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WASHINGTON COUNTY

LAND USE ELEMENT

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July 31, 1978

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ACCEPTANCE

The following document, Washington County Land Use Element, inclusive of all policies, determinations, and priorities was adopted by the Washington County Board of Commissioners on _____ 21st _____ day of August _____, 1978 _____.

I, Kathryn H. Wilkins, do hereby certify that the Washington County Board of Commissioners adopted the Washington County Land Use Element on the above date and that this action is duly recorded in the official minutes of the aforementioned governing board.

I attest

Kathryn H. Wilkins
Name

Seal _____

August 30, 1978
Date

My authorization expires on _____ 1st _____ day of _____
December _____, 1978 _____.

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SECTION I - INTRODUCTION

Purpose

Concern over the utilization of land resources has become an increasingly crucial subject over the past two decades. As various forms of land development have engulfed previously undeveloped acreage; the realization that land is a finite resource has occurred.

The purpose of this document is to provide direction for addressing land use concerns of the local government - Washington County and her citizens. Due to the fact that several related planning documents have been developed during the past five years this document attempts to integrate all relevant material and information into a concise picture of present conditions, public needs and desires, overall goals and objectives, and strategies by which they can be achieved. Through the culmination of this material, it is hoped that another brace in the planning foundation of Washington County will be achieved.

It must be remembered by all concerned that this document will only be effective if the public, local government, State government, and the Federal government utilize it and make conscientious decisions with its assistance. The potential is evident; now the application must follow.

Scope

Numerous planning resources have been utilized in preparing the Washington County Land Use Element. Whether exhibited or referenced in the text, the other materials are essential in understanding the scope of this document. This document seeks to avoid all repetition of work previously accomplished and address those requirements set forth by the Department of Housing and Urban Development under Section 701 guidelines (Comprehensive Planning Assistance).

Planning activities have been numerous in Washington County and its municipalities since the early part of this decade. The main impetus toward land use planning occurred with the passage of the Coastal Area Management Act in 1974. This planning process provided an extensive effort toward public participation, and local awareness of both physical and social planning needs.

With the development of the Washington County Land Use Plan (May 1976), Washington County and the municipalities of Super, Creswell, and Plymouth were provided with a major tool in land use planning. Utilizing this resource and related information, the Washington County Land Use Element provides an extension of the land use planning efforts accomplished in 1976. The previous planning document must be considered as ancillary material as one reviews this accompanying document. For the purposes of this element the study area is exclusive of the Town of Plymouth.

A complete listing of all referenced material is contained in Appendix I.

SECTION II-A - PHYSICAL ENVIRONMENT

a. Climatic Conditions

See Page 39

Resource Conservation and Development Plan
Albemarle Area
Albemarle RC & D Council

b. Geology and Minerals

See Page 40 and 41

Resource Conservation and Development Plan
Albemarle Area
Albemarle RC & D Council

See Page 75

Washington County Land Use Plan
Coastal Area Management Act

c. Soil types and Characteristics

See Pages 27 - 110

Soil Survey Maps and Interpretations for Washington County
Soil Conservation Service

See Page 59, 62, Figure 20 and Attachment 1

Washington County Land Use Plan
Coastal Area Management Act

See Page 41

Resource Conservation and Development Plan
Albemarle Area
Albemarle RC & D Council

d. Topographic Feature

See Page 68 - 69

Washington County Land Use Plan
Coastal Area Management Act

e. Surface Water Characteristics

See Page 15

Water Feasibility Study - Washington County
Moore, Gardner and Associates

See Page 70 - 71 and Figure 21a and 21b

Washington County Land Use Plan
Coastal Area Management Act

f. Ground Water Characteristics

See Page 9 - 13

Water Feasibility Study - Washington County
Moore, Gardner and Associates

- g. Wetlands
See Page 130
Washington County Land Use Plan
Coastal Area Management Act

- Wetlands and Prime
Waterfowl Habitat Map - Attachment 1, Page 58
Resource Conservation and Development Plan
Albemarle Area
Albemarle RC & D Council

- h. Rare and Endangered Species Habitats
No information available

- i. Animal life and fish
See Pages 55 and 56 and Exhibits 1 and 2
Resource Conservation and Development Plan
Albemarle Area
Albemarle RC & D Council

- See Page 77
Washington County Land Use Plan
Coastal Area Management Act

- j. Unique Natural Areas
See Page 124
Washington County Land Use Plan
Coastal Area Management Act
See Appendix E
Outdoor Recreation Potential
Pamlico Soil and Water Conservation District

- k. Plant Life
See Page 58
Resource Conservation and Development Plan
Albemarle Area
Albemarle RC & D Council

- l. Woodlands
See Page 47, Table 8
See Page 48, Table 9
Resource Conservation and Development Plan
Albemarle Area
Albemarle RC & D Council

- Existing Land Use and Ownership
See Page 46
Patterns - Attachment 1

- m. Sensitive and Fragile Environmental Areas
See Page 124
Washington County Land Use Plan
Coastal Area Management Act

- n. Areas with Development Potentials and Limitations
Refer to Subsections: c,d,e,f,g,j,k,l, and m

Also See Section IV
Washington County Land Use Plan
Coastal Area Management Act

- o. Air Quality
No Information Available
- p. Floodways
See Figure 17
Washington County Land Use Plan
Coastal Area Management Act

SECTION II-B - MAN-MADE ENVIRONMENT

- a. Detailed Land Use
See Land Use Map
- b. Housing Conditions
Refer to Washington County Housing Element

SECTION III - SOCIAL, CULTURAL, AND ECONOMIC ENVIRONMENT

Population Trends and Characteristics

Washington County, as many counties of Eastern North Carolina, is a predominantly rural county in nature. Only one (1) percent of the County's 342 square miles is devoted to urban-type development of land. Simulating this rural characteristic is the County's population which has 43.9% of the total population living in three incorporated municipalities, each under 5,000 persons population.

<u>FIGURE 1</u>	<u>POPULATION</u>	<u>% OF TOTAL</u>
Town of Plymouth	4,774	34.01
Town of Creswell	670	4.77
Town of Roper	680	4.84
County of Washington (Outside Municipalities)	7,914	56.38
County of Washington	14,038	100%

Source: 1970 Bureau of Census

Commensurate with Washington County's rural character, the population growth has been small by normal comparison, with marked stability overall. This pace may be quickening as the 1976 estimates below reveal. These statistics indicate a wide discrepancy with recent documented projections for 1980.

<u>FIGURE 2</u>	<u>POPULATION ESTIMATE</u>
1976 Bureau of Census Information(1976)	14,938
1976 Washington County Land Use Plan-CAMA	14,100
1975 Region R Water Feasibility Plan	14,100

Utilizing the most recent information available, this document establishes a greater projection for 1980. Due to the fact that the information's basis is county-wide, no inference can be made concerning the location of the population growth(i.e. urban-rural). It is felt the upcoming Bureau of Census information will provide further insight into the growth that has been experienced since 1970.

The expected population in 1980 for Washington County was established by projecting the average yearly growth rate

experienced over the last thirty-six years (1940 - 1976). This approach identifies an annual increase of 71.4 persons. Based on current, available figures a new projection of 15,298 is obtained for Washington County. This information is portrayed in the following illustration:

<u>FIGURE 3</u>		<u>% of Change</u>
1940	12,323	-
1950	13,180	6.95
1960	13,488	2.34
1970	14,038	4.08
1976*	14,938	6.41
1980	15,298	2.41

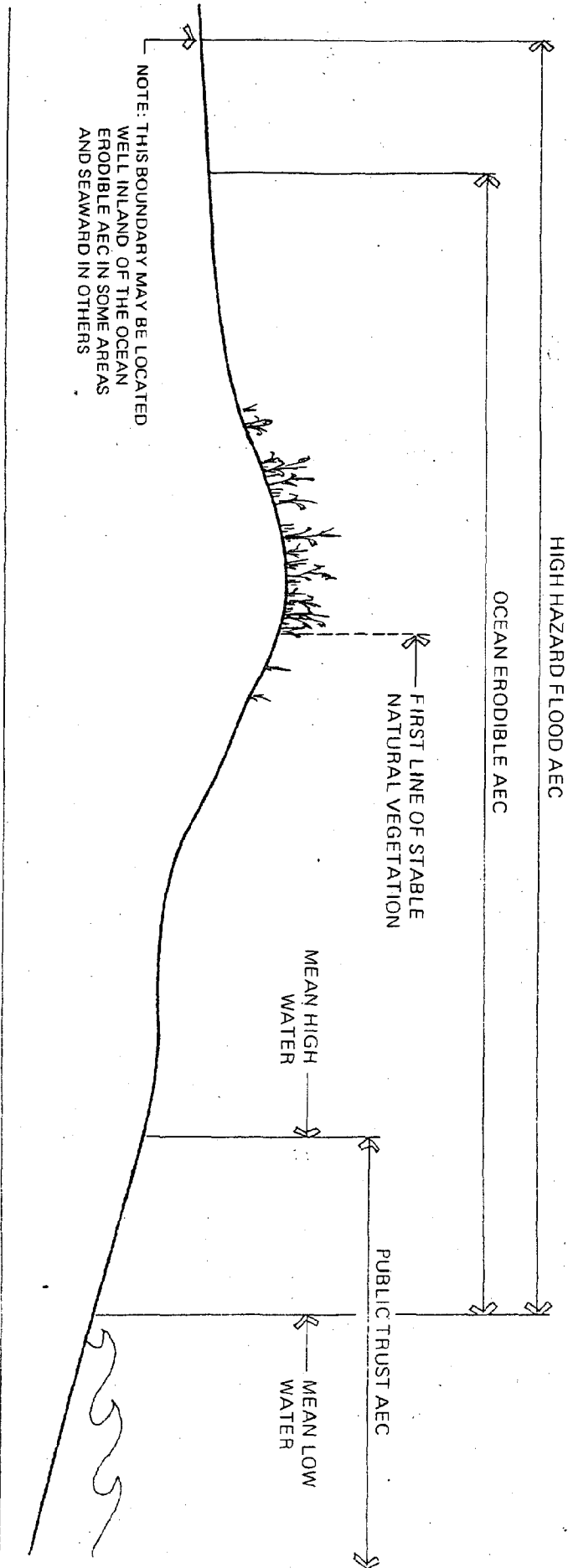
Source: U.S. Bureau of Census(1970)
*U.S. Census Estimate

There are several characteristics of Washington County's population that are noted in the following illustration. One significant factor is the large number of minority residents, particularly in the townships of Lees Mill and Plymouth. A high percentage of minority residents also is evident in Lees Mill and Skiddersville townships. One additional factor is the concentration of population in and around the Town of Plymouth.

RACIAL BREAKDOWN

<u>Figure 4</u>	<u>Minority</u>	<u>Non-Minority</u>	<u>Total</u>
Lees Mill Township (inclusive Town of Roper)	2,078	1,329	3,407
Plymouth Township (inclusive Town of Plymouth)	2,570	4,941	7,512
Scuppernong Township (inclusive Town of Creswell)	585	1,148	1,733
Skiddersville Township	611	775	1,386

OCEAN HAZARD AREAS OF ENVIRONMENTAL CONCERN



NOTE: THIS BOUNDARY MAY BE LOCATED WELL INLAND OF THE OCEAN ERODIBLE AEC IN SOME AREAS AND SEAWARD IN OTHERS

HIGH HAZARD FLOOD AEC:

AREAS SUBJECT TO HIGH VELOCITY WATERS DURING A 100 YEAR STORM V1 - V30 ZONES IDENTIFIED ON FIA FLOOD INSURANCE RATE MAPS

OCEAN ERODIBLE AEC:

60X AVERAGE ANNUAL LONG-TERM EROSION RATE + 100 YEAR STORM RECESSON MEASURED LANDWARD FROM THE FIRST LINE OF STABLE NATURAL VEGETATION, BUT INCLUDING THE OCEAN BEACH TO MEAN LOW WATER

PUBLIC TRUST AEC:

EXTENDS TO SEAWARD LIMIT OF STATE JURISDICTION

INLET HAZARD AEC (NOT SHOWN):

LOCATED ALONG INLET SHORELINES. THE LANDWARD BOUNDARY IS DETERMINED FROM STATISTICAL ANALYSIS OF INLET MIGRATION CONSIDERING FACTORS SUCH AS PREVIOUS INLET TERRITORY AND OTHER NATURAL AND MAN MADE INFLUENCES. THE INLET HAZARD AEC'S ARE DELINEATED ON 1" = 400' AERIAL BASE MAPS AVAILABLE FOR REVIEW FROM THE OFFICE OF COASTAL MANAGEMENT.

Use of Ocean Setbacks to Manage High-Density Development in North Carolina

by Kathryn Henderson and David Owens
North Carolina Office of Coastal Management

Introduction

Development patterns along North Carolina's coast have changed over the last five years from a combination of single-family cottages and motels to multi-unit dwellings such as condominiums and high-rise hotels. In response to the accelerating construction and the special problems it poses to the protection of lives, property, and natural resources, the North Carolina Coastal Resources Commission (CRC) recently approved rules to double existing oceanfront setbacks for such large structures. Setback rules govern construction siting along the coast, i.e., how far a building must be set back from the water.

The rule, which went into effect November 1, 1983, is an important step toward strengthening the state's oceanfront management policy. Although it is only one component in an overall system for coastal management, the new regulation is a key to enabling prospective planning to contend with the hazards of storms and erosion.

The new rules advance the old oceanfront management policy by focusing attention on the special problems created by condominiums and hotels. The old setback rule, which remains in effect for any building of less than 5,000 square feet or four dwelling units, requires that development be located, at a minimum, the furthest landward of four points: 1) a distance equal to 30 times the long-term annual erosion rate, measured from the vegetation line; 2) behind the crest of the "primary" dune (defined as the first dune with an elevation equal to the 100-year storm level plus six feet); 3) behind the landward toe of the "frontal" dune (defined as the first dune with sufficient height, vegetation, continuity, and configuration to offer protective value); or 4) 60 feet landward of the vegetation line.

These setbacks have been the backbone of oceanfront management since their adoption in 1979. The new rules strengthen that program by specifically addressing relatively new, high-density forms of development. Under the new rules, the setback distance will be determined by the old setback rule or by multiplying 60 times the average annual erosion rate for each area along the coast, whichever provides the widest buffer strip. So, for a town with an average annual erosion rate of two feet per year, a minimum setback of 120 feet will be required.

The Purpose

Erosion and storms create financial, legal, and safety problems unique to large, multi-unit structures. To reduce the costs of storm and erosion damages and provide greater protection for the beach-dune system, the CRC decided to increase the buffer zone between the ocean and such structures.

Oceanfront buffers are intended to minimize further catastrophes. The size of motels and condominiums make them extremely difficult—and sometimes impossible—to relocate should erosion of the dunes

threaten the buildings' foundations. Such moves are made more difficult by legal problems typical of buildings with multiple owners. As time-sharing and "motel" condominiums become more popular, these "questions of ownership and movability may become increasingly complex," explains Ralph Cantral, chief of implementation and enforcement in the Office of Coastal Management (OCM).

The investments required for large developments in hazardous areas increase the pressure to build subsequent oceanfront erosion control structures, especially if a building is imminently endangered. Such pressure could result in the use of public funds for shoreline stabilization, while most stabilization techniques other than beach nourishment reduce public access to, and use of, the beach.

The costs to the public from storm damage are well-documented. Where developments are damaged, expenditures for flood insurance will increase as will those for restoring public services such as water, sewer, and electricity. Disaster relief after hurricanes is expensive as well, and these costs will be substantially higher if large structures are not sited properly. According to Dr. Neil Frank, director of the National Hurricane Center, 90 percent of the damage caused by recent hurricanes occurred within 300 feet of the dune line. The old setback regulation did not provide adequate protection for the structures most vulnerable to such storms.

Recent experiences with severe, short-term erosion has indicated that the setbacks for immovable structures were inadequate. During the winter of 1983 some areas with average long-term erosion rates of less than two feet per year had up to 40 feet of erosion during a few months' time. As Cantral explains, "This points out that the current setback is merely an indicator of an area of risk. It identifies an extremely hazardous area but does not indicate which areas are safe for building. The present setback regulation is a bare minimum in regard to protection of life and property."

The Commission concluded that movement of the shoreline is inevitable. Regulations, especially for permanent multi-dwelling structures, should protect the beach and oceanfront structures for the longest practical period of time.

In order to determine the limits of the new setback rule, certain technical issues had to be resolved. For instance, the accuracy of erosion rates and storm damage was thoroughly examined by Steve Benton, head of technical services at OCM. Using raw data gathered by Dr. Robert Dolan of the University of Virginia, Benton further refined it in order to update the erosion rates as precisely as possible.

It was also necessary to consider the potential economic consequences of doubling the setbacks. Through this discussion it was realized that a flat multiplier of 60 could impose a financial hardship on property owners and local governments in areas with particularly high average annual erosion. For the areas of the coast with an average annual erosion rate less than or equal to the approximate average for the entire coast (3.5 feet), the setback was doubled. Areas with erosion rates greater than 3.5 feet per year will have a maximum additional setback of 105 feet (3.5 times 30) over the existing setback. For instance, in an area with an annual erosion rate of 10 feet per year, the existing setback is 300 feet. Under the new rule, the setback will remain at 300 feet for cottages, but large structures will have to be at least 405 feet back from the vegetation line.

PERCENTAGE RACIAL BREAKDOWN

FIGURE 5

	<u>Minority</u> %	<u>Non-Minority</u> %	<u>% Of</u> <u>County</u>
Lees Mill Township (inclusive Town of Roper)	60.9	39.1	24.27
Plymouth Township (inclusive Town of Plymouth)	34.21	65.77	53.51
Scuppernong Township (inclusive Town of Creswell)	33.76	66.24	12.34
Skiddersville Township	44.08	55.92	9.87

Population trends such as migration rates have shown significant losses in the young working class group (24-45),¹ while younger (15-24) and older (over 45) are more stable.

Comparative figures of neighboring counties indicate the County is in the middle population range and shows the only population increase during the previous decade.²

Cultural Considerations

The major cultural assets in Washington County include historical sites and areas of undisturbed aesthetic beauty. Each is predominant in any review of the County's history.

From the early shoreline settlements that flourished with lumber and agriculture as their mainstays, Washington County etched marks into history beginning in the early 1700's.

¹ Washington County Land Use Plan, May 1976, page 5

² Washington County Land Use Plan, May 1976, page 7

Though the establishment of Somerset Plantation in the early 1780's stands as the most significant historical event of this period, several other noted historical events and structures evolved during this time period. The listing in Appendix II identifies the extensive base of heritage that still remains within the County.

In addition to sites of historical significance, Washington County also possesses extensive areas of natural beauty. Many of these areas exist along the shorelines of the Roanoke River and Albemarle Sound. They include natural sandy shorelines, stands of cypress, and broad areas of marshland. Inland, the County also has areas of natural beauty inclusive of Lake Phelps and Pungo Lake.

Economic Considerations

Note: This section is adequately covered by Pages 12-21 in the Washington County Land Use Plan (CAMA).

The following paragraphs supplement this material for certain points not addressed in this document.

Land ownership is a primary factor in influencing the overall economic situation of Washington County. Extensive research has been made that in 1974 was completed, indicated an extensive amount of large land holdings in Washington County.³ Information

³ Washington County Land Use Analysis

taken from this document delineates corporate land holdings, private land holdings/in excess of 100 acres, federal and state held lands, and other similar large amounts of ownership. The document shows that these land holdings are scattered throughout the County, with most land holdings of considerable size being located away from the municipal jurisdictions. In contrast, smaller land holdings occurred in close proximity to the municipalities and major transportation corridors.

The major areas of State and Federal ownership include the following:

1. Pettigrew State Park (Lake Phelps)
2. Pungo National Wildlife Refuge (Pungo Lake)
3. State Research Farms

SECTION IV. GOALS, OBJECTIVES, AND EVALUATION CRITERIA

Background -

As with many rural counties, Washington County's history of slow population and economic growth establishes a level of moderate expectations and limited goals. With the acknowledgement of this setting, the perspective of land use goals in Washington County is firmly established.

Changes in the utilization of land are based upon many contributing factors inclusive of economic conditions, physical constraints, public demand, and available access. These conditions must be taken into consideration when goals and objectives are compiled. Their continued compatibility should be determined as evaluations take place in the future.

The following sections represent a composite and refinement of land-related goals that have been developed to guide the growth and actions of Washington County. They provide a picture of the direction and needs that the County perceives as imperative to sustain rational steps toward future land use decisions.

The thrust of these goals and objectives are subject to the continuing efforts of local government to recognize their limitations and build upon changing circumstances.

Goals and Objectives

The following goals and objectives represent directions to address the identified needs of Washington County. The development of these goals provide for those critical factors that directly or indirectly affect land use for the County and the Towns of Creswell and Roper, where applicable.

GOAL - TO PROTECT AND ENHANCE THE NATURAL AND CULTURAL RESOURCES
OF WASHINGTON COUNTY

Objectives

- (1) Improve storm drainage on all creeks in the county to minimize local flooding.
- (2) Develop plan to clear and snag the Scuppernong River.
- (3) Develop regulations that will control the breach of watersheds and the incidence of wind erosion.
- (4) Provide for the completion and publication of a county-wide detailed soil survey.

- (5) Provide for the organization of a forestry association for areawide interests.
- (6) Regulate the dumping of animal wastes into public waters.
- (7) Petition the expansion of Pettigrew State Park at Lake Phelps.
- (8) Provide for the establishment of a system of neighborhood parks as specified in the Washington County Recreation Plan.
- (9) Implement zoning and subdivision controls to provide for orderly development.
- (10) Provide for the installation of herring passageways and fish attractors in certain waters of the County.
- (11) Develop regulations to require the bulkheading of all shore property subject to erosion along the Albemarle Sound.

Assessment A

Through the above activities, Washington County will proceed in the elimination of water-related problems; plus address those factors that will provide support of the overall natural character of the County.

In addressing these goals and objectives the County will be able to evaluate its progress by noting the protective measures that have been developed during the next five years. Secondly, those goals that are highlighted and supported by local actions will provide evidence of the County's progress toward stated objectives.

GOAL - TO PROVIDE FOR THE ECONOMIC NEEDS OF COUNTY RESIDENTS
BY ATTRACTING NEW BUSINESS AND INDUSTRY.

- (1) Support the Economic Development Commission's steps to encourage new industry to locate in Washington County.
- (2) Recommend and support the widening of U.S. 64 across the entire county.
- (3) Develop a plan to provide for the upgrading of critical road conditions in the County.
- (4) Continue efforts to develop a community water system throughout most sections of the County.
- (5) Advocate a Wenona to Pea Ridge road to the State Department of Transportation.
- (6) Work in conjunction with surrounding counties to support the development of an interstate coastal highway.

Assessment B

A determination of the County's improvement in the quality of life for her citizens stands as the major tool of measurement in accomplishing the above objectives. Thus, the upgrading of economic and general living conditions must be related to the level of employment, income and wage levels, and capital improvements.

Through constant recognition of these objectives the County can evaluate its progress toward eliminating existing impediments of economic growth and proceed toward an evident improvement in the overall standard of living.

GOAL - TO IMPROVE THE LEVEL OF SERVICE OF LOCAL GOVERNMENT

- (1) Upgrade county police protection and reconnaissance.
- (2) Pursue the implementation of a direct dialing system for telephone calls between the Creswell area and the Plymouth area.
- (3) Develop a plan to provide for a Sheltered Workshop for the handicapped in Washington County.
- (4) Provide for the continued improvement of the Dog Control Program in the County.
- (5) Expand supervised league sports in the County and address the need for a full-time recreation personnel.
- (6) Seek to expand and publicize the library and health services for the eastern portion of the County.

Assessment C

In assessing the improvement of local government services one must recognize that many factors need to be considered. It is both impossible and unfeasible for any level of government to address all service needs of its citizenry; thus restrict itself to those that are most urgent or feasible.

The implementation and levels of improvement attained in the services addressed in the above objectives must stand as measurement. Through the provision of these services at an adequate level, the County must assume that their purpose will be accomplished.

Coordination Mechanism

The County of Washington and the Towns of Creswell and Roper will seek to maintain an administrative structure that will allow for the continuing pursuit of all goals and

objectives contained in the document. This structure will consist of the staff expertise and support staff needed to accomplish such work.

In addition, the County and involved Staff will provide a basis for coordination between those citizen groups, governmental offices, or other interested parties, perceived to be an integral part in the satisfaction of projected needs and/or goals.

The County will strive to provide the local impetus toward all goals but utilize all available administrative resources in producing the most, direct, efficient, and cost-effective route in assuring the attainment of goals and objectives.

SECTION V - PLAN FORMULATION

Overview

In accordance with previous planning elements and in concert with all sections of this document, the following subjects are addressed in direct and succinct terms. Each subject allows a direct interpretation of future land use planning efforts as they relate to local growth, local conditions, and local needs.

Projection of Future Land Demands

As seen in Section III, increased land development is not expected to be spurred by sizeable increases in population. With prevailing rural attitudes preferring changes to be minimal,⁴ the combination is expected to result in little demand for changes in the present pattern of land development.

Those changes that do occur are expected to revolve around the municipalities, traffic corridors, and recreational-type lands. The magnitude of this development is not expected to be extensive due to various factors already cited.

The pursuit of several objectives and goals of this document will ultimately affect the county's growth rate.

⁴Washington County Land Use Plan, May 1976, page 3

One must realize that a constant effort to review existing land use, land classification, and land demands must be involved in future land considerations.

Land Classification

In accordance with the directives of the Coastal Area Management Act, a land classification system was developed to assist local planning efforts. The system's intent is to allow a consistent approach to defining the present characteristics of land resources and establish a framework for projecting the future development and land demands within the County and its municipalities.

The benefits and uses of a land classification system are numerous. The major provisions are:

- (1) Allows the application of development controls (i.e. subdivision, zoning) to be effectively directed.
- (2) Allows the identification and protection of fragile or environmentally sensitive lands.
- (3) Provides a basis for planning decisions relating to land acquisition, public facilities, recreation, and transportation.
- (4) Provides a basis for budgeting decisions related to capital improvements, water system expansion, and sewer facilities, and solid waste sites.
- (5) Provides a step toward a system of proper tax distribution by identifying lands with high or low development potential.
- (6) Provides a useful tool in the educational process of local citizens in order that they may be cognizant of the direction that growth is taking place in their community.⁵

⁵Washington County Land Use Plan, May 1976, Page 107

The following definitions depict those land classes established under the Coastal Area Management Act. The following Land Classification Map has been approved as the guide to land use decisions in Washington County. More detailed information concerning the map can be obtained from the Washington County Land Use Plan, Coastal Area Management Act. The following describes the classification system:

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

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

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

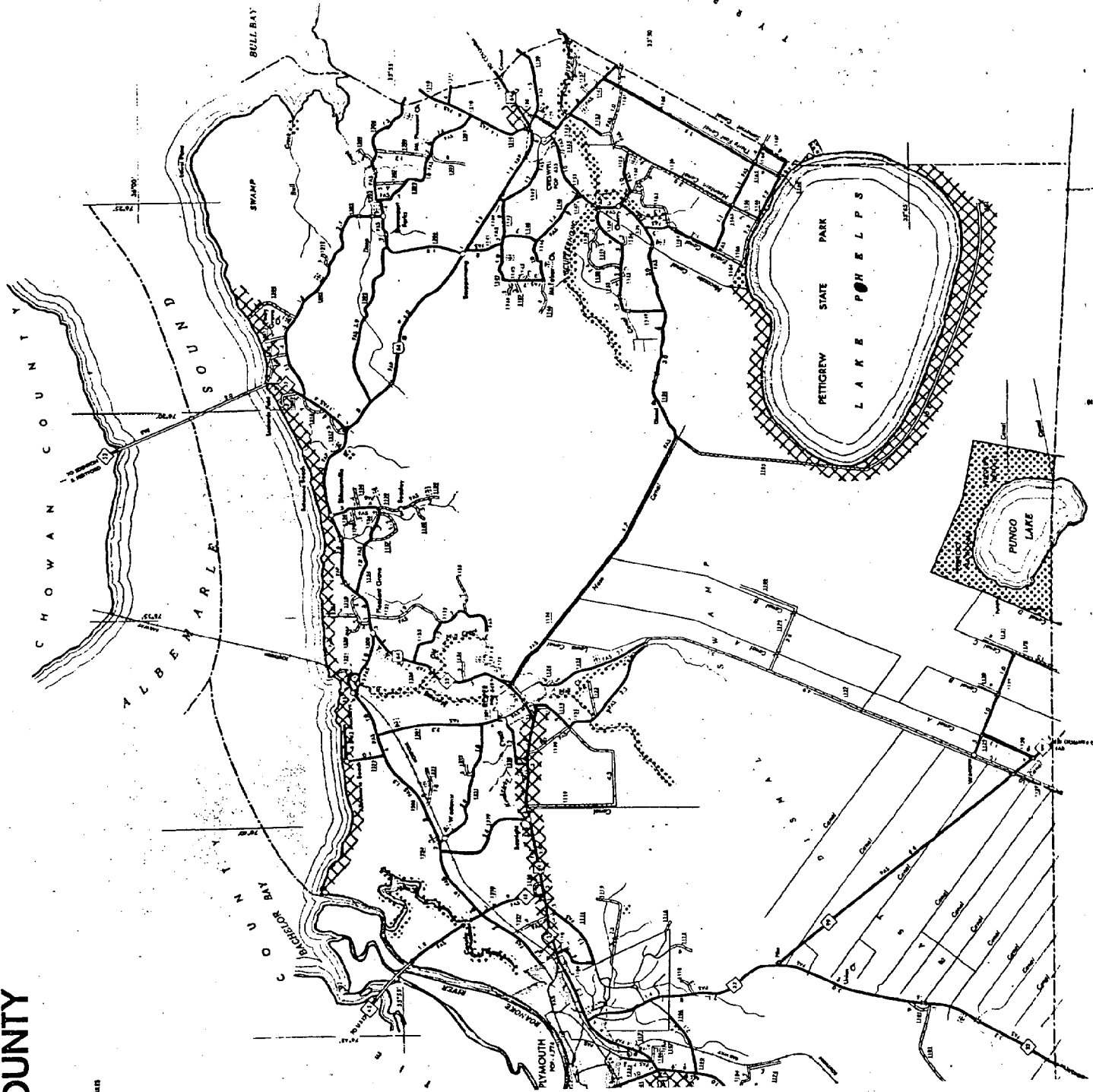
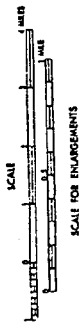
Rural - Lands whose highest use is for agriculture, forestry, mining, water supply, etc., based on their natural resources potential. Also, lands for future needs not currently recognized.

Conservation - Fragile, hazard and other lands necessary to maintain a healthy natural environment and necessary to provide for the public health, safety, or welfare. ⁶

⁶ Washington County Land Use Plan, May 1976, Pages 107 - 108

EXHIBIT I

WASHINGTON COUNTY
NORTH CAROLINA



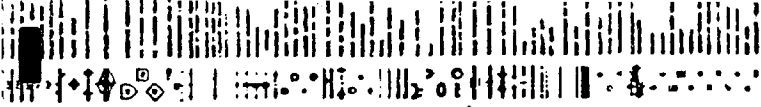
The County and the Planning Board have furthered its review of land class and local development patterns by adopting a map that projects areas of possible development conflict. This work was done in order to recognize problem areas not covered by the Land Classification Map and beyond the scope of Areas of Environmental Concern. It is intended to supplement planning decisions related to this document and other resources. See Exhibit 2.

Environmental Areas






Washington County has three areas that are considered environmentally sensitive under State Law 113A - 113 - Coastal Area Management Act. These include:

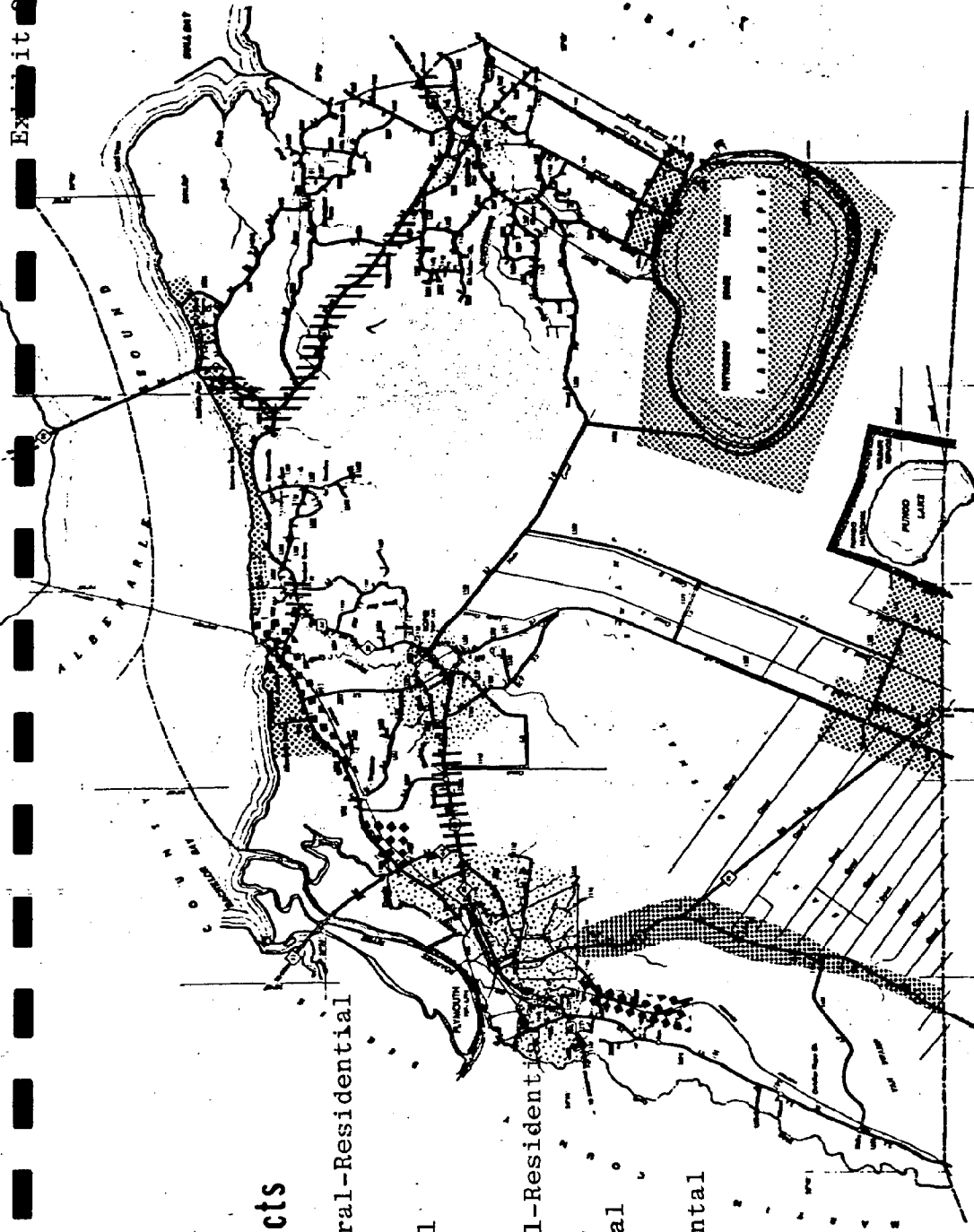
Estuarine Waters

Description. Estuarine waters are defined in G.S. 113-229 (n) (2) as, "all the water of the Atlantic Ocean within the boundary of North Carolina and all the waters of the bays, sounds, rivers and tributaries thereto seaward of the dividing line between coastal fishing waters and inland fishing waters, as set forth in an agreement adopted by the Wildlife Resources Commission and the Department of Conservation and Development filed with the Secretary of State entitled 'Boundary Lines, North Carolina Commercial Fishing-Inland Fishing Waters, revised March 1, 1965,'" or as it may be subsequently revised by the Legislature.



Land Use Conflicts

-  Agricultural-Residential
-  Industrial
-  Commercial-Residential
-  Urban-Rural
-  Environmental



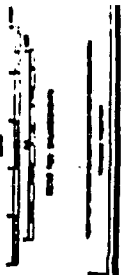
COUNTY OF WASHINGTON

NORTH CAROLINA

DEPARTMENT OF TRANSPORTATION
 DIVISION OF HIGHWAYS - PLANNING AND DESIGN
 U.S. DEPARTMENT OF TRANSPORTATION
 FEDERAL HIGHWAY ADMINISTRATION



Scale: 1 inch = 10 miles
 1:50,000



Location. In Washington County, estuarine waters consist of Albemarle Sound and Bull's Bay.

Significance. Estuaries are among the most productive natural environments of North Carolina. They not only support valuable commercial and sports fisheries, but are also utilized for commercial navigation, recreation, and aesthetic purposes. Species dependent upon estuaries such as menhaden, shrimp, flounder, oysters and crabs make up over 90 percent of the total value of North Carolina's commercial catch. These species must spend all or some part of their life cycle in the estuary. The high level of commercial and sports fisheries and the aesthetic appeal of coastal North Carolina is dependent upon the protection and sustained quality of our estuarine areas.⁷

Areas Subject to Public Rights - Certain Public Trust Areas

Description. All waters of the Atlantic Ocean and the lands thereunder from the mean high water mark to the seaward limit of State jurisdiction; all natural bodies of water subject to measurable lunar tides and lands thereunder to the mean high water mark; all navigable natural bodies of water and lands thereunder to the mean high water mark or ordinary high water mark as the case may be, except privately owned lakes to which the public has no right of access; all waters in artificially created bodies of water in which exists significant public fishing resources or other public resources which are accessible to the public by navigation

⁷Washington County Land Use Plan, May 1976

from bodies of water in which the public has rights of navigation; all waters in artificially created bodies of water in which the public has acquired rights by prescription, custom, usage, dedication or any other means. In determining whether the public has acquired rights in artificially created bodies of water, the following factors shall be considered: (i) the use of the body of water by the public; (ii) the length of time the public has used the area; (iii) the value of public resources in the body of water; (iv) whether the public resources in the body of water are mobile to the extent that they can move into natural bodies of water; (v) whether the creation of the artificial body of water required permission from the State; and (vi) the value of the body of water to the public for navigation from one public area to another public area.

For purposes of the description in 5.0 and 5.1, the following definitions shall apply:

- (1) Mean High Water mark means the line on the shore established by the average of all high tides. It is established by survey based on available tidal datum. In the absence of such datum, the mean high water mark shall be determined by physical markings or comparison of the area in question with an area having similar physical characteristics for which tidal datum is readily available.
- (2) Navigable means navigable-in-fact.
- (3) Navigable-in-fact means capable of being navigated in its natural condition by the ordinary modes of navigation including modes of navigation used for

- (3) recreational purposes. The natural condition of a body of water for purposes of determining navigability shall be the condition of the body of water at mean high water or ordinary high water as the case may be, and the condition of the body of water without man-made obstructions and without temporary natural obstructions. Temporary natural conditions such as water level fluctuation and temporary natural obstructions which do not permanently or totally prevent navigation do not make an otherwise navigable stream nonnavigable.
- (4) Ordinary High Water Mark means the natural or clear line impressed on the land adjacent to the waterbody. It may be established by erosion or other easily recognized characteristics such as shelving, change in the character of the soil, destruction of terrestrial vegetation or its inability to grow, the presence of litter and debris, or other appropriate means which consider the characteristics of the surrounding area. The ordinary high water mark does not extend beyond the well and defined banks of a river where such banks exist.

Location. In Washington County, the following waters are identified as public trust waters: Albemarle Sound, Bull's Bay, Lake Phelps, Pungo Lake, Welch's Creek, Conaby Creek, Mackey's Creek, and the Scuppernong River.

Significance. The public has rights in these waters including navigation and recreation. In addition, these waters support valuable commercial and sports fisheries, have aesthetic value, and are important potential resources for economic development.⁸

Coastal Wetlands - General

Coastal wetlands are defined as "any salt marsh or other marsh subject to regular or occasional flooding by tides, including wind tides (whether or not the tide waters reach the marshland areas through natural or artificial watercourses),

⁸Washington County Land Use Plan, May 1976

provided this shall not include hurricane or tropical storm tides. Salt marshland or other marsh shall be those areas upon which grow some, but not necessarily all, of the following salt marsh and marsh plant species: Smooth or salt water Cordgrass (Spartina alterniflora); Black Needlerush (Juncus roemerianus); Glasswort (Salicornia spp.); Salt Grass (Distichlis Spicata); Sea Lavender (limonium spp.); Bulrush (Scirpus spp.); Saw Grass (Cladium Jamaicense); Cat-Tail (Typha spp.); Salt Meadow Grass (Spartina cynosuroides)." Included in this statutory definition of wetlands is "such contiguous land as the Secretary of NRCB reasonably deems necessary to affect by any such order in carrying out the purposes of this Section." (G.S. 113-230 (a))

Coastal Wetlands - Other Coastal Marshland

Description. All other marshland which is not low tidal marshland and which contains the species of vegetation as listed above.

Location. In Washington County, the coastal wetlands proposed as an area of environmental concern are approximately 37 acres of freshwater marsh surrounding the mouth of Deep Creek where it enters Bull's Bay and approximately ten acres of marsh on Albemarle Sound approximately 300 yards east of the end of N.C. 32 near Bateman's Beach.

Significance. This marshland type also contributes to the detritus supply necessary to the highly productive estuarine system essential to North Carolina's economically valuable commercial and sports fisheries.⁹

⁹Washington County Land Use Plan, May 1976

The higher marsh types offer quality wildlife and waterfowl habitat depending on the biological and physical conditions of the marsh. The vegetative diversity in the higher marshes usually supports a greater diversity of wildlife types than the limited habitat of the low tidal marsh. This marshland type also serves an important deterrent to shoreline erosion especially in those marshes containing heavily rooted species. The dense system rhizomes and roots of *Juncus roemerianus* are highly resistant to erosion. In addition, the higher marshes are effective sediment traps.

These areas, in addition to areas shown as conservation on the accompanying map constitute the land areas that must be considered in future trends of land development.

HOUSING NEEDS

As depicted in the Washington County Housing Element, the future land demand to satisfy housing deficiencies in Washington County will be approximately as follows:

PROJECTED HOUSING NEEDS BY TOWNSHIP (1980)

<u>Figure 6</u>	<u>% of Growth</u>	<u>% of New Households</u>
Lees Mill	21	275
Plymouth	57	738
Scuppernong	13	170
Skinner'sville	10	53
TOTAL		1,237

OPEN SPACE - RECREATION

No sizeable changes in land demands for Open Space-Recreation purposes are foreseen. The goals as set forth in the Washington County Recreation Plan call for a variety of areas containing a maximum of forty-nine acres.

The development of these areas would alleviate the lack of existing recreation areas but not significantly alter land demands or present land use. The areas include:

Site A: 4 acres(SW of Town of Plymouth)
Site B: 10 acres(City-County S.R. 1109)
Site C: 12 acres(N.C. 45 - Multi Purpose Center)
Site D: 6 acres(Mackeys)
Site E: 4 acres(Cherry)
Site F: 13 acres(Skinnersville)

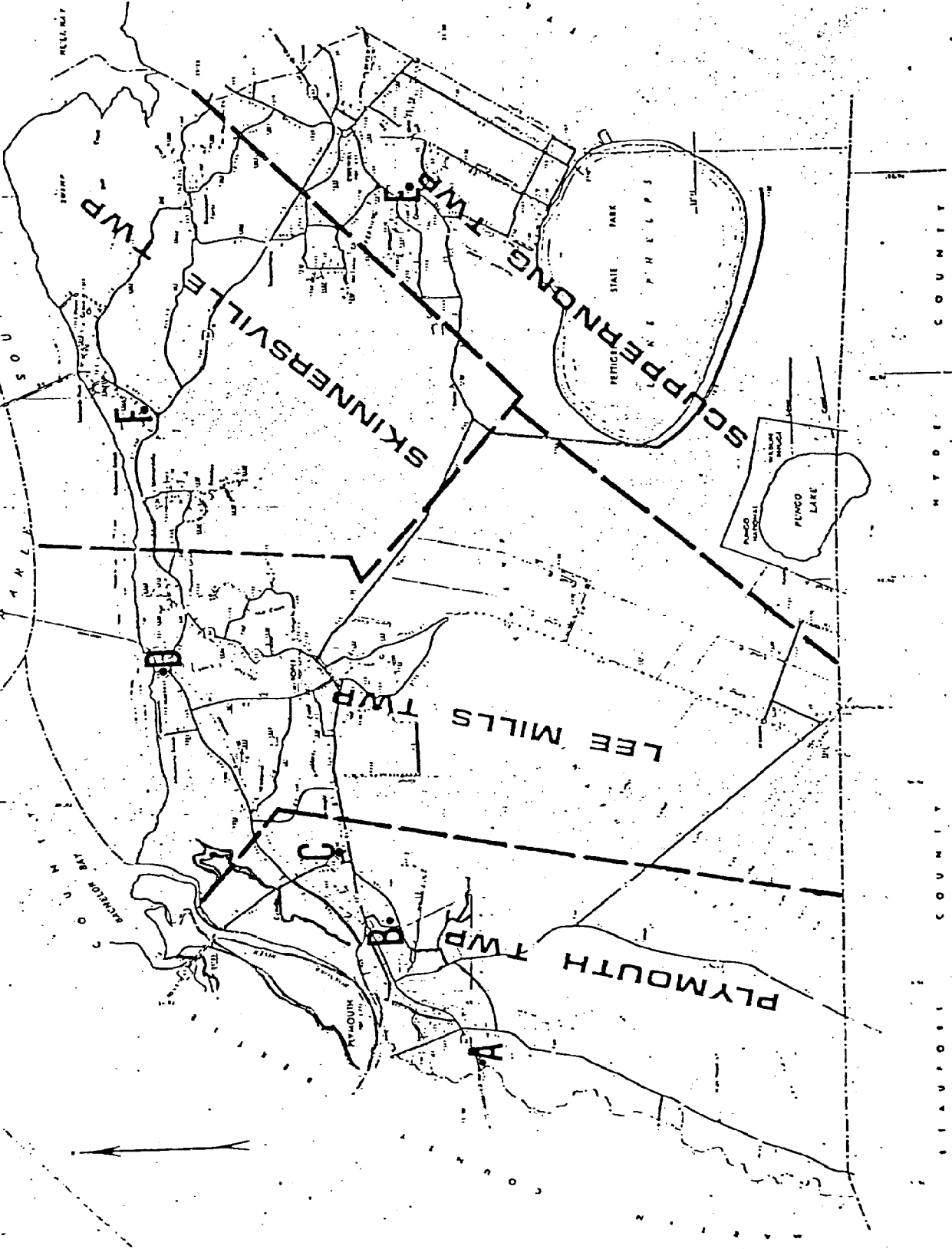
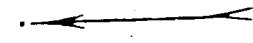
TOTAL 49 acres See Exhibit 3

TRANSPORTATION

This category constitutes the strongest force in the magnitude of land demand in the future. Due to the economic ramifications of increase vehicular access, major improvements or alterations in the present road network would be significant. Though increased land demand would occur, it is probable that most would take place in close proximity to existing municipalities. This is based upon the existence of utilities, accessory services, and peak traffic centers.

The upgrading of U.S. 64 to a 4-lane roadway is seen to be the most probable change in the next 5 - 10 years. In addition, this development would cause the most dynamic change in the transportation/land demand question.

NORTH CAROLINA



PROPOSED PARK SITES

Through the accomplishment of several goals and objectives of this document, the land demand and development caused by this transportation corridor could be accomplished effectively.

GROWTH EXPECTANCIES

No significant changes are expected in the distribution of population in Washington County. All population growth is expected to remain in the northern sectors of the County, clustered around the municipalities. Growth around the Town of Plymouth is expected to be the most notable.

Continuing growth of shoreline home development along the Albemarle Sound is expected with no significant change in the moderate pace that has been set.

Slow rates of growth are expected in the Southern extremities of the County with no change in settlement patterns expected. The growth that does occur should coincide with existing transportation routes with single family residential development the most feasible expectation.

SECTION VI - IMPLEMENTATION STRATEGIES

The accomplishment of a goal stands as the ultimate step in any process. The following paragraph will reveal the general approaches that Washington County intendsto take in accomplishing the goals and objectives set forth in this document. Through these activities and on-going decisions that are compatible with these actions, the County will be able to guide

their efforts in a effective manner.

All of the following activities may be continually reviewed by the appropriate State and Federal agencies to insure that the County's plans are in accordance with stated goals and objectives of the agency in question.

Development Controls

The County will continue to implement and refine its regulations that govern Mobile Homes, Building Codes and Subdivisions. Each control will continue to be implemented to insure quality residential development throughout the County. Their application to specific problems within the County will be in accordance with the Washington County Land Use Element and Washington County Housing Element.

The County will move toward the development and implementation of a Zoning Ordinance. The ordinance will be based upon work already accomplished on the local level (i.e. Land Use Analysis, Washington County Land Use Plan, 1976, Zoning Ordinance Considerations, 1977). This base will be strengthened through a variety of methods to promote understanding and general acceptance by those citizens that are most directly affected.

The finalized document will consider all goals and objectives contained herein, in addition to promoting those aspects of the plan within its capabilities. It is felt that

through the refinement of a Zoning Ordinance in concert with previously-addressed land use concerns, that a workable, effective zoning guide can be accomplished.

The County will also address those projected services and capital improvements reflected in its general growth. Such work will be developed in accordance with the growth outlines addressed in the Land Classification System. It will be done both on the County level and by the municipalities of Roper and Creswell. Such projections will be in response to those priority needs expressed in this document. Other areas of service and capital improvements will be added as a need is determined.

PLANNING ELEMENTS

The County of Washington will strive to address both general and specific problems through the development of needed planning documents. These documents will be developed to direct governmental efforts toward policies and actions that will serve the purposes of overall goals.

In addition, such documents will provide assistance in the education of various groups and interested parties. Through an educational process, recognition and awareness will be obtained to accomplish many local tasks.

Those planning elements needed by the County will be based upon the provisions of this document and include the following:

1. Economic Development Plan
2. Overall Transportation Plan
3. Flood Control Plan
4. County Services Plan
5. Capital Improvements Plan
6. Solid Waste Plan

ECONOMIC DEVELOPMENT INCENTIVES

The local government of Washington County will seek to strengthen its ability to advocate and develop initiatives toward an improved, economic climate.

Through the attainment of certain objectives the County will be able to create those conditions that are seen to be most essential in achieving economic improvement.

Citizen Participation

This element of implementation stands as imperative in the pursuit of stated goals and objectives. Through this activity public approval and support can be generated to accomplish many tasks. Without this element, conflicts, apathy and public resentment can counter or stymie intended progress.

Through existing interest groups, boards, and committees the County will emphasize the need for grass root concern to direct their efforts. Whenever needed, public groups will be called upon to be an active participant in the implementation process.

INTERGOVERNMENTAL ASSISTANCE

In order to maximize the role of "government" in the accomplishment of the goals and objectives of this document, Washington County will seek to utilize available governmental resources and expertise whenever possible. The County sees intergovernmental assistance as a primary ingredient in its capabilities to accomplish many tasks.

Whenever possible, State, Federal, or Regional staffs will be called upon to investigate, evaluate, and review local conditions. This will be done either in lieu of or in support of local staff efforts in many areas of local concern.

The following agencies are seen as significant review bodies for local efforts:

- Department Natural Resources and Community Development
 - Division of Environment Management, Water Quality
 - Division of Environment Management, Air Quality
 - Division of Parks and Recreation
 - Division of Marine Fisheries
 - Division of Economic Development

Department of Transportation

- Department of Agriculture
 - Farmers Home Administration
 - Agricultural Stabilization and Conservation Service
 - Soil Conservation Service
 - Agricultural Extension Service

Department of Promotion and Tourism

Department of Archives and History

Wildlife Resources Commission

- East Carolina University
 - Regional Development Institute

Albemarle Regional Planning & Development Commission

SECTION VII- LONG AND SHORT-TERM POLICIES

The following policies provide evidence of the direction of Washington County's governing body as it relates to the contents of this document. These policies solidify the goals, objectives, projections, and assumptions of this document in the major areas of concern. They project an awareness of land use problems and local concerns as they relate to the existing situation. Their existence will guide all actions and decisions toward compatible, yet responsible types of land development.

Environment

Planning Objective:

1. To protect and preserve the scenic, historic, cultural, scientific, and natural attributes of Washington County.
2. To protect public rights for navigation and recreation and to preserve and manage the public trust waters so as to safeguard and perpetuate their biological, economic and aesthetic value.
3. To give a high priority to the preservation and management of existing marsh so as to safeguard and perpetuate their biological, economic, and aesthetic value.

Economic

Policy:

To provide stimuli for moderate economic growth without altering the overall character of the County.

Policy:

To encourage economic progress that will be compatible with the existing economic base and the environment.

SECTION VIII- ASSESSMENTS

Historical Assessment

In accordance with the direction of the accompanying element and the Washington County Land Use Element, the County of Washington will seek to maintain and preserve the historical, cultural, and archeological resources that exist under its jurisdiction.

All goals and objectives undertaken through the implementation of this element and related land use documents will examine all aspects of historical, cultural, and archeological significance before irreversible steps are taken. To every extent possible the implementation of these goals and policies will enhance local capabilities to address the preservation and recognition of sites that would fall under the directive of this statement. None of the stated goals or objectives within the confines of this text are construed to be detrimental or in conflict with any known location of historical, cultural, or archeological value.

The following appendix contains an up-to-date listing of those historical sites gained through the following source, Historic and Architectural Resources Region R, prepared by North Carolina Department of Cultural Resources by the, Division of Archives and History. Further information concerning the detailed location of such sites are on file and may be obtained upon request.

APPENDIX "A"

Information taken from:

HISTORIC and ARCHITECTURAL RESOURCES
of the
TAR-NEUSE RIVER BASIN
APPENDIX
for
REGION Q & R

Prepared By

North Carolina Department of Cultural Resources
Division of Archives and History

WASHINGTON COUNTY

1. Alexander House. N. end of SR 1319, Skiddersville vic. Two-story Federal era house with double-shoulder chimneys. Private.
2. Arnold House. N. side SR 1316 at jct. with NC 32. Leonard's Point vic. Early nineteenth century. Two-story frame dwelling, three bays wide and two deep. Exterior end chimney, front shed porch and rear addition, Federal interiors, flush sheathing under porch. Private.
3. Ayres Farm. W. side SR 1329, 1.2 mi. S. of jct. with SR 1300, Westover vic. CA. 1892. Two-story frame building, L-plan. Exterior chimneys, six-over-six sash, eave returns, beaded tongue and groove sheathing. Entrances with sidelights. Private.
4. Belgrade. N. side of SR 1158, 0.3 mi. E. of jct. with SR 1159, Creswell vic. One-and-one-half-story frame Federal style house with gable roof and double exterior chimneys of Flemish bond; built about 1800; original simple interior trim remains intact; was home of "Parson" Pettigrew who was elected first bishop of the Episcopal church in North Carolina (but never consecrated). Private. SL.
5. Blount House. Faces Albemarle Sound, 1.5 mi. N. of SR 1324, Westover vic. Fine two-story frame center-hall plan Federal style dwelling with two exterior chimneys, built about 1800; wide porch on south side of house and ell constructed during Victorian era; interiors intact. Private. SL.
6. Bower Farm. E. side NC 32, 2.6 mi. S. of jct. with SR 1101, Plymouth vic. Two-story gable roof frame nineteenth century house. Exterior end chimneys one rebuilt, six-over-six sash with casement windows in gable end on right side. Private.
7. Chesson House. At N. end of SR 1320, Skiddersville vic. Nineteenth century. One-story frame dwelling; center-hall plan two room deep with later wing; original nine-over-nine window sash; interesting interiors include doors with unusual painted designs. Private.

8. J. A. Chesson House. W. Side of SR 1301, 1.0 mi. of N. of jct. with SR 1331, Roper vic. Two-story frame Federal dwelling with single-shoulder chimney with tumbled weatherings at each end; hall-and-parlor plan with late Victorian two-story ell added; stairway enclosed and attic floored. Private.
9. Will Chesson House. On N. side of US 64, 1.0 mi. W. of jct. with SR 1136, Skinnersville vic. Fine, large scale center-hall plan Federal era house built about 1820 by sea captain; vernacular interior. Private.
10. Joshia P. Davenport House. W. side SR 1141, 0.2 mi. S. of jct. with US 64, Scuppernong vic. Two-story frame Greek Revival farmhouse, three bays wide and two deep. Exterior end chimney, central entrance, front shed porch and rear addition. Private.
11. Furlough House. N. side of US 64, opp. jct. with SR 1119, Roper vic. Two-story frame dwelling built during the Federal era; unusually small windows at the second level; first floor altered. Private.
12. Garrett's Island Home. S. side SR 1112, 1.8 mi. E. of jct. with SR 1113, Plymouth vic. Built about 1750, probably by Daniel Garrett; small frame house with gambrel roof, shed dormers, and exterior brick chimneys; interior contains fluted mantel with paneled overmantel. Private. SL.
13. Harrison-Blount House. SE. corner of jct. of SR 1119 and 1122; Roper vic. Federal style center-hall plan dwelling with Victorian alterations. Probably built by James J. Harrison. Nearby is site of Lee's Mill, begun in 1702 by Capt. Thomas Blount, operated until 1921. Private. SL.
14. Holly Grove Plantation. Long drive on E. side of SR 1310, 0.1 mi. S. of jct. with SR 1311, Creswell vic. One-story cottage with gable roof and front shed porch. Nine-over-nine sash on first level, six-over-six on second. Exterior end chimneys, Federal and Greek Revival elements in interior. Private.

15. Homestead Farm (Hassell House). SW. corner of jct. of US 64 with SR 1120, Roper vic. Original two-room frame Federal style farmhouse built about 1800, later two-story front portion. Private.
16. House. Private road on W. side of SR 1137, 0.3 mi. S. of jct. with SR 1136, Pleasant Grove vic. Two-story frame mid-nineteenth century house, three bays wide with gable roof. Front hip roof porch, interior chimneys, six-over-six sash, central entrance. Private.
17. Jackson House. W. side SR 1100, 0.5 mi. N. of jct. with SR 1101, Hoke vic. Main block is a two-story center-hall weatherboarded frame dwelling, three bays wide and two deep. Gable roof on main house, shed porch along front, two exterior end double-shouldered and stepped brick chimneys. Kitchen had exterior end single-shoulder mud and stick chimney, now gone, one of very few known standing recently in North Carolina. Private.
18. Johnson-Swain House. S. side of SR 1111, 0.7 mi. E. of jct. with SR 1113, Plymouth vic. Two-story frame house with large double-shouldered brick chimney. Private.
19. Mockingbird Hill Cottage. S. side of end of SR 1151, Cherry vic. One-story and attic frame cottage, mid-nineteenth century. Gable roof with full length shed porch, replaced end chimney. Private.
20. Morattuck Church. N. side of SR 1106, 0.8 mi. E. of jct. with SR 1105, Plymouth vic. Congregation established in 1785; first building burned and was replaced by the present structure built in 1865; one-story frame gable roof building, two bays wide and four deep. Abandoned and deteriorated. Private.
21. Nichols-Vale House. N. side of SR 1111, 0.8 mi. SW. of jct. with US 64, Plymouth vic. Ca. 1800. Two-story frame Federal style house, center-hall plan; exterior double-shouldered chimneys. Private.
22. Ephram Pritchett House. E. side SR 1303, at jct. with SR 1308, Creswell vic. Two-story frame dwelling with double tier front porch with shed roof. Three bays wide, two deep, exterior end chimneys, later rear addition. Second half nineteenth century. Private.

23. Rehoboth Church. S. side of US 64, 0.4 mi. W. of jct. with SR 1317, Skinnersville vic. One-story frame temple-form church completed in 1853; said to have been constructed and finished by slaves of J.S. Norman who donated the land. Private. NR.
24. St. David's Chapel. SE corner jct. of SR 1158 and 1159, Creswell vic. Original portion of this frame church was built in 1803 by the Reverend Charles Pettigrew of Belgrade and known as Pettigrew's Chapel; building altered in 1857 after a design by Richard Upjohn and in 1858 reorganized under the name of St. David's Chapel. Private. SL.
25. Somerset Place State Historic Site. N. side of Lake Phelps, just S. of jct. of SR 1167 and 1168, Creswell vic. The plantation itself was developed in late eighteenth century with a vast system of canals, draining swampland and providing irrigation for early rice crops. The machinery there, very advanced for the period, was widely admired. Slaves brought direct from Africa late in eighteenth century retained their African culture to a remarkable extent. House, outbuildings, much of canal system remain. The house, built for Josiah Collins III about 1830, is one of the best extant examples of coastal plantation houses of the period. State Historic Site. Public. NR.
26. B. F. Spring Farm. N. side SR 1126, 0.3 mi. E. of jct. with SR 1149, Cherry vic. One-story frame cottage with gable roof and engaged front shed porch and rear shed. Beaded siding, brick exterior end chimneys. Typical small nineteenth century dwelling. Private.
27. Dewey Spruill House. Long Drive on S. side of SR 1163, 0.1 mi. E. of jct. with SR 1162, Cherry vic. Two-story mid-nineteenth frame dwelling three bays wide, six-over-six-sash. Exterior end chimneys, single-stepped shoulders. Much original interior fabric intact, deteriorated condition. Private.

28. Winfield Spruill House. N. side SR 1300, 0.2 mi. W. of jct. with US 64, Pleasant Grove vic. Two-story frame dwelling; three bays wide and two bays deep. Central entrance, gable roof, two exterior stepped double-shoulder chimneys, nine-over-six sash. Enclosed stair, much original fabric. Deteriorated. Private.
29. Swanner-Lamb House. Jct. of SR 1318, 1319, and 1320. Skinnersville vic. Mid-nineteenth century two-story frame house, wide shed front porch and enclosed rear shed. Private.
30. Thompson House. SE. side SR 1119, 0.5 mi. SW. of jct. with SR 1120, Roper vic. Simple two-story frame Federal house; unusual is the New England type saltbox form, rare in North Carolina. Private. SL.
31. Walker House(Harrison House). On E. side SR 1119, 0.4 mi. N. of jct. with SR 1120, Roper vic. Saltbox type dwelling with exterior chimneys and unusually high water table; said built by retired New England sea captain. Private.
32. Westover Plantation. S. side SR 1300, 0.3 mi. W. of jct. with SR 1329, Westover vic. A two-story, three-bay frame structure in the Greek Revival style. A one-story porch covers the center bay. Numerous outbuildings. Private. SL.

CRESWELL

33. Creswell Commercial Buildings. Creswell. Cohesive group of late nineteenth century, early twentieth century commercial structures, mostly frame with gable fronts. SL.
34. Houses. Collection of mid-through late nineteenth century and early twentieth century frame structures showing Greek Revival and Victorian influences. Many ornamental porches. Private.

PLYMOUTH

35. Armistead House. 302 W. Main Street. Mid-nineteenth century. Two-story frame dwelling, five bays wide with exterior end chimneys, Greek Revival interior detail. Private.

36. Addie Brinkley House. 201 E. Main Street. Handsome two-story Victorian house with bracketed eaves, other ornament. Private.
37. Dave Brinkley Cottage. 212 Jefferson Street. Mid-nineteenth century. One-story frame cottage, central entrance with transome and side-lights. Front shed porch with turned posts, interior end chimney, later addition at rear. Private.
38. David Clark House. 219 Jefferson Street. Built ca. 1811. Two-story frame side-hall-plan Federal style dwelling. Private.
39. Fort Williams. N. side of 1325, opp. jct. with SR 1342. Site of Confederate fort captured by Federal troops early in Civil War and recaptured by Confederate forces in April 1864. Private.
40. Grace Episcopal Church. SW corner of Madison and Water Streets. Established 1837; constructed after plans drawn by Richard Upjohn; brick Gothic Revival structure completed 1861. Private. SL.
41. Hampton Academy. Across from 109 E. Main Street. Two-story brick building with hip roof and front cross gable, round arched window surrounds. Private.
42. Hornthall House. 108 W. Main Street. Two-story frame house with hip roof intersected by cross gables with sawn bargeboards and finials. Recent two-story porch and altered central entrance. Late nineteenth century. Private.
43. Latham House. 311 E. Main Street. Ca. 1850. Two-story center-hall plan frame dwelling; Greek Revival style with bracketed cornice. Built by Charles Latham, lawyer, state legislator and sheriff. Private. SL.
44. Nichols House. 220 Washington Street. Ca. 1804. Two-story center-hall plan frame Federal style dwelling. Altered. Private.
45. Plymouth Depots (Passenger and Freight). Four one-story gable roof structures, two of brick and two of frame. Typical early twentieth century railroad buildings. Private.

46. Plymouth United Methodist Church. SW. corner of 3rd at Adams Street. One-story brick veneered gable end church, one-by-five bays. Two-story central bay tower. Built ca. 1832, brick veneered 1932. Congregation founded in 1832. Private.
47. Spruill House. 326 Washington Street. Late nineteenth century, story-and-a-half cottage ornee. Frame structure with a hip roof intersected by cross gables. Sawwork, interior chimneys and an ornate finial. Private. SL.
48. Stubbs House. Winesett Circle. Ca. 1830. Large two-story Greek Revival frame dwelling. Porch recent. Private.

ROPER

49. Roper Commercial District. Small late nineteenth-early twentieth century commercial district with brick and frame structures. Similar period frame houses, forming a homogeneous townscape.
50. Downing-Spruill House. N. side US 64, 0.1 mi. W. of jct. with SR 1301. Two-story Federal period house with hip roof. Private.
51. Hebron Methodist Church. N. side Buncombe Avenue, opp. jct. with Bunk Street. Greek Revival era structure built in 1842. Private.
52. Mizell-Lewis House. NW. side of Buncombe Avenue, just SW. of Deep Creek. Greek Revival era dwelling constructed about 1850 by Anson Mizell; interior chimneys, pedimented gable ends. Private.
53. St. Luke's Episcopal Church. E. side Bush Street between John Street and Buncombe Avenue. Early twentieth century. Small frame church with pointed arch windows, entrance tower with belfry. Private.

Note: N.R.-National Register Properties

S.L.-Cultural Resources Study List

Environmental Assessment

The primary purpose of any land use planning effort centers around the ability to mitigate future, adverse environmental consequences through rational and thorough determinations. Allowing the products of this work to stay compatible and further the overall goal of environmental protection will be a primary effort on the local level.

Several goals and objectives contained within this document; specifically the control, improvement and preservation needs of the local environment stand as noted examples of local commitment. Their application will provide a demonstrative step in the balancing of land development practices and environmental concerns, ensuring both short and long-term public benefit.

The stated goals and objectives that promote future land development will be implemented with the assurance that the natural environment will not be adversely affected. This will be ensured through local control efforts, and in accordance with applicable state and federal environmental law.

Alternatives

The existing alternatives to local land use planning is complete control by either the federal, state or regional level of governmental administration. Though cooperation with each is insisted by this document, the alternative of no local

control to guide land use efforts is not seen as workable.

The alternative of no land use planning efforts is seen to be an endorsement of mismanagement of land resources eventually leading to irreversible and unworkable environmental consequences.

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