

TOWN OF AHOSKIE

1987 LAND USE PLAN

North Carolina Shore Management Program

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1987

COASTAL ZONE
INFORMATION CENTER

T O W N O F A H O S K I E
1 9 8 7 L A N D U S E P L A N

Adopted by the Ahoskie Town Council November 9, 1987
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1987 LAND USE PLAN

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TOWN OF AHOSKIE

LAND USE PLAN

1987

I. BACKGROUND

From a small crossroad community developed around a church, Ahoskie has grown to become a regional commercial and employment center. Ahoskie, originally known as Ahotskey, is now the largest community in Hertford County. The Town's name is of Indian origin, and the area's native residents, perhaps a mix of the Cherokee and Tuscaroran tribes, were called "Ahoskians." References as early as 1719 have been found to the Ahotskey area, however the name was not changed to the current "Ahoskie" until 1894.

The Town is young in comparison with other communities in the region; many were incorporated in the eighteenth century. Ahoskie was not incorporated as a town until 1893, more than one hundred years after the incorporation of the neighboring towns of Murfreesboro and Winton. Both Murfreesboro and Winton developed as port communities along navigable waterways. Murfreesboro is located on the banks of the Meherrin River; Winton on the banks of the Chowan. In contrast, Ahoskie developed around the railroad which still passes through the center of the Town.

Although water resources did not play a major role in the economic development of the Town, the community is bounded on all sides by creeks and swampland. Ahoskie Creek flows along the Town's western and southern boundaries. Horse Swamp borders the Town on the north and White Oak Swamp lies just beyond the Town's eastern boundary.

With construction of the railroad in the late 1800's, Ahoskie grew from a small farming community to become the commercial and employment center of the County. The Town has a number of large manufacturing firms and several commercial retail centers. The Roanoke-Chowan Hospital is located within the Town's incorporated area. In addition, the Town offers a variety of cultural and recreational opportunities. The community has two county clubs, a public recreation center, several movie theatres, and a cultural center.

A. Population

Ahoskie is one of seven incorporated areas in Hertford County which occupies 362 square miles of northeastern North Carolina (Figure 1, pg. 8.5). The County is rural in nature. Together, undeveloped forest and farmland account for over 93% of all land in the County (Figure 2, pg. 8.6). Urban areas comprise only 2% of all land while rural developed areas account for about 5%.

In 1985, Hertford County had almost 24,000 residents, ranking number four in population in the five county region (Figure 3, pg. 8.7). The County has grown slightly since 1980, increasing in population by just over 2% between 1980 and 1985 (Table 1, pg. 8.1). Recent growth compensates to some extent, for the population decline noted during the period 1970-1980 when the County lost about 1% of its 1970 population. In contrast, during this same period, the region as a whole grew by 9% and the population statewide increased almost 16%.

Ahoskie is the largest community in Hertford County (Table 2, pg. 8.1). In 1985 the Town's population was reported at almost 5,000 persons. The Town's population declined slightly between 1970 and 1980. Since 1980 however, local population appears to have increased and today, one of every five persons that lives in Hertford County lives within the Town of Ahoskie. The population of Ahoskie is almost twice that of Murfreesboro, the second largest community in the County.

Following the national trend, the population of the Town is aging (Figure 4, pg. 8.8). In 1970, 11% of the local population was 65 years and older (Table 3, pg. 8.1). By 1980, 16% of all persons living in Ahoskie was over 65. Population figures show that the Town has a greater share of the senior population than found on the average for the County or state. About 12% of all County residents are over 65, and for the state

as a whole, only about 10% of the population is over 65. At the same time, the percentage of the population under 20 years is declining. In 1980, about 30% of the population was 19 or younger, down 10% from 1970.

More older persons and less young people means changing needs in the areas of housing, education, and social services. The senior population will demand alternative types of housing. As seniors move to multifamily units and congregate settings, many large, old single-family homes will become available. As increasing numbers of seniors "age in place", the demand for home services will also increase. Declining numbers of young persons means declining school enrollment and a need for flexibility in classroom scheduling and capital improvements.

In contrast to other areas of the state, the Town is not subject to seasonal changes in population. At one time, migrant workers in the area increased the local population during summer months; The number of workers in the Ahoskie area was large enough that the Town provided a summer recreation program for the workers' children. Due to lack of demand, the program has been discontinued and local officials believe few if any migrant workers now visit the Ahoskie area. Tourists account for some fluxuation in the daytime population. Hertford County as a whole realized over three million dollars in tourist-related expenditures in 1985. Most tourists in the area are day visitors however and their impact on local service demand is minimal.

B. Housing

The Town's 1980 population was housed among about 1,800 dwelling units (Table 4, pg. 8.2). About 2.7 persons reside in every household, a slightly lower figure than the average for the County where 3.1 persons occupy every household. One-in-four households were single-person households-typically elderly persons living alone. About 84% of all dwellings in the Town are single-family units, about average for the County. Almost half of all dwelling units (46%) are rental units. In contrast, countywide, only about 30% of all dwellings are rental units and for the five-county region, about 32% of all units are renter-occupied.

The Town has many large older single-family homes in its downtown area. In general, the housing stock is in good condition; in 1972 the Town adopted a housing code to ensure that local residences meet minimum health and safety standards. Although most residential dwellings in the area were built before 1950, some new construction has occurred. Between 1980 and 1985, 85 building permits were issued for single-family dwellings and 92 permits were issued for multifamily units.

C. Economy

About one in four employed County residents work in manufacturing enterprises (Table 5, pg. 8.2). Fifteen percent of

all employed persons work in wholesale and retail trade; 10% work in educational services. Although agricultural operations utilize over 25% of the County's land area, only 5% of the County population reported employment in 1980 in agricultural, forest, fishery, or mining enterprises.

County per capita income has risen continuously since 1970, through lagging the increase noted for the state as a whole (Figure 5, pg. 8.9). In 1984, the per capita income of County residents was \$8,342. In contrast, statewide, per capita income was \$10,852.

The County labor force has grown slowly along with total population. Employment growth has lagged growth in the labor force and so until recently, the County unemployment rate has been increasing (Table 6, pg. 8.3, Figure 6, pg. 8.10). The unemployment rate in 1986 was 7.8% in Hertford County and 5.3% statewide, down from 9.1% and 6.7% in 1984 respectively.

Hertford County ranked third in the five county region in retail sales in 1986 (Table 7, pg. 8.3). Sales in Hertford County were about 50% that of sales in Beaufort County. Retail sales in urbanizing Pitt County greatly exceeded sales in Hertford County and were two and one-half times greater than sales in Beaufort County in 1985.

Manufacturing firms in Ahoskie provide much of the County's manufacturing employment noted in Table 5. Commercial enter-

prises in Ahoskie are responsible for a major portion of the total sales in the County. There are fifteen manufacturing firms located within Ahoskie (Table 8, pg. 8.4). Kerr Glass is new to Ahoskie. When fully operational, the plant is expected to employ about 250 persons, making it the largest employer in Ahoskie. As of January 1987, about 50% of the plant's machinery was in place and about 100 workers were employed at the facility. Local officials view Kerr's location in the building formerly occupied by West Point Pepperell as one of the Town's major accomplishments in 1986. Kerr's decision to locate in Ahoskie can be attributed in part to the efforts and cooperation of a number of groups including the Town, the County, and the Industrial Development Commission. Currently the community's largest employers are Parker Brothers, a printing firm; Bennett Box Company; and Georgia Pacific. In addition, the Ahoskie Chamber of Commerce lists over 170 organizations as members. Members include retail operations, restaurants, and professional offices.

The Town is also home to the Regional Small Business Incubator Facility. The facility, which opened in 1986, is designed to provide low-cost rental and support services to new or small businesses to help them survive the first two years of operation. Designed as a tool to promote economic growth and development in the northeastern part of the state, the facility will serve Bertie, Gates, Hertford, and Northhampton counties.

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Economic development locally will be promoted by the Ahoskie Industrial Development Committee. The committee, appointed in January 1987, will work in conjunction with the Hertford County Industrial Development Commission to stimulate new industrial development in the Ahoskie area.

Implications

Although the Town has experienced relatively little change in population in recent years, the need for sound land use planning is not diminished. Every new residential, commercial, and industrial development affects the land and the quality of life in the Town. Poorly planned or managed development can have irreversible effects on the Town's natural and cultural resources. The Town is the population and employment center of the County and welcomes new development. The Town is fortunate to have in place many of the tools typically used to guide land development. The Town should use its zoning and subdivision ordinances, its housing code, and its utilities extension policy to their full advantage. As the Town grows, planners must be aware that industry, businesses, employers and employees alike, appreciate the local amenities that stem from proper land and services planning.

Table 1
REGIONAL POPULATION

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

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

Table 2
COUNTY POPULATION

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

n/a= not available

Source: Office of State Budget and Management

Table 3
POPULATION AGE STRUCTURE

	1970		1980		County (1980)	State (1980)
	No.	%	No.	%		
0-4 years	377	7.4%	358	7.3%	7.3%	6.9%
5-19 years	1,617	31.7%	1,127	23.1%	27.8%	25.5%
20-24 years	275	5.4%	383	7.8%	8.7%	9.8%
25-44 years	1,158	22.7%	1,144	23.4%	23.8%	28.0%
45-64 years	1,131	22.2%	1,101	22.5%	20.3%	19.6%
65 and older	547	10.7%	774	15.8%	12.1%	10.2%
Total	5,105	100.0%	4,887	100.0%	100.0%	100.0%

Source: U.S. Census

Table 4
HOUSING CHARACTERISTICS 1980

	Ahoskie		County		Region	
	#	%	#	%	#	%
Total Households	1,756	-	7,499	-	67,460	-
Single-person Hshlds	433	24.7%	1,518	20.2%	14,083	20.9%
Total Housing Units	1,840	-	8,150	-	73,810	-
Single-family Units	1,551	84.3%	6,699	82.2%	57,853	78.4%
Vacant Units	83	4.5%	651	8.0%	6,348	8.6%
Renter Occupied	847	46.0%	2,420	29.7%	23,782	32.2%
Condominium Units	35	-	40	0.5%	412	0.6%
Units w/out plumbing	88	4.8%	220	2.7%	7,722	10.5%
Persons/household	2.7	-	3.1	-	3.0	-
Median Value unit	\$30,900	-	\$30,862	-	-	-
Median Rent	\$105	-	\$90	-	-	-

Source: U.S. Census

Table 5
HERTFORD COUNTY EMPLOYMENT 1980

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

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

Table 6
COUNTY LABOR FORCE

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

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

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

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

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

Table 8
MANUFACTURING FIRMS as of 2/1/87

Firm	Product	Employment Range
Bennett Box Co.	Boxes	145-155
Brittenham Rebuilding	Rebuilt auto parts	5-10
Carolina Billets	Smelting aluminum	60-70
Commercial Ready Mix	Concrete	5-10
Southern States	Fertilizer	5-10
Fabco, Inc.	Paneling	50-100
Freeman Metal Works	Caskets	50-60
Georgia Pacific	Lumber products	90-100
Kerr Glass	Injection molding	245-255 (1)
H.T. Jones Co.	Lumber products	50-100
Lucas Machine & Welding	Metal products	5-10
Parker Brothers	Printing	140-150
Perdue, Inc.	Grain processing	10-20
Pierce Printing Co.	Printing	10-20
Ramsey Lumber	Lumber products	50-100
Rose Bro. Paving Co.	Paving products	10-20

(1) when fully operational

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

1. *Chlorophyll a* (Chl a) is the primary photosynthetic pigment in most plants and algae. It is a green pigment that absorbs light energy in the blue and red regions of the visible spectrum. Chl a is essential for the light-dependent reactions of photosynthesis, where it converts light energy into chemical energy in the form of ATP and NADPH.

2. *Chlorophyll b* (Chl b) is an accessory pigment found in many green plants and algae. It is a yellow-green pigment that absorbs light energy in the blue and orange-red regions of the visible spectrum. Chl b transfers the absorbed energy to Chl a, which then uses it for photosynthesis.

3. *Carotenoids* are a group of pigments that include carotenes and xanthophylls. They are responsible for the yellow, orange, and red colors seen in autumn foliage. Carotenoids absorb light energy in the blue and green regions of the visible spectrum and transfer the energy to Chl a. They also play a role in protecting the photosynthetic apparatus from damage by reactive oxygen species.

4. *Anthocyanins* are water-soluble pigments that give plants their red, purple, and blue colors. They are not directly involved in photosynthesis but can protect the plant from damage by UV light and other environmental stressors. Anthocyanins are found in various parts of the plant, including leaves, flowers, and fruits.

5. *Flavonoids* are a large group of pigments that include flavones, flavanones, and flavonols. They are responsible for the yellow, orange, and red colors seen in many flowers and fruits. Flavonoids absorb light energy in the UV and blue regions of the visible spectrum and can protect the plant from damage by UV light and other environmental stressors.

6. *Phenolics* are a group of pigments that include phenols and polyphenols. They are responsible for the brown and black colors seen in many plants. Phenolics absorb light energy in the UV and blue regions of the visible spectrum and can protect the plant from damage by UV light and other environmental stressors.

7. *Anthraquinones* are a group of pigments that include anthraquinones and naphthoquinones. They are responsible for the red and orange colors seen in many flowers and fruits. Anthraquinones absorb light energy in the UV and blue regions of the visible spectrum and can protect the plant from damage by UV light and other environmental stressors.

8. *Alkaloids* are a group of pigments that include alkaloids and terpenoids. They are responsible for the green and yellow colors seen in many plants. Alkaloids absorb light energy in the UV and blue regions of the visible spectrum and can protect the plant from damage by UV light and other environmental stressors.

9. *Terpenoids* are a group of pigments that include terpenoids and steroids. They are responsible for the green and yellow colors seen in many plants. Terpenoids absorb light energy in the UV and blue regions of the visible spectrum and can protect the plant from damage by UV light and other environmental stressors.

10. *Stilbenes* are a group of pigments that include stilbenes and stilbenoids. They are responsible for the red and purple colors seen in many flowers and fruits. Stilbenes absorb light energy in the UV and blue regions of the visible spectrum and can protect the plant from damage by UV light and other environmental stressors.

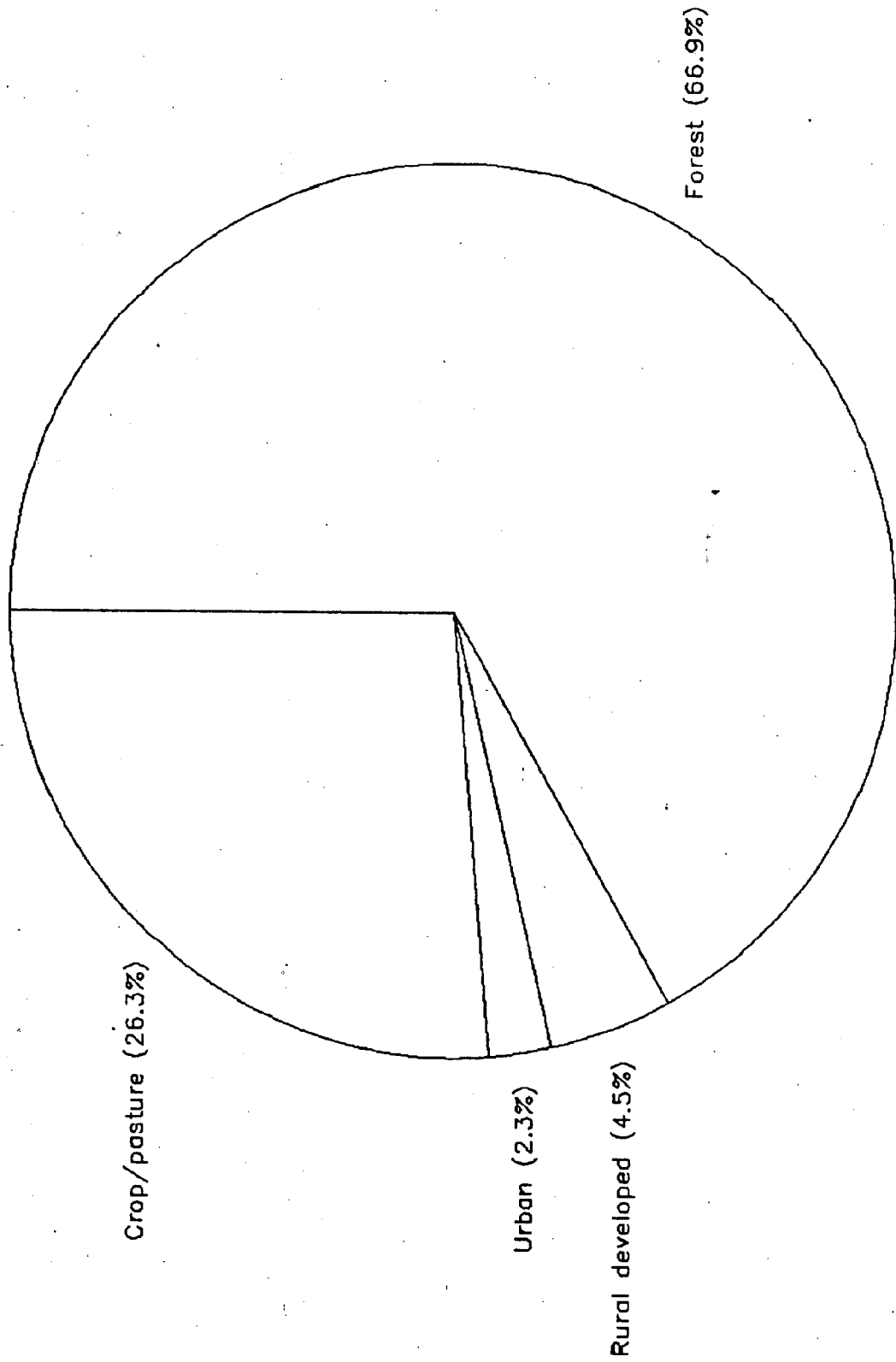
1



Figure 2

Herford County

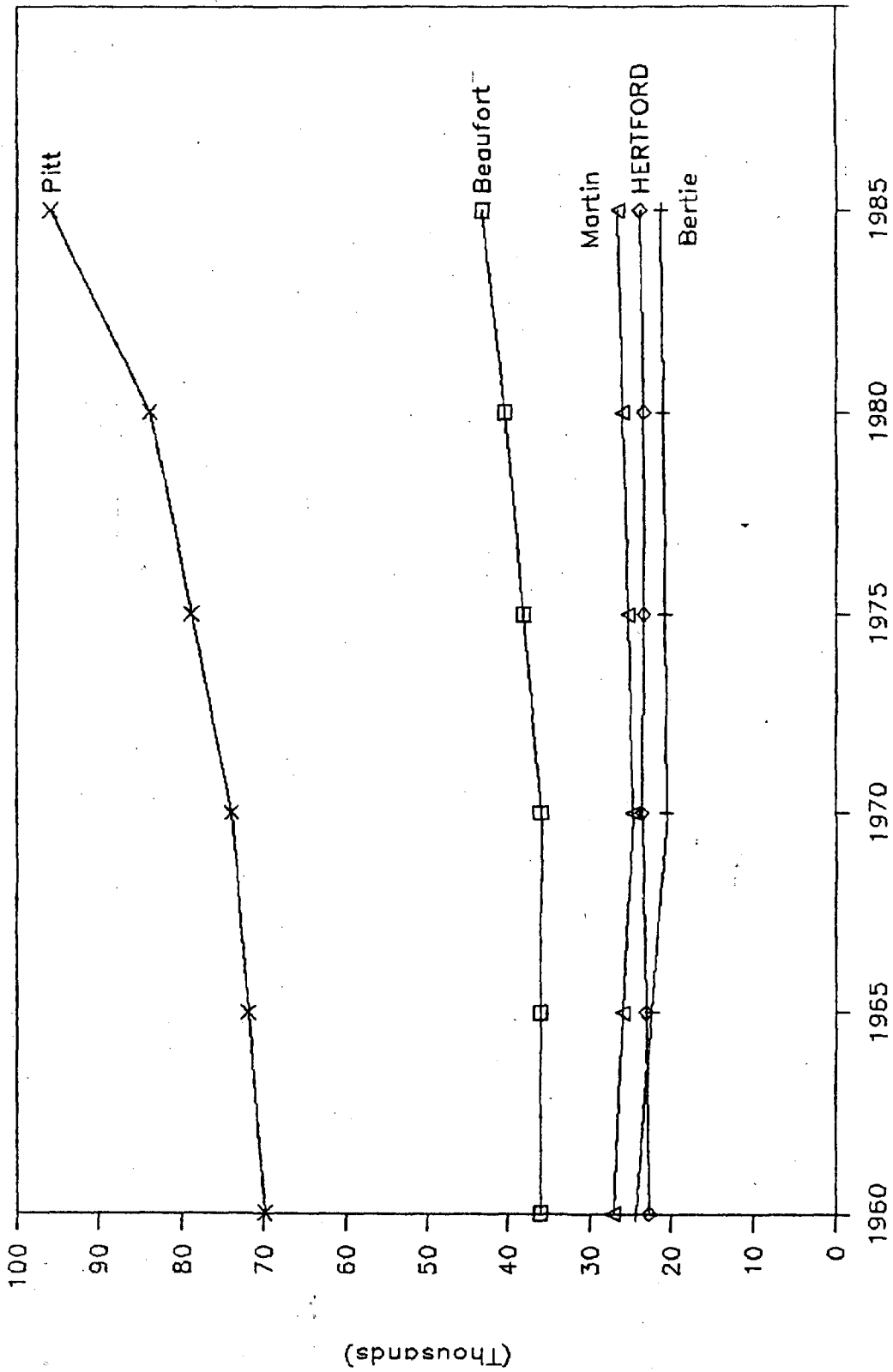
Land Use 1986



Source: Office of State Budget and Management

Regional Population

1960-1985

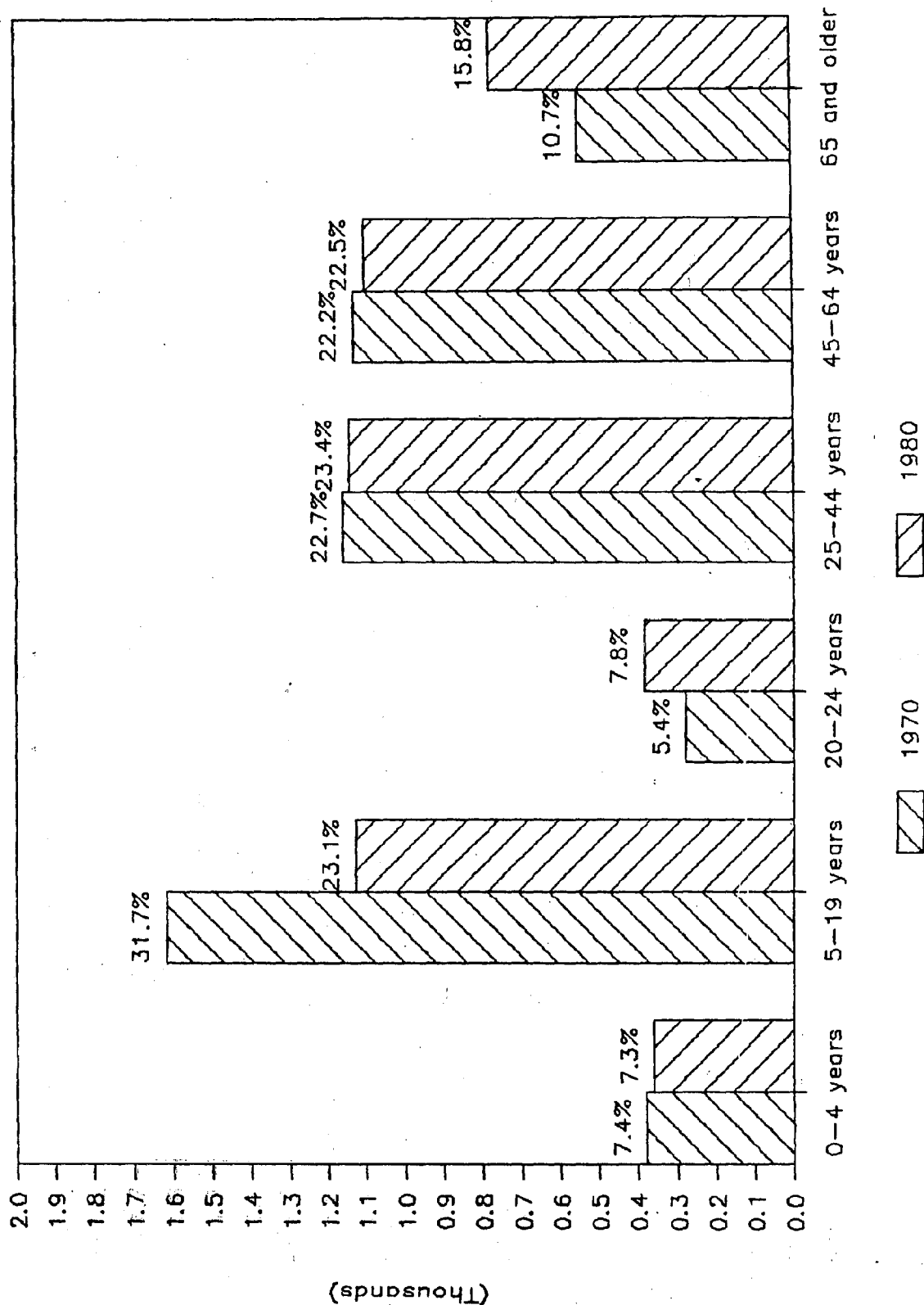


Source: U.S. Census; Office of State Budget and Management

Figure 4

Population Age Structure

Ahoskie

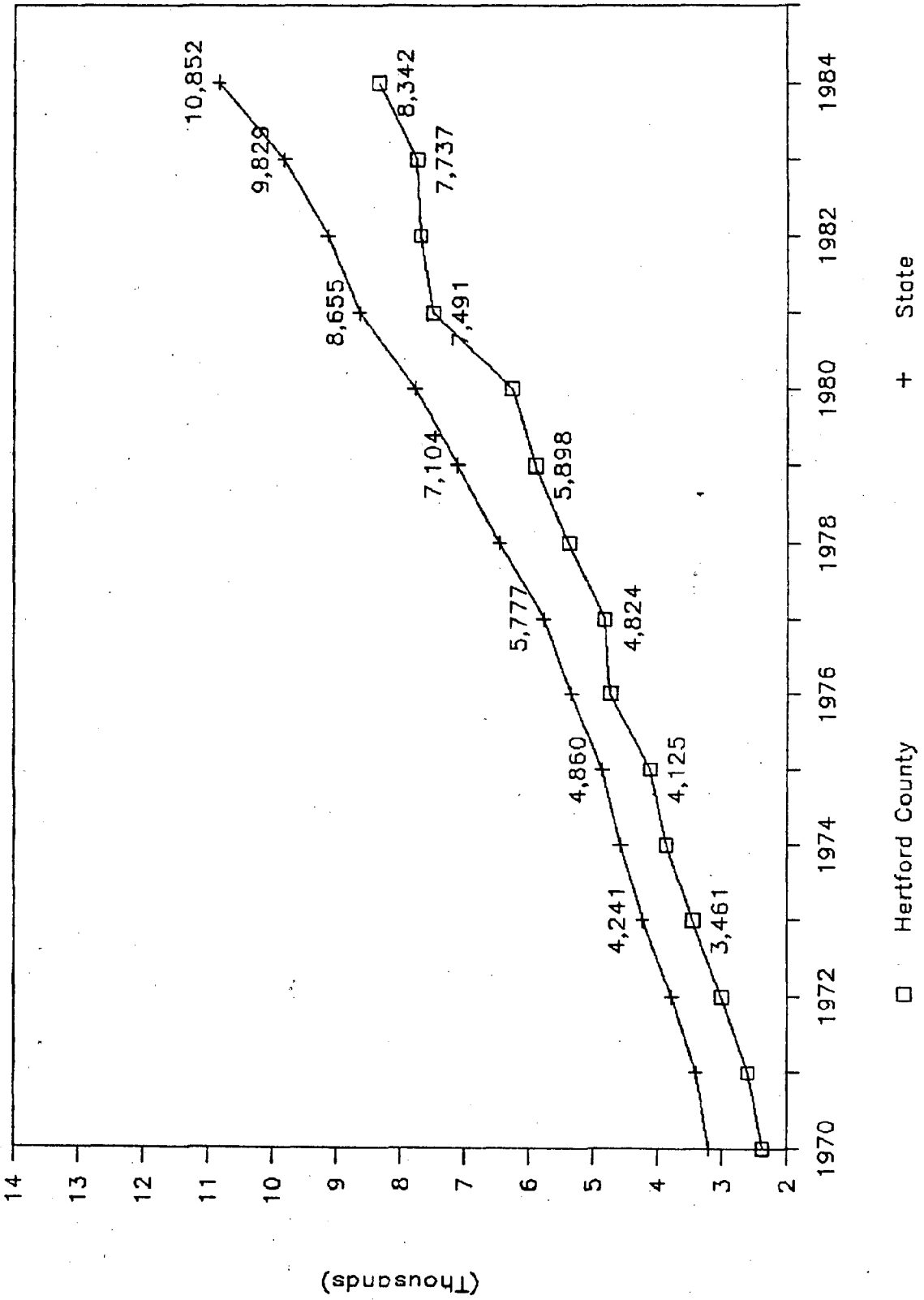


Source: U.S. Census

Figure 5

Per Capita Income

1970-1984

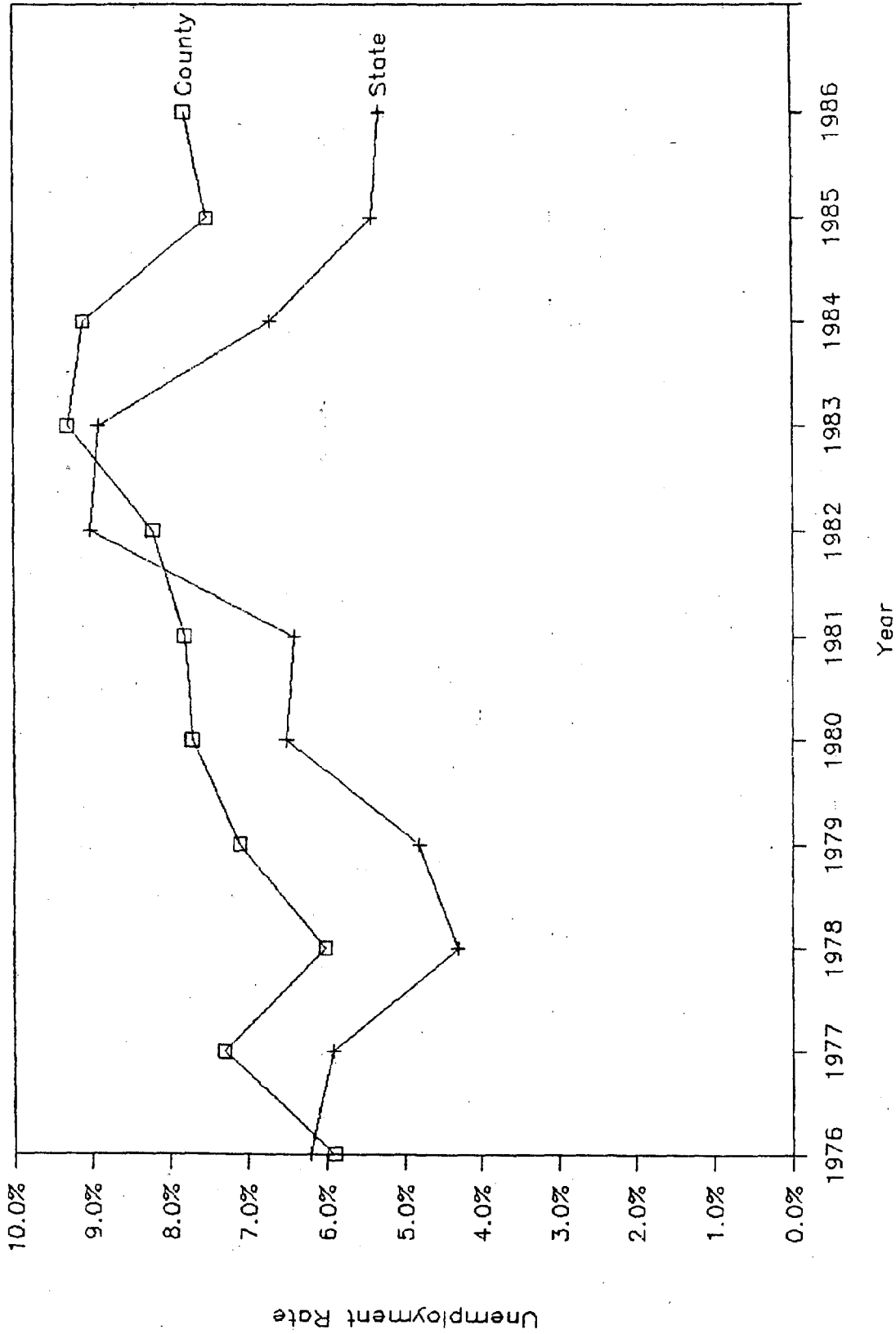


Source: Office of State Budget and Management

Figure 6

Unemployment Rate

1976-1986



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

II. LAND USE

A. Existing Conditions

The Town limits encompasses an area of about 2.6 square miles. Including the satellite annexation at the intersection of N. C. 561 and State Route 1108 - the site of the Ramada Inn - and the area within the one-mile extraterritorial jurisdiction, the Ahoskie planning area covers about 10 square miles of Hertford County. As shown on the Map of Existing Land Use (pg. 37.3), the Town is bisected into eastern and western halves by the Seaboard Coast rail line, and into northern and southern halves by N. C. 561 and Memorial Drive.

The Town developed around the railroad and most industrial uses and the older commercial and residential areas are found near the railroad. The Town's National Register Historic District is located in the area of the Main Street/Railroad Street intersection, and encompasses a number of historic commercial buildings. Several large old homes of local significance are found on Catherine Creek Road just south of the eastern spur of the rail line.

Industrial uses cluster in the northern half of the Town along the rail line. Bennett Box Company, located at the southern end of Railroad Street, is the largest industrial concern with the Town. As part of its box fabricating operation, the company has a lumber yard and sawmill on-site. South of Bennett Box along Railroad Street are a number of other

industrial and warehousing operations. Industrial uses extend south along Railroad Street to First Street and then east along the rail spur to Catherine Creek Road. At one time the railroad continued east beyond the extraterritorial limits. An industrial area developed here around the rail line at the eastern edge of the Town and in the extraterritorial area to the east. Just within the Town's eastern limit is the Southern States farm supply operation, and Georgia Pacific has a large lumber operation in the eastern extraterritorial area along N. C. 561. Recent industrial development has occurred in the southern half of the planning area. Two large industrial concerns have located near the rail line at its intersection with State Route (S. R.) 1105. Carolina Bullets has located just within the Town's one-mile jurisdictional limit and Kerr Glass opened in the old West Point Pepperell plant across the road from Carolina Billets. As S. R. 1105 is the extraterritorial boundary in that area, Kerr Glass is currently not within the Town's planning jurisdiction.

The Town has eight railroad crossings within its city limits. The railroad has historically been viewed as one of the community's major assets and in general, the rail line presents no major land use concerns. Maintenance of the rail crossings has, at times, become a concern. Six of the crossings have been reconstructed within the last two years and the Town has contacted rail officials to request refurbishment of the remaining two.

Most of the area within the Town limits has been developed and much of that development is residential in nature. At the same time, Ahoskie is the commercial center of Hertford County so the Town has within its planning limits more commercial and industrial development than other communities in the area. The Town's first commercial area developed along Main Street near the railroad, and the area along Main Street between Church Street and First Street continues to be commercial in nature. Typical of communities nationwide, recent commercial development has occurred in areas outside downtown. In Ahoskie, commercial development has occurred along the Town's major thoroughfares and much recent development is highway-related: drive-thru restaurants, gas stations, and convenience stores. U. S. 13, from its intersection with N. C. 561 west to Peachtree Street, is lined with commercial uses. The Newmarket shopping plaza is located on U. S. 13 just inside the Town limits on the east. Along N. C. 11/42 to the south, another commercial area has developed where the highway crosses Ahoskie Creek. Commercial uses here include a feed and fertilizer distributor, a supermarket, a furniture store, and a gas station. Scattered commercial uses are found throughout the rest of the planning area. Several small commercial areas are found in the northern half of the region along U. S. 13/N. C. 11 and S. R. 1415 to the north.

Residential uses developed along the railroad in conjunction with the commercial and industrial growth of the early 1900's. The western half of Town is primarily residential in nature and a large residential area is also found in the northeast portion of the Town. There are also several proposed subdivisions in Town including Isaac Terrace and Vernon Place. Residential development has occurred in the extraterritorial area, primarily in strip fashion along existing roads, although some subdivision has occurred. The two major areas of subdivision are along N. C. 561 - Colonial Acres, and off N. C. 11/42 in the southwest portion of the planning area - the Morris subdivision. Neither area is currently served with Town water or sewer.

The western half of Town also holds Ahoskie's major institutional uses. Roanoke-Chowan Hospital is located at the intersection of Memorial Drive and Academy Street. Ahoskie Graded School and Ahoskie Middle School are located at the western terminus of Main Street, and Ahoskie High School is located on N. C. 561 just within the Town's western limit. Just inside the extraterritorial limit in the southwest is a regional office of the State Department of Transportation, and a state highway patrol office is found off N. C. 11/42 on S. R. 1107.

Although over 80% of all residential units are single-family dwellings, the Town has a number of multifamily develop-

ments including the Parkwood Apartments (located just west of the grade school off Talmadge Street), and Peachtree Court Apartments and Pierce Avenue Apartments, both located in the southeast corner of the Town.

Most of the extraterritorial area remains undeveloped. The major portion of this area has been cleared and much of it is used for agricultural purposes. Agricultural uses are especially prominent in the southern half of the planning area. Scattered areas of woodland are found between cleared land.

B. Recent Development; Future Growth

The Town's population has increased only slightly since 1980- growing by about 50 people between 1980 and 1985. Yet considerable residential development has occurred over the past six years. Between 1980 and 1986 over 175 building permits for residential units were issued. Slightly more than half of these permits were for multifamily units, the remainder were for single-family dwellings (Table 9, pg. 3). The apparent discrepancy between residential development and population growth can be accounted for by noting that household size is decreasing. In Ahoskie and elsewhere, families are smaller now than they were ten years ago; percentage-wise there are more elderly people and many of those persons live alone. As a result, more units are now necessary to house even a population which has shown little growth.

For the most part, recent construction has been scattered throughout the planning area and no pattern to new development is evident. Comparing residential uses in 1981 with those in 1987, the major change is found in the southwest corner of Town off S. R. 1107 where the Morris subdivision has been expanded and a new S. R. 1209 created. Another limited area of new residential development is noted in the area of Woodland Street in the southwest corner of Town. New construction is also noted along S. R. 1130 in the northwest region of the extraterritorial area. Future residential development is likely to follow the pattern established over the past decade: scattered development throughout the planning area and expansion of existing subdivisions.

Industrial development since 1981 has occurred in the southern extraterritorial area along S. R. 1105. Carolina Billets has constructed a new facility on S. R. 1105 across from the former West Point Pepperell plant - now home of Kerr Glass. Although no plans for additional industrial development in the region have been announced, the area along S. R. 1105 can easily accommodate new construction. In contrast to industrial areas within Town, most of the area is undeveloped and is well away from residential and commercial uses. The area is served by railroad and is close to U. S. 13 and N. C. 42. Natural gas service is available and the Town (with assistance from the

County)), is currently extending water service to the Kerr Glass facility. Undeveloped industrial land is also available along U. S. 13/N. C. 42 in the eastern portion of the planning area.

Commercial development is likely to continue along major highways, although the Town welcomes new commercial enterprises into its downtown. A new 105,000 square foot shopping center is currently being constructed on a 20-acre parcel on U. S. 13/N. C. 42 across from the Southern States operation.

No annexation has occurred in recent years as the capacity of the Town's wastewater treatment system prohibited new connections. Construction of the new facility will begin in 1987 and the Town is now contemplating annexation of several areas. Most of the areas being considered are residential in nature - the Colonial Acres subdivision on N. C. 561; the Morris subdivision on south N. C. 42; an area just outside Town on U. S. 13 north; and the Catherine Heights subdivision on S. R. 1415. The only commercial area under consideration for annexation is along U. S. 13 south to Freeman Metal works, and along N. C. 561 to the Georgia Pacific plant. Should all areas under consideration be annexed, the Town's population would increase by about 500 persons.

C. Land Use Concerns

The current pattern of development in the Town presents no major land use concerns and new development in the next five

years should present no major land use problems. The area is growing very slowly and the nature and location of new development will be controlled by the Town's zoning and subdivision regulations. Although residential areas adjoin industrial areas the areas in which any new industrial development will occur. The Town is fortunate that development has not occurred near sensitive natural areas. The area between U. S. 13/N.C. 42 contains an extensive area of wetlands, but remains undeveloped. Except where it crosses under U. S. 13/N. C. 42, no development has occurred near Ahoskie Creek, the Town's only Area of Environmental Concern.

D. Development Controls

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

1. Regulatory Mechanisms

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

The Ahoskie Zoning Ordinance was most recently revised in 1982.

Subdivision Regulations were first adopted in the early 1970's and revised in 1982.

Mobile Home Park Regulations are included in the Town's zoning ordinance.

Floodplain Regulations are included in the Zoning Ordinance.

The State Building Code is enforced by the Town's Building Inspector.

A Housing Code was adopted in 1972.

Septic Tank Regulations are enforced in extraterritorial area; over 99% of all lots in-Town are serviced by public sewer. The County Health Department administers the state's environmental health code, Chapter 130A of the General Statutes.

A Historic District Ordinance was proposed in the early 1980's but not adopted.

A Nuisance Ordinance in effect.

2. Development Plans

Local plans that control development decisions include the Town's 1981 CAMA Land Use Plan Update and the Hertford County Disaster Relief and Assistance Plan. No transportation projects are scheduled for the Ahoskie area according to the State's Transportation Improvement Program (TIP) (December 1986). Local recreation needs are addressed by the Town's Recreation Department in conjunction with Town's Recreation Committee. The Town recently completed construction of a new recreation center. According to local officials, the new recreational facility and the two newly-lighted tennis courts and ballfield next-door are well utilized by local residents.

The Town is currently administering two Community Development Block Grants (CDBG) for community revitalization projects.

The first grant has facilitated sidewalk and gutter improvements on Main Street and housing improvements in the residential area surrounding Main Street. The grant also contains money for facade renovations in the downtown area. About \$80,000 has been set aside to help property owners underwrite interest costs on commercial loans used for facade improvements in the Town's downtown commercial district. Local officials observe that this aspect of the CDBG program has generated little local intent. The second grant contains money for housing rehabilitation and clearance in the North Catherine Street area, as well as for two "local action projects" such as drainage and sidewalk improvements. The County is currently administering a CDBG grant for improvements in the Catherine Heights area. Plans call for construction of a wastewater collection system, water distribution system, and street and drainage improvements.

Although Ahoskie has not officially adopted a Capital Improvement Program, the Town has been planning for the new sewage treatment facility for a number of years. The Town has been setting aside money for the facility for about ten years and now plans to finance its share of the project costs with these accumulated funds.

3. Development Policies

Hertford County has a utilities extension policy in which the Town participates. Typically, the County will pay for

extension of local utilities, and upon completion of the project, operation and management become the responsibility of the Town.

In 1981 the Town adopted a number of policy objectives in the areas of resource protection, resource production and management, and economic and community development to guide land development in the Ahoskie area for the next five years. As a first step in updating the Town's 1981 land use plan, planners evaluated how far the Town had come in achieving the goals set in 1981. By evaluating the objectives and implementation actions of the 1981 program, planners hoped to make the Town's 1987 land use plan a more effective document.

On a scale of A to F, planners rated the effectiveness of the Town's 1981 plan an A-. Virtually all of the implementation strategies outlined under each policy objective were acted-on. The Town has, as specified in the 1981 plan, continued to participate in the Federal Flood Insurance Program, reviewed reports analyzing the condition of the area's groundwater supply, and utilized its zoning and subdivision ordinances to control land development. As recommended in the 1981 plan, the Town applied for, and received, funds for housing rehabilitation, street and sidewalk improvements, and downtown revitalization.

Many of the planning goals outlined in the Town's 1981 plan have been incorporated in the 1987 update. Protecting fragile natural areas, protection of groundwater supply, and protection

of agricultural land have all been made important policy goals of the 1987 planning program, as they were in the 1981 plan. Similarly, several of the implementation strategies outlined in the 1981 plan have again been recommended for action in the 1987 plan. The Town will continue to apply for funding for community development projects and to use its regulatory tools - zoning, subdivision, and housing regulations - to guide development in the area. The Town's 1987 plan has however outlined several new action-items for local consideration, including adoption of a historic district ordinance and development of a farmer's market. A completing listing of the policy objectives and implementation strategies the Town had adopted to guide development in the Ahoskie area through 1992 is found in Chapter III.

E. Development Constraints

1. Land Suitability

Within the Town's corporate limits, there are few factors constraining land development; in the extraterritorial areas development limitations are more numerous. Constraints can be classified into one of three categories: physical limitations, fragile areas, and areas of resource potential.

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

The Ahoskie area has several flood-prone areas. The Federal Insurance Administration (FIA) has defined the Zone A floodplain as those areas which have a 1% or greater chance of flooding in any year. In communities such as Ahoskie which participate in the National Flood Insurance Program, the lowest floor of residential buildings must be elevated at or above base flood level as determined by FIA; non-residential structures can be flood-proofed instead. As noted on the Map of Land Use Constraints (pg. 37.4), most of the planning region's floodprone areas are in the extraterritorial jurisdiction. Only two small areas of Zone A floodplain have been identified within the Town. These are found at the Town's eastern boundary in the Newsome Street area. Outside of Town in the southern extraterritorial

jurisdiction, floodplain borders Ahoskie Creek, widening to form a large flood-prone area east and west of S. R. 1001. To the east of Town, a flood-prone area is found adjoining Whiteoak Swamp; to the north, a Zone-A floodplain has been delineated adjoining Horse Swamp.

The presence of poor soils and steep slopes also limit the development of land resources. Soil conditions determine the suitability of the land for in-ground sewage disposal systems. Before land can be build-upon the stability, bearing capacity, and erodibility of the soil must also be considered. The major soils found in the Ahoskie region are listed in Table 10 (pg. 37.1). Within the Town, soil type CsA is most prevalent. This is the Craven-Urban land complex. Much of the original soil in this area has been cut, filled, graded, paved, or otherwise altered. As shown on the Ahoskie Area Soils Map (pg. 37.5), soil types LF, BB, and the Craven-type A and B soils are the common soils of the extraterritorial area. A large area of Leaf loam soil (LF) is found east of the Town on either side of the Whiteoak Swamp. This soil has severe limitations for building and for the siting of septic systems. As shown in Table 10, nine of the other ten soils in the area also have severe limitations for in-ground septic systems. As most new development in the extraterritorial area will be served by in-ground systems, poor soils may prove to be a major development limitation in many places in the planning area.

Steep slopes will not limit development as they might in other places in the County. The terrain varies from flat flood-prone areas to gently rolling hills. Similarly, no man-made hazards that might limit future development have been identified in the Ahoskie area.

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

The area's aquifer system can be divided in three hydrogeologic units: the Cretaceous aquifer system; the Tertiary aquifer system; and the water-table aquifer. The Cretaceous aquifer provides Hertford County with much of its groundwater and is the aquifer in which the largest water level declines have been noted. The water-table aquifer recharges the underlying artesian aquifer units. In the Ahoskie area, this layer lies close to the surface in many soils and is very vulnerable to pollution from septic tanks, industrial and municipal waste disposal, landfills, and agricultural activities.

In an effort to protect public water supplies, many communities are now regulating development in the recharge area of public wells. In Ahoskie, the Town's four public wells are located in areas which are already highly developed. The Town has a well off McKinely Street just east of the rail line, and another just east of the railroad south off Myers Street. A third well is located off Odom Street in the southeastern corner of Town, and the fourth well is in the western half of the community on Pembroke Avenue.

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

The Coastal Area Management Act of 1974 (CAMA) established the Coastal Resources Commission (CRC) and specified that the CRC identify and designate "areas of environmental concern" - AECs. AECs are areas with natural or cultural resources which are of statewide concern. Unregulated developing in AECs has a high probability of causing irreversible damage to public health, property, and the natural environment. Thus, the CRC developed guidelines for development in AECs. Four categories of AECs have been developed: the estuarine system; the ocean hazard system; public water supplies; and natural and cultural resource areas. According to the guidelines established by the CRC, most projects in AECs require a CAMA permit. "Minor"

development permits (generally projects altering less than 20 acres or involving structures less than 60,000 square feet) are issued by a local permit officer. "Major" development permits are issued by the State Division of Coastal Management.

Ahoskie Creek is the planning region's only Area of Environmental Concern. Ahoskie Creek is considered a public trust area. Public trust areas are defined as waters and submerged lands in the coastal region where the public has traditionally had the right of use, including the right of navigation. Thus, all navigable waterways in Hertford County, including Ahoskie Creek, are considered public trust AECs. Public trust areas are included in the category of estuarine system AECs. Other natural areas included in this category are: estuarine (brackish) waters, estuarine shorelines, and coastal wetlands.

Aside from Ahoskie Creek, no unique or sensitive natural areas have been identified in the planning region. The North Carolina Natural Heritage Program has no record of any endangered species or habitats, or rare geologic areas within the planning area. The Town does however have several cultural features of note including a National Register Historic District which contains over fifteen historic commercial buildings.

The Town's Historic District encompasses an area of about two square blocks in downtown Ahoskie. The District includes business properties fronting on two of the Town's earliest

commercial streets - Main Street and Railroad Street - as well as properties fronting on Mitchell Street north of Railroad Street. Ahoskie developed as a railroad town in the late 1800's and the intersection of Main Street and the railroad became the primary business location. Structures in the historic district represent several periods of construction, from the early 1900s to 1940, and are oriented to Main Street and the railroad at their intersection. The modest one-, two-, and three-story brick buildings provided facilities for retail trade, hotels, banks, entertainment, and governmental services. Most of the buildings are typical commercial buildings with brick facades above storefronts, creating a cohesive streetscape, representing Ahoskie's major historical periods of development. A brief description of the district's 18 historic properties follows. Information on the Town's historic resources was compiled from a 1984 report by Philip Letsinger entitled, "Nomination to National Register of Historic Places; Ahoskie, North Carolina".

(former) United States Post Office 201 W. Main Street. The former Post Office, completed in 1940, is considered one of the "pivotal" (most significant) buildings in the District. It is an important example of contemporary federal agency architectural design and construction at the close of the depression period. The Post Office was moved to its present location in 1975 and now functions as the Town Hall. Postal work areas have been remodeled for offices and a council room.

Mitchell Hotel 131-135 W. Main Street. The Mitchell Hotel, built in 1910, was Ahoskie's second "modern" hostelry. It was a three-story brick building with hotel rooms on the upper floors, the hotel lobby and dining room on the west side of the first floor and

Mitchell's drugstore and soda fountain on the east side of the first floor. By 1915, the name had been changed to Manhattan Hotel and then in the late 1920s it was changed back to Mitchell Hotel.

Mitchell Hotel Annex 127-129 W. Main Street. A 1923 map shows a one-story brick building divided into two storefronts. The second floor was added in 1925 as an annex to the adjacent Mitchell Hotel building.

Commercial Building 123-125 W. Main Street. This one-story brick commercial building was built some time between 1906, when a fire destroyed all the frame buildings in this block, and 1923. The facade is divided into two storefronts by brick pilasters which extend above the parapet.

Farmers - Atlantic Bank 119 W. Main Street - near junction with Mitchell Street. This three-story brick building in a classic temple form, is considered one of the most important buildings in the District. The bank was constructed in 1918 and was Ahoskie's most expensive building up until that time. Two fluted brick columns frame the building's recessed entry.

Richard Theater 117 W. Main Street. Jesse Richard Garrett, "The Builder of Ahoskie", had this theatre built in 1927. Ornate cast metal seat ends carry the initial "R" in tribute to the builder, its namesake. The ornate ticket booth originally was free-standing at the face of the building with the entry doors just behind. Ornate playbill cases, mirrors and light fixtures completed the setting for the lobby of "Eastern North Carolina's Finest." The Gallery Theater, Incorporated, has acquired ownership of the building for community use.

Hotel Comfort 111-115 W. Main Street. The building was constructed in 1906 after a fire destroyed the frame building on this site which housed the post office. Shortly after the fire, Arnold Bazemore, postmaster at the time, built this two-story brick building with a store and post office on the left side, the hotel lobby and dining room on the right, and twelve hotel rooms upstairs.

J. T. Parker and J. W. Powell Buildings 105 and 109 W. Main Street. J. T. Parker and J. W. Powell built these two adjoining two-story brick stores about 1910. In

the 1920s, the J. N. Vann hardware store was located in the former Parker store at number 109, and the Hertford Herald moved from their building on South Railroad Street to the former Powell store at number 105.

R. J. Baker Building 101 W. Main Street. This two-story brick commercial building was built about 1910. The east storefront was leased to the Post Office for ten years beginning in 1912; the west storefront was used as a barbershop. The second floor was used for both living quarters and offices.

Hertford Herald Building 102-104 S. Railroad Street. The building was started in 1910 and completed in 1915 when purchased by J. R. Parker and James Vinson. the offices of the Herald was located here until the late 1920's.

Commercial Buildings 100 Block N. Railroad Street. A fire in 1925 destroyed the frame warehouses and livery stables in this portion of the block enabling the various owners to rebuild the commercial buildings in this simple but harmonious manner. The two earliest storefronts are the simplest in design while the remainder of the block has a slightly more ornate design. These commercial buildings have served a variety of retail, service, and office uses. One of the earliest use was for a candy store called the Sugar Bowl in the southernmost storefront. The original storefronts generally had recessed center entries with double doors flanked by large display windows and the brick wall above gave indirect light to the interiors of the store spaces. One prism glass transom is still evident on the southernmost storefront. Most of the interiors still retain the original pressed metal ceilings and borders although some have been obscured by new lowered ceilings.

W. D. Newsome Building 119 N. Railroad Street. This building was built in 1905 following the fires of 1901 and 1902 which destroyed most of the earlier frame structures. W. D. Newsome, the original owner of this building was a black educator in Hertford County and served in the North Carolina House of Representatives from 1870 to 1872. Jim Odom and Jim Hill had a store in the building about 1910, and the Masons moved upstairs for their lodge meetings at that time. The upstairs hall was also used for the first movie theater in Ahoskie.

Garrett Hotel W. Main Street and N. Railroad Street. J. R. Garrett considered plans for a new hotel in 1920, but his plans were delayed by the depression in the fall of 1920. In the early 1920s, Ahoskie was becoming a regional trade center, and the Chamber of Commerce mounted a campaign to have a new hotel built in Ahoskie. In 1923, Garrett made plans for the hotel which he then financed and constructed. The hotel was leased to J. Haywood Dukes and the "leading hostelry of all this Northeastern era" formally opened in July 1926. The three-story L-shaped building fronts on both North Railroad Street and West Main Street, with the hotel entrance on North Railroad Street. Except for the hotel entry, the ground floor storefronts were rented for other businesses. The North Railroad Street section incorporates two earlier two-story brick commercial buildings, one of which was the Fletcher Powell Building reputed to be the first brick store in Ahoskie (ca. 1901).

Bank of Ahoskie N. Railroad Street at Main Street. The Bank of Ahoskie, the oldest bank in Ahoskie, had this building constructed in 1925. It is considered one of the most important buildings in the District. Part of the construction boom of the mid-1920s, the new Bank of Ahoskie was the cornerstone of the newly built business block on West Main and North Railroad Streets. The bank's main entrance, like that of the Garrett Hotel, faces Railroad Street which had become the Town's center, rather than Main Street. The two-story building is designed in the Beaux-Arts style and faced with cut limestone. The main floor was double height with a high ceiling banking room lighted by the five round arched windows along Main Street. The bank's main entrance is recessed under the tall arched opening facing North Railroad Street.

Sawyer-Brome Furniture Company 126 W. Main Street at N. Mitchell Street. Constructed in 1924, this is also considered one of the District's pivotal buildings. The Main Street facade incorporates decorative glazed terra cotta, the only example of its use in Ahoskie. Fires in 1925 destroyed all the frame buildings in this block, leaving only this new building and two earlier brick buildings on North Railroad Street.

E. L. Garrett Building 110-122 N. Mitchell Street. The first floor storefronts of this 1938 building have been adapted to a variety of uses since the building

was built. The second floor, faced with clinker brick and roofed with a gable roof instead of the more typical flat roof, housed a roller skating rink when the building was initially opened.

M. H. Mitchell Furniture Company Annex North Mitchell Street. M. H. Mitchell built this building in the late 1940s as an annex to his furniture store which fronted on North Railroad Street. The Building's large glass display windows, recessed entry, and plain second story are typical of commercial structures built in the late 1940s.

E. J. Gerock Department Store 102 East Main Street. The Roanoke-Chowan Times noted in an October 1910 edition that "Mr. E. J. Gerock is having a large brick store, that, when completed, will be perhaps, the most handsome in town." The Main Street facade of the building, completed in 1910, is divided into three sections with pilasters which extend above the front parapet wall.

The State Department of Cultural Resources has conducted an inventory of archaeological sites in Hertford County. No recorded sites have been found in the Ahoskie area but state officials believe that there is a high probability for encountering archaeological sites along the first and second terraces of Ahoskie Creek.

Areas of Resource Potential. Much of the planning area outside the City limits is currently used for agricultural purposes. According to the U. S. Department of Agricultural, some of that land is prime farmland. Agricultural officials have observed that prime farmland will be of major importance in providing the nation's short and long range needs for food and

timber. Thus, conservation of prime farmland has become a national objective and is an important state agricultural goal as well.

Prime farmland is defined by its current use (urban, or built-up areas cannot be considered prime farmland) and by the soils that comprise it. In Ahoskie area the AtA, CaA, CaB, CrA, CrB, GoA, and NoA soils are considered prime farmland soils. These soils have properties that are favorable for the production of sustained high yields of crops. According to agricultural officials, these soils produce the highest yields with minimal inputs of energy and economic resources, and farming these soils results in the least damage to the environment. As shown on the Ahoskie Area Soils Map, the region contains a fairly extensive area of the Craven soils in the western extraterritorial area.

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

2. Facility Limitations

As a community grows, service demands increase. More police and fire protection may be needed; additional classrooms or schools may be necessary. Demand for public water and sewer

service increases. Planning for future service demands helps to avoid shortfalls in the provision of public services. Development can be severely constrained when the demand for vital services such as water and sewer, exceeds supply.

Population growth in Ahoskie and throughout Hertford County has been slow in recent years. Between 1970 and 1985, the County grew by less than 2%. Most growth during this period occurred in outlying areas outside of towns; during this same period, Ahoskie lost about 3% of its population. Since 1980, the Town has grown slightly, and in 1985 state officials estimated the Town had just less than 5,000 residents.

The Office of State Budget and Management forecasts slow growth for the County as a whole. Between 1985 and 1990, the population of the County is expected to increase by about 4% (Table 11, pg. 37.2). Between 1990 and 1995, the population is expected to increase by another 2%. Growth will be well-distributed throughout the County. Should development follow the trend noted over the past 15 years, the majority of new development will occur in outlying areas outside of incorporated places. As mentioned earlier in Section B, the Town is considering annexation of several residential areas and one commercial area as well. The population in all areas being considered totals about 500 persons. Assuming these annexations are carried out and assuming the existing population of the Town will increase by

1% (the rate noted between 1980 and 1985), the Town will have a population of about 6,000 persons in 1990. Unless a major new industry locates in the area, it is unlikely the Town's population will exceed 7,000 persons by 1995.

The trends in population change noted in the past decade will continue through the 1990's: percentage-wise, Ahoskie and all Hertford County will have more older persons and less young persons than it has in the past. In 1985, about 21% of the County's population was under nineteen years of age (Table 12, pg. 37.2). That percentage is expected to decline to about 28% by 1995. In contrast, the percentage of the population 65 and older is expected to increase from 13.7% of the County's population in 1985, to 16.4% by 1995.

Water Service. Almost all properties within the corporate limits are serviced with public water. Water mains extend outside of Town along N. C. 561 west to the Ramada Inn; for a short distance north along Catherine Creek Road (S. R. 1415); north along U. S. 13 to the Maola plant; and along U. S. 13 south to the Freeman Metal Works. The Town plans to extend a 16 inch water main to the Kerr Glass facility on S. R. 1105. System extensions are being financed by state and County funds but are being administered by local officials.

Ahoskie is fortunate in that it is a water-rich community. The Town's four wells have a capacity of between 1.8 and 2

million gallons per day (gpd). Water demand now averages 550,000 gpd. Storage capacity is 800,000 gpd - almost a two-day supply. As part of system improvements to serve Kerr Glass, the Town plans to construct another deep-well. At some future date, the Town's storage capacity may have to be increased. Water supply however, should not limit growth in the foreseeable future.

Sewer Service. The area serviced by the Town's municipal waste treatment system is similar to that serviced by its water system. Almost all properties within the corporate limits are serviced by public sewer. Sewer lines extend outside of Town to Ahoskie's satellite annexation at the Ramada Inn; along U. S. 13 north to the Maola plant; and extend for a short distance north along Catherine Creek road.

The Town currently operates a trickling filter treatment system which discharges into Ahoskie Creek. The Town is in the final stages of constructing a land application system to avoid discharging municipal waste into the nutrient-sensitive Ahoskie Creek. In December 1986, the Town purchased almost 470 acres south of S. R. 1105 for use as spray fields.

The capacity of the Town's current treatment plant is 800,000 gpd. The new system will be designed to handle 1.2 million gpd. Current demand on the system is 800,000 gpd however the system has a problem with infiltration of water from

outside the system. Thus, system demand is somewhat weather-dependent and in rainy periods, demand often exceeds plant capacity.

The Town has received grant assistance to help correct infiltration problems. Officials hope that corrective actions will reduce demand to about 600,000 gpd. Given system improvements, the Town's treatment system should accommodate increased demand from proposed annexation and projected population. Should infiltration problems be remedied as anticipated, system demand could almost double and still be accommodated by the Town's new treatment system.

Public Schools. The capacity of County schools will not constrain development in the foreseeable future. As noted in Table 13 (pg. 37.2), except for the Ahoskie Graded School, all schools are currently being used well below capacity.

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

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

Protective Services. The Town funds a 17-person police department. With about one officer for every 300 residents, for a town of its size, police protection in Ahoskie would appear above-average. The police department maintains 12 vehicles.

Four full-time firemen and 28 volunteers provide the Town with fire protection. The Town currently owns two pumpers and has purchased a new 1,250 gallon per minute pumper; delivery of the new engine is scheduled for October 1987. By 1989, the Town hopes to have constructed a new public service building to house both its police and fire departments.

Recreation. In 1975 the Town opened a recreation center on the west end of Main Street near the Middle School. The center maintains a large inventory of exercise equipment, has a room for arts and crafts, and a kitchen facility as well. Adjoining the center is a large playground area, two lighted tennis courts and a soccer field. The town maintains three ballfields in back of the High School on land leased from the County School Department; two of these fields are lighted. In addition, the Town assists the County in maintaining four unlighted tennis courts at the High School.

Solid Waste. Residential waste is collected twice weekly. The Town's commercial container truck operates six days per

week and services commercial operations as needed. Refuse is currently disposed at the Hertford County landfill, located about three miles from Winton. The landfill is nearing capacity and the County is currently studying disposal alternatives.

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

No major state highway improvements are scheduled for the Ahoskie area according to the official state transportation plans. Several bridges are to be replaced in the surrounding area however, on east N. C. 561 over Ahoskie Creek; on S. R. 1425 between Ahoskie and Como over Flat Swamp; and on S. R. 1427 over the Wiccacon River.

Implications

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

Table 9
BUILDING PERMITS 1980-1986

Year	Single-Family	Multi-Family	Commercial/Industrial
1980	19	0	17
1981	22	60	19
1982	7	2	12
1983	9	8	9
1984	10	6	23
1985	15	14	10
1986	3	2	5
Total	85	92	95

Source: Ahoskie Building Inspector

Table 10
SOIL CHARACTERISTICS

Limitations for:						
Code	Soil Type	Slope	Buildings w/o Basements	Septic Tanks	Runoff Potential	Depth to High Water Table (ft)
AtA *	Altavista fine sandy loam	0-2%	Severe	Severe	Moderate	1.5 - 2.5
Bb	Bibb	0%	Severe	Severe	Moderate	0.5 - 1.5
BoB	Bonneau loamy sand	0-6%	Slight	Moderate	Low	3.5 - 5.0
CaA *	Caroline fine sandy loam	0-2%	Moderate	Severe	Moderate	> 6.0
CaB *	Caroline fine sandy loam	2-6%	Moderate	Severe	Moderate	> 6.0
CoB *	Conetoe loamy sand	0-5%	Severe	Slight	Low	> 6.0
CrA *	Craven fine sandy loam	0-1%	Moderate	Severe	Moderate	2.0 - 3.0
CrB *	Craven fine sandy loam	1-4%	Moderate	Severe	Moderate	2.0 - 3.0
CsA	Craven-Urban land complex	0-2%	Moderate	Severe	Moderate	2.0 - 3.0
GoA *	Goldsboro fine sandy loam	0-2%	Moderate	Severe	Slight	2.0 - 3.0
LF	Leaf loam	0%	Severe	Severe	High	0.5 - 1.5
Ln	Lenior loam	0%	Severe	Severe	High	1.0 - 2.5
Ly	Lynchburg fine sandy loam	0%	Severe	Severe	Moderate	0.5 - 1.5
NoA *	Norfolk loamy fine sand	0-2%	Slight	Moderate	Slight	4.0 - 6.0
Ro	Roanoke loam	0%	Severe	Severe	High	0.0 - 1.0
RuA	Rumford loamy sand	0-3%	Slight	Slight	Slight	> 6.0
Se	Seabrook loamy sand	0%	Severe	Severe	Moderate	2.0 - 4.0
TaB	Tarboro sand	0-5%	Severe	Severe	Low	< 6.0
Ud	Udorthents, sandy	0%	(1)	(1)	(1)	(1)
WN	Wilbanks silty clay loam	0%	Severe	Severe	High	0.0 - 1.0

* indicates prime farmland soil

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

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

Table 11
FUTURE REGIONAL POPULATION

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

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

Table 12
COUNTY POPULATION AGE STRUCTURE 1985-1995

	1985		1990		1995	
	No.	%	No.	%	No.	%
0-4 years	1,728	7.2%	1,786	7.2%	1,664	6.6%
5-19 years	5,784	24.2%	5,830	23.5%	5,530	21.9%
20-44 years	8,504	35.5%	8,660	34.9%	8834	34.9%
45-64 years	4,634	19.4%	4,705	18.9%	5,100	20.2%
65 and older	3,274	13.7%	3,852	15.5%	4,152	16.4%
Total	23,924	100.0%	24,833	100.0%	25,280	100.0%

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

Table 13
SCHOOL ENROLLMENT

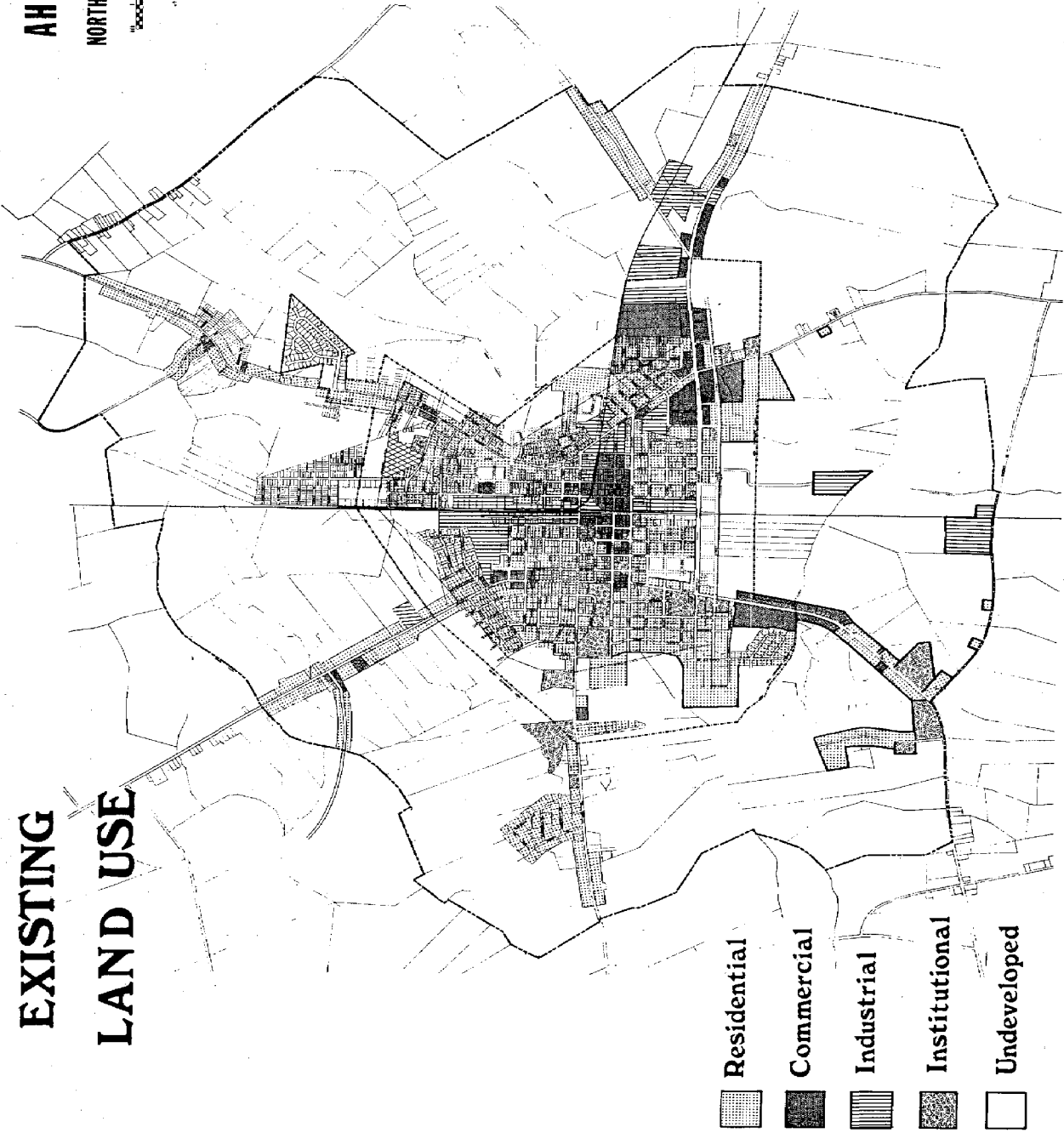
School	Grades Taught	Enrollment	Capacity	Enrollmt as % Capacity
Ahoskie Graded	K-3	695	800	87%
R.L. Vann	4-5	345	1,100	31%
Ahoskie Middle	6-8	595	950	63%
Ahoskie High	9-12	780	1,150	68%
Total		2,415	4,000	60%






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

EXISTING LAND USE

AHOSKIE

NORTH CAROLINA



-  Residential
-  Commercial
-  Industrial
-  Institutional
-  Undeveloped

The preparation of this map was financed in part through a grant provided by the Carolina Coastal Management Program, Management Act of 1972, as amended, which was approved by the United States Coastal Resource Management Administration.

Prepared by: HCS, Inc.
Wilmington, North Carolina
June 1987

LAND USE CONSTRAINTS

AHOSKIE
NORTH CAROLINA



Historic District



AEC



Floodplain



Public Well



Archaeologically Sensitive Area

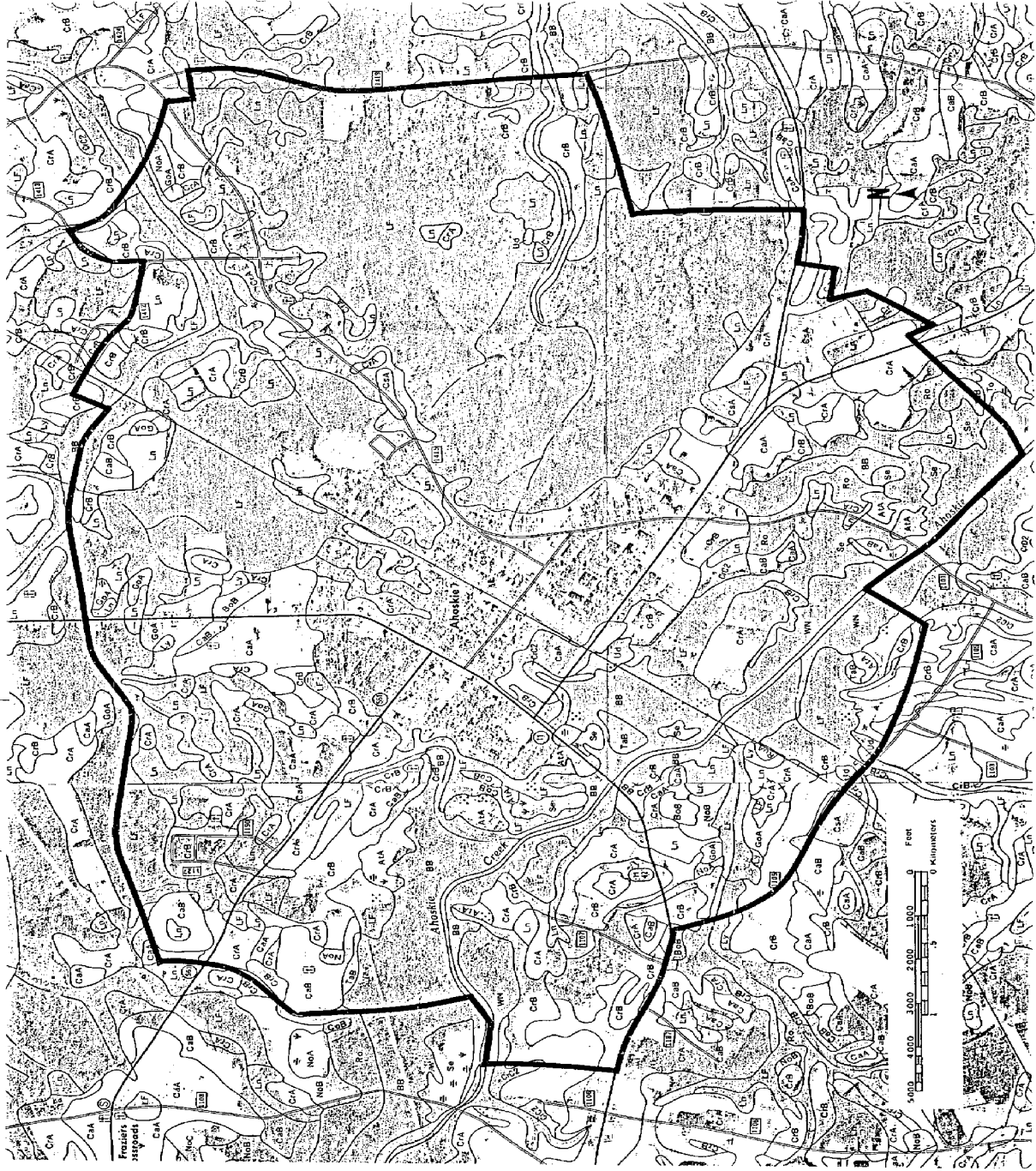


Source:
N.C. Dept. of
Cultural Resources;
U.S. Dept. of
Housing and Urban
Development, Flood
Hazard Boundary Maps

The preparation of this map was financed in part through a grant provided by the North Carolina Department of Transportation through funds provided by the Capital Area Transportation Planning Council. The map is administered by the Office of State and Local Governmental Affairs, Department of Transportation.

Prepared by W.C. Shaw, Commission
Washington, North Carolina
June 1987

AHOSKIE AREA SOILS



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

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

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

III. POLICY OBJECTIVES

A. Resource Protection

The Town is located in the heart of Hertford County. The 360 square miles of the County is rich in natural resources. The Chowan River borders the County on the east. To the north, the Meherrin River flows eastward to join the Chowan. Numerous creeks, streams, and wetlands drain the County and provide food and shelter for numerous fish and wildlife species. Ahoskie Creek, a sensitive Area of Environmental Concern, flows through the southern half of the planning area.

The Town acknowledges that the County's natural resources, particularly its land and water resources, are the reason that many people have chosen to live, work, and recreate in the County and within Ahoskie itself. To a very great extent, residential and commercial development, in fact, the general quality of life in the County and in Ahoskie depends on maintaining the quality of the area's land and water resources. The Town supports all local, state, and interstate efforts to preserve and enhance the quality of the County's valuable water resources and its productive agricultural land.

Creeks, freshwater wetlands and swamps, and limited areas of woodlands are the major natural areas found in the Ahoskie planning region. The Town will not support development that significantly degrades the quality of its surface waters and

wetlands or has adverse effects on their use as habitat for fish and wildlife. Most of the region's creeks and wetlands are floodplain areas. The Town will not support development in areas with natural hazards unless such development fully complies with all applicable development controls.

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

Non-point pollution has been identified as being a major contributor to water quality degradation in the Albemarle estuarine system. Both urban developed land and undeveloped agricultural land contribute to the non-point problem. Run-off from urbanized areas often contains dirt, oil, grease and other pollutants that may adversely effect water quality. Agricultural run-off may contribute sediments, fertilizers, and pesticides, that have harmful effects on riverine and estuarine systems. The Town supports measures to control both urban and agricultural run-off. The Town supports expansion of state programs, such as the Agricultural Cost Share Program, which will help local governments and private landowners in addressing the non-point problem. The Town will work with developers of large residential and industrial projects to insure that land development will not

have negative impacts on water quality. Innovative stormwater control measures will be encouraged. The Town's zoning ordinance will ensure that high density development occurs in areas served with municipal stormwater controls. The Town recently received funding for improvements to its municipal stormwater system.

Groundwater resources supply Ahoskie residents with water. Planners and local officials have only recently begun to understand the sensitivity of this valuable resource. Reports indicate that in recent years there have been substantial declines in the level of underground reserves. Moreover, environmental officials realize that groundwater resources across the state are threatened by the more than 37,000 underground storage tanks that are estimated to have leaks. New local development should not have negative impacts on local groundwater quantity and quality. The Town will not support development locally and in other areas that may cause future shortfalls in groundwater supply or pose severe risks to the quality of underground waters.

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

- preserve and protect local water resources and wetland areas
 - encourage developers to leave a 75 ft. open space buffer between development and water or wetland; consider requiring buffers in subdivision regulations.

- encourage developers to design projects so that runoff from project site is minimized; consider setting maximum runoff standards in subdivision regulations.
- support use of private package treatment plants only if proponents demonstrate that connecting to municipal sewer system is infeasible.
- classify land within 75 feet of creeks and swamps as Conservation on the Land Classification Map; for planning purposes, the Town will consider these Areas of Environmental Concern. All development within the Conservation zone should be for low density, low impact uses. Passive recreational developments- paths, trails or picnic areas, and Conservation-type uses such as designated open space or wildlife areas, would be appropriate uses for the 75 buffer area.
- preserve and protect Areas of Environmental Concern
 - support development in AECs only if such development meets the management objectives in 15 NCAC 7H.0203 and the use standards in 15 NCAC 7H.0208.
 - classify land adjoining Ahoskie Creek up to 75 feet from its banks as Conservation on the Land Classification map; water and sewer service will not be provided in this area but may extend through this area to serve development in the extraterritorial area.
- protect the Town's present and future water supply
 - support strict enforcement of regulations controlling underground storage tanks; in areas where the water table is high, support projects which propose above-ground storage; consider starting a local permit program for location of underground tanks.
 - support establishment of a state fund to assist communities in removing leaking underground storage tanks and in cleaning up affected water supplies.
 - oppose additional groundwater withdrawals by large water consumers in Virginia; oppose proposals to withdraw surface water from Lake Gaston for out-of-state consumption.
 - support state efforts to develop a groundwater management program for northeastern North Carolina.

- protect the Town's historic and cultural resources

- reactivate the Ahoskie Preservation Commission; review and revise the inventory of the Town's historic properties.
- adopt a Historic District Ordinance and include the Town's historic commercial downtown buildings in a Historic District; consider giving properties of special importance a local historic property designation.
- do not support proposals that may have negative impacts on historic or archaeologic resources; consider amending subdivision regulations to require identification of historic and archaeologic resources as part of subdivision review.

- discourage development on land which is not physically suitable for development

- continue participating in the Federal Flood Insurance Program and enforce the Town's Floodplain Ordinance.
- support strict enforcement of the state's Environmental Health Code regarding the siting of in-ground septic systems in unsewered areas.
- in areas experiencing septic failures outside of Town, investigate the possibility of servicing with sewers.

B. Resource Production and Management

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

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

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

resources. The Town supports diversification of the local agricultural economy. Produce and fruit farms, and retail operations that market these products - roadside stands and farmers markets - are encouraged and will be supported.

The County has 151,700 acres of forestland. Much of this is used for commercial forestry activities. The Ahoskie area has several lumber mills and wood/paper processing operations. The Town supports the presence of the lumbering industry in the area and encourages expansion of commercial forestry and wood processing operations if these will have no significant impacts on residential areas and local natural resources. In all cases, the Town desires that cleared areas be replanted as soon as possible.

The streams and creeks in the Ahoskie area are not large enough to support commercial fishing activities. Recreational fishing does occur on a limited scale in the Ahoskie area. At one time, commercial fishing was an important economic activity in the County as a whole. The Town supports state and federal efforts to improve the quality of the region's fisheries. Improving both the recreational and commercial fisheries is encouraged and will be supported.

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

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

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

- protect and enhance agricultural uses in the Ahoskie area

- classify agricultural areas outside of Town as Rural on the Town's Land Classification Map.
- to the extent feasible, continue to design betterment systems for public improvements that avoid imposition of costs on agricultural property whose agricultural use will not benefit from those improvements.
- consider starting a local farmers market in downtown Ahoskie; work with other area towns to develop markets in every community in which all County farmers could participate.
- support educational efforts and state and federal programs which encourage diversification of the County's agricultural economy.
- encourage farmers owning parcels of 10 or more acres to apply for use-value assessment.

- preserve areas of prime farmland

- adopt a policy to preserve prime agricultural land. Submit proposals for public projects to the Soil Conservation Service (SCS) for review. Do not undertake projects which in the opinion of the SCS, will have adverse impacts on important areas of prime agricultural land.
- support development of a comprehensive state program for farmland preservation. Support legislation that proposes to study farmland preservation programs existing in other areas and to develop appropriate programs and techniques for use in North Carolina.

- ensure efficient, environmentally sound agricultural production

- support use of Best Management Practices for agricultural land use and production.
- work with the SCS to encourage participation in the state's Agricultural Cost Share Program.
- support the Conservation Provisions of the 1985 Farm Bill:
 - . conservation reserve
 - . conservation compliance
 - . sodbuster
 - . swampbuster

- provide for development that preserves the area's productive natural resources

- support industrial proposals only if project demonstrates that prime agricultural lands and air and water quality will be preserved.
- work with proponents of new and expanding industrial concerns to ensure that project is consistent the objectives of the Town's Land Use Plan.

C. Economic and Community Development

Ahoskie is the population and employment center of Hertford County. More people live in Ahoskie than any other community in the area. Since the end of 19th century, residents from all parts of Hertford County and from adjoining counties, have come to Ahoskie to work and to shop. The Town values its position as leading the County in residential, commercial, and industrial development, and intends to focus efforts on programs that strengthen and enhance this position.

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

The Town encourages the location of "clean" non-polluting industries, and those that provide both technical and professional positions. Garment-fabricating operations, non-water consumptive food processing firms, textile milling plants, printing firms, and electronic manufacturing or assembly plants would be appropriate new industries for the Ahoskie area. The Town supports the location of commercial enterprises - both large retail operations, and small owner-operated commercial and

service firms. New tourist-oriented operations would be viewed as an asset to the area. The Town has a number of vacant commercial and industrial buildings. The Town encourages new or expanding firms to locate in existing structures, rather than to invest in new construction. The Town is especially concerned with revitalizing its commercial downtown area.

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

The Town will discourage the use of private package sewage treatment facilities. Instead, new large residential developments and industrial concerns will be encouraged to locate within the service area of the Town's sewage treatment plant. Given scheduled improvements to the facility, there should be adequate capacity to accommodate new demand generated over the next five to ten years.

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

The Town values local natural resources such as Ahoskie Creek, and regional resources such as the Chowan River, for the recreational and aesthetic amenities they supply. The Town supports state and federal programs that will assist the Town in attaining its objectives for protecting and managing these and other resources, and for assisting in efforts for community development. These include but are not limited to public access programs, programs for conserving prime farmland and preserving water quality, highway improvement programs, economic and community development programs, and programs which assist in preserving historic and archaeological resources.

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

- support expansion of existing industry and recruitment of new industrial and commercial enterprises
 - support the Ahoskie Industrial Development Advisory Committee and the Hertford County Industrial Development Commission in their efforts to recruit industry to the Ahoskie area.
 - support the Regional Small Business Incubator Facility in Ahoskie; work with Facility tenants to find appropriate locations for tenants in Ahoskie when operations move from incubator facility.
 - work with developers to provide water and sewer service for projects in unserved areas in accordance with the Town's Land Classification Map.
 - solicit technical assistance from groups such as the Small Business Center at Roanoke-Chowan College, the Mid-East Commission, and Northeast North Carolina Tomorrow, which can provide information and staff assistance for new and small businesses and economic development projects. Promote these groups within the business community.
- provide for the orderly growth of areas within Ahoskie and within the one-mile planning jurisdiction
 - conduct an annexation feasibility study to determine suitable areas in which to initiate annexation proceedings. Give priority to developed areas already provided with public services.
 - on the Town's Land Classification Map, classify areas within a one-mile radius of Ahoskie according to the guidelines of 15 NCAC 7B.0200. Developed areas within the Town will be classified Urban. Developed areas outside of Town which are currently or are expected to be served by water and/or sewer will be classified Transition. Agricultural and forest land will be classified Rural. Areas of Environmental Concern and other sensitive natural or cultural resource areas will be classified Conservation.
 - revise the Town's subdivision regulations.
- preserve and enhance the quality of life in Ahoskie
 - support expansion of academic and cultural programs at Roanoke-Chowan Technical College.

- support social and cultural events/programs at the Gallery Theatre in downtown Ahoskie.
- review and revise sign provisions of the Town's zoning ordinance as local government authority in the area of sign regulation changes; strictly enforce sign regulations.
- provide for adequate housing for all community residents
 - continue to apply for funding for local housing improvements under the Community Development Block Grant Program.
 - support development of low and moderate income housing in the Ahoskie area.
- promote and enhance tourism and recreational opportunities
 - reactive the Ahoskie Preservation Commission; develop a walking tour of downtown Ahoskie focusing on the Town's historic commercial buildings.
 - participate in regional efforts to promote tourism in northeastern North Carolina; encourage development of tourist - related services such as "bed and breakfast" establishments.
 - support efforts to increase recreational access to Ahoskie Creek. Seek assistance from the state Office of Water Resources under their Civil Works Project Program. Consider projects which serve multiple purposes - stream restoration, navigational improvements, and recreational uses.

D. Storm Hazards

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

1. Hazard Areas

In the Ahoskie region, areas adjoining Ahoskie Creek and areas subject to flooding in the northern and eastern portions of the planning region are those areas most threatened by a major storm event. As shown on the Map of Land Use Constraints, Ahoskie Creek is an Area of Environmental Concern. This sensitive area is severely threatened by damage due to flooding, erosion, wave action, and high winds. The creek is the center of a Zone A floodplain as defined by the Federal Insurance Administration. Floodplain areas also border Whiteoak Swamp in the eastern half of the planning area and Horse Swamp in the northern extraterritorial area. Flood-prone areas are moderately threatened by damaging forces such as high winds and flooding, and to a lesser extent, by erosion and wave action.

The Town is fortunate in that all areas in the community severely threatened by damage from storms are basically undeveloped. As shown on the Map of Existing Land Use, there has been no development in the area of either Horse or Whiteoak Swamps. The major portion of the shoreline of Ahoskie Creek is also undeveloped, although a small strip of commercial development has occurred near the creek where N. C. 11/42 crosses over the streambed.

2. Evacuation and Reconstruction

In 1980, Hertford County adopted a plan to guide the actions of various local officials in the event of a major storm occurrence in the County. Ahoskie is under the jurisdiction of this plan, (the Hertford County Hurricane Evacuation and Shelter Plan), which was revised in January of 1987. Two groups have been formed to implement the plan. A Control Group exercises overall direction and control of hurricane evacuation operations and reconstruction activities immediately after the storm event. This group is composed of the chairman of the Board of County Commissioners, the mayors of all municipalities in the County (including Ahoskie), and the County Emergency Management Coordinator. A Support Group provides personnel and material resources for the actions requested by the Control Group. The Support Group also provides direction to personnel engaged in operations and provides data and recommendations to the Control Group. This

group has 26 members including Ahoskie's Town Manager, the Chief of Police, the Chief of the Ahoskie Fire Department, and the president of the Ahoskie Rescue Squad.

The Evacuation Plan details the duties and responsibilities of each member of the Control and Support Group as a storm event unfolds. Five levels of increasing preparedness (Conditions 4-0) are outlined; a "Reentry" stage constitutes a sixth. The plan identifies eight "potential problem areas" - which would be evacuated during Condition 1. The Edgewood Drive area of Ahoskie has been identified as an area where storm damage could be especially severe. Residents of this area would be evacuated during Condition 1, early in the storm event. Evacuees would be moved to either the Ahoskie Graded School on North Talmage Avenue or to Ahoskie High School of N. C. 561.

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

After emergency operations to restore public health and safety and initial damage assessment are completed, the Town

Council will assume responsibility for ensuring orderly repair and rebuilding in the Town. The Planning Board will act as an advisory group. CAMA permitting officers will be included in redevelopment planning for areas where CAMA permits would be necessary. The Town advocates the following schedule for staging and permitting repairs and construction in the Town: first priority - replacement of essential services such as power, water, sewer, telephone, and roadways; second priority - minor repairs; third priority - major repairs; fourth priority - new development. All repairs and new development will be in conformance with applicable state and local development controls including the state building code and the Town's zoning ordinance - including local floodplain regulations.

3. Coordinating Agencies.

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

4. Policy Objectives

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

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

E. Public Participation

The preparation of Ahoskie's Land Use Plan was the responsibility of the Ahoskie Planning Board. A workshop session introducing Board members to the planning process was held in November of 1986 and the group agreed to meet monthly to work on the plan. Two meetings were held in June of 1987 as the Board began finalizing important policy objectives. Appendix C notes meeting dates and participants.

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

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

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

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

IV. LAND CLASSIFICATION

A. Purpose

Ahoskie has adopted a system of land classification and an official Land Classification Map to assist local officials in attaining policy objectives in the areas of resource protection and production, and economic and community development. Five broad categories of land classification have been developed and are delineated on the Town's Map of Land Classification (pg. 63.2). The map sets out a proposed development pattern for the Ahoskie planning region. Based on this classification scheme, the Town has designated areas it believes are appropriate to accommodate additional growth and development, and areas it believes would be better left in their natural condition. The classifications reflect proposed future land uses and attempt to link land use, policy objectives, and implementation actions. Exhibit 1 (pg. 63.1) highlights the relationship between the Town's policy objectives in the areas of resource protection, resource management, and economic and community development, and the Town's land classification scheme. As shown, most of the policies dealing with resource protection and management will effect areas classified as Rural. The bulk of the impact of economic and community development policy actions will be felt in the Developed and Transition classes. At the same time, the impact of some policy actions such as those dealing with growth

management issues will have an effect in all land classes. The Map of Land Classification is similar to that adopted by the Town in 1981, however several minor modifications have been made to the 1981 classification scheme to reflect changes that have occurred over the past five years.

B. Classification Scheme

The Town's land classification scheme is based on the guidelines for land classification outlined in the Coastal Area Management Act's Land Use Planning Guidelines.

1. Developed

The Developed classification encompasses all land within the corporate limits of the Town. On the 1981 Land Classification Map, both Transition and Developed areas were shown within the corporate limits. In 1981, the classification pattern reflected existing land uses: Transition areas within Town were open undeveloped land; Developed areas were areas where development of some type (residential, commercial, or industrial) had occurred.

In its 1987 Land Use Plan, the Town stated that it will encourage new development to locate within the city limits whenever possible. By applying the Developed classification to all areas within Town, local officials are attempting to facilitate this pattern of development. Similarly, the Developed classification reflects the existing pattern of service provision as all areas within the city limits are serviced by public water and sewer.

2. Transition

Transition areas adjoin the Developed area and border the major highways entering the community. Services extend in the Transition area however no areas designated Transition are serviced throughout by either public water or public sewer.

As shown on the Map of Land Classification, Transition areas adjoin U. S. 13 as it enters the Town from the east and as it exits the Town on the north. In the western half of the planning region, Transition areas are found along N. C. 42 and N. C. 561. A small Transition area borders the Town limits on S. R. 1101 and while a larger area is found along S. R. 1415.

The Town's 1981 Classification map showed a small area along U. S. 13 south, just within the extraterritorial boundary, in the Community classification. This area along Highway 13 is already fairly intensely developed. Most of this development has been for industrial and commercial uses rather than residential uses, and local planners expect this type of strip commercial development to continue over the next several years. Thus, to reflect existing and future land uses, consistent with state planning guidelines, the area along U. S. 13 east of Ahoskie has been classified Transition. The Transition classification also has been applied to Ahoskie's satellite annexation at the junction of N. C. 561 and N. C. 11.

3. Community

Two small areas outside of Town adjoining the one-mile extraterritorial boundary are shown in the Community classification. One small Community area is found along S. R. 1415 to the north; another larger area is found at the junction of U. S. 13 and S. R. 1130. These designations reflect the low to moderate density residential development that has occurred in both these areas. Some commercial development is found in the area along U. S. 13. Neither area classified Community is served with public water or sewer. The Town supports continued development of these areas, however, it is unlikely that services will be extended to these outlying areas in the next five years.

4. Rural

The Rural Classification encompasses most of the land outside of Town. These are areas of scattered residential development, farmland, and woodland. Agricultural uses predominate in the Rural area. The Town supports agricultural activities in outlying Rural areas and has outlined a number of actions that will be taken over the next five years to encourage and enhance agricultural activity in the extraterritorial region.

5. Conservation

The Conservation Class designates areas in the Ahoskie planning region the Town believes should be kept in their natural condition. These are unusually sensitive natural resources and

include Ahoskie Creek, an Area of Environmental Concern. As shown on the Map of Land Classification, the Conservation class encompasses Ahoskie Creek east of N. C. 42, and extends inland 75 feet from both its banks. The 1987 Classification Map also notes several additional Conservation areas: the area of Ahoskie Creek west of N. C. 42, and the land 75 feet along either side of Whiteoak Swamp and Horse Swamp. The Town recognizes the sensitivity of these natural areas and values them for their importance as wetlands rather than for development. In an effort to direct new development to other more appropriate areas within the planning region, these water and wetland areas have been designated Conservation.

C. Intergovernmental Coordination

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

EXHIBIT 1

RELATIONSHIP BETWEEN POLICY OBJECTIVES AND LAND CLASSIFICATION

Land Classification

Policy Objectives	Developed	Transition	Community	Rural	Conservation
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Resource Protection

protect water resources				X	X
preserve AECs					X
protect water supply	X	X	X		
protect historic resources	X				
provide for environmentally sound development			X	X	X

Resource Production

protect agricultural uses			X	X	
preserve prime farmland			X	X	
ensure environmentally sound agricultural production			X	X	
preserve productive resources			X	X	

Economic and Community Development

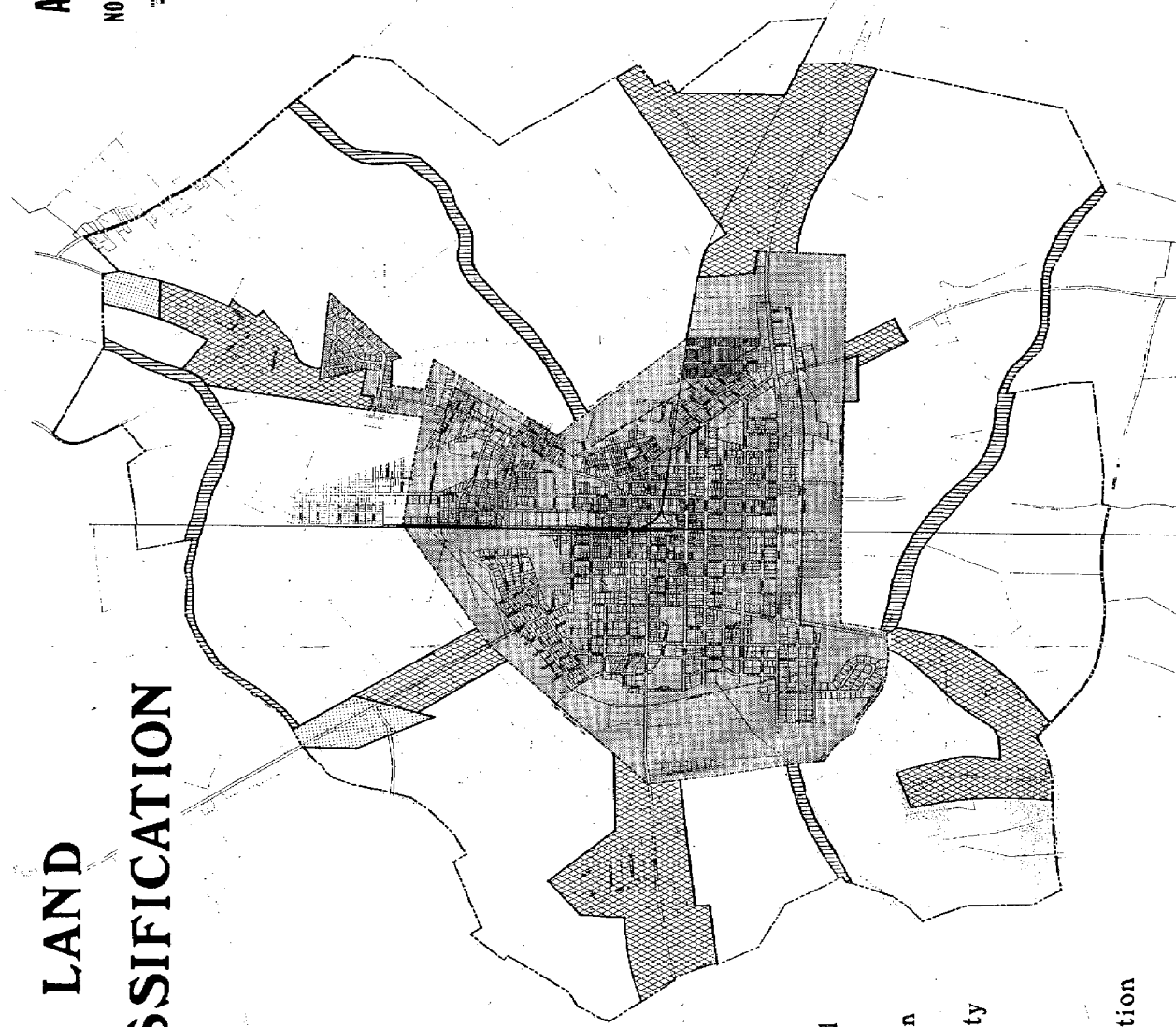
support industrial growth	X	X			
provide for orderly growth	X	X	X	X	X
preserve quality of life	X	X	X		
provide for adequate housing	X	X	X		
promote tourism	X	X	X		X

LAND

CLASSIFICATION

AHOSKIE

NORTH CAROLINA



- Developed
- Transition
- Community
- Rural
- Conservation

The preparation of this map was financed in part through a grant provided by the Coastal Zone Management Program. The map was prepared by the Office of Ocean and Coastal Resources, North Carolina Department of Natural Resources and Community Development.

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

Appendix A

STATE REGULATORY DEVICES

Agency	Licenses and Permits
Department of Natural Resources and Community Development Division of Environmental Management	<ul style="list-style-type: none"> - Permits to discharge to surface waters or operate wastewater treatment plants or oil discharge permits; <u>NPDES</u> Permits, (G. S. 143-215). - Permits for septic tanks to be used for industrial purposes (G. S. 143-215.3). - Permits for withdrawal of surface or ground waters in capacity use areas (G. S. 143-215.15). - Permits for air pollution abatement facilities and sources (G. S. 143-215.108). - Permits for construction of complex sources; e. g. parking lots, subdivisions, stadiums, etc. (G.S. 143-215.109). - Permits for construction of a well over 100,000 gallons/day (G. S. 87-88).
Department of Natural Resources and Community Development Division of Parks and Recreation	<ul style="list-style-type: none"> - Permits to dredge and/or fill in estuarine waters, tidelands, etc. (G. S. 113-229).
Department of Natural Resources and Community Development Division of Coastal Management	<ul style="list-style-type: none"> - Permits to undertake development in Areas of Environmental Concern (G. S. 113A-118).

Agency	Licenses and Permits
<p>NOTE: Minor development permits are issued by local government.</p>	
Department of Natural Resources and Community Development Division of Land Resources	- Permits to alter or to construct a dam (G. S. 143-215.66).
	- Permits to mine (G. S. 74-51).
	- Permits to drill an exploratory oil or gas well (G. S. 113-391).
	- Permits to conduct geographical exploration (G. S. 113-391).
	- Sedimentation erosion control plans for any land disturbing activity of over one contiguous acre (G. S. 113A-54).
Department of Natural Resources and Community Development	- Permits to construct an oil refinery.
Department of Administration	- Easements to fill where lands are proposed to be raised above the normal high water mark of navigable waters by filling (G. S. 146.6 (c)).
Department of Human Resources	- Approval to operate a solid waste disposal site or facility (G. S. 130-166.16).
	- Approval for construction of any public water facility that furnishes water to ten or more residences (G. S. 130-160.1)

FEDERAL REGULATORY DEVICES

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

Agency	Licenses and Permits
Federal Energy Regulatory Commission	<ul style="list-style-type: none"> - Orders of Interconnection of electric transmission facilities under Section 202 (b) of the Federal Power Act. - Permission required for abandonment of natural gas pipeline and associated facilities under Section 7C (b) of the Natural Gas Act of 1938.

Appendix B

AGENCIES COORDINATING STORM PREPAREDNESS

N. C. Division of Coastal Management

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

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

N. C. Division of Emergency Management

(now includes National Flood Insurance Program Information)

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

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

Federal Emergency Management Agency

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

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

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

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

Flood Insurance
Program - (404) 881-2391

Appendix C
AHOSKIE LAND USE PLANNING PROGRAM
SCHEDULE OF MEETINGS

November 19, 1986	Planning Board Introductory Workshop
January 15, 1987	Planning Board
February 19, 1987	Planning Board
March 26, 1987	Planning Board
April 16, 1987	Planning Board
May 21, 1987	Planning Board
June 9, 1987	Planning Board
June 18, 1987	Planning Board
July 14, 1987	Planning Board and Town Council. Approval of Preliminary Plan.
October 22, 1987	Planning Board
November 10, 1987	Town Council Public Hearing and adoption of final plan.

Appendix D
MEDIA RELEASES

Planning Commission Begins Update of Land Use Plan

The Ahoskie Planning Commission met on Thursday, October 23 to begin work on updating the town's Land Use Plan. The Plan was originally prepared 10 years ago and updated in 1981 in accordance with the requirements of the Coastal Area Management Act. The time has now come to update the document once again.

Bob Paciocco, Executive Director of the Mid-East Commission and Planner-in-Charge of the project, met with the Planning Commission to introduce the members to the planning process. Paciocco impressed upon them the purpose of the Plan and the importance of their role in the process.

Ruth Leggett, Coastal Land Use Planner for the Coastal Management Division of the N. C. Dept. of Natural Resources and Community Development, discussed the history of the plans and the new emphases that this Plan will address. The new sections will deal with water quality and storm hazard mitigation. Ms. Leggett also explained the general outline for the Plan and what it will include.

Special emphasis was placed on the importance of public participation throughout the update process. Notices will be placed in the NEWS HERALD so the public will know when meetings will be held and what will be discussed during the meetings. All meetings will be open to the public and citizens will have an opportunity to comment on the issues being considered.

Regular Planning Commission meetings will be held on the third Thursday of each month beginning in December. The meeting for November has been rescheduled for Monday, December 1 at 7:00 pm in the Town Hall.

THE NEWS HERALD

WEDNESDAY, DECEMBER 10, 1986

AHOSKIE, NORTH CAROLINA

Land Use Plan update under way in Ahoskie

AHOSKIE — The Planning Commission of the Mid-East Commission is working on a an update of the Town Use Plan for Ahoskie.

Some of the major tasks, established as priorities at a Dec. 1 meeting, are the confirmation of Ahoskie Creek's status as an Area of Environmental Concern, producing a current inventory of historic structures and reviewing current programs for downtown revitalization.

At the meeting, the commission also assessed development policies contained in the town's current (1981) Land Use Plan. This was the second meeting in a series that will be held to update the plan in accordance with state guidelines.

With the assistance of Bob Paciocco, executive director of the Mid-East Commission, the Planning Commission reviewed the policies on land development in the 1981 Plan, determined if these planning objectives had been achieved and discussed their relevance to the cur-

rent planning program.

The updated Land Use Plan will serve as a guide to direct growth and development in the town over a five-year period. The original plan was prepared according to the guidelines set forth in the State's Coastal Area Management Act (CAMA).

CAMA specifies that each of the state's 20 coastal counties prepare land use plans and that these plans be updated every five years.

Municipalities, such as Ahoskie, have the option of preparing such plans. Staff from the Mid-East Commission will provide Planning Commission members with technical assistance in the update process.

The next Planning Commission meeting will be held at 7 p.m. Jan. 15 in the town hall. At this meeting, Commission members will review current statistics on local population and economy and discuss their relevance to local land use planning.

Town officials encourage the public to attend the meeting.

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION: Libby Anderson 946-8044

PLANNING COMMISSION ASSESSES LOCAL DEVELOPMENT POLICIES

AHOSKIE - Confirming Ahoskie Creek's status as an Area of Environmental Concern, producing a current inventory of historic structures, and reviewing current programs for downtown revitalization will be some of the major tasks facing the Planning Commission as it updates the Town's Land Use Plan.

The Planning Commission met on Monday, December 1 to assess development policies contained in the Town's current (1981) Land Use Plan. The meeting was the second in a series of meetings that will be held to update the Plan in accordance with State Guidelines. With the assistance of Mr. Bob Paciocco, Executive Director of the Mid-East Commission, the Planning Commission reviewed the policies on land development in the 1981 Plan, determined if these planning objectives had been achieved and discussed their relevance to the current planning program. The Commission concluded that three items in the 1981 Plan needed particular attention: Ahoskie Creek's status as an Area of Environmental Concern, the inventory of local historic buildings, and the policy on downtown revitalization.

The updated Land Use Plan will serve as a guide to direct growth and development in the Town over the five years. The original plan was prepared according to the guidelines set forth in the State's Coastal Area Management Act (CAMA). CAMA specifies that each of the State's 20 coastal counties prepare land

use plans and that these plans be updated every five years. Municipalities such as Ahoskie, have the option of preparing such plans. Staff from the Mid-East Commission will provide Planning Commission members with technical assistance in the update process.

The next Planning Commission meeting will be held on Thursday, January 15, at 7:00 pm in the Town Hall. At this meeting, Commission members will review current statistics on local population and economy, and discuss their relevance to local land use planning. The public is encouraged to attend.

PUBLIC SERVICE ANNOUNCEMENT

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION: Libby Anderson - 946-8043

The Ahoskie Planning Board will meet on Thursday, January 15 to continue its work in updating the Town's Land Use Plan. The Agenda for Thursday's meeting will involve a review of current socioeconomic conditions in the Town. The meeting will be held at 7:00 pm in the Town Hall. The public is invited and encouraged to attend.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Wednesday, January 14, 1987

Socioeconomic statistics to be discussed in Ahoskie

AHOSKIE — The Ahoskie Planning Board will meet Jan. 15 to discuss current socioeconomic conditions in the town. Population, housing and economic data will be reviewed.

The meeting is the second in a series of meetings that will be held in 1987 to revise the town's current plan prepared over five years ago.

The plan will be updated according to the guidelines set out as

part of the state's Coastal Area Management Act (CAMA). The town's CAMA Land Use Plan when completed, will be used to guide growth and development in Ahoskie over the next five years.

Thursday's meeting will be held in the Town Hall at 7 p.m. This and all other meetings to be held as part of the planning process are open to the public. All interested citizens are encouraged to attend.

Planning board told growth needed

to keep youth here

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Wednesday, January 21, 1987

AHOSKIE — Members of the Ahoskie Planning Board were told last week that new jobs are needed so young people growing up in the town can remain and find employment.

Libby Anderson of the Mid-East Commission spoke to the board of this and a number of other issues regarding population and employment growth in the area at the first of three meetings scheduled to update the Land Use Plan for the town. Board members noted that

senior population than found on the average for the county or state," Anderson said. "About 12 percent of all county residents are over 65, and the state as a whole, only about 10 percent of the population is over 65."

On the other end of the spectrum, Anderson pointed out that the percentage of the population under 20 years of age is declining. In 1980, about 30 percent of the population was 19 or younger, down 10 percent from 1970.

The town, she noted, is not subject to seasonal changes in population. "Although some migrant farm workers find employment in the area, their impact on service demand and the local economy is minimal," she said.

She did say that tourists account for some fluxuation in the daytime population. Anderson said the county, as a whole, realized over three million dollars in tourist-related expenditures in 1985.

As far as the economy is concerned, Anderson said about one in every four residents work in manufacturing enterprises, 15 percent work in wholesale and retail trade and 10

although Hertford County is fourth in terms of total population in the five-county region of Beaufort, Bertie, Hertford, Martin and Pitt Counties, it is second in terms of population density — persons per square mile — exceeded only by Pitt County.

At the same time, Ahoskie is the largest community in the county. In 1985, according to Anderson, the town's population was reported at 5,000. The 1980 census showed a decline from 1970.

percent in educational services.

"Although agricultural operations utilize over 25 percent of the county's land area, only five percent of the county population reported employment in 1980 in agricultural, forest, fishery and mining enterprises," she said.

Hertford County ranked third in the five-county Mid-East region in retail sales for 1985. Sales of \$166,839 during 1985 put Hertford County in third place. In 1975, retail sales in the county were \$76,279. This would indicate an increase of 90.6 percent over the 10-year period. Commercial enterprises, she said, are responsible for a major portion of the sales in the county.

Anderson told board members there are 17 manufacturing firms located within Ahoskie which employ between 850 and 1,110 persons.

Specific companies she named included Parker Brothers, Bennett Box Company and Georgia-Pacific. When she mentioned that Blue Bell had recently been purchased by Vandy Fair and company officials had said there would be no change,

"Since 1980 however, local population appears to have increased and today, one of every five persons that lives in the county lives within the town of Ahoskie," Anderson said.

She pointed out that, following the national trend, the population of the town is aging. In 1970, 11 percent of the local population was 65 years and older. By 1980, 16 percent of all persons living in Ahoskie was over 65.

"Population figures show that the town has a greater share of the

the board members quickly pointed out to her the company had announced its plans to close the Ahoskie plant, putting about 150 people out of work.

She also mentioned the Regional Small Business Incubator Facility, which opened in 1986, and explained its purpose. The facility, she noted, will serve Bertie, Gates, Hertford and Northampton counties and "is designed as a tool for economic growth and development in the northeastern part of the state."

Al Newsome, chairman of the planning board, told Anderson, "During the 1980s, we have lost plant after plant and many of our people have to commute to work. I have to drive 60 miles to my job."

Newsome also said that while he was not being critical of the county industrial developer department, "I haven't seen anything come out of that office in several years."

Anderson remarked, "The important thing you have to remember is that Hertford County is not the first one this had happened to. Things will

Planning board told

(From Page 1A)

change again and the next time we meet, I hope to talk about proper land use."

Although the town has "experienced relatively little change in population in recent years, the need for sound land use planning is not diminished. Every new residential, commercial and industrial development affects the land and the quality of life in the town," she said.

"Poorly planned or managed development can have irreversible effects on the town's natural and

cultural resources. As the town grows, planners must be aware that businesses, employers and employees alike, appreciate the local amenities that stem from proper land and services planning," she concluded.

The Land Use Plan for all towns in the county is being updated in accordance with the guidelines of the state's Coastal Area Management Act. The next meeting, which is also open to the public, will be held at 7 p.m. Feb. 19.

PUBLIC SERVICE ANNOUNCEMENT

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION: Libby Anderson - 946-8043

The Ahoskie Planning Board will meet on Thursday, February 19, to continue its work in updating the Town's Land Use Plan. The agenda for Thursday's meeting will include a review of current land uses in the Town. The meeting will be held at 7 pm in the Town Hall. The public is invited and encouraged to attend.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Monday, February 16, 1987

Local land uses to be reviewed

AHOSKIE — A review of current land uses in the town and a discussion of land use concerns will be some of the items included on the planning board's February 19 agenda.

The board will meet at 7 p.m. in the town hall to continue its work in updating the town's Land Use Plan. The town's current plan was prepared in 1981 and is now being revised by the board according to the guidelines of the state's Coastal Area Management Act (CAMA).

At the board's January meeting, statistics on population, housing, and economy were reviewed. This month the board will discuss current land uses in Ahoskie, giving particular attention to changes that have occurred since 1981, and to identifying conflicts in existing or future land use.

Thursday's meeting is open to the public and all interested persons are invited to attend.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Monday, February 23, 1987

No current land use problems

AHOSKIE — Ahoskie planners have concurred that there are currently no major land use problems in the Town and looking ahead, agree that development in the next five years is likely to present no major land use concerns.

The Board's observations were made at its meeting last week, the third in a series the group will hold as it updates the Town's land use plan.

The focus of Thursday's meeting was a review of current land uses. Special emphasis was given to noting changes in land use since 1981 when the Town's current land use plan was completed.

The Board compared a 1981 land use map with the results of a field survey done last week. Several areas were identified where development had occurred since 1981 including the Carolina Billets plant on S.R. 1105, and expansion of the Morris subdivision in the southwest portion of the extraterritorial area.

The Board also discussed areas where development in the next five years might occur, noting especially the shopping plaza proposed for a parcel on U.S. 13 south across from the Southern States plant. Although no plans for new industrial development have been announced, planners agreed that industrial growth could easily be accommodated in the southern extraterritorial areas in

the vicinity of Carolina Billets and Kerr Glass.

Current land use concerns were also addressed, and planners agreed that the Town has grown in an orderly fashion. No major problems in existing uses were noted or anticipated as a result of future growth.

Future growth in Ahoskie will be influenced by various local and state regulations that control land use. The Board reviewed a listing of local land use regulations which included the Town's zoning ordinance and subdivision regulations. Board

members observed that although the Town has a National Register Historic District, no local historic district ordinance has been adopted. Planners will consider recommending that the Town develop such an ordinance at a later meeting.

The Planning Board will continue its work on Ahoskie's Land Use Plan at its next meeting March 19. Meetings are held at 7 p.m. in the Town Hall. All meetings are open to the public and the board members encourage interested citizens to attend.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Friday, April 3, 1987

Ahoskie land use problems identified

— The major physical factor limiting future land development in the Ahoskie area is poor soils.

This was determined by the Ahoskie Planning Board at its March meeting. It was pointed out that many soils found in and around Ahoskie have severe limitations for building construction and the siting of septic systems.

As most of Ahoskie's extrajurisdictional area is unsewered, finding areas that will accommodate in-ground treatment systems is likely to be one of the greatest challenges developers face, a Mid-East study shows.

The March meeting was the fourth in a series the board has held to update the Town's Land Use Plan, in accordance with the guidelines of the State's Coastal Area Management Act (CAMA). State guidelines specify that constraints to land development be identified.

In addition to poor soils, planners noted that flood-prone areas adjoining Ahoskie Creek and Whiteoak and Hoses Swamps might limit development in these areas. Also, Ahoskie Creek is considered an Area of Environmental Concern by the state, according to Mid-East officials.

Planners also reviewed the town's inventory of historic buildings, noting that future development in the Historic District should be compatible with the architectural character of existing buildings. These include the following:

Former U.S. Post Office, circa 1940; Commercial Buildings, 123-125 Main Street, 1915; Farmers-Atlantic Bank, 1918; Richard Theatre (now

the Gallery Theatre), 1927; Hertford Herald Building, 1915; Commercial Buildings, 100 block Rialroad St.; Newsome Building, 1905; Sawyer-Brome Furniture Company, 1924; Gerock Department Store, 1910; Mitchell Hotel, 1910; Mitchell Hotel Annex, 1920's; Hotel Comfort, 1936; Parker and Powell Buildings, 1910; Baker Building, 1910; Garrett Hotel, 1926; Bank of Ahoskie, 1925; Garrett Building, 1938; and Mitchell Furniture Company Annex, late 1940's.

Mid-East Commission

P. O. Box 1787

Washington, NC 27889

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

PUBLIC SERVICE ANNOUNCEMENT

The Ahoskie Planning Board will meet on Thursday, April 16 to continue its work in updating the Town's land use plan. The Planning Board meets at 7:00 pm in the Ahoskie Town Hall. All interested persons are invited to attend.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Wednesday, April 15, 1987

Planning Board sets meeting

AHOSKIE -- The Ahoskie Planning Board will meet April 16 to continue its work on the town's land use plan.

On the agenda will be a discussion of facility constraints to local land development. The Planning Board is currently updating Ahoskie's 1981 land use plan according to the guidelines of the State's Coastal Area Management Act (CAMA).

The Planning Board meets at 7 p.m. in the Town Hall. All interested persons are encouraged to attend.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Wednesday, April 29, 1987

Population forecasted to grow slowly

AHOSKIE — Local public services should easily be able to meet new service demands in the next five-10 years Ahoskie planners concurred at their meeting Thursday.

The town's population is forecast to grow slowly between now and 1995 and the capacity of necessary services such as water, sewer and schools should be adequate to provide for increased demand.

Ahoskie planners are updating the town's land use plan. Thursday's meeting focused on a review of public facilities capacity in light of projected population growth.

Planners noted that the town grew about 1 percent between 1980 and 1985 and it is likely that the population will increase another 1 percent by 1990. In addition, the town is considering annexation of several residential areas which would add an additional 500 persons to the local population.

By 1990, Ahoskie is projected to have slightly more than 6,000 residents, and by 1995, somewhat less than 7,000 persons should be living in the town.

The town is in good shape in terms of public services, planners noted. Water demand is currently well below estimated supply. Once improvements in the wastewater treatment system are completed, demand on the system could almost double and be accommodated without further system improvements.

Current enrollment in all local schools is below school capacity and it is likely that enrollment will decline slightly over the next decade.

The Planning Board will continue its work on the land use plan at its next meeting May 21. Meetings are held at 7 p.m. in the Town Hall. All interested citizens are welcome to attend.

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

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

PUBLIC SERVICE ANNOUNCEMENT

The Ahoskie Planning Board will meet on Thursday, March 26 to continue its work in updating the Town's land use plan. Included on Thursday's agenda will be a review of constraints to local land development. Thursday's meeting will be held in the Town Hall at 7:00 pm. All interested citizens are encouraged to attend.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Monday, March 23, 1987

Development constraints to be reviewed

AHOSKIE -- The Ahoskie Planning Board will meet March 26 to continue its work in updating the town's land use plan.

Thursday's agenda will include a review of physical limitations to local development. Planners will discuss how poor soils, the presence of floodplains and areas of environmental concern will constrain development in some places in the community.

This will be the fourth in a series of meetings the Board will hold this year as it updates the town's land use plan in accordance with the guidelines of the state's Coastal Area Management Act (CAMA).

Planning Board meetings are held at 7 p.m. in the Town Hall. All Meetings are open to the public.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Monday, May 18, 1987

Ahoskie, Winton Planning Boards set meetings

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

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

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Public Service Announcement

The Ahoskie Planning Board will meet on Tuesday, June 9 to continue its work in updating the Town's land use plan. The Board will begin to formulate policies on resource protection, production, and economic and community development. Tuesday's meeting will be held in the Town Hall at 7:00 pm. All interested citizens are encouraged to attend.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Monday, June 8, 1987

Ahoskie Planners to meet

AHOSKIE -- The Ahoskie Planning Board will meet at 7 p.m. June 9 at the town Hall to continue its work in updating the Town's land use plan.

Planners will begin formulating policy statements on resource protection, production, and economic and community development.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Wednesday, June 17, 1987

Ahoskie Planning Board recommends objectives

AHOSKIE — The Ahoskie Planning Board has finished drafting planning objectives for inclusion in the Town's 1987 Land Use Plan.

The Board has been working since December to update the Town's 1981 Land Use Plan in accordance with the guidelines of the state's Coastal Area Management Act (CAMA).

The Board recommended that the Town adopt four policy objectives in the area of resource management: to protect and enhance agricultural uses in the Ahoskie area; to preserve areas of prime farmland; to ensure efficient, environmentally sound agricultural production; and to provide for development that preserves the area's productive natural resources.

The group suggested that the Town contact Agricultural Extension Service agents and discuss the possibility of starting a farmers market in Ahoskie.

Planners emphasized that both home-gardeners and large farming operations would be welcome to sell farm products at the market which would serve local residents and those who work and shop in the Ahoskie area.

Five policies objectives in the area of economic and community development were proposed. To provide for the orderly growth of the Ahoskie area, planners suggested that the Town's subdivision regulations be revised.

To enhance the quality of life in Ahoskie, planners recommended that the sign provisions of the zoning ordinance be reviewed and that the Town restrict the placement of billboards within the corporate limits and in the extraterritorial area.

Other policy objectives proposed were: to support industrial growth; to provide for adequate housing; and to promote and enhance tourism and recreational opportunities.

The Board will meet again June 18 to continue its work on the land use plan. The Board meets at 7 p.m. in the Town Hall.

Mid-East Commission
P. O. Box 2787
Washington, NC 27889
June 12, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Public Service Announcement

The Ahoskie Planning Board will meet on Thursday, June 18 to complete its work on the Town's Land Use Plan. The Board meets at 7:00 pm in the Town Hall. All interested persons are encouraged to attend.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889
June 12, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Ahoskie Planners to Finalize Land Use Plan

Ahoskie - The Ahoskie Planning Board will meet on Thursday, June 18 to complete its work on the Town's Land Use Plan. The Board has been working since December to update the Town's 1981 Land Use Plan in accordance with the guidelines of the state's Coastal Area Management Act.

At Thursday's meeting, planners will review policies on public participation and storm hazard mitigation. The group will also review the current Land Classification Map and discuss what changes, if any, should be made in light of information the group has learned over the last six months.

The Board meets at 7:00 pm in the Town Hall. All interested citizens are encouraged to attend.

The News-Herald

For Hertford County and The Roanoke-Chowan Area

Monday, June 29, 1987

Planners complete land classification plan map

AHOSKIE — Ahoskie planners ended seven months of work when they proposed a new Land Classifications Map for the Town at their meeting June 18.

Developing a land classification map for Ahoskie was the final step necessary to complete the Town's 1987 Land Use Plan.

The Board has been working since November to update Ahoskie's Land Use Plan in accordance with the guidelines of the State's Coastal Area Management Act (CAMA).

At a meeting earlier this month,

planners finalized the policy objectives that set out the Town's planning goals for the next five years. The Land Classification map is designed to assist the Town in achieving these policy objectives.

The map will serve as a guide for land development in the Ahoskie area. It is hoped that both public and private agencies involved in development activities will utilize the map in making important decisions in the area of land development.

At Thursday's meeting, the Board

recommended that the preliminary plan be submitted to the Town Council for approval. Subsequent to Council approval, the preliminary plan will then be submitted to several state agencies for their review and comment. A public hearing on the plan and final adoption of the revised draft is expected in early fall.

The Town's 1987 Preliminary Land Use Plan will be presented to the Council at the July 14 meeting. All interested persons are encouraged to attend the meeting which begins at 10 a.m. in the Ahoskie Town Hall.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889
July 6, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Public Service Announcement

The Ahoskie Town Council will meet Tuesday, July 14 to review the Town's preliminary Land Use Plan. All interested persons are encouraged to attend the Council meeting which begins at 10:00 am in the Ahoskie Town Hall.

Mid-East Commission
P. O. Box 1787
Washington, NC 27889
July 6, 1987

FOR IMMEDIATE RELEASE

FOR MORE INFORMATION - Libby Anderson - 946-8043

Ahoskie Council to Review Land Use Plan

The Ahoskie Town Council will meet on Tuesday, July 14, to review the Town's preliminary Land Use Plan. The Ahoskie Planning Board has been working since December to update the Town's comprehensive Land Use Plan in accordance with the guidelines of the state's Coastal Area Management Act (CAMA). The plan sets out a number of policy objectives in the areas of resource protection, production, and economic and community development, and outlines a land classification scheme for Ahoskie and the surrounding area. The Planning Board will ask for Council approval of the preliminary plan at Tuesday's meeting. The draft plan will then be sent to various state agencies for their review and comment. All interested persons are encouraged to attend Tuesday's meeting which begins at 10:00 am in the Ahoskie Town Hall.

**NOTICE OF PUBLIC HEARING
TOWN OF AHOSKIE CITIZENS**

The Town of Ahoskie will receive public comment on the Town's 1987 CAMA Land Use Plan Update on Tuesday, November 10, at 10:00 a.m. in the Ahoskie Town Hall. The Plan outlines policies on land use and development that the Town will follow over the next five years and classifies land in the Town and its extraterritorial jurisdiction according to the guidelines of the state's Coastal Area Management Act (CAMA). Copies of the plan are available for review at the Ahoskie Town Hall between 8:00 a.m. and 4:00 p.m. Monday through Friday.

The Honorable MITCHELL
MCLEAN, Mayor, Town of Ahoskie

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