North Carolina: Coastal Zone Management Program

TOWN OF WINTON
1987 LAND USE PLAN

HD268.W56T69 1987

HD
268
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T69
1987

T O W N O F W I N T O N

1 9 8 7 L A N D U S E P L A N

Adopted by the Winton Town Council November 2, 1987
Certified by the Coastal Resources Commission December 4, 1987

Prepared for:

Winton Town Council

Marshall Askew
Ronald Coburn
Ulysses G. Hall
Fletcher F. Lassiter
Wesley Liverman

Charles B. Jones, Mayor
Joyce M. Sexton, Clerk
Katheline Parker, Assistant Clerk

Prepared by:

Winton Land Use Plan Advisory Committee

Bruce Brady
Mary R. Harrell
Fletcher F. Lassiter
Sheldon Simmons

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.

TOWN OF WINTON

1987 LAND USE PLAN

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US Department of Commerce
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2234 South Hobson Avenue
Charleston, SC 29405-2413

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TOWN OF WINTON

LAND USE PLAN

I. Background

Like many other communities in eastern North Carolina, Winton developed as a port community. The Town is located on the western bank of the Chowan River and river trade brought prosperity to the community early. Winton was established as the county seat of Hertford County in 1764 and incorporated as a town in 1787.

The Town is rich in history and in natural resources. The river was vital to the economic well-being of early residents. The Chowan served as a transportation route for manufactured goods being shipped to upstream communities, and for native forest and farm products being shipped downriver to deepwater ports. Wealthy merchants built fine homes in the Town. A number of stately homes remain today, however many residential and commercial buildings were lost during the Civil War, when Winton was burned by a detachment of U. S. troops in February 1862.

Most residents no longer rely on the river for their livelihood; however water resources continue to be a major presence in the area. The Chowan River, fed by the Meherrin River and Potecasi Creek to the north, forms the Town's north-

eastern boundary, and Folley Branch forms part of its northwestern limits. Extensive areas of wetlands are found across the Chowan to the north and the south. Deep Creek has its origin just outside the Town to the southeast, and an unnamed stream has its source within the Town in the east. To the west outside of Town, Mill Branch flows northward emptying into Potecasi Creek about three miles north of Winton.

A. Population

Winton is one of seven incorporated areas in Hertford County which occupies 362 square miles of northeastern North Carolina (Figure 1, pg. 7.4). The County is rural in nature. Together, undeveloped forest and farmland account for over 93% of all land in the County (Figure 2, pg. 7.5). 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. 7.6). 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 population. In contrast, during this same period, the region as a whole grew by 9% and the population statewide increased almost 16%.

Winton is the third largest community in Hertford County (Table 2, pg. 7.1). In 1985, the Town's population was reported to number 845 persons. Though the Town is small in relation to some other communities in the County, namely Murfreesboro (population 2,800), and neighboring Ahoskie (population 5,000), Winton has grown in recent years. State officials estimate the Town has grown 2.5% since 1980, in contrast to Murfreesboro, whose population is reported to have declined 7% since 1980, and to Ahoskie, which grew only very slightly (1%) during the same period.

Although figures are not available for Winton, it is assumed that the population of the Town is aging. Nationwide, demographers observe decreasing numbers of school-age persons and increasing number of persons 65 and older. In neighboring Murfreesboro and Ahoskie, the senior population (65 and older), increased from 9 to 11% and from 11 to 16% of the population respectively between 1970 and 1980. Those under 5 years of age declined from 8 to 4% of the population in Murfreesboro between 1970 and 1980, and in Ahoskie, those 19 and younger declined from 30 to 20% of the Town's total population. In 1980 Winton had more older persons than found on the average for the County and the State (Table 3, pg. 7.1). In 1980 about 14% of the Town's population was over 64 years of age, while for the County about 12%, and for the State as a whole, about 10% of population was 65 and older (Figure 4, pg. 7.7).

In contrast to other areas of North Carolina, the Town is not subject to seasonal changes in population. Although some migrant workers may still find employment in the area, their impact on service demand and the local economy is minimal. Tourists may account for some fluctuation in the daytime population although their impact on services is negligible. The impact of tourism county-wide has been noted however. State officials estimate that in 1985 Hertford County realized over three million dollars in tourist-related expenditures.

B. Housing

The Town's 1980 population was housed among about 350 dwelling units (Table 4, pg. 7.2). About 2.7 persons reside in every household, a slightly lower figure than the average for the County where 3.1 persons occupy every household. One-in-four households were single-person households- typically elderly persons living alone. About 80% of all dwellings in the Town are single-family units, about average for the County. Only 25% of all dwellings in the Town are rental units. In contrast, county-wide, about 30% of all dwellings are rental units and for the five-county region, about 32% of all units are renter-occupied.

C. Economy

About one in four employed County residents work in manufacturing enterprises (Table 5, pg. 7.2). Fifteen percent of all persons work in wholesale and retail trade; 10% work in educational services. Although agricultural operations utilize over 25% of the County's land area, only 5% of the County labor force reported employment in 1980 in agricultural, forest, fishery, or mining enterprises.

County per capita income has risen continuously since 1970, though lagging the increase noted on the average statewide (Figure 5, pg. 7.8). In 1984, the per capita income of County residents was $8,342. In contrast, statewide, per capita income was $10,852.

The County labor force has grown slowly along with total population. Employment growth has lagged growth in the labor force and so the County unemployment rate has been increasing since 1978 (Table 6, pg. 7.3). Recent employment data however indicates a decrease in unemployment in Hertford County following the statewide trend (Figure 6, pg. 7.9). 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, unemployment in Hertford County was 7.8% and 5.3% for the state as a whole.

Hertford County ranked third in the five-county region in retail sales in 1986 (Table 7, pg. 7.3). Sales in Hertford

County were about 50% that of sales in Beaufort County. Retail sales in urbanizing Pitt County greatly exceeded sales in Hertford County and were two and one-half times greater than sales in Beaufort County in 1986. Interestingly, in 1985, per capita sales in Hertford County exceeded sales in Beaufort County. In 1985 Hertford County realized almost $7,000 per capita in retail sales while in Beaufort County, retail sales in 1985 averaged about $6,700 per capita.

Although Ahoskie is the commercial and employment center of the County, Winton has a number of commercial and service enterprises and one large manufacturing firm. Carolina Aluminum has had a large manufacturing operation in Winton since 1960. The firm is currently the County's largest employer, providing jobs for about 600 persons.

Winton is also the county seat and most of the Hertford County offices are located in the Town. The County office complex also houses the regional offices of several state agencies.

Although seasonal fluctuations in population are not a concern in Winton, there is considerable fluctuation in the Town's 24-hour population. Between daytime workers at Carolina Aluminum and workers and visitors at the County office complex, the Town's daytime population is thought to increase anywhere from 50% to 75%.

Implications

In several respects, Winton is typical of many small communities in northeastern North Carolina. Population growth in Winton, as in other inland communities, has been slow. Although the community has grown over the last five years, the population is still less than it was a decade ago. The Town's population is however, expected to increase - slightly - over the next five years. The community is primarily residential in nature; the majority of homes in the Town are over 50 years old and in fairly good condition. Winton has a small downtown commercial area, however several of the stores are now vacant. The Town is however, home to a major manufacturing firm and is the county seat.

Although the Town is expected to grow rather slowly over the next five 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 welcomes new employers and new residents. As the Town grows, planners should realize that businesses, and employers and employees alike appreciate the local amenities that stem from proper land management and planning.

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 1980

	Winton		County	State
	No.	%		
0-4 years	69	8.4%	7.3%	6.9%
5-19 years	189	22.9%	27.8%	25.5%
20-24 years	73	8.8%	8.7%	9.8%
25-44 years	210	25.5%	23.8%	28.0%
45-64 years	166	20.1%	20.3%	19.6%
65 and older	118	14.3%	12.1%	10.2%
Total	825	100.0%	100.0%	100.0%

Source: U.S. Census

Table 4
HOUSING CHARACTERISTICS 1980

	Winton		County		Region	
	#	%	#	%	#	%
Total Households	308	-	7,499	-	67,460	-
Single-person Hshlds	77	25.0%	1,518	20.2%	14,083	20.9%
Total Housing Units	345	-	8,150	-	73,810	-
Single-family Units	275	79.7%	6,699	82.2%	57,853	78.4%
Vacant Units	37	10.7%	651	8.0%	6,348	8.6%
Renter Occupied	87	25.2%	2,420	29.7%	23,782	32.2%
Condominium Units	0	-	40	0.5%	412	0.6%
Units w/out plumbing	29	8.4%	1,239	15.2%	7,722	10.5%
Persons/household	2.7	-	3.1	-	3.0	-
Median Value unit	$23,105	-	$30,862	-	-	-
Median Rent	$86	-	$90	-	-	-

Source: U.S. Census

Table 5
HERTFORD COUNTY EMPLOYMENT 1980

Employment Sector	Number of Employees	% Total Employment	State %
Manufacturing	2,937	25.9%	32.0%
Wholesale & Retail Trade	1,712	15.1%	18.0%
Educational Services	1,155	10.2%	8.3%
Agriculture, Forestry, Fisheries, Mining	599	5.3%	3.6%
Construction	594	5.2%	6.1%
Health Services	543	4.8%	6.0%
Personal, Entertainment, Recreational Services	413	3.6%	3.7%
Public Administration	359	3.2%	4.0%
Finance, Insurance, Real Estate, Business, Repair Services	301	2.6%	6.9%
Transportation, Communications, Other Public Utilities	308	2.7%	6.0%
Other Professional and Related Services	211	1.9%	3.2%
Not reported	2,228	19.6%	2.3%
Total	11,360	100.0%	100.0%

Source: N.C. Statistical Abstract, Fifth Edition, 1984

Table 6
COUNTY LABOR FORCE

Year	Labor Force	Total Employed	Unemployment Rate County	Unemployment Rate State
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%

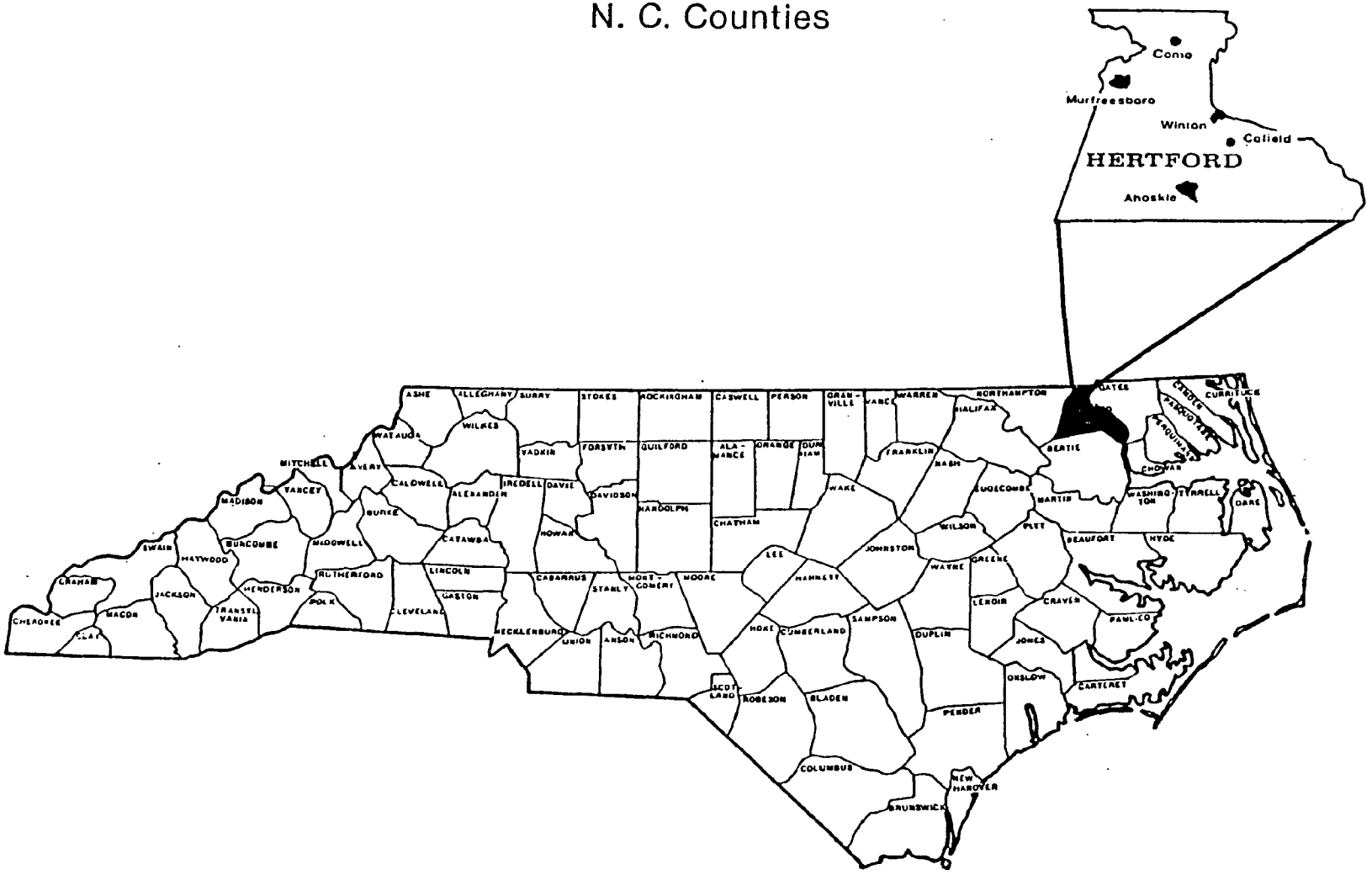
Source: Office of State Budget and Management; updated by Employment Security Commission

Table 7
RETAIL SALES ($,000's)

Fiscal Year	Beaufort	Bertie	County 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%

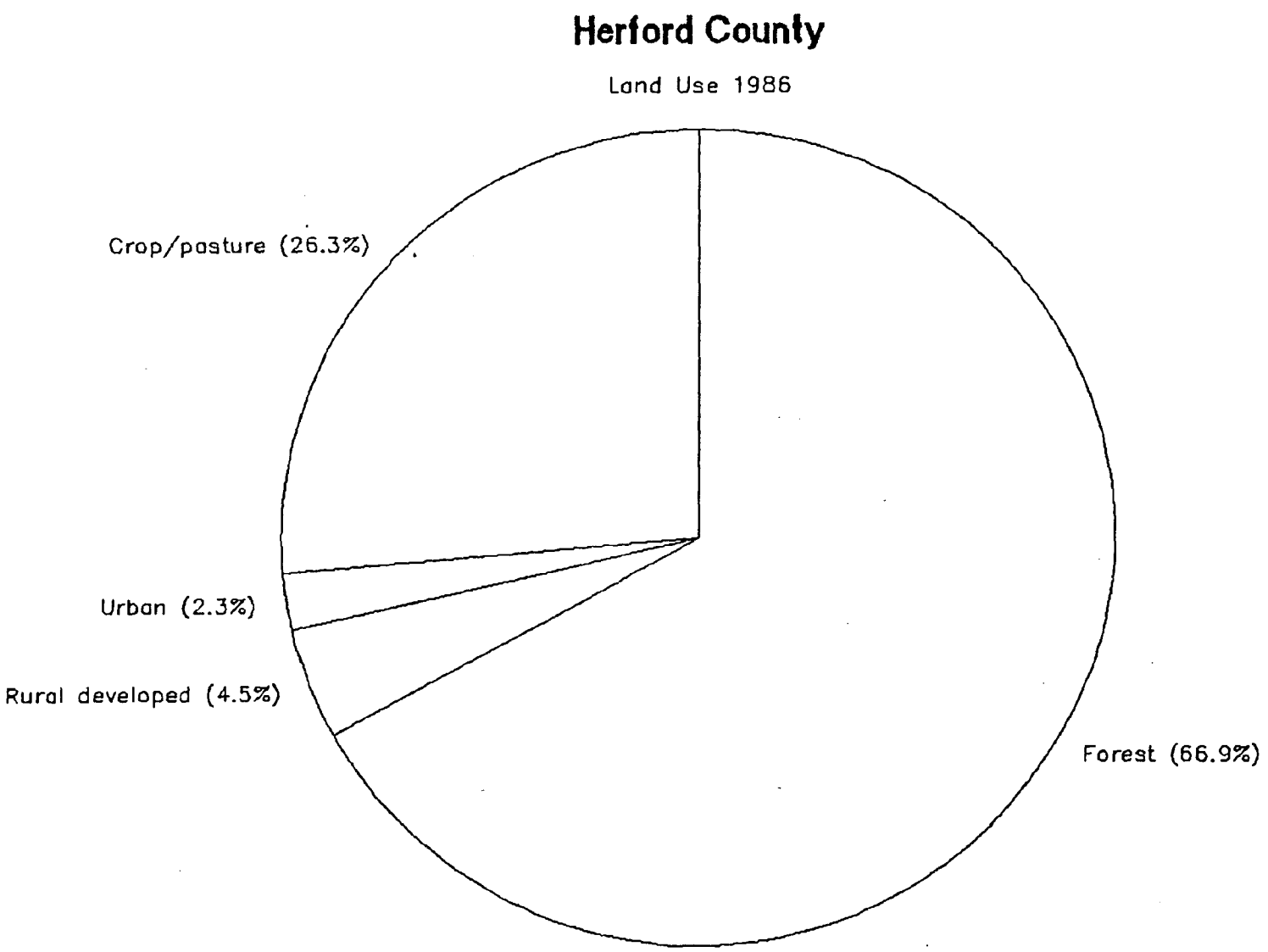
Source: Office of State Budget and Management (1975-84) and N.C. Department of Revenue (1985, 1986)

Figure 1



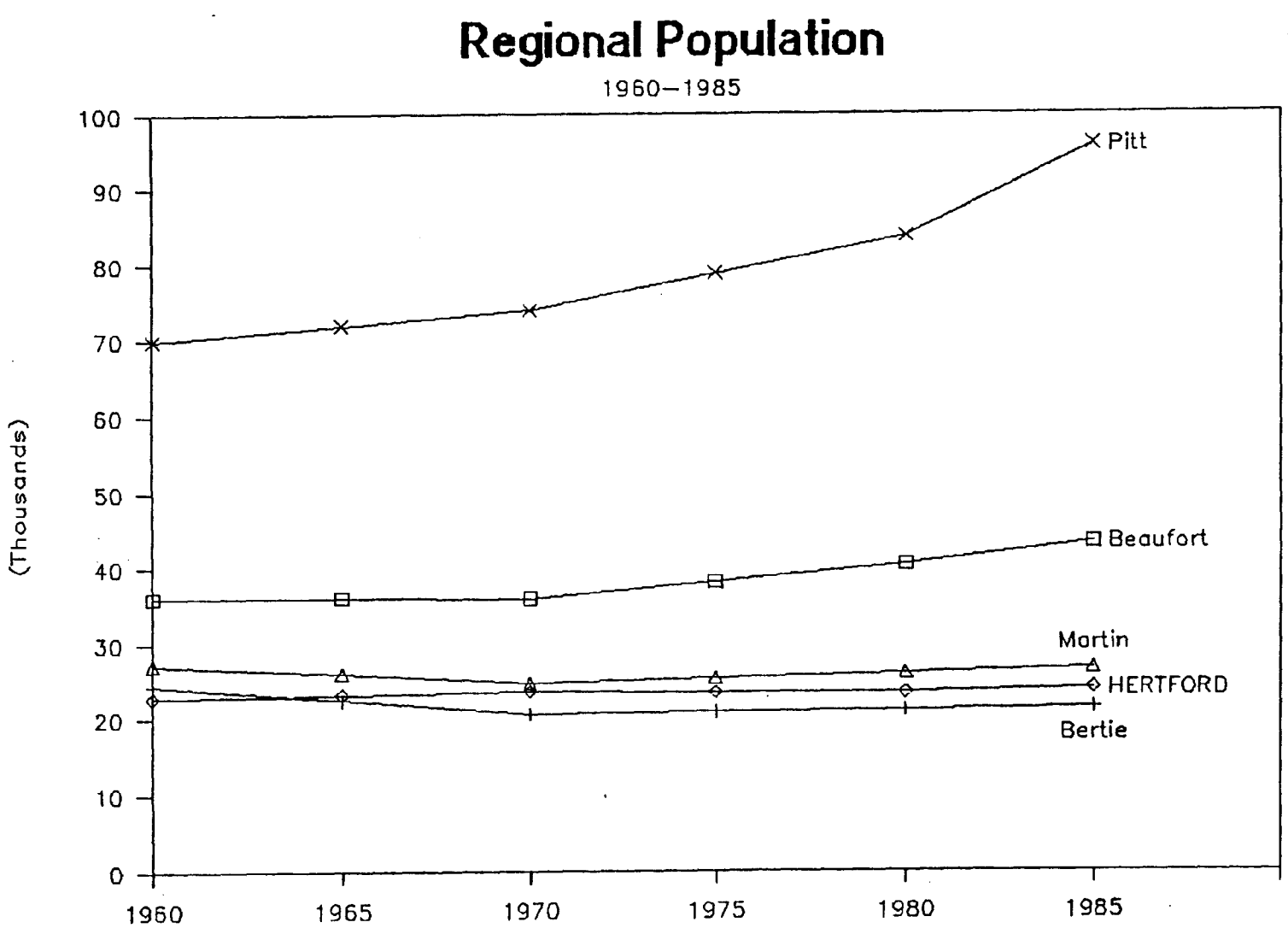
Source: Office of State Budget and Management

Figure 2



Source: Office of State Budget and Management

Figure 3

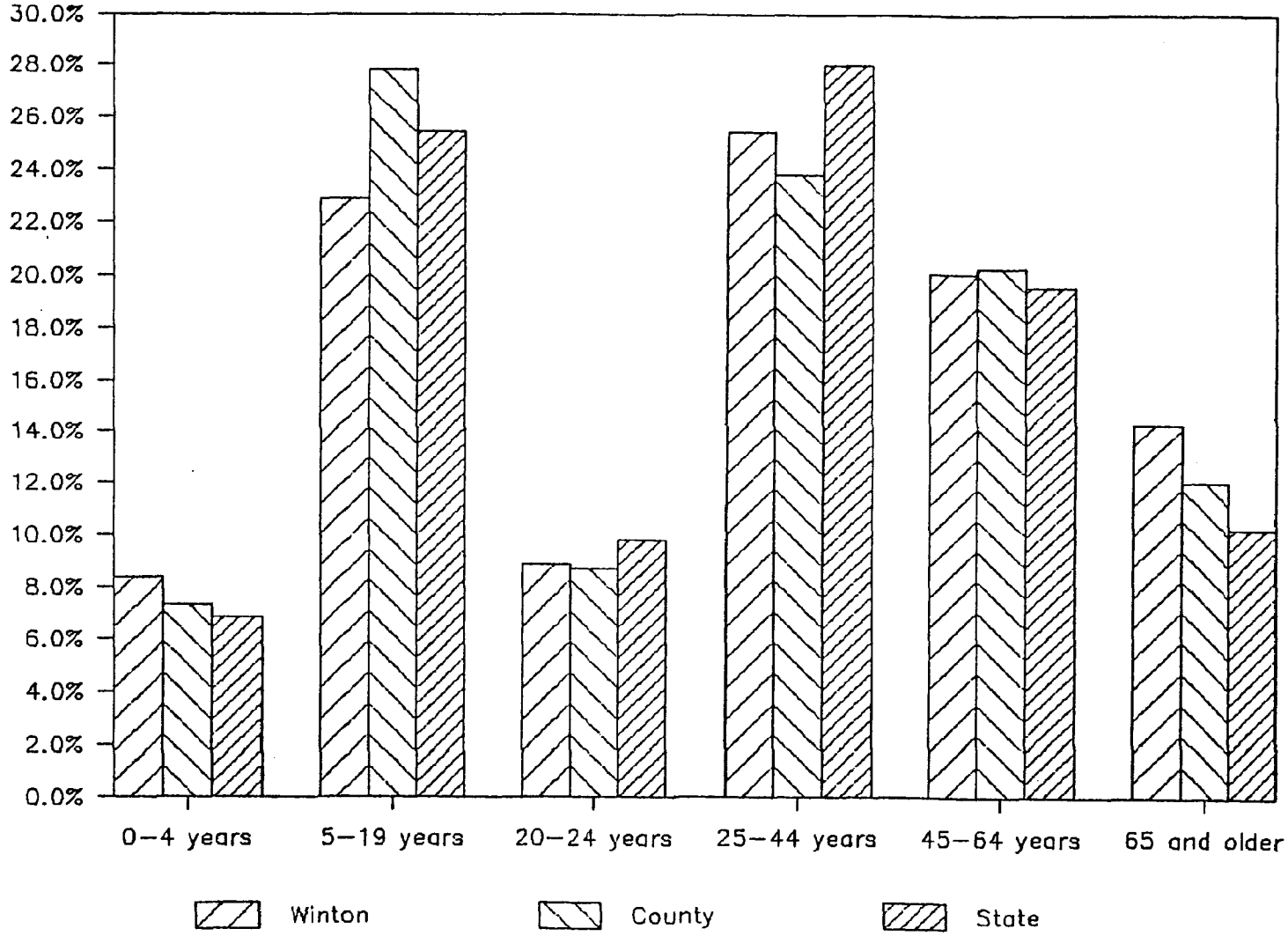


Source: U.S. Census; Office of State Budget and Management

Figure 4

Population Age Structure

1980

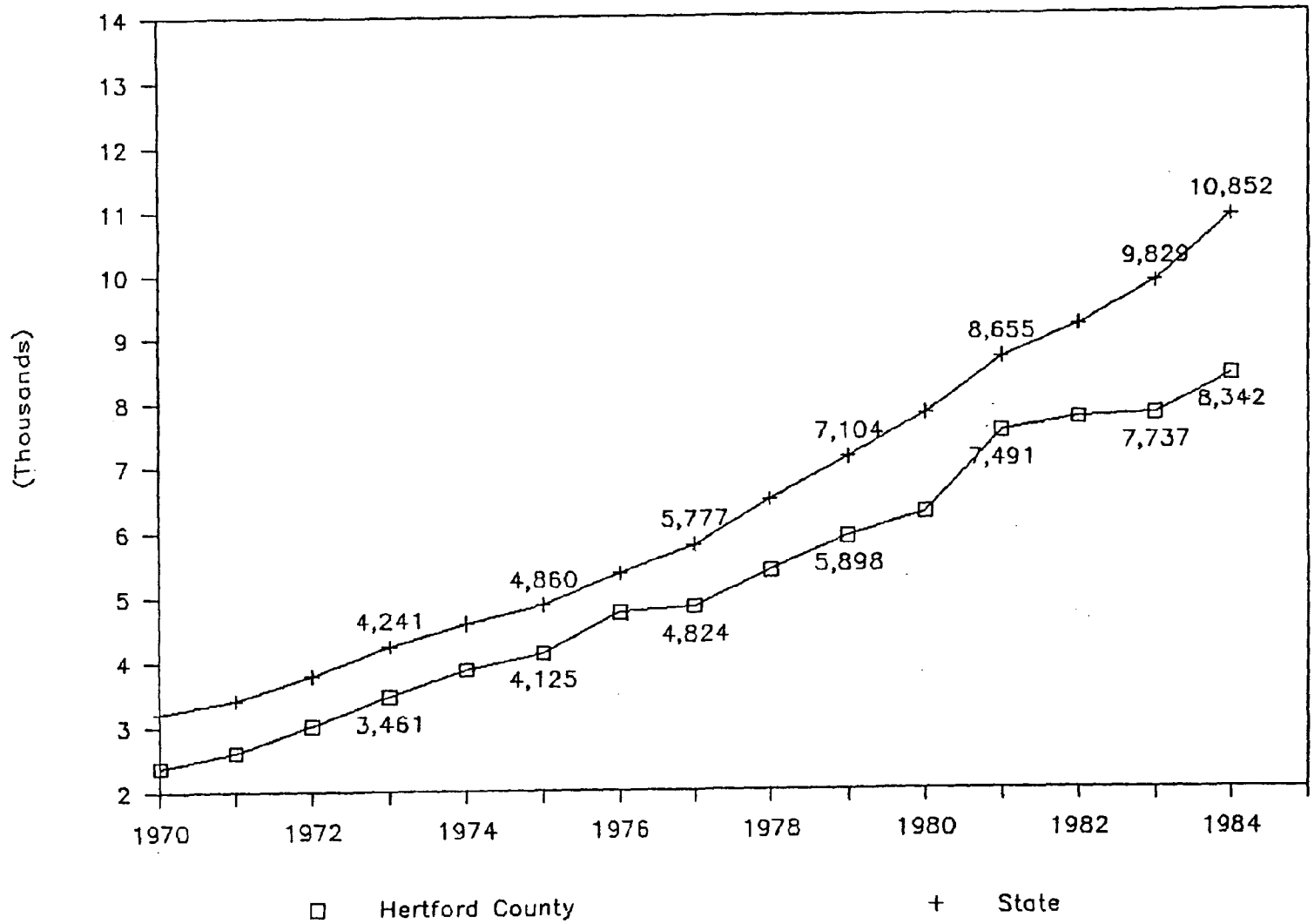


Source: U.S. Census

Figure 5

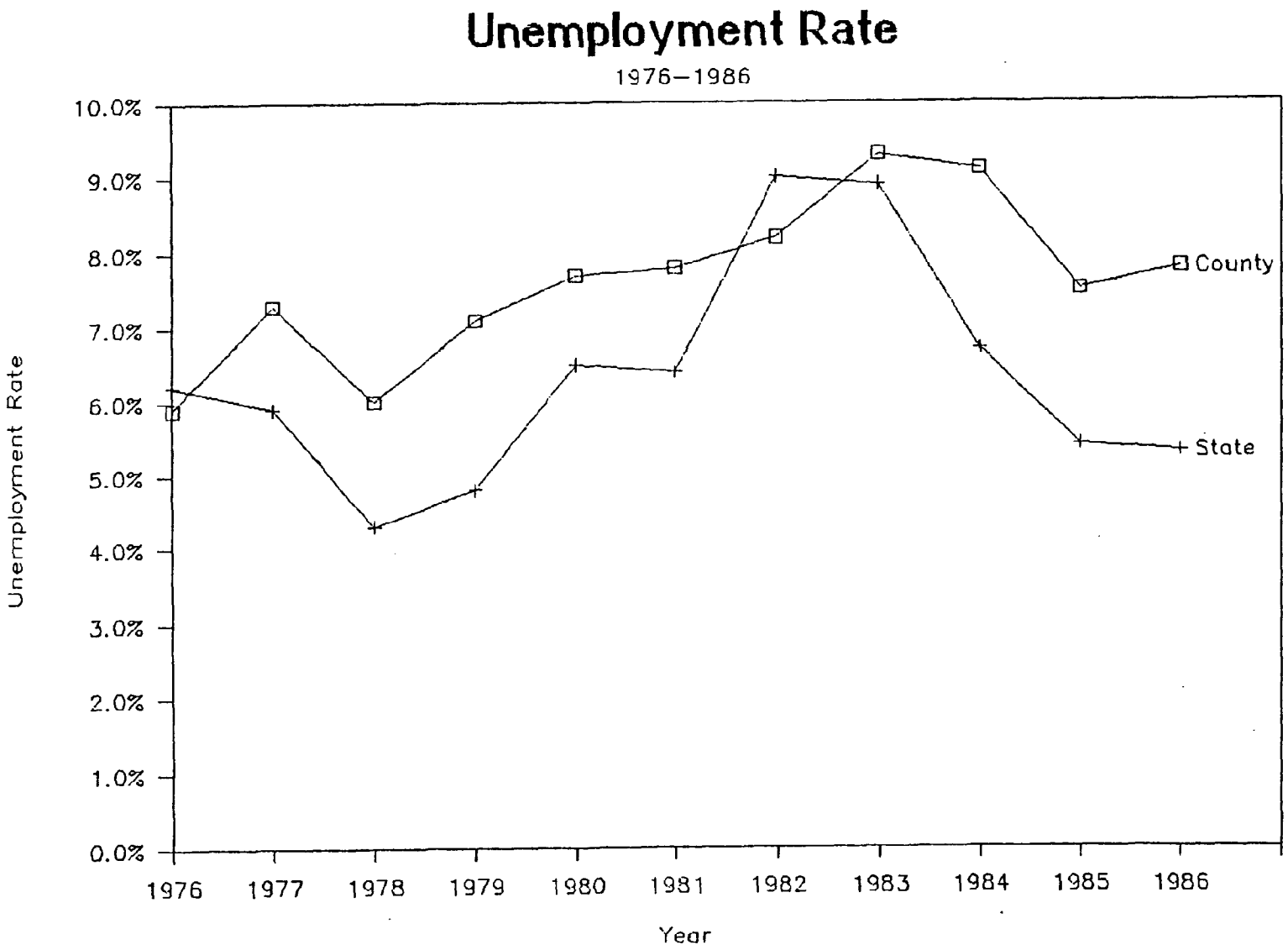
Per Capita Income

1970–1984



Source: Office of State Budget and Management

Figure 6



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

II. LAND USE

A. Existing Conditions

The Town limits encompasses an area of slightly less than threequarters of a square mile; a one-mile extraterritorial boundary has not been adopted. As shown on the Map of Existing Land Use (pg. 29.3), the Town is rectilinear in shape. Main Street, a large broad boulevard, runs the length of the Town and divides it into northern and southern halves. It begins at the eastern end of Town, where N. C. 45 and Weaver Street join, runs the length of the Town and terminates at the river, the Town's northern boundary. Mulberry Street divides the Town into northern and southern halves.

The Town is small in size and most of the land area within the Town boundaries has been developed. Residential uses predominate. A number of large, old Victorian-era houses still line the Town's Main Street. Most dwellings are single-family units; however, several of the large older homes have been divided into apartments. The Town also has a multifamily development (Forest Meadows) totalling 21 units in the northwest corner of Town off Jordan Street. The development was completed in the early 1980's and is managed by the Roanoke-Chowan Regional Housing Authority.

Many of the residential dwelling units are mobile homes. The Town has two mobile home parks - one along Hill Street between Richard and Wynn Streets, the other just west of the Carolina Aluminum plant south of Hill Street.

The Town has a small downtown commercial area along Main Street. Most of these enterprises are local service establishments - small groceries, a restaurant, bank, gas stations. The Carolina Aluminum operation is the center of a large industrial area in the northeast corner of the Town. The wastewater treatment plant's pumping facility is also located in this area, just east of Brickell Street.

The Town has many institutional uses both public and private. Winton is the County seat of Hertford County and the County owns several large parcels in the northwest corner of Town. The County office complex is located off Main Street - between Tryon and Cross Streets. The County courthouse, jail and health departments are located just across King Street from the County offices. The Hertford County Library is located on Tyron Street next to the Agriculture Stabilization and Soil Conservation Service building; across the street is the Hertford County Board of Education. The Town Hall is located on the west side of Main Street Between Brickell and Wynn Streets; the fire department and rescue squad building is next door. The C. S. Brown School complex, including the National Register Brown Auditorium, occupies a large portion of the block bounded by Weaver, Camp, Brown and Main Streets. At one time the school served high school students; currently the school educates students in grades kindergarten through five.

Winton has a number of private institutions as well. The Town has a Masonic Lodge, more than five churches and the Undertakers Union has a building on Main Street. In addition, the Order of the Elks has established its national headquarters in Winton. The organization owns several buildings including a recreational complex in the southeast corner of the Town on N. C. 45.

Although most of the Town has been developed, areas of woodland and farmland border the urbanized area and extend to the Town limits in the east, north and south. A fairly large wooded area borders the Town east of Hill Street and a large tract of farmland is found in the southwest corner of the Town beyond the Forest Meadows development.

The area outside of Town remains fairly undeveloped. Much of the area has been cleared for agriculture, leaving pockets of woodland between open agricultural land. Residential areas are found scattered along existing roadways. Relatively extensive residential development has occurred west of the Town along S. R. 1457 between the U. S. 13 bypass and the Town line.

B. Recent Development; Future Growth

The Town has been growing slowly. Between 1980 and 1986, eleven permits for construction of new dwellings within Winton were issued by the County Building Inspector. No subdivision has occurred within the Town since 1980. Building has occurred

along existing roads at scattered locations throughout the Town. All permits were for single-family units. Permits for nine commercial structures were issued during this same period; six of these were issued in 1982 for expansion of the Carolina Aluminum plant.

Growth will be slow in the next five years. Although many homes in Town are located on large lots which could be divided, there are few large land areas capable of subdivision remaining within the corporate limits of the Town. Some vacant land remains between Main Street and Joyner Street. Similarly, a narrow strip of land east of Hill Street remains in woodland; however, much of this area outside the Town is wetland. A mobile home park has been proposed for the undeveloped area west of Jordan Street near the Forest Meadows project. Proponents propose placement of 33 mobile homes in the park. There is also the possibility that new multifamily development may occur in the next five years. The old Board of Education Building on Murphy Street has been sold to a developer. Development plans propose demolition of the building and construction of eight multifamily townhouse units.

Industrial growth could increase the likelihood of residential development. Although Carolina Aluminum has no announced plans for expansion, there appears to be adequate land available for expansion should the company wish to do so. The Hertford

County Industrial Park is less than a mile from the Town limits. The park is currently served with public water. Sewer lines have recently been extended to the Industrial Park site and County officials are hopeful that sewer service will increase the attractiveness of the park to prospective tenants.

The Town could grow through annexation. The Liverman subdivision off Mulberry Street and the Oak Villa subdivision off S. R. 1457 are two areas the Town might wish to consider incorporating. When annexation has been considered in the past however, it has appeared that service costs could exceed new revenues making annexation infeasible unless grants or other outside funding is found.

C. Land Use Concerns

The Town is fortunate in that there are few major concerns over the existing pattern of land use. Growth in the next five years will be slow and will be guided by the Town's zoning regulations which are likely to be revised in 1987.

Aside from the worker and truck traffic generated by the Carolina Aluminum operation, the facility presents the Town with few land use problems. Workers leaving the plant create traffic problems for a short period in the afternoon and large trucks sometimes have difficulty negotiating the turn onto Main Street as they leave the plant. Local officials have contacted

state transportation planners regarding widening the Main Street/Brickell Street intersection to help alleviate turning problems.

The Town has a considerable number of absentee landowners. Local officials have noted that many properties owned by persons living outside Winton are not adequately maintained. In contrast, officials state that local residents take pride in their properties and that most are kept-up very well - to a greater degree than most properties in surrounding communities.

Between 95 and 98% of Town is provided with public water and sewer. The remaining units on septic systems appear to be presenting no major health or environmental concerns. In-ground systems have presented some problems in the area of the Oak Villa subdivision. As the subdivision is outside the corporate boundaries and the Town does not have extraterritorial jurisdiction, local officials have few options available in dealing with this problem.

The Town's short northern boundary is formed by the Chowan River. In general, there has been little development along the riverfront. A small private marina has been constructed east of the old bridge right-of-way, and it is anticipated that additional slips will be added in the future. Aside from the bridge right-of-way, there is no public access to the river. Local officials would like to develop a site for passive recreational

activities along the Winton waterfront. Planners have agreed an area along the river provided with benches and picnicing facilities would be a great asset to the community. As noted in the chapter on Policy Objectives, planners have outlined a number of actions the Town will take over the next five years to increase in-town access to the river. Included among these actions are seeking state funding for an access planning study (Division of Coastal Management); applying for assistance for land acquisition (Division of Coastal Management); applying for assistance for site development (Division of Water Resources).

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 Winton Zoning Ordinance was revised in 1983 and the Town plans further revisions in 1987.

A Subdivision Ordinance has been written for the Town but has not been adopted.

Floodplain Regulations, included in the zoning ordinance, regulate building within the 100-year floodplain.

Building Regulations have not been adopted locally although local governments have the authority to adopt regulations more stringent than these promulgated by the State.

A Housing Code has not been adopted although the Town at one time, considered developing one.

Septic Tank Regulations enforced are those promulated by the state. Over 95% of all units are served by public sewers.

A Historic District Ordinance has not been adopted as the Town has no local historic district.

A Nuisance Ordinance is in effect.

2. Development Plans

The state's Transportation Improvement Program (TIP) lists two projects that may effect land development in the Winton area. U. S. 13/U. S. 158 crosses the river into Gates County just northwest of the Town. Transportation officials intend to resurface the highway and widen it to 24 feet. As shown in Appendix B, the project will affect about four and one-half miles of the highway from 1.4 miles beyond the bridge, to the U. S. 13/U. S. 158 intersection. These highway improvements will facilitate movement to Virginia's growing Tidewater area along U. S. 13 and to coastal areas along U. S. 158. In addition, the December 1986 TIP proposes a relocation of U. S. 13 from the Ahoskie bypass to the Winton bypass. The project calls for relocation of the roadway rather than a widening (from the current two lanes to four lanes). As plans are still in a very preliminary stage (no route has yet been delineated), the effect the project will have on the Town is uncertain.

The Town currently has no Capital Improvements Plan; however, the Town Council and the Mayor expect to develop a five-year plan as part of their work in 1987. The Town has applied for funding under the Community Development Block Grant program (CDBG) but to date, has received no funding for community rehabilitation projects.

Development in the Town is currently guided by its 1981 CAMA Land Use Plan: The Land Use Plan of Winton, North Carolina: 1980-1990. Should the Town experience a major natural disaster, activity in the Town before, during, after the storm event will be directed by the Hertford County Hurricane Evacuation and Shelter Plan. The Town does not have a local Recreation Plan as the Town's recreation committee is currently being reorganized.

3. Development Policies

The Town has no official utilities extension policy. Proposals are evaluated individually on a case-by-case basis; those proposals which appear to benefit the Town in the long run are usually undertaken. The Town sometimes works with the County on utility extensions as it is now doing with extending services to the County industrial park. Typically, the County will provide funding for the project and upon completion the Town assumes responsibility for operation and maintenance.

E. Development Constraints

1. Land Suitability

Within the Town's corporate limits, there are few factors constraining land development. 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 noted on the Map of Land Use Constraints (pg. 29.4), a narrow area adjoining the river and bordering Folley Branch is subject to 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 Winton which participate in the National Food Insurance Program, the lowest floor of residential buildings must be elevated at or above base flood level as determined by FIA; non-residential structures can be flood-proofed instead. Winton's flood-prone areas are found in northern part of the community along the Chowan River and adjoining Folley Branch. The land rises rather rapidly south of the river and so the flood-prone area is limited to a strip of land less than 300 feet in width bordering the river and the eastern bank of the branch.

The floodplain extends beyond the corporate limits, bordering the river east and west of Town. Floodplain also extends west outside of Town bordering the western bank of Folley Branch.

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-on the stability, bearing capacity, and erodibility of the soil must also be considered. The major soils found in the Winton area are listed in Table 8 (pg. 29.1).

Soil types CrA, CsA, LF, and Ln are the common soils of the Winton area. As shown on the Winton Area Soils Map (pg. 29.5), large areas of LF (Leaf loam) and Ln (Lenior loam) are found in the eastern half of the community. These soils have severe limitations for construction and for the siting of septic systems. Almost all properties in-town are serviced with public water and sewer. Outside of Town, new development will rely on in-ground treatment systems for sewage disposal. As noted in Table 8, 11 of the 12 soils noted in the Winton area have severe limitations for the siting of in-ground septic systems. Thus, it appears that poor soils for in-ground sewage systems may be the major factor limiting future development outside of Town.

Steep slopes may limit development along the river and in the area of an unnamed stream near the sewage pumping station west of Metcalf Street. These are areas of Winton soils (WT)

with slopes ranging from 12-60%. Development on steep slopes is generally much more costly than development on level terrain. Septic systems are difficult to site. In addition, improper development on steep grades risks high rates of erosion and pollution of nearby surface waters.

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 Cretaceaus aquifer system; the Teritiary aquifer system; and the water-table aquifier. The Cretaceaus 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 rechange area of public wells. In Winton, the Town's three public wells are located in areas which are already partially developed. The Town has a well off Hill Street at its intersection with Mulberry Street, and another on the river between Main Street and Murfree Street. A third well is located behind the Fire Department on Joyner Street.

Fragile Areas. Winton has a number of important natural and cultural resources the content and location of which should be considered as development decisions are made.

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. Unregulated development in AECs has a high probability of causing irreversible damage to public health, property and the natural environment. Thus, the CRC developed guidelines for development in AECs. Four categories of AECs have been developed: the estuarine system; the ocean hazard system; public water supplies; and natural and cultural resource 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 the Winton area are part of the estuarine system AEC. Four types of natural areas are included in this system: public trust areas, estuarine waters, estuarine shorelines and coastal wetlands. Public trust areas are waters and submerged lands in the coastal region where the public has traditionally had the right of use, including the right of navigation. The Chowan River is considered a public trust AEC.

The shoreline of the river, up to 75 feet from the mean high water level has also been designated an AEC. The Chowan River is considered a "joint fishing water" by the state. For management purposes, all water in the state has been classified into one of three categories - inland fishing waters, coastal fishing waters, and joint fishing waters. Under CAMA, joint fishing waters are regulated as estuarine waters. Thus, the shoreline of joint fishing waters is designated an estuarine shoreline AEC and is subject to CAMA regulations up to 75 feet from mean high water level.

The presence of inland wetlands will also pose a limitation to land development. Wetlands provide a vast array of benefits to society, many of which society has only recently begun to appreciate and protect. Inland wetlands furnish vital life-cycle

habitat and food for fish and wildlife. Wetlands have been proven to remove pollutants from degraded waters. At the same time, wetlands absorb flood-volumes so that flood waters and surges are moderated and property in downstream areas is protected. Finally, wetlands serve to recharge vital groundwater supplies. In 1977, Congress amended the Clean Water Act to regulate the alteration of wetland areas under section 404 (b) of the act; a permit is now required from the U. S. Army Corps of Engineers before certain inland wetland areas are filled.

According to the North Carolina Natural Heritage Program, no rare species or habitats have been identified in the Winton area. Officials at the State Department of Cultural Resources have noted that the Town has two structures of historic and/or architectural significance: the C. S. Brown Auditorium, part of C. S. Brown School; and the James S. Mitchell House, "Gray Gables", a private residence. The Brown Auditorium was originally part of Chowan Academy, a school for blacks founded in 1881 by C. S. Brown, a local minister. In 1937, the Academy was renamed the Calvin Scott Brown School. Both the Brown Auditorium and Gray Gables have been listed on the National Register of Historic Places. In many early port communities, archaeologic sites have been found. State officials have no record of any archaeological sites in the Winton area; at the same time, a complete archaeological survey of the Winton region has never been conducted.

Areas of Resource Potential. State forests and parks, private game preserves, and areas underlain with valuable mineral deposits are considered areas of resource potential. No such areas have been identified in the Winton region. However, the some land inside and outside of Town is comprised of prime farmland soils. In the Winton area, soil types CrA, CrB, GoA, and NoA are considered prime farmland soils, and areas containing these soils are considered areas of resource potential. Prime farmland soils produce the highest yields with minimal inputs of energy and economic resources. Farming these soils usually result in the least damage to the environment. As shown on the Winton Area Soils Map, there are scattered areas the Craven A and B soils both inside and outside the Town. There are small areas of the GoA and NoA soils outside the Town limits.

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 to avoid shortfalls in the 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 Winton and throughout Hertford County has been slow in recent years. Between 1970 and 1985, the

County grew by less than 2%. Most growth during this period occurred in outlying areas outside of towns; during this same period, Winton lost about 8% of its population. Since 1980, the Town has grown slightly, and state officials estimate that in 1985 the Town had 845 residents.

The Office of State Budget and Management forecasts slow growth for the County as a whole. Between 1985 and 1990, the population of the County is expected to increase by about 4% (Table 9, pg. 29.2). Between 1990 and 1995, the population is expected to increase by another 2%. Growth is likely to be well-distributed throughout the County. Should development follow the trend noted over the past 15 years, the majority of new development will occur in outlying areas outside of incorporated places. Communities such as Winton are likely to experience growth rates similar to those noted in the past five years. Between 1980 and 1985, the population of Winton grew by about 2.5%. It is likely that the population will increase another 2.5% by 1990. Unless a major new industry locates in the County, it is likely that the Town's population will not increase by more than 5% over the next decade. Given this scenario, in 1990 the Town will have about 870 residents, and by 1995 the Town is expected to have about 900 residents. Annexation would increase the Town's population to a greater extent than projections indicate. Most of the area within the Town limits has already

been developed so a major increase in population will occur only through annexation. However, no plans for annexation have been announced.

The Town and the County appear well-prepared to provide for the additional service demand indicated by these population forecasts. The capacity of the vital public services the Town and the County provides are summarized below. As noted, projected population growth should not exceed the ability of local government to provide for new demand. Both water supply and sewage treatment capacity are such that a 5% increase in population can easily be accommodated. Police, fire, and refuse services all can provide for the modest increase in demand expected over the next five years.

The trends in population change noted in the past decade will continue through the 1990's: percentage-wise, Winton and all Hertford County will have more older persons and less young persons than in the past. In 1985, about 31% of the County's population was under nineteen years of age (Table 10, pg. 29.2). That percentage is expected to decline to about 28% by 1995. In contrast, the percentage of the population 65 and older is expected to increase from 13.7% of the County's population in 1985, to 16.4% by 1995.

Water Service. Almost all properties within the corporate limits are serviced with public water. In addition, the Town

provides water to many residents in the surrounding area. Water mains extend outside of Town along S. R. 1457 almost to the U. S. 13 Bypass and serve the Oak Villa subdivision. To the southeast, water mains extend about one-quarter mile along N. C. 44 and also serve a subdivision off the highway along the river. Water service is available to residents of the Liverman Subdivision off Mulberry Street and the County has extended water service beyond the subdivision to the Hertford County Industrial Park on U. S. 158 west of Winton.

Major improvements were made to the Town's system in 1981. New lines were installed and a new storage tank was constructed. The Town's three wells have a combined capacity of 1.7 million gallons per day (gpd). The Town's elevated storage tank has a total capacity of 200,000 gallons. Demand on the Town's system now averages about 200,000 gpd. Given the modest growth rates projected for Winton, the Town's current water supply appears adequate to service demand for the next five to ten years. However, should one or more highly water-consumptive industries located in the Industrial Park, or should the Town undertake a major program of annexation, additional supply may be necessary.

Sewer Service. Most of the Town is served by the Town's wastewater treatment system. The Town operates a land application system with a capacity of 235,000 gpd. Demand on the system varies from 75,000 to 95,000 gpd. The County is currently

completing sewer extensions to the Industrial Park on U. S. 158 and the Town has committed 30,000 gpd of plant capacity to serve Industrial Park demand. In addition, the Village of Cofield, which is undergoing preliminary planning to develop a wastewater treatment facility, is investigating the possibility of tying into Winton's system. Engineering reports estimate that the Cofield tie-in would produce an additional demand of 48,000 gpd. Demand on the Town's system could then total 173,000 gpd. Even given additional industrial and residential demand, the capacity of the Town's treatment system appears adequate to serve local needs for the next five to ten years.

Public Schools. Winton public school pupils grades kindergarten through five attend the C. S. Brown School in Winton. Junior high and senior high school students attend schools in either Ahoskie or Murfreesboro. As shown in Table 11 (pg. 29.2), enrollment at all schools serving Winton is currently well below capacity.

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 August 1987 the County Board of Education approved a plan 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. The current Ahoskie Middle School and a portion of what is now Murfreesboro Middle School will be closed. The plan will take effect in the fall of 1988.

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 limited federal funding available for highway construction.

Highway improvements are scheduled for U. S. 158/U. S. 13. As noted earlier in Section D, state officials plan to widen about 4.5 miles of this highway in adjoining Gates County. The County is likely to benefit from continued improvements to these highways which access the growing areas of Virginia's Tidewater region and North Carolina's northern coast.

Protective Services. The Town has one full-time police person; back-up police service is provided by the County Sheriff's Department which is located in Winton. Fire protection is provided by a volunteer staff. The Town owns five fire trucks and is in the process of purchasing a sixth. The community's Insurance Service Office (ISO) fire insurance rating has dropped from a Class 8 to a Class 5. The Town is anticipating that this

rating will be dropped to a Class 4 in the near future. The Town's volunteer rescue squad provides emergency medical service to local residents. The squad maintains a full line of rescue equipment and owns two new rescue vehicles.

Solid Waste. Refuse is collected by the Town twice weekly. The Town has recently purchased a new garbage truck and maintains another vehicle for back-up service. Refuse is currently disposed at the Hertford County landfill located about three miles from Winton. The landfill is nearing capacity and the County is currently studying disposal alternatives.

Implications

Given the slow rate of growth anticipated in the next five years, the capacities of the Town's public facilities appear adequate to meet future demands. Water storage capacity is likely to be the greatest limitation to future growth in the long run; for the next five years, storage capacity appears adequate to serve projected demand.

Table 8
SOIL CHARACTERISITICS

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
CrA *	Craven fine sandy loam	0-1%	Moderate	Severe	Moderate	2.0 - 3.0
CrB *	Craven fine sandy loam	1-4%	Moderate	Severe	Moderate	2.0 - 3.0
CrC2	Craven fine sandy loam	4-8%	Moderate	Severe	Moderate	2.0 - 3.0
CrD2	Craven fine sandy loam	8-12%	Moderate	Severe	Moderate	2.0 - 3.0
CsA	Craven-Urban land complex	0-2%	Moderate	Severe	Moderate	2.0 - 3.0
GoA *	Goldsboro fine sandy loam	0-2%	Moderate	Severe	Slight	2.0 - 3.0
LF	Leaf loam	0%	Severe	Severe	High	0.5 - 1.5
Ln	Lenior loam	0%	Severe	Severe	High	1.0 - 2.5
NoA *	Norfolk loamy fine sand	0-2%	Slight	Moderate	Slight	4.0 - 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 9
FUTURE REGIONAL POPULATION

County	1985	1990	1995	% Change 85-90	% Change 90-95
Beaufort	43,260	47,314	50,702	9.4%	7.2%
Bertie	21,341	21,760	21,895	2.0%	0.6%
HERTFORD	23,924	24,833	25,280	3.8%	1.8%
Martin	26,653	26,463	26,406	-0.7%	-0.2%
Pitt	95,862	101,823	107,409	6.2%	5.5%
Region	211,040	222,193	231,692	5.3%	4.3%
State	6,253,951	6,597,922	6,930,994	5.5%	5.0%

Source: N.C. Office of State Budget and Management, 1986

Table 10
COUNTY POPULATION AGE STRUCTURE 1985-1995

	1985		1990		1995	
	No.	%	No.	%	No.	
0-4 years	1,728	7.2%	1,786	7.2%	1,664	6.(
5-19 years	5,784	24.2%	5,830	23.5%	5,530	21.'
20-44 years	8,504	35.5%	8,660	34.9%	8,834	34.:
45-64 years	4,634	19.4%	4,705	18.9%	5,100	20.:
65 and older	3,274	13.7%	3,852	15.5%	4,152	16.(
Total	23,924	100.0%	24,833	100.0%	25,280	100.(

Source: N.C. Office of State Budget and Management, 1986

Table 11
COUNTY SCHOOL ENROLLMENT

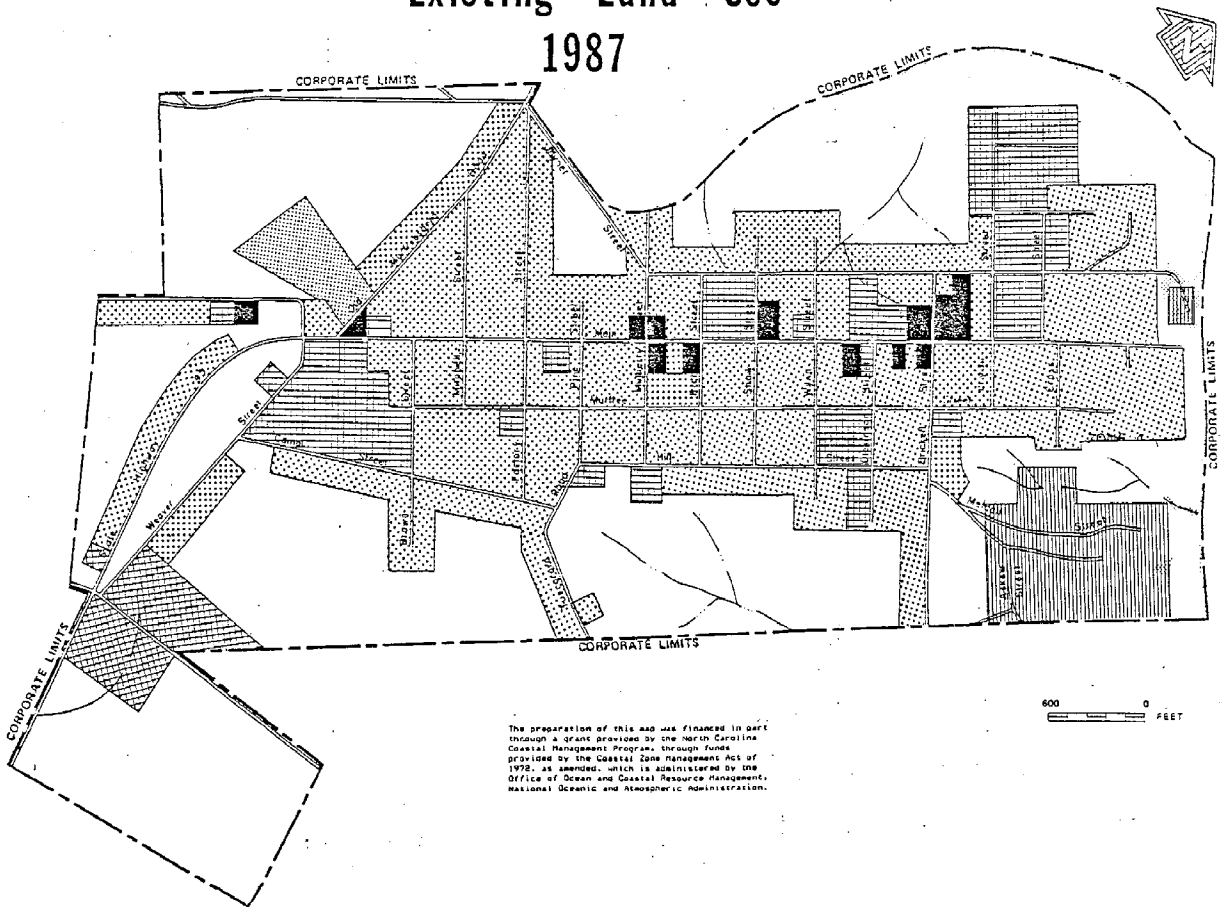
School	Grades Taught	Enrollment 86-87	Capacity	Enrollmt as % Capacity
C.S. Brown	K-5	695	800	87%
Ahoskie Middle	6-8	595	950	63%
Ahoskie High	9-12	780	1,150	68%
Murfreesboro Middle	6-8	385	675	57%
Murfreesboro High	9-12	470	1,000	47%
Total		2,925	4,575	64%

Source: "Hertford County Land Use Plan Update 1987", and Hertford County School officials

TOWN OF WINTON

Existing Land Use

1987



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

RESIDENTIAL

- Single-family
- Multifamily

COMMERCIAL

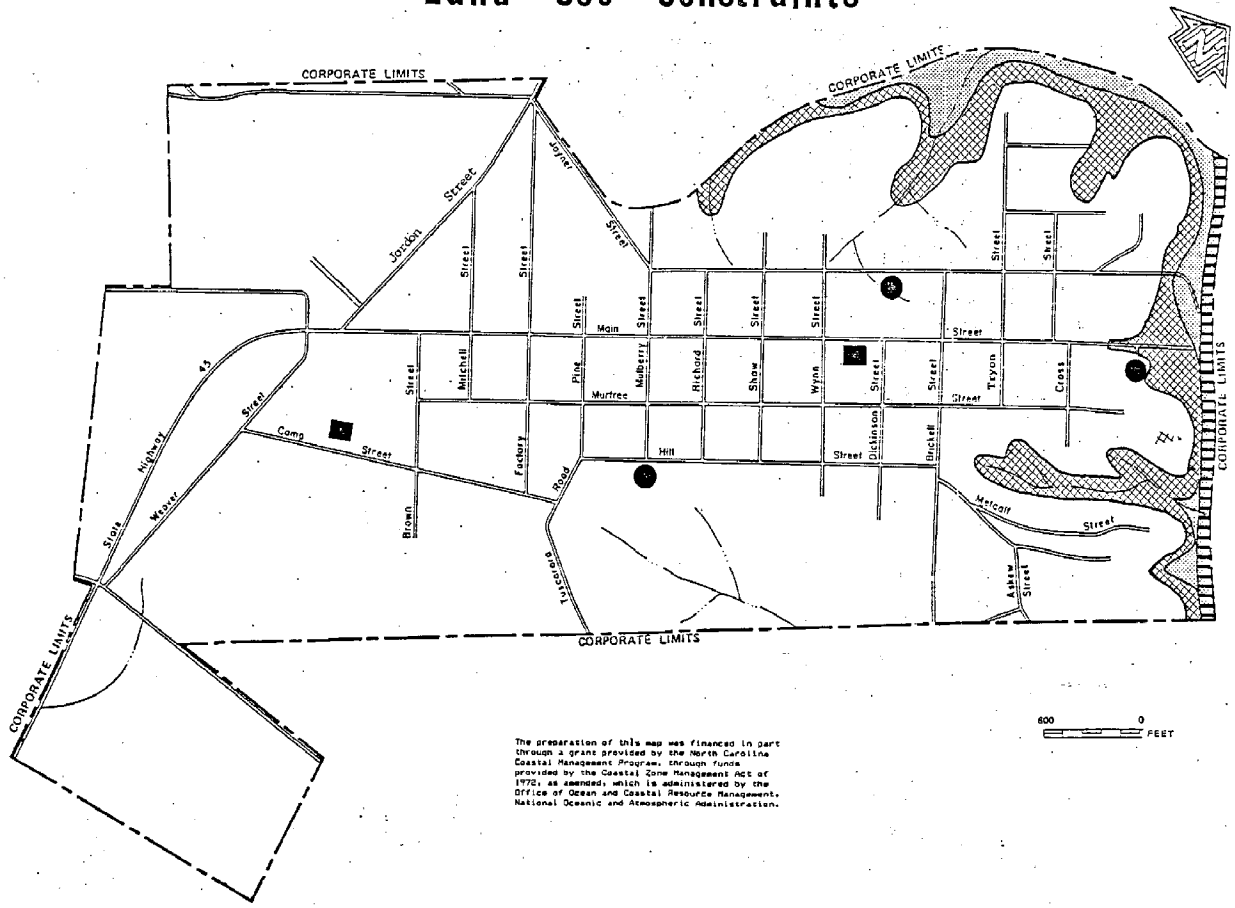
INDUSTRIAL

INSTITUTIONAL

UNDEVELOPED

TOWN OF WINTON

Land Use Constraints



AEC/ Floodplain

Floodplain

Steep Slope

Public Well

Historic Structure

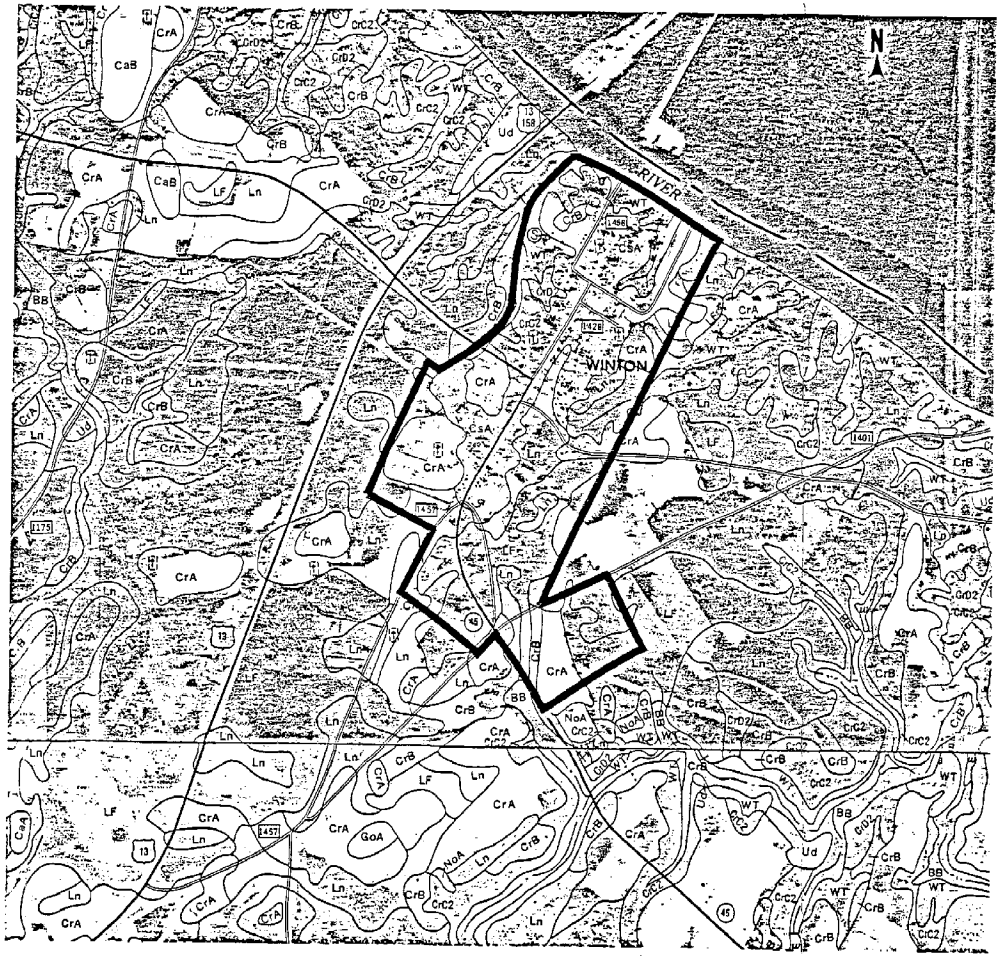
The preparation of this map was financed in part through a grant provided by the North Carolina Coastal Management Program, through funds provided by the Coastal Zone Management Act of 1972, as amended, which is administered by the Office of Ocean and Coastal Resource Management, National Oceanic and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

WINTON AREA SOILS MAP

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

Source: "Soil Survey of Hertford County North Carolina", USDA, July 1984

Scale- 1:24000



III. POLICY STATEMENTS

A. Review of 1981 Planning Objectives

In 1981, as part of its CAMA land use planning program, the Town adopted a number of policy objectives to protect its natural and cultural resources and to provide for the economic and residential development of the community. As a first step in updating its 1981 land use plan, the Town reviewed the plan's policy objectives, and the actions outlined to achieve those policy goals. By evaluating the objectives and implementation actions of the 1981 program, planners hoped to make the 1987 document a more effective plan. When policy objectives were not achieved, planners questioned, was the policy goal attainable, set realistically? Were implementation strategies action-oriented? For action-items not carried-out, planners asked, was the item considered and discarded? Or never considered at all; did the strategy have an identifiable implementor (person, group, or agency)?

On a scale of A to F, planners rated the effectiveness of the Town's 1981 plan a B-. In general, about one-half of all implementation strategies outlined under each policy objective were acted-on. The plan's implementation program appeared to have two major drawbacks. First, the program was overly ambitious: over 50 implementation measures were outlined. Second, no one person, group, or official board was charged with carrying out the action proposals outlined.

Although a number of implementation actions recommended in the 1981 plan were not achieved, the Town did meet several of its important planning objectives. Between 1981 and 1987 the Town replaced its point-discharging trickling filter treatment plant with a land-application system, adopted a floodplain zoning ordinance, removed several dilapidated buildings, and saw a large tract of land less than a mile from Town designated as the site of the Hertford County Industrial Park.

Many of the planning goals outlined in the Town's 1981 plan have been incorporated in the 1987 update. Protection of AECs, protection of historic resources, and protection of agricultural land have all been made important policy goals of the 1987 planning program, as they were in the 1981 plan. Similarly, several of the implementation strategies outlined in the 1981 plan have again been recommended for action in the 1987 plan. The Town's 1987 land use plan suggests that the Town revise its zoning ordinance, adopt a one-mile extraterritorial planning jurisdiction, and then adopted subdivision regulations. The Town's program of action for 1987-1992 is ambitious. The Town should consider seeking financial assistance in implementing the actions of its 1987 Land Use Plan from the State Division of Coastal Management. Technical assistance could be requested from public agencies such as the Mid-East Commission and the state Division of Community Assistance.

B. Resource Protection

The Town is located on the southwestern bank of the Chowan River. The River was important in the early development of the Town and continues to be a valuable recreational, aesthetic, economic, and environmental resource of statewide concern. The Town values this resource and supports local, state, and inter-state 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.

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 Winton. The Town will not support development in areas with natural hazards or in places where development may have negative impacts on historic or archaeologic resources.

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

Groundwater resources supply Winton residents with water. Planners and local officiails 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.

Non-point pollution has been identified as being a major contributor to water quality degradation in the Chowan River basin. Both urban developed land and undeveloped agricultural

land contribute to the non-point problem. Run-off from urbanized areas often contains dirt, oil, grease and other pollutants that may adversely effect water quality. Agricultural run-off may contribute sediments, fertilizers, and pesticides that have harmful effects on the riverine system. The Town supports measures to control both urban and agricultural run-off. Storm water controls will be considered should the Town decide to develop a subdivision ordinance. The Town supports CAMA regulations that control run-off in critical areas. Further, the Town supports expansion of state progams, such as the Agricultural Cost Share Program, which will help local governments and private landowners in addressing the non-point problem.

Following is a listing of policy objectives 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 Chowan 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 attempt to reduce non-point agricultural run-off.
- ensure proper functioning of the Town's wastewater treatment system: continue funding full-time position for professional operator; prohibit new tie-ins until improvements are made should demand ever exceed plant capacity.

- classify the Chowan River and its shoreline up to 75 feet from the high water line as Conservation on the Town's Land Use Classification Map.

- 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.

- consider restricting development in AECs through zoning ordinance.

- 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; oppose proposals to withdraw surface water from Lake Gaston for out-of-state use.

- support state efforts to develop a groundwater management program for northeastern North Carolina.

- 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 Town's newly appointed Historic Commission.

- initiate an inventory of historic properties. If an appropriate area is found, delineate a local Historic District. Consider giving properties of special importance a local historic property designation.

- **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.

C. Resource Production and Management

Winton is located at the eastern 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 Winton'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 Chowan River or its tributaries or on historic or archaeologic resources.

In years past, a considerable amount of commercial fishing occurred in the County and in the Winton area. Fishing activity peaked in the spring with the annual herring run. 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 Chowan 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.

The development of forest products provides employment for many County residents. Several wooded tracts owned by commercial forestry operations are found outside of Town. The Town supports the expansion of commercial forestry and wood processing operations if these will have no major adverse impacts on other productive and natural resources.

There are currently no areas in or around Winton 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 objectives 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 agricultural uses in the Winton area**

  - classify agricultural areas outside of Town as rural on the Town's Land Use Classification Map.

  - adopt a one-mile extraterritorial jurisdiction; revise the Zoning Ordinance to create a new rural zoning district; delineate agricultural areas outside of Town as rural on the Zoning Map.

  - 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 Winton; 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 and enhance commercial and recreational fishing activity in the Chowan River**

  - support and comply with local, state and federal efforts to improve commercial and recreational fisheries.

  - support efforts to increase boat access to the Chowan 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.

  - continue publicizing 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 legislative efforts to develop a comprehensive statewide program for farmland preservation. Support use of techniques such as agricultural districting and transfer of development rights.

- **ensure efficient, environmentally sound agricultural production**

    - support use of Best Management Practices for land management and 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.

D. Economic and Community Development

Winton is a small community, but for a Town of its size, it has a large employment base: between workers at Carolina Aluminum and at the State and County offices in Town, over 700 persons work in Winton. The Town supports expansion of its existing industries and institutions and welcomes new industrial and commercial firms into the area. The Town supports the County's Industrial Park located just outside Winton. 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.

Commercial enterprises servicing the needs of residents and local workers would be appropriate types of new commercial development. There are currently several vacant buildings in the Town's downtown and the Town encourages reuse of these commercial structures. Tourist and recreational enterprises would be a welcome addition to the Town. Industrial development which would provide both technical and professional positions would also be appropriate for the Winton area. The Town will provide services to new industrial development when possible and will seek assistance from the County when necessary.

Most of the land within Winton has already been developed. The Town supports redevelopment of parcels such as the site of

the old Board of Education building, where a vacant, delapitated building will be replaced by needed multifamily housing. In general, development demanding urban services should locate in Town. Areas outside of Town are better reserved for agriculture, forestry, or 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 values the Chowan River for the recreational and aesthetic amenities it supplies. The Town wants its residents to enjoy the amenities the river provides. There is currently one small private marina on the Winton waterfront; very few floating homes are found in the area. The Town supports increasing access to the river and supports state and federal programs that help facilitate the Town in providing residents with access to this resource.

Following is a listing of policy objectives 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**
    - support the efforts of the Hertford County Industrial Development Commission to recruit tenants to the County Industrial Park.

- 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.

- encourage location of new commercial uses in vacant commercial buildings downtown.

- provide for the orderly growth of areas within Winton and land outside of Town

- revise the Town's zoning ordinance and update the Winton Zoning Map to reflect current concerns over land use and development.

- adopt a one-mile extraterritorial planning jurisdiction after contacting County officials and delineating an appropriate extraterritorial boundary.

- develop and adopt a subdivision ordinance. Ordinance should be developed with the understanding a one-mile extraterritorial boundary will be adopted.

- on the Town's Land Classification Map, classify areas within a one-mile radius of Winton according to the guidelines of 15 NCAC 7B.0200. 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.

- consider annexation of nearby residential areas. Give priority to areas already served by public water.

- preserve and enhance the quality of life in Winton

- consider formation of a local beautification committee.

- formulate a strategy for encouraging absentee landowners to maintain local properties. Consider contracting with local group to maintain/improve properties and bill absentee property-owners.

- consider developing and adopting a housing code.

- **increase in-town public access to the Chowan River**

    - develop a public area for passive recreation along the river. Contact property-owners for possible land donation or bargain sales; publicize tax advantages of doing so. Request funding from the state Division of Coastal Management to conduct an access study. Should an appropriate site be found, assistance for funding land acquisition should then be requested.

    - contact the state Office of Water Resources for funding a waterfront project through their Civil Works Projects Program.

    - support location or expansion of marinas only in accordance with the development standards of 15 NCAC 7H; encourage developers to provide for public access (at a minimum, pedestrian access) at project site or an another off-site location in-town.

- **provide for adequate housing for all community residents**

    - continue to apply for funding for local housing improvements under the Community Development Block Grant Program; expand the local contribution to increase the competiveness of the application.

    - support development of low and moderate income housing in the Winton area.

    - when revising the zoning ordinance, ensure that adequate provisions are made for multifamily housing in the regulations and on the zoning map.

- **promote tourism locally and throughout northeastern North Carolina**

    - 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 Winton a stopping-point along proposed route.

E. 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 Winton have undertaken to protect residents and resources from the damaging effects of hurricanes and other major storm events.

1. Hazard Areas

In the Winton region, areas adjoining the Chowan 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 are Areas of Environmental Concern. This sensitive area is severely threatened by damage due to flooding, erosion, wave action, and high winds. This area is also considered a floodplain by the Federal Insurance Administration. Floodplain also borders the Town to the west, along Folley Branch. 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. Table 12 (page 49.1) ranks the severity of risk in each of Winton's hazard areas according to the damaging forces likely to occur there.

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, there are no major areas of residential, commercial, or industrial development along Folley Branch, or any residential development directly on the waterfront. Limited industrial development has occurred along the shoreline however, as Union Camp has a pulp mill operation on the river to the east of the old bridge right-of-way. In addition, several private piers and a small commercial marina have been constructed along the shoreline.

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 occurence in the County. Winton 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 Winton), and the County Emergency Management Coordinator. A Support Group provides personnel and material resouces 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 Chief of the Winton Fire Department and the president of the Winton Rescue Squad.

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. No problems areas have been identified in the Winton planning region. Evacuees would be moved to one of the five designated public shelters in the County. In Winton, storm evacuees would be moved to the C. S. Brown School on Main Street.

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. An ad hoc Planning Advisory Committee could 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 prepardness activities are listed in Appendix C.

4. Policy Objectives

The Town acknowledges that the Winton 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 loss of property and human lives through regulatory controls**
  - 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.
  - acquire land along the river; restrict future development of the property and use as a site for passive recreation.
- **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.

Table 12
SEVERITY OF RISK

Hazard Area	Severity Rank	Storm Hazard: Erosion	Wave Action	Flooding	High Wind
Estuarine Shoreline AEC	1	*	*	*	*
Wetland AEC	2	+	*	*	*
Zone A Floodplain	3	o	o	*	*
Remainder of Community	4	o	o	o	*

Exposure level: high (*), moderate (+), low (o)

Source: "Before the Storm: Managing Development To Reduce Hurricane Damages", August 1982

F. Public Participation

The preparation of Winton's Land Use Plan was the responsibility of the Winton Land Use Plan Advisory Committee. Prior to the preparation of the 1987 Land Use Plan, the Town had no standing board charged specifically with planning responsibilities. Thus, in the fall of 1986, the Mayor and the Town Council appointed an ad hoc planning committee to update the Town's 1981 Land Use Plan. A workshop session introducing committee members to the planning process was held in December of 1986 and the group agreed to meet monthly to work on the plan. Bi-monthly meetings were held in May and June of 1987 as the committee began discussing important policy issues.

At their first meeting, the planning committee agreed that soliciting public input would be an important goal of the planning process. The committee discussed conducting a public survey similar to that carried out as part of the 1981 planning program. Ultimately the committee agreed that their efforts would be better spent in other areas, and instead of seeking public input through a survey, the group decided to utilize the media to encourage attendance at planning committee meetings and to inform residents of the work the Advisory Committee was involved in. Notices of all committee 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 committee 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 Town Council will be the primary group through which public input will be accepted as the planning program continues over the next five years. The Advisory Committee will meet as necessary at the request of the Council to assist 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 Advisory Committee 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 Advisory Committee 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 tot he News-Herald; propose feature articles for especially important issues.

IV. LAND CLASSIFICATION

A. Purpose

Winton 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. 54.1). The map sets out a proposed development pattern for the Winton planning region. The map notes areas the Town has deemed appropriate to accommodate additional growth and development and areas the Town believes would be better left undeveloped. Areas of productive natural resources have been delineated and link land use to policy objectives and implementation actions. The Map of Land Classification is similar to that adopted by the Town in 1981, however several minor modifications have been made to the 1981 classificiation scheme to reflect changes in land use that have occurred over the past five years.

B. Classification Scheme

The system of land classification the Town has adopted follows the guidelines for land classification outlined in state's Land Use Planning Guidelines.

1. Developed

The Developed classification encompasses all land within the corporate limits of the Town. The classification reflects the

Town's desire to encourage new development and redevelopment within the Town limits. All municipal services are provided in this area of moderately intensive development.

2. Transition

Transition areas indicate areas outside of Town where fairly intensive development has occurred or is likely to occur over the next five years. Most of these areas are serviced by public water and some by public sewer. This class is divided into two subclasses: Transition Industrial and Transition Mixed. The Map of Land Classification shows the area outside Town on the west side of N. C. 45, from the Town limits to the Industrial Park, in the Industrial subclass. On the Town's 1981 classification map, land adjoining the east side of the highway was also designated Industrial. This area is currently being developed as a residential subdivision and has been reclassified as Transition Mixed. A large area of Transition Mixed extends southwest from the Town limits on the south, to encompass the developed area between U. S. 13 and S. R. 1457.

3. Rural

The Rural Classification encompasses most of the land outside of Town. These are areas of scattered residential development, farmland, and woodland. Several large parcels owned by commercial forestry operations are denoted as Rural Forestry. The Town supports their continued use for silvacultural activities meeting the Town's policy objectives for resource protection and resource management.

4. Conservation

The Conservation Class designates areas in the Winton region the Town believes should be kept in their natural condition. These are unusually sensitive natural resources and in the Winton area, these are Areas of Environmental Concern. As shown on the Map of Land Classification, the Conservation class encompasses the Chowan River and its shoreline up to 75 feet from the mean high water line. The Town recognizes the sensitivity of this area and has adopted a number of policy objectives to protect the river and its shoreline.

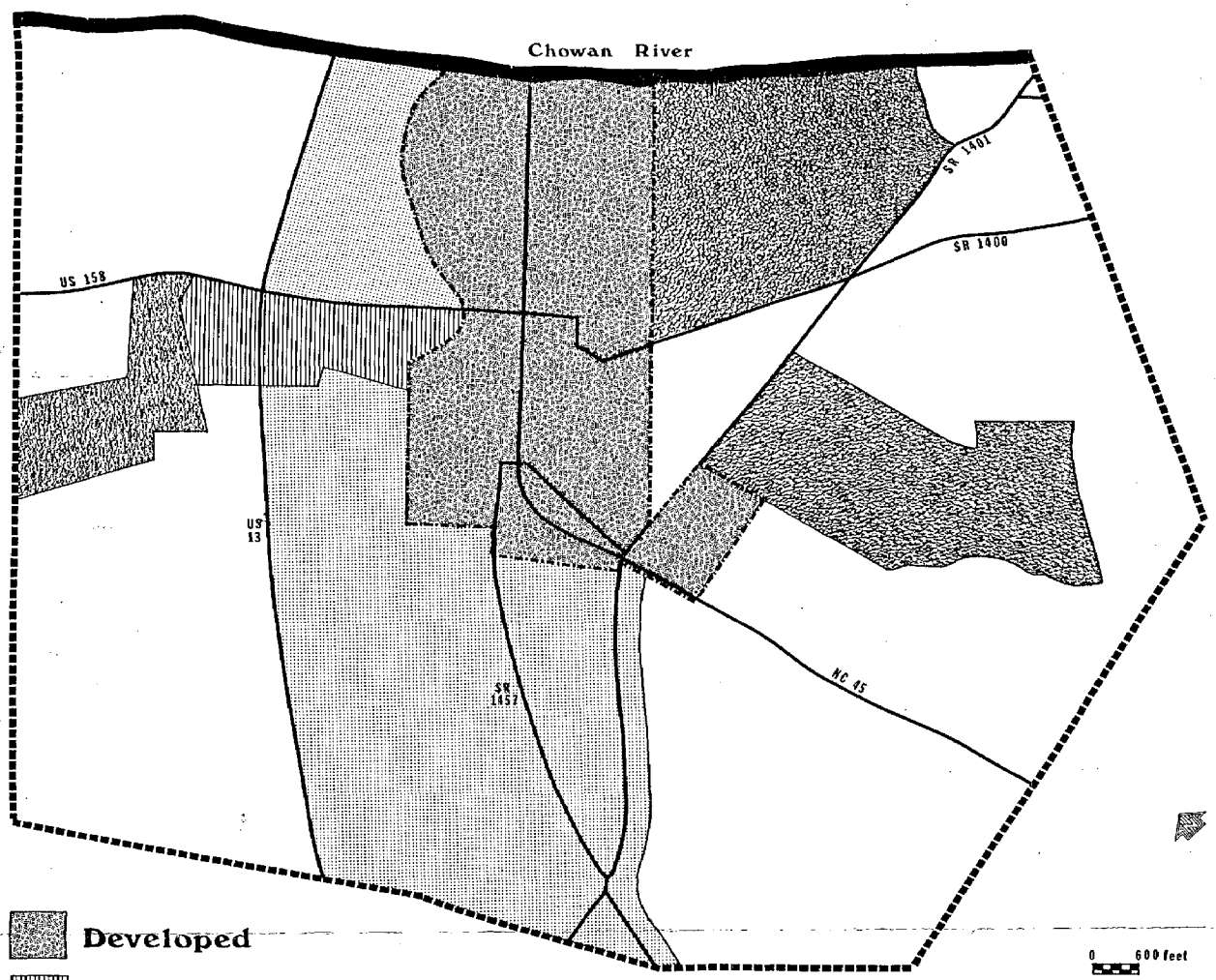
C. Intergovernmental Coordination

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 Winton region. Many of the planning objectives set forth in the Winton Land Use Plan will enhance policy 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.

TOWN OF WINTON

Land Classification

54.1



Developed

Transition Industrial

Transition Mixed

Rural Forestry

Rural Mixed

Conservation

Town Limits

Proposd Extraterritorial Boundry

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

Prepared by Mid-East Commission
Washington, North Carolina
June 1987

Appendix A

STATE REGULATORY DEVICES

Agency	Licenses and Permits
Department of Natural Resources and Community Development Division of Environmental Management	- Permits to discharge to surface waters or operate wastewater treatment plants or oil discharge permits; NPDES 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	- 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	- 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	- 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	- 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)

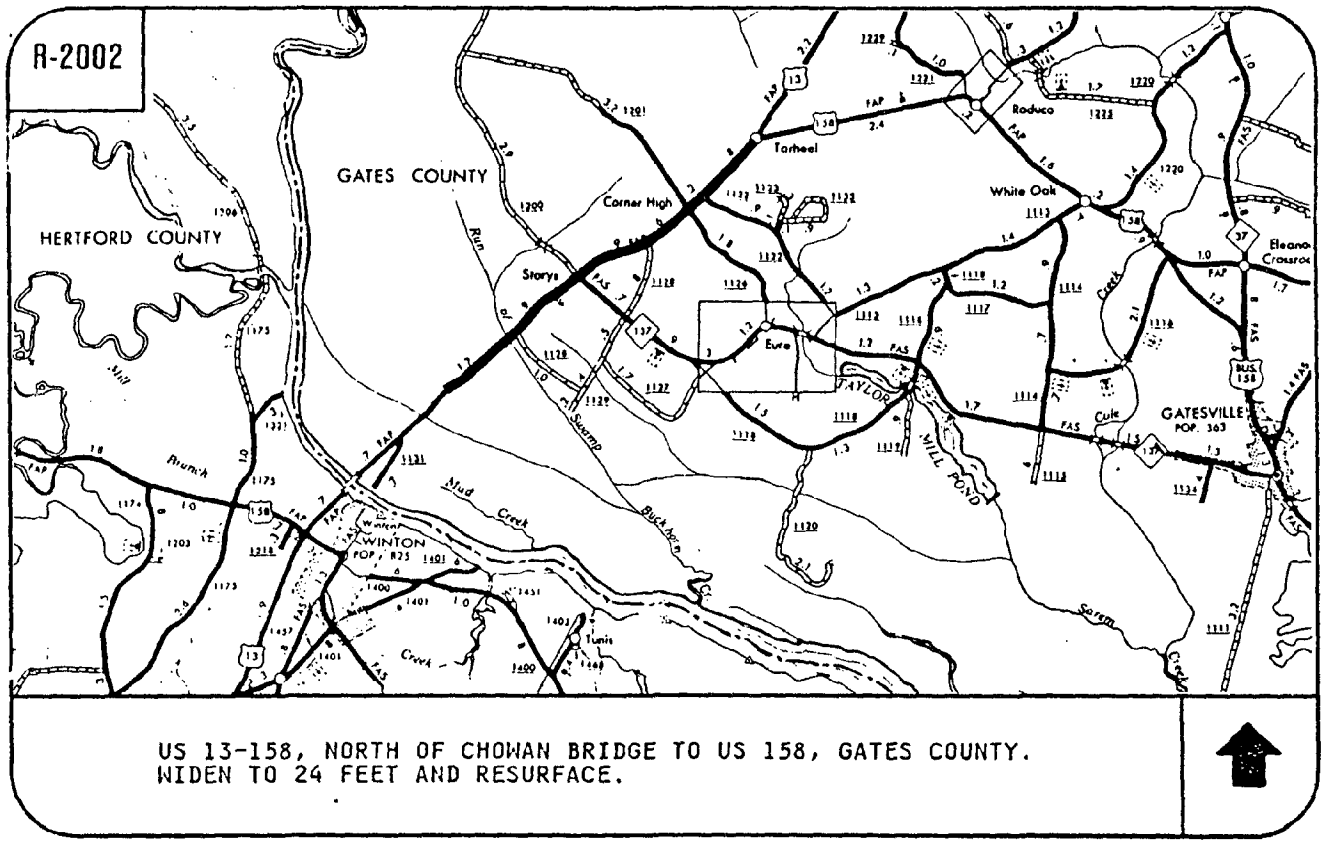
FEDERAL REGULATORY DEVICES

Agency	Licenses and Permits
Army Corps of Engineers (Department of Defense)	- 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)	- 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	- Orders of Interconnection of electric transmission facilities under Section 202 (b) of the Federal Power Act.
	- Permission required for abandonment of natural gas pipeline and associated facilities under Section 7C (b) of the Natural Gas Act of 1938.

Appendix B

Winton Area Highway Projects



Source: "Highway Improvement Program Maps 1987-1995", N.C. Dept. of Transportation, December 1986

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
1424 Carolina Avenue
P. O. Box 1507
Washington, NC 27889
(919) 946-6481

N. C. Division of Emergency Management
(now 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

Winton begins update of plan

WINTON — Water quality and storm hazard mitigation are issues to be given special attention as the town updates its land use plan.

The planning board met Dec. 9 for the first in a series of meetings to be held to update Winton's current plan, which was prepared over five years ago.

The plan will be updated 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 Winton have the option of preparing CAMA plans. The updated plan will serve to guide growth and development in Winton over the next five year period.

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

John Crew, section chief of the state Division of Coastal Management, presented an outline of the plan and noted particular attention will be given in this year's plans for water quality and storm hazard mitigation. Crew stressed CAMA's plans are an important tool for guiding community growth, and in contrast to other types of plans which are simply advisory in nature, CAMA plans actually direct the actions of state and federal agencies in permitting and funding decisions.

Regular planning board meetings to update the plan will be held on the first Tuesday of every month. Meetings are open to the public and all interested citizens are encouraged to attend. The next meeting is scheduled for January 5 at 7 p.m. in the town hall.

PUBLIC SERVICE ANNOUNCEMENT

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION: Libby Anderson - 946-8043

The Winton Planning Board will meet on Tuesday, January 6 to begin work on the Town's Land Use Plan. The meeting will be held at 7 pm in the Town Hall. The public is invited and encouraged to attend.

The News-Herald Friday, January 2, 1987

Winton Planning group to review Land Use Plan

WINTON — The Winton Planning Board will meet at 7 p.m. Jan. 6 in the town hall to review the town's current Land Use Plan.

The plan was prepared over five years ago according to the guidelines set forth as part of the state's Coastal Area Management Act (CAMA).

Tuesday's meeting is the first in a series of meeting to be held in 1987 to update the town's current CAMA Land Use Plan. The Land Use Plan will guide growth and development in Winton over the next five years.

This, and all other meetings to be held, as part of the planning process are open to the public. All interested citizens are encouraged to attend.

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION: Libby Anderson - 946-8043

LAND USE PLANNING UNDERWAY IN WINTON

Winton - The Planning Board met Tuesday evening, January 6, to formally begin updating the Winton Land Use Plan. The current plan was prepared in 1981 according to the guidelines of the State's Coastal Area Management Act (CAMA). State guidelines specify that CAMA land use plans be revised every five years.

Tuesday's meeting focused on a review of the Town's current 1981 plan. Planners reviewed the objectives and implementation strategies proposed in the 1981 plan and determined what strategies had been implemented over the past five years. Planners concluded that in general, most of the plans objectives had been attained, though several of the implementation measures proposed, particularly zoning proposals, had not been acted upon.

The Planning Board will meet again on February 3 at 7:00 pm in the Town Hall. At the February meeting, Planners are scheduled to review recent socioeconomic data on the Town. All interested citizens are invited and encouraged to attend.

PUBLIC SERVICE ANNOUNCEMENT

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION: Libby Anderson - 946-8043

The Winton Planning Board will meet on Tuesday, February 3 to continue its work in updating the Town's Land Use Plan. Tuesday's meeting will focus on a review of current socioeconomic conditions in the Town. The meeting will be held at 7 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

SOCIOECONOMIC STATISTICS REVIEWED

Winton - Winton has experienced a modest increase in population since 1980 Town planners noted at their meeting Tuesday, February 3. At the same time, the population is aging: on a percentage basis, Winton has more elderly persons and fewer school-age children that it did 10 years ago.

The Planning Board's meeting was the second in a series of meetings the Board will hold this year as it updates Winton's Land Use Plan. Planners noted that Winton has more elderly persons (65 years and older), than either the County or the State. Given demographic patterns nationwide, that trend - toward more elderly and fewer school-age persons -is likely to continue. Planners agreed that this means that there will be an increasing need for services for elderly persons - for health care, transportation, and housing.

In reviewing recent population estimates released by the state, planners observed that since 1980, Winton has experienced a greater increase in population than the largest communities in the County. Between 1980 and 1985 Winton grew by about 2.5%. In contrast, Ahoskie grew by only 1%, and Murfreesboro's popu-

lation is thought to have declined by 7%. Winton's 1985 population was estimated at 845 persons.

The Planning Board is updating Winton's Land Use Plan in accordance with the guidelines of the State's Coastal Area Management Act. State guidelines specify that land use plans discuss seasonal changes in population, as in coastal regions, seasonal population changes have serious impacts on local communities. Planners noted that although Winton does not experience seasonal population changes, it does experience a considerable change in its 24-hour population. Employment at Winton's Carolina Aluminum plant averages about 600 persons; many of these workers live outside Winton. Combined with workers and visitors at the County office complex in Town, almost 700 additional persons enter the community every workday.

The Planning Board will meet again on Tuesday, March 3 at 7:00 pm. The agenda for the March meeting will include a review of current land uses in the Town. The public is invited and encouraged to attend.

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, March 11, 1987

Winton discusses land use

WINTON — Local officials agreed that for the most part, land in Winton has developed according to sound planning principles. As a result, there are few concerns over the existing pattern of land use. These and other observations on local land use were made by Board members at their meeting March 3. Tuesday's meeting was the third in a series of public meetings the Board will hold this year as it updates the Town's land use plan.

Most land within Winton has been developed planners noted. Residential uses predominate although the Town does have a small commercial area along Main Street. For a community of 850 persons, the Town has a fairly large industrial area comprised of Carolina Aluminum and the Town's wastewater treatment facility. Planners also noted that Winton, being the County seat, has many more institutional uses than most towns its size. When the potential for future growth was discussed, it was noted that there are few large undeveloped tracts of land in town that could be developed. Many homes are located on large lots that could be divided, but planners agreed that there is currently little incentive to divide existing lots.

The Board will continue its work in updating the Town's land use plan at its next meeting Tuesday, April 7. Interested citizens are encouraged to attend the Board's meetings held at 7:00 p.m. in the Winton Town Hall.

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

FOR IMMEDIATE RELEASE

FOR MORE INFORMTION - 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 rechange 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 Winton Planning Board will meet on Tuesday, May 19 to continue its work on the Town's land use plan. Their agenda will include a discussion of policies for resource management and economic and community development. Interested persons are encouraged to attend. Meeting begins at 7:00 in the Town Hall.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Monday, May 18, 1987

Ahoskie, Winton Planning Boards set meetings

The Ahoskie Planning Board will meet at 7 p.m. May 21 and the Winton Planning Board will meet at 7 p.m. May 19 in their respective town halls to continue formulating policy objectives for their land use plans.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Wednesday, May 20, 1987

Planning Board makes Chowan River a top priority

WINTON — The Planning Board began developing policy statements on land development issues at its recent meeting.

Under the policy area Resource Protection, planners agreed that protecting and enhancing water quality in the Chowan River would be a major goal for Town over the next five years.

The Planning Board's meeting was the fifth in a series of meetings the Board is holding this year as it updates the Town's Land Use Plan. The plan is being updated according to the guidelines of the state's Coastal Area Management Act (CAMA).

Before beginning policy discussions, the Board reviewed the adequacy of the Town's public facilities to serve demand over the next decade. A slow growth scenario was developed for the Town.

Planners suggested the Town may have about 870 residents in 1990 and about 900 by 1995. They concurred that a major increase in population would occur only if a major industry located in the area and/or the Town embarked on a program of annexation. Water supply, sewage treatment plant capacity and school capacity all appear adequate to serve demand over the next decade, planners noted.

Protecting water quality in the Chowan River, protecting present and future water supply, and protecting historic resources were all identified as important local resource protections goals for the next five years. To protect the river, planners urged strict enforcement of water quality regulations by state environmental officials.

The Board also voiced their support for the Town's newly-formed Historic Commission and suggested that an inventory of locally significant buildings be done and a plan for their protection developed.

As a final objective, planners agreed that the Town should discourage development on lands that were not physically suitable for construction. Strict enforcement of the Town's floodplain ordinance was suggested as one way of achieving that goal.

At its next meeting, May 19, the Board will review policy statements on resource production and management, and economic and community development. All interested persons are encouraged to attend. The Board meets at 7 p.m. 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

Policy Planning Session Set

The Winton Planning Board will meet on Tuesday, May 19 to continue formulating policy objectives for the Town's land use plan. The Board is updating the Town's plan according to the guidelines of the state's Coastal Area Management Act (CAMA). At the Board's last meeting, policies on resource protection were discussed. On Tuesday, the Board will begin developing policy objectives on resource production and management and economic and community development.

The Board will meet at 7:00 at the Town Hall. All interested persons are encouraged to attend.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Friday, May 29, 1987

Winton adopts land use policies

WINTON — The Winton Planing Board adopted five policies in the area of resource production and management during its recent meeting.

Continuing its developing policy statements to be included in the town's 1987 Land Use Plan, the board focused on developing policies on resource production and management and economic and community development.

The five policies are:

- to protect and enhance agriclutural activities in the Winton area;
- to preserve areas of prime farmland;
- to protect and enhance commercial and recreational fishing activity in the Chowan River; and
- to ensure efficient, environmentally sound agricultural production.

As one means of promoting local farming activities, planners suggested that the town investigate starting a farmer's market in Winton.

Planners noted that the market could serve Winton residents and also the 700 persons who come to Winton every day to work.

If the location of the market was rotated among various county communities — for example, one day in Winton, the next in Ahoskie and the next in Murfreesboro — planners suggested the likelihood of the market succeeding might be increased.

Under the policy, area economic and community development planners proposed that the town adopt five policy objectives. They are

- to support expansion of existing industry and recruitment of new industrial and commercial enterprises;
- to provide for the orderly growth of areas within Winton and the land outside the town;
- to preserve and enhance the quality of life in Winton;
- to increase public access to the Chowan River; and
- to provide for adequate housing for all community residents.

To provide for orderly growth, planners suggested that the town consider adopting a one-mile extraterritorial boundary and at the same time, adopt subdivision regulations.

The Planning board will continue its work on the Land Use Plan at its June 2 meeting. All persons interested are welcome to attend. Meetings are held at 7 p.m. in the town hall.

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.

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

Wednesday, June 24, 1987

Community development needs are highlighted

WINTON — Economic and community development issues dominated the Winton Planning Board's recent meeting.

This was the second of two policy-planning sessions the Board has held to discuss policy objectives for inclusion in the Town's 1987 Land Use Plan Update.

The Board has been working since December to update the Town's plan in accordance with the guidelines of the state's Coastal Area Management Act (CAMA).

The Board recommended that the Town adopt six policies in the area of economic and community development: to support expansion of existing industry and recruitment of new industrial concerns; to provide for the orderly growth of areas in Winton and land outside of Town; to preserve and enhance the quality of life in Winton; the increase public access to the Chowan River; to provide for adequate housing for all Winton residents; and to promote tourism locally and throughout northeastern North Carolina.

Among the actions the Board recommended the Town take to achieve these objectives was adoption of a one-mile extraterriorial planning jurisdiction, adoption of subdivision regulations, and developing a small public park somewhere along the Winton waterfront.

The Planning Board also reviewed the Town's 1981 Land Classification Map and proposed several minor changes. The Board will present the 1987 Land Use Plan Update to the Town Council at 8 p.m. July 6 for their review and comment.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889
June 29, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Public Service Announcement

The Winton Town Council will meet Monday, July 6 to review the Town's preliminary Land Use Plan. All interested persons are encouraged to attend the Council meeting which begins at 8:00 pm in Winton Town Hall.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889
June 29, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Winton Council to Review Land Use Plan

The Winton Town Council will meet on Monday, July 6, to review the Town's preliminary Land Use Plan. The Town's Land Use Advisory Committee had been working since December to update the Town's comprehensive Land Use Plan in accordance with the guidelines of the state's Coastal Area Management Act (CAMA). The plan sets out a number of policy objectives in the areas of resource protection, production, and economic and community development, and outlines a land classification scheme for Winton and the surrounding area. The Advisory Committee will ask for Council approval of the preliminary plan at Monday's meeting. The draft plan will then be sent to various state agencies for their review and comment. All interested persons are encouraged to attend Monday's meeting which begins at 8:00 pm in the Winton Town Hall.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889
July 8, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Winton Council Approves Draft Land Use Plan

Winton- The Winton Town Council approved a Draft Land Use Plan for the community at their meeting July 6. In the fall of 1986 the Council appointed an ad hoc Advisory Committee to update Winton's 1981 Land Use Plan. The Advisory Committee has been working on the update since December, following the guidelines of the state's Coastal Area Management Act (CAMA). Technical assistance was provided by the Mid-East Commission.

The 1987 Preliminary Land Use Plan sets out policy objectives in the areas of resource protection, resource management, and economic and community development. Included among the strategies the Committee has recommended to attain policy objectives: adoption of a one-mile extraterritorial planning jurisdiction, adoption of subdivision regulations, starting a farmers market in downtown Winton, and developing an area for public recreation somewhere along the Winton Waterfront.

The Preliminary Land Use Plan will now be submitted to officials at the state for review and comment. A public hearing and final adoption of the plan by the Town Council is anticipated for sometime in early fall. Copies of Winton's Preliminary Land Use Plan are on file with the Town Clerk and are available for review during regular office hours.

The News-Herald
For Hertford County and The Roanoke-Chowan Area
Wednesday, July 8, 1987

Winton youth ask town fathers for skate ramp

By HELENE C. KNIGHT
STAFF WRITER

WINTON — Members of the Winton Town Council Monday night were asked to build a skate board ramp for the young people.

Glenn Sexton and Preston Brady came before the Winton council members asking them to construct a skate board ramp within the town limits. The youths pointed out that there are no recreational facilities in the town for the children and state law mandates that they cannot use their skate boards on a state-owned street.

The youths presented a petition, signed by 53 residents of the town, supporting their request. When questioned about the liability the town would have to undertake, Sexton said the town could adopt some sort of form which would be signed by the child and the parent, relieving the town of any responsibility.

Town council members questioned where the ramp would be constructed. The concensus of the council was that, if constructed, it would need to be in the center of town. The concern expressed by council members was that the site be accessible to all the youth of the town.

"I know how he (Sexton) feels," said Councilman Wesley Liverman. "I grew up here and got two coming up here now, and there is nothing for them to do."

The board also discussed concern about who would monitor the site, since there is no recreational director in the town.

The board took no action on the skating ramp matter, but agreed to check with the town attorney about the legalities involved. The council also agreed to talk with landowners in the town about vacant lots which could serve as a ramp site.

Libby Anderson with the Mid-East Commission presented to the council an update on the land use plan as worked out by the town committee.

According to Anderson, this plan should help with development of the town over the next five years. The committee, which began its work in December, 1986, looked at the population trends of the town, housing and economic conditions, background condition, existing land uses, land use constraints and public facilities.

The committee report, presented by Anderson, proposed that the town undertake a study for annexation and suggested adoption of policies to protect present and future water supplies, historical resources, enhance agricultural uses, a one-mile exit territorial area and subdivision regulations.

The board, after reviewing the report, approved a request by Anderson to send it to the state agency for its approval. A copy of the report will be available in the town hall for review by the public.

In other business, the board approved a request to begin beautification work on the traffic islands in the town. Betty Massey, a member of the Winton Historical Association, told council members she had talked with a representative of the highway department, who told her that if the town would buy the shrubs, the department would plant them and maintain the area once the shrubs are planted.

Councilman Fletcher Lassiter told council members he had talked with someone from the Agricultural Extension Service and assistance has been offered in drafting a plan the historical committee might like.

The board voted to contact the Agricultural Extension Service about developing the traffic islands in the town. Council members suggested that input from the historical committee be given to the extension service about what it wants the islands to look like.

James Jones came before the town council requesting the use of some of the recreational equipment. Jones is running a baseball training program for kindergarten to fifth grade children. Jones stated that questions have come up about

Winton

(From Page 1A)

whether he was trying to take over an existing program in the town. Jones said he was only trying to enhance the programs already set up.

"We set up the program to teach kids how to learn baseball," said Jones. "I have a son who was in the Winton program and frankly, he didn't learn anything." Jones said his project was done through registration at the school. According to Jones, most of these children have never played baseball before.

The board approved a request from Jones to use some of the hard hats and bases owned by the town.

Mayor Charles Jones informed the board that the Village of Cofield will pick up the cost of having a feasibility study prepared for the wastewater treatment plant. The study will outline the feasibility of Cofield tying into the Winton wastewater treatment system.

Mayor Jones also informed the board that the black-topping of some of the town streets was set to begin Tuesday and the town had received a letter of appreciation from Carolina Aluminum thanking it for the turn-lane added on Metcalf Street.

In other action, the board:

- tabled bid openings for a generator to be used at the lift station. Only one bid had been received Monday night.
- voted to advertise for the dismantling and removable of the old water tank;
- voted to contact the Mid-East Housing authority about filling out the CBDG application; and
- voted to have a prepared monthly statement presented at each meeting about the amount of taxes collected.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Friday, July 10, 1987

Winton approves Land Use Plan

WINTON — The Winton Town Council approved a Draft Land Use Plan for the community at its meeting July 6.

In the fall of 1986 the Council appointed an ad hoc Advisory Committee to update Winton's 1981 Land Use Plan.

The Advisory Committee has been working on the update since December, following the guidelines of the state's Coastal Area Management Act (CAMA). Technical assistance was provided by the Mid-East Commission.

The 1987 Preliminary Land Use Plan sets out policy objectives in the areas of resource protection, resource management, and economic and community development.

Included among the strategies the Committee has recommended to attain policy objectives: adoption of a one-mile extraterritorial planning jurisdiction, adoption of subdivision regulations, starting a farmers market in downtown Winton, and developing an area for public recreation somewhere along the Winton Waterfront.

The Preliminary Land Use Plan will now be submitted to officials at the state for review and comment. A public hearing and final adoption of the plan by the Town Council is anticipated for sometime in early fall. Copies of Winton's Preliminary Land Use Plan are on file with the Town Clerk and are available for review during regular office hours.

NOTICE OF PUBLIC HEARING
TOWN OF WINTON CITIZENS

The Town of Winton will receive public comment on the Town's 1987 CAMA Land Use Plan Update on Monday, November 2 at 8:00 p.m. in the Winton 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 according to the guidelines of the state's Coastal Area Management Act (CAMA). Copies of the plan are available for review at the Winton Town Hall between 9:00 a.m. and 5:00 p.m., Monday through Friday.

The Honorable Charles B. Jones,
Mayor, Town of Winton.

Hc 10-2

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