on U. S. 158/258 and Rose Brothers sand and gravel operation off U. S. 258 near the river.

Commercial areas have developed both inside and outside the town limits. Main Street between First Street and West Street is dominated by commercial uses although some residential uses remain. The downtown commercial area extends one block north and south of Main Street in some places, and a few scattered commercial uses are found in other areas of the Town. The Town recently extended its commercial area by annexing the shopping plaza containing the Byrd's Supermarket, Revco Drug-

store, and the Family Dollar Store. Outside the Town boundary along U. S. 158/258 there are several commercial uses, and two commercial enterprises (restaurants) are found north of the Town along U. S. 258.

Although there has been considerable development in the extraterritorial area along existing roads, most land within the extraterritorial jurisdiction remains undeveloped. Agricultural uses predominate. The planning area has one large tract of commercial forestland on the east side of U. S. 258 north of the river. This tract, owned by the Union Camp Corporation, extends north of the municipal wastewater treatment plant almost to the one-mile boundary, and extends southeast to the river. Scattered areas of woodland are found surrounding residential areas and between tracts cleared for agriculture.

The remainder of the extraterritorial area has been cleared for farmland, and much of it is still used for agriculture. The vast majority of land north of Murfreesboro along S. R. 1302 (Wynn Street) and S. R. 1300 is used for farming. Excluding the development that has occurred on the west side of S. R. 1300, cleared agricultural land is broken only by scattered clumps of woodland. Other large areas of agricultural land are found along S. R. 1180, N. C. 11, and U. S. 158. Although some strip residential development has occurred along these roads, cleared farmland adjoins residential properties.

B. Recent Development; Future Growth

Although the Town has lost population since 1980, Murfreesboro has experienced a moderate amount of residential and commercial development in the past five years. Nationwide and in Murfreesboro as well, household size is decreasing; more dwellings are needed to house even a stable population.

As shown in Table 9 (pg. 32.1), 38 new single-family dwellings have been constructed in the Murfreesboro area since 1980. The rate of multifamily development has been almost twice the rate of single-family development. In many areas, although the rate of development will vary somewhat depending on economic factors such as interest rates, typically, the rate of single-family construction will be fairly steady. In contrast, the rate of multifamily development will fluctuate widely. As shown in Table 9, although twice as many multifamily units were constructed as single-family units, permits for multifamily dwellings were issued in only two years. In 1980, 29 permits were issued for construction in the RCRHA project on S. R. 1157. No permits were issued for multifamily construction again until 1985 when 32 permits were issued for construction of the Fox Ridge project on N. C. 11.

Most new residential development in the Murfreesboro area has occurred in the southern half of the planning area. Residential development has occurred primarily in three places: in the Maple Street/Edgewood Drive area; in the Jay Trail area, west

of Spring Avenue; and on S. R. 1157 near the RCRHA project. Recent commercial development has occurred primarily along U. S. 158/258 in the western part of the Town and in the western extraterritorial jurisdiction.

Local officials expect future development to follow the pattern established in recent years. Residential development is likely to continue in the southern half of the planning region. Development in this area will be further stimulated by construction of the U. S. 258 bypass. State transportation officials have been considering a Murfreesboro bypass for a number of years and the project has now been listed on the State's 1987-1995 Transportation Improvement Program. Both a northerly and a southerly route are being considered by state transportation planners. The Town has gone on record as supporting a northerly routing of the highway. Planning for the nine million dollar project is scheduled to begin in 1987 with construction starting in early 1991. Should the northern route be selected, it is likely that residential development in the southern half of the Town, and especially in the southern extraterritorial area, will increase. Developers can then be certain that the bypass will finally be constructed (increasing access to and from the area), and that investments in the southern half of the community will not be threatened by highway construction. Upon completion of the project, commercial development is likely

to occur where the bypass intersects major highways such as N. C. 11 and U. S. 158. In the meantime, unless regulatory controls are changed, strip commercial development is likely to continue west along U. S. 158/258.

C. Land Use Concerns

There are two major land use concerns in the Town: industrial development along the river in the northeast corner of the Town, and strip commercial development along U. S. 158/258 at the western end of Town in the extraterritorial jurisdiction.

Murfreesboro developed as a port community on the banks of the Meherrin River. Industrial and commercial uses can still be found near the river, 200 years after incorporation of the Town. Georgia Pacific, the Town's largest employer, has a large wood processing operation at the east end of Broad Street; the company's landholdings extend northeast to the river. The Murfreesboro plant makes wooden baskets and crates. The Georgia Pacific facilities include a milling plant, several warehouses, and lumber and equipment yards. The industrial area is located just south of the river, adjoins a residential area and a cemetery, and is close to the Town's Historic District. The plant impacts these areas with traffic generated by plant workers (about 350) and large delivery vehicles; with noise; and occasionally with odors from processing activities.

Local officials are also concerned about the commercial development that is extending west along U. S. 158/258. Recent commercial construction was one justification for the annexation that occurred along the highway in 1986. Strip development along major highways, whether residential or commercial, is a concern in many communities. Strip-type development creates traffic hazards: through and turning traffic are often mixed in an unacceptable fashion. Such development is often unsightly, and can land-lock parcels with no highway frontage. In general, strip development is considered a poor use of land resources.

Implications

The Town, through its zoning ordinance, should encourage industrial uses to locate in areas appropriate for such development. Industrial uses should be constructed away from environmentally sensitive areas such as water and wetlands. In general, residential, historic, and commercial areas should be buffered from industrial zones. The impacts of industrial development vary depending on the specific type of development proposed. Therefore, the Town might wish to consider performance-based standards, rather than use district regulations in controlling industrial development.

Strip development can also be controlled through zoning regulations. The Town encourages new development and often,

commercial enterprises desire a visible location along major thoroughfares. Without prohibiting such development altogether, the Town can control such development to regulate access and egress, landscaping, and signage. It is this way, highway development can be made as safe and aesthetically pleasing as possible.

D. Development Controls

Land development in the Town is controlled by a variety of local, state, and federal regulations. Plans and policies enacted by the Town, the County, and various state agencies influence local land use decisions as well.

1. Regulatory Controls

Local ordinances controlling land use decisions are described below. State and federal regulations that control land uses are listed in Appendix A.

The Murfreesboro Zoning Ordinance was updated in 1986. To increase compliance with local zoning regulations, one of the amendments made in 1986 made the Town Administrator the local zoning administrator. Now, before building permits are issued by the County, persons seeking to develop in Murfreesboro must present a zoning permit issued by the Town to show compliance with the local zoning ordinance.

Subdivision Regulations has been written for the Town but have not been adopted.

Mobile Home Park Regulations are included in the zoning ordinance.

Floodplain Regulations are in effect in the small area of the Town subject to flooding along the Meherrin River.

A Historic District Ordinance is administered by the Town's Historic District Commission.

Septic Tank Regulations (Article 10 of the North Carolina Administrative Code) are enforced in the extraterritorial area. Over 99% of all units in the Town are serviced by sewers. Septic tanks are not permitted within the City limits.

A Nuisance Ordinance is in effect.

2. Development Plans

The State's Transportation Improvement Program (TIP) lists two projects in the Murfreesboro area. The first is the U. S. 258 Murfreesboro bypass. Current development plans show the five-mile bypass taking a southerly route around the Town (Appendix B) although in the past, both southerly and northerly routes had been considered. Local officials have noted that a northerly route would be consistent with the current development pattern of the community and would have less environmental impact. Thus, in the summer of 1986 the Town issued an official statement of support for a northerly routing. The proposed highway will be two lanes on a four lane right-of-way. The project is expected to cost over nine million dollars with construction scheduled to begin in 1992. Also appearing in the state's TIP is replacement of the U. S. 258 bridge over the Meherrin River. This project is scheduled to begin in 1989 with an estimated cost of almost four million dollars.

The Town's current Community Facilities and Public Improvements Plan was prepared in the early 1980's and is now being updated by the Town Administrator. The Town has applied annually for Community Development Block Grant (CDBG) funds and in 1986 the Town received a \$650,000 CDBG grant for housing improvements in two areas of the community. Should the Town experience a major natural disaster, activity before, during, and after the

storm event will be directed by the Hertford County Disaster Relief and Assistance Plan.

3. Development Policies

In July 1987, The Town formally adopted a utilities extension policy which had been local policy, unofficially, for a number of years. Hook-up to public services is now mandatory if the property lies within 200 feet of the service. Out-of-town customers pay a higher rate than in-town users. Almost all developed properties within the Town limits are serviced with water and sewer. Outside the Town, both the Carver Park subdivision and the River School on U. S. 158 are served with water and sewer. The Town plans to extend water and sewer service west outside the Town limits on U. S. 158 in the summer of 1987.

This is the Town's first comprehensive land use plan. Planners did not analyze previous land use policies in developing the 1987 plan as no official development policies had ever been promulgated. Until adoption of this plan, most land development decisions had been made based solely on private considerations and the Town's zoning ordinance.

E. Development Constraints

1. Land Suitability

Compared to other areas of the state, there are few physical factors constraining land development in Murfreesboro. Land use constraints can be classified into one of three categories: physical limitations, fragile areas, and areas of resource potential.

Physical Limitations for Development. A variety of factors determine the suitability of land for development. These include soil and subsoil conditions, topography, potential for flooding, and existing land uses in the development area.

As shown on the Map of Land Use Constraints (pg. 32.4), the Murfreesboro region has a small area along the Meherrin River and Worrells Mill Swamp which is subject to periodic flooding. The Federal Insurance Administration (FIA) has defined the Zone A floodplain as those areas which have a 1% or greater chance of flooding in any year. In communities such as Murfreesboro which participate in the National Flood Insurance Program, the lowest floor of residential buildings must be elevated at or above flood level as determined by FIA; non-residential above base flood level as determined by FIA; non-residential structures can be flood-proofed instead. In the Murfreesboro area, a narrow Zone A floodplain is located along both banks of the Meherrin River in the northeast corner of the planning area. The 100-year flood-

plain also extends south from the river along Worrells Mill Swamp. A small portion of this flood-prone area is located within the Town limits with the major portion located in the extraterritorial area.

The presence of poor soils and steep slopes also limit the development of land resources. Soil conditions determine the suitability of the land for in-ground sewage disposal systems. Before land can be build-upon the stability, bearing capacity, and erodibility of the soil must also be considered. The major soils found in the Murfreesboro area are listed in Table 10 (pg. 32.1). As noted on the Mufreesboro Area Soils Map (pg. 32.5), within the Town limits, soils types GpA, GoA, and the Norfolktype soils predominate. Within the corporate limits, soil type GpA identifies developed urban land. Dorovan soils are poorly drained organic soils on floodplains and are found in the extraterritorial area along the river. These soils are poorly suited for urban or recreational uses, and are considered poor soils for crop or pastureland as well. Dorovan soils have severe limitations for building construction and for the location of septic systems. Moreover, at certain times of the year, the high water table is above the soil surface in some places (note "plus sign" in "depth to high water table" column in Table 10).

Norfolk-type soils - NoA, NoB, and NoC are the major soil types found in the remainder of the extraterritorial area.

Norfolk soils have only slight limitations for building construction and only moderate limitations for septic systems. It is especially important to note soil conditions in the extraterritorial area where public sewage is not available.

Winton soils are well drained soils on bluffs along rivers and major tributaries. In the Murfreesboro area Winton soils are found in the west side of the river on the bluff above the river's floodplain. The topography of this area limits its development potential. Slopes in this area are steep and generally are greater than 12%.

The Town obtains its water from groundwater resources. The extensive groundwater reservoirs of the state's Coastal Plain region were considered a relatively unlimited source of water supply until recent years. Northeastern North Carolina and southeastern Virginia share an aquifer system. Studies have documented that groundwater levels have been declining for a number of years. The largest declines have been noted in the groundwater layer serving a large portion of Hertford County and are attributed to relatively large water withdrawals in Virginia.

The area's aquifer system can be divided in three hydrogeologic units: the Cretaceous aquifer system; the Tertiary aquifer system; and the water-table aquifer. The Cretaceous aquifer provides Hertford County with much of its groundwater and is the aquifer in which the largest water level declines

have been noted. The water-table aquifer recharges the underlying artesian aquifer units. In the Winton area, this layer lies close to the surface in many soils and is very vulnerable to pollution from septic tanks, industrial and municipal waste disposal, landfills, and agricultural activities.

In an effort to protect public water supplies, many communities are now regulating development in the recharge area of public wells. Development has already occurred near two of the Town's three public wells and to date, has produced no water quality problems. The Town's downtown commercial area lies just south of the Sycamore Street well. Residential uses adjoin both the Town's well at the intersection of Spring Avenue and S. R. 1157 and the Town's third well off S. R. 1180 in the southwest corner of the extraterritorial area.

Fragile Areas. The Murfreesboro area is rich in natural and cultural resources. The extent and location of these resources should be considered as development decisions are made.

The Murfreesboro area has two Areas of Environmental Concern (AECs): the waters of the Meherrin River and the river's shoreline - up to 75 feet of its mean high water level.

The Coastal Area Management Act of 1974 (CAMA) established the Coastal Resources Commission (CRC) and specified that the CRC identify and designate "areas of environmental concern" - AECs. AECs are areas with natural or cultural resources which are of statewide concern. Four categories of AECs have been

developed: the estuarine system; the ocean hazard system; public water supplies; and natural and cultural resource areas. It has been determined that unregulated development in these areas have a high probability of causing irreversible damage to public health, property, and the natural environment. Thus, the CRC has developed guidelines for development in these areas. According to the guidelines established by the CRC, most projects in AECs require a CAMA permit. "Minor" development permits (generally projects altering less than 20 acres or involving structures less than 60,000 square feet) are issued by a local permit officer. "Major" development permits are issued by the Division of Coastal Management.

The AECs in Murfreesboro are part of the estuarine system. Four types of natural areas are included in this system: estuarine waters, public trust areas, coastal wetlands, and estuarine shorelines. Public trust areas are water and submerged lands in the coastal region where the public has traditionally had the right of use, including the right of navigation. All navigable waterways in the coastal areas - including the Meherrin River - are considered public trust AECs.

The shoreline of the river is also considered an AEC. For management purposes, all water in the state has been classified into one of three categories - inland fishing water, where fishing is regulated by the Wildlife Resources Commission;

coastal fishing water, where fishing activity is under the jurisdiction of the Marine Fisheries Commission; and joint fishing waters, where regulations developed by agreement of both agencies are in effect. Under CAMA, joint fishing waters are regulated as estuarine waters; thus CAMA regulations control development along the river and with 75 feet of the mean high water level - the "estuarine shoreline."

Aside from the region's two AECs, no unique areas have been identified. The state Natural Heritage Program has no record of any endangered species or habitats, or rare geologic areas within the planning area. The Town has within its corporate limits, a number of buildings of historic importance and the state Department of Cultural Resources has identified five archaeologically sensitive areas in the planning area.

The Town's National Register Historic District currently occupies an area of about six square blocks north and south of Main Street between Winder and Fourth Streets. State historic officials expect that the District will be enlarged in the near future and that a number of other individually-eligible properties will be proposed for National Register listing. Six properties within the District have been listed on the National Register of Historic Places (Table 11, pg. 32.2), and a seventh National Register property - the Columns - is located outside the district on the grounds of Chowan College. The Town's Historic

District has also been identified as an archaeologically sensitive area; state officials note that 15 archaeological sites have been identified within the district. Four other archaeologically sensitive areas containing a total of 13 sites have been identified in addition; three lie within the Town's corporate limits, the third lies in the extraterritorial area. Two areas which have a high probability for archaeological sites have been identified in the extraterritorial area.

Areas of Resource Potential. Most of the planning area outside the City limits is currently used for agricultural purposes. According to the U. S. Department of Agriculture, much of that land is prime farmland. Agricultural officials have observed that prime farmland will be of major importance in providing the nation's short and long range needs for food and timber. To that end, conservation of prime farmland has become a national objective and is an important state agricultural goal as well.

Prime farmland is defined by its current use (urban, built-up, and water areas cannot be considered prime farmland) and by the soils that comprise it. In Murfreesboro the CaB, GoA, NoA, NoB, and NoC soils are considered prime farmland soils. These soils have properties that are favorable for the production of sustained high yields of crops. According to agricultural officials, these soils produce the highest yields

with minimal inputs of energy and economic resources, and farming these soils results in the least damage to the environment. As shown on the Murfreesboro area soils map, the region contains a fairly extensive area of the Norfolk soils. These soils are well distributed throughout the planning area, with the majority being found in the extraterritorial area.

Areas of resource potential also include state parks, forest and wildlife preserves; private game preserves; and areas of valuable mineral deposits. The Murfreesboro planning area contains no public or private natural resource areas and no known mineral deposits.

2. Facility Limitations

As a community grows, service demands increase. More police and fire protection may be needed; additional classrooms or schools may be necessary. Demand for public water and sewer service increases. Planning for future service demands helps avoid shortfalls in provision of public services. Development can be severely constrained when the demand for vital services such as water and sewer, exceeds supply.

Population growth in Hertford County and in Murfreesboro in particular has been slow in recent years. Between 1970 and 1985, the County has grown by less than 2%. Most growth during this

period occurred in outlying areas outside of towns; Murfreesboro lost about 20% of its population during this period.

The population of the Town is likely to remain steady over the next five years or increase very slightly. Annexation of several residential areas in the extraterritorial area in 1986 brought about 300 persons within the city limits. In 1986 the Town had about 3,100 residents. Unless a new major employer locates nearby or Chowan College experiences a significant increase in enrollment, it is unlikely the Town's population will exceed 3,500 by 1990.

Water Service. Almost all properties within the corporate limits are serviced with public water. Water mains have been extended outside of Town to the Carver Park subdivision and the River View School and the Town plans on extending service west on U. S. 158/U. S. 258 in the summer of 1987.

Murfreesboro is a water-rich community. The Town's three wells have a capacity of 3.5 million gallons per day (gpd). Storage capacity is 575,000 gpd. Water demand now averages about 400,000 gpd. At some future date, the Town's storage capacity may have to be increased. Water supply however, should not limit growth in the foreseeable future.

Sewer Service. Sewer service is also provided to almost all developed properties within the Town limits and the Carver Park and River View School as well.

Murfreesboro has a land application wastewater treatment system with an estimated capacity of 476,000 gpd. The Town has a fairly serious problem with infiltration of water from outside the system. Thus system demand is fairly weather-dependent. Average daily demand varies from about 250,000 gpd during dry weather to about 650,000 gpd during wet periods.

By correcting infiltration/inflow problems within the system, local demand could almost double and still be accommodated by the existing treatment plant. The Town is currently investigating expansion of the system's spray fields and in late 1987 will begin an inflow study. Until infiltration problems are controlled however, the capacity of the Town's treatment system may be the greatest limitation to future growth.

Public Schools. The capacity of county schools will not constrain development in the foreseeable future. As noted below all schools are currently being used well below capacity.

<u>School</u>	<u>Enrollment '86-87</u>	<u>Capacity</u>	<u>% Capacity</u>
River View	640	750	85
Murfreesboro Middle	385	675	57
Murfreesboro High	<u>470</u>	<u>1,000</u>	<u>47</u>
TOTAL	1,495	2,425	62

Consolidation of Ahoskie and Murfreesboro High Schools has been proposed in the past. Proponents note that a large consolidated school would increase the quality of education in the County by offering an expanded curriculum and increasing social and athletic opportunities. In May 1987 the County Board of Education announced tentative plans to consolidate the County High Schools and the Middle Schools. Officials plan to use Ahoskie High School as the County's central high school and the Murfreesboro High School as the consolidated middle school.

Roads. Lack of service by a major interstate highway is often cited as one of the major factors that has limited growth in northeastern North Carolina. It is unlikely that this situation will change in the foreseeable future given the current lack of federal funding.

State highway improvements in the Murfreesboro area will effect local development to some extent. The Murfreesboro U. S. 258 bypass will help alleviate downtown congestion and facilitate traffic movement to Virginia's growing Tidewater area when the project is completed in the mid-1990's. Downtown highway projects scheduled for 1987 also help ease traffic problems. The Main Street/Wynn Street intersection will be widened to accommodate tractor-trailers which frequently utilize the intersection. Trucks currently must make such wide turns into Wynn Street that vehicles on Wynn Street are often forced to

back-up to allow trucks to complete the turn. State transportation officials also plan to add a turn lane at the Chowan Plaza Shopping Center on U. S. 158/U. S. 258 on the west side of Town.

Implications

Given the slow rate of growth anticipated in the next five years, the capacity of the local public facilities will meet future demands. The capacity of the Town's sewage treatment system is likely to be the greatest limitation to future growth unless problems with infiltration/inflow are remedied.

Table 9
BUILDING PERMITS 1980-1986

Year	Single-Family	Multi-Family	Commercial/Industrial	Institutional
1980	5	29	2	1
1981	5	0	3	1
1982	5	0	0	1
1983	8	0	6	0
1984	5	0	3	0
1985	5	32	4	2
1986	5	0	2	2
Total	38	61	20	7

Source: compiled by Mid-East Commission from County Building Inspector records

Table 10
SOIL CHARACTERISTICS

Code	Soil Type	Slope	Limitations for:			
			Buildings w/o Basements	Septic Tanks	Runoff Potential	Depth to High Water Table (ft)
Bb	Bibb	0%	Severe	Severe	Moderate	0.5 - 1.5
BoB	Bonneau loamy sand	0-6%	Slight	Moderate	Low	3.5 - 5.0
BoC	Bonneau loamy sand	6-12%	Moderate	Moderate	Low	3.5 - 5.0
CaB *	Caroline fine sandy loam	2-6%	Moderate	Severe	Moderate	> 6.0
CrB *	Craven fine sandy loam	1-4%	Moderate	Severe	Moderate	2.0 - 3.0
CrD2	Craven fine sandy loam	8-12%	Moderate	Severe	Moderate	2.0 - 3.0
DO	Dorovan	0%	Severe	Severe	High	+1 - 0.5
GoA *	Goldsboro fine sandy loam	0-2%	Moderate	Severe	Slight	2.0 - 3.0
GpA	Goldsboro-Urban complex	0-2%	Moderate	Severe	Slight	2.0 - 3.0
LF	Leaf loam	0%	Severe	Severe	High	0.5 - 1.5
Ly	Lynchburg fine sandy loam	0%	Severe	Severe	Moderate	0.5 - 1.5
NoA *	Norfolk loamy fine sand	0-2%	Slight	Moderate	Slight	4.0 - 6.0
NoB *	Norfolk loamy fine sand	2-6%	Slight	Moderate	Slight	4.0 - 6.0
NoC *	Norfolk loamy fine sand	6-10%	Moderate	Moderate	Slight	4.0 - 6.0
Ra	Rains fine sandy loam	0%	Severe	Severe	Moderate	0.0 - 1.0
RuA	Rumford loamy sand	0-3%	Slight	Slight	Slight	> 6.0
Se	Seabrook loamy sand	0%	Severe	Severe	Moderate	2.0 - 4.0
TaB	Tarboro sand	0-5%	Severe	Severe	Low	< 6.0
Ud	Udorthents, sandy	0%	(1)	(1)	(1)	(1)
WT	Winton	12-60%	Severe	Severe	Moderate	2.0 - 4.0

* indicates prime farmland soil

(1) soil characteristics vary; on-site investigation needed

Source: Soil Survey of Hertford County, U.S.D.A., S.C.S., July 1984

Table 11

NATIONAL REGISTER PROPERTIES

SITE	LOCATION	DESCRIPTION
Murfreesboro National Register Historic District	Downtown Murfreesboro, generally between Winder and Lawrence Streets north and south of Main Street.	National Register Historic District
Myrick-Yeates-Vaughan House	327 W. Main Street	Finest example of Albert Gamaliel Jones' Greek Revival houses remaining in Murfreesboro.
Freeman House	200 E. Broad Street	Original Academy building. Academy eventually become Chowan College.
The Columns	Jones Drive Chowan College	Built to replace the original Academy building, the building has been used as a chapel, class rooms, offices and dormatory for Chowan College. Multiple additions have been made to the exterior since construction; interior has been remodeled.
Melrose	100 E. Broad Street	Originally a side gable house reoriented to face south. Large side and rear Greek Revival additions made; classical porch and side chimneys added.
Myrick House	402 Broad Street	Exterior is stable and unaltered except for remains of replacement porch.

William Rea Store E. Williams Street

One of oldest commercial buildings in North Carolina. Circa 1790 ship chandler's shop. In 1803 a law office was attached.

Roberts-Vaughan House 130 E. Main Street

Federal house was enlarged during Greek Revival period. Pedimented portico also added. Much of the older section remains unaltered. Outbuildings included a bath house.

John Wheeler House 403 E. Broad Street

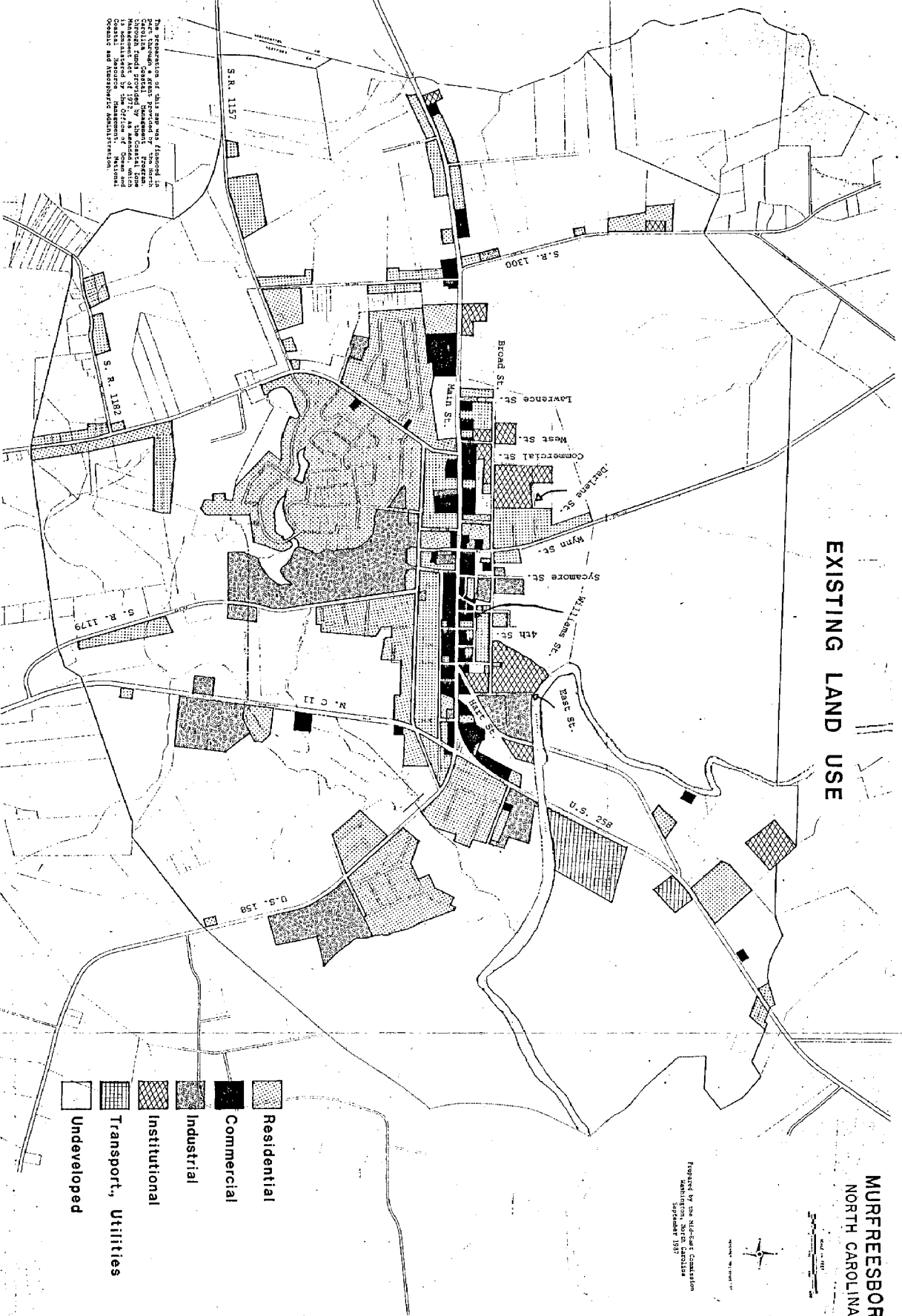
House was the only brick dependency in Murfreesboro.

=====

Source: N. C. Department of Cultural Resources

EXISTING LAND USE

MURFREESBORO NORTH CAROLINA



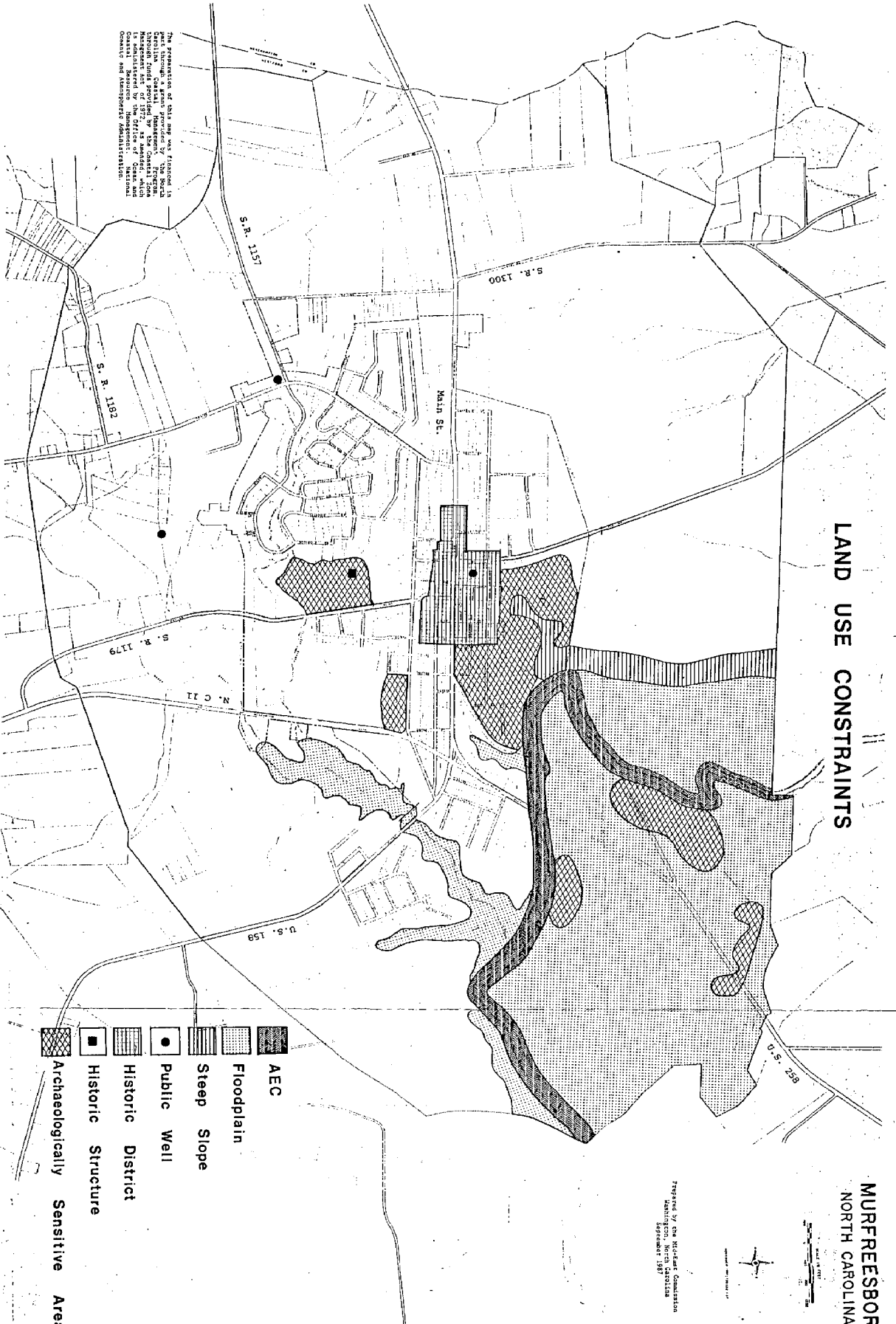
Prepared by the Planning Commission
 Murfreesboro, North Carolina
 September 1967

The information of this map was obtained in part through a study prepared by the author and other persons who have been consulted and provided by the Planning Commission, Murfreesboro, North Carolina, and the Murfreesboro Planning Commission, Murfreesboro, North Carolina, and the Murfreesboro Planning Commission, Murfreesboro, North Carolina.

LAND USE CONSTRAINTS

MURFREESBORO
NORTH CAROLINA

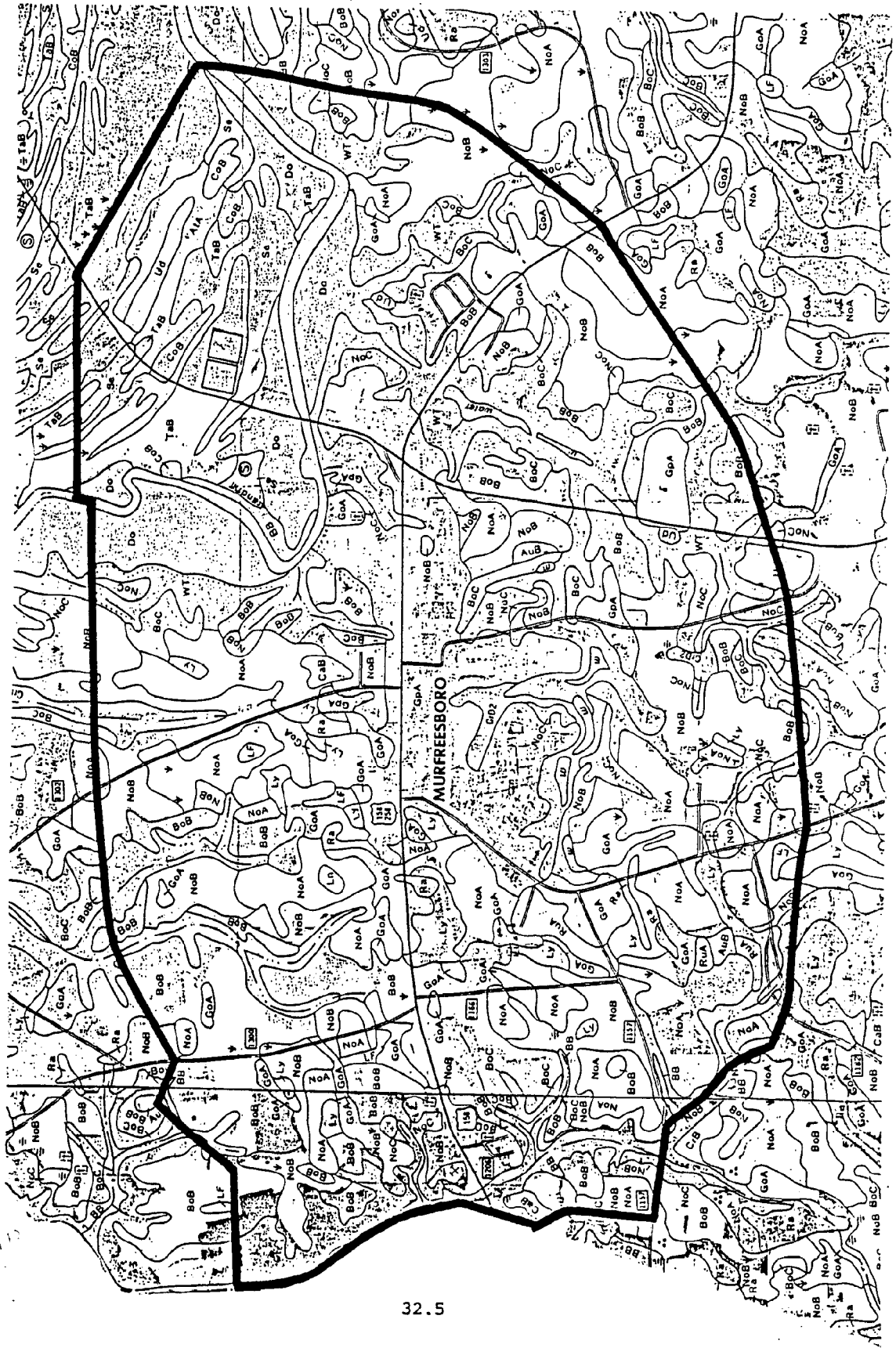
Prepared by The National Commission
on the Arts and Historic Sites
September 1987



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

Map 1

Murfreesboro Area Soils



III. POLICY OBJECTIVES

A. Resource Protection

The Town is located on the western bank of the Meherrin River. The River was important in the early development of the Town and continues to be a valuable recreational, aesthetic, and environmental resource of statewide concern. The Town values this resource and supports local, state, and interstate efforts to preserve and enhance the quality of its waters.

The River and its shoreline are Areas of Environmental Concern. The Town's policy and management objectives for these Areas of Environmental Concern are those stated in the North Carolina Administrative Code (15 NCAC 7H.0203):

- "to give the highest priority to the protection and coordinated management of these areas, so as to safeguard and perpetuate their biological, social, economic, and aesthetic values and to ensure that development occurring within these AECs is compatible with natural characteristics so as to minimize the likelihood of significant loss of private property and public resources." In accordance with this overall objective, the Town will permit only those land uses which conform to the general use standards of the North Carolina Administrative Code (15 NCAC 7H.0209) for development within the Estuarine System. In general, the Town, will only support water-dependent uses along its fragile river shoreline.

The Town has other natural areas which to varying degrees, pose limitations to development. Floodplains, steep slopes and soils unsuitable for septic systems are found in some places in and around Murfreesboro. The Town will not support development in areas with natural hazards or in places where development may have negative impacts on historic or archaeological resources.

The Town encourages new development and welcomes new industrial and commercial concerns. The Town supports all development that protects natural areas and in turn, enhances the quality of life for local residents. It is important that natural and cultural resources be protected from the impacts of development during construction and over the long term.

Groundwater resources supply Murfreesboro residents with water. Planners and local officials have only recently begun to understand the sensitivity of this valuable resource. Reports indicate that relatively large water withdrawals in recent years has caused a substantial decline in the level of underground reserves. Groundwater across the state is threatened by the more than 37,000 underground storage tanks that officials estimate may have leaks. New local development should not have negative impacts on local groundwater quantity and quality. The Town opposes development and activities in other areas that may cause future shortfalls in groundwater supply or pose severe risks to the quality of underground waters.

Following is a listing of policy goals the Town has adopted to protect its natural resources. Included are strategies that the Town will attempt to implement over the next five years in an effort to achieve these policy goals.

- protect and enhance water quality in the Meherrin River

- support current state and federal efforts to preserve the Albemarle and Pamlico Sounds.
- encourage strict enforcement of all water quality regulations by the State's Department of Environmental Management.
- support state and federal programs such as the state's Agricultural Cost Share Program which attempts to reduce non-point agricultural run-off.
- ensure proper functioning of the Town's wastewater treatment system: apply for state and federal funding to correct infiltration problems.

- preserve and protect Areas of Environmental Concern

- prohibit development in AECs that does not meet the management objectives of 15 NCAC 7H.0203. Discourage all development in the Town's AECs which is not water-dependent.
- permit development in AECs only if such development meets the use standards in 15 NCAC 7H.0209. The location, design, and construction of any project in an AEC must give highest priority to the conservation of the river and its shoreline and to protecting public rights of navigation and recreation.
- classify the Meherrin River and shoreline areas less than 50 feet in elevation as Conservation on the Town's Land Classification Map.

- protect the Town's present and future water supply

- support state and federal programs that regulate underground storage of hazardous materials. Support regulations that require tightness-testing for existing tanks and construction standards for new tanks.

Immediate removal of leaking tanks should be required. Support establishment of a state fund to stop tank leaks and to clean up affected water supplies.

- oppose further groundwater withdrawals by large water-users in Virginia.
- support state efforts to develop a groundwater management program for northeastern North Carolina; consider delineating a groundwater protection district around well-fields and adopting appropriate use regulations.
- encourage the state Department of Environmental Management to designate northeastern North Carolina as a Capacity Use Area.
- **protect the Town's historic and cultural resources**
 - support the Murfreesboro Historical Association in their efforts to preserve, enhance, and promote the historic resources of the community.
 - support strict enforcement of the Historic District Ordinance.
 - when reviewing subdivision proposals, note location of project in relation to archaeologically sensitive areas in planning area. If plan shows potential conflicts, encourage redesign of project or request detailed archaeological survey.
- **discourage development in areas where land is not physically suitable for development**
 - continue participating in the Federal Flood Insurance Program and enforce the Town's Floodplain Ordinance.
 - support strict enforcement of the state's Environmental Health Code regarding the siting of in-ground septic systems.
 - consider the suitability of soils for septic tanks when developing a subdivision ordinance. Require large lots in areas with severe limitations.
 - in areas experiencing septic failures outside of Town, investigate the possibility of servicing with sewers.

B. Resource Production and Management

Murfreesboro is located at the western edge of Hertford County, in the heart of rural northeastern North Carolina. Directly or indirectly, many residents are involved in the development of the County's natural resources. Crop and pastureland accounts for 26% of all land in the County. Forestland, much of which is used as commercial forestland, accounts for 67% of all land in Hertford County.

Agricultural lands are the County's prime resource areas. Much of the County's farmland is considered prime farmland by agricultural officials. In 1984, 47,300 acres of land was harvested for crops, with the County ranking 34th in the state for total harvested cropland. The County ranked 29th in the state in the amount of corn bushels sold in 1984, and ranked fourth in the poundage of peanuts produced.

Most of the land within Murfreesboro's Town limits has been developed for urban uses, however most of the land outside of Town is used for agriculture. The Town encourages the use of adjoining rural areas for agricultural production and will support all efforts to ensure the viability of the County's agricultural economy. The Town is especially concerned with preserving areas with prime farmland soils. At the same time, agricultural uses should not have negative impacts on other natural resources such as the Meherrin River or its tributaries or on historic or archaeological resources.

There are large areas of commercial forestland within and adjoining the Murfreesboro planning area. The Town's largest employer is Georgia Pacific, a national timber and wood products firm. The Town supports the presence of the lumbering industry in the area. The Town will support expansion of commercial forestry and wood processing operations if these will have no major adverse impacts on other resources such as local fisheries, surface and groundwater, and historic structures. In all cases the Town desires that cleared areas be replanted as soon as possible.

In years past, a moderate amount of commercial fishing occurred in the County and in the Murfreesboro area. The spring herring fishery traditionally has been an important local activity for commercial and recreational fisherman alike. Degradation of the river by industrial, urban, and agricultural uses has had severe impacts on the quality and quantity of the river's fishery. Currently, most fishing that occurs in the Meherrin is for recreational purposes. The Town supports local, state, and federal efforts to improve the quality of the region's fisheries. Improving both the recreational and commercial fisheries is encouraged.

There are currently no areas in or around Murfreesboro where mining or other mineral production activities are taking place. The Town will support mining and quarrying activities only if

those activities can be shown to have no adverse impacts on the Town's agricultural and water resources.

Following is a listing of policy goals the Town has adopted to protect its productive natural resources. Included are strategies that the Town will attempt to implement over the next five years in an effort to achieve these policy goals.

- **protect and enhance agricultural uses in the Murfreesboro area**
 - classify agricultural areas outside of Town as rural on the Town's Land Use Classification Map; specify a rural/agriculture subclass.
 - to the extent feasible, design betterment systems for public improvements so that agricultural property whose agricultural use does not benefit from those improvements is not charged for such improvements.
 - consider starting a farmers market in downtown Murfreesboro; work with other area towns to develop markets in every community in which all County farmers could participate.
 - support diversification of the local agricultural economy.
 - encourage farmers owning parcels of ten or more acres to apply for use-value assessment.
- **protect commercial forest lands**
 - delineate areas of commercial forestland on the Town's Land Classification Map and classify them as rural; specify a rural/forestry subclass.
 - encourage owners of parcels 20 or more acres in size to apply for use-value assessment.
- **protect and enhance commercial and recreational fishing activity in the Meherrin River**
 - support and comply with local, state and federal efforts to improve commercial and recreational fisheries.

- support efforts to increase boat access to the Meherrin and its tributaries.
 - support the Environmental Protection Agency's Albemarle-Pamlico Estuarine Study.
 - support state and federal programs which attempt to reduce non-point pollution. These include the Agricultural Cost Share Program and the Conservation Provisions of the 1985 Farm Bill.
 - publicize the recreational fishing opportunities available in the area in regional tourism brochures.
- **preserve areas of prime farmland**
- use the County's detailed Soil Survey to identify areas of prime farmland; to the extent feasible, direct development to other areas and reserve these areas for agricultural uses.
 - support state and federal efforts to preserve areas of prime farmland.
 - support development of a comprehensive state program for farmland preservation. Support legislation that proposes to study programs existing in other areas and to develop appropriate programs and techniques for use in North Carolina.
- **ensure efficient, environmentally sound agricultural production**
- support use of Best Management Practices for agricultural production.
 - work with the Soil Conservation Service to encourage participation in the state's Agricultural Cost Share Program.
 - support the Conservation Provisions of the 1985 Farm Bill:
 - . conservation reserve
 - . conservation compliance
 - . sodbuster
 - . swampbuster

- discourage development that will have adverse impacts on the area's productive natural resources

- support mining activity only if project demonstrates that prime agricultural lands and water quality will be preserved.
- adopt subdivision regulations that require prime farmland soils to be identified; in subdivision review, encourage areas of prime farmland to be left as open space.

C. Economic and Community Development

Murfreesboro, a town 200 years old in 1987, is considered by preservation officials to be one of North Carolina's "greatest cultural treasures". In addition to its historic resources, the Town is home to several large industrial concerns and to Chowan College, a private junior educational concern.

The Town values its historic and institutional resources and supports all efforts to preserve, promote and expand them. A proposed overall community development strategy focuses on strengthening and promoting the Town's historic character.

The Town supports expansion of existing industries and welcomes new commercial and industrial concerns to the Murfreesboro area. However, new industrial development should not have negative impacts on the natural environment or the area's historic and cultural resources. New commercial and industrial development should enhance the quality of life for local residents.

New and expanding industrial uses are encouraged to locate on available industrial land away from the Meherrin River and historic areas. The Town encourages the location of "clean" non-polluting industries, and those that provide both technical and especially professional positions. Given the recreational and cultural opportunities available in and around Murfreesboro, additional tourist enterprises such as bed and breakfasts, restaurants, and retail shops would be welcomed. These would also then serve students and visitors at Chowan College. Development of any kind that will have adverse impacts on the river or the Town's historic resources will not be supported.

Land within the Town has been developed for urban uses, primarily residential in nature. Outside of Town, the area is rural; agricultural uses predominate. The Town appreciates this pattern of development. To that end and to provide for the efficient delivery of public services, the Town will encourage new development demanding urban services to locate within the city limits and attempt to reserve outlying areas for agricultural and low density residential uses. When new development cannot be accommodated within the Town, the Town will support their development in appropriate locations outside of Town and when feasible, will provide public services.

The Town is committed to maintaining and enhancing the quality of life in Murfreesboro. The Town supports reuse of

existing structures and redevelopment in areas where reuse is not feasible. The Town supports improving its existing housing stock, as shown by its current participation in the Community Development Block Grant Program, and supports new construction, especially development that will serve the housing needs of the elderly and of low and moderate income groups.

The Town values the Meherrin River for the recreational and aesthetic amenities it supplies. The Town supports increasing access to the River and will support development of marinas in the Murfreesboro area if developed in accordance to state guidelines. Marinas providing public access would be especially welcomed. There are few floating homes in the area and so the Town has adopted no official policy on their use. The Town supports state and federal programs that will assist the Town in attaining its goals for resource protection and community development. These include but are not limited to public access programs, programs for conserving prime farmland and preserving water quality, highway improvement programs, community development programs, and programs which assist in preserving historic and archaeological resources.

Following is a listing of policy goals the Town has adopted to provide for community growth and for the economic development of the Town. Included are strategies that the Town will attempt to implement over the next five years in an effort to achieve these policy goals.

- support expansion of existing industry and recruitment of new industrial and commercial enterprises
 - develop an overall plan for community revitalization. Appoint an ad hoc committee to develop a revitalization strategy. Include members of the Council, Planning Board, Historic Commission, Murfreesboro Historical Association, Chamber of Commerce, and Industrial Development Commission among others. Focus efforts on preserving, enhancing, and promoting the Town's historic and cultural resources.
 - solicit technical assistance from groups such as the small business center at Roanoke-Chowan College, the Mid-East Commission, and Northeast North Carolina Tomorrow, which can provide information and staff assistance for new and small businesses and economic development projects. Promote these groups within the business community.
 - support Chowan College in any plans it may propose for expansion locally.
- provide for the orderly growth of areas within Murfreesboro and within the one-mile planning jurisdiction
 - revise and adopt subdivision regulations.
 - continue to issue zoning permits locally.
 - review zoning map and ordinance as plans for U. S. 258 bypass progress. Consider effects of commercial rezoning along the highway on downtown commercial areas; consider developing highway overlay zone.
 - revise zoning districts to assure that sufficient space is available for industrial expansion in the Commercial Street area; do not expand industrial district near the river.
 - consider revising zoning ordinance to prohibit further commercial strip development along U. S. 158/U. S. 258. Review the ordinance for adequacy of sign regulations and access controls.
 - on the Town's Land Classification Map, classify areas within a one-mile radius of Murfreesboro according to the guidelines of 15 NCAC 7B.0200. Developed areas within the Town should be classified Urban. Developed

areas outside of Town which are currently or are expected to be served by water and/or sewer should be classified Transition. Agricultural and forest land should be classified Rural. Areas of Environmental Concern and other sensitive natural or cultural resource areas should be classified Conservation.

- **preserve and enhance the quality of life in Murfreesboro**
 - consider applying for state and federal funds under the Main Street Program to improve the downtown area and enhance the historic character of the local business district.
 - support the social and cultural events at Chowan College.
- **increase public access to the Chowan River**
 - work with the Murfreesboro Historical Association to develop a public access area along the river. Should additional land be needed, contact the Division of Coastal Management for assistance in funding land acquisition.
 - consider contacting the state Office of Water Resources for assistance in funding a waterfront project through their Civil Works Projects Program.
- **provide for adequate housing for all community residents**
 - continue to apply for funding for local housing improvements under the Community Development Block Grant Program.
 - support development of low and moderate income housing in the Murfreesboro area.
- **promote tourism locally and throughout northeastern North Carolina**
 - support the Murfreesboro Historical Association in promoting the Town's historic and cultural resources.
 - participate in local and regional efforts to promote tourism in northeastern North Carolina.
 - support the concept of initiating a paddlewheel showboat which would tour coastal North Carolina; express desire for making Murfreesboro a stopping-point along proposed route.

D. Storm Hazards

North Carolina is well-known for the hurricanes and tropical storms that batter its coastline and the tornados that ravage inland areas. Typically, the bulk of hurricane storm damage occurs in coastal areas. Hurricanes and tropical storms have however, caused severe damage inland areas in the past. Thus, even inland counties and their local municipalities must effectively plan for storm hazards. This section summarizes the actions Hertford County and the Town of Murfreesboro have undertaken to protect residents and resources from the damaging effects of hurricanes and other major storm events.

1. Hazard Areas

In the Murfreesboro region, areas adjoining the Meherrin River and areas subject to flooding along local streams are those areas most threatened by a major storm event. As shown on the Map of Land Use Constraints, the river and its shoreline is an Area of Environmental Concern. This sensitive area is severely threatened by damage due to flooding, erosion, wave action, and high winds. In addition this area has been designated a Zone A floodplain by the Federal Insurance Administration. Most of the extraterritorial area on the east side of the river and land adjoining the western bank of the Meherrin is subject to flooding. Floodplain areas also border the Town to the east, adjoining Worrells Mill Swamp. Flood-prone areas are moderately

threatened by damaging forces such as high winds and flooding, and to a lesser extent, by erosion and wave action.

The Town is fortunate in that all areas in the community severely threatened by damage from storms are basically undeveloped. As shown on the Map of Existing Land Use, farming and forestry activities predominate in the northeastern extraterritorial area. However limited residential development has occurred in the floodplain area along U. S. 258. Maney's Neck Mobile Home Park is found in the flood-prone area on the west side of U. S. 258 and a small subdivision has been developed adjoining the mobile home park. Just north of this residential area near the river, is a sand and gravel operation. Two restaurant-type operations are also found in the flood-prone area on the west side of U. S. 258.

2. Evacuation and Reconstruction

In 1980, Hertford County adopted a plan to guide the actions of various local officials in the event of a major storm occurrence in the County. Murfreesboro is under the jurisdiction of this plan, (the Hertford County Hurricane Evacuation and Shelter Plan), which was revised in January of 1987. Two groups have been formed to implement the plan. A Control Group exercises overall direction and control of hurricane evacuation operations and reconstruction activities immediately after the storm event. This group is composed of the chairman of the Board

of County Commissioners, the mayors of all municipalities in the County (including Murfreesboro), and the County Emergency Management Coordinator. A Support Group provides personnel and material resources for the actions requested by the Control Group. The Support Group also provides direction to personnel engaged in operations and provides data and recommendations to the Control Group. This group has 26 members including the Murfreesboro Town Manager, the Chief of Police, and the Chief of the Murfreesboro Fire Department.

The Evacuation Plan details the duties and responsibilities of each member of the Control and Support Group as a storm event unfolds. Five levels of increasing preparedness (Conditions 4-0) are outlined; a "Reentry" stage constitutes a sixth. The plan identifies eight "potential problem areas" - areas containing mobile homes or areas of dilapidated housing - which would be evacuated during Condition 1. These are areas of unsubstantial housing and mobile home parks where storm damage could be especially severe. Four of these eight problem areas lie within the Murfreesboro planning region. The County Evacuation Plan has identified Wise's Mobile Home Park, Woodridge Mobile Home Park, Deerfield Mobile Home Park and Maney's Neck Mobile Home Park as being severely threatened by wind damage. Residents of these areas would be evacuated during Condition 1, early in the storm event. Evacuees would be moved to either the Riverview

School on U. S. 158 east of Murfreesboro, or to Murfreesboro High School on N. C. 11 south of Town.

Reentry into affected areas will be directed by the Control Group. Upon reentry, the County Tax Assessor, a member of the Support Group, will assemble personnel and conduct a damage assessment. Should damage from a storm be especially severe, the County has the authority to impose a temporary moratorium on all development in the area. Such a measure would be used only if damage to a particular area is very serious and if redevelopment of the area in the same manner would pose residents with similar health and safety problems in the future.

After emergency operations to restore public health and safety and initial damage assessment are completed, the Town Council will assume responsibility for ensuring orderly repair and rebuilding in the Town. The Planning Board will act as an advisory group. CAMA permitting officers will be included in redevelopment planning for areas where CAMA permits would be necessary. The Town advocates the following schedule for staging and permitting repairs and construction in the Town: first priority - replacement of essential services such as power, water, sewer, telephone, and roadways; second priority - minor repairs; third priority - major repairs; fourth priority - new development. All repairs and new development will be in conformance with applicable state and local development controls

including the state building code and the Town's zoning ordinance
- including local floodplain regulations.

3. Coordinating Agencies

The state and federal agencies involved in coordinating local storm hazard mitigation and hurricane preparedness activities are listed in Appendix C.

4. Policy Objectives

The Town acknowledges that the Murfreesboro area is subject to storms that threaten the health, safety, and welfare of its residents and the integrity of its natural and cultural resources. In an effort to plan for such natural storm disasters and to safeguard local residents, resources, and property, the Town has adopted the following storm hazard policy objectives.

- **reduce the potential for storm damage**
 - enforce the Town's floodplain ordinance.
 - enforce the state building code in all new construction.
 - consider adopting a housing code.
- **protect natural areas sensitive to storm hazards**
 - classify AECs as Conservation on the Town's Land Classification Map.
- **increase public awareness of the need for hurricane preparation**
 - support the "preparedness" program the County Office of Emergency Management conducts in local schools.
 - participate in the storm evacuation exercise held each year by the Office of Emergency Management.

E. Public Participation

The preparation of Murfreesboro's Land Use Plan was the responsibility of the Murfreesboro Planning Board. A workshop session introducing Board members to the planning process was held in December of 1986 and the group agreed to incorporate land use planning activities within their regular meeting schedule.

At their first meeting, the Planning Board agreed that soliciting public input would be an important goal of the planning process. The Board discussed conducting a public survey. Ultimately the group agreed that since the Town was not currently facing any major development issues, their efforts would be better spent in other actions. Instead of seeking public input through a survey, the Board decided to utilize the media to encourage attendance at Planning Board meetings and to inform residents of the work the group was involved in. Notices of all Board meetings were submitted to a local radio station (WBCG) for broadcast. Similarly, all meetings were advertised in the Hertford County News-Herald, and articles summarizing the information and issues discussed at each Board meeting were submitted to the paper for publication. Copies of all radio public service announcements and articles submitted to, or appearing in the News-Herald are included in Appendix D.

The Planning Board and the Town Council will be the primary groups through which public input will be accepted as the planning program continues over the next five years. The Planning Board will continue to meet monthly to assist the Council in implementing the strategies for attaining policy objectives on resource protection, production, and economic and community development proposed in the 1987 Land Use Plan. Following the example of the current planning program, soliciting public input will be a primary goal of all future planning endeavors.

The Planning Board and the Council recognize the importance of keeping the citizenry informed of current planning concerns and of receiving the comments and concerns of local residents. Thus, the Town has adopted the following policy objectives:

- solicit citizen input in all planning decisions
- advertise all Council and Planning Board meetings in the News-Herald; emphasize that citizens are invited and encouraged to attend all meetings dealing with planning issues.
- apprise the public of planning issues as they develop
- report important planning and community development issues, decisions, and developments to the News-Herald; propose feature articles for especially important issues.

IV. LAND CLASSIFICATION

A. Purpose

Murfreesboro has adopted a system of land classification and an official Land Classification Map to assist local officials in attaining policy objectives in the areas of resource protection and production, and economic and community development. Four broad categories of land classification have been developed and are delineated on the Town's Map of Land Classification (pg. 56.2). The map sets out a proposed development pattern for the Murfreesboro planning region. Based on this classification scheme, the Town has designated areas it believes are appropriate to accommodate additional growth and development, and areas it believes would be better left in a rural condition. The classifications reflect proposed future land uses and attempt to link land use, policy objectives, and implementation actions.

This is the Town's first Land Classification Map. Until certification of this plan, the Town had been under the jurisdiction of Hertford County's 1986 Land Use Plan and Classification Map. If the County's and the Town's classification maps are compared, some inconsistencies are evident. In general however, density classifications are consistent, e.g. Rural Classifications adjoin Community areas, and it is likely that any discrepancies will be resolved when the County updates its plan.

B. Classification Scheme

The Town's land classification scheme is based on the guidelines for land classification outlined in the Coastal Area Management Act's Land Use Planning Guidelines. The general characteristics of each class are outlined in Exhibit 1.

1. Developed

The Developed classification encompasses all land within the corporate limits of the Town. In its 1987 Land Use Plan, the Town stated that it will encourage new development to locate within the city limits whenever possible. By applying the Developed classification to all areas within Town, local officials are attempting to facilitate this pattern of development. At the same time, the Developed classification reflects the existing pattern of service provision, as all areas within the city limits are serviced by public water. The only area within the city limits not classified Developed is the area bordered (approximately) by S. R. 1179, Chowan Street, and N. C. 11. Most of this area is undeveloped - in woodland or agricultural use. One exception is land in the vicinity the Fox Ridge development and Murfreesboro High School and this area was only recently brought within the city limits as a result of a 1986 annexation.

2. Transition

Transition areas adjoin the Developed area and delineate areas of existing or anticipated high density development

outside of the Town's corporate limits. Public water and in some places, public sewer, extends to service some areas of certain Transition zones. At this time no area designated Transition is currently serviced throughout with public water or public sewer. It is likely however, that Transition zones will be those areas given priority when the Town extends water and/or sewer service.

As shown on the Land Classification Map, the Town has three distinct areas designated Transition: the area between S. R. 1179 within the city limits; the area outside of Town which includes the Carver Park subdivision and River View School; and an area adjoining U. S. 158/258 west of Town and extending north, east of S. R. 1166. Although there is currently little development in the Transition area along N. C. 11, local planners believe development activity in this area will increase, given its location along the highway and the gradual southward expansion of the Town's residential area. A considerable amount of development has already occurred in the Carver Park and U. S. 158/258 Transition area. However a good deal of land remains open and available for development and planners expect development of these areas to continue - the Carver Park area primarily for residential uses and the U. S. 158/258 area for a mix of residential, commercial, and industrial uses.

3. Community

A small area outside of Town on the west side of S. R. 1166 is shown in the Community classification. This area is currently residential in nature and densities here as generally lower than across the roadway in the area designated Transition. The Community area extends west along S. R. 1157 to encompass the Westwood Mobile Home Park and the single-family residential development which has occurred along the highway.

4. Rural

The Rural Classification encompasses most of the land outside of Town. As noted on the Land Classification Map, the Rural class has been divided into three subclasses to reflect existing land uses - Rural General, Rural Agriculture, and Rural Forestry. The Rural Agriculture area encompasses a large area north of Town between S. R. 1300 and the river. This area is almost exclusively devoted to agricultural uses and the Town supports its continued use for agricultural operations over the next five years.

A large area of Rural Forestry appears in the northeast corner of the extraterritorial area. This area generally denotes the Union Camp tree farm.

The Rural General subclass encompasses a mix of low density residential uses, agricultural land, and scattered areas of woodland. The Town appreciates the rural character of these

outlying areas and has classified these areas Rural in an attempt to maintain an open, low density arrangement.

5. Conservation

The Conservation Class designates areas in the Murfreesboro planning region the Town believes should be kept undeveloped in a natural condition. The Conservation designation has been applied to the Meherrin River and most of its shoreline up to 75 feet from the high water line. Specifically, shoreline areas less than 50 feet in elevation within 75 feet of the mean high water line are classified Conservation. A 50 foot elevation level is included as a limit for the Conservation designation as the western bank of the river has a steep bluff within 75 feet of the shoreline. In contrast to low-lying areas, Town officials do not feel it is necessary to restrict development in this area to protect environmental quality, given its high elevation.

The river is an Area of Environmental Concern. Its waters are considered Joint Fishing Waters by the state Division of Marine Fisheries and so the river's shoreline is also an area of special environmental concern. The Town values the river for the aesthetic, recreational, and commercial amenities it provides, and has classified the river and its shoreline Conservation in an effort to protect this resource of local and regional importance.

C. Intergovernmental Coordination

The Town's Land Classification Map has been designed to guide the actions of private developers and public agencies at all levels of government, in activities affecting land development in the Murfreesboro region. Many of the planning objectives set forth in the Town's Land Use Plan will enhance the land use goals of neighboring communities, the County, and the coastal region as a whole. The Town will work with the various public groups noted in this plan to ensure that the planning objectives and policy actions adopted as part of this plan will be implemented as the Town develops over the next five years.

EXHIBIT 1

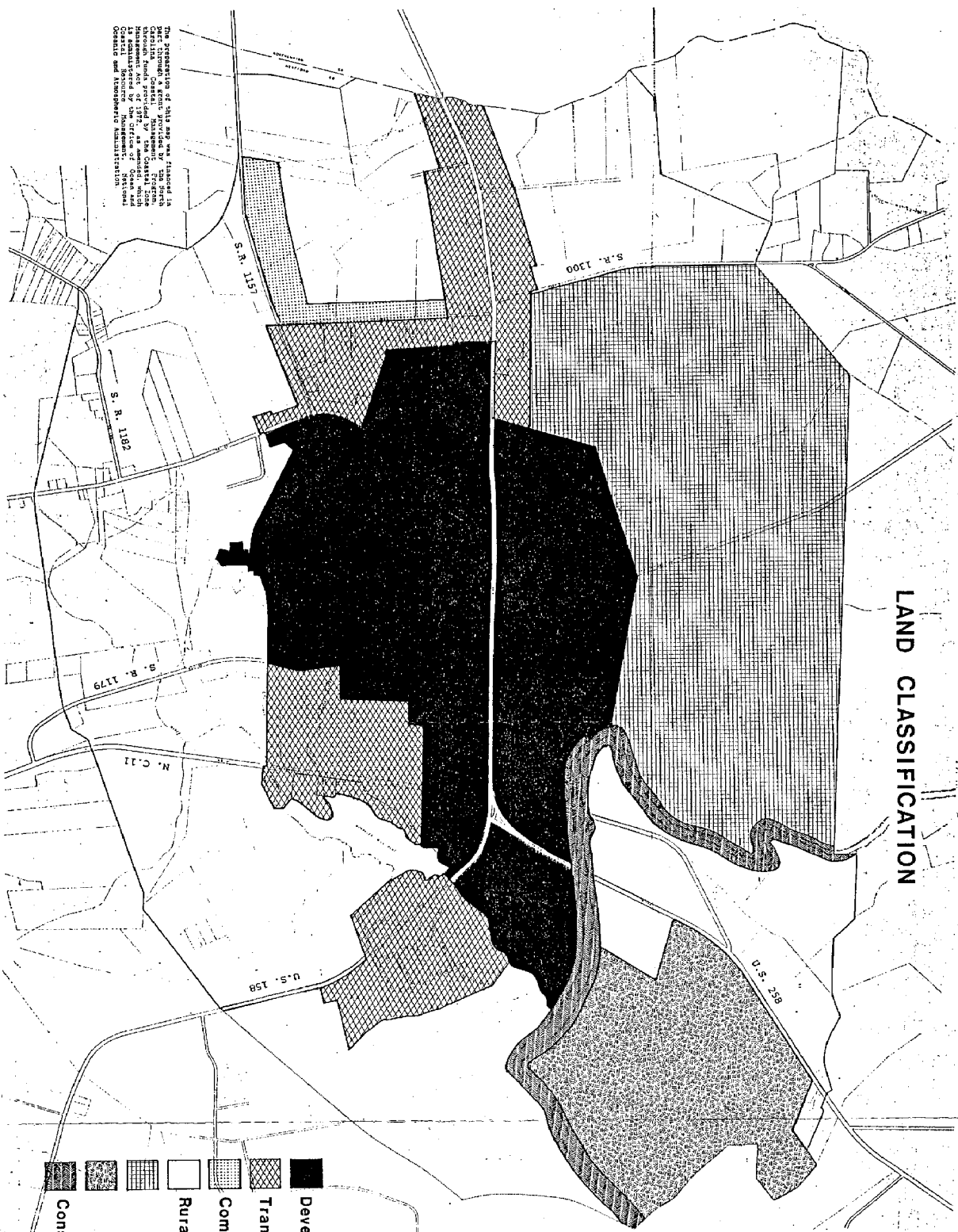
LAND CLASSIFICATION

Developed Class	<p>Purpose - provide for <u>continued</u> intensive development</p> <p>Land Uses - mixed: residential, commercial, industrial</p> <p>Services - usually all urban services provided: water, sewer, police, fire, etc.</p> <p>Density - 3 or more dwelling units(du)/acre</p> <p>Lot Sizes - usually small, in some areas averaging as little as 15,000 sq. ft.</p>
Transition Class	<p>Purpose - provide for <u>future</u> intensive development</p> <p>Land Uses - mixed</p> <p>Services - water and sewer both usually present or anticipated; police and fire protection usually provided</p> <p>Density - usually 3 or more du/acre</p> <p>Lot Sizes - usually small, many times averaging 20,000 sq. ft.</p> <p>Comment - usually adjoins Developed Class</p>
Community Class	<p>Purpose - provide for clustered, low density arrangement (crossroads community)</p> <p>Land Uses - mixed</p> <p>Services - sometimes water; no sewer</p> <p>Density - usually 2 du/acre or less</p> <p>Lot Sizes - generally 20,000-30,000 sq. ft.</p>
Rural Class	<p>Purpose - agriculture and very low density residential</p> <p>Land Uses - farming, forestry, residential</p> <p>Services - none</p> <p>Density - generally greater than 1 du/acre</p> <p>Lot Sizes - not applicable</p>
Conservation Class	<p>Purpose - resource protection</p> <p>Land Uses - AECs and other sensitive natural areas</p> <p>Services - none</p> <p>Comment - land basically to remain undeveloped or developed only under controlled conditions</p>

LAND CLASSIFICATION

MURFREESBORO
NORTH CAROLINA

Prepared by the Wildlife Commission
Washington, North Carolina
September, 1961



The preparation of this map was financed in part by the Wildlife Commission, Raleigh, North Carolina. The map was prepared by the Wildlife Commission, Raleigh, North Carolina. The map was prepared by the Wildlife Commission, Raleigh, North Carolina. The map was prepared by the Wildlife Commission, Raleigh, North Carolina.

Appendix A

STATE REGULATORY DEVICES

Agency	Licenses and Permits
Department of Natural Resources and Community Development Division of Environmental Management	<ul style="list-style-type: none"> - Permits to discharge to surface waters or operate wastewater treatment plants or oil discharge permits; <u>NPDES</u> Permits, (G. S. 143-215). - Permits for septic tanks to be used for industrial purposes (G. S. 143-215.3). - Permits for withdrawal of surface or ground waters in capacity use areas (G. S. 143-215.15). - Permits for air pollution abatement facilities and sources (G. S. 143-215.) 108). - Permits for construction of complex sources; e. g. parking lots, subdivisions, stadiums, etc. (G.S. 143-215.109). - Permits for construction of a well over 100,000 gallons/day (G. S. 87-88).
Department of Natural Resources and Community Development Division of Parks and Recreation	<ul style="list-style-type: none"> - Permits to dredge and/or fill in estuarine waters, tidelands, etc. (G. S. 113-229).
Department of Natural Resources and Community Development Division of Coastal Management	<ul style="list-style-type: none"> - Permits to undertake development in Areas of Environmental Concern (G. S. 113A-118).

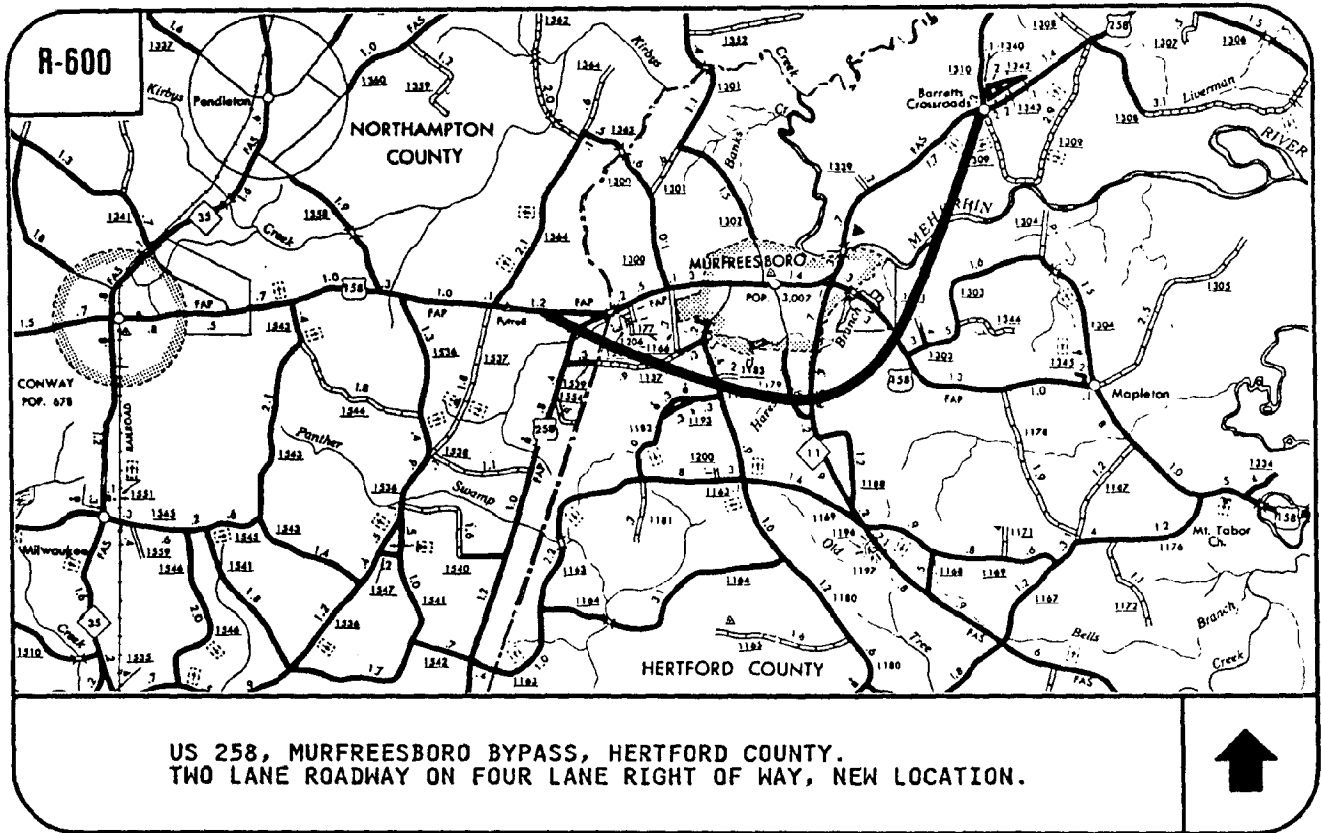
Agency	Licenses and Permits
	NOTE: Minor development permits are issued by local government.
Department of Natural Resources and Community Development Division of Land Resources	<ul style="list-style-type: none"> - Permits to alter or to construct a dam (G. S. 143-215.66). - Permits to mine (G. S. 74-51). - Permits to drill an explanatory oil or gas well (G. S. 113-391). - Permits to conduct geographical exploration (G. S. 113-391). - Sedimentation erosion control plans for any land disturbing activity of over one contiguous acre (G. S. 113A-54).
Department of Natural Resources and Community Development	- Permits to construct an oil refinery.
Department of Administration	- Easements to fill where lands are proposed to be raised above the normal high water mark of navigable waters by filling (G. S. 146.6 (c)).
Department of Human Resources	<ul style="list-style-type: none"> - Approval to operate a solid waste disposal site or facility (G. S. 130-166.16). - Approval for construction of any public water facility that furnishes water to ten or more residences (G. S. 130-160.1)

FEDERAL REGULATORY DEVICES

Agency	Licenses and Permits
Army Corps of Engineers (Department of Defense)	<ul style="list-style-type: none"> - Permits required under Section 9 and 10 of the Rivers and Harbors of 1899; permits to construct in navigable waters. - Permits required under Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972. - Permits required under Section 404 of the Federal Water Pollution Control Act of 1972; permits to undertake dredging and/or filling activities.
Coast Guard (Department of Transportation)	- Permits for bridges, causeways, pipelines over navigable waters; required under the General Bridge Act of 1946 and the Rivers and Harbors Act of 1899.
Geological Survey Bureau of Land Management (Department of Interior)	<ul style="list-style-type: none"> - Permits required for off-shore drilling. - Approvals of OCS pipeline corridor rights-of-ways.
Nuclear Regulatory Commission	- Licenses for siting, construction and operation of nuclear power plants; required under the Atomic Energy Act of 1954 and Title II of the Energy Reorganization Act of 1974.
Federal Energy Regulatory Commission	- Permits for construction, operation and maintenance of interstate pipeline facilities required under the Natural Gas Act of 1938.

Agency	Licenses and Permits
Federal Energy Regulatory Commission	<p data-bbox="881 344 1421 464">Orders of Interconnection of electric transmission facilities under Section 202 (b) of the Federal Power Act.</p> <p data-bbox="881 499 1421 674">Permission required for abandonment of natural gas pipeline and associated facilities under Section 7C (b) of the Natural Gas Act of 1938.</p>

Appendix B
Proposed U.S. 258 Bypass



Source: N.C. "Highway Improvement Program Maps 1987-1995"

note: Town has gone on record (July 1987) as supporting a northerly routing of bypass.

Appendix C

AGENCIES COORDINATING STORM PREPAREDNESS

N. C. Division of Coastal Management

State Office: Division of Coastal Management
Department of Natural Resources and
Community Development
P. O. Box 27687
Raleigh, NC 27611
(919) 733-2293

Field Office: Division of Coastal Management
Department of Natural Resources and
Community Development
108 South Water Street
Elizabeth City, NC 27909
(919) 308-1558

N. C. Division of Emergency Management

(also includes National Flood Insurance Program Information)

State Office: Division of Emergency Management
Department of Crime Control and Public
Safety
116 West Jones Street
Raleigh, NC 27611
(919) 733-3867

Regional Office: Area Emergency Management Coordinator
N. C. Division of Emergency Management
Beaufort County Courthouse
Washington, NC 27889
(919) 946-2773

Federal Emergency Management Agency

National Office: Federal Emergency Management Agency
500 C Street, S. W.
Washington, D. C. 20472

Public Information - (202) 287-0300
Publications - (202) 287-0689

Regional Office: Federal Emergency Management Agency
Region IV
1375 Peachtree Street, N. E.
Atlanta, Georgia 30309

Public Information - (404) 881-2000
Disaster Assistance
Program - (404) 881-3641

Flood Insurance
Program - (404) 881-2391

Appendix D
Media Releases

THE NEWS HERALD
WEDNESDAY, DECEMBER 10, 1986
AHOSKIE, NORTH CAROLINA

Murfreesboro to get land use plan

MURFREESBORO — By December of next year, the Planning Board hopes to have in place a master land use plan for the town. The Planning Board met Dec. 2 to begin the process in accordance with the guidelines of the state's Coastal Area Management Act (CAMA).

Adopted in 1974, CAMA specifies that the state's 20 coastal counties prepare land use plans and that plans be updated every five years. Municipalities such as Murfreesboro have the option of preparing CAMA plans. Planning for communities which have chosen not to prepare their own plans is done through county land use plans. Local of-

ficials in Murfreesboro this year opted to participate in the CAMA process.

Bob Paciocco, executive director of the Mid-East Commission, met with the planning board to introduce the members to the planning process. Paciocco impressed upon them the purpose of the plan and the importance of their role in the process.

Ruth Leggett, from the state Department of Natural Resources and Community Development, discussed the history of the plans and noted that particular attention will be given in this year's plans to water quality and storm hazard mitigation. Leggett also presented a

general outline of the plan, noting its importance as a tool for guiding growth and development in the town over the next five years.

Special emphasis was placed on the importance of public participation throughout the update process. Notices will be placed in the News-Herald so the public will know when meetings will be held and what will be discussed during the meetings. All meetings will be open to the public and all interested citizens are encouraged to attend.

Regular planning board meetings will be held on the first Tuesday of each month. The next meeting will be at 1 p.m. in the town hall Jan. 5.

PUBLIC SERVICE ANNOUNCEMENT

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION: Libby Anderson - 946-8043

The Murfreesboro Planning Board will meet on Tuesday, January 6 to begin work on the Town's Land Use Plan. The meeting will be held at 1 pm in the Town Hall. The public is invited and encouraged to attend.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Wednesday, December 31, 1986

Planning board will discuss socioeconomic statistics

MURFREESBORO — The planning board will discuss current socioeconomic conditions in Murfreesboro at its meeting at 1 p.m. Tuesday.

Among the topics on the agenda are population, housing and economic data which will be considered in developing a land use plan for 1987. The plan will be prepared

according to guidelines set out as part of the state's Coastal Area Management Act (CAMA).

The CAMA land use plan will be used to guide growth and development in Murfreesboro over the next five years.

Tuesday's meeting is open to the public, with all interested citizens encouraged to attend.

Mid-East Commission
P. O. Drawer 1787
Washington, NC 27889

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION: Libby Anderson - 946-8043

STATISTICS ON LOCAL POPULATION AND ECONOMY DISCUSSED

Murfreesboro - The Murfreesboro Planning Board met on Tuesday, January 6 to review current statistics on population, housing, and economy in Murfreesboro and Hertford County. The meeting was the second in a series of meetings the Planning Board will hold to prepare the Town's first master Land Use Plan. The plan will be prepared according to the guidelines of the State's Coastal Area Management Act and will serve as a guide to direct growth and development in the Town over the next five (5) years.

Planners noted that Murfreesboro's population has been slowly declining since 1970. A similar situation has been noted in most other towns in Hertford County and population figures indicate most new growth in the County has occurred in outlying areas. Figures issued by the Office of State Management suggest a 1985 County population of almost 24,000 persons. About 2,800 persons were estimated to be residing within the Town of Murfreesboro in 1985, down from a 1980 population of about 3,000 persons.

The Planning Board's next meeting will be on Tuesday, February 3 at 1:00 pm in the Town Hall. At this meeting Planning

Board members will review existing land uses in the Town and discuss any identified conflicts in existing uses. Meetings are open to the public and all interested citizens are invited to attend.

PUBLIC SERVICE ANNOUNCEMENT

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION: Libby Anderson - 946-8043

The Murfreesboro Planning Board will meet on Tuesday, February 3 to continue its work in preparing the Town's first Land Use Plan. The agenda for Tuesday's meeting will include a review of current land uses in the Town. The meeting will be held at 1 pm in the Town Hall. The public is invited and encouraged to attend.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Wednesday, January 28, 1987

Planning boards will discuss Land Use Plans

WINTON — Local land use planning is well underway in Hertford County.

Tuesday, planning boards in both Murfreesboro and Winton will meet to discuss progress on local plans.

In Murfreesboro, the Planning Board will review current land uses in the town and discuss any existing or potential conflicts in land uses.

The Winton Planning Board will discuss current socio-economic conditions in the County as well as in the town. Both Murfreesboro and Winton are preparing plans in accordance with the guidelines of the State's Coastal Area Management Act (CAMA). For Murfreesboro, this will be the town's first land use plan; Winton is updating a plan prepared in 1981.

Planning board meetings in both communities are open to the public and all interested persons are encouraged to attend. The Murfreesboro Planning Board will meet at 1 p.m. Feb. 3 in the Town Hall. The Winton Planning Board will meet at 7 p.m. Feb. 3 in the Winton Town Hall.

MID-EAST COMMISSION
P. O. DRAWER 1787
WASHINGTON, NC 27889

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION: Libby Anderson - 946-8043

LOCAL DEVELOPMENT PATTERNS REVIEWED

Murfreesboro - Industrial development along the river and adjoining residential areas, and commercial strip development along Route 158/258 were identified by the Planning Board as the two major land use concerns facing Murfreesboro. The Murfreesboro Planning Board met Tuesday, February 3 to review current land uses in the Town and identify and discuss conflicts in land uses. The meeting was the third the Board has held as part of its work in preparing a land use plan for the Town.

The Board noted that although the Town has undergone little change in population since 1970, new development has occurred. Between 1980 and 1986, almost 100 permits were issued for residential development and 20 permits were issued for commercial or industrial structures. New residential development has occurred in the southern half of the Town and in the southern portion of the Town's extraterritorial jurisdiction. New commercial development has occurred primarily in the western part of the Town along Route 158/258. Planners concurred that areas of future growth will be determined by the route of the proposed Route 258 bypass. The state's current transportation

Mid-East Commission
P.O. Drawer 1787
Washington, NC 27889

For Immediate Release

For More Information: Libby Anderson - 946-8043

Public Service Announcement

The Murfreesboro Planning Board will meet in the Town Hall at 1:00 March 3 to continue its work in preparing the Town's first land use plan. The Winton Planning Board will also meet March 3, at 7:00 in the Winton Town Hall to continue its work in updating the Winton land use plan. Both meetings are open to the public and interested citizens are encouraged to attend.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Monday, March 2, 1987

Planning boards set meetings

The Murfreesboro Planning Board will meet at 1 p.m. March 3 in the Town Hall to discuss constraints to land development. This will be the town's first comprehensive land use plan.

Also on that date, the Winton Planning Board will meet at 7 p.m. in the Winton Town Hall to review current land uses in the town and discuss any existing or potential conflicts in land uses.

Both towns are preparing plans in accordance with the guidelines of the State's Coastal Area Management Act (CAMA).

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Wednesday, April 1, 1987

Planning board identifies development constraints

MURFREESBORO — Floodplains, steep slopes and poor soils limit development in some places in the Murfreesboro area. Planning board members learned of these and several other constraints to local land development during a special meeting last week.

The meeting was the third in a series the board will hold this year as it prepares a comprehensive land use plan for the town. The plan is being prepared in accordance with the guidelines of the state's Coastal Area Management Act (CAMA). The board is being advised by Libby Anderson of the Mid-East Commission.

State guidelines specify that constraints to land development be identified. Land use constraints are classified into one of three categories: physical limitations, areas of resource potential and fragile areas.

Floodplains are considered a physical limitation to development. Planners noted much of the extraterritorial area northeast of town

is subject to flooding and there is also a small area of floodplain bordering on Worrell's Millpond.

Poor soils can also be a physical barrier to development, especially in areas not serviced by public sewers. In reviewing a detailed soils map of the area, planners were advised soils with severe limitations for development are found in only a few places in the Murfreesboro section. At the same time, the board observed the planning area has an abundance of soils which are considered "prime farmland soils" by agricultural experts. It was pointed out that when possible, areas with these soils should be reserved for agriculture.

The board will continue its work on the land use plan at their next meeting at 1 p.m. April 7 in the municipal building. The agenda for this meeting, which is open to the public, will include a review of environmentally sensitive areas and of the town's historic and archaeological resources.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Public Service Announcement

The Murfreesboro Planning Board will meet in the Town Hall at 1:00 pm April 7 to continue its work in preparing the Town's first land use plan. The Winton Planning Board will also meet April 7 at 7:00 pm in the Winton Town Hall to continue its work in updating the Winton land use plan. Both meetings are open to the public and interested citizens are encouraged to attend. The topic of both meetings will be "Constraints to Land Development".

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Friday, April 3, 1987

Two towns plan land use meetings

Planning boards in Murfreesboro and Winton will meet Tuesday to continue their work in preparing local land use plans.

The Murfreesboro Planning Board will meet at 1 p.m. April 7 at the Town Hall and Winton Planning Board will meet at 7 p.m. April 7 in the Town Hall.

These meetings are open to the public and board members encourage interested persons to attend.

Both towns are preparing land use plans in accordance with the guidelines of the state's Coastal Area Management Act (CAMA).

Winton is updating a plan prepared in 1981 while the Murfreesboro Planning Board is preparing the town's first comprehensive land use plan.

At earlier meetings socioeconomic conditions, existing land uses and land use concerns were reviewed.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Wednesday, April 15, 1987

Constraints to development reviewed by Winton and Murfreesboro

WASHINGTON — Planning Board's in Murfreesboro and Winton met Tuesday, April 6, to discuss constraints to future land development. Poor soils, the presence of floodplains and state-regulated Areas of Environmental Concern may constrain development in some areas of both communities planners noted.

Both boards are currently working to prepared land use plans for their communities. At previous meetings, current information on population, economic conditions, and land use were analyzed. Both Murfreesboro and Winton are preparing plans in accordance with the guidelines of the State's Coastal Area Management Act (CAMA).

Physical factors such as soils, floodplains, and aquifer recharge areas could limit development in certain places in both communities planners noted. The capacity of public services such as water and sewer systems has limited development in some communities Murfreesboro planners observed. Murfreesboro is fortunate to be water-rich officials noted: the town has adequate water supply to meet demand well into the 1990's and probably beyond.

In contrast, the capacity of the Town's wastewater treatment system may pose some limitations to future development unless actions are taken to correct system infiltration problems. The capacity of the treatment plant is more than adequate to treat average system demand planners noted.

However in periods of wet weather, storm water enters the system and system demand may double, even triple, and exceed capacity. The Town is currently investigating alternatives to correct

infiltration problems.

The Murfreesboro and Winton Planning Boards will meet again, May 5. The Murfreesboro Board meets at 1:00 in the Town Hall; the Winton Board meets at 7:00 in the Winton Town Hall. Interested citizens from both communities are encouraged to attend.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Public Service Announcement

The Murfreesboro Planning Board will meet in the Town Hall at 1:00 pm May 5 to continue its work in preparing the Town's first land use plan. The Winton Planning Board will also meet May 5 at 7:00 pm in the Winton Town Hall to continue its work in updating the Winton land use plan. Both meetings are open to the public and interested citizens are encouraged to attend. Both boards will begin developing policies on resource protection and community development.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Policy Planning Sessions Set

Planning Boards in Winton and Murfreesboro will meet Tuesday, May 5 to begin developing policy statements on future land development. Both Boards are currently preparing land use plans according to the guidelines of the state's Coastal Area Management Act (CAMA). State guidelines specify that local plans address a number of policy areas including resource protection, resource production and management, and economic and community development.

Development along shoreline areas, development in and around sensitive natural, historic and archaeological areas, river access, tourism, and community revitalization are some of the issues that will be reviewed. In Winton, planners will also discuss the capacity of local community facilities and their relationship to future development. Both meetings are open to the public and interested citizens are encouraged to attend. The Murfreesboro Planning Board meets at 1:00 pm in the Town Hall. The Winton Planning Board meets at 7:00 pm in the Winton Town Hall.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Planning Board Develops Policies on Resource Protection

Murfreesboro - Murfreesboro planners approved five policies for protecting the area's natural resources at their meeting May 5. The policies will be included in the Town's land use plan. The Planning Board has been working on preparing a land use plan for the Town since December of last year. The Board is now beginning to formulate policy goals for land development in the Murfreesboro area. The Murfreesboro Land Use Plan is being prepared in accordance with the guidelines of the State's Coastal Area Management Act (CAMA).

Board members approved five policies for resource protection and a number of strategies to attain each policy objective. Protecting and enhancing water quality in the Meherrin River should be a major local goal planners agreed. To attain this objective, planners suggested that the Town should encourage strict enforcement of water quality regulations by the State Department of Environmental Management and support programs such as the Agricultural Cost Share Program which help reduce pollution from agricultural operations. Preserving and protecting Areas of Environmental Concern and protecting the Town's present and future water supply should also be included as important local goals planners agreed. Similarly, planners included protection of the Town's historic and cultural resources in their list of policy statements. As a fifth objective, planners recommended that the Town adopt a policy to discourage development in areas where land is not physically suitable for development. Planners urged that the Town continue participating in the Federal Flood Insurance Program and that strict enforcement of the State's Environmental Health Code was necessary in the extraterritorial area where septic tanks are used.

The Planning Board will address policies in the areas of Resource Production and Management, and Economic and Community Development at their next meeting on June 2. All interested persons are encouraged to attend. Meetings are held at 1:00 pm in the Murfreesboro Town Hall.

Mid-East Commission
P. O. Drawer 1787
Washington, NC 27889
May 27, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Public Service Announcement

Planning Boards in Murfreesboro and Winton will meet on Tuesday, June 2 to continue working on local land use plans. The Murfreesboro Board meets at 1:00 pm in the Town Hall. The Winton Board meets at 7:00 pm in the Winton Town Hall. Interested persons are urged to attend.

The News - Herald

For Hertford County and The Roanoke-Chowan Area

Friday, May 29, 1987

M'boro, Winton Planning Boards to meet

The Murfreesboro Planning Board will meet at 1 p.m. June 2 in the town hall to continue working on local land use plans.

At 7 p.m. June 2, the Winton Planning Board will meet in the town hall to review the town's current land classification map and discuss what changes, if any, should be made in this year's plan.

Both meetings are open to the public.

The News - Herald

For Hertford County and The Roanoke-Chowan Area

Wednesday, June 17, 1987

Land management policies outlined

MURFREESBORO — The importance of farming and forestry activities to the Murfreesboro area has been recognized by its planning board.

At their most recent meeting, planning board members agreed on six policies in the area of resources production and management.

Noting that one of every four acres of land in the county is cropland or pastureland, the board urged the town to adopt policies to protect and enhance agricultural uses in the Murfreesboro area and to preserve prime farmland areas.

Emphasizing the importance of farming locally, board members observed that in 1984 Hertford County ranked 29th in the state in the amount of corn bushels sold and ranked fourth in the poundage of

peanuts produced.

Forest-related operations are also important activities locally and county-wide, according to the board members. A policy was adopted to protect commercial forestland and discourage development that will have adverse impacts on the area's productive natural resources such as farm and forest land.

These policy objectives will be included in the land use plan the Murfreesboro board is preparing. The plan, being prepared according to the guidelines of the State's Coastal Area Management Act, will be the town's first comprehensive land use plan.

The work will continue when the board meets at 1 p.m. July 17 in the town hall. The meeting is open to all interested individuals.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889
June 30, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Public Service Announcement

The Murfreesboro Planning Board will meet on Tuesday, July 7 to continue working on the Town's land use plan. All interested persons are encouraged to attend. Meeting begins at 1:00 pm in the Town Hall.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889
June 30, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Murfreesboro Planners to Meet

The Murfreesboro Planning Board will meet on Tuesday, July 7 to finalize policy objectives for inclusion in the Town's 1987 Land Use Plan. The Board has been working since December to prepare a land use plan for the Town in accordance with the guidelines of the State's Coastal Area Management Act (CAMA). The Planning Board has been compiling information on existing land uses, constraints to development, and socioeconomic data, and is now entering the final stages of the Planning process. At Tuesday's meeting the Board will also begin to prepare a land classification map for the Murfreesboro area. The Planning Board meets at 1:00 pm in the Murfreesboro Town Hall. All interested persons are encouraged to attend.

The News - Herald

For Hertford County and The Roanoke-Chowan Area

Wednesday, July 22, 1987

Council members to get land classification plan

MURFREESBORO — The Murfreesboro Planning Board completed several months of work by approving a land classification scheme for the town and its extraterritorial area.

Planners met July 7 to finalize policy objectives on economic and community development, public participation, and storm hazard mitigation, thereby completing the

major elements of the Town's first CAMA Land Use Plan.

The Coastal Area Management Act (CAMA) was adopted in 1972 in an effort to protect the state's fragile coastal area. CAMA requires comprehensive land use planning in all 20 of the state's "coastal counties" (of which Hertford is one), and optional land use planning by local

municipalities. Most local governments have elected to participate in the CAMA planning process; this will be Murfreesboro's first comprehensive land use plan.

The Town Council will review the preliminary Land Use Plan at its Aug. 25 meeting. Upon Council approval of the Planning Board's work, the plan will be submitted to

the state for review and comment.

A public hearing and final adoption of the plan is scheduled for late fall. The Council's Aug. 25 meeting is open to the public. The Council meets at 1 p.m. in the Town Hall. Interested persons may obtain a copy of the draft plan from the Mid-East Commission, P.O. Box 1787, Washington, N.C.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889
September 2, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Public Service Announcement

The Murfreesboro Town Council will meet Tuesday, September 8 to review the Town's preliminary Land Use Plan. All interested persons are encouraged to attend the Council meeting which begins at 1:00 pm in the Murfreesboro Town Hall.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Friday, September, 4, 1987

Council to review Land Use Plan

MURFREESBORO -- The Murfreesboro Town Council will review the town's preliminary Land Use Plan at its Sept. 8 meeting.

At the meeting, the Planning Board will receive the Council's comments on its preliminary planning efforts. Contingent upon Council approval, the plan will then be sent to state officials for review and comment.

A public hearing and final adoption of the plan is scheduled for late fall. The meeting begins at 1 p.m. in the town hall.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

M'boro council approves preliminary Land Use Plan

MURFREESBORO — Council members in Murfreesboro Tuesday adopted a Preliminary Land Use Plan.

The plan, submitted by Mrs. Libby Anderson of the Mid-East Commission, is a preliminary draft, she said. "We need your approval today so we can send the plan to Raleigh where it will be gone over with a fine-toothed comb," she told council members.

She said she was sure state officials would recommend some changes, which would be made.

Mayor Billy Hill told the board he had not had time to read "the thick, complicated document" but said if council members felt comfortable enough to approve it he would go along with them.

Councilman Doug Cox commended Mrs. Anderson on the job she had done and said he feels the plan will provide "us with a useful tool. I feel comfortable enough to approve it," he said.

John Gaitten, another council member, said the plan seems reasonable and logical.

Mrs. Anderson told council that the county and some towns are more familiar with the plan since they have had it for several years and this is the first one for Murfreesboro.

"There are no hidden meanings, just recommendations," she added. The planning board, she continued, has given the plan its approval.

The plan provides information to new residents, developers and sets out ideas about areas that can be developed extensively. She pointed out that the plan does recommend that land now in use for agriculture and forestry be preserved.

"Do you feel too restrictive as far as development relates to agriculture and forestry?" Gaitten asked.

"This is only a five-year plan," Mrs. Anderson said. "It can be changed if it appears too restrictive."

Cox pointed out that the plans shows the U.S. 158 bypass on the south side of the town "when we have gone on record as supporting it

on the north side."

Mrs. Anderson said this could easily be changed.

Cox then made a motion to approve the preliminary plan. There was a second from Gaitten and the vote was unanimous.

In other action, council held two public hearings on rezoning. One involved mobile homes and the other was a piece of property owned by G.D. Phillips Jr.

Up until Tuesday, the town's R-20MH zone provided for family-type dwellings including shingled double-wide modular and mobile homes. The amendment to the ordinance

allows placement of all mobile homes that were constructed since 1970. It stipulates that the tongue and axle must be removed from the mobile home and it has to be placed on a foundation.

Council agreed to rezone the Fieldcrest Subdivision (Phillips' property) from R-20MH to R-15MH. It was noted that the planning board had determined that the rezoning would not adversely affect existing homes.

Council also approved a budget amendment to provide for paying the electrical expenses for the Mur-free Center and the old town hall.

Wednesday
September 9, 1987

**NOTICE OF
PUBLIC HEARING
TOWN OF
MURFREESBORO CITIZENS**

The Town of Murfreesboro will receive public comment on the Town's 1987 CAMA Land Use Plan on Tuesday, February 9 at 1:00 p.m. in the Murfreesboro Town Hall. The plan outlines policies on land use and development that the Town will follow over the next five years and classifies land in the Town and the extraterritorial area according to the guidelines of the state's Coastal Area Management Act (CAMA). Copies of the plan are available for review at the Murfreesboro Town Hall from 9:00 a.m. to 5:00 p.m., Monday through Friday.

The Honorable WILLIAM W. HILL, Mayor, Town of Murfreesboro

Hc01 01

BIBLIOGRAPHY

Hertford County Office of Emergency Management, Hertford County Hurricane Evacuation and Shelter Plan. Winton, NC, January 1987.

Historic Murfreesboro, Incorporated, "Historic Murfreesboro North Carolina."

Mid-East Commission, "Hertford County Land Use Plan Update." 1986.

News Herald, "Bottleneck to be Eased at Murfreesboro at Murfreesboro Corner." 26 November 1986.

News Herald, "Officials Look at Past, Future." 2 January 1987.

North Carolina Department of Commerce, 1985-86 Directory Manufacturing Firms. Raleigh, 1984.

North Carolina Department of Commerce, Division of Travel and Tourism, "1985 North Carolina Travel Study." Raleigh, May 1986.

North Carolina Department of Cultural Resources, Division of Archives and History, Correspondence, 28 January 1987.

North Carolina Department of Natural Resources and Community Development, Division of Parks and Recreation, Correspondence, 1 December 1986.

North Carolina Department of Natural Resources and Community Development, Division of Environmental Management, "Interim Report on Groundwater Conditions in Northeastern North Carolina." Raleigh, November 1977.

North Carolina Department of Transportation, Transportation Improvement Program. December 1986.

Office of State Budget and Management, Profile North Carolina Counties. Raleigh, Seventh Edition 1986.

Office of State Budget and Management, "North Carolina Municipal Population 1985." Raleigh, September 1986.

Office of State Budget and Management, Statistical Abstract North Carolina State Government. Raleigh, Fifth Edition 1984.

Telephone Interview, Darrell Nicholson, Registrar Chowan College, 17 December 1986.

U. S. Department of Agriculture, Soil Conservation Service, Soil Survey of Hertford County North Carolina. July 1984.

U. S. Department of Commerce, Bureau of the Census, 1970 Census of Population. Washington, D. C. Government Printing Office, March 1983.

U. S. Department of Commerce, Bureau of the Census, 1980 Census of Population. Washington, D. C. Government Printing Office, October 1983.



3 6668 14102 9308

NOAA COASTAL SERVICES CENTER LIBRARY