

SECTION I: INTRODUCTION AND EXECUTIVE SUMMARY

1.1 Purpose

Land development generally involves a series of decisions by both private individuals and the public sector. In order to promote the public interest in the land development process, the North Carolina Coastal Area Management Act (CAMA) requires that local governments prepare, adopt, and keep current a land use plan. The land use plan is intended to provide a framework that will guide local governmental officials as they make day-to-day and long-range decisions that affect land development. The land use plan will also be used by state and federal agencies in making project consistency, project funding, and CAMA permit decisions.

CAMA regulations require that an update be made of land use plans every five years. The update is designed to ensure that all current land development issues are reviewed and reflected in the land use plan. Also, the Coastal Resources Commission (CRC) recently adopted revised planning guidelines which include requirements not addressed in previous land use plans. The land use plan update also provides an opportunity to evaluate the local government's policy statements and to determine their effectiveness in implementing the land development objectives of the community.

The study area for this joint land use plan is all of Chowan County, including the corporate area of the Town of Edenton and its extraterritorial planning and zoning jurisdiction (see Figure 1, General Location Map). When this Plan references the term 'Planning Jurisdiction' it is referring to the area within which each unit of government has authority to administer and enforce zoning, subdivision regulations, and other land development regulations. The Town of Edenton Jurisdiction includes the corporate limits of the Town of Edenton as well as the city's extraterritorial area. The Chowan County Planning Jurisdiction includes the remainder of Chowan County not included in the Edenton Planning Jurisdiction. Chowan County and the Town of Edenton previously prepared a joint land use plan which was completed in 1998 and certified in March of 1999. The current updated joint land use plan includes both a short term (5-10 year) and long term (20-year) evaluation of land use and land development. Implementation activities are based upon a five-year action plan.

The goals and objectives of the joint land use plan are to:

- Identify and analyze new and emerging land use issues and concerns.
- Reexamine existing land use policies to determine their effectiveness.
- Revise existing land use policies and develop new policies that address current land use and land development issues and concerns.
- Reexamine the existing land use maps to determine what revisions are necessary to address new land use issues and concerns as well as revised and newly developed policy statements.
- Further develop implementation strategies and an implementation schedule. Promote a better understanding of the land use planning process.
- Promote citizen involvement in the process of preparing the joint plan.

1.2 Overview of the Plan

The Joint Chowan County/Edenton Land Use Plan follows the methodology mandated by the Division of Coastal Management in its Land Use Planning Guidelines (Subchapter 7B of the North Carolina Administrative Code). This Plan is organized to adhere to the format outlined in Subchapter 7B. In addition to requirements for land use plan format and content, the guidelines also require that the land use plan update process include a variety of educational efforts and participatory techniques to assure that all segments of the community have a full and adequate opportunity to participate in all stages of the preparation of the land use plan. A formal Citizen Participation Plan, [Appendix D](#), was developed to involve, inform and educate a broad cross-section of the community's populace. Chowan County and the Town of Edenton implemented a continuous citizen participation and education process that achieved these purposes.

A Planning Committee representing a cross-section of the community was appointed to serve as the body responsible for guiding the Joint Land Use Plan formulation effort. The Planning Committee served in a review and advisory capacity to the elected officials of Chowan County and Edenton and to the project planning consultant, The Wooten Company. The Planning Committee met on a periodic basis with the planning consultant and local planning department staffs to assist the planning consultant in defining land use and development issues and concerns, reviewing draft land use plan components prepared by the planning consultant, providing recommendations regarding land use plan content, and providing general input. The Planning Committee members kept their respective elected governing/appointed board apprised of their activities and progress through regular oral and/or written reports.

Section I of the plan includes introductory material and an executive summary of the plan document. It is possible that this section of the plan can be reformatted into a simplified brochure that could be utilized for general public informational purposes.

Section II of the land use plan involves an evaluation of growth-related conditions that impact land use in the Chowan County area, a description of key land use and development issues facing the community, and a statement of the general vision for the future appearance and form of the community.

Section III entails an analysis of existing and emerging conditions in the Chowan County area including population, economic, natural systems, major community facilities, and land use as well as an analysis of current plans and regulations that affect land use. Demographic, economic, and land use trends are identified and their implications for the future use of land are analyzed. Section III also provides an assessment of environmental conditions and trends as well as a land suitability analysis. The analysis of land suitability is particularly useful in preparing the future land use map and land development policies. Data utilized in the preparation of the land use plan include local, state, and federal sources. Section III also contains an evaluation of the consistency of existing land use regulations and ordinances with the current land use policies, the communities' efforts to implement their past land use plans, and the overall effectiveness of the current land use policies.

Section IV outlines the basic plan for the future. Land use goals and objectives, updated land use policies, and a future land use map are provided in this section of the plan. The land use policies are intended to establish guidelines to be utilized by Chowan County and Edenton in making day-to-day local planning decisions and by state and federal agencies in project consistency, project funding, and permit decisions. The policy statements have been developed based upon the previously described analysis of existing conditions, land use trends, community infrastructure, and land suitability as well as citizen input obtained through an extensive public participation process.

Tools for managing land development are outlined in **Section V** of the plan. A description of the specific management tools that the communities will utilize to implement the plan are provided in Section V as is a five-year implementation plan and schedule. This section of the plan also includes a description of the public participation activities that will be used to monitor implementation of the joint land use plan.

Copies of the Chowan County/Town of Edenton Core Land Use Plan document as well as all document maps and various reference maps are available for public inspection and review at the Edenton-Chowan Planning and Inspections Department, 108 East King Street, Edenton, 8 am to 5 pm, Monday-Friday. Specifically, the following maps are available for inspection:

- Natural Features Maps, Chowan County and Edenton
- Environmental Conditions Composite Maps, Chowan County and Edenton
- Existing Land Use Maps, Chowan County and Edenton
- Water Systems Map, Chowan County
- Water and Wastewater Systems Map, Edenton
- Transportations Systems Map
- Land Suitability Maps, Chowan County and Edenton
- Future Land Use Maps, Chowan County and Edenton
- Areas of Environmental Concern
- Prime Farmland

1.3 Executive Summary

1.3.1 Summary of Land Use Issues

The major land use and development issues identified during the preparation of this land use plan update that will affect Edenton and Chowan County during the next ten year period include the following:

Public Access

- Providing for public water access to all segments of the community, including persons with disabilities.
- Development of comprehensive policies that provide access opportunities for the public along the shoreline within the planning jurisdiction.

Land Use Compatibility

- Establishment of local development policies that balance protection of natural resources and fragile areas with economic development.
- Development of policies that provide clear direction to assist local decision making and consistency findings for zoning, divisions of land, and public and private projects.
- Compatibility of County land use regulations in future municipal utility service areas.

Infrastructure Carrying Capacity

- Establishment of service area boundaries for existing and future infrastructure.
- Development of infrastructure service policies and criteria consistent with future land needs projections.
- Correlating future land use map categories with existing and planned infrastructure such as water, sewer, and transportation facilities.
- Ensuring that public infrastructure systems are appropriately sized, located, and managed so that the quality and productivity of AECs and other fragile areas are protected or restored.

Natural Hazard Areas

- Development of policies that minimize threats to life, property, and natural resources resulting from land development located in or adjacent to hazard areas such as those subject to erosion, high winds, storm surge, flooding, or sea level rise.

- Development of location, density, and intensity criteria for new, existing development, and redevelopment (including public facilities and infrastructure) to avoid or better withstand natural hazards.
- Ensuring that existing and planned development is coordinated with existing and planned evacuation infrastructure.

Water Quality

- Development of policies to prevent or control nonpoint source discharges (sewage and storm water) such as impervious surface limits, vegetated riparian buffers, wetlands protection, etc.
- Establishment of policies and land use categories for protecting open shellfishing waters and restoring closed shellfishing waters.
- Adoption of policies for coastal waters within the planning jurisdiction to help ensure that water quality is maintained if not impaired and improved if impaired.

Areas of Local Concern

- Establishment of land use and development policies that minimize adverse impacts on Areas of Environmental Concern (AECs) and which support overall CAMA goals.
- Identify and address local concerns and issues, such as cultural and historic areas, scenic areas, economic development, or general health and human service needs

1.3.2 Summary of Data Collection and Analysis

The data analyzed in Section III were collected from a wide variety of sources including published documents, governmental and private organizations, and individuals. Printed and digital map data were utilized in the preparation of this section of the plan. The major conclusions resulting from the data collection and analysis include:

Population

- The total Chowan County population in 2000 was 14,150; Edenton's population was 5,058. The 2004 State certified population estimate for the County is 14,471 and 5,059 for the Town of Edenton.
- The total 2000 Edenton population represents more than one-third of the total Chowan County population.
- Edenton's total population decreased 3.99% from 1990-2000. The County's population growth rate during the same time period was 4.77%. The statewide average was 21.4%. The Town's and County's growth rates since 1990 are about average compared to other coastal North Carolina communities.

- The Edenton Township represents the largest percentage of 2000 population of the four townships in the County--- Edenton (53.6%), Middle (23.4%), Upper (9.1%), and Yeopim (13.8%) Townships.
- Between 1990 and 2000, the Chowan County townships that had the highest growth rates were the Yeopim (17.6%), Middle (12.8%) Townships. The lowest growth rates were in the Upper (-0.9%) and Edenton (4.63 %) Townships.
- Between 1990 and 2000, Chowan County's total population increased more by migration than by natural increase. The County's migration rate of 3.6% was lower than the statewide rate of 15.1%.
- The majority of Edenton's growth since 1990 has resulted from in-migration; only a slight increase of population has been a result of annexations.
- Chowan County's population density of 82 persons per square mile in 2000 was considerably higher than surrounding counties but considerably lower than the statewide average of 165 persons per square mile.
- Edenton's 2000 population density of 1,009 persons per square mile was slightly lower than most major coastal communities.
- Projections indicate an increase in the total County population to 15,675 in 2010 and 18,275 in 2025. Edenton's population is projected to increase to 6,505 in 2010 and 7,584 in 2025. Complete population projections are provided in Section 3.1.4.
- Projections indicate that the population growth rate of Chowan County and the entire state will slow over the next 25 years.
- Anticipated population growth will result in increased demand for additional goods, services, and housing as well as public services—utilities, roads, schools, police and fire protection, recreational facilities, etc.

Housing

- The number of housing units in Chowan County increased over 9 percent between 1990 and 2000 from 5,910 units to 6,443 units. In 2000, approximately 34 percent of all the housing units were located within the Town of Edenton corporate limits.
- The predominant housing type is the single-family detached dwelling---69% of all housing units in Chowan County and 67%, in Edenton. As expected in an urban area, Edenton has a higher percentage of multifamily housing units (25.6%) and a lower percentage of manufactured housing (6.8%) than does Chowan County (9.6% and 20.9%, respectively).
- Building permit data since 2002 indicate that Chowan County has averaged about 159 new residential dwellings per year—approximately 45% of those were manufactured homes.

- The majority 68.5% of seasonal housing units in Chowan County is composed of individual dwellings units, 30.3% are hotels, motels and bed and breakfasts. Approximately 62 percent of all seasonal housing units are located within the unincorporated area of Chowan County.

Economy

- Edenton is the only incorporated municipality in the County, thus the center for housing, retail and employment. The economy of the area provides a diverse range of employment opportunities, including retail, services, governmental, education, manufacturing, healthcare, construction and management. The County's major employment sectors are manufacturing and education. Retail and healthcare sectors make up a large number of employment opportunities as well.
- The unemployment rate for Chowan County in April 2006 was 4.0% compared to the statewide rate of 4.1%. The number of new jobs announced in 2004 totaled 7 and the total amount of investment announced was \$14,472,000.
- Employment data contained in the 2000 U.S. Census indicate that 22.65 percent of the total County workforce was employed outside of Chowan County. For the Town of Edenton, the percentage of workers employed outside of Chowan County was slightly higher—24.9 percent.
- Tourism is increasingly becoming an important part of the local economy. According to data from the NC Department of Commerce, domestic tourism in Chowan County generated an economic impact of \$15.36 million in 2004. In 2004, Chowan ranked 84th in travel impact among the State's 100 counties.
- Data from the US Census indicate that the net number of workers commuting to Chowan County has increased each year since 1970. However, there have been a greater number of workers outcommuting into adjoining counties. The largest numerical increase in workers outcommuting from Chowan County occurred between 1990 and 2000, while in 1970 and 1980 there were more workers commuting into Chowan County than outcommuting.
- The top five destinations for workers commuting outside of Chowan County and the percentage of all workers leaving Pasquotank County, 16.4%, Bertie County, 12.0%, Perquimans County, 35.4%, Gates, 11.5% County and Washington County, 12.4%. Out of state commuters in 2000 comprised approximately 1.3 percent of the total number of commuters into Chowan County.
- The percentage of workers that commute outside of Chowan County is 22.7 percent. The percentage of outcommuters traveling to the Virginia Tidewater area decreased since 1970.

- The major destinations for workers that commute from Chowan County to jobs outside of the County have recently shifted from the Norfolk-Portsmouth-Chesapeake area to the North Carolina counties surrounding Chowan County.

Natural Constraints for Development

- Identified environmentally fragile areas include AECs, flood hazard areas, storm surge areas, non-coastal wetlands, and public water supply watersheds. Natural resource areas include prime farmland areas and Significant Natural Heritage Areas.
- Generally, most of the soils in Chowan County have limitations for many urban uses due to wetness, low strength, and restricted permeability. Overall, for septic tank and light industrial uses, the soil types in most of the County have substantial limitations. Over 91 percent of all soils in Chowan County are rated as having slight limitations for septic tank absorption.
- Chowan County consists of two River Basins (Chowan and Pasquotank Basins). The waters in the Chowan River Basin include a wide range of primary and secondary water quality classifications, including C, B, and NSW. The waters in the Pasquotank River Basin include a wide range of primary and secondary water quality classifications, including C, SC, SB, and Sw. [Table 25](#) defines the water quality classifications for the various water bodies in Chowan County and North Carolina.
- In subbasin 03-01-03 and 03-01-04 of the Chowan River basin, all monitored waters are Supporting for aquatic life and primary recreation. Subbasin 03-01-52 is in the Pasquotank River basin and monitored waters are Supporting in the aquatic life category. However, waters are Impaired in the fish consumption category in subbasins 03-01-04 and 03-01-52 due to the Department of Health and Human Services Fish Consumption Dioxin Advisory for the Albemarle Sound and the mouth of the Chowan River.
- Approximately 14 percent of the County's land area is within a 100-year floodplain. The most significant floodplains are located along the creeks and tributaries that feed into the Cowan River, particularly along the Pembroke and Queen Anne Creeks. The 100-year floodplain is delineated on the [Natural Features Map, Figure 2](#). Other major floodplains areas include the Bear Swamp.
- The areas subject to storm surge inundation resulting from the most intense storm intensity and storm speed would encompass approximately 14 percent of the County's land.
- Major non-coastal wetlands areas are located in the northwestern, western, and south-central portions of Chowan County. Non-coastal wetlands account for approximately 28.2 percent of the total Chowan County land area.

- Identified Natural Heritage Areas are located throughout Chowan County. The most significant is the Chowan River Aquatic Habitat. The general locations of each Natural Heritage Areas are depicted on the [Natural Features Map, Figure 2](#).
- Based upon the environmental conditions assigned to each land class as delineated on the Environmental Conditions Composite Map ([Figure 3](#)), the majority (64 percent) of the total land area in Chowan County falls into Class II, which is land with moderate environmental conditions. Class I lands account for approximately 8 percent of the County's land area and are considered to be minimally limited. Class III lands, severe limitations, represent 28 percent of the county. The high percentage of area classified as least suitable for development is primarily a result of poor soils suitability for septic system utilization.
- Water quality is generally good within the Pasquotank River Basin and Chowan River Basin. The main water quality issue within the Pasquotank and Chowan River Basin is habitat degradation, including loss of riparian vegetation, channelization, and erosion.
- The majority of the waters in and around Chowan County are closed to shellfishing. The Chowan River is closed to shellfishing, as well as all waters west of Bluff Point in the Albemarle Sound. Those waters east of Bluff Point are open to shellfishing, with the exception of the Yeopim River.

Existing Land Use

- The major amount of developed land in Chowan County outside of the Town of Edenton planning and zoning jurisdiction is located immediately to the southeast of Edenton near the Airport. In the northwestern portion of the County there is a large waterfront community along the shoreline of the Chowan River called Arrowhead Beach.
- Single-family detached residences and manufactured homes on individual lots are the most predominant types of developed land uses in the Chowan County planning jurisdiction. Farmland is scattered throughout the County and developed land uses are oftentimes randomly interspersed with agriculturally-used tracts. Existing low density residential development ranges from 1 dwelling unit per five acres to 1 dwelling unit per acre. Existing medium density residential uses range from approximately 3-7 units per acre; high density uses range from approximately 8-10 units per acre.
- The overwhelming majority of commercially-used land in the county jurisdiction is located along the US 17 and NC 32 corridors heading out of Edenton. These commercial corridor areas contain retail, personal and business services, and office uses. A very small amount of commercial uses are located at various crossroad

communities. Commercial lots typically average about 2 acres in size.

- There are very few institutional uses in the Chowan County planning jurisdiction, consisting mostly of churches, cemeteries, private recreational facilities, governmental buildings and facilities, and public schools. The Town of Edenton wastewater treatment plant site on Macedonia Road and the Chowan Golf and Country Club are the largest single institutional/public uses within the county's planning jurisdiction. Institutional and public lot sizes range from one acre to several acres, depending upon the intensity of the specific use.
- The majority of industrial land located outside of Edenton is near the airport, and south of Chowan Beach near the Chowan River. A few small industrial operations are scattered throughout rural Chowan County. Industrial lot sizes typically average approximately about 20 acres in size.
- Farmland is scattered throughout much of Chowan County. Several large-scale confined animal feeding operations are located in the County. Agriculturally-used land comprises almost 60 percent of the entire county planning jurisdictional area.
- The majority of land that is used for forestry purposes is located in the east central portion of the county and in the southeastern section of the county adjacent to Indian Trail Road.
- Undeveloped and underdeveloped properties are widely scattered throughout much of the county. Much of the undeveloped land is within floodplains and wetlands and is ideally suited for future use as conservation areas. Many of the vacant, developable tracts have potential for agricultural use and/or low density residential development.
- Edenton, being a commercial, governmental, and housing center for the region, contains a wide variety of developed land uses. Residential uses are more varied and include a wider range of density types. The Town also contains a higher intensity of nonresidential land use.
- The Town jurisdiction contains a variety of residentially-used properties. Most of the medium and high density residential development surrounds the downtown area and is generally bounded by US 17 on the north and the Albemarle Sound and Edenton Bay on the south.
- The town's ETJ consists of low density residential properties immediately outside the town limits. The only pockets of medium density residential development outside the town limits are along Mexico Road and US 17 Business. Existing low density residential development typically averages about two dwelling units per acre. Medium density residential development ranges

between 3-7 dwelling units per acre; high density ranges from approximately 7-10 units per acre.

- Retail, personal services, and business services are concentrated in the downtown area. Downtown Edenton is very active with commercial retail uses and professional offices. The area near the intersection of US 17 and NC 32 West is the only major concentration of retail shopping facilities outside of the downtown. Several scattered commercial uses are also located adjacent to North Broad Street. Commercial lot sizes in the downtown area average about 0.25 acres in size. Lot sizes outside of the downtown area typically range between 1-2 acres in size.
- Institutional uses include public facilities such as town and county governmental offices and facilities, the hospital, public parks, and public schools. Private institutional uses include private recreational facilities, nursing homes, civic and fraternal organizations, places of worship and cemeteries. The largest institutional/public uses within the Edenton jurisdiction include the airport, fish hatchery, public cemetery, and hospital properties. Institutional and public lot sizes range from one acre to several acres, depending upon the intensity of the specific use.
- The majority of the industrially-used land is located near the airport. There are some scattered industrial uses within the Town limits in the northwest area of Town. Industrial lot sizes typically average approximately three acres in size.
- There are very few tracts of undeveloped and/or underdeveloped land within the town limits. Those tracts or parcels of land which are undeveloped present a likely opportunity for infill development. Much of the undeveloped land within the southern portion of the town's planning jurisdiction is located within the floodplain of Pembroke and Queen Anne Creeks or within wetlands areas and, therefore, presents constraints for future development. Such land is ideally suited for future conservation areas. Scattered large undeveloped tracts in the northern and northeastern portions of the ETJ area. The majority of vacant property outside of the corporate limits but inside the ETJ is zoned RA, Residential Agricultural and R-20, Low Density Residential. Most of the vacant, developable tracts have potential for low density residential use.
- There are several individual sites in Edenton and in Chowan County that are listed on the National Register of Historic Places. Nationally registered Historic Districts in Chowan County include the Cotton Mill District and the Edenton District, which was expanded in 2001 (Figure 8a).
- Based upon information in the 2002 Census of Agriculture, the total number of farms in Chowan County has decreased by 1.1% since 1997 but the number of acres devoted to farming and the average farm size has increased. Approximately 77 percent of the

farm land in Chowan County is devoted to crop production compared to 60 percent statewide. Major crops produced in the County include peanuts, soybeans, corn, wheat, and tobacco.

Community Facilities

- Two separate water supply systems operate within Chowan County. These systems include the Town of Edenton municipal water system and the Chowan County water system.
- The Town of Edenton maintains two water treatment plants, four well sites, two elevated water storage tanks, and approximately 69 miles of distribution system lines. The Freemason plant has a permitted capacity of 1.35 MGD and the Beaver Hill plant, 0.725 MGD. The town draws its water for treatment from four deep wells, all drawing from the Castle Hayne aquifer. In 2002, the town water system served 2,017 metered customers; the population within the water system service area was 5,394.
- The Chowan County water system maintains seven active well sites and approximately 450 miles of distribution system lines. The wells are capable of supplying 2.196 MGD. The County water system has a storage capacity of 1.75 MG. The Valhalla water treatment plant has a permitted capacity of 2.31 MGD. The county's water storage tanks have a combined storage capacity of 1.75 million gallons. In 2002, the county water system served approximately 4,136 customers; the population within the water system service area was 8,600.
- The Town's existing wastewater treatment plant design capacity will meet current and future demands. Planned sewer system capital improvements, including neighborhood rehabilitation projects and other system upgrades, total approximately \$4.8 million.
- There are several major transportation improvements scheduled for Chowan County and the Town of Edenton.
 1. Eastern Connector. A 2-lane facility connecting NC 32 at NC 94 (Soundside Road) with the US 17 Bypass at the North Broad Street Interchange.
 2. Western Connector. A 2-lane facility connecting West Queen Street (US 17 Business) and West Albemarle Road and ultimately, in combination with the Luke Street Extension, Virginia Road just south of the US 17 Bypass.
 3. Luke Street Extension. A 2-lane facility extending the existing Luke Street from Virginia Road to West Albemarle Road
 4. Peanut Drive Access. This proposed facility would connect Paradise Road and SR 1325 to allow truck traffic to access the existing industrial area and the US 17 Bypass without entering the downtown area.

5. Soundside Road. This minor thoroughfare (NC 94) provides access to the southeastern portion of Chowan County including the airport industrial area. Shoulder widening to 24 feet is recommended to provide a safer road and to accommodate truck traffic.
- The existing stormwater drainage facilities consist of a system of piping, catch basins, and drainage ditches and swales. The Town is currently evaluating options for improving stormwater management. The Town's Unified Development Ordinance was amended in 2005 to require storm drainage plans for all new developments. The Town of Edenton is not subject to the EPA's Stormwater Phase II rules.
 - The existing stormwater drainage facilities consist primarily of a system of drainage ditches and swales. The County is currently evaluating options for improving stormwater management. The County's subdivision ordinance was amended in 2005 to require storm drainage plans for all new developments. More specific stormwater management requirements have been proposed in the draft revisions to the Chowan County Subdivision Regulations.

Land Suitability

- A land suitability analysis was prepared to determine the supply of land suited for development based upon the following considerations: natural system constraints; compatibility with existing land uses and development patterns; existing land use and development criteria of local, state, and federal agencies; and availability and capacity of water, sewer, stormwater management facilities, and transportation systems.
- The primary purpose of the land suitability analysis is to provide local governments with information regarding the best areas for development in order to guide the formulation of policies and the preparation of the future land use map.
- The Land Suitability Map (see [Figure 7](#)) classifies land as High Suitability, Medium Suitability, Low Suitability, and Least Suitable. In general, approximately 57 percent of the total Chowan County land area is within the higher suitability ratings (High and Medium Suitability).
- In general, the areas with the higher suitability ratings are located within the corporate limits of Edenton; along the US Highway 17 and NC Highway 32 and 37 corridors; and in areas where public water and/or sewer services are available. Lower suitability ratings are found in areas subject to flooding, wetlands areas, and areas without public utilities.
- A considerable number of vacant/under-utilized tracts are located within the areas with the higher suitability ratings. Large amounts of acreage currently used for agricultural and/or forestry purposes

are also located within the high and medium suitability-classified areas.

- Based upon a comparison of future land allocation with projected needs, sufficient developable acreage exists within the Chowan County and Edenton planning jurisdictions to accommodate projected residential and nonresidential land needs.

1.3.3 Summary of Policy Statements

The formulation of land use and development policies is based upon a review and analysis of policy statements contained in the 1998 Edenton/Chowan County Joint CAMA Land Use Plan; an evaluation of identified concerns and aspirations (Section II) and the needs and opportunities identified in the analysis of existing and emerging conditions (Section III); input from the Joint Land Use Plan Committee, local planning boards, and elected officials; and input obtained through citizen participation efforts including public informational meetings, public forums, and Joint Land Use Plan Committee meetings.

Updated policy statements, which are outlined in [Section 4.2](#), have been formulated which address the following topics:

- Public access to public trust waters
- Land use compatibility
- Infrastructure carrying capacity
- Natural hazard areas
- Water quality
- Areas of environmental concern
- Areas of local concern

The following is a generalized summary of land use and land development policies:

A. Public Access to Public Trust Waters Policies

1. Enhance opportunities for public access
2. Support state shoreline access policies and objectives
3. Promote eco-tourism in waterfront areas
4. Support development of permanent moorings

B. Land Use Compatibility Policies

1. Support farmland and rural open space preservation
2. Oppose development of sound and estuarine islands
3. Allow water-dependent uses in conservation-classified areas
4. Prohibit floating homes and long-term occupancy of watercraft
5. Encourage preservation of historic resources
6. Manage and direct growth and development in balance with available infrastructure
7. Support industrial development at the Air Transpark
8. Support residential uses in downtown Edenton
9. Support cluster subdivision design

C. Infrastructure Carrying Capacity Policies

1. Require new development to have adequate support infrastructure
2. Encourage coordinated utility service area boundaries
3. Allow package wastewater treatment plants outside utility service areas
4. Support implementation of thoroughfare plan recommendations
5. Support wastewater treatment improvements in the Country Club Subdivision

D. Natural Hazard Area Policies

1. Require flood damage prevention measures
2. Support the recommendations of the *2005 Hazard Mitigation Plan*
3. Discourage high density/intensity development in hazardous areas

E. Water Quality Policies

1. Support use of BMPs for agricultural, forestry, and land development activities
2. Promote land use that maximizes the protection of adjoining shellfishing waters
3. Promote land use that maximizes the protection of ground water supplies
4. Support the development of a joint stormwater management plan and ordinances

F. Areas of Environmental Concern Policies

1. Support CAMA use standards for development within AECs
2. Permit only water dependent uses in coastal wetlands, estuarine waters, and public trust areas
3. Allow dry stack storage facilities

G. Areas of Local Concern Policies

1. Support the provision of affordable housing
2. Support tourism
3. Support greenway and bike paths as recommended by the *2003 Greenway Plan*
4. Encourage a variety of housing choices

Chowan County and the Town of Edenton support state and federal law regarding land use and development in Areas of Environmental Concern (AECs). Specific policy statements have been developed that support the general use standards of the North Carolina Administrative Code (15 NCAC 7H) for development within the estuarine system. No policy statements have been developed which exceed the requirements of state and federal regarding land use and development within AECs.

1.3.4 Summary of Future Land Use Maps

The major elements of the Chowan County and Edenton future land use maps include the following:

- Guides the most intensive development to areas with supporting infrastructure.

- Anticipates growth on the fringe of Edenton and along waterfronts.
- Accommodates a variety of residential densities.
- Promotes the majority of commercial development in Edenton.
- Encourages downtown mixed use development.
- Promotes industrial growth in the airport area.
- Discourages growth in areas with natural constraints and low suitability ratings.
- Conserves fragile environments.

The land use patterns depicted on the Future Land Use Maps are consistent with the analysis of natural systems and the analysis of land suitability. The Future Land Use Maps depict very generalized patterns of projected land use. The intent of the maps is to illustrate a typical pattern of use for a general area and not the specific use of an individual parcel. The Future Land Use Maps are not intended for site-specific land planning or for regulatory purposes.

Chowan County. The Future Land Use Map for the County's planning jurisdiction encompasses all of Chowan County outside of the Town of Edenton corporate limits and extraterritorial planning jurisdiction. The Chowan County Future Land Use Map (see [Figure 8](#)) classifications include the following categories and subcategories:

- Residential Agricultural
- Conservation/Open Space
- Low Density Residential
- Medium/High Density Residential
- Commercial
- Industrial

Generally, growth and development is expected to occur in the areas classified as Medium/High Density Residential, Commercial, and Industrial. Areas classified as Residential Agriculture and Conservation/Open Space are not projected to accommodate significant growth and development. The type and intensity of projected development varies within each future land use map classification. The Future Land Use Map classifications are considered part of the Land Use Plan's policy.

Residential Agricultural Classification. Areas classified as Residential Agricultural are primarily located north and east of the Town of Edenton. Residential Agricultural-classified land is estimated to encompass approximately 142 square miles (91,344 acres) or about 91.6 percent of the total County land area.

The Residential Agricultural classification is intended to delineate lands where the predominant land use is scattered, low density (less than one dwelling unit per acre) residences dispersed among farm land and open spaces. Support public and institutional land uses are also located within this land use classification. The overall residential density within this classification is generally less than 1 dwelling unit per acre. Long-term, those portions of the Residential Agricultural-classified areas that are primarily residential in nature are projected

to have average densities of approximately 1 dwelling unit per 5 acres. Such areas include lands immediately adjacent to major road corridors and properties located at crossroad communities. The predominantly agricultural areas, i.e., those lands not immediately adjacent to major road corridors and at crossroad communities, within this classification are projected to have residential densities that average approximately 1 dwelling unit per 20 acres.

The Residential Agricultural Classification is compatible with the A-1 (Agriculture) District of the Chowan Zoning Ordinance. Scattered single-family detached residences and manufactured homes on individual lots are the predominant types of dwellings within these areas. Some small, existing residential subdivisions and mobile home parks may also be located within the areas classified as Residential Agricultural. Cluster development is encouraged in the Residential Agricultural Classification. Public water service is available in the majority of the Residential Agricultural classified areas and is needed to support new residential subdivisions. Public sewer or an approved private wastewater treatment system will generally be required to support the higher end (2 or more dwelling units per acre) of residential densities allowed within this classification. Minimum lot sizes for land uses utilizing individual subsurface septic systems and/or individual water systems are determined by the local health department based upon soil types present at the site and generally range from 20,000 square feet to 30,000 square feet.

The Residential Agricultural classification, consistent with the underlying A-1 (Agricultural) zoning district, allows low intensity commercial uses typically associated with rural areas. Some of the projected needs for commercial uses in Chowan County will be accommodated in the Residential Agricultural classification. Public and Institutional uses such as churches, county parks, schools, golf courses and utilities are also appropriate for the Residential Agricultural Classification. Demand for such uses would be accommodated in this classification.

Conservation/Open Space Classification. The largest areas classified as Conservation/Open Space are located in the most northwestern section of Chowan County along the Chowan River, known as Chowan Swamp. There is also a large conservation area located along the Chowan River in southwest corner of the County known as the Reedy Point Swamp. Other Conservation/Open Space areas are scattered throughout the County jurisdiction and include coastal wetlands, estuarine waters, estuarine shoreline, public trust areas, and 'Section 404' wetlands. Included as a conservation designation are the future greenways corridors that are located throughout the county along creeks and rivers, as depicted in the *2003 Edenton/Chowan Greenway and Open Space Plan*. Due to the small size of some areas, they are not individually identified on the Future Land Use Map. Generally, the precise location of such areas must be determined by field investigation. Conservation/Open Space-classified land is estimated to encompass approximately 3.8 square miles (2,456 acres) or about 2.3 percent of the total County land area.

The Conservation/Open Space classification is intended to delineate areas where traditional land uses are not desirable or expected to develop. Land development may however, include public building and facilities necessary to

support existing land uses within the areas classified as Conservation/Open Space. Commercial and industrial uses that are water dependent and which cannot function elsewhere or are supportive of commercial fishing are permissible uses in Conservation/Open Space-designated areas. Public water or sewer utilities are not needed to support the types and intensities of land uses in these areas. Extensions of water and sewer utilities into these areas are not encouraged for the purpose of development. Water and sewer lines may be appropriate in conservation areas for supportive uses in conservation areas such as bathrooms or easements to serve another area. Public and Institutional uses such as golf courses and passive recreation would be appropriate in this classification as long as environmentally sensitive areas are not negatively impacted.

Low Density Residential Classification. The Low Density Residential classification encompasses approximately 3.6 square miles (2,356 acres) or about 2.4 percent of the total County land area. The lands classified as Low Density Residential are scattered throughout the Chowan County jurisdiction. There are large Low Density areas in the eastern most section of the County and a large area near Welch Ridge.

The Low Density Residential classification is intended to delineate lands where the predominant land use is low density residences, particularly properties with waterfront access and areas where public water service is readily available. The overall residential density within this classification is generally 1 to 2 dwelling units per acre. Single-family detached residences and manufactured homes on individual lots are the predominant types of dwellings within these areas. Support public and institutional land uses are also located within this land use classification

Public water service is widely available throughout the Low Density Residential-classified areas and is required to support the higher end of the range of residential densities in this classification. Public sewer or an approved private wastewater treatment system will generally be required to support the higher end (2 or more dwelling units per acre) of residential densities allowed within this classification. Minimum lot sizes for land uses utilizing individual subsurface septic systems and/or individual water systems are determined by the local health department based upon soil types present at the site and generally range from 20,000 square feet to 30,000 square feet.

Medium/High Density Residential Classification. The Medium/High Density Residential classification encompasses approximately 4.4 square miles (2,867 acres) or about 2.9 percent of the total County land area. The majority of the properties classified as Medium/High Density Residential are located on the periphery of the Edenton urban area. Other areas identified as Medium/High Densities are the subdivisions located east of Town near the airport, Cape Colony and Country Club. The Arrowhead Beach area located along the Chowan River in the northwest portion of the county is also designated at Medium/High Density. The Medium/High Density Residential Classification also includes, as a subcategory, the approximate 465-acre area delineated in the amended *1999 Joint Land Use Plan* (amendment dated August 9, 2004) as 'New Urban Waterfront Area' and as authorized by Senate Bill 732 "Pilot New Urban

Waterfront Area”, effective July 17, 2004. Such designation is intended to accommodate future development of lands adjacent to the shorelines of public trust waters that provide a mixture of residential, commercial, and recreational uses in a publicly accessible, pedestrian-friendly traditional neighborhood community. The major characteristics of development in New Urban Waterfront Areas included the preservation of natural shorelines and other critical areas; public access to shorelines and public trust waters; interconnected streets; civic spaces, squares, and recreational space, and centrally operated water, sewer, and stormwater management systems. The Medium/High Density Residential Classification promotes development with these same characteristics. The area comprising the New Urban Waterfront Area is delineated on Figure 8.

The Medium/High Density Residential classification is intended to delineate lands where the predominant land use is higher density single-family residential developments and/or multifamily developments. Support public and institutional land uses are also located within this land use classification

The single family detached residential density within this classification is generally greater than 2 dwelling units per acre. Medium density generally ranges from approximately 3 to 7 dwelling units per acre; high density generally ranges from approximately 8 to 15 dwelling units per acre. The Medium/High Classification is compatible with two Chowan County residential zoning districts, the R-15 Residential District and R-5 Residential District and all commercial zoning districts. Planned Unit Developments, which allow for a mixture of residential and nonresidential land uses, promote a variety of residential building types, and require greater amounts of recreational and open space, would be compatible with the R-5 zoning district. Traditional Neighborhood Developments (TNDs) are compatible with both the R-5 and R-15 zoning districts. Higher residential densities may be permitted on a case-by-case basis in TNDs—up to 15 dwelling units per acre in R-5 and nonresidential zoning districts; up to 6 units per acre in R-15 districts; and up to 4 units per acre in all other districts. Public water and sewer service or an approved private wastewater treated system is required to support the densities in this classification. Roads with the capacity to accommodate higher traffic volumes are also necessary to support Medium/High Density Residential development.

Commercial Classification. The Commercial classification is intended to delineate lands that can accommodate a wide range of retail, wholesale, office, business services, and personal services. Areas classified as Commercial may also include some heavy commercial uses, light manufacturing and warehousing uses as well as intensive public and institutional land uses. The Commercial classification encompasses approximately 0.1 square miles (55.6 acres) or about 0.1 percent of the total County land area. There are very few commercial classified areas outside the Town of Edenton’s planning jurisdiction. There is a small commercial area located southeast of the airport. Public water service is needed to support the land uses characteristic of this classification. Public sewer service or an approved private wastewater treatment system is needed to support the most intensive commercial uses. Roads with the capacity to accommodate higher traffic volumes are necessary to support commercial development.

Public and Institutional uses such as town and county offices, schools and cemeteries are appropriate in the Commercial Classification as allowed in the underlying Business zoning districts. Demand for such uses would be accommodated in this classification.

Commercial-classified areas are anticipated to accommodate some of the most intensive land uses found in the county's planning jurisdiction. The county's goals and policies support the use of land in Commercial-classified areas for a wide variety of retail and commercial services uses where adequate public utilities and roads are available or can be upgraded to support the intensity of development encouraged in this classification. Since there is no sewer service within Chowan County's planning jurisdiction there will be limited opportunities for high density commercial uses. The county zoning districts that are compatible with the commercial classification include the B-1, General Business; B-2, Highway Commercial; and B-3, Neighborhood Commercial Zoning Districts. The density of commercial development within these districts will be based upon the on-site septic availability. Lot coverage is generally not restricted except that shopping centers and superstores (gross floor areas of greater than 25,000 square feet) can not exceed a maximum floor area ratio of 0.30. Lot coverage is, however, limited to 50 percent in areas located within a Highway Corridor Overlay district. Building heights are not restricted except for areas located within a Highway Corridor Overlay district where building heights are limited to 50 feet. Generally, the intensity of commercial development is expected to average one commercial establishment per acre. Public and institutional land uses that support and that are compatible with this type of commercial development are also encouraged.

Industrial Classification. The Industrial Classification encompasses approximately 1 square miles (661 acres) or about 0.7 percent of the total County land area. The properties classified as Industrial are concentrated along the east of the Town of Edenton near the airport.

The Industrial classification is intended to delineate lands that can accommodate industrial and manufacturing establishments. Some heavy commercial uses as well as services and businesses which support industrial land uses are also appropriate land uses within the Industrial classification. Public water and sewer service is needed to support the land uses characteristic of this classification. Without the availability of sewer in Chowan County there will be little industrial development. On-site package treatment systems will be the most likely option to offset this need. Roads with the capacity to accommodate higher traffic volumes are necessary to support the intensity of development expected within the Industrial Classification.

Land uses with the Industrial Classification are generally compatible with the I-1, Light Industrial and I-2, Heavy Industrial classification. Generally, the intensity of industrial development is expected to average one industrial establishment per twenty acres. Lot coverage is not restricted and building heights are not limited.

The Industrial areas are expected to accommodate the majority of the future industrial growth projected for the planning period. Due to the large amount of

acreage within the Industrial areas, these areas are also anticipated to meet longer-term industrial growth needs as well. Critical factors that will determine the development potential of these Industrial areas include market demand and the provision of the necessary support infrastructure (particularly public water and sewer utilities). Consequently, the development potential of the majority of the lands within the Industrial areas may be more long-term than short-term.

Town of Edenton. The Future Land Use Map for the Town of Edenton planning jurisdiction encompasses the Edenton corporate limits and the Town's extraterritorial planning and zoning jurisdiction. The Town's Future Land Use Map classifications (see Figure 8a) include the following categories and subcategories:

- Residential
 - Low Density Residential
 - Medium/High Density Residential
- Commercial
 - General Commercial
 - Downtown Mixed Use
- Public and Institutional
- Industrial
- Conservation/Open Space

Generally, growth and land development is anticipated to occur in all future land use categories except for the Conservation/Open Space classification. The type and intensity of projected development varies within each future land use map classification. The Future Land Use Map classifications are considered part of the Land Use Plan's policy.

Low Density Residential Classification. The Low Density Residential classification encompasses approximately 8 square miles (5,159 acres) or about 51.0 percent of the total Town planning jurisdiction. The majority of the lands classified as Low Density Residential are located on the fringe of the core Edenton area, particularly northeast, northwest and southwest of the Town's center.

The Low Density Residential classification is intended to delineate lands where the predominant land use is low density detached residences. The residential density within this classification ranges from 1 dwelling unit for 5 acres to 3 dwelling units per acre. The Town of Edenton zoning districts that are compatible with the Low Density classification are the RA, R-40 and R-20 districts. The RA district has a minimum lot size of 5 acres, the R-40 a minimum of 40,000 square feet, the R-20 a 20,000 square foot minimum. Lot coverage is restricted to 60 percent and building heights are limited to 35 feet. The higher end of the density range of this classification (i.e., 1-3 dwellings per acre) is anticipated primarily on the south side of the West Queen Street corridor, the area north and west of Mexico Road, the area west of US 17 and north of Virginia Road, the area south of the North Broad Street/US 17 intersection, and the area south of the North Broad Street/Old Hertford Road intersection. The lower end of the density range of this classification (i.e., 1 dwelling per 5 acres to

1 dwelling per acre) is anticipated primarily on the outer fringe of the town's ETJ including the north side of the West Queen Street corridor, the east and west sides of the Paradise Road corridor, and the northeastern and eastern portions of the ETJ area located east of Queen Anne Creek.

The Town's goals and policies support the continued use of land in Low Density-classified areas for low density dwellings and for public and institutional land uses that support and that are compatible with this type of residential development. Future development is projected to be no more than 3 dwelling units per acre. Some Low Density Residential areas that are located on the immediate fringe of the intensively-developed town core may evolve into medium density (3 to 7 dwellings per acre) or high density (8 to 12 dwellings per acre) areas over time, particularly where public utilities and other infrastructure will be available to support increases in residential density.

Medium/High Density Residential Classification. The Medium/High Density Residential classification encompasses approximately 3.1 square miles (2,012 acres) or about 19.9 percent of the total Town planning jurisdiction. The majority of the properties classified as Medium/High Density Residential are located immediately surrounding the Edenton downtown area. Additional Medium/High Density Residential areas are along the US Business 17 and NC 32 corridors as they pass through the Town.

The Medium/High Density Residential classification is intended to delineate lands where the predominant land use is higher density single-family residential developments and/or multifamily developments as well as support public and institutional land uses. Some manufactured home parks are also located with this classification. Medium density generally ranges from approximately 3 to 7 dwelling units per acre; high density generally ranges from approximately 8 to 12 dwelling units per acre. The Town zoning districts that are compatible with the Medium/High Density classification are the R-14 (14,000 square foot minimum lot size), R-10 (10,000 square foot minimum lot size), and the R-5 (5,000 square foot minimum lot size). These districts allow a density of approximately 3-8 units per acre for single-family dwellings and 9-12 units per acre for multi-family dwellings. Lot coverage is restricted to 60 percent and building heights are limited to 35 feet. Cluster development is encouraged in areas within the Medium/High Density Residential Classification that are zoned R-14, R-10, and R-5. Public water and sewer service or an approved private wastewater treatment system is required to support the residential densities in this classification. Streets with the capacity to accommodate higher traffic volumes are also necessary to support Medium/High Density Residential development.

The higher density residential developments anticipated to occur during the planning period are encouraged within the Medium/High Density-classified areas.

General Commercial Classification. The General Commercial classification encompasses approximately 0.53 square miles (340 acres) or about 3.4 percent of the total Town planning jurisdiction. The properties classified as General Commercial are located primarily at the intersection of US Highway 17 and NC 32 West. General commercial uses are also located at the northern intersection of Broad Street and NC 32.

General Commercial-classified areas are anticipated to accommodate some of the most intensive land uses found in the town's planning jurisdiction. The Town's goals and policies support the use of land in General Commercial-classified areas for a wide variety of retail and commercial services uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Public and institutional land uses that support and that are compatible with this type of commercial development are also encouraged. Densities of Commercial uses in this classification will vary depending on the underlying zoning district. General Commercial designated areas are compatible with the SC (Shopping Center), CH (Highway Commercial) and CN (Neighborhood Commercial) zoning districts. Zoning district CH (Highway Commercial) requires a minimum lot size of 30,000 square feet, SC (Shopping Center) district requires a 5 acre minimum lot size, and the CN (Neighborhood Commercial) district does require a minimum lot size. Lot coverage is restricted to 60 percent and building heights are limited to 50 feet. Shopping centers and superstores can not exceed a floor area ratio of 0.30.

General Commercial-classified areas are anticipated to accommodate some of the most intensive land uses found in the town's planning jurisdiction. The Town's goals and policies support the use of land in General Commercial-classified areas for a wide variety of retail and commercial services uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Public and institutional land uses that support and that are compatible with this type of commercial development are also encouraged. Densities of Commercial uses in this classification will vary depending on the underlying zoning district. General Commercial designated areas are compatible with the SC (Shopping Center), CH (Highway Commercial) and CN (Neighborhood Commercial) zoning districts. Zoning district CH (Highway Commercial) requires a minimum lot size of 30,000 square feet, SC (Shopping Center) district requires a 5 acre minimum lot size, and the CN (Neighborhood Commercial) district does require a minimum lot size. Lot coverage is restricted to 60 percent and building heights are limited to 50 feet. Shopping centers and superstores can not exceed a floor area ratio of 0.30.

Downtown Mixed Use Classification. The Downtown Mixed Use classification encompasses approximately 0.04 square miles (27.0 acres) or about 0.3 percent of the total town planning jurisdiction. The properties classified as Downtown Mixed Use are located in and immediately surrounding the Edenton Central Business District and the downtown waterfront area.

The Downtown Mixed Use classification is intended to delineate properties that can accommodate a variety of retail, office, business services, and personal services. Areas classified as Downtown Mixed Use may also include medium density (3 to 7 dwellings per acre or high density (8 to 12 dwellings per acre) residences and public and institutional land uses, particularly governmental buildings and facilities. The Downtown Mixed Use classification also specifically includes waterfront tourist-oriented land uses. This classification is compatible with the CD, Downtown Commercial zoning district. No minimum lot size is required in the CD district, except for permissible residential uses. For

permissible nonresidential uses, lot coverage is restricted to 60 percent and building heights are limited to 50 feet.

Public water and sewer service is needed to support the land uses characteristic of this classification. Streets with the capacity to accommodate higher traffic volumes are also necessary to support the intensive land uses within this classification. Generally, the intensity of development is expected to average four commercial establishments per acre.

The town's goals and policies support the use of land in Downtown Mixed Use-classified areas for a wide variety of retail and commercial services uses where adequate public utilities and streets are available or can be upgraded to support the intensity of development encouraged in this classification. Redevelopment of the downtown waterfront area for tourist-oriented mixed uses consisting of retail shops, places of entertainment, restaurants, boating services, and overnight lodging is promoted by the town's goals and policies. The majority of the area classified as Downtown Mixed Use is already developed. Any new development or infill will be at high densities.

Public and Office/Institutional Classification. The Public and Office/Institutional classification encompasses approximately 0.15 square miles (101.5 acres) or about 1 percent of the total Town planning jurisdictional area. The properties classified as Public and Institutional are scattered throughout the Town's planning jurisdiction. The largest individual properties within the Public and Institutional classification are located near the hospital.

The Public and Office/Institutional classification is intended to delineate large land areas that are used for intensive public and educational purposes as well as medical related offices that support the hospital. Land uses within this classification include primarily government buildings and service facilities, public recreational facilities, public and private educational facilities, large medical facilities and offices, and large private institutional uses. Generally, public water service is needed to support the land uses characteristic of this classification. Public sewer or an approved private wastewater treatment system is needed to support the most intensive public and institutional uses. Streets with the capacity to accommodate higher traffic volumes are necessary to support the intensity of development expected within the Public and Office/Institutional Classification. The Public and Office /Institutional district is compatible with the MA (Medical Arts) and OS (Office & Services) zoning districts. The OS and MA zoning district does not require a minimum lot size except for residential uses. Generally, the intensity of development is expected to average one public, office, or institutional use per five acres. Lot coverage is restricted to 60 percent and building heights are limited to 50 feet.

Industrial Classification. The Industrial classification encompasses approximately 1.66 square miles (1,066 acres) or about 10.5 percent of the total Town planning jurisdiction. The properties classified as Industrial are primarily concentrated north of Town between Broad Street and US 17 and in the airport area on Soundside Road.

The Industrial classification is intended to delineate lands that can accommodate industrial and manufacturing establishments. Some heavy commercial uses as well as services and businesses which support industrial land uses are also appropriate land uses within the Industrial classification. Public water and sewer service is needed to support the land uses characteristic of this classification. Streets with the capacity to accommodate higher traffic volumes are necessary to support the intensity of development expected within the Industrial Classification. The Industrial Classification is compatible with the IW (Industrial Warehouse) zoning district. The IW (Industrial Warehouse) zoning district does not have a minimum lot size standard, therefore density will vary. Generally, the intensity of industrial development is expected to average one industrial use per three acres. Lot coverage is restricted to 60 percent and building heights are limited to 50 feet.

Conservation/Open Space Classification. The Conservation/Open Space classification encompasses approximately 2.2 square miles (1,411 acres) or about 13.9 percent of the total Town planning jurisdiction. Conservation/Open Space areas are scattered throughout the Edenton planning jurisdiction and include non-coastal wetlands, estuarine waters, estuarine shoreline, public trust areas, and 'Section 404' wetlands. Included as a conservation designation are the future greenways corridors that are located throughout the county along creeks and rivers, as depicted in the 2003 Edenton/Chowan Greenway and Open Space Plan. Large portions of Conservation/Open Space designated areas are identified on the Future Land Use Map. Generally, the locations of these large areas are mostly in non-coastal wetlands. The largest areas are at the southwestern portion of the Edenton jurisdiction and along both the Pembroke and Queen Anne Creeks.

The Conservation/Open Space classification is intended to delineate areas where traditional land uses are not desirable or expected to develop. Land development may, however, include public building and facilities necessary to support existing land uses within the areas classified as Conservation/Open Space. Commercial and industrial uses that are water dependent and which cannot function elsewhere or are supportive of commercial fishing are permissible uses in Conservation/Open Space-designated areas. Public water or sewer utilities are not needed to support the types and intensities of land uses in these areas. Extensions of water and sewer utilities into these areas are not expected or encouraged.

The following tables summarize the major features of the classifications as depicted on the Chowan County and Edenton Future Land Use Maps:

Chowan County Planning Jurisdiction				
Future LU Map Classification	% of Land Area	Compatible Zoning	Average Density/ Intensity	Typical Land Uses
Residential Agricultural	91.6%	A-1	<1 du/ac*	Farms, detached single-family residences, mobile homes on individual lots, rural businesses, agri-industries, support public and institutional

				uses
Low Density Residential	2.4%	R-40, R-25, RMH-25	1-2 du/ac*	Detached single-family residences, mobile homes on individual lots, support public and institutional uses
Medium/High Density Residential	2.9%	R-15, R-5	3-7 du/ac* medium density; 8-15 du/ac high density	Detached residences, multi-family developments, support public and institutional uses
Commercial	0.1%	B-1, B-2, B-3	1 per ac	Retail, wholesale, offices, business and personal services, warehousing, support public and institutional uses
Industrial	0.7%	I-1, I-2	1 per 20 ac	Manufacturing, assembly, heavy commercial, support businesses and services
Conservation/Open Space	2.3%	na	na	Natural and fragile resources, water-dependent uses, support public buildings and facilities

** Higher residential densities are permissible within planned unit developments and traditional neighborhood developments*

The amount of land area allocated to the various general land uses does not exceed projected needs. Sufficient developable acreage exists within the Chowan County and Edenton jurisdictions to accommodate projected residential and nonresidential land needs. However, to efficiently accommodate projected growth, it will be imperative that the Town and County closely coordinate infrastructure development and land use regulations as much of the anticipated growth is expected to locate on the periphery of the Edenton urban area.

Edenton Planning Jurisdiction				
Future LU Map Classification	% of Land Area	Compatible Zoning	Average Density/ Intensity	Typical Land Uses
Low Density Residential	51.0%	RA, R-40, R-20	1 du per 5 ac 1-2.1 du/ac	Detached single-family residences, mobile homes on individual lots, support public and institutional uses
Medium/High Density Residential	19.9%	R-14, R-10, R-5	3-7 du/ac medium density; 8-12 du/ac high density	Detached residences, multi-family developments, support public and institutional uses
General Commercial	3.4%	SC, CH, CN	1 per 5 ac 1 per ac	Retail, wholesale, offices, business and personal services, shopping centers, warehousing, support public and institutional uses
Downtown Mixed Use	0.3%	CD	4 per ac	Retail, offices, business and personal services, multifamily development, governmental buildings, support public and

				institutional uses
Public and Office/Institutional	1.0%	MA, OS	1 per 5 ac	Public, educational, medical buildings and facilities
Industrial	10.5%	IW	1 per 3 ac	Manufacturing, assembly, heavy commercial, support businesses and services
Conservation/Open Space	13.9%	na	na	Natural and fragile resources, water dependent uses, support public buildings and facilities

1.3.5 Use of the Land Use Plan

The Joint Land Use Plan, as adopted by the elected officials of Edenton and Chowan County and as may be amended from time to time, will serve as the primary guide upon which to make land use policy decisions. Every land use policy decision, such as a rezoning request or approval of a conditional or special use permit, will be measured for consistency with the goals, policies, and recommendations of the Plan. The elected officials, Planning Boards, Boards of Zoning Adjustment, and local government staffs should utilize the Land Use Plan as the basic policy guide in the administration of the zoning ordinance, subdivision regulations, and other land development regulatory tools. Persons involved in the land development business as well as the general public can also utilize the Land Use Plan to guide private decisions regarding land use and land development.

The policy statements and recommendations of the Land Use Plan can also be of assistance to the elected officials in making long-range decisions regarding such matters as the provision of water and sewer services, thoroughfare planning, stormwater planning and management, implementation of economic development strategies, recreational facility planning, preparation of capital and operating budgets, and implementation of housing and community development programs.

Edenton and Chowan County will continue to administer and enforce their land use regulatory tools. Each jurisdiction will review the current regulatory tools to eliminate inconsistencies which may exist between the tools and the policies outlined in this plan. In order to assist with the implementation of the updated Land Use Plan, anticipated amendments to land development ordinances include the following:

- Amendments to the Town and County zoning maps shall be made to establish consistency with the Future Land Use Map and the Zoning Map.
- Amendments to the Town's Unified Development Ordinance should be made to enforce the policies outlined in [Section 4.2](#).

1.3.6 Summary of Implementation Strategies

Major capital improvements that will assist with Plan implementation include the following:

Water Treatment Systems

Town of Edenton water system capital improvements include the following:

- Expansion of the water treatment facilities by 2010 is projected; estimated cost is \$1,140,000.00.
- Chlorination process to be completed by 2009: estimated cost is \$150,000.00
- 20-year maintenance improvements: estimated cost is \$960,000.00

In the event that the Chowan County Board of Commissioners would consider making the decision to fund certain utility infrastructure improvements to support any planned development in the future, the following costs are estimated using 2008 cost information:

- \$3 million +/-: Backwash water improvements at the Vahalla WTP.
- \$1 million +/-: One new well at the Valhalla WTP.
- \$2,000/day +/-: Purchase 300,000 gallons per day water supply from Gates County.
- \$1 million +/-: Construction of a new elevated storage tank in the southern part of the county.
- \$5 million +/-: Large diameter water main along NC 32 in northern system.
- \$2 million +/-: Construction of 1 million gallon storage tank at Paradise Road booster site.

These water system improvements have been identified by the Chowan County Water Department as desirable but have not, to date, been included in the county's formal capital improvements programming and budgeting process.

Wastewater Treatment Systems

Planned sewer system improvements for the Town of Edenton include:

- Sewer line rehabilitation: \$1,148,000.00; completion during 2008-2018
- Sewer system upgrades: \$550,000.00; completion during 2008-2009
- Pump stations: \$1,550,000.00; completion during 2012-2014
- Cape Colony pretreatment: \$20,000.00; completion in 2008
- BMI extension: \$600,000.00; completed
- Lift station upgrade: \$800,000.00; completion in 2011
- Additional spray field land: \$200,000.00; completion in 2010

Chowan County wastewater improvements:

The county has prepared a feasibility study for providing sewer collection services to a portion of southeastern Chowan County. The

preliminary recommendation of that study is to install a low-pressure or vacuum sewer system to serve the Cape Colony, County Club Road and surrounding areas, and the Chowan County Golf and Country Club.

Chowan County Implementation Activities and Schedule

Chowan County has developed the following major implementation activities:

FY07: Joint task force to establish utility service area boundaries and to develop coordinated land use and development regulations.

FY07: Stormwater management plan.

FY07: State roadways vehicular access regulations.

FY07-08: Revisions to flood damage prevention provisions.

FY08: Waterfront access plan.

FY08: Joint task force to develop coordinated land use and development regulations for areas of common interest such as extraterritorial planning area, municipal utility service areas, airport zoning area, etc.

FY08: Capital Improvement Plan for future infrastructure improvement such as water and sewer.

FY09: Updated Thoroughfare Plan.

FY09: Wellhead protection program and ordinance

Edenton Implementation Activities and Schedule

The Town of Edenton has developed the following major implementation activities:

FY07: Completion of a planned water and sewer system improvements.

FY07: Stormwater management plan.

FY07: Wellhead protection program and ordinance.

FY08: Waterfront access plan.

FY08-09: Updated Unified Development Ordinance.

FY08: Comprehensive community services/facilities plan.

FY09: Urban Design Manual.

FY09: Updated Thoroughfare Plan.

FY09: Completion of sewer system improvements.

FY10: Completion of water system improvements.

Chowan County and Edenton will ensure a continuous planning process by conducting periodic reviews of the Land Use Plan's policies and implementation strategies. This review will be the responsibility of their respective Planning Departments and Planning Boards who will coordinate such reviews with the applicable elected officials.