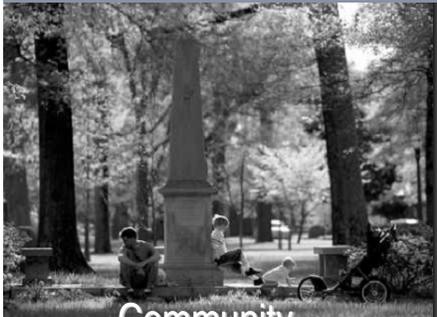


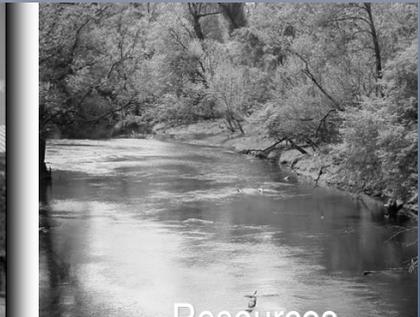
Edgecombe County Land Development Plan 2007 - 2017



Community



Tradition



Resources

Adopted
June 2, 2008



Edgecombe County LAND DEVELOPMENT PLAN

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EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

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Executive **Summary**

Over the course of the 20-month land development planning process, one key concern was always of primary importance – how does Edgecombe County stop the current declining population trend and become a growing county? The issue of no growth is a complex problem – much more complex than a land use plan in and of itself can answer or solve. But, every effort has been made during the land development planning process to keep the need for quality growth as a guiding principle for developing plan goals, objectives, and implementation strategies.

One fact that was clear throughout the planning process is that Edgecombe County has many strong assets that make the County a desirable place to live and work. The County offers a predominantly low density, rural lifestyle; a strong sense of community; beautiful rural vistas; and natural areas and water access along the Tar River and its major tributaries. Agricultural operations occupy the majority of the land mass and contribute millions of dollars annually to the local economy. The County wants growth but does not want to compromise values, traditions and physical assets that are treasures for both current and future generations. Growing smart, relying on sustainable growth principles and protecting assets, was always the primary goal.

The leaders and citizens of Edgecombe County have planned and invested public funds to prepare for growth and development. The County is in the final phases of a multi-year program to provide public water services countywide. The County is also extending public sewer services to key growth areas near public school sites and along the US 64 Highway corridor. The County is planning for development in compact, sustainable growth patterns that protect the agricultural economy and maintain the rural vistas that make Edgecombe County such a beautiful place to live and work.

With strong physical assets and designation as a Tier 1 County and 21st Century Community to encourage business investment, Edgecombe County is on the verge of turning the tide. The 2008 Land Development Plan is a part of the solution and will, as implemented, help ensure that the County's most valuable assets will be protected as the community's economy and population begin to grow.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

EXECUTIVE SUMMARY

Document Organization

Section I of the Land Development Plan speaks to the history of development within the County, discusses the costs and benefits of growth, and describes the planning process followed in creating the Plan. Section II of the Plan describes the strengths and weaknesses of the County. Strengths such as a strong sense of community, a prized agricultural heritage, historic landmarks documenting the County's place and contributions to North Carolina history, treasured natural resources including prime farmlands and the Tar River and its tributaries, expanding educational opportunities, a growing tourism industry, and opportunities for economic growth based on the County's geographic location and access to the state and federal highway transportation system,

Section III of the Plan discusses the goals, objectives and implementation strategies that the County is adopting to guide future growth and development. The section is divided into five major categories: 1. Growth and Development; 2. Economic Development; 3. Quality of Life; 4. Environment, Open Space and Recreation; and 5. Transportation. Section IV of the Plan describes the selection of growth areas and includes the Future Growth Area Map that depicts the location of these areas within the County.

The Land Development Plan also includes three appendices. Appendix A reports on the considerable progress the County has made in implementing goals and objectives since the last plan was adopted in 2007. Appendix B explores past, current and future growth projections and documents existing physical conditions. Text in the appendices is illustrated with tables, graphs and maps that convey findings and goals in visual detail.

Appendix C is a planning supplement for three small towns within the County - Speed, Conetoe and Leggett. This section describes physical and demographic conditions, discusses current zoning, and includes a future land use map for each of the three towns.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION 1 INTRODUCTION

Introduction

Based on historic census data, as well as future population projections, Edgecombe County is expected to lose population over the next 20 years. These projections are based on current population trends and do not take into account varying migration rates due to future development. Unlike typical land development plans that rely on projected population increases to drive development plans, Edgecombe County is different in the fact that it must find alternative ways of reclaiming and maintaining the population.



Edgecombe County is desirable in what it has to offer its citizens and what it can offer those seeking a predominantly low density, rural lifestyle. Edgecombe County maintains a sense of community while providing opportunities for growth and development.

While overall population has decreased, population increases have occurred within some of the incorporated areas of the County. From US Census records from 1980 to 2000, population increased in Rocky Mount, Sharpsburg, Conetoe, Princeville, and Tarboro. For Edgecombe County as a whole, however, population growth peaked in 1990. Population has declined since 1990 and the NC State Data Center projects that population will continue to decline through 2030.

What growth has occurred, particularly residential growth, has been spurred by major transportation improvements, particularly new highway projects in Wake County including the new US 64 Bypass around Knightdale and the completion of the eastern portion of I-540. These new highway projects make commuting to Wake County and the Research Triangle Park employment centers quicker and more convenient, while still allowing citizens to enjoy the slower paced, rural lifestyle that Edgecombe County has to offer.

Since the last Land Development Plan was implemented in 1997, Edgecombe County has followed an aggressive plan to provide public water throughout the County. As of 2007, 70% of County residents have access to public water. The remaining two water districts - Districts #4

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION 1 INTRODUCTION

and #5 which serve the eastern and central portions of the County, respectively, are under development.

It is important that the County continue to move forward with plans to extend public water services. Edgecombe County is one of fifteen counties in northeastern NC (see map below) within an identified “capacity use area”. This area, designated in 2002 by the NC Environmental Management Commission, has traditionally relied too heavily on groundwater aquifers that are being overused. If direct withdrawals from the aquifers are not reduced, the aquifers will fail to meet the area’s water supply needs in the near future. The public water supply comes from a surface water intake on the Tar River and does not withdraw water directly from aquifers.



Capacity Use Area, NC Division of Water Resources, 2007;

http://www.ncwater.org/Permits_and_Registration/Capacity_Use/Central_Coastal_Plain/

Edgecombe County currently provides public sewer to the Kingsboro Industrial Park on the south side of US-64 on the west side of Tarboro. Although the sewer system provides only limited service at this time, the County has plans to expand the system to help support economic development. Utilities expansion will create opportunities for different land use patterns within the service areas and should increase the potential for development. Changes

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION 1 INTRODUCTION

are also evident in rural areas as many landowners deal with the effects of the tobacco buy-out program and assess whether or not to continue farming lands or convert acreage for other purposes. Refer to Appendix B for a more detailed analysis of existing and proposed infrastructure.

In 2006, Edgecombe County decided to undertake a review and update of the 1997 Land Development Plan to ensure that existing policies are appropriate, to address the impact of new growth incentives, and to ensure that new growth is managed and directed into areas of the County that can most readily and economically be served with the public infrastructure and services demanded by growth. However, even with the current growth trends, Edgecombe County's most predominant land use remains agriculture. Agricultural operations not only physically occupy the majority of the land mass within the County but also contribute millions of dollars annually to the local economy.

Forms of agriculture in Edgecombe County are diverse and encompass the range of activities defined in N.C. General Statute 106-581.1. That statute describes agriculture as production of crops, including but not limited to fruits, vegetables, flowers and ornamental plants, the planting and production of trees and timber, the raising of livestock, and aquaculture.



Agriculture remains a viable use of the land not only because of the inherent value of feeding the population, the financial contribution to the local economy, and the traditional agricultural lifestyle and beauty of the rural areas of the County, but also because, for the most part, agricultural land uses do not require expensive public infrastructure services such as water, sewer, sanitation services, recreation facilities, and local government management services. The Land Development Plan establishes planning policies to guide growth where traditional agricultural land uses are being converted to more intensive land uses. No provisions of the Plan are intended to infringe upon the continued use of land for agricultural purposes.

Economic Development

Economic development in Edgecombe County has not kept pace with growth in many of the more urban areas of the State of North Carolina. The State uses a tier designation to identify and assist more economically distressed counties, such as Edgecombe, with economic development. The three tier designations, which are mandated by State law, determine eligibility levels for a variety of state funding opportunities to assist in economic development.

The tier designations are intended to help ensure that less prosperous counties have the economic tools and assistance they need to attract economic development. The tier system calls for the 40 most distressed counties to be designated Tier 1 counties, the middle 40 counties to be designated as Tier 2, and the 20 most prosperous counties to be designated Tier 3 counties.

The rankings, prepared annually by the NC Department of Commerce, are based on individual county assessments of unemployment rate, median household income, population growth rate and assessed property value per capita. Any county with a population of less than 12,000 or a county with a population of fewer than 50,000 residents with 19% or more of the population living below the federal poverty level is automatically designated as Tier 1.

Companies that qualify for job creation tax credits under the tier system include those involved in manufacturing; motor sports; aircraft maintenance and repair; air courier services; warehousing; customer service call centers; research and development; electronic shopping/mail order houses, wholesale trade and information technology.

Tier designations determine that available amount of tax credits for job creation and business property investment. Businesses locating or expanding in counties that are more economically distressed received greater tax credits than those that locate in more prosperous areas. As of 2007, potential benefits to companies locating in Edgecombe County as a Tier 1 county include \$12,500 tax credit per new job with a requirement to create at least five jobs and a seven percent tax credit for eligible business property expenditures.

21st Century Community

In 2001, in response to business and industry closures and the loss of thousands of jobs in the manufacturing and textile industries, the State of North Carolina initiated the 21st Century Community program. Through this program, Edgecombe County, along with 25 other counties

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION 1 INTRODUCTION

within the State, was targeted to receive special attention for economic development. Through collaborations and creative partnerships, the program directs human and financial resources and provides technical assistance to targeted communities that support the expansion of broad-based and comprehensive economic development plans and initiatives. The program encourages investment in education and a skilled workforce, recognizes communities with local leaders who are committed to making progress that will yield the greatest results; and builds upon the specific strengths of each individual county as the foundation for economic development strategies.

Costs and Benefits of Growth

Population changes bring both costs and benefits. The traditional growth pattern consists of an initial spurt in residential growth followed by commercial activities that are attracted by new household spending power. The difficulty in this growth pattern is that residential growth rarely generates enough revenue to pay for services demanded. New residents need expanded services - new and improved school facilities, additional water and sewer capacity along with major water delivery and sewer collection lines, and expanded parks and recreation facilities and programs. Population growth will also increase demand on other public services typically provided by counties – health and social services programs, jail facilities, and semi-public and private services such as hospitals.



Most of Edgecombe County is currently classified as agricultural - a land use that demands little in public services. Most bona fide farms and forest lands, however, are in the statewide present use value program that allows for 95% of the tax burden to be deferred, thus, farmers typically pay only 5% of their ad valorem tax burden. State law does allow, however, for local governments to recover the last three years of deferred taxes when farm lands are sold for development.

The land uses that typically generate high tax values and collections but demand little in public services are industrial and commercial activities. Industrial activities not only provide employment opportunities which attract and keep employees in Edgecombe County, but they

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION 1 INTRODUCTION

also usually have high land values which generate additional ad valorem tax revenues. Commercial activities not only have high land values but they also generate state sales tax revenues that are shared with local governments. Sales tax revenues are an essential and growing source of funds to ensure sound local budgets.

Only one fact is sure – Edgecombe County will have to change to accommodate growth. The questions that must be answered include how and where will growth occur and what growth policies will best protect the public health, safety and welfare of both current and future generations.

Land Development Planning Process

In late winter of 2006, the Edgecombe County Board of Commissioners appointed the Planning Board to oversee development of a new Edgecombe County Land Development Plan. The process of developing the Plan involved a series of meetings with County staff and the County Planning Board over a 20 month period from October 2006 until June 2008.



The land use planning process was used to:

1. Identify issues of concern regarding land development.
2. Establish overall goals and objectives for future growth.
3. Create a Future Land Development Growth Areas Map depicting the general location of different types and densities of land uses - residential, commercial, and industrial.

Public Participation

In addition to citizen representation on the Planning Board, the general citizenry of Edgecombe County was notified of all public meetings and a public forum was held in March 2008 to ensure public input. Approximately fifteen persons came to the public workshop and voiced their concerns. Most public comments were expressions of concern about lack of growth within the County and what could be done to spur economic and population growth. Public comments were noted and additions/revisions to the plan text were made to ensure that public concerns were incorporated in the final plan document.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION 1 INTRODUCTION

Planning Phases

The first phase of the land development planning process included a review of the 1997 Land Development implementation progress (Appendix A) and an inventory and analysis of historic and projected demographic and economic data along with a review of physical/environmental conditions that influence growth and development within Edgecombe County (Appendix B). Reviewing and analyzing past goals and understanding what progress had been made toward achieving past plan goals helped the Planning Board understand the intent and success of past planning efforts. Reviewing demographic data helped the Planning Board understand how the County's population is projected to change and studying physical conditions and environmental constraints set the stage for understanding both the physical opportunities and constraints of particular areas of the County.

Appendix A includes a review of the 1997 Land Development Plan goals and objectives with a commentary on what implementation progress has been made toward achieving those goals. Appendix B includes a review of social and economic factors and natural and manmade physical conditions. Natural factors include hydrology, soils and prime farmland, streams and rivers, and floodplains and wetlands. Manmade factors include existing development (commercial, industrial, institutional and residential development) and public infrastructure (water, sewer and transportation facilities). The Planning Board used this background information to help plan for and project where future growth was most likely to occur.

The second phase of the planning process involved developing new goals and objectives to guide future growth (Section II). The last phase of the land development planning process involved the development of future land use classifications and a Future Land Development Map (Section III). The Future Land Development Map delineates where different types of land uses are most appropriate by applying the policies of the Plan to the opportunities and constraints of the various physical features of the land.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION II STRENGTHS AND WEAKNESSES

Introduction

Before establishing goals and objectives for the Land Development Plan, it was important to review and summarize the County's main strengths and weaknesses. Identifying strengths and weaknesses is a crucial step in the land development planning process with the idea that strengths can become even stronger assets and that identified weaknesses can be overcome or minimized through planning efforts. The question is how to enhance growth opportunities by building on the best aspects of the community while reducing the negative impacts of the least desirable community characteristics.

Strengths

Edgecombe County possesses a number of unique strengths that can be used to promote and enhance future development within the County. Strengths include:

- Sense of Community – The ambiance of Edgecombe County lies in the strength of the long established communities within the County. Both incorporated municipalities and unincorporated, well-known crossroad communities provide a strong environmental and social framework for the County.
- Agricultural Heritage – Edgecombe County is rich in agricultural history, as farming and farming-related activities form the historic economic fabric of the County for both long time and newer citizens.
- Natural Resources – Prime Farmlands
Prime farmlands provide Edgecombe County with an abundance of available and valuable resources. Almost 50% of the soils within Edgecombe County are classified as prime farmland. The County also hosts a state designated scenic byway – NC 42 to NC 124 – that allows residents and the traveling public to appreciate the natural vistas and cultural features along that stretch of highway.
- Natural Resources – Tar River
The Tar River, a defining characteristic of Edgecombe County, is a scenic resource of great value to the community. Efforts should be made to improve views of and access to the river as an asset to citizens and visitors alike.
- Educational Opportunities – The Edgecombe County Public School System and Edgecombe County Community College are sources of pride for the community. The public school system has made facility improvements and worked with the County to bring public sewer to public schools sites. The Community College offers a number of technical and associate degree programs. Plans are also underway to

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION II STRENGTHS AND WEAKNESSES

construct a \$12 million Community Health Education Center which will enable the community college to expand allied health programs. Other institutions of higher learning are also easily accessible via a well-defined and developed transportation system including US 64, a major east-west route, and nearby I-95 which provides excellent highway transportation to the north and south.

- Tourism – Visitors to Edgecombe County spent \$48.54 million in 2006. Travel and tourism were directly responsible for 390 jobs with a payroll of \$7.21 million. In 2006, travel and tourism accounted for \$880,000 in local tax revenues and \$2.66 million in state tax revenues. (Source: 21st Century Communities Profile: Edgecombe County, NC Department of Commerce, Division of Tourism, Film and Sports Development, www.nccommerce.com/tourism/econ.)
- Economic Opportunities – In conjunction with the well-situated geographic location of Edgecombe County and the proximity of major thoroughfares, opportunities for economic development and advancement lie in the established industrial parks. These employment centers supply the necessary land and the economic stimulus for continued growth and development.



- Historic Places – Historical landmarks within the Edgecombe County planning jurisdiction (see Historic Site Map) add character to the existing rural landscape. These historic landmarks provide a historic timeline that has shaped the traditions, the social fabric, and the visual aesthetics of Edgecombe County.

Other special attractions and historical sites in Edgecombe County include:

- The Wyatt Fountain, a memorial to Tarboro resident Henry Lawson Wyatt, a carpenter, who died at age 18 at the Battle of Bethel Church, Virginia in 1861.
- The Town Common in Tarboro which features venerable native trees and monuments. The Town Common is used for a variety of purposes including family picnics, arts and crafts festivals, and concerts.
- The Blount-Bridgers House, built in Tarboro in 1808 by General Thomas Blount, is home to the Hobson Pittman Collection. The house is often used to host visiting artists.

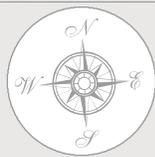
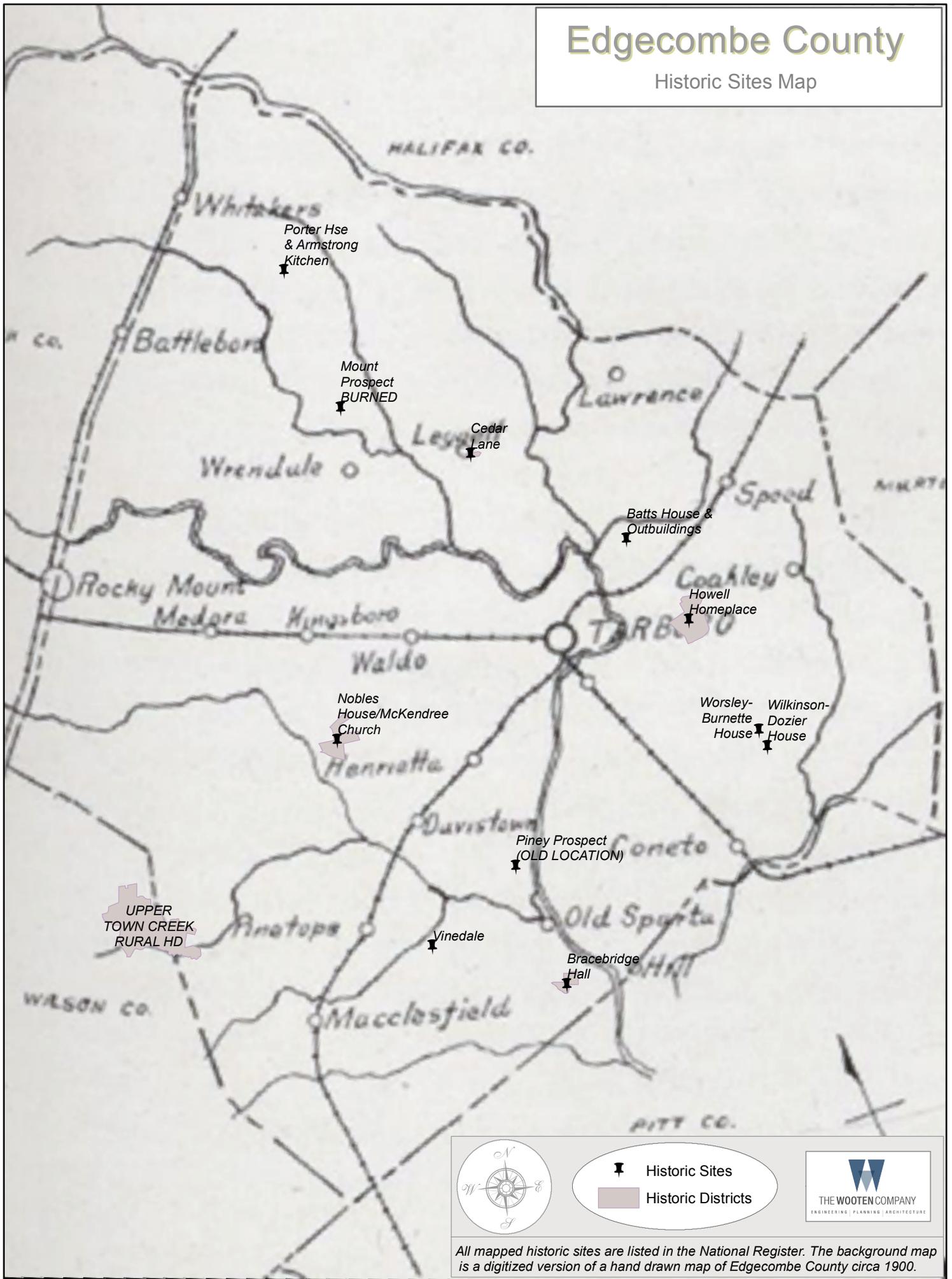
EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION II STRENGTHS AND WEAKNESSES

- The Edgecombe County Courthouse and The Square in downtown Tarboro are must sees where local folks enjoy the wading pool and fountain while viewing the Colonial Revival style courthouse building.
- The historic Town of Princeville, located just southeast of the Town of Tarboro, is the oldest town incorporated by African-Americans in the United States.

Edgecombe County

Historic Sites Map



-  Historic Sites
-  Historic Districts



All mapped historic sites are listed in the National Register. The background map is a digitized version of a hand drawn map of Edgecombe County circa 1900.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION II STRENGTHS AND WEAKNESSES

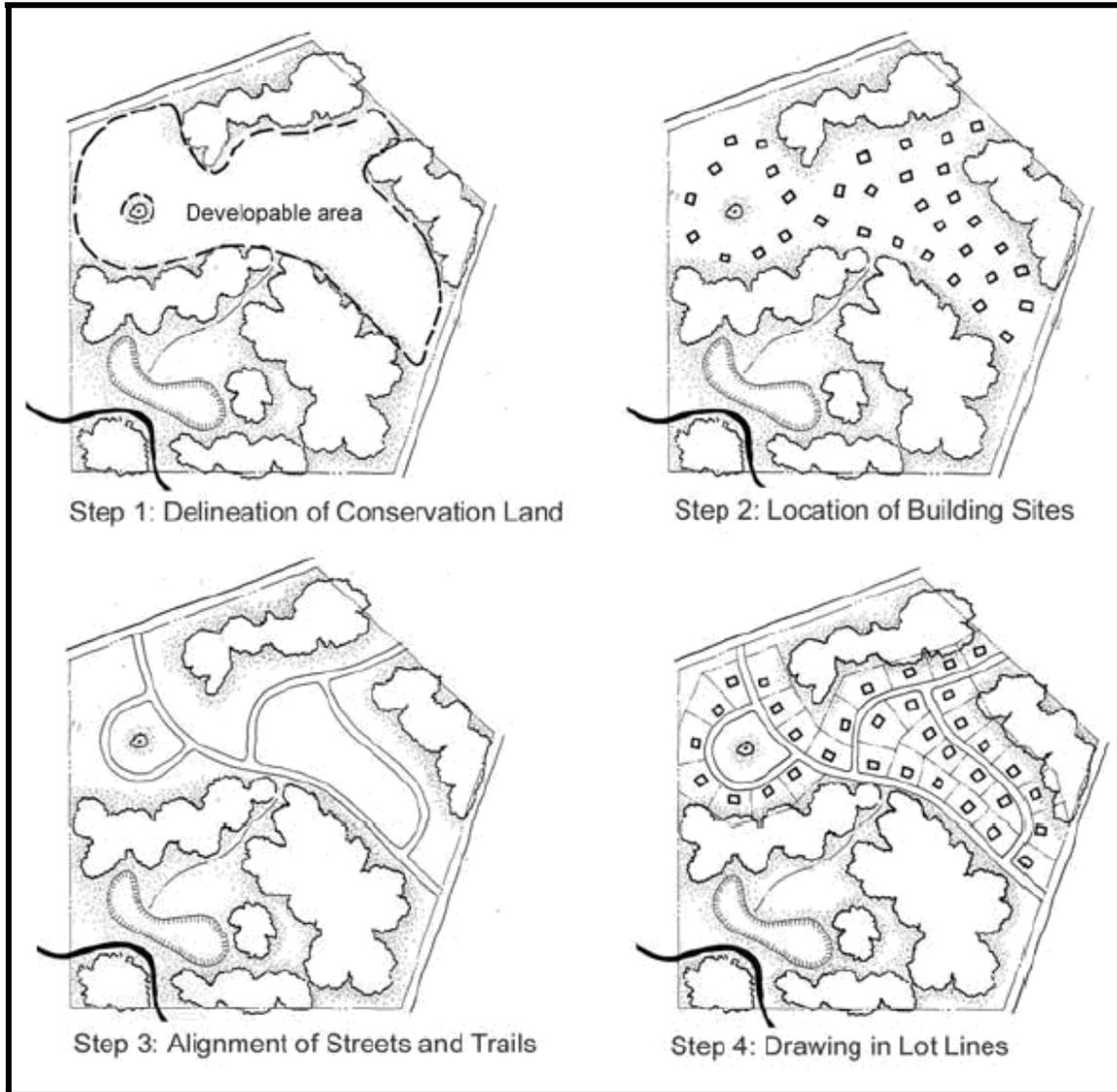
Weaknesses

In comparison to the major strengths within Edgecombe County, identified weaknesses appear relatively easy to overcome in order to achieve the community's total potential for economic development and quality of life for residents, business owners, and employees. Concerns include:

- Isolated areas where conflicting land uses abut each other. Specific and/or stronger screening and buffering requirements could enhance the aesthetic appeal of these less desirable areas.
- From a land management perspective, the practice of allowing single family lots to develop with direct driveway access to secondary roads disrupts the predominant rural vistas and creates land use/transportation conflicts that slow down traffic movement and increase the potential for accidents. Discouraging this practice will help preserve one of the County's greatest attractions – the rural vistas - while still allowing residential development to occur. A better land management perspective that ensures a more sustainable land development pattern is to require or encourage "conservation subdivisions." Conservation subdivisions can yield the same, if not exceed, the number of buildable lots allowed under traditional subdivision methods and also have the added bonus of reserving and protecting the more sensitive environmental features of the landscape. Conservation or cluster-type subdivision methods can develop with wells and septic systems but are also more cost effective than traditional subdivisions when developing with public water and sewer services.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN SECTION II STRENGTHS AND WEAKNESSES

Conservation Subdivision Layout



Source: Metropolitan Government of Nashville and Davidson County, Tennessee

- Another concern is the need for more housing options to meet the varying needs of diverse populations. A concerted effort to put together interested stakeholders and sources of funding would yield more housing construction and more housing options for persons who either don't desire or cannot afford a single family home on a larger plot of land.
- Having property taxes set at a higher rate than surrounding counties is a negative for Edgecombe County. The County needs to build on its economic potential to increase the non-residential tax base which will in turn reduce the tax burden on residential

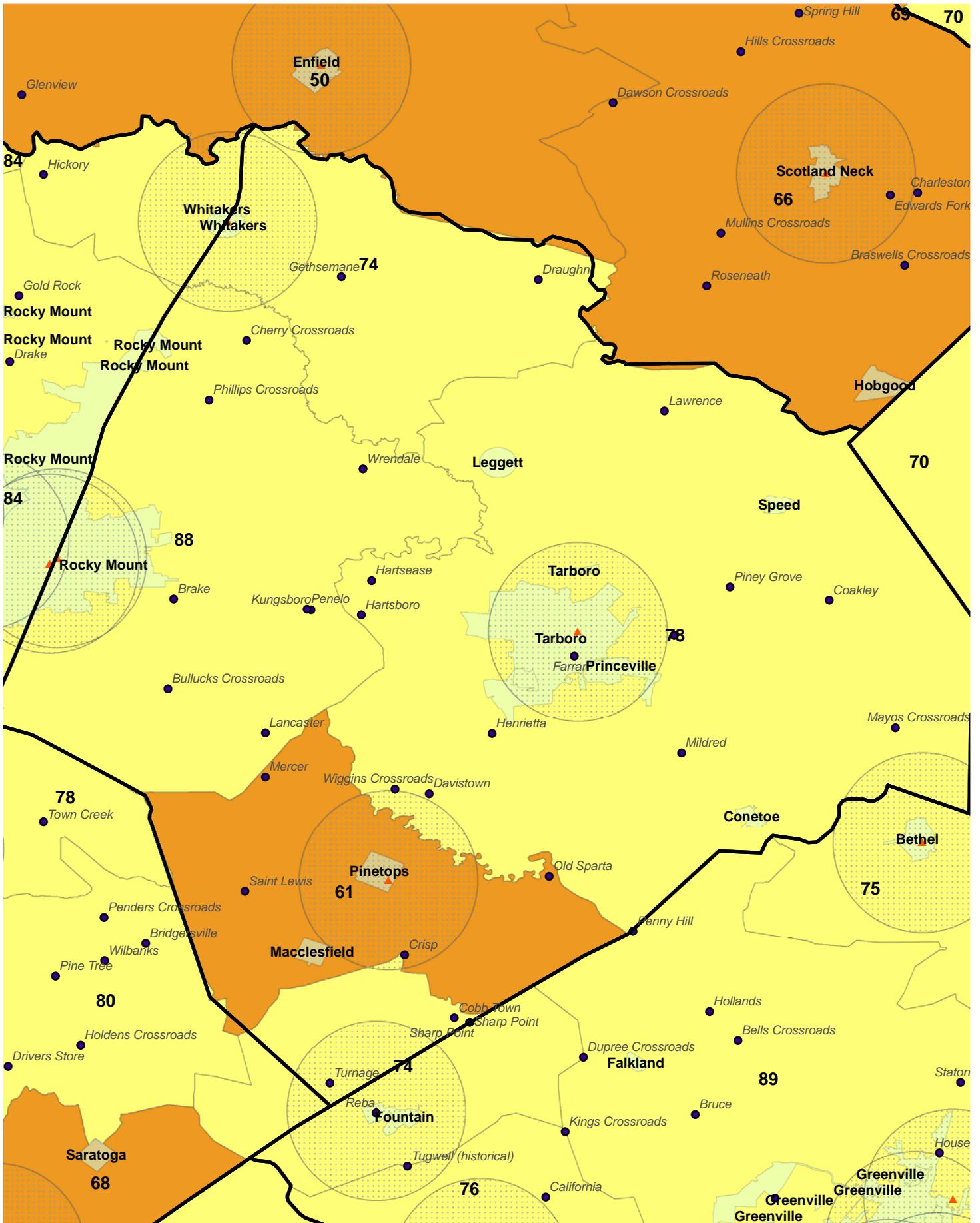
EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION II STRENGTHS AND WEAKNESSES

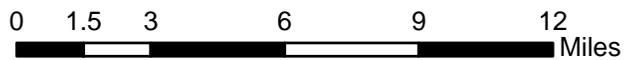
property owners. The biggest hurdle is getting the tax train slowed and turned to achieve a more balanced sharing of the tax burden between residential and non-residential property owners. Lower property taxes attract more development which leads to restraint in tax increases which leads to more economic development. One technique that the County is already considering to achieve a better property value/tax ratio is speeding up the property tax re-valuation schedule from once every 8 years to once every 4 years to more quickly capture increased property values. There is evidence from a 2005 market survey provided by the Franklin County Board of Realtors that residential properties in the City of Tarboro in Edgecombe County were undervalued compared to similar residential properties located in the City of Rocky Mount (Nash County portion). The comparisons of similar homes in similar neighborhoods indicated that Tarboro homes sold for 11.3% less than Rocky Mount homes and that based on per square foot values and ad valorem tax rates, Rocky Mount homeowners paid 23% in real estate taxes compared to Tarboro homeowners. (Source: Tim Medlin Appraisals report to Realtor Board dated November 3, 2005.)

- Edgecombe County needs and is already planning for a public parks and recreation system. A well-defined and well-developed park system will better meet the recreational needs of all citizens, will be an attraction to potential new business investment, and will enhance the County's sense of community.
- The County needs to work with State and Federal agencies to expand tourism opportunities as another means for rural economic development. Tourism development brings people into the community to take advantage of recreational amenities. Tourism development has the potential to attract retirees, entrepreneurs and younger workers to diversify the local economy and improve quality of life. (In spring 2008, a tourism extension class at NC State University began researching and developing a comprehensive tourism plan for Edgecombe County. Among other recommendations being considered early in the study were hiring a County tourism director and how to best market the County's assets. The study is scheduled to be completed in summer 2008.)
- Currently the County does not have full internet service coverage (see e-NC Map of DSL Access for Edgecombe County). Expanding internet access will improve individual citizen opportunities and will attract more business development and investment.

Edgecombe County DSL Availability - % of Households by Wirecenter



-  Municipal Boundaries
-  Central Office 3-mile DSL Area
-  Telco Central Office
-  Unincorporated Places



2006 DSL

-  0% - 49%
-  50% - 69%
-  70% - 89%
-  90% - 100%

Based on data supplied by service providers.



11/07/07

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION III GOALS AND OBJECTIVES

Goals and Objectives

Land Development Plan goals and objectives are intended to influence the timing, type, location and quality of future development within the Edgecombe County planning jurisdiction. Since future growth is predicted to come at a relatively slower pace, it is imperative to establish policies that meet the challenge of slower growth, ensure quality growth, and encourage stronger growth. One of the best ways to accomplish these goals is to promote higher density/intensity development in designated locations while discouraging rural sprawl that will consume vital land resources that should be retained for more intensive future development.

Plan goals are based on planning principles in use by local governments in North Carolina and throughout the United States but are fashioned to specifically address issues and concerns particular to the physical and social environment of Edgecombe County. During the planning process, this section has been developed, reviewed, discussed and revised by the Planning Board and will be reviewed by the County Board of Commissioners to ensure that Plan goals and objectives seek to achieve the greatest public good for the citizens of Edgecombe County.

Plan goals are organized in five major categories:

1. Growth and Development
2. Economic Development
3. Quality of Life
4. Environment, Open Space and Recreation
5. Transportation



Associated with each of the five goals is a list of objectives, and following each objective a list of implementation strategies that outline specific actions or mechanisms to be used to achieve the stated objective. In general, the implementation strategies recommend new or revised planning policies, procedures, and land use regulations.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION III GOALS AND OBJECTIVES

1. Growth and Development

Goal: Manage the physical growth and development of Edgecombe County by promoting more intensive land uses in key locations identified for such growth while preserving and protecting the unique physical character and social assets of the predominant rural lifestyle that makes the County a unique place to live.

Objective 1:

- Encourage future development in areas nearest existing municipal corporate limits and other developed areas within the County to yield a more compact pattern of development that will reduce suburban/rural sprawl.

Implementation Strategies:

- Use the Land Development Plan consistently as a guide in approving private development plans and in planning for the extension of public facilities.
- Rezone identified crossroad communities for business development to encourage development appropriate to these community commercial service areas.

Objective 2:

- Encourage development in areas where the necessary infrastructure – roads, water, sewer, and schools - are available, planned or can most cost effectively be provided and extended to serve existing and future development.

Implementation Strategies:

- Direct more intensive land uses to areas which have existing or planned infrastructure.
- Develop policies, including financial incentives, to encourage public/private cooperation in providing infrastructure to developing areas.
- Identify areas suitable for growth at different levels of intensity.



(Photos courtesy of Carolinas Gateway Partnership)

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION III GOALS AND OBJECTIVES

Objective 3:

- Preserve and maintain the rural character of Edgecombe County, including historic sites, structures, crossroad communities, and other physical features that reflect and communicate community heritage.

Implementation Strategies

- Identify significant crossroad communities, historic sites and structures, and other physical landmarks for preservation.
- Discourage the development of frontage residential lots with direct access onto secondary roads as this type of development detracts from rural vistas, creates access problems for future development, and increases traffic/land use conflicts which decrease public safety.

Objective 4:

- Consider establishing agricultural preservation districts to help farmers preserve large tracts of prime agricultural land from premature development and to ensure that farming remains a viable part of the local economy.

Implementation Strategies:

- Develop an agricultural preservation program to maintain areas most suitable for agricultural production. Explore all viable means to conserve prime agricultural lands, including zoning, conservation easements, and voluntary agricultural districts.
- Discourage non-farm development and the extension of sewer infrastructure into identified prime agricultural areas.
- Identify and preserve agricultural and open space areas that provide a visual and physical buffer between non-compatible uses.

Objective 5:

- Strive for well-designed neighborhoods that provide a variety of housing types and densities.

Implementation Strategies:

- Encourage increased use of current Unified Development Ordinance (UDO) options for residential subdivision design and layout that promote clustering of

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION III GOALS AND OBJECTIVES

homes to conserve open space, to reduce the cost of infrastructure installation and maintenance, and to reduce negative impacts of increased storm water runoff.

- Designate an area(s) of the County for conservation subdivision development to promote the use of land management techniques that reduce the impact of development on rural aesthetics, reduce storm water runoff, and conserve sensitive environmental areas.
- Encourage high density residential development in locations where adequate public infrastructure is available or planned and where adverse effects on sensitive environmental areas are minimized.
- Coordinate public investment in infrastructure to allow for reduced lot sizes and increased densities in preferred growth areas to improve housing affordability and to discourage rural sprawl.
- Discourage the use of standard lot size, “cookie cutter” residential development that consumes large amounts of land regardless of suitability for development.

Objective 6:

- Before granting or extending municipal extraterritorial jurisdictions (ETJs), ensure that municipalities have the ability to plan for and serve these areas.

The concept of the extraterritorial planning jurisdiction was established by the NC General Assembly to ensure that municipalities within North Carolina have the opportunity to plan for future growth in areas immediately surrounding their corporate limits. ETJs are used by municipalities to ensure growth close to their communities is compatible with and suitable for future annexation.

In counties such as Edgecombe where the County is enforcing zoning and subdivision regulations, the municipality must request County permission to establish or expand an ETJ. Smaller municipalities can request an ETJ distance of up to 1 mile beyond the corporate limits. Depending on the population size of the community, a larger municipality can request up to three miles. In considering an ETJ request, it is important that the County consider whether or not the municipality has the administrative and financial capability to plan for growth and to provide public services and infrastructure prior to granting or extending an ETJ.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION III GOALS AND OBJECTIVES

Implementation Strategies:

- At least once every five years, review municipal ETJ areas to evaluate the effectiveness of municipal land use planning efforts. Issues should include, but not be limited to, status of annexation plans, utility extensions, rate of development, land use patterns, density of development, etc.
- Develop ETJ establishment and expansion criteria based on the following considerations:
 - a. As of the date of application for establishment or expansion of ETJ, the municipality is capable of providing public services that meet the state statutes for incorporation in GS 120-63(c).
 - b. The municipality must have a zoning ordinance and zoning districts that are consistent with the County Land Development Plan or a well-founded explanation of differences.
 - c. A list of state environmental regulations that are being administered by the municipality that will be included in the new or expanded ETJ.
 - d. Statement of administrative capabilities (including staff, hours of operation, etc.) to administer planning regulations within the new or expanded ETJ.
 - e. Demonstration of a 10-year history of annexations evidenced by a Resolution of Intent to Annex.
 - f. An adopted long-range capital plan to serve the proposed ETJ with public services within 10 -15 years.
 - g. A municipal land use plan (less than 10 years old) that clearly indicates the municipality's plans for development of the proposed ETJ.
 - h. Consider that where appropriate, promoting higher density development within or on the fringes of existing municipalities will support and strengthen the economic vitality and financial stability of the municipalities while also positively impacting the countywide tax base.
 - i. The municipality shall conduct at least one public hearing for property owners in the affected area. Property owners shall be notified of the meeting by first class mail, based on tax records. Edgecombe County officials shall be advised of the meeting in advance. A summary of the meeting and public comments shall be provided with the request for ETJ.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION III GOALS AND OBJECTIVES

2. Economic Development

Goal: Promote a strong planning environment that supports and enhances the economic growth potential of Edgecombe County to provide employment opportunities and a diverse economic base.

Objective 1:

- Encourage and sustain local economic development initiatives that promote concentrations of employment along transportation corridors as well as within existing industrial parks where public infrastructure is available or can be most efficiently extended.

Implementation Strategies:

- Continue to work with the Carolinas Gateway Partnership to promote continued economic investment through retention and expansion of existing industrial concerns and the recruitment of new businesses.
- Encourage well-planned commercial establishments to provide necessary goods and services to area employers and residents.
- Continue to promote and encourage development within the two existing state certified industrial parks - Kingsboro Industrial Park and Tarboro Commerce Center.
- Review development regulations/guidelines to ensure new development and redevelopment are compatible with established character and community vision, i.e., review buffering requirements to ensure aesthetic appeal.



Kingsboro Industrial Park



Tarboro Commerce Center

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION III GOALS AND OBJECTIVES

Objective 2:

- Encourage and expand sustainable, environmentally sensitive tourism by promoting the unique aesthetic and environmental assets of Edgecombe County.

Implementation Strategies:

- Seek opportunities to work with private entities to provide recreational opportunities not normally provided by local governments, i.e., campgrounds, horse back riding, outdoor hunting preserves, motocross racing, etc.
- Work with State and Federal agencies to expand access to the Tar River for canoeing, kayaking, fishing, hiking, etc.
- Promote the Tar River Paddle Trails and Civil War Trail Sites and explore ways to enhance these tourist attractions.

Objective 3:

- Expand internet access to provide coverage for all businesses and citizens within Edgecombe County.

Implementation Strategies:

- Work with the NC Rural Center e-NC Service and private service providers to expand internet service coverage throughout Edgecombe County.
- Support the expansion of economic opportunities for County citizens by ensuring that major industrial parks have comprehensive internet service.

3. Quality of Life

Goal: Promote and enhance the quality of life experience in Edgecombe County by protecting the community's unique rural character and social fabric while enhancing the community's appeal for new residential and business investment.

Objective 1:

- Promote land use and development patterns that sustain and improve the quality of life for all County residents.



EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION III GOALS AND OBJECTIVES

Implementation Strategies:

- Encourage compact development in areas suitable for higher densities.
- Encourage environmentally sensitive development.
- Encourage lower density, rural lifestyle development within pre-dominantly rural areas.
- Encourage or require development options such as “conservation subdivisions.”

Objective 2:

- Conserve natural resources.

Implementation Strategies:

- Use property acquired during the FEMA buyout for passive recreation activities.
- Discourage development in environmentally sensitive areas, such as floodplains, where environmental hazards can be expected to occur.
- Require development to use best management practices (BMPs) to reduce storm water runoff and protect water quality.
- Designate areas where development is limited to ensure that the rural character is not compromised, i.e. within voluntary agricultural districts.

Objective 3:

- Promote a variety of housing options that meet the diverse housing needs of all citizens; increase affordable housing opportunities for low and moderate-income households.

Implementation Strategies:

- Work in conjunction with the Rocky Mount and Tarboro Housing Authorities to ensure adequate public housing is a viable and realizable option.
- Encourage developers to use the cluster development option to provide smaller, less expensive lots as a more cost effective method to help lower income residents achieve home ownership. (Current minimum zoning classifications without public water and sewer are R-30 and AR-30; both require a minimum lot size of 30,000 sq ft.)
- Consider incentive programs and private-public partnerships and grants to encourage entry level housing development, i.e. Community Development Block

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN SECTION III GOALS AND OBJECTIVES

Grant (CDBG) Housing Development funds.

- Encourage the development of housing for elderly populations who do not demand the level of public services required for younger families.
- Both as a separate entity and in cooperation with local municipalities, pursue grant funding sources for repair of substandard housing.
- Inventory and identify infill housing opportunities (within the County and within local municipalities) where there is existing public infrastructure to reduce development costs and housing prices.
- Pursue funding opportunities for community development and housing rehabilitation, i.e., NC Division of Community Assistance, NC Housing Finance Agency and NC Rural Center.

Objective 4:

- Continue to expand the public water and sewer infrastructure system.

Implementation Strategies:

- Maintain investment in expansion of public infrastructure services to ensure that safe and sanitary services are available in key growth locations.
- Continue to expand water infrastructure service to all districts within the County.
- Where appropriate, provide public sewer service in target areas to encourage higher density development.

Objective 5:

- Work in collaboration with the Edgecombe County Public School System to improve and maintain access to high quality educational services throughout the County and to improve employment opportunities.

Implementation Strategies:

- Continue to promote and support a diverse economy that provides employment opportunities for local high school graduates.
- Consider incentives for current and future businesses to relocate or expand to increase the need for skilled workers.



EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION III GOALS AND OBJECTIVES

Objective 6:

- Continue to enhance the image of Edgecombe County as a “community of people.”

(Photo source: News and Observer, 2007)

Implementation Strategies

- Work in cooperation with local towns to continue to provide places people view as communities, ensuring the local nostalgia is not lost with future development.

4. Environment, Open Space and Recreation

Goal: Encourage the preservation and acquisition of land for recreation and open space. Open spaces can be public or privately-owned areas that are left in a natural or near-natural state. Lands could be preserved along streams and rivers, in floodplains and near wetlands, for passive use as nature trails, walking paths, etc.

Objective 1:

- Develop a countywide active and passive recreation system that protects water quality, significant natural features, and other natural resources that have ecological, recreational, or other important values.

Implementation Strategies:

- Develop a recreation and open space plan that identifies and prioritizes locations for both passive and active recreation opportunities. Explore options to encourage and finance the preservation and acquisition of lands for open space.
- Identify and actively seek sources of funding for park development, i.e., NC Parks and Recreation Trust Fund (NCPARTF).
- Identify significant natural features such as the Tar River and major streams, community landmarks, and important historic and archaeological features that should be preserved as part of the County’s heritage. Educate the public about the importance of protecting these assets.
- Establish recreation dedication provisions that provide for recreational areas to be set aside in new residential subdivisions, multi-family developments, and manufactured home parks.
- Work with the Edgecombe County Public School System to develop public recreation sites as part of or adjacent to public schools as a means to provide

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION III GOALS AND OBJECTIVES

recreational opportunities in a more cost efficient manner.

- Partner with the Town of Tarboro to promote the Indian Lake Recreation Complex (baseball tournaments), the historic downtown walking tour and access to the Tar River at the Tar River Landing just south of downtown.
- Discourage inappropriate development in unsuitable or sensitive environmental areas which have natural or man-made constraints and limitations, i.e., FEMA designated floodplains and delineated wetlands.

5. Transportation

Goal: Work with the NC Department of Transportation to ensure a transportation system that offers efficient and effective movement of people and goods while preserving the character and livability of Edgecombe County.

Objective 1:

- Develop and maintain a comprehensive transportation plan that provides different levels of service for the most cost efficient and effective transportation network. Incorporate multi-modal aspects where appropriate.



Implementation Strategies:

- On corridors designated for future highway widening projects, establish larger front setbacks to accommodate future need for wider rights-of-way.
- Along major and minor thoroughfares, establish minimum access spacing standards that will reduce access points, minimize traffic conflicts, and improve public safety.
- Encourage shared driveways for both residential and nonresidential development.
- Require street connections or stubs between current and planned developments to improve circulation and to provide alternate routes that reduce use of major and minor thoroughfares for local trips.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION III GOALS AND OBJECTIVES

Objective 2:

- Incorporate future road improvements into the planning and policy decision making process to reduce negative impacts on the community.

Implementation Strategies:

- Consult with the NC Department of Transportation on land development policies, parks and recreation plans, and other community growth plans.
- Seek input from local municipalities to ensure their visions are considered when planning.

Future Growth Areas (Map 1 Future Growth Areas)

In planning for future growth, Edgecombe County has recognized the potential for three types of growth:

- Highway Corridors
- Community Crossroads/Schools
- Areas Adjacent to Municipalities

Highway Corridors

There are six highway corridors within Edgecombe County that are considered attractive for growth due to location, connectivity, traffic carrying capacity, and availability of public water, and in some cases, public sewer:

- US 64/US 64 Alternate corridor between the City of Rocky Mount and Town of Tarboro
- NC 97 West corridor between the City of Rocky Mount and the Town of Leggett (and to a lesser extent NC 97 East between the Town of Leggett and Lawrence Crossroads)
- NC 33 corridor between the Town of Tarboro and the Town of Leggett
- Planned (NCDOT TIP Project R-4434) Daniels Street/SR 1537 Extension to US 258/NC 122 between the Town of Tarboro and the Town of Speed
- Planned (NCDOT TIP Project U-3826) McNair Road Extension from NC 111 (Wilson Street) to US 258 southwest of the Town of Tarboro
- NC 43 corridor between the City of Rocky Mount and the Town of Pinetops.

1. US 64/US 64A Highway Corridor

US 64 and the older US 64 Alternate route run approximately parallel from the City of Rocky Mount to the Town of Tarboro – the two major municipalities within Edgecombe County. These parallel highway corridors are expected to be the primary location for non-residential economic development within the County due to the proximity to Interstate 95 and the provision of both public water and sewer.

The area includes two existing industrial parks - Kingsboro Industrial Park at the US 64/Kingsboro Road interchange and the Tarboro Commercial Center located on US 64A just west of Tarboro. The continued promotion and development of these areas for a variety of commercial and industrial uses is a major priority for Edgecombe

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION IV FUTURE GROWTH AREAS II

County. As the public sewer system is extended to nearby areas, lower density office and institutional development and higher density residential development could also be attracted to these corridors.

2. NC 97 West between the City of Rocky Mount and the Town of Leggett

The installation of public water lines has brought the potential for primarily residential growth to the NC 97 West corridor. Some retail services are expected to be attracted to the NC 97 and New Hope Church Road/SR1408 intersection.

NC 97 East between the Town of Leggett and Lawrence Crossroads

The NC 97 East route between Leggett and Lawrence Crossroads is also expected to grow with the provision of public water but growth should be slower than that expected along the NC 97 West portion between Rocky Mount and Leggett.

3. NC 33 between the Town of Tarboro and the Town of Leggett

The recent installation of public water is expected to spur growth along this portion of NC 33 between Tarboro and Leggett. Primarily residential growth is expected although there is the potential for development of small retail services near the intersection of NC 33 and Mabrey Bridge Road.

4. Daniels Street/SR 1537 Extension to US 258/NC 122

The extension of Daniels Street to the US 258/NC122 intersection is expected to draw additional traffic and development to this corridor between Tarboro and Speed. Mostly residential development with public water is expected although smaller retail services and office type uses could also be expected at major intersections.

5. McNair Road Extension from NC 111 (Wilson Street) to US 258

The McNair Road Extension is expected to attract new development just to the southwest of the Town of Tarboro extraterritorial planning jurisdiction. Both residential and smaller retail services and office type uses may be attracted to this area.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

SECTION IV FUTURE GROWTH AREAS II

6. NC 43 between Rocky Mount and Pinetops

NC 43 is the primary traffic route from southeastern Rocky Mount to the Pinetops-Macclesfield area. With public water in place, this route is expected to attract primarily residential growth with retail service uses attracted to the NC 43/Bulluck School Road intersection.

Community Crossroads/Schools

NC 43 at Bulluck School Road/Bulluck Elementary School

Edgecombe County has designated one major community crossroad intersection – the intersection of NC 43 and Bulluck School Road as a potential growth area. This crossroad community continues to attract residential development which is heightening interest in the provision of more retail services. The intersection of NC43/Coakley Road and Bulluck School Road is expected to be the key intersection for the development of retail services. In addition to public water in the area, Bulluck School is served by public sewer. Availability of public sewer is likely to attract more dense development within the area.

Other School Locations

1. West Edgecombe Middle School – sewer under construction (summer 2007)
2. Coker-Wimberly Elementary School – sewer planned
3. Phillips Middle School – sewer planned
4. North Edgecombe High School – sewer planned

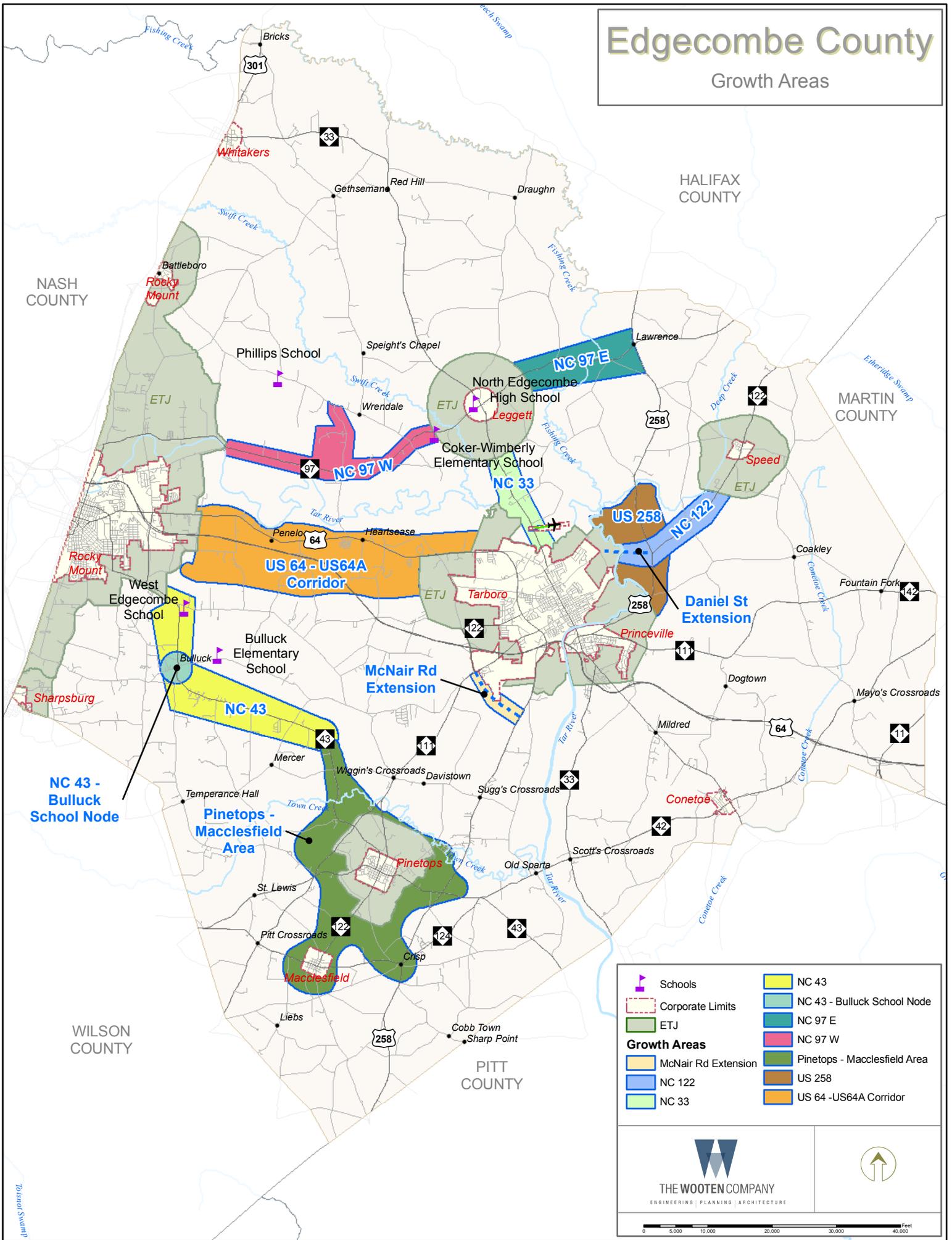
Areas Adjacent to Municipalities

Pinetops – Macclesfield Area

The Pinetops-Macclesfield Area includes the municipal jurisdictions of Pinetops and Macclesfield but also expands outward into Edgecombe County's planning jurisdiction. The area includes the crossroad community of Crisp and extends along NC 43 east of Pinetops to the intersection of NC 43 and US 258 and along NC 122 between Pinetops and Macclesfield. The area has been experiencing residential growth and is now served by County water.

Edgecombe County

Growth Areas



Schools	NC 43
Corporate Limits	NC 43 - Bulluck School Node
ETJ	NC 97 E
Growth Areas	NC 97 W
McNair Rd Extension	Pinetops - Macclesfield Area
NC 122	US 258
NC 33	US 64-US64A Corridor



THE WOOTEN COMPANY
ENGINEERING | PLANNING | ARCHITECTURE





0 5,000 10,000 20,000 30,000 40,000 Feet

Introduction

The first phase of the current 2007 land use planning process involved the inventory and analysis of existing land use policies and regulations, historic and projected demographic and economic data, and existing natural and manmade physical conditions that influence growth and development.



Studying recent trends in population growth and the economy helps County citizens and leaders better understand how these forces impact growth and development. Information on natural conditions (soils and prime farmland, streams and rivers, and floodplains and wetlands) and manmade physical conditions (private development – commercial, industrial, office/institutional and residential development) and public infrastructure (water, sewer

and transportation facilities) provide insight into how to best designate certain areas of the County for different types and intensities of land development.

Review of 1997 Land Development Plan Implementation Progress

For the past ten years the 1997 Land Development Plan has provided a framework to guide County officials and staff in making short-term and long-range decisions concerning land development. A thorough review of the 1997 Plan was completed as part of the current planning process to gain a more detailed understanding of where progress had been made toward meeting goals and objectives. The review below outlines the 1997 goals and objectives with comments on implementation progress.

Recommendations – 1997 Land Development Plan

Edgecombe County has made substantial progress on the implementation of recommendations from the 1997 Land Development Plan. Those recommendations and description of progress on implementation are included in Table A below.

Table A: Progress on 1997 LDP Recommendations and Implementation Progress

Recommendation	Implementation Progress as of 2007
Facilities	
Give priority to the provision of public facilities (solid waste collection, fire protection, water and sewer, etc.) to growth areas. As the County begins to provide public water service, a Staff Committee should be appointed to monitor County-provided public facilities. The Committee should act to provide the County Manager with recommendations in regard to operational policies, future facility needs and similar oversight issues.	Edgecombe County has completed public water systems in Districts #1, 2, 3 and 5. District 4 is planned.
Sewer Feasibility	
Conduct a sewer feasibility study to determine the potential for providing sewer service to growth areas. Such a study should investigate specific cooperative arrangements with municipalities, a separate County system, a regional system and other alternatives. It is important that the County obtain a vested interest in a sewer system in order to provide for future growth and development.	The County provides public sewer to the Kingsboro Industrial Park on the south side of US 64. The County plans to expand the system to support economic development. Sewer is currently available at Bulluck Road Elementary; is currently under construction at W. Edgecombe Middle and is planned for Phillips Middle, Coker-Wimberly Elementary and N. Edgecombe High.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

APPENDIX A

Recommendation	Implementation Progress as of 2007
Land Use Classification Policy	
<p>Adopt a general policy requiring in order to reclassify property for development purposes from the rural-farm and rural non-farm categories to higher intensity, urban type development, that sufficient supporting public facilities (or equivalent private or community facilities) be available (or be made available) to the property. Higher intensity, urban-type development is defined generally as:</p> <ul style="list-style-type: none"> ➤ Residential developments with lot sizes of less than 30,000 square feet. ➤ Residential developments of more than 10 lots (major subdivisions) except those where all lots are 60,000 square feet or greater. ➤ Non-residential development with impervious surface coverage of greater than 24%. 	<p>Accomplished as part of the adoption of a Unified Development Ordinance in 1999.</p> <p>“Connection of each lot to public water and sewer utilities shall be required if the proposed subdivision is within three hundred feet of the nearest adequate lines of a public system, provided that no geographic or topographic factors would make such connection infeasible or that a specific waiver of this requirement is granted by the Board of Commissioners.”</p>
Transportation Improvements Program	
<p>Continue to annually evaluate transportation improvement project needs consistent with the Thoroughfare Plan. A report should be prepared each year by the Edgecombe County Transportation Committee summarizing the progress of existing projects and prioritizing future projects.</p>	<p>The County and the NC Department of Transportation are currently (2007) developing a new Comprehensive Transportation Policy for the County.</p>
Water and Sewer Extension Policy	
<p>Develop a water and sewer extension policy detailing conditions for extension of such facilities to unserved property. Such policies should set forth how costs for extensions are assigned, including cost sharing participation by the County, if any. Such a policy should require, through the Subdivision Ordinance, the connection of all new land developments to the water and sewer systems where such are available within a certain reasonable distance. The policy should also set forth engineering and material standards.</p>	<p>Current Water and Sewer Department policies require that development within 300 feet of existing public infrastructure utilize the existence of that utility(s).</p>
Site Development Plans	
<p>Identify and prepare public facility service plans for specific potential economic development sites.</p>	<p>Kingsboro Industrial Park has a public facility service plan.</p>

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN
APPENDIX A

Recommendation	Implementation Progress as of 2007
Mobile Homes	
Revise the land development standards for mobile homes and mobile home parks as part of in the Zoning Ordinance Rewrite proposed later in this Section.	Accomplished as part of the adoption of a Unified Development Ordinance in 1999.
Scenic Byway	
With NCDOT, develop a plan for protecting the scenic value of the NC42-NC 124 highway corridor which is designated by NCDOT as a North Carolina Scenic Byway.	Scenic Byway In 1991 the Federal government established a National Scenic Byways Program for the purpose of protecting the historic and scenic values of the nation's highways. Edgecombe County hosts one of the 31 scenic routes within North Carolina. NC 42 to NC 124 is part of the "Tar Heel Trace" scenic byway which runs from the City of Wilson to the Town of Williamston. The route is prized for its aesthetic quality and natural character reminiscent of vanishing rural country sides. To date the County has not developed a plan to protect the scenic value of this route.
Land and Water Conservation Attractions	
In conjunction with the State, develop plans for regional land and water conservation attractions at Shiloh on the Tar River. In addition, considerations should be given to a similar attraction at Old Sparta on Town Creek and the Tar River.	A state-owned boat access ramp is located at Dunbar. The Old Sparta boat ramp was relocated after Hurricane Floyd.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

APPENDIX A

Recommendation	Implementation Progress as of 2007
Historic Preservation	
<p>Create a Historic Preservation Advisory Committee to promote interest and education in the preservation of historic landmarks located in the planning jurisdiction and the County in general. This committee should be charged with the preparation of an updated survey of past and present historic properties and structures in the County's jurisdiction including an interpretation of the historical built environment of the community as it relates to the social, cultural and ethnic background of the community.</p>	<p>This goal is not considered to be a high priority in the future.</p>
Farmland Preservation	
<p>Through the agricultural offices, encourage estate planning and conservation strategies that will ensure long-term maintenance of important farms and farmlands and investigate the interest in establishing a Farmland Preservation Program.</p>	<p>As part of the 2007 LDP update, the County is recommending the establishment of Farmland Preservation Programs, such as Voluntary Agriculture Districts.</p>
Community Development Program	
<p>The Community Development Program should concentrate on providing basic drinking water and sewage disposal facilities to the scattered substandard housing sites in the County.</p>	<p>The County has successfully completed a CDBG program that connected 22 low and moderate income households to public infrastructure along Morning Star Church Road.</p>
Minimum Housing Standards	
<p>Consider an ordinance that defines "unfit for human habitation" in such a way that housing (which includes mobile homes) with major health, safety and general welfare deficiencies would be subject to conformance with minimum standards. The provisions would also define housing space requirements for adult occupancy (number of persons) based upon North Carolina Building Code Standards. Such an ordinance could be limited to enforcement in cases of vacant dilapidated dwellings of no historical significance, in CDBG concentrated needs areas, in cases of signed complaints, or in cases as directed by the Board of Commissioners.</p>	<p>In 2003, Edgecombe County adopted a Minimum Housing Code ordinance.</p>

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Recommendation	Implementation Progress as of 2007
Rewrite the Subdivision Ordinance	
The Subdivision Ordinance is outdated and has not been substantially revised since its adoption in 1979.	New Unified Development Ordinance (UDO) adopted August 2, 1999.
Rewrite the Zoning Ordinance	
The Zoning Ordinance which was adopted in 1979 is in need of rewriting.	New Unified Development Ordinance (UDO) adopted August 2, 1999.
Jurisdiction	
In order to facilitate orderly growth and development in the County, the County should establish a policy for granting extensions of municipal planning and zoning jurisdictions. Such a policy should tie extensions of municipal planning and zoning territory to areas where municipal services can be provided within a reasonable time period.	
Administration and Enforcement	
<ul style="list-style-type: none"> (1) Adopt a comprehensive “civil penalty” provision for use in all appropriate zoning, building and other “condition of property” ordinances. (2) Appoint a subcommittee of the Planning Board to recommend administration and enforcement policies. (3) Evaluate the capability of the County to administer and enforce its planning programs and property regulatory provisions. Review and institute a coordinated enforcement program using a “Certificate of Occupancy” or similar document to ensure compliance with all development requirements. (4) Implement a centralized permitting procedure for all land development permits. 	<p>The full Planning Board recommends administrative and enforcement policies.</p> <p>As part of the UDO, compliance is established by a multitude of departments including Planning and Inspections, Environmental Health, and Water and Sewer.</p>
Priorities - Annual Review	
<ul style="list-style-type: none"> (1) Develop a process using the Planning Board to place priorities and time frames on the “Recommended Considerations” of this Plan. (2) Require an annual report of progress to the Board of Commissioners at which the priorities can be reviewed and new or revised recommendations added. 	The Planning Department reports to the Planning Board on a yearly basis.

Introduction

The first phase of the land use planning process involves completing an inventory and analysis of current conditions. This section includes an analysis of historic demographic and economic data and presents existing natural and manmade physical conditions that influence growth and development. This background information establishes known information that will be helpful in discerning issues and concerns and in formulating goals and objectives.

The 2007 Land Development Plan will build on earlier County planning efforts including the current Land Development Plan adopted on September 8, 1997. The objective of the 1997 Plan was to present land development policies and strategies to be used by County leaders in making decisions regarding growth and development within the County. Many of the strategies outlined in the 1997 Plan have been implemented. A review of these previous successes is contained in Appendix A.

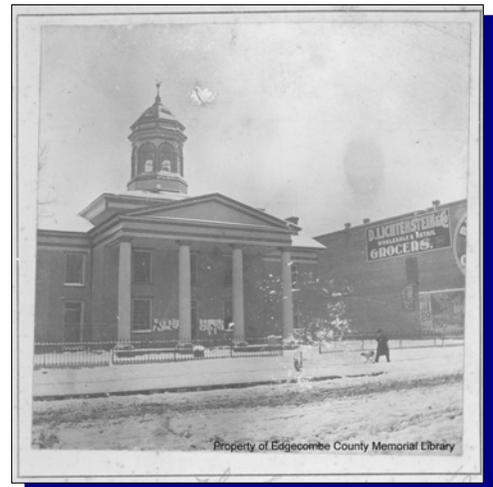


Short History of Edgecombe County

Edgecombe County was created in 1741 from Bertie County. The County was named for 1st Baron Richard Edgcumbe, a member of the British Parliament from 1701 to 1742. In 1746, part of Edgecombe County was taken to create Granville County; in 1758 part became Halifax County; and in 1777 yet another part became Nash County. Finally, in 1855 a part of Edgecombe County was taken to help form Wilson County. Except for a few minor

boundary adjustments, Edgecombe has been 507 square miles in size since 1855.

The Town of Tarboro located in central Edgecombe County is the County seat. The County hosts ten municipalities in all - Conetoe, Leggett, Macclesfield, Pinetops, Princeville, Speed, and Tarboro, and portions of the City of Rocky Mount and the towns of Sharpsburg and Whitakers.



(Photos courtesy of Edgecombe Memorial Library)

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

APPENDIX B

Edgecombe County Planning Jurisdiction (Edgecombe County Location Map)

The NC General Assembly establishes local governments and grants legislative authority to these local government entities to provide certain public services. Among other powers, counties within NC are authorized to study and plan for growth and to develop a land development plan to guide growth and development within the county's planning jurisdiction. The Edgecombe County Planning Jurisdiction consists of the total acreage of the County outside the planning and zoning jurisdictions (corporate limits plus extraterritorial planning jurisdictions) of the ten municipalities. Information about the ten municipalities is described below and shown in Table T-1.

Town of Conetoe

The Town of Conetoe, incorporated in 1887, encompasses approximately 0.37 square miles of land area (237 acres) and had a 2000 Census population of 365 – an increase of 35.2% from the 1990 Census population of 270. In 2000, the Town of Conetoe had a median household income of \$35,227 – 113% of the countywide median household income.

Town of Leggett

The Town of Leggett, incorporated in 1903, encompasses approximately 0.70 square miles of land area (448 acres) and had a 2000 Census population of 77 – a decrease of 25.2% from the 1990 Census population of 103. In 2000, the Town of Leggett had a median household income of \$43,125 – 139% of the countywide median household income.

Town of Macclesfield

The Town of Macclesfield, incorporated in 1901, encompasses approximately 0.51 square miles of land area (326 acres) and had a 2000 Census population of 458 – a decrease of 5.8% from the 1990 Census population of 486. In 2000, the Town of Macclesfield had a median household income of \$34,414 – 111% of the countywide median household income.

Town of Pinetops

The Town of Pinetops, incorporated in 1903, encompasses approximately 1 square mile of land area (640 acres) and had a 2000 Census population of 1,419 – a decrease of 6.7% from the 1990 Census population of 1,521. In 2000, the Town of Pinetops had a median household income of \$29,716 – 96% of the countywide median household income.

Town of Princeville

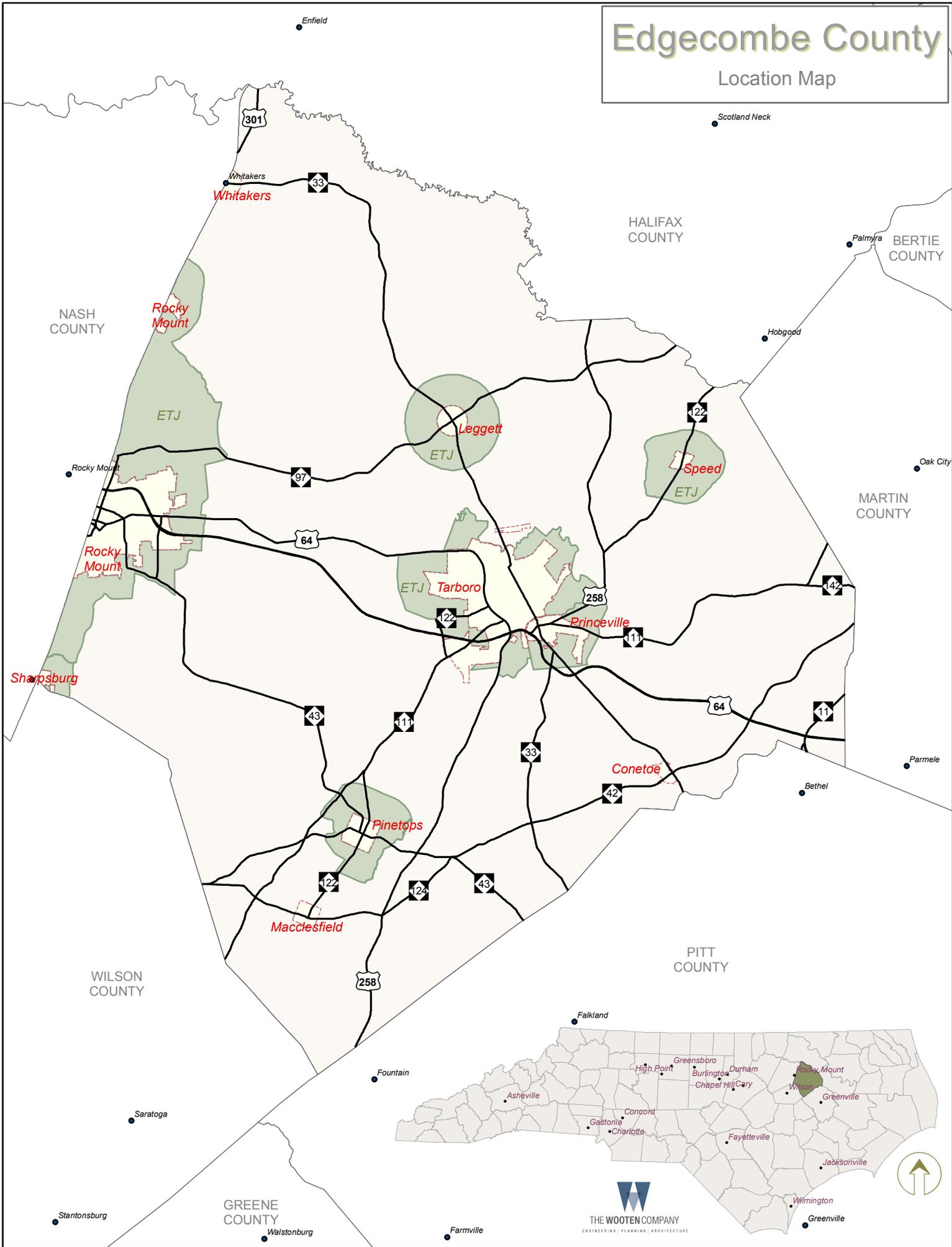
The Town of Princeville, incorporated in 1885, encompasses approximately 1.59 square miles of land area (1,018 acres) and had a 2000 Census population of 940 – a decrease of 43.9% from the 1990 Census population of 1,676. In 2000, the Town of Princeville had a median household income of \$31,667 – 102% of the countywide median household income. A special census was conducted in 2004, which increased the population to 2,020 and increased the housing units to 818.

City of Rocky Mount (Edgecombe County portion)

The City of Rocky Mount, incorporated in 1867, encompasses approximately 8.12 square miles of land area (5,197 acres) and had a 2000 Census population of 17,297 – an increase of 1.4% from the 1990 Census population of 17,057. In 2000, the Edgecombe County portion of City of Rocky Mount had a median household income of \$24,576 – 79% of the countywide median household income.

Edgecombe County

Location Map



Town of Sharpsburg (Edgecombe County portion)

The Town of Sharpsburg, incorporated in 1883, encompasses approximately 0.13 square miles of land area (83 acres) and had a 2000 Census population of 79 – an increase of 12.9% from the 1990 Census population of 70. In 2000, the Edgecombe County portion of the Town of Sharpsburg had a median household income of \$26,250 – 85% of the countywide median household income.

Town of Speed

The Town of Speed, incorporated in 1894, encompasses approximately 0.28 square mile of land area (179 acres) and had a 2000 Census population of 70 – a decrease of 23.1% from the 1990 Census population of 91. In 2000, the Town of Speed had a median household income of \$25,938 – 84% of the countywide median household income.

Town of Tarboro

The Town of Tarboro, incorporated in 1760, encompasses approximately 9.72 square miles of land area (6,221 acres) and had a 2000 Census population of 11,138 – an increase of 0.92% from the 1990 Census population of 11,037. In 2000, the Town of Tarboro had a median household income of \$34,400 – 111% of the countywide median household income.

Town of Whitakers (Edgecombe County portion)

The Town of Whitakers, incorporated in 1875, encompasses approximately 0.39 square mile of land area (250 acres) and had a 2000 Census population of 440 – a decrease of 5.2% from the 1990 Census population of 464. In 2000, the Edgecombe County portion of the Town of Whitakers had a median household income of \$27,050 – 67% of the countywide median household income.

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**Table T-1: Edgecombe County and Municipalities
2000 Census Population and Household Income**

Jurisdiction	2000 Census			
	Population	Median Household Income	Total Number of Occupied Housing Units	Average Household Size
Town of Conetoe	365	\$35,227	125	2.92
Town of Leggett	77	\$43,125	29	2.66
Town of Macclesfield	458	\$34,412	209	2.19
Town of Pinetops	1,419	\$29,716	557	2.55
Town of Princeville	2,020	\$31,667	346	2.72
City of Rocky Mount ¹	17,297	\$24,576	6,159	2.80
Town of Sharpsburg ¹	79	\$26,250	35	2.26
Town of Speed	70	\$25,938	28	2.50
Town of Tarboro	11,138	\$34,400	4,359	2.48
Town of Whitakers ¹	440	\$20,750	170	2.59
Edgecombe County	55,606	\$30,983	20,392	2.67

Source: 2000 U.S. Census (www.census.gov), ¹ Edgecombe County portion only.
A 2004 special census indicated Princeville's population at 2,020.

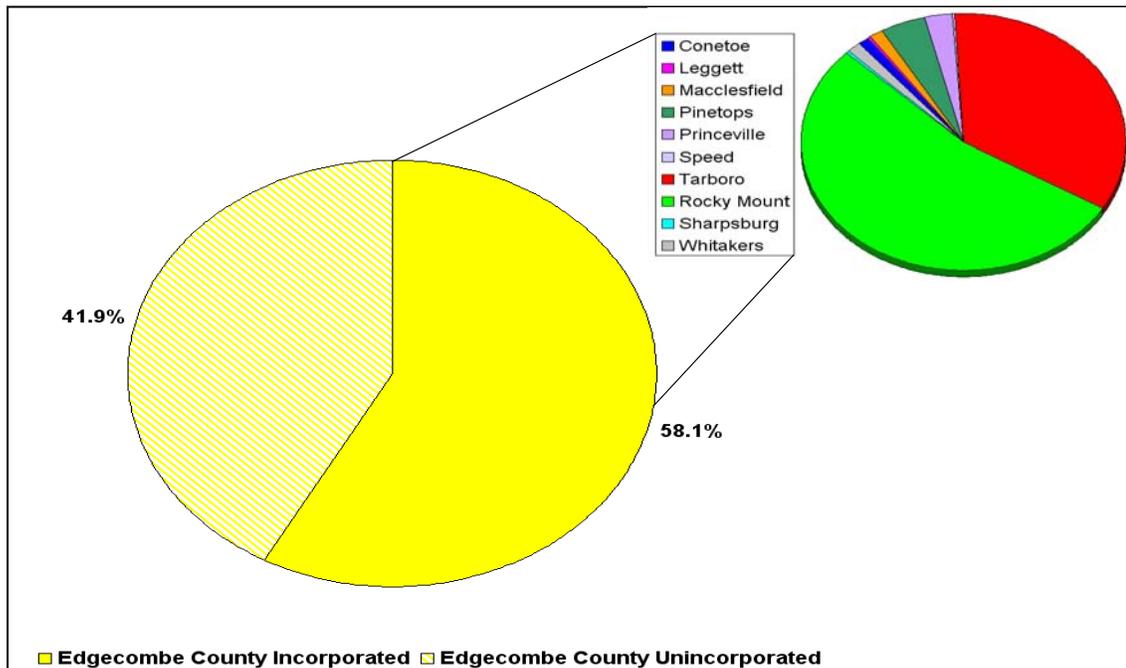
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Unincorporated versus Incorporated Populations

In the 2000 Census, unincorporated portions of Edgecombe County accounted for 41.9% of the population. Census data enumerates only populations within municipal corporate limits and makes no estimate as to the number of persons living within municipal extraterritorial jurisdictions (Graph G-1). Of persons living within municipal limits, 88% lived within either Rocky Mount or Tarboro.

Graph G-1: Edgecombe County Population¹ – 2000 Census



Source: 2000 U.S. Census (www.census.gov)

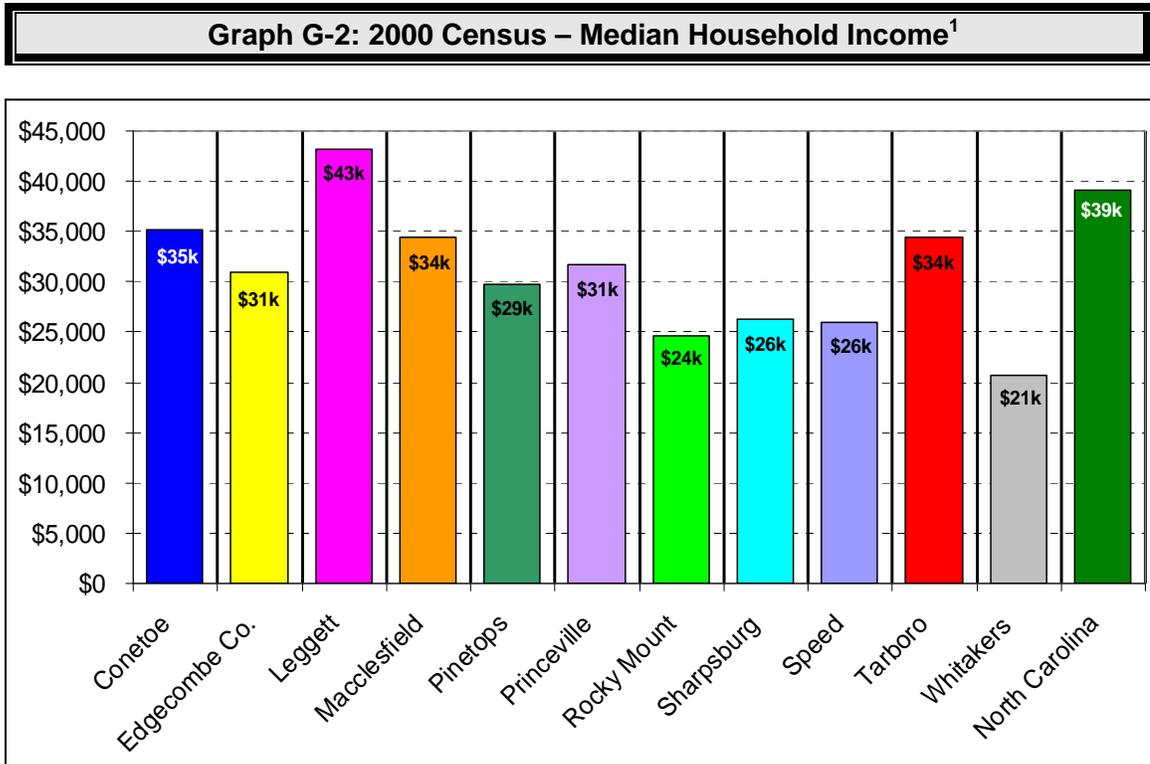
¹ Rocky Mount, Sharpsburg, and Whitakers - Edgecombe County portion only.

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APPENDIX B

Median Household Income

2000 Census median household incomes varied somewhat across the County. The median household income for the County as a whole was \$31,000, compared to North Carolina which was \$8,000 higher at \$39,000/year (Graph G-2). The highest median income was reported for the Town of Leggett at \$43,000/year and the lowest for the Town of Whitakers (Edgecombe County portion) at \$21,000/year.



Source: 2000 U.S. Census (www.census.gov)

¹ Rocky Mount, Sharpsburg, and Whitakers - Edgecombe County portion only.

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Population Growth

Table T-2 outlines Edgecombe County population growth rates from 1960 through 2000 and population growth projections from 2000 to 2030. From 1960 to 2000, the population of the County decreased then increased then decreased again for a net growth of only 2.5% over the 40-year period.

Table T-2: Edgecombe County Population Growth 1960-2030¹

Year	Total Population	Increase	Percent Growth
1960	54,226		
1970	52,341	-1,885	-3.48%
1980	55,988	3,647	6.97%
1990	56,692	704	1.26%
2000	55,606	-1,086	-1.92%
2005	53,034	-2,572	-4.63%
2006	52,598	-436	-0.82%
2010	52,762	164	0.31%
2020	50,733	-2,029	-3.85%
2030	48,181	-2,552	-5.03%

Source: U.S. Census (www.census.gov)

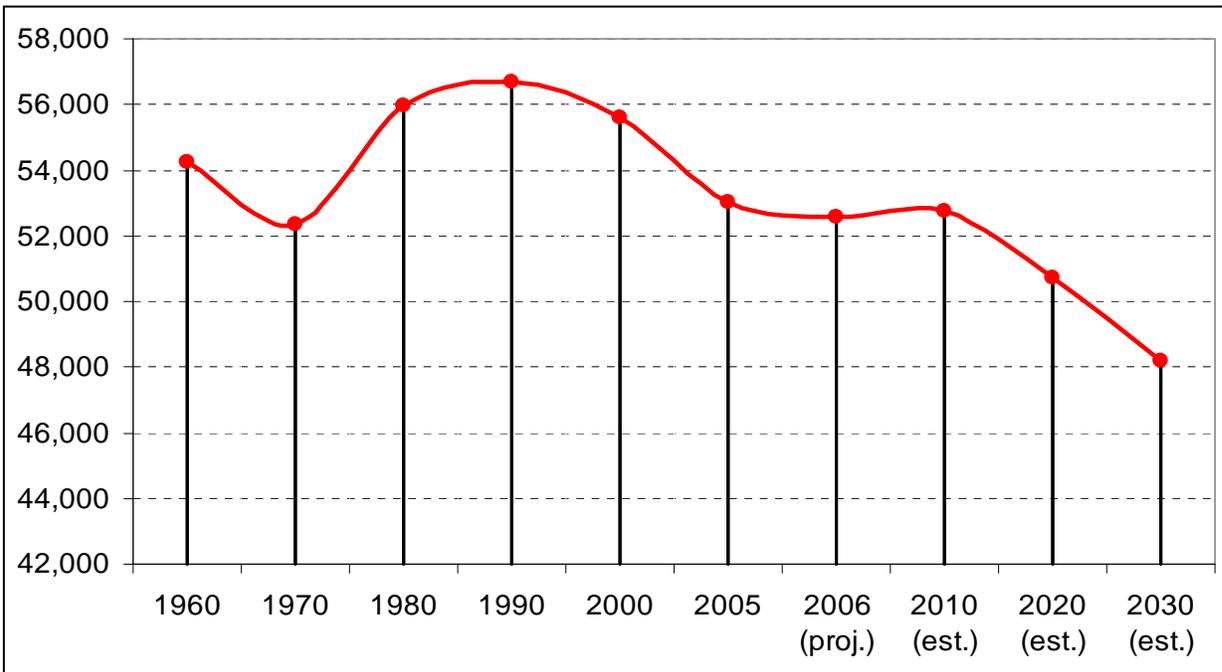
¹ 2006, 2010, 2020 and 2030 projections from NC State Data Center. (<http://sdc.state.nc.us>)

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The North Carolina State Data Center projects Edgecombe County will lose 20.4% of its population between 2000 to 2030 (Graph G-3) - the largest projected county population loss in NC during this period. In 2000, Edgecombe County ranked 44th in total population among the 100 counties within the State. If North Carolina State Data Center population growth rates hold true, Edgecombe County will drop to 67th place by the year 2030. Population projections for Edgecombe County and five other counties within the region are shown in Graph G-4.

Graph G-3: Edgecombe County Total Population 1960-2030

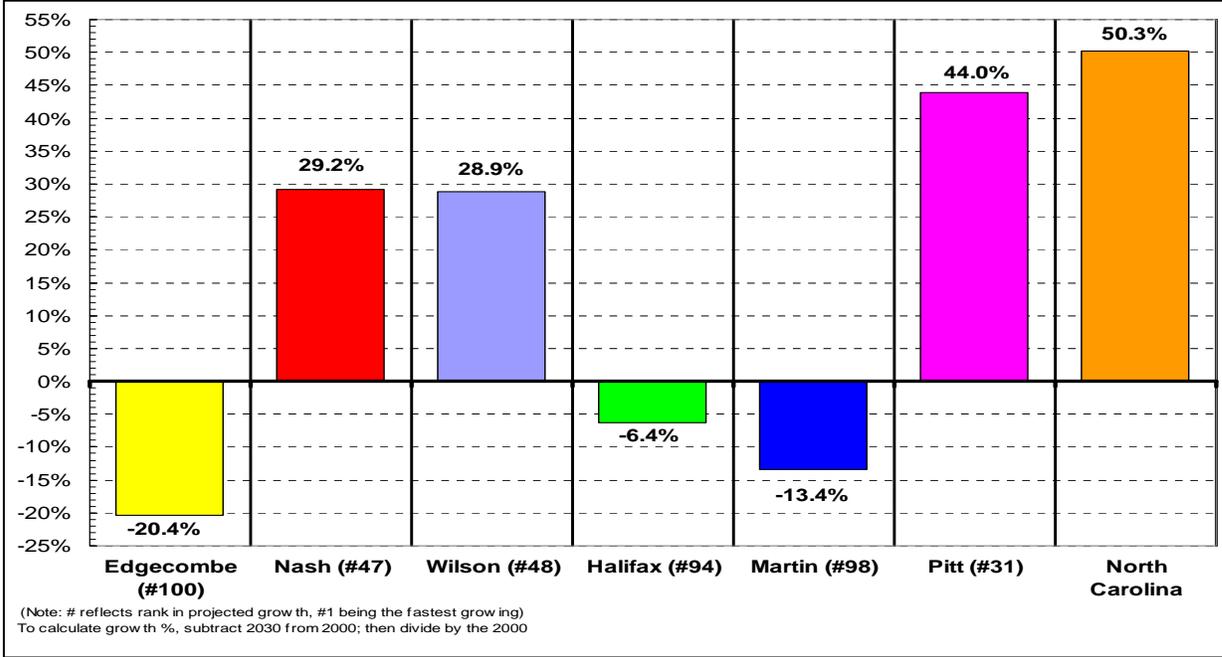


Source: U.S. Census (www.census.gov) and NC State Data Center (<http://sdc.state.nc.us>) projections for 2006, 2010, 2020 and 2030.

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**Graph G-4: 2030 Projected Percentage Growth
Edgecombe, Surrounding Counties, and the State**



Source: NC State Data Center (<http://sdc/state.nc.us>).

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Population Growth by Municipality

Population growth for the municipalities within Edgecombe County varied widely from 1980 to 2000 (Table T-3). Conetoe and Tarboro gained significant population while the population of Macclesfield and Speed decreased slightly. The Town of Pinetops grew moderately during this time period while the Town of Princeville grew substantially.



From 1990 to 2000 all but two of the ten municipalities decreased in population; the exceptions being the towns of Conetoe and Sharpsburg (Table T-3). The towns of Leggett, Princeville and Speed lost considerable population. The 2000 Census for the Town of Princeville indicated that the town had lost almost half of its population between 1990 and 2000; however this loss was primarily due to flooding caused by Hurricane Floyd in 1999. A special census conducted in 2004, showed the population of Princeville as 2,020. The Town of Conetoe was the only municipality within Edgecombe County to experience substantial growth (35.19%). Between 1990 and 2000, the Town of Battleboro merged with the City of Rocky Mount; therefore 2000 Census demographics for Battleboro were not available.

Table T-3: Municipal Population Growth Edgecombe County 1980-2000

Municipalities	1980	1990	% Change 1980-1990	2000	% Change 1990-2000
Battleboro ¹	--	436	--	--	--
Conetoe	226	270	19.47%	365	35.19%
Leggett	94	103	9.57%	77	(25.24%)
Macclesfield	518	486	(6.18%)	458	(5.76%)
Pinetops	1,465	1,521	3.82%	1,419	(6.71%)
Princeville ³	1,508	1,676	11.14%	940	(43.91%)
Rocky Mount ²	--	17,057	--	17,297	1.41%
Sharpsburg ²	--	70	--	79	12.86%
Speed	94	91	(3.19%)	70	(23.08%)
Tarboro	8,634	11,037	27.83%	11,138	0.92%
Whitakers ²	--	464	--	440	(5.17%)

Source: U.S. Census (www.census.gov)

¹ Battleboro merged with Rocky Mount in 1996.

² Edgecombe County portion only.

³ A 2004 special census indicated Princeville's population at 2,020.

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General Population Characteristics - Edgecombe County and the Region

From 1980 to 2000, both Edgecombe County and Martin County lost population in comparison with other surrounding counties (Table T-4). From 1980 to 2000, the population of Edgecombe County decreased by 0.68%, a loss of approximately 382 persons. During this same time period, the population of North Carolina increased 36.9%.

**Table T-4: Comparison of Population Growth Rates – 1980-2000
Edgecombe County and Selected Counties in the Region**

County	1980	1990	2000	% Change		
				1980-1990	1990-2000	1980-2000
Edgecombe	55,988	56,558	55,606	1.02%	(1.68%)	(0.68%)
Halifax	55,286	55,516	57,370	0.42%	3.34%	3.77%
Martin	25,948	25,078	25,593	(3.35%)	2.05%	(1.37%)
Nash	67,453	76,677	87,420	13.67%	14.01%	29.60%
Pitt	90,146	107,924	133,798	19.72%	23.97%	48.42%
Wilson	63,132	66,061	73,814	4.64%	11.74%	16.92%

Source: U.S. Census (www.census.gov), NC State Data Center (<http://sdc.state.nc.us>)



Net Migration Rate

From 1990 to 2000, Edgecombe County had a net migration loss compared to other counties in the region (Table T-5). The net loss indicates that more persons were leaving Edgecombe County than moving to the County during that time period.

**Table T-5: Comparison of Net Migration Rates – 1990 to 2000
Edgecombe County and Selected Counties in the Region**

County	Births	Deaths	Natural Growth	Net Migration	% Net Migration
Edgecombe	8,872	6,227	2,645	(3,731)	(6.58%)
Halifax	8,325	6,600	1,725	129	0.23%
Martin	3,491	2,874	617	(149)	(0.59%)
Nash	12,110	7,954	4,156	6,552	8.54%
Pitt	17,711	9,556	8,155	17,084	15.75%
Wilson	10,263	7,422	2,841	4,909	7.43%
North Carolina	1,055,655	638,776	416,879	997,486	15.04%

Source: NC State Data Center (<http://sdc.state.nc.us>)

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Population Density

The 2000 Edgecombe County population density of 110 persons per square mile was the fourth highest of the six counties compared. However, through 2030 Edgecombe County is projected to lose population with a comparable decrease in population density per square mile. Table T-6 shows that Edgecombe County population density is projected to decrease by 20.37%, while that of Nash, Pitt, and Wilson Counties will experience a relatively substantial increase.

**Table T-6: Comparison of Population Density per Square Mile – 2000 – 2030
Edgecombe County and Selected Counties in the Region**

County	Population Density (persons per square mile)				% Growth Increase 2000-2030
	2000	2010	2020	2030	
Edgecombe	110.11	101.64	94.92	87.67	(20.37%)
Halifax	79.09	76.99	75.92	74.07	(6.36%)
Martin	55.39	52.40	50.30	47.98	(13.38%)
Nash	161.74	177.70	193.86	209.01	29.22%
Pitt	205.22	235.45	265.81	295.43	43.95%
Wilson	198.90	215.80	232.35	248.31	24.84%

Source: NC State Data Center (<http://sdc.state.nc.us>)

Population by Race

Edgecombe County is becoming home to a more racially diverse population (Table T-7). The 2000 Census found a decrease in the number of persons who listed themselves as White and an increase in the number of persons who listed themselves as Black/African American. Although still relatively small in total number, the largest increases from 1990 to 2000 were in American Indian/Alaska Native, Asian/Pacific Islander/Native Hawaiian, and Other Races categories. The Two or More Races category was added at the 2000 Census.

Table T-7: Population by Race in Edgecombe County – 1990 - 2000

Race	1990	% of Total	2000	% of Total
American Indian/Alaska Native	45	0.08%	109	0.20%
Asian/Pacific Islander/Native Hawaiian	30	0.05%	77	0.14%
Black/African American	31,702	56.05%	31,949	57.79%
Other Races	44	0.08%	870	1.57%
White	24,737	43.74%	22,278	40.30%
One Race	56,558	--	55,283	--
Subtotal One Race	56,558	100.00%	55,283	100.00%
Two or More Races ¹	--	--	323	0.58%
Total	56,558	100.00%	55,606	100.00%

Source: 1990 and 2000 U.S. Census (www.census.gov)

¹ The Two or More Races category was added in 2000.

Age Distribution

Comparison of age distribution data across the six counties and with the State of North Carolina indicates that Edgecombe County had a relatively high population percentage (20.3%) of school-age children in 2000. In addition, Edgecombe County had a relatively low percentage (12.5%) of retirement-age persons compared with Halifax (14.9%) and Martin (15.2%) counties. Among the six comparison counties within the region, with the exception of Wilson County (6.86%); Edgecombe County (6.75%) had the highest percentage of children under the age of five in 2000. Edgecombe County also had the highest percentage of school age children (ages 5-17).

The State Data Center has projected changes in age distribution for the comparison counties (Table T-8). The Data Center projects that Edgecombe County will lose population in every age group except the 65+ years retirement age category. The projected increase, however, was relatively small compared with the counties of Nash, Pitt and Wilson and compared to the state as a whole where this age group is projected to grow by over 120%

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between 2000 and 2030. The aging of the baby boomers is definitely a factor in this phenomenon and, as has been true throughout the years, the baby boomers are expected to make increased demands on local government services including social services, medical care, and recreational opportunities.

Perhaps more of a concern than the aging baby boomers, however, would be the loss of population in the important 25-64 years/working age category as this age group pays the largest percentage of taxes and contributes greatly to the vibrancy of the local economy. The other three age groups – under 5 years, 5-17 years/school age and 18-24 years/college age all show similar decreases in population.



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Table T-8: Comparison of Age Projections – 2000 vs. 2030 – Edgecombe County and Selected Counties in the Region

Age Category	Totals						
	Edgecombe	Halifax	Martin	Nash	Pitt	Wilson	North Carolina
Under 5 Years							
2000	3,754	3,573	1,595	5,773	8,643	5,062	539,522
2030	2,339	2,733	1,141	6,679	11,550	5,589	762,795
% Increase	-37.69%	-23.51%	-28.46%	15.69%	33.63%	10.41%	41.38%
5–17 Years (School Age)							
2000	11,315	11,432	4,920	16,421	22,874	13,805	1,424,564
2030	7,198	8,358	3,555	18,917	31,016	16,051	2,007,131
% Increase	-36.39%	-26.89%	-27.74%	15.20%	35.59%	16.27%	40.89%
18-24 Years (College Age)							
2000	4,806	4,613	1,918	7,416	23,453	6,747	804,146
2030	3,158	3,584	1,445	8,991	28,172	7,723	1,147,611
% Increase	-34.29%	-22.31%	-24.66%	21.24%	20.12%	14.47%	42.71%
25-64 Years (Working Age)							
2000	28,768	29,181	13,219	46,893	65,921	38,690	4,309,469
2030	21,062	25,674	10,240	56,169	90,821	44,953	6,027,703
% Increase	-26.79%	-12.02%	-22.54%	19.78%	37.77%	16.19%	39.87%
65+ Years (Retirement Age)							
2000	6,963	8,571	3,894	10,882	12,828	9,507	969,112
2030	10,521	13,375	5,748	22,166	30,934	17,830	2,144,843
% Increase	51.10%	56.05%	47.61%	103.69%	141.14%	87.55%	121.32%
Total							
2000	55,606	57,370	25,546	87,385	133,719	73,811	8,046,813
2030	44,278	53,724	22,129	112,922	192,493	92,146	12,090,083
% Increase	-20.37%	-6.36%	-13.38%	29.22%	43.95%	24.84%	50.25%

Source: 2000 Census (www.census.gov); NC State Data Center (<http://sdc.state.nc.us>).

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Median Age

Median age is expected to increase for the six comparison counties and for the State through the year 2030 (Table T-9). This follows the national trend related to the aging of the baby boomers. The median population age will continue to increase for all six counties and for the state as a whole through 2030.

**Table T-9: Comparison Historical and Projected Median Age – 1990 - 2030
Edgecombe County and Selected Counties in the Region**

County	Median Age In Years				
	Current		Projected		
	1990	2000	2010	2020	2030
Edgecombe County	32.6	36.2	39.0	41.4	44.0
Halifax County	33.6	37.2	40.4	42.9	45.2
Martin County	34.7	38.7	42.0	44.7	46.0
Nash County	33.9	36.5	38.3	39.1	40.0
Pitt County	29.4	30.4	32.1	33.2	34.7
Wilson County	33.9	36.2	37.9	38.9	39.5
North Carolina	33.2	35.3	36.8	37.5	38.2

Source: 1990 and 2000 Census (www.census.gov), NC State Data Center (<http://sdc.state.nc.us>)

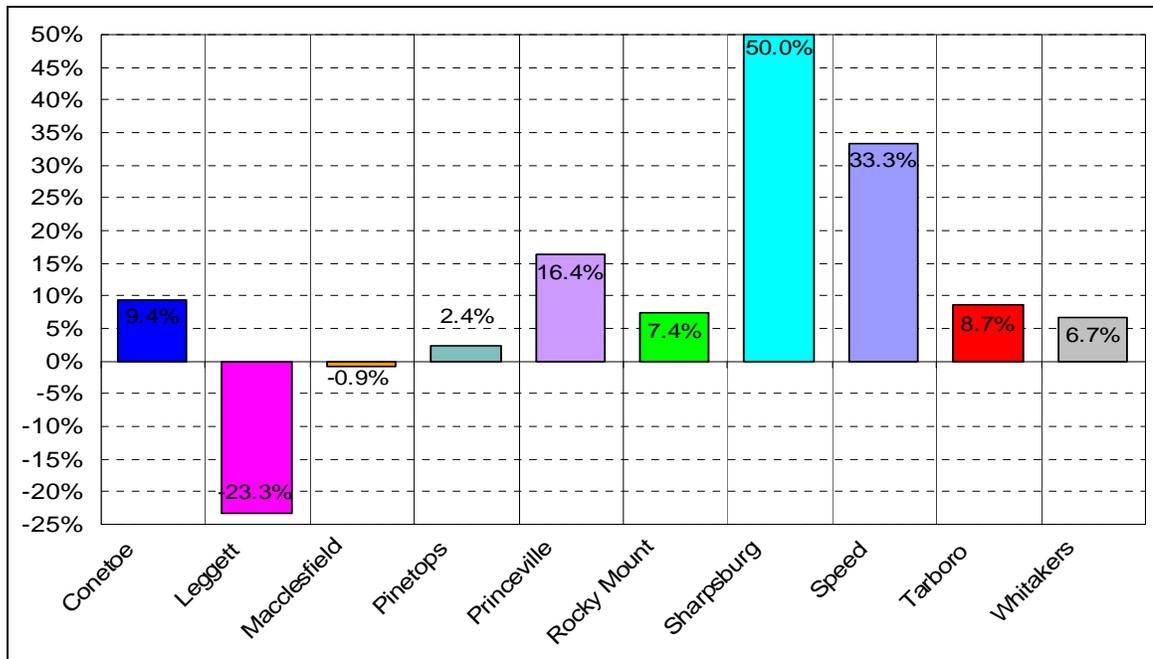
Housing Characteristics

A study of Edgecombe County 2000 Census housing characteristics reveals information about residential growth, about the percentage of occupied versus vacant units, the average household size, the unit structure type, and the percentage of homes that are owner-occupied and renter-occupied.

Housing Growth

The rate of housing growth for municipalities within Edgecombe County, while significant, has varied considerably (Graph G-5). From 1990 to 2000, eight of the ten municipalities within the County had an increase in the number of housing units with housing in the Town of Sharpsburg increasing 50%. The towns of Leggett (-23.3%) and Macclesfield (-0.9%) actually loss housing units during this time period.

Graph G-5: Percent of Total Housing Growth by Town (1990 - 2000)



Source: U.S. Census (www.census.gov).

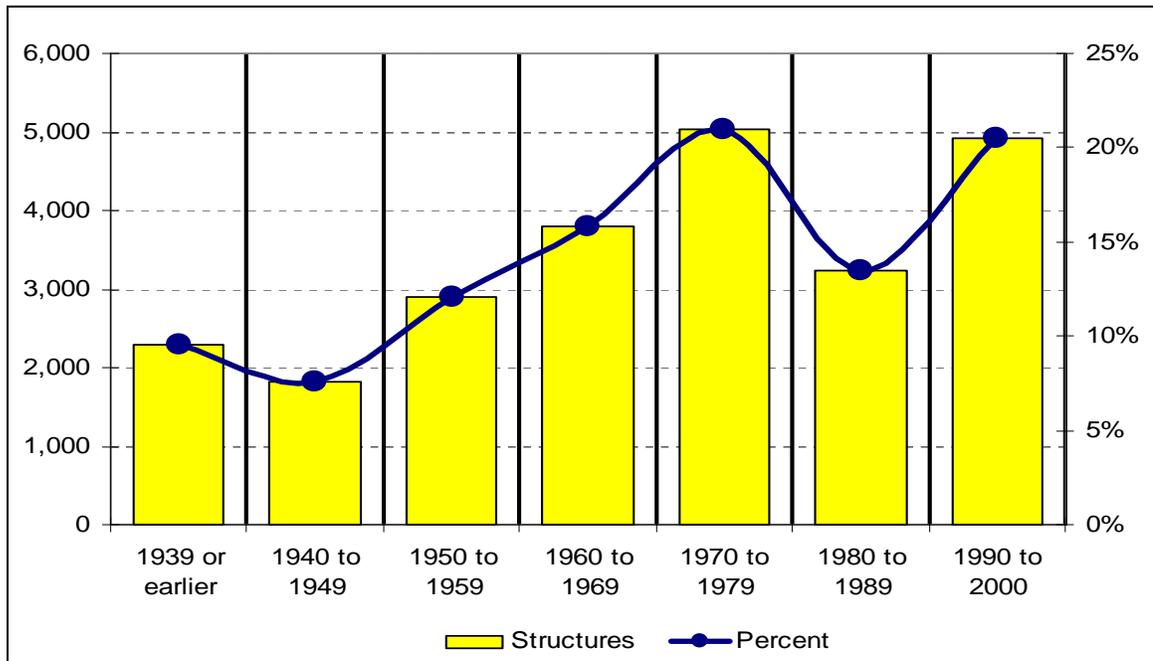
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Age of Housing

The age of housing within Edgecombe County gives a good indication of what is happening in the local housing market. Approximately 45% of housing within the County was built before 1970 (Graph G-6). The decade from 1970 – 1979 saw an exceptionally high construction rate with over 5,000 new dwelling units built during that time period. Mirroring the loss in population, the 1990 to 2000 time period showed a slowing in new housing growth.

Graph G-6: Year Structures Were Built – Edgecombe County



Source: U.S. Census (www.census.gov).

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Occupied versus Vacant Housing Units

Data from the 2000 Census (Table T-10) indicate that the percentage of occupied versus vacant housing units is fairly consistent across all municipalities within Edgecombe County. The average occupancy rate for the County as a whole was 84.96%. The Town of Pinetops had the highest percentage of occupied housing units (92.52%) and the Town of Princeville had the lowest (45.47%). The low percentage for the Town of Princeville was influenced by the significant loss of housing due to flooding caused by Hurricane Floyd in September 1999.

Table T-10: Occupied Versus Vacant Housing Units – 2000 Census

Municipality	Total Housing Units	# Units Occupied	% of Total	# Units Vacant	% of Total
Town of Conetoe	139	125	89.93%	14	10.07%
Town of Leggett	33	29	87.88%	4	12.12%
Town of Macclesfield	229	209	91.27%	20	8.73%
Town of Pinetops	602	557	92.52%	45	7.48%
Town of Princeville ²	761	346	45.47%	415	54.53%
City of Rocky Mount ¹	7,081	6,159	86.98%	922	13.02%
Town of Sharpsburg ¹	42	35	83.33%	7	16.67%
Town of Speed	60	28	46.67%	32	53.33%
Town of Tarboro	4,911	4,359	88.76%	552	11.24%
Town of Whitakers ¹	192	170	88.54%	22	11.46%
Edgecombe County	24,002	20,392	84.96%	3,610	15.04%

Source: 2000 Census (www.census.gov)

¹ Edgecombe County portion only.

² A 2004 special census indicated Princeville's total housing units at 818.

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Average Household Size

In 2000 the average household size for Edgecombe County was 2.67 persons per household (Table T-11). The average household size for the different municipalities varied considerably from a low of 2.19 persons/household (Town of Macclesfield) to a high of 2.92 persons/household (Town of Conetoe).

Table T-11: Average Household Size

County	2000 Population	2000 Households	Avg. Household Size
Edgecombe County	55,606	20,392	2.67
Municipality			
Town of Conetoe	365	125	2.92
Town of Leggett	77	29	2.66
Town of Macclesfield	458	209	2.19
Town of Pinetops	1,419	557	2.55
Town of Princeville ²	940	346	2.72
City of Rocky Mount ¹	17,297	6,159	2.80
Town of Sharpsburg ¹	79	35	2.26
Town of Speed	70	28	2.50
Town of Tarboro	11,138	4,359	2.48
Town of Whitakers ¹	440	170	2.59

Source: 2000 Census (www.census.gov)

¹ Edgecombe County portion only.

² A 2004 special census indicated Princeville's population at 2,020 and total housing units at 818.

Housing by Structure Type

In 2000 Edgecombe County had a relatively high percentage of occupied single-family units (63.17%) reflecting the predominantly rural nature of the County (Table T-12). The second highest percentage of occupied housing units were manufactured/mobile homes which accounted for 4,582 housing units or 22.47% of all occupied housing units in the County.

Table T-12: Housing by Structure Type¹, Edgecombe County - 2000

Type of Structure ¹	Number	Percentage of Total
Single-Family		
1 Unit Detached	12,882	63.17%
1 Unit Attached	312	1.53%
Multi-Family		
2 Units	857	4.20%
3-4 Units	825	4.05%
5-9 Units	453	2.22%
10-19 Units	97	0.48%
20 or more Units	296	1.45%
Manufactured Home	4,582	22.47%
Boat, RV, Van, etc.	88	0.43%
Total Units	20,392	100.00%

Source: 2000 Census (www.census.gov)

¹ Occupied housing units.

When comparing the total number of housing units (occupied + unoccupied), Edgecombe County had a relatively high percentage of manufactured/mobile homes – 26.55% (Table T-13) compared to the number of manufactured/mobile homes in comparison counties in the region. Manufactured homes are typically more prevalent in rural areas as manufactured/mobile homes provide entry into home ownership at a lower price point, the most cost efficient option for home ownership.



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Table T-13: Comparison of Housing by Structure Type - 2000

County	Percent Single Family	Percent Manufactured (Mobile) Home¹	Percent Multi-Family
Edgecombe County	72.59%	26.55%	0.86%
Halifax County	72.04%	27.36%	0.59%
Martin County	74.50%	24.68%	0.82%
Nash County	77.46%	22.05%	0.49%
Pitt County	74.36%	21.56%	4.08%
Wilson County	81.56%	17.51%	0.93%

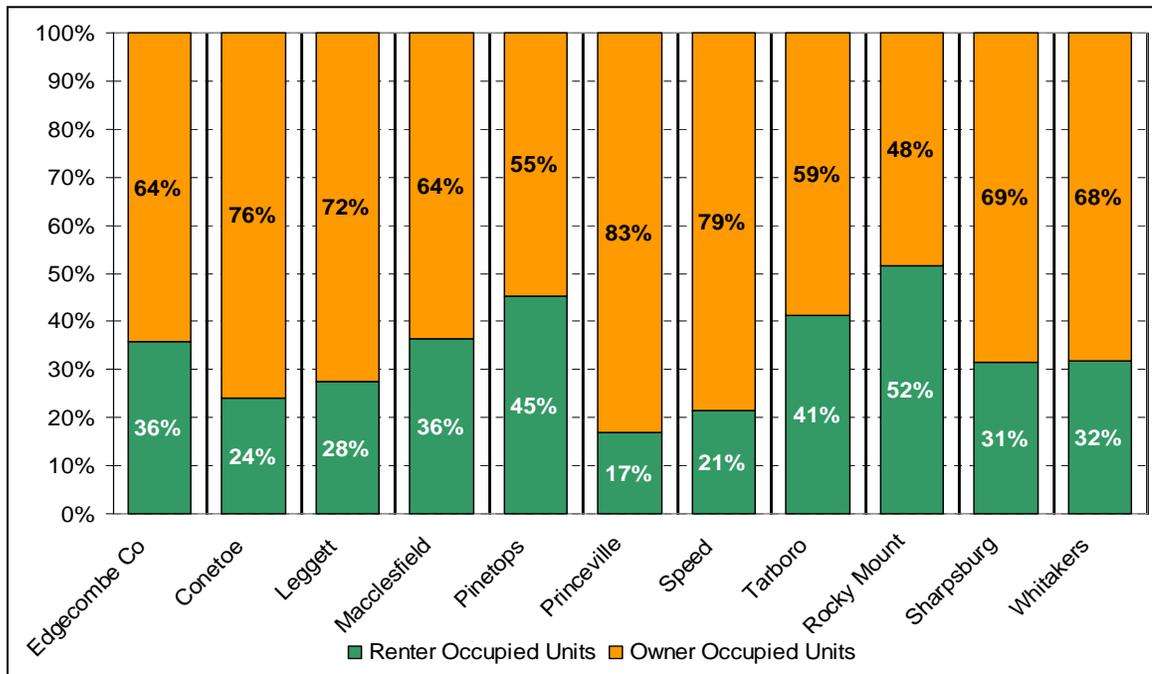
Source: 2000 Census (www.census.gov)

¹ Census includes boats, RV's, vans, etc. in the Manufactured Home category.

Housing Tenure – Owner-Occupied Versus Renter-Occupied

Graph G-7 compares owner-occupied with renter-occupied units for each municipality in Edgecombe County. The percentage of owner-occupied dwelling units for Edgecombe County as a whole in 2000 was 64% with 36% being renter-occupied dwelling units. Percentage of owner-occupied dwelling units for each municipality in 2000 were: Conetoe, 76%; Leggett, 72%; Macclesfield, 64%; Pinetops, 55%; Princeville, 83%; Speed, 79%; Tarboro, 59%; Rocky Mount, 48%; Sharpsburg, 69%; and Whitakers, 68%. Homeownership is an indicator of wealth and the ability of persons to build equity and improve quality of life.

G-7: Owner-Occupied vs. Rental-Occupied Housing¹



Source: U.S. Census (www.census.gov).
¹ Edgecombe County portion only for Rocky Mount, Sharpsburg, and Whitakers.

Lower income levels and larger families in certain portions of the unincorporated areas of the County indicate continued reliance on manufactured homes over more expensive site-built or modular homes. Rural lifestyles have also traditionally favored owner-occupied over renter-occupied housing. Permitting both site-built and manufactured homes can promote home ownership, which is a key component to building wealth. However, there are often local concerns about the appearance of individual manufactured homes and manufactured home parks.

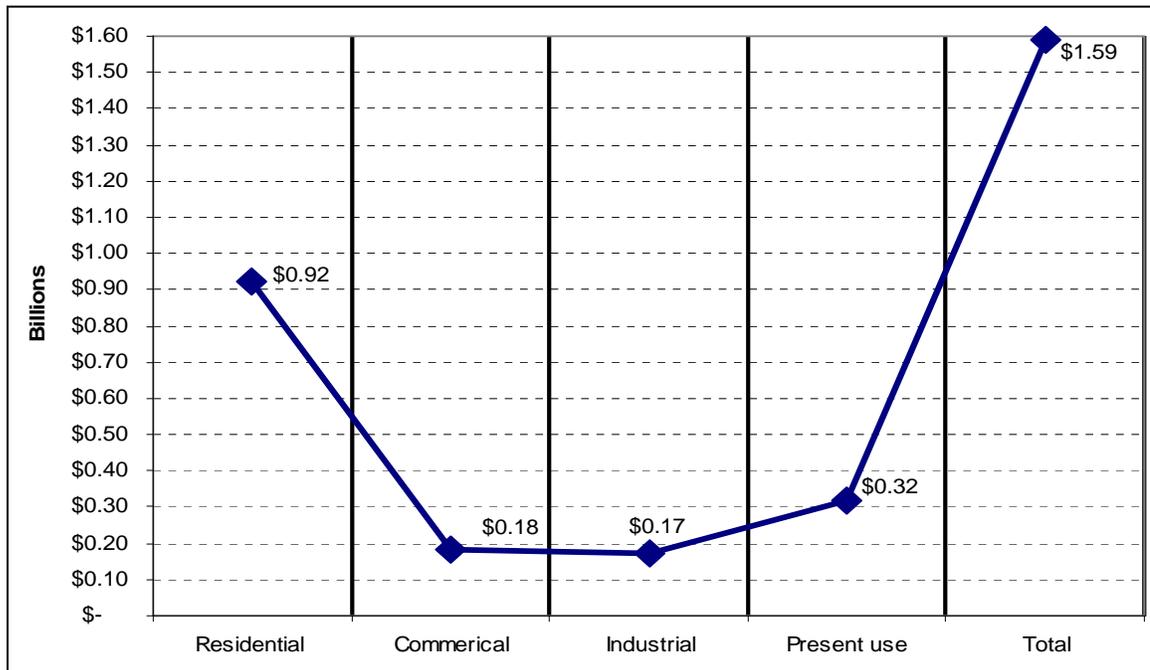
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Taxable Property

Taxable property within Edgecombe County consists of Residential, Commercial, Industrial and Present Use categories. Present Use taxes are those classified as being included in the agricultural, horticultural, or forestry category; thus providing the option of deferring the taxable total of that category. Only the remainder of the deferment is included as a taxable use in the Present Use category. With much of the land area in Edgecombe being consumed by undeveloped or agricultural related land use, this category accounts for approximately 20% of the total taxable land value. If the undeveloped land is transitioned into development, the land would lose its deferred classification and thus be a taxable source of revenue for Edgecombe County. As shown on Graphs G-8 and G-9, the Present Use tax value is approximately equivalent to the totals of both Commercial and Industrial classifications; meaning that the taxable land value of deferred property is approximately the same as the totals for Commercial and Industrial property that are taxed.

G-8: Taxable Real Property for FY05-06 – Edgecombe County

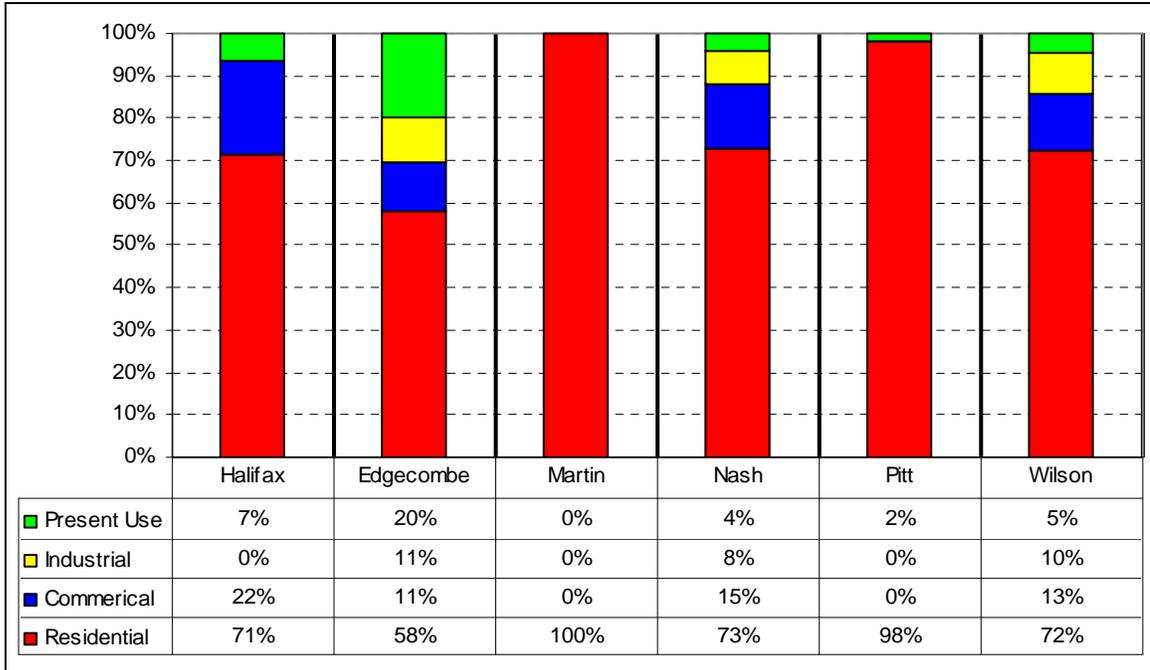


Source: NC Department of Revenue (<http://www.dornc.com>)

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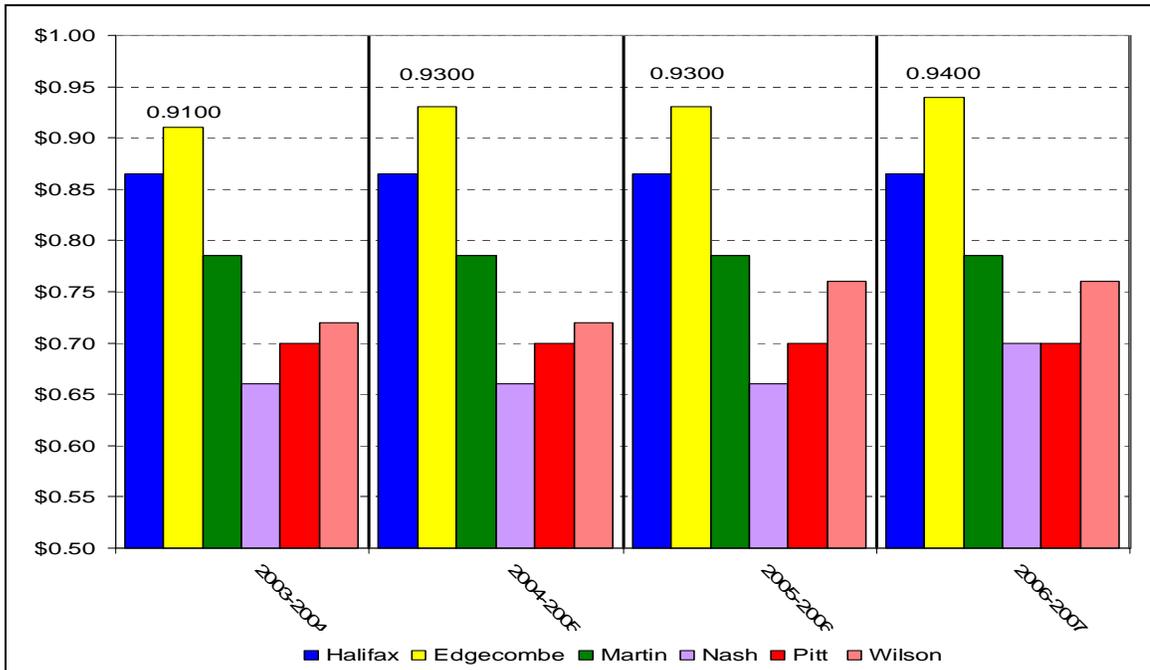
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G-9: Taxable Real Property for FY05-06 – Select Regional Counties



Source: NC Department of Revenue (<http://www.dornc.com>)

G-10: Property Tax Rates – Surrounding Counties



Source: NC Department of Revenue (<http://www.dornc.com>)

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Economic Indicators

Economic factors such as commuting patterns, employment sectors, agricultural incomes, retail trade, including sales tax revenues, and educational attainment are all indicators of a community's economic vitality and growth potential.

Commuting Patterns

Place of residence versus place of employment data provides insight into how Edgecombe County compares to surrounding counties in terms of employment locations (Tables T-14 and T-15). A large percentage of out-commuters is an indicator that a community is a source of employees for adjacent higher employment areas. Commuting patterns can also increase traffic volumes and negatively impact public safety due to long travel times with a higher number of vehicles on the roads.

Table T-14: 2000 Commuting Patterns - Persons Residing in Edgecombe County

County of Residence	County of Workplace	Number of Commuters	Total by Percent
Edgecombe	Edgecombe	12,442	56.1%
Edgecombe	Nash	6,766	30.5%
Edgecombe	Wilson	1,121	5.1%
Edgecombe	Pitt	830	3.7%
Edgecombe	Wake	207	0.9%
Edgecombe	Halifax	200	0.9%
Edgecombe	Durham	102	0.5%
Edgecombe	Martin	59	0.3%
Edgecombe	Franklin	47	0.2%
Edgecombe	Other	418	1.9%

Source: U.S. Census (www.census.gov).

Table T-15: 2000 Commuting Patterns – Persons Working in Edgecombe County

County of Residence	County of Workplace	Number of Commuters	Total by Percent
Edgecombe	Edgecombe	12,442	63.0%
Nash	Edgecombe	3,738	18.9%
Halifax	Edgecombe	898	4.5%
Pitt	Edgecombe	826	4.2%
Wilson	Edgecombe	576	2.9%
Martin	Edgecombe	478	2.4%
Wake	Edgecombe	142	0.7%
Bertie	Edgecombe	102	0.5%
Beaufort	Edgecombe	54	0.3%
Other	Edgecombe	504	2.6%

Source: U.S. Census (www.census.gov).

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Employment



Table T-16 provides information on the types of employment available in Edgecombe County as of the 3rd quarter 2006. The top four employment industries in 2005 were manufacturing (4,880 employees), public administration (2,344), health care/social assistance (2,289), and wholesale trade (2,175). Table T-17 lists the top ten employers in Edgecombe County in late 2005.

Table T-16: Workforce by Industry in Edgecombe County – 3rd Quarter 2006

Industry	Edgecombe			North Carolina		
	Avg. # Emp.	% Total	Avg. Weekly Wage	Avg. # Emp.	% Total	Avg. Weekly Wage
Total All Industries	21,794	100.0	\$575	3,875,426	100.0	\$744
Total Government	4,847	22.2	\$731	666,506	17.2	\$795
Total Private Industry	16,947	77.8	\$554	3,208,920	82.8	\$752
Agriculture/Forestry/Fishing/Hunting	392	1.8	\$437	25,671	0.7	\$535
Mining	*	*	*	3,598	0.1	\$1,479
Utilities	134	0.6	\$887	14,431	0.4	\$1,441
Construction	1,551	7.1	\$627	233,264	6.0	\$688
Manufacturing	4,262	19.6	\$585	554,720	14.3	\$891
Wholesale Trade	2,476	11.4	\$769	173,483	4.5	\$1,051
Retail Trade	1,738	8.0	\$317	445,599	11.5	\$448
Transportation/Warehousing	925	4.2	\$749	136,630	3.5	\$725
Information	834	3.8	\$920	74,526	1.9	\$1,119
Finance/Insurance	322	1.5	\$710	145,994	3.8	\$1,849
Real Estate/Rental/Leasing	100	0.5	\$409	48,850	1.3	\$685
Professional/Technical Services	323	1.5	\$495	170,412	4.4	\$1,080
Management Companies/Enterprises	179	0.8	\$642	69,004	1.8	\$2,026
Administrative/Waste Services	407	1.9	\$279	222,470	5.7	\$485
Educational Services	2,163	9.9	\$616	365,681	9.4	\$644
Health Care/Social Assistance	2,069	9.5	\$481	497,520	12.8	\$679
Arts/Entertainment/Recreation	61	0.3	\$226	46,053	1.2	\$535
Accommodation/Food Services	1,175	5.4	\$217	309,612	8.0	\$248
Other Services (Excl. Public Admin)	350	1.6	\$375	96,207	2.5	\$459
Public Administration	2,246	10.3	\$637	219,418	5.7	\$723
Unclassified	54	0.2	\$310	22,283	0.6	\$508

Source: NC Department of Commerce (<http://www.nccommerce.com>)

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Table T-17: Top 10 Employers in Edgecombe County – December 2005

Company	Industry	Number of Employees
QVC Rocky Mount Inc.	Trade, Transportation and Utilities	1,000+
Edgecombe County Schools	Education and Health Services	1,000+
Barnhill Contracting Company	Construction	500-999
City of Rocky Mount	Public Administration	500-999
Sara Lee Corporation	Manufacturing	500-999
Edgecombe County	Public Administration	500-999
McLane Mid-Atlantic Inc.	Trade, Transportation and Utilities	500-999
Carolina System Technology Inc.	Manufacturing	250-499
Nash-Rocky Mount Schools	Education and Health Services	250-499
East Carolina Health Inc.	Education and Health Services	250-499

Source: NC Employment Security Commission (<http://www.ncesc.com>)



Agricultural Economy

Agriculture continues to make a major contribution to the Edgecombe County economy. According to the North Carolina Department of Agriculture, the agricultural industry contributed over \$113 million to the local economy in 2004 (latest year for which financial statistics are available - Table T-18). Primary agricultural products produced in 2005 (Table T-19) included tobacco, cotton, soybeans, corn, peanuts and wheat. Other agricultural sectors (Table T-20) included the production of livestock including hogs and broilers (poultry), turkeys, and cattle.

Table T-18: Edgecombe County Farm Cash Receipts – 2004

Category	Cash Receipts	County Rank (of 100)
Livestock, Dairy and Poultry	\$44,790,000	32
Crops	\$60,800,000	12
Government Payments	\$8,133,000	3
Total Agricultural Receipts	\$113,723,000	20

Source: NC Department of Agriculture: 2004 (<http://www.ncagr.com>)

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Table T-19: Edgecombe County Crops - 2005

Crop	Acres Harvested	Yield in Pounds	Production in Pounds	County Rank (of 100)
Tobacco (in pounds)	3,785	2,243	8,488,000	12
Cotton (in 480 lb. bales)	48,300	795	80,000	4
Soybeans (in bushels)	32,200	26	837,000	17
Corn (in bushels)	9,500	103	975,000	29
Peanuts (in pounds)	8,970	2,610	23,412,000	3
Sweet potatoes (count)	2,240	175	395,000	5
Hay (in tons)	1,700	2.47	4,200	76
Wheat	6,100	50	305,000	22
Sorghum (in bushels)	200	40	8,000	17

Source: NC Department of Agriculture: 2004 (<http://www.ncagr.com>)

Table T-20: Edgecombe County Livestock Inventory

Livestock	Number	Rank in NC
Hogs and Pigs (12/2005)	122,000	15
Cattle (1/2006)	3,500	63
Beef Cows	1,900	61
Broilers produced (2005)	6,000,000	27

Source: NC Department of Agriculture: (<http://www.ncagr.com>)

According to the 5-year US Census of Agriculture, between 1987 and 2002 the number of farms in Edgecombe County decreased from 489 to 281 – a 37% decrease. However, during the same period, the average farm size increased from 406 acres to 582 acres – an increase of 43%. (Table T-21).



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Table T-21: Census of Agricultural for Edgecombe County (1987-2002)

Category	1987	1992	1997	2002
Number of Farms	449	376	315	281
Total Land in Farms (in acres)	182,498	180,400	171,589	163,587
Average Farm Size (in acres)	406	480	545	582
Harvested Cropland (in acres)	91,789	96,898	104,385	96,283
Avg. Market Value of Farm & Buildings	\$385,187	\$483,450	\$723,173	\$412,829
Avg. Market Value of Machinery/Equip	\$63,457	\$81,477	\$113,051	\$118,016
Avg. Farm Production Expense	\$99,194	\$152,793	\$303,329	\$311,184

Source: US Census of Agricultural (<http://www.nass.usda.gov/census>)



The number of farmers reporting that farming was their primary occupation decreased by 135 (40%) between 1987 and 2002. In the same time period, the number of farmers who reported another occupation as their primary occupation dropped from 109 to 76 – a 30% decrease (Table T-22).

Table T-22: Farm Operators by Principal Occupation (1987-2002)

Primary Occupation	1987	1992	1997	2002
Farming	340	254	210	205
Other Occupation	109	122	105	76

Source: US Census of Agricultural (<http://www.nass.usda.gov/census>)

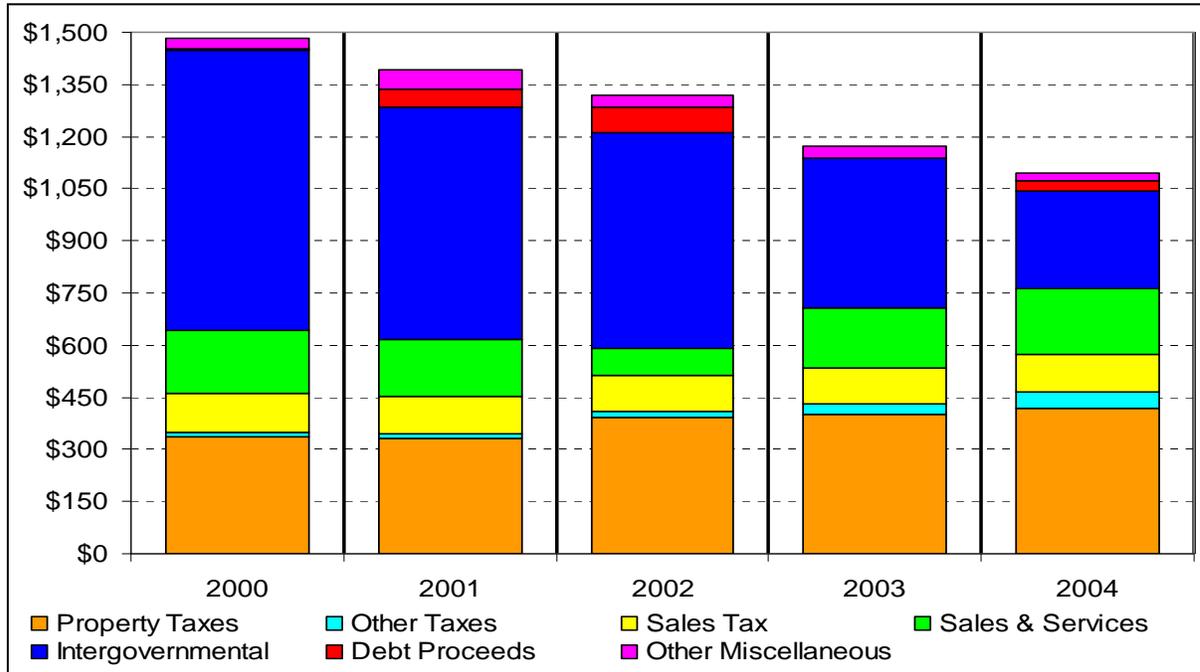
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Retail Trade

Another major indicator of a community's economic vitality is retail sales activity. Since retail sales taxes are a significant source of local revenue (Graph G-11), the capture of retail sales dollars is essential to local government fiscal stability and growth.

Graph G-11: Analysis of Edgecombe County Revenue (Per Capita)



Source: NC Department of Revenue (<http://www.dor.state.nc.us>)

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Over the 8-year fiscal period from 1997-1998 through 2004-2005, Edgecombe County had a total increase of 7.62% in gross retail sales activity. The high point of sales activity occurred in 2004-2005 when total sales reached almost \$492 million (Table T-23).

Table T-23: Retail Sales in Edgecombe County – 1997-98 – 2005-06

Fiscal Year	Total Gross Sales	Annual Increase	Percent Increase
97-98	\$463,538,518	--	--
98-99	\$447,493,089	(\$16,045,429)	-3.46%
99-00	\$439,816,045	(\$7,677,044)	-1.72%
00-01	\$414,917,742	(\$24,898,303)	-5.66%
01-02	\$388,141,014	(\$26,776,728)	-6.45%
02-03	\$395,837,761	\$7,696,747	1.98%
03-04	\$437,199,738	\$41,361,977	10.45%
04-05	\$491,755,603	\$54,555,865	12.48%
05-06 ¹	\$258,816,676	--	--

Source: NC Department of Revenue (<http://www.dor.state.nc.us>)

¹ FY97-05, the NC Department of Revenue reported sales by county in terms of "Gross Retail Sales". In 2005, the State revised the method for calculating sales tax figures, thus the sudden decrease in sales reported in 05-06. FY 05-06 sales were tallied as "Taxable Sales."

Table T-24: Gross Collections in Edgecombe County – 1997-98 – 2005-06

Fiscal Year	Total Collections	Annual Increase	Percent Increase
97-98	\$10,150,367	--	--
98-99	\$9,741,099	(\$409,268)	-4.03%
99-00	\$9,543,211	(\$197,888)	-2.03%
00-01	\$9,443,682	(\$99,529)	-1.04%
01-02	\$9,285,922	(\$157,760)	-1.67%
02-03	\$10,202,595	\$916,673	9.87%
03-04	\$10,835,148	\$632,553	6.20%
04-05	\$11,161,356	\$326,208	3.01%
05-06	\$11,220,847	\$59,491	0.53%

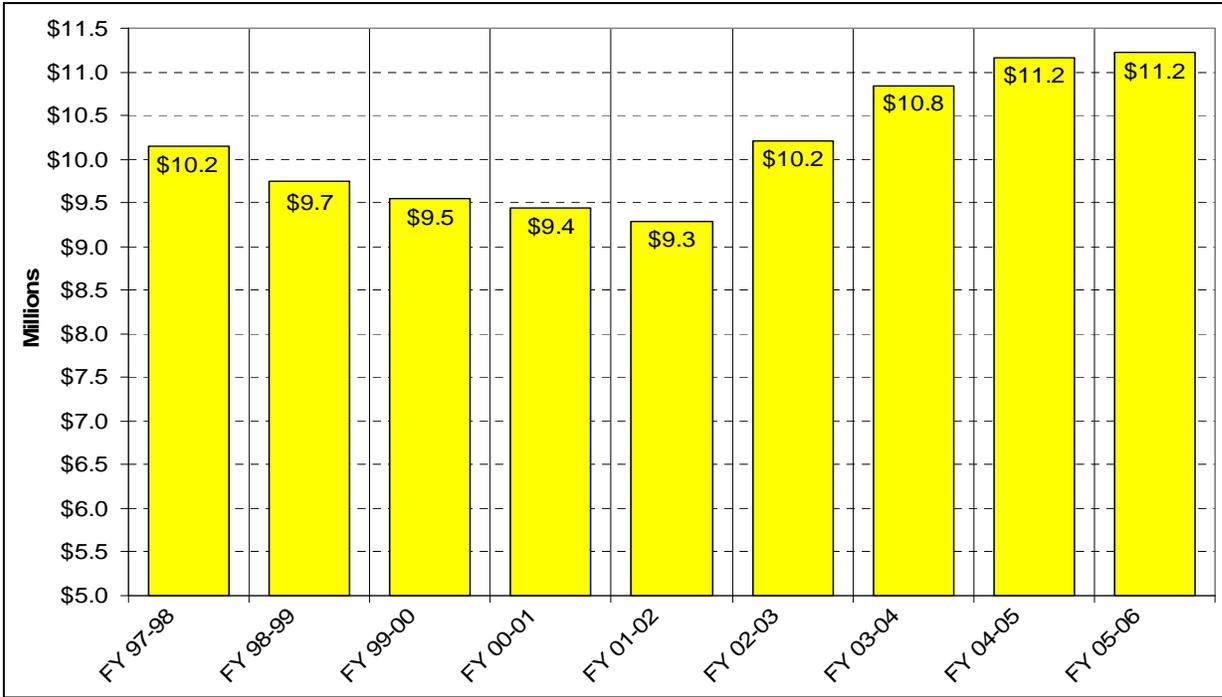
Source: NC Department of Revenue (<http://www.dor.state.nc.us>)

Though retail sales have increased in Edgecombe County, total receipts have lagged sales activity in surrounding counties (Table T-25 and Graph G-12). Sales activity is being siphoned off by surrounding counties reducing the amount of sales tax revenue available to Edgecombe County.

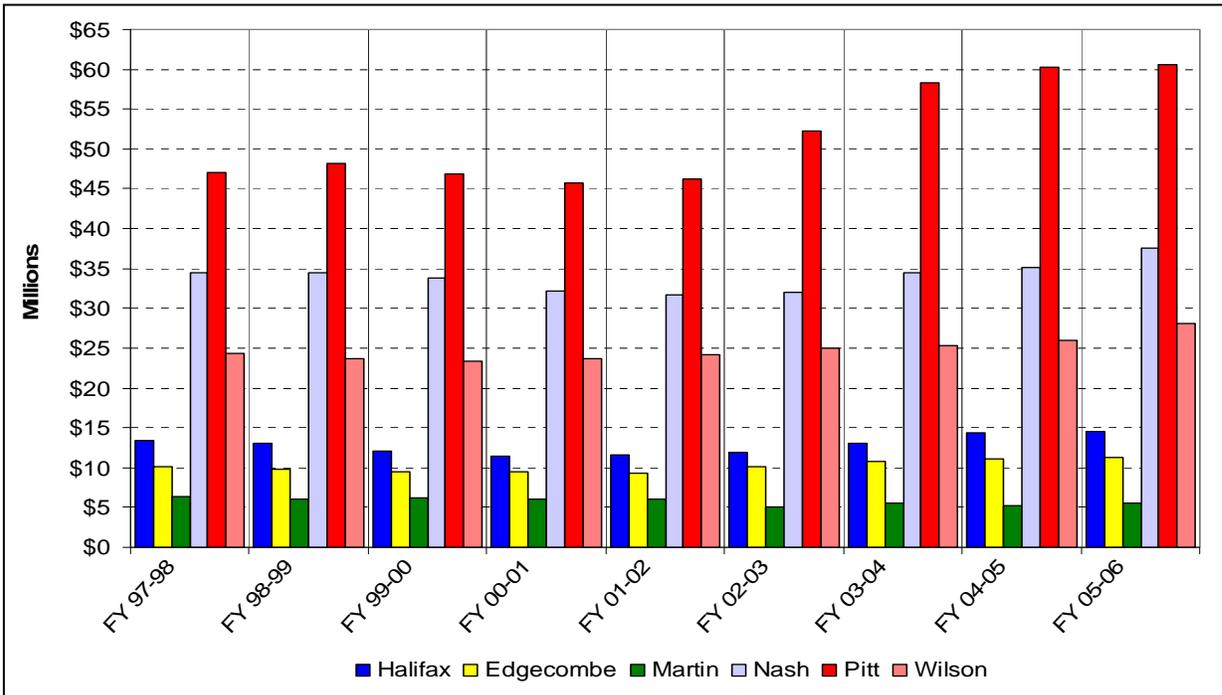
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Graph G-12: Edgecombe County Gross Collections FY 1997-98 – 2005-06¹



Graph G-13: Comparison of Gross Collections FY 1997-98 – 2005-06¹



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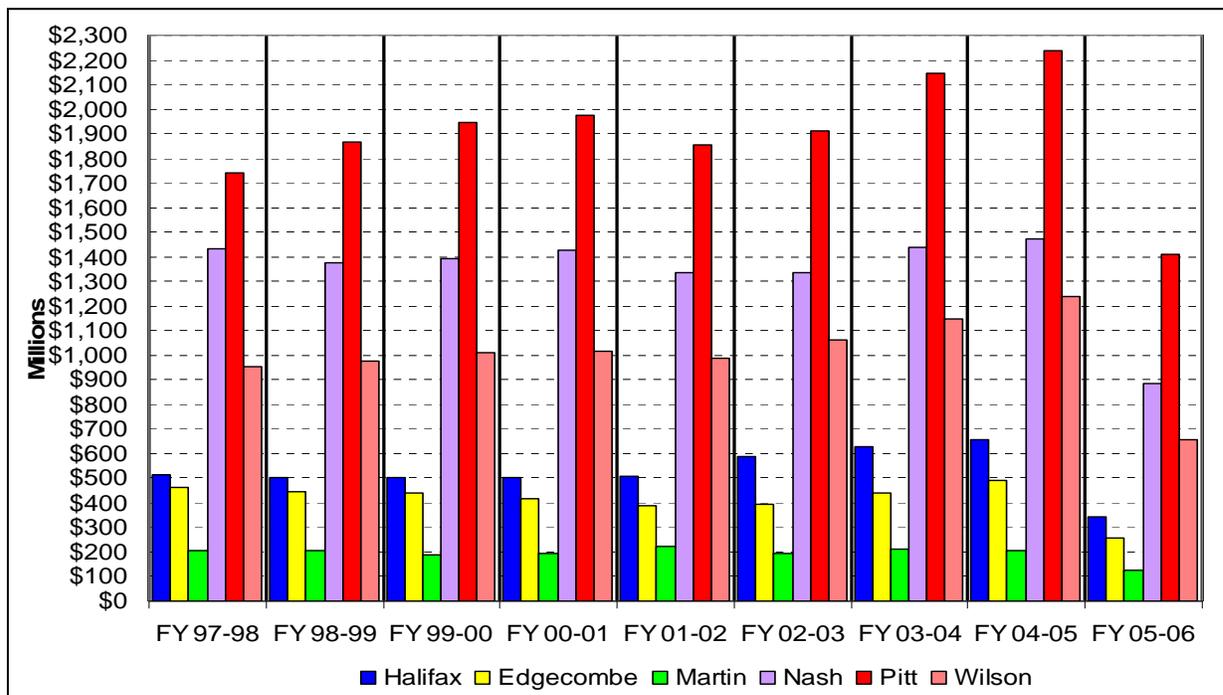
Table T-25: Retail Sales Comparison with Selected Counties in the Region

Fiscal Year	County (Total Gross Retail Sales in Thousands)					
	Halifax	Edgecombe	Martin	Nash	Pitt	Wilson
1997-1998	\$514,217	\$463,539	\$203,990	\$1,429,888	\$1,740,916	\$952,802
1998-1999	\$503,870	\$447,493	\$205,955	\$1,375,821	\$1,864,247	\$974,088
1999-2000	\$502,095	\$439,816	\$189,615	\$1,394,730	\$1,944,493	\$1,011,119
2000-2001	\$503,259	\$414,918	\$193,348	\$1,426,101	\$1,977,292	\$1,018,014
2001-2002	\$510,255	\$388,141	\$223,488	\$1,336,504	\$1,855,754	\$987,394
2002-2003	\$585,993	\$395,838	\$194,464	\$1,335,532	\$1,914,226	\$1,061,728
2003-2004	\$628,331	\$437,200	\$213,116	\$1,437,142	\$2,147,535	\$1,146,685
2004-2005	\$654,981	\$491,756	\$202,978	\$1,473,982	\$2,234,968	\$1,238,495
2005-2006 ¹	\$341,271	\$258,817	\$128,396	\$881,827	\$1,408,644	\$655,421

Source: NC Department of Revenue (<http://www.dor.state.nc.us>)

¹ FY97-05, the NC Department of Revenue reported sales by county in terms of "Gross Retail Sales". In 2005, the State revised the method for calculating sales tax figures, thus the sudden decrease in sales reported in 05-06. FY 05-06 sales were tallied as "Taxable Sales."

Graph G-14: Comparison of Gross Retail Sales FY 1997-98 – 2005-06¹



Source: NC Department of Revenue (<http://www.dor.state.nc.us>)

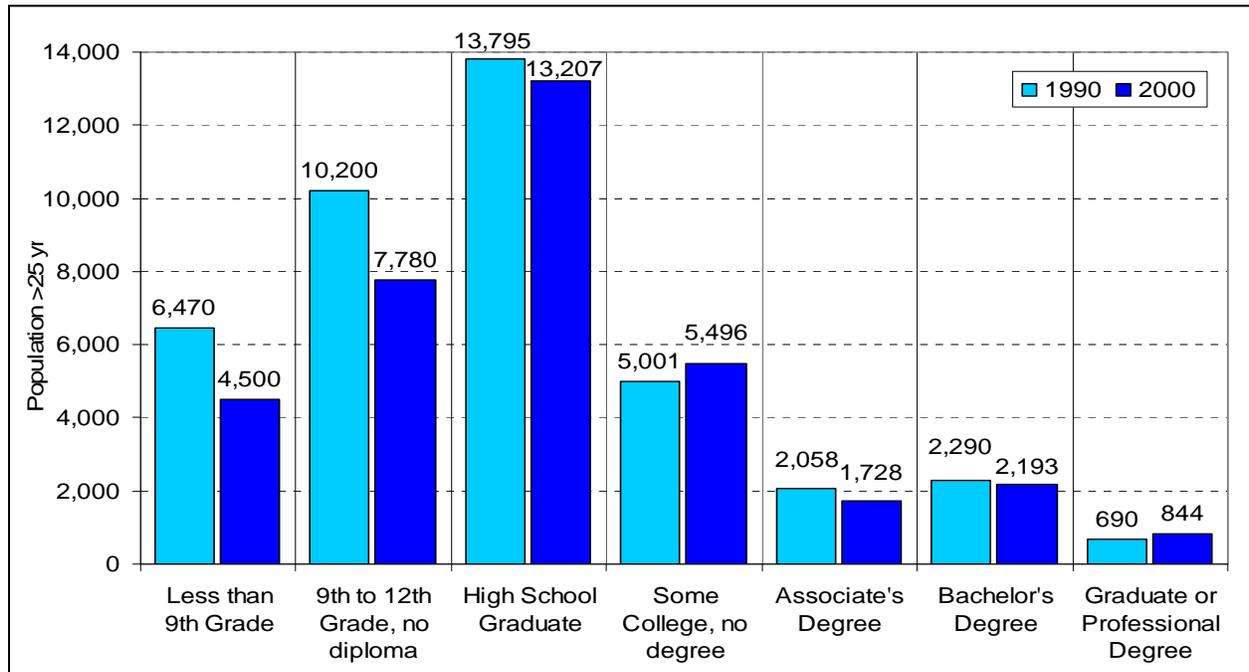
¹ FY97-05, the NC Department of Revenue reported sales by county in terms of "Gross Retail Sales". In 2005, the State revised the method for calculating sales tax figures, thus the sudden decrease in sales reported in 05-06. FY 05-06 sales were tallied as "Taxable Sales."

Educational Attainment

From the 1990 to 2000 Census, there was a decrease in the number of persons in Edgecombe County that had completed high school or higher education levels (Graph G-15). On a more positive note, there was also a slight increase in the number of persons achieving some college education but a slight decrease in the number completing associate’s, bachelor’s or graduate/professional degrees.

Educational attainment is a strong indicator of a community’s economic vitality and stability. Higher educational achievement levels lead to more employment opportunities and higher paying jobs and a general overall improvement in the standard of living in the community. A sound, successful public and public/private higher education system is often cited as a key component in measuring quality of life and overall economic vitality of a community.

Graph G-15: Comparison Educational Attainment in Edgecombe County – 1990 - 2000



Source: U.S. Census (www.census.gov).

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Existing Land Use/Current Zoning (County Zoning Map)



The Edgecombe County Planning Jurisdiction consists of the total acreage of the County outside the composite planning and zoning jurisdiction (corporate limits plus extraterritorial jurisdiction) of the incorporated municipalities. Approximately 98.1% of the County planning jurisdiction is currently zoned Agricultural Residential-30 (agricultural and residential uses on minimum 30,000 square foot lots) (Table T-26). All other zoning districts combined account for the remaining 1.9% of the County's zoning jurisdiction. The incorporated municipalities account for approximately 15% (49,386 acres) of the total land mass of the County.

Table T-26: Current Zoning by Acres - 2007

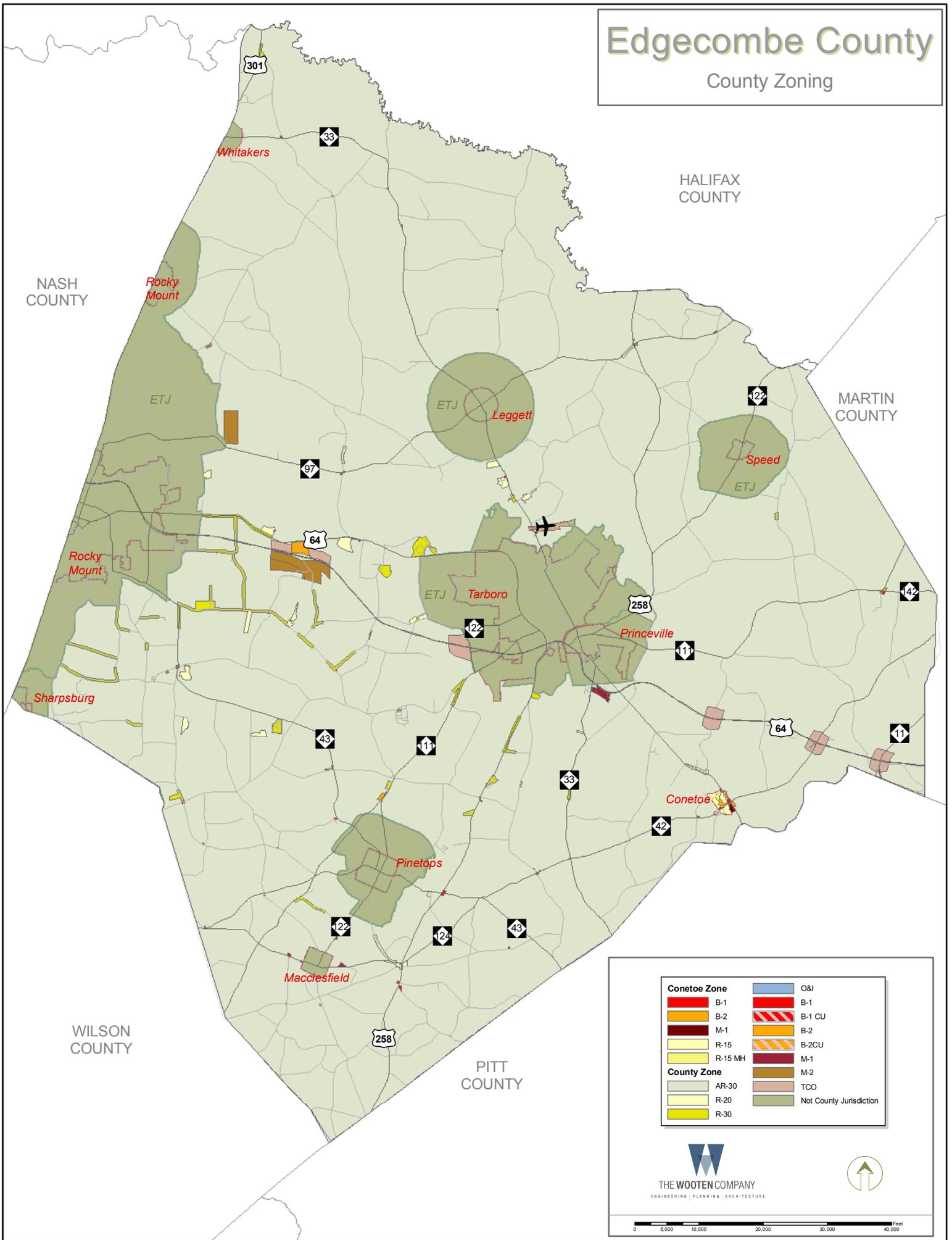
Edgecombe County Zoning District	Acres	% of Total Acres in County
AR-30	270,353.70	98.06%
B-1	176.62	0.06%
B-2	263.27	0.10%
M-1	183.54	0.07%
M-2	912.73	0.33%
O&I ¹	0.82	0.00%
R-20	837.77	0.30%
R-30	1,826.98	0.66%
TCO	1,154.99	0.42%
Total County Zoning	275,710.42	84.81%
Municipal Zoning		
City/town limits + ETJs	49,385.62	15.19%
Total Acres in County	325,096.04	100.00%

Source: Edgecombe County, 2007.

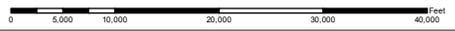
¹ O&I zoning is 0.0003% of total acreage.

Edgecombe County

County Zoning



Conetoe Zone		County Zone	
	B-1		O&I
	B-2		B-1 CU
	M-1		B-2
	R-15		B-2CU
	R-15 MH		M-1
	AR-30		M-2
	R-20		TCO
	R-30		Not County Jurisdiction



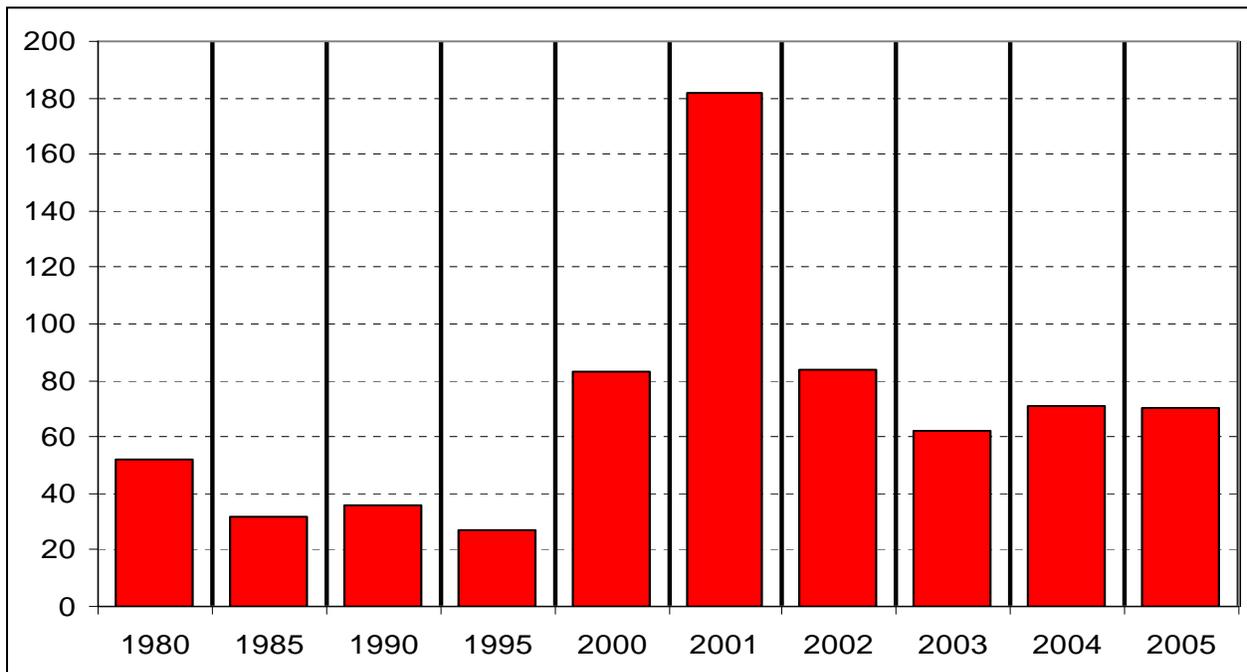
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Residential Building Permits

Graph G-16 reflects residential building permit data for the unincorporated areas of Edgecombe County (this is Census data and does include building permits within municipal ETJs as the Census only distinguishes inside and outside municipal corporate limits). The number of building permits issued in any given year has fluctuated, most notably in 2001 with a sharp upward trend probably due to re-building following Hurricane Floyd

Graph G-16: Census Residential Building Permits 1980-2005



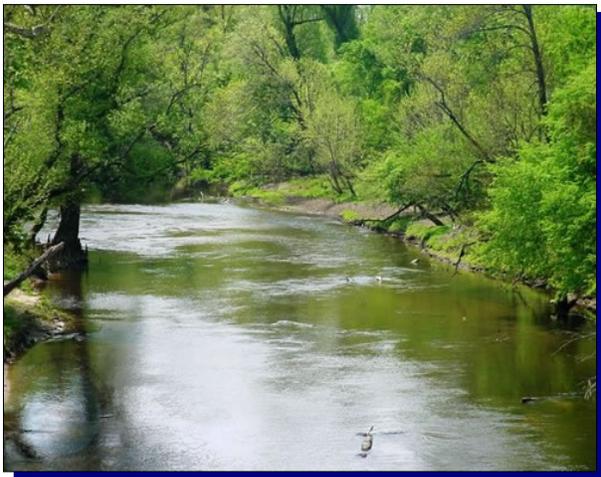
Source: U.S. Census (www.census.gov).

Physical Conditions

Physical conditions within a community – both natural and manmade – have a tremendous influence on the pattern and intensity of development. Natural ecological systems – stormwater drainage systems, floodplains, wetlands, and soils – should be considered in terms of how they shape the use of the environment as well as from the point of view of how development impacts these natural systems. Manmade features – public water, sewer and transportation infrastructure along with other public and semi-public utilities such as electricity and natural gas – have great influence on the timing, location, and success of development projects.

Natural Environment (Hydrologic Features Map)

The protection of natural environment system components has become an important political and social issue in the United States. Over the last twenty to thirty years there has been a growing realization that protecting the natural environment from undue harm is more cost efficient in the long term and also that the wise use of limited resources will ensure that future generations will not be burdened with the cost of cleaning up or restoring damaged ecological systems.



Hydrology

Edgecombe County topography is characterized by broad, flat uplands and broad, sandy drainageways. The Tar River which flows west to east through the center of the County is a major topographic feature. Except for a small area (approximately 4% of total land) within the Neuse River Basin at the southern tip of the County, Edgecombe County is located entirely within the Tar-Pamlico River Basin. The Tar-Pamlico River

basin, one of just four river basins contained entirely within the State of North Carolina, covers 5,440 square miles. The Basin originates in the upper Piedmont region in Person and Granville counties and flows southeastward toward the Pamlico Sound. Upstream of the City of Washington, the main stem is called the Tar River. Below this point, it becomes the Pamlico River. The Tar River is primarily a free-flowing freshwater stream while the Pamlico River is entirely estuarine.

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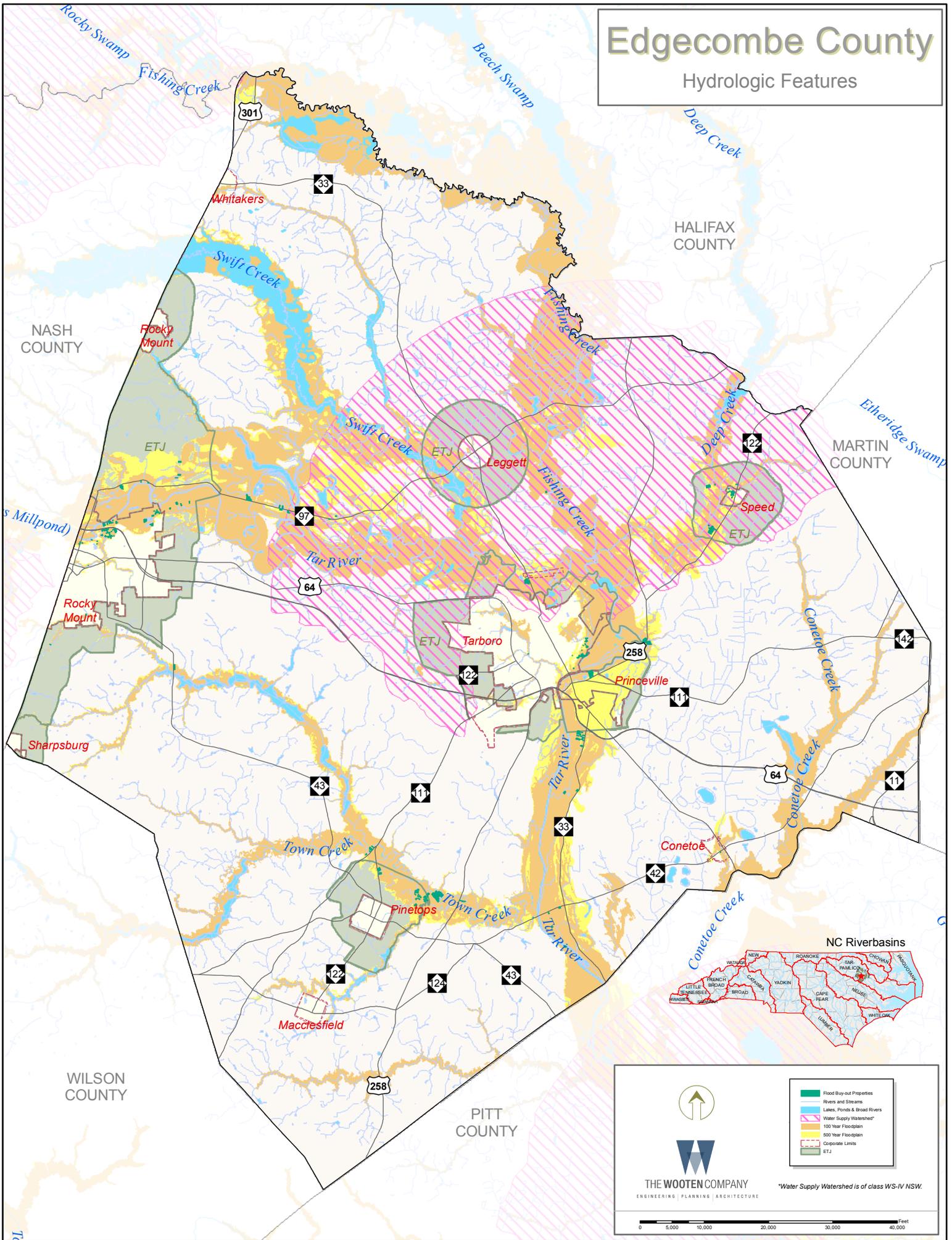
The NC Department of Water Quality has established minimum development standards within the Tar-Pamlico River Basin but the State also encourages local governments to be more proactive in planning to assure that new development is done in a manner that does not degrade water quality or increase flooding within the basin. Local planning efforts, however, must consider and balance the need for water quality protection and natural resource management with the need for economic growth. The State recommends that local governments consider the following actions:

- Preservation of open spaces
- Provisions for controlled growth
- Development and enforcement of buffer ordinances and water supply watershed protection ordinances more stringent than state requirements
- Limit on floodplain development and protection of wetland areas
- Examination of zoning ordinances to ensure that they limit large, unnecessary parking lots; allow for vegetation and soil drainage systems; and build in green spaces in parking lots to limit and absorb runoff
- Sustainable land use planning that considers long-term effects of development



Edgecombe County

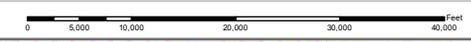
Hydrologic Features



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- Flood Buy-out Properties
- Rivers and Streams
- Lakes, Ponds & Broad Rivers
- Water Supply Watershed*
- 100 Year Floodplain
- 500 Year Floodplain
- Corporate Limits
- ETJ

*Water Supply Watershed is of class WS-IV NSW.



Water Supply Watersheds (Hydrologic Features Map)

In 1989 the North Carolina General Assembly passed the Water Supply Watershed Act which instituted a statewide program to protect drinking water supply watersheds from inappropriate development. The intent of the program was to protect the quality of surface water supplies from non-point source pollution and to minimize stormwater runoff by regulating development densities and the amount of built-upon area within the critical and protected areas of affected watersheds.

In the early 1990s, Edgecombe County adopted a water supply watershed protection ordinance to protect areas designated by the NC Environmental Management Commission (EMC) as WS-IV (Water Supply Watershed Class IV) critical and protected water supply watersheds. As required by the EMC, the ordinance established two protected areas (see Hydrologic Features Map) for the Town of Tarboro water supply intake located on the Tar River near the railroad bridge crossing of the river just west of US 258. The ordinance was incorporated as two separate zoning overlay districts when the County's Unified Development Ordinance (UDO) was adopted in 1999:

1. The WCA - Watershed Critical Area Overlay District covers the drainage area located one-half mile upstream from the public water supply intake.
2. The WPA - Watershed Protected Area Overlay District is the balance of the protected area located beyond ½ mile but within 10 miles upstream from the public water supply intake.

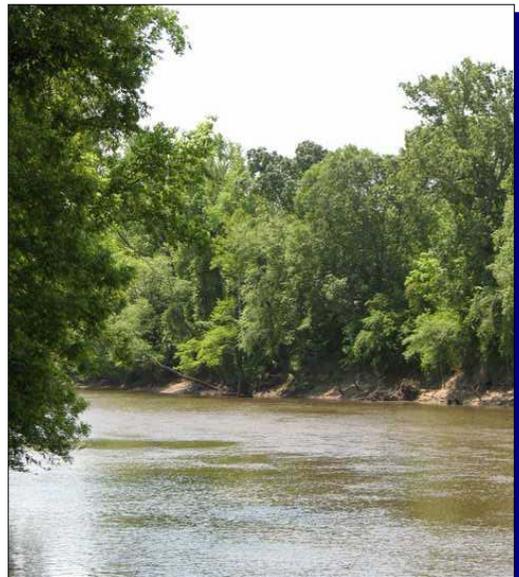
The overlay zoning districts establish density and built-upon area limits for development within the two protected areas. Generally, within the WCA Overlay District single-family residential uses shall not exceed a maximum density of two dwelling units per acre and no single-family residential lot shall be less than 20,000 square feet in area, excluding roadway right-of-way, except within an approved cluster development. Where public sewer is not available, the minimum single-family residential lot size is 30,000 square feet. All other types of residential development and all nonresidential development shall not exceed 24% built-upon area.

Within the WPA Overlay District single-family residential uses shall not exceed a maximum density of two dwelling units per acre or three dwelling units per acre for projects without a curb and gutter road system. No single-family residential lot shall be less than 20,000 square feet or 14,500 square feet for projects without a curb and gutter road system, unless located within an approved cluster development. Where public sewer service is not available, the minimum single-family lot size is 30,000 square feet. All other types of residential development and all nonresidential development shall not exceed 24% built-upon area except for projects without a curb and gutter street system where development shall not exceed 36% built-upon area.

The water supply watershed protection overlay districts also provide that construction of new roads and bridges and nonresidential development shall minimize built-upon area, divert stormwater away from surface water supply waters as much as possible, and employ best management practices to minimize water quality impacts. To the extent practicable, the construction of new roads in the WCA Overlay District is to be avoided. In addition, for all new development, the overlay districts require a minimum fifty-foot vegetative buffer along all perennial waters indicated on the most recent versions of USGS 1:24,000 (7.5 minute) scale topographic maps or as determined by local government studies. A minimum one hundred foot vegetative buffer is required for all new development activities that utilize the high density development option.

High Density Option

Within the WCA Overlay District, new development may exceed the density and built-upon area standards provided that (a) engineered stormwater controls are used to control runoff from the first inch of rainfall and (b) that the built-upon area does not exceed 50%. Within the WPA Overlay District, new development may exceed the density and built-upon area provided that (a) engineered stormwater controls are used to control runoff from the first inch of rainfall and (b) that the built-upon area does not exceed 70%.



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Floodplains (Hydrologic Features Map)

Edgecombe County has extensive floodplains along the Tar River and along major tributaries to the river. Floodplains serve an important function during natural hazard events where flood waters overflow stream banks and rivers. A combination of river basin physiography, amount of precipitation, past soil moisture conditions and the degree of vegetative clearing determine the severity of a flooding event. Protecting floodplains from inappropriate development will protect lives, reduce losses from future flood hazard events, and save public dollars that would have to be spent on recovery and repair activities.

Following Hurricane Floyd in 1999, the State of North Carolina realized that existing floodplain mapping was inaccurate. The State spent several years and millions of dollars to develop new floodplain mapping, called Flood Insurance Rate Maps (FIRMs), for much of eastern North Carolina. In accordance with the authority provided in NCGS 153A-121, Edgecombe County uses a Flood Hazard Overlay Zoning District (FHO) to protect delineated flood hazard areas from inappropriate development. The overlay district is intended to protect people and property from the hazards of flooding.

The FHO establishes a minimum finished floor elevation of 2' above base flood elevation for all new construction or substantial improvements to residential or non-residential structures with the exception that non-residential structures can use flood-proofing in lieu of elevation in A flood zones only. Note: A and AE flood zones are areas designated as within the 100-year floodplain meaning that the area has a 1% chance of being flooded in any given year. X zones are above 100-year base flood elevations and are not typically regulated.

Wetlands (Wetlands Map)

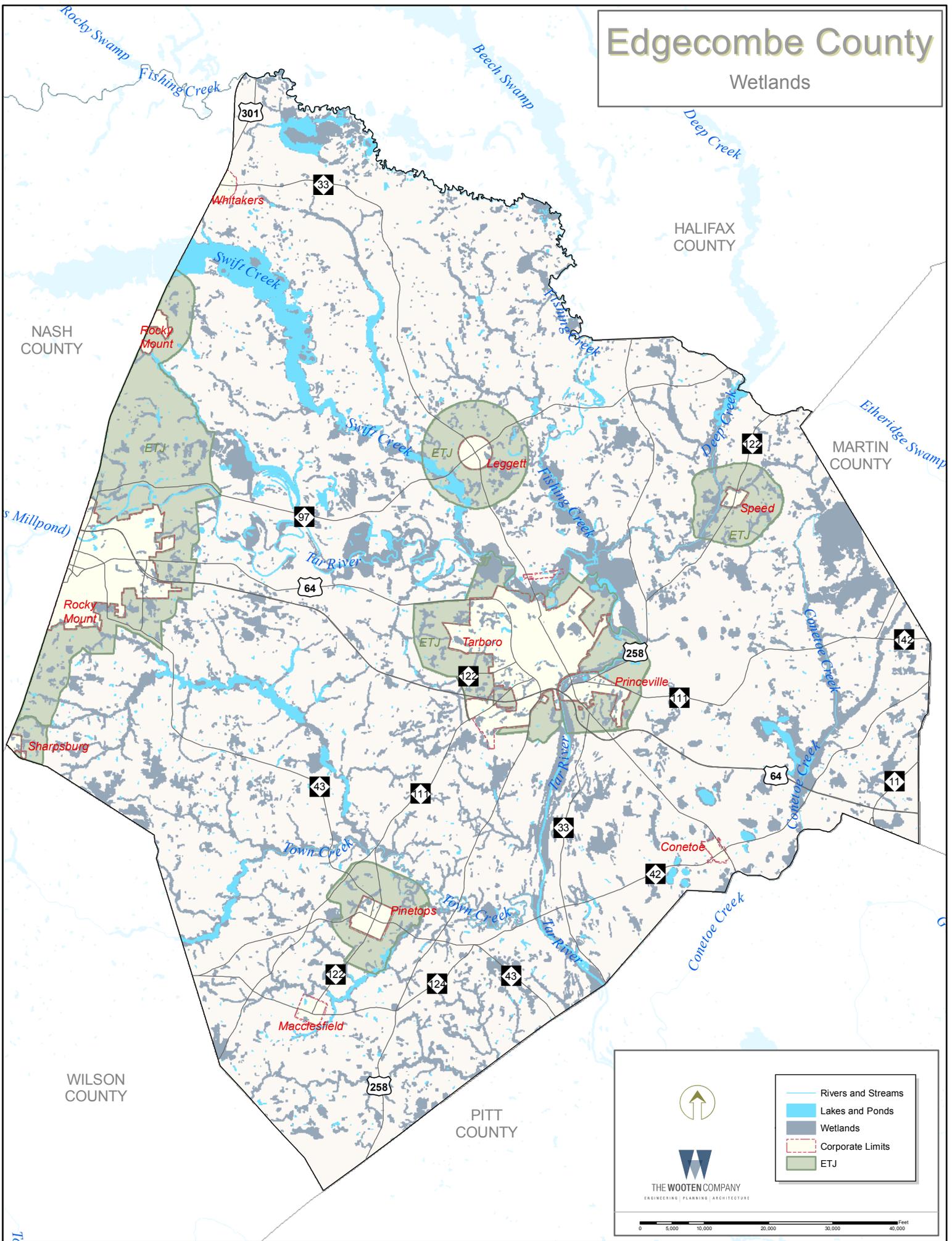
As essential components of the natural ecosystem, wetland areas serve to protect water quality and are also important animal habitats. Wetland areas need to be identified and considered in land use planning to ensure that these fragile environments are not destroyed by inappropriate development. Historically, those areas with the best soils have been cleared by farmers for row crops and those areas with less suitable hydric soils (wetlands) have been allowed to remain in or return to tree cover thus in rural areas the presence of tree cover can often, but not always, indicate the presence of wetlands.

Wetlands provide a variety of benefits to society and are very important in watershed planning because of the functions they perform. Wetlands provide important protection for flood prevention to protect property values; stream bank stabilization to prevent erosion and downstream sedimentation; water purification and pollutant removal (especially for nitrogen and phosphorus); and habitat for aquatic life and wildlife and endangered species protection. Wetlands adjacent to intermittent and perennial streams are important in protecting water quality in those streams as well as in protecting downstream lakes and estuaries. Wetlands located landward or away from streams also have important water storage capacity and pollutant removal potential. Over the years, approximately half of North Carolina's wetlands have been lost to development, farming and forestry practices. Wetlands now cover only about 25 percent of the state's land area.

Wetlands, usually swamps or marshes, are transitional areas between higher dry ground and water bodies such as streams, rivers, and lakes. Considering the relatively flat topography of Edgecombe County, it is not surprising to see scattered wetlands along streams and in other low lying areas not directly associated with streams, e.g., pocosins and low lying pine growths (see Wetlands Map).

Edgecombe County

Wetlands



Soil Suitability – Prime Farmlands (Prime Farmland Soils Map)

There are six major soil associations within Edgecombe County. A soil association is a landscape that has a distinctive proportional pattern of soils normally consisting of one or more major soils and at least one minor soil. Some soils are more suited for construction activities and for septic tank fields than are others. The predominant soil association within Edgecombe County - Norfolk-Aycock-Wagram – accounts for 44% of the total land area within the County. The Goldsboro-Rains Association accounts for 18%; Tarboro-Altavista-Wickham, 17%; Roanoke-Conetoe-Portsmouth, 15%; Wehadkee-Congaree, 3%; and Bibb-Johnston, 3%.



Prime Farmland (Prime Farmland Soils Map)

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops. Prime farmland soils produce the highest yields with minimal inputs of energy and economic resources, and farming these soils results in the least damage to the environment. Prime farmland soils have an adequate and dependable supply of moisture from precipitation or irrigation. They have few or no rocks, are permeable to water and air, and have acceptable acidity or alkalinity levels. They are not excessively erodible or saturated with water for long periods and are not frequently flooded during the growing season. Prime farmland slopes range mainly from 0 to 6 percent. The Edgecombe County Soil Survey lists 46% of the County as prime farmlands.



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Other farmland of significance is “farmland of statewide importance”. Soils in this category are ones that nearly meet the requirements for prime farmland and that economically produce high yield crops when treated and managed according to acceptable farming methods. Table T-27 lists prime and other farmland soils in Edgecombe County. As shown on the Prime Farmland Soils Map, Edgecombe County has broad areas of prime farmland soils with lesser quality soils primarily along broad drainageways following the Tar River and its major tributaries.

Unfortunately, prime farmland soils are typically also excellent for urban type development which leads to the loss of prime farmland. The loss of prime farmland puts pressure on marginal lands, which generally are more erodible, more susceptible to drought, less productive, and cannot be easily cultivated.

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Table T-27: Prime Farmland Soils – Edgecombe County

Soil Type		Value
Symbol	Name	
AaA	Altavista fine sandy loam	Prime farmland
AuB	Autry loamy sand	Farmland of statewide importance
AyA/AyB	Aycock very fine sandy loam	Prime farmland
Ba	Ballahack fine sandy loam	Prime farmland if drained
Ca	Cape Fear loam	Farmland of statewide importance
CeB	Conetoe loamy sand	Farmland of statewide importance
Cc	Chewacla silt loam	Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
Cn	Congaree silt loam	Prime farmland
Co	Coxville sandy loam	Farmland of statewide importance
DgA	Dogue fine sandy loam	Prime farmland
DpA/DpB	Duplin sandy loam	Prime farmland
ExA	Exum very find sandy loam	Prime farmland
Fo	Foreston loamy sand	Farmland of statewide importance
GoA	Goldsboro fine sandy loam	Prime farmland
Gr	Grantham very fine sandy loam	Prime farmland if drained
GyC/GyD	Gritney fine sandy loam	Farmland of statewide importance
Jo	Johns fine sandy loam	Prime farmland if drained
KeB	Kenansville loamy sand	Farmland of statewide importance
Lu	Lumbee fine sandy loam	Prime farmland if drained
Ly	Lynchburg fine sandy loam	Prime farmland if drained
MaA/MaB	Marlboro sandy loam	Prime farmland
Me	Meggett loam	Farmland of statewide importance
Na	Nahunta very find sandy loam	Prime farmland if drained
NoA/NoB	Norfolk loamy sand	Prime farmland
NoC	Norfolk loamy sand	Farmland of statewide importance
Pu	Portsmouth fine sandy loam	Prime farmland if drained
Ra	Rains fine sandy loam	Prime farmland if drained
StB	State loamy sand	Prime farmland
WaB/WaC	Wagram loam sand	Farmland of statewide importance
We	Wahee find sandy loam	Farmland of statewide importance
WkB	Wickham sandy loam	Prime farmland

Source: Natural Resources Conservation Service (www.nrcs.usda.gov) (Tabular data date 7/12/2006).
Slopes: A = 0 – 2%; B = 2 to 6%; C = 6 to 10%; D = 10 to 15%.

Water and Sewer Infrastructure (Water and Sewer Infrastructure Map)

The availability, or unavailability, of public infrastructure has a tremendous impact on the pattern of land use and development. In fact, there is probably no other single public expenditure that influences growth and development as much as the extension or improvement of public infrastructure. Edgecombe County has already made significant investment in a public water system and plans to invest millions more to expand the system. Where the County chooses to invest more public money in the future will be the major determining factor on where, when, and how development occurs.

Public Water System

Edgecombe County has been diligently pursuing a countywide public water system for a number of years. The County has been divided into five service districts to manage financing and construction. Water District #1 serving the southwestern portion of the County was the first system to be completed. District #2 serving the south central portion of the County and District #3 in the southern most portion of the County have also been completed. District #4 serving the eastern portion of the County and District #5 serving the north central portion of the County are not yet completed.



As of late 2006, the Edgecombe County water and sewer system was collecting and spending approximately \$2 million in revenues. The water and sewer system is totally self-funded through collection of service fees – no tax dollars are used to support the system. In 2006, approximately 70% of County residents had access to County water and the system was serving over 4,000 water customers.

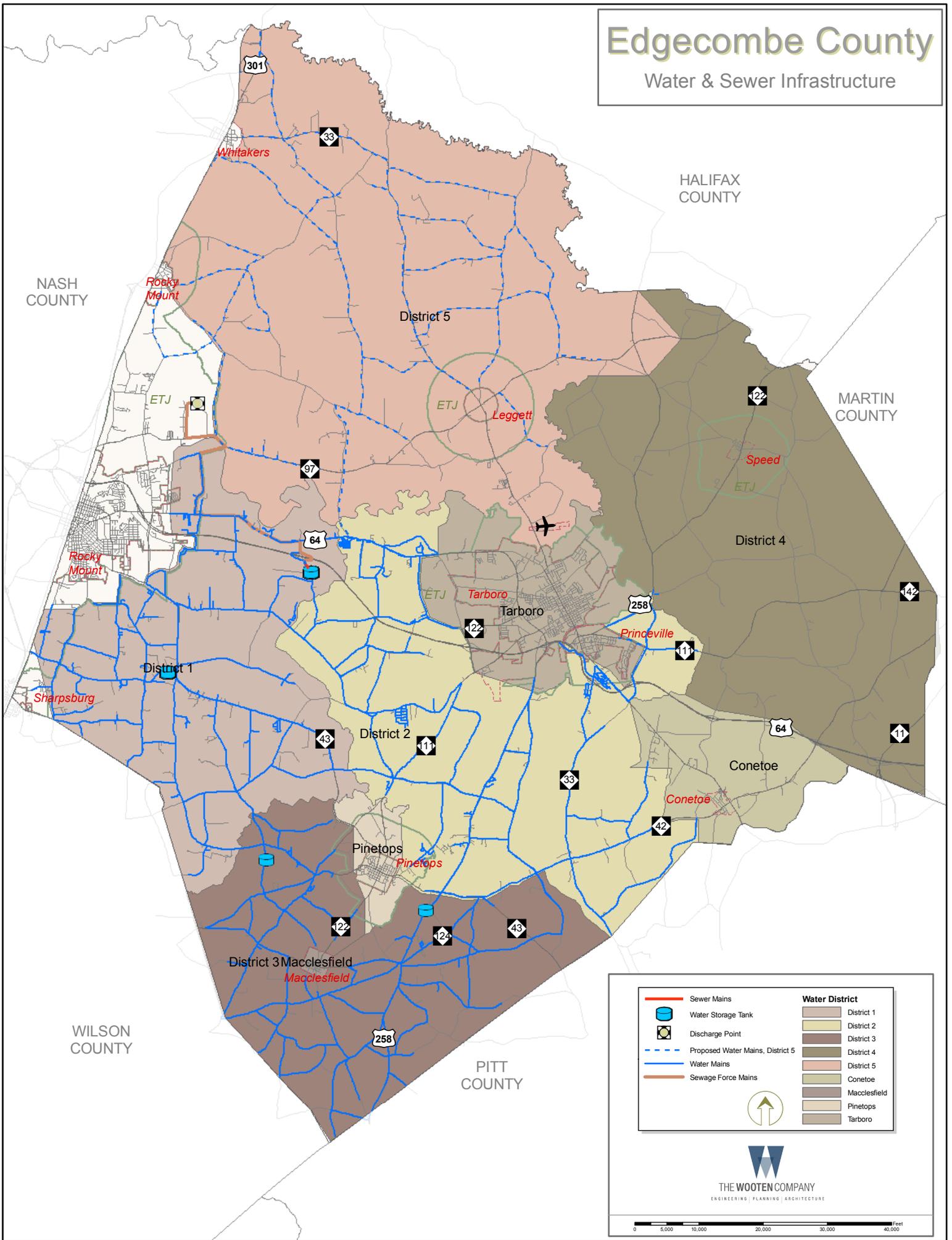
Edgecombe County purchases water from the City of Rocky Mount. The City gets its water from the Tar River, and operates two surface water treatment plants with a total available capacity of 30.0 MGD (Million Gallons per Day).

Sewer System

Edgecombe County currently provides public sewer to the Kingsboro Industrial Park on the south side of US 64 on the west side of Tarboro. Although the sewer system provides only limited service at this time, the County has plans to expand the system to help support economic development.

Edgecombe County

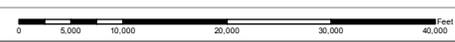
Water & Sewer Infrastructure



	Sewer Mains		Water District
	Water Storage Tank		District 1
	Discharge Point		District 2
	Proposed Water Mains, District 5		District 3
	Water Mains		District 4
	Sewage Force Mains		District 5
			Conetoe
			Macclesfield
			Pinetops
			Tarboro



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Transportation (Transportation Infrastructure Map)

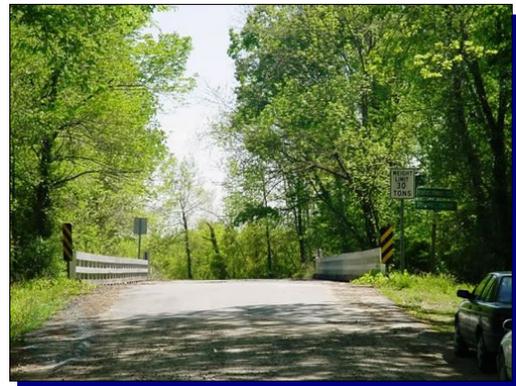
The adequacy of the transportation infrastructure is a key determinant in economic development and in quality of life. Providing transportation routes and options will promote economic investment while inadequate infrastructure will slow economic growth. Inadequate highway capacities also result in loss of economic productivity and lead to driver frustration over long commuting times.

Major highway facilities serving Edgecombe County include 1-95 (running north-south just west of the Edgecombe/Nash county line) and US 64, a major east-west highway. Other significant highways include US 64 Alternate, US 13, US 258, NC 11, NC 22, NC 33, NC 42, NC 43, NC 97, NC 111, NC 122, NC 124, and NC 142.

Other transportation facilities serving the area include CSX Railroad which includes Amtrak passenger service in the cities of Rocky Mount and Wilson; Greyhound and Trailways bus service; and commercial air service at the Rocky Mount-Wilson Airport and the Greenville - Pitt County Airport.

Transportation Planning

Edgecombe County is a member of the two local transportation planning organizations. The County participates in the Rocky Mount Urban Area Metropolitan Planning Organization (MPO) along with the City, Nash County and the Town of Nashville. The County also belongs to the Upper Coastal Plain Rural Planning Organization (RPO) which includes the counties of Johnston, Nash and Wilson.



The Rocky Mount MPO and the Upper Coastal Plan RPO work with the NC Department of Transportation (NCDOT) in making transportation related decisions within the urban area and within the more rural 4-county area. With citizen input, the MPO and RPO are responsible for developing a transportation priority list to promote projects and programs with NCDOT and the Federal Highway Administration (FHWA). In North Carolina, the State assumes the major responsibility for financing and constructing roads. (Municipalities construct and maintain local streets, but counties do not have any responsibility for road construction or maintenance.)

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Growing Transportation Needs

A growing transportation concern throughout the United States is that people are driving more than ever. Between 1990 and 2000, the number of vehicle miles traveled in North Carolina increased 39% while the State's population increased only 21%. People with more cars driving longer distances are putting an additional strain on limited highway resources.

Table T-28: Traffic Volumes – Edgecombe County

Intersection	Location	24 Hour Volume
US-64 @ NC-33	Near Princeville	6,735
US-64 Alt. @ NC-33	Near Princeville	4,637
US-64 @ NC-33	Near Tarboro	5,711
US-64 @ Hart's Chapel Road	Near Tarboro	5,922
US-64 @ Dunbar Road	Near Tarboro	5,879
US-258 @ NC-42 and NC-43	Near Pinetops	5,763
NC-11 @ Roberson School Road	Near Conetoe	3,087
NC-33 @ NC-42	Near Princeville	4,850
NC-33 @ Thigpen Road	Near Princeville	2,805
NC-33 @ Shiloh Farm Road	Near Princeville	2,858
NC-33 @ Concrete Road	Near Princeville	3,343
NC-33 @ NC-42	Near Conetoe	5,452
NC-33 @ Old Sparta Road	Near Princeville	4,771
NC-97 @ Tanner Road	Near Rocky Mount	8,923

Source: North Carolina Department of Transportation (NCDOT) www.ncdot.org

Scenic Byway

In 1991 the Federal government established a National Scenic Byways Program for the purpose of protecting the historic and scenic values of the nation's highways. Edgecombe County hosts one of the 31 scenic routes that were designated in North Carolina. Highway NC 42 to NC 124 is part of the "Tar Heel Trace" scenic byway which runs from the City of Wilson to the Town of Williamston. The route is prized for its aesthetic quality and natural character reminiscent of vanishing rural country sides.



1996 Thoroughfare Plan

The Edgecombe County Thoroughfare Plan was adopted in 1996. Although somewhat dated, the Plan outlined improvements to the transportation system that were needed to satisfy anticipated traffic demands through 2020. The County in cooperation with the NC Department of Transportation is currently developing a new Comprehensive Transportation Plan for the County.

NC Transportation Improvement Program (TIP)

Every two years, the State updates the Transportation Improvement Program (TIP) which prioritizes major transportation projects for construction. Based on funds available, these projects may be scheduled for planning, design, right-of-way acquisition or construction within the seven-year funding schedule or a project may be listed as an unfunded need. Priority projects for Edgecombe County in the 2007-2013 TIP are shown in Table T-29.

Table T-29: Priority Transportation Projects – Edgecombe County

Project	Description	Schedule
US 258 (R-3308)	Multi-lane facility on new location from Crescent Road in Kinston to Tarboro.	Unfunded Need
NC 11 (R-2700)	Relocation from US 64 north of Bethel to NC 903; widen to 4 lanes with bypass of Oak City on new location.	Unfunded Need
NC 33 (R-3407)	A. From US 64 bypass in Greenville to US 64 southeast of Tarboro; widen roadway to multi-lane facility.	Planning/Design in Progress
	B. From US 64 in Tarboro to NC 42 at Scott's Crossroads	Construction begin 2011
	C. From NC 42 at Scott's Crossroads to NC 222 at Belvoir Crossroads	Unfunded Need

Transportation Corridor Overlay District (TCO)

The Unified Development Ordinance (UDO) established a Transportation Corridor Overlay District (TCO) to provide specific appearance and operational standards for major highway corridors while accommodating development along the corridors. The manner in which land uses impact interchange ramps and feeder roads was recognized as of particular concern along major highways within the County. Within the TCO, landscaping requirements and access control plans are required. Utility services necessary to support surrounding development as well as to accommodate the motoring public are required in the TCO district.

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The TCO covers existing or proposed right-of-way of specified transportation corridors at interchanges. The district encompasses land located within a buffer strip extending one thousand two hundred fifty feet (1,250') in depth on either side of the corridor and from feeder roads providing interchange access, as measured from and perpendicular to each side of the right-of-way. The TCO district allows for reduction in district boundaries in special circumstances such as when topography blocks views from the highway or when the natural character of the area has already been substantially altered by development.

Parks and Recreation (Parks and Recreation Map)

Edgecombe County is on the cusp of capitalizing on several parks and recreation opportunities. The misfortune of the flooding aftermath of Hurricane Floyd (1999) has left the County with the possibility of transitioning FEMA buyout properties and other low-lying areas prone to flooding into recreational opportunities. Within the County's planning jurisdiction, the newly funded Willow Grove Sunshine Park Walking Trail, located in the Red Hill community in the Town of Whitakers, should provide a catalyst for future recreational possibilities.

Residents of Edgecombe County have access to a number of recreation parks and recreation activities primarily located in either the Town of Tarboro or the City of Rocky Mount.

Town of Tarboro

Existing park locations within the Town of Tarboro include Clark and Braswell Park, Indian Lake Park, Riverfront Park, Town Commons, Livesay Park, E.L. Roberson Senior Recreation Center, and a community swimming pool located on Poplar Street in Tarboro. (Specific site information and photos came courtesy of the Town of Tarboro's Parks and Recreation Department - <http://www.tarboro-nc.com/parks.aspx>)



Clark and Braswell Parks

These two parks operated by the Town of Tarboro include community centers with gymnasiums and basketball programs, game rooms, meeting rooms and kitchens. Between the two parks, there are a total of six lighted ball fields with organized civic league programs, a

variety of playground equipment, and thirty acres of usable park land. Two tennis courts are also available.

E. L. Roberson Senior Recreation Center

The Roberson Center offers a variety of programs and opportunities for older Tarboro residents, providing arts and crafts, a woodworking shop, greenhouse, meals program, multi-purpose room for shows and small theater productions, educational programs, game room, library, travel clubs, social, medical and legal services and outdoor patio areas.

Indian Lake Park

Indian Lake Park is a fifty-two acre tract that features a six and one-half acre lake, outdoor stage, pavilion, nature trails, nature museum, tennis courts, and campgrounds with tent sites, grills, tables, and toilet facilities. Pedal boats, bingo, horseshoes, volleyball, and fishing permits are also available.

Livesay Park

Livesay Park in Speight Forest is a landscaped neighborhood garden park designed as an urban greenway.

Municipal Stadium

This facility offers spectators a covered shelter for viewing baseball/softball games and has the capacity to seat approximately 3,000 spectators. The facility was renovated in 1998 and since then has hosted a number of organized youth and regional little league tournaments. The stadium provides a venue for the Town of Tarboro and Edgecombe County to host various levels of sporting events. The Municipal Stadium is located at 1300 Panola Street in Tarboro.

Riverfront Park

Located along the Tar River adjacent to downtown Tarboro, Riverfront Park offers 25 acres of beautiful cypress lowlands, landscaped gardens and trails, and a boat ramp giving direct access to the river for fishing and boating enthusiasts.

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Town Commons

The historic Town Common in downtown Tarboro was established by town's founding fathers in 1760 and is now listed in the National Register of Historic Places. Several historic monuments can be found there, as well as the 1860 Cotton Press, the beautiful Herb Gardens area, and the nature walk along McBryde Trail. Two tennis courts are also available.

City of Rocky Mount

Parks and recreation activities located primarily east of US 301 within the City of Rocky Mount corporate limits or extraterritorial planning jurisdiction are in Edgecombe County. Recreational facilities range from neighborhood playgrounds to larger community facilities and from walking trails to more intensive programmed activities. (Source: Site descriptions and locations courtesy of the City of Rocky Mount Parks and Recreation Department, 2005-2015 Comprehensive Recreation Master Plan.)

Battleboro Park

This is an 18.9 acre undeveloped neighborhood park.

Booker T. Washington Community Center

This 4.2 acre site, located on Carolina and Pennsylvania Avenue, has a gym, auditorium, meeting rooms, arts and crafts room, game room, TV room, exercise room, kitchen, and playground equipment.

Branch Street Park

This is a small park with children's playground equipment.

Charter Oaks Park

This 3.5 acre park, located on Neville Lane at the Tar River, has a picnic shelter, a lighted basketball court, and playground equipment.

Cloverdale Park

This 3.5 acre park, located off Farmington Road, has a picnic shelter, basketball court, baseball backstop, and playground equipment.

Daughtridge Park

This park has 2.5 acres and borders Cokey Road and Old Wilson Road. The park has a softball field and playground equipment.

Denton Street Pool

This park features a pool with eight 25-yard competitive lanes, zero-depth entry, spray-ground elements, water slides, diving boards, and state of the art bath house with a family dressing area.



Eastern Avenue Park

This 8.2 acre park is located on Eastern Avenue next to Pineview Cemetery. The park has 2 lighted tennis courts, picnic shelter, playground equipment, lighted softball field, and a little league baseball field.

Holder Street Park

This is a 0.3 acre open space mini-park.

Home Street Park

This 2.7 acre park, located at the end of Home Street, has a picnic shelter, lighted basketball court, playground equipment, and a small play field.

Kite Street Park

This 1 acre site, located on Marigold Street, has playground equipment.

Lancaster Park

This 4.2 acre park, located on Barnes Street, has a basketball court, playground equipment, and a baseball backstop.

Marigold Park

This 4.1 acre park, located at the eastern end of Marigold Street and Edgewood Street, has lots of tree shade, a picnic shelter, 3 tennis courts, a small play field, and playground equipment.

Martin Luther King Jr. Park

This 28 acre park, located on Leggett Road, features the Martin Luther King, Jr. Memorial, paths, benches, fields for walking or picnicking, and two picnic shelters.

Meadowbrook Park

This 9.6 acre park, located on Glendale and Lynn Avenue, has a picnic shelter, playground equipment, a lighted basketball court, 4 lighted tennis courts, and a lighted baseball field.

Powell Park

This 0.4 acre site, located on Nugent and Tessie Streets, has a half basketball court, benches, and playground equipment.

R.M. Wilson Gym

This 0.5 acre site, located on Hill Street and Arlington Street, houses the Athletic Division offices and features a gymnasium.

Stith - Talbert Park

This 28.33 acre park, located on the Tar River at Spruce and Atlantic Avenue, has playground equipment, picnic shelters/grill with lights and electrical outlets, 2 lighted basketball courts, concession stand/restrooms, 4 lighted tennis courts, a tennis backboard, a fishing pier, a Little League lighted baseball field, a lighted soccer field, concrete entertainment stage with electrical outlets, and a walking/biking trail.

Sycamore Street Park

This 0.7 acre park, located on Sycamore Street and Eastern Avenue, has playground equipment.

Thelonious Monk Park (formerly Dunn Street Park)

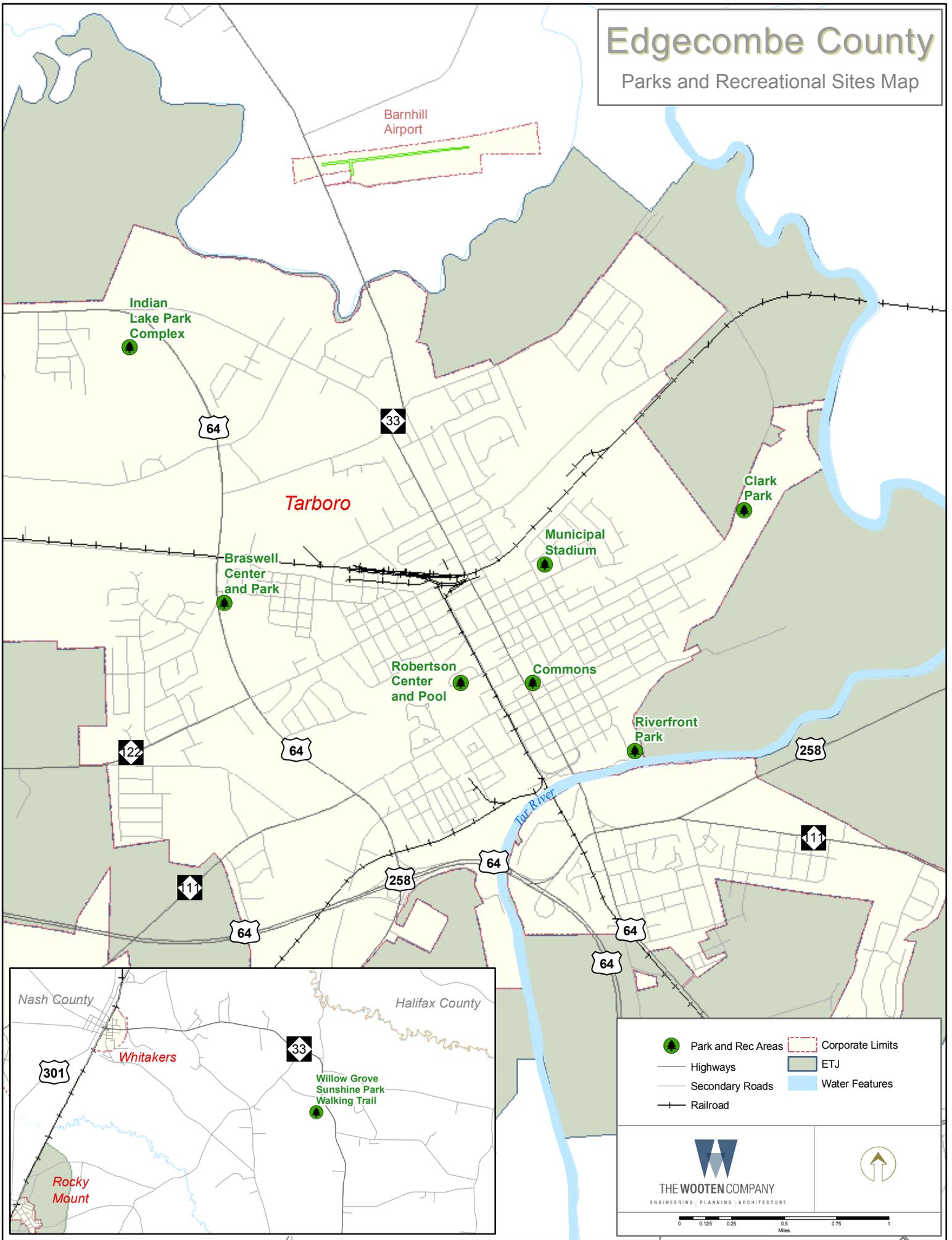
This 6 acre site has playground equipment, a picnic shelter, a baseball backstop, and a lighted basketball court.

Virginia Street Park

This 3.8 acre site on E. Virginia Street is undeveloped. It is located next to Parker Junior High School.

Edgecombe County

Parks and Recreational Sites Map



Barnhill Airport

Indian Lake Park Complex

Tarboro

Braswell Center and Park

Robertson Center and Pool

Commons

Municipal Stadium

Clark Park

Riverfront Park

Tar River

Nash County

Halifax County

Whitakers

Willow Grove Sunshine Park Walking Trail

Rocky Mount

- Park and Rec Areas
- Corporate Limits
- Highways
- Secondary Roads
- Railroad
- ETJ
- Water Features

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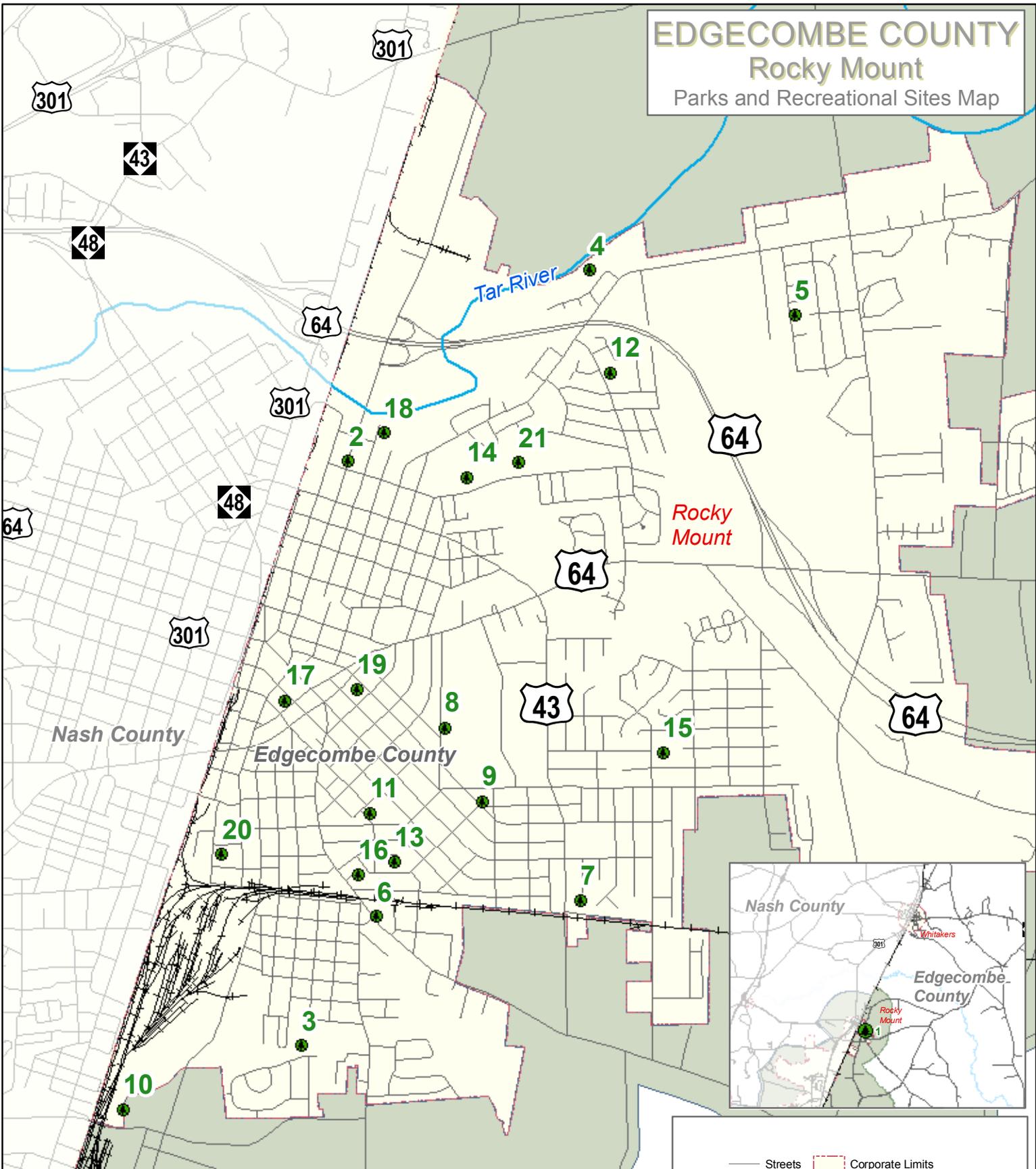


0 0.125 0.25 0.5 0.75 1 Miles

EDGECOMBE COUNTY

Rocky Mount

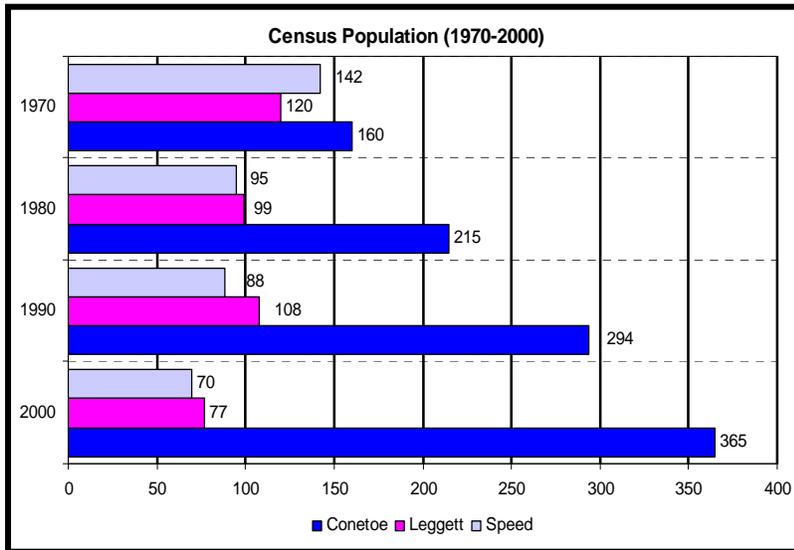
Parks and Recreational Sites Map



- | | | |
|------------------------------------|---------------------------------|--------------------------|
| 1, Battleboro Park | 8, Eastern Avenue Park | 15, Meadowbrook Park |
| 2, Booker T. Washington Comm. Cntr | 9, Holder Street Park | 16, Powell Park |
| 3, Branch Street Park | 10, Home Street Park | 17, R. M. Wilson Gym |
| 4, Charter Oaks Park | 11, Kite Street Park | 18, Stith - Talbert Park |
| 5, Cloverdale Park | 12, Lancaster Park | 19, Sycamore Street Park |
| 6, Daughtridge Park | 13, Marigold Park | 20, Thelonious Monk Park |
| 7, Denton Street Pool | 14, Martin Luther King Jr. Park | 21, Virginia Street Park |

— Streets --- Corporate Limits
—+— Railroad ■ ETJ
■ Water Features

Supplement – Towns of Speed, Conetoe and Leggett



In conjunction with the Edgecombe County Land Development Plan, this supplemental section plans for the towns of Speed, Conetoe and Leggett. Inclusion of these three smaller municipalities within the County will help ensure that development goals and objectives are considered as the County and towns work together to plan for the future.

Town of Speed (Town of Speed Zoning Map)

The Town of Speed was incorporated in 1894 with the current corporate limits encompassing approximately one square mile of land area. The town also has an extraterritorial planning jurisdiction (ETJ). The town is located in northeastern Edgecombe County along NC 122. Since 1970, Speed has experienced a dramatic decrease in population from 142 persons in 1970 to only 70 persons in 2000; a 50% decrease in population.

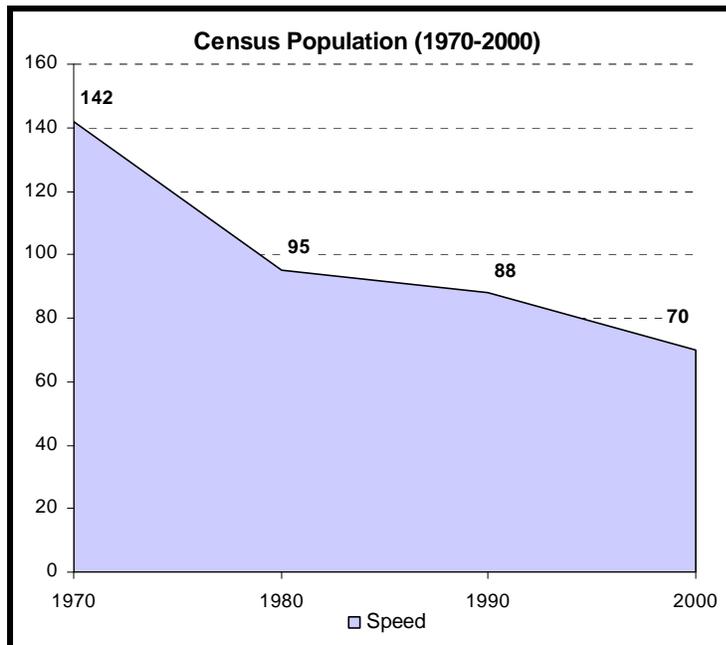
Total housing units rose slightly from 54 in 1980 to 60 in 2000. Mobile or manufactured homes have also seen a rise in popularity. In 1990, the Town of Speed had two manufactured dwelling units, while in 2000 that number had risen to 14 (approximately 22% of the total housing stock)



In Speed, owner-occupied homes account for 79% of the occupied housing stock, while only 21% is classified as rental property. Seventy-eight (78%) percent of the homes located in Speed were built before 1980. The median value for an occupied home is \$95,000. In the 2000 Census, more than 11% of households reported that their home lacked complete plumbing facilities.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

APPENDIX C



Racial classifications among residents of Speed include: White – 51%; Black/African American – 46%; and Other – 3%. Hispanic or Latino of any race represented only 3% of the total population. The average household size in 2000 was 2.50 persons per household.

Also in the 2000 Census, the median age in years was 47 with 21% of the population over the age of 65. Educational attainment was reported at 33% obtaining a high school (or

equivalency) diploma while only 12% had obtained a college or professional degree. Within the civilian labor force, 17 persons (36.2%) were classified as employed, while 5 persons (10.6%) were classified as unemployed; with 25 (53.2%) not being included in the labor force.

Manufacturing related industries remained the dominate employer in 2000 with 41% of the work force, while other notable industries included public administration with 23.5%, and professional, scientific, management, administration and waste management services employing 17.6% of the labor force. The mean travel time to work in 2000 was approximately 55 minutes.

The median household income in 2000 was \$25,938 with a per capita income of \$17,079. Approximately 27% of individuals were classified as being qualified for poverty status; however, none of those included related children under the age of 18 years.

Planning Services

Edgecombe County currently provides building inspections services for the Town of Speed. This responsibility includes issuing building permits and inspecting all new construction (including manufactured homes), renovations, and re-inspections of vacant buildings.

Current Zoning

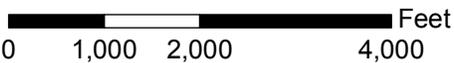
The Town of Speed currently utilizes three zoning classifications within its planning jurisdiction: B-2, R-15 and A-R. The B-2 classification is a business classification primarily intended to accommodate a wide range of retail, service, office, and high density residential uses. This classification is prevalent at the intersections of NC 122 and Mill Pond Road, as well as along the southern most periphery of the Town’s current corporate limits. The R-15 (15,000 sq. ft. minimum lot size) residential zoning classification is indicative of concentrations of residential parcels or subdivisions. The majority of the ETJ is zoning Rural Residential (A-R) which indicates large residential lots. A-R zoning typically transitions to R-15 and B-2 zoning as growth occurs.

Future Land Use

The future Land Use Map for the Town of Speed assumes that future growth will continue to follow the same general pattern as current zoning. The core downtown area at the intersection of NC 122 and Mill Pond Road is designated for central business district commercial and office uses. The larger commercial area farther south on NC 122 also remains designated for retail and office uses. Three key areas are designated for residential growth – along Acorn Hill Road on the west side of town; south along NC 122; and along Mill Pond Road, Main Street, and Catherine Street near the core of the town. The remaining portions of the corporate limits and extraterritorial jurisdiction remain designated for agricultural/residential growth – primarily farming and forestry operations and very low density single family residential uses.

Edgecombe County

Zoning Map: Speed



EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

APPENDIX C

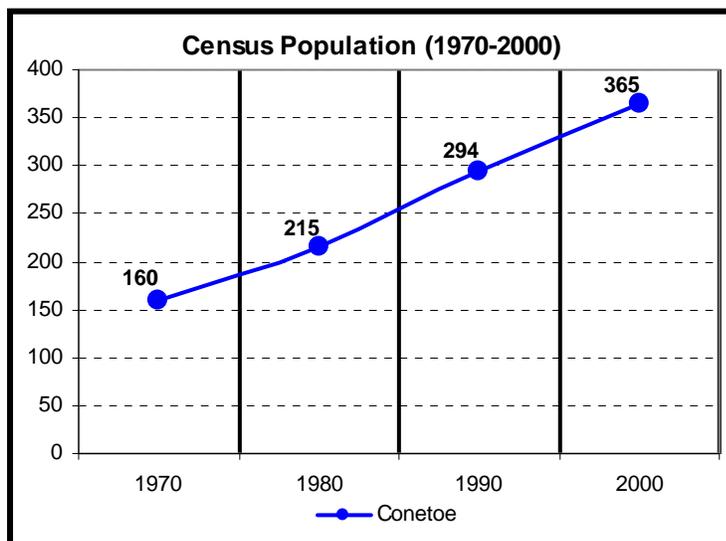
Town of Conetoe (Town of Conetoe Zoning Map)

The Town of Conetoe was incorporated in 1887 with the current corporate limits encompassing approximately one square mile of land area. The town, which does not have an extraterritorial jurisdiction, is located in southeastern Edgecombe County along the intersection of NC 42 and US 64.



Despite the loss of population within Edgecombe as a whole, the Town of Conetoe has experienced a relative steady increase in population since 1970 (160 persons) to 2000 (365 persons); a 115% increase in the population.

Total housing units rose from 87 in 1980 to 139 in 2000. Mobile or manufactured homes have also seen a rise in popularity. In 1980, the Town of Conetoe had 13 manufactured dwelling units while in 2000 that number had risen to 70 - approximately 46% of the total housing stock and a 439% increase in manufactured dwelling units in 20 years. Owner-occupied homes accounted for 76% of the occupied housing stock, while only 24% was classified as rental property. Sixty-three (63%) percent of the homes located in Conetoe were built before 1980. The median value for an occupied home was \$74,000. Less than 2% of householders in 2000 indicated that their home lacked complete plumbing or kitchen facilities.



Racial classifications amongst residents of Conetoe consist of: White – 35%; Black/African American – 64%; and Other – 1%. Hispanic or Latino of any race represented 6% of the total population. The average household size in 2000 was 2.92 persons/household. The median age in years was 37 with only 14% of the population over the age of 65.

Educational attainment within the Town of Conetoe was reported as 40% obtaining a high school (or equivalency) diploma, while only 12% had obtained a college or professional degree. Within the civilian labor force, 169 persons (60.4%) were classified as employed while 8 persons (2.9%) were classified as unemployed with 103 persons (36.8%) not being included in the labor force.

Manufacturing related industries remained the dominate employer with 39% of the labor force while other notable industries included educational, health, and social services that employed 14% of the labor force. The mean travel time to work was approximately 27 minutes. The median household income in 2000 was \$35,227 with a per capita income of \$14,774. Approximately 12% of individuals were classified as being qualified for poverty status. Among those, 13% included related children under 18 years old.

Planning Services

Edgecombe County currently provides building inspections services to the Town of Conetoe. This responsibility includes issuing building permits and inspecting all new construction (including manufactured homes), renovations, and re-inspections of vacant buildings.

Current Zoning

The Town of Conetoe does not have an extraterritorial planning jurisdiction (ETJ). Within the corporate limits, five zoning classifications are utilized to manage land use. There are two business classifications (B-1 and B-2); both are prevalent along NC 42 (Church Street), on Railroad Street and along the intersection of NC 42 and US 64 (Canal Street). Three residential classifications include R-15, R-20 and R-20 MH. Each of these represents varying densities of residential development with the MH category allowing manufactured or mobile homes.

Future land use within the Town of Conetoe will evolve as larger tracts transition into classifications of higher density; both residential and commercial. To manage future development outside the current corporate limits, the town could expand the corporate limits so that the surrounding community fabric is consistent with the development patterns established within the Town of Conetoe, especially if census projections are correct and the population continues to increase.

EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

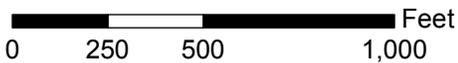
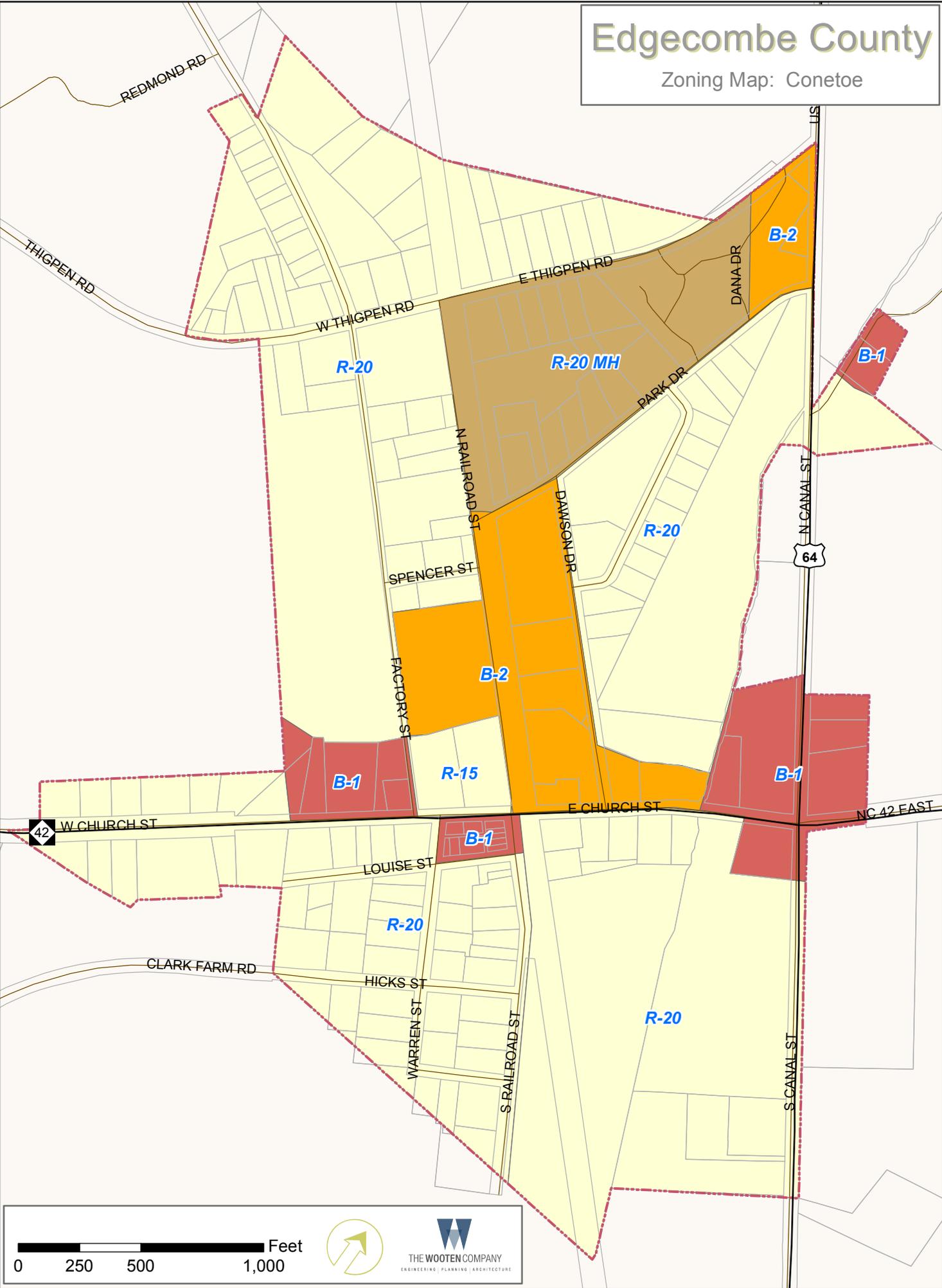
APPENDIX C

Future Land Use

The future Land Use Map for the Town of Conetoe assumes that future growth will continue to follow the same general pattern as current zoning. The core downtown area along N. Railroad Street, E Church Street and US 64 will remain designated for commercial development. The commercial areas located on Ballyhack Lane just east of US 64 and on US 64 north of Park Drive are also designated for commercial growth. The remainder of the land within the corporate limits (the Town of Conetoe does not have an extraterritorial jurisdiction) is designated for residential uses.

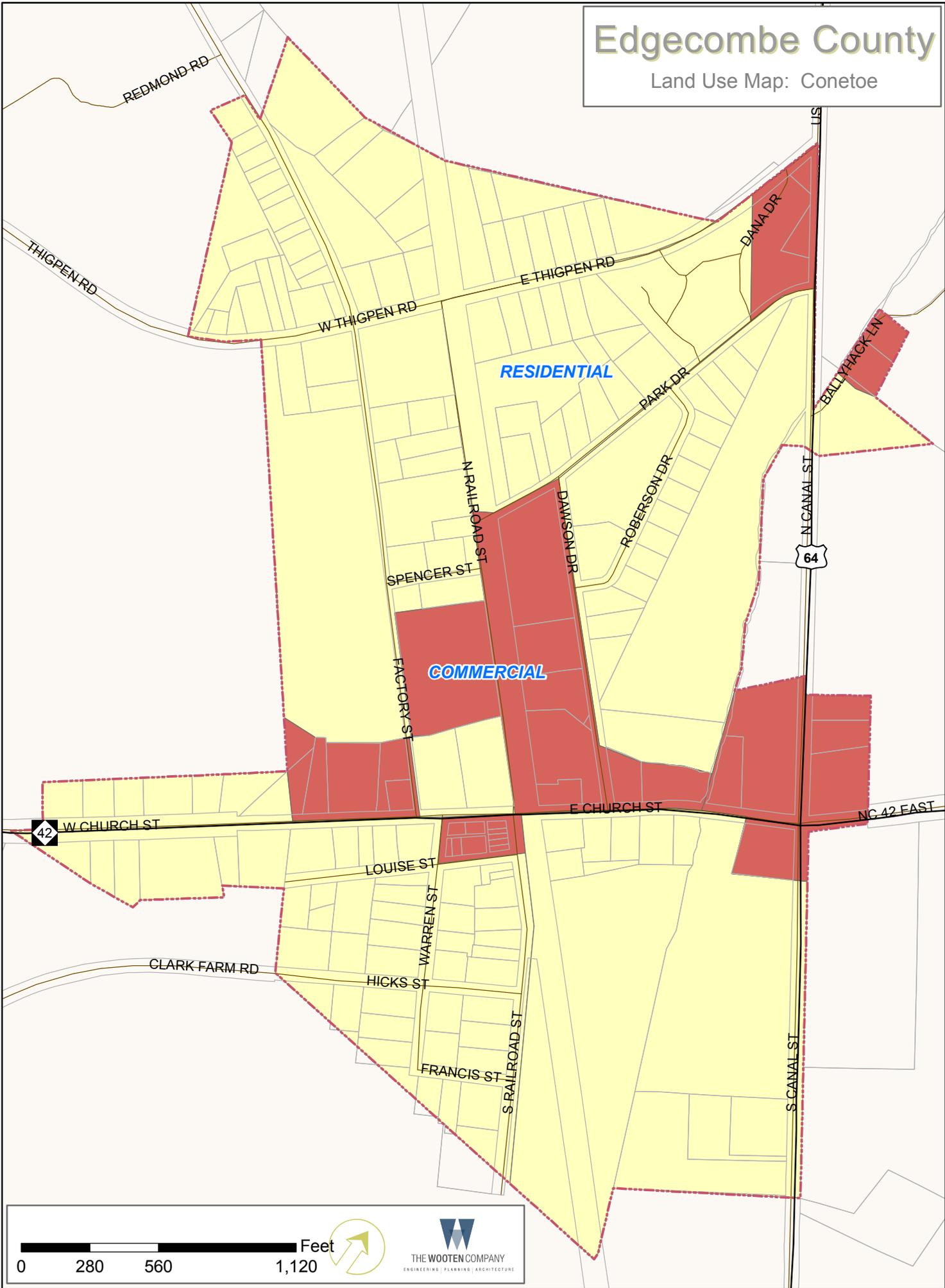
Edgecombe County

Zoning Map: Conetoe



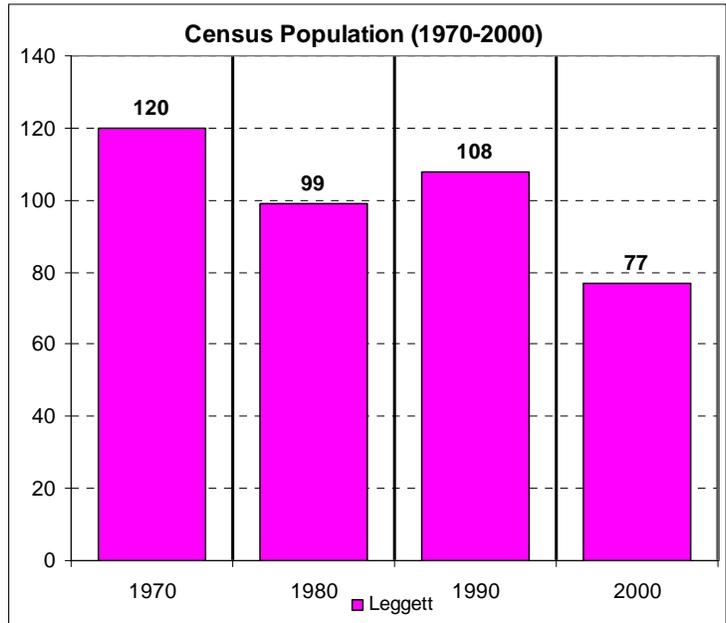
Edgecombe County

Land Use Map: Conetoe



Town of Leggett (Town of Leggett Zoning Map)

The Town of Leggett was incorporated in 1903 and the current corporate limits encompass approximately one square mile of land area. The Town also has and extraterritorial planning jurisdiction. The town is located in north central Edgecombe County along the intersection of NC 33 and NC 97.



The population of Leggett has fluctuated from 120 persons in 1970 to 99 in 1980 to 108 in 1990 and again experiencing a loss in 2000 of 31 persons for a population of 77 persons. Total housing

units decreased from 57 dwelling units in 1980 to 33 in 2000; a loss of 72%. Mobile or manufactured homes have not been a reliable source for housing options. In 1980 Leggett had 3 manufactured units and in 2000 that number had diminished to zero.

In 2000, owner-occupied homes accounted for an over whelming majority (73%) of the occupied housing stock, while only 27% was classified as rental property. Fifty-four (54%) percent of the housing stock was built before 1980 while the remaining 46% (12 units) were built before 1940. In 2000, the median value for an occupied home was \$72,100. In 2000, more than 32% of households indicated that their home lacked complete plumbing or kitchen facilities.

Racial classifications amongst residents of Leggett consist of: White – 66%; Black/African American – 33%; and Other – 1%. Hispanic or Latino of any race represented only 3% of the total population. The average household size in 2000 was 2.66 persons/household.



EDGECOMBE COUNTY LAND DEVELOPMENT PLAN

APPENDIX C

In 2000, the median age in years was 47, with 25% of the population over the age of 65. Educational attainment within the Town of Leggett was reported as 47% obtaining a high school (or equivalency) diploma while 16% had obtained a college or professional degree.

Within the civilian labor force in Leggett, 35 persons (60.3%) were classified as employed while 4 persons (6.9%) were classified as unemployed with 19 persons (32.8%) not being included in the labor force. Educational, health and social service related industries remained the major employer with 37% of the labor force, while the retail trade industry 20% of the labor force. The mean travel time to work in 2000 was approximately 22 minutes. The median



household income was \$43,125 with a per capita income of \$17,111. Approximately 19% of individuals were classified as being qualified for poverty status; however, none of those included related children under 18 years old.

Planning Services

Edgecombe County currently provides building inspections services to the Town of Leggett. This responsibility includes issuing building permits and inspecting all new construction (including manufactured homes), renovations, and re-inspections of vacant buildings.

Current Zoning

The Town of Leggett currently has a planning jurisdiction that includes an approximate one mile extraterritorial jurisdiction (ETJ), as well as a corporate limit that encompasses approximately one square mile of land area. Within the corporate limits, land development is managed by four zoning classifications: R-20, R-30, B-1 and M-1. The two residential classifications (R-20 and R-30) are categorized by varying densities of residential development and are prevalent along the major intersecting arterial roads, including along NC 97, NC 33 and Draughn Road. The B-1 commercial/business classification is concentrated at the intersection of NC 97 and NC 33. The M-1 manufacturing classification is located along NC 97 West approximately 1/3 of a mile from

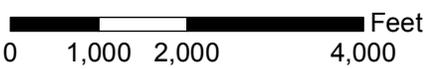
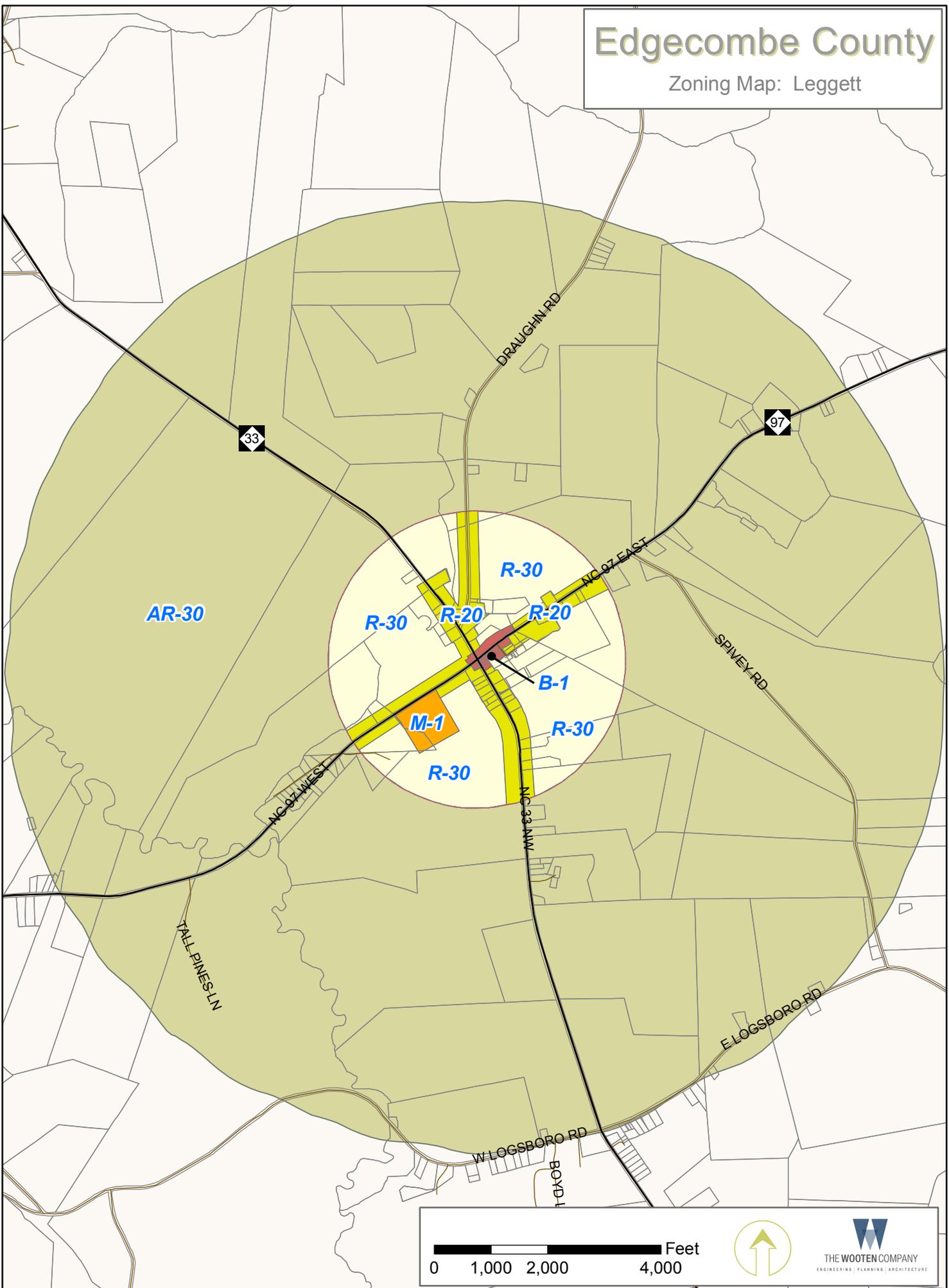
the intersection of NC 97 and NC 33. The entire ETJ is zoned Rural Residential (AR-30), where large residential lots are prevalent.

Future Land Use

The future Land Use Map for the Town of Leggett assumes that future growth will continue to follow the same general pattern as current zoning. The core downtown area located on NC 97 near the intersection with NC 33 is designated for central business district commercial and office uses. A large industrial area is designated on NC 97 West just south of downtown. The remaining land within the corporate limits is designated for residential growth. The land outside the corporate limits but within the extraterritorial jurisdiction is designated for agriculture/residential growth – primarily farming and forestry operations and very low density single family residential uses.

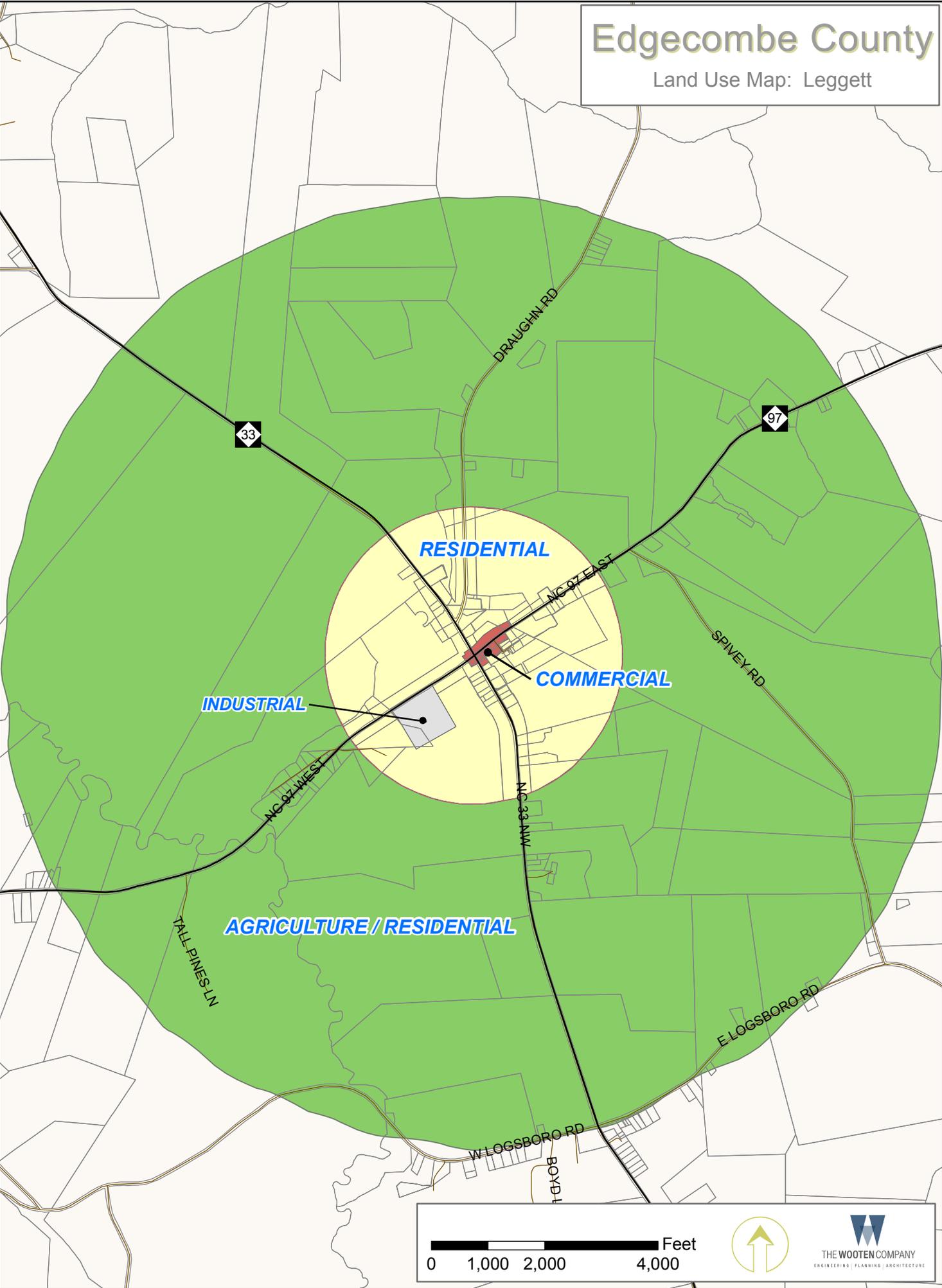
Edgecombe County

Zoning Map: Leggett



Edgecombe County

Land Use Map: Leggett



0 1,000 2,000 4,000 Feet



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