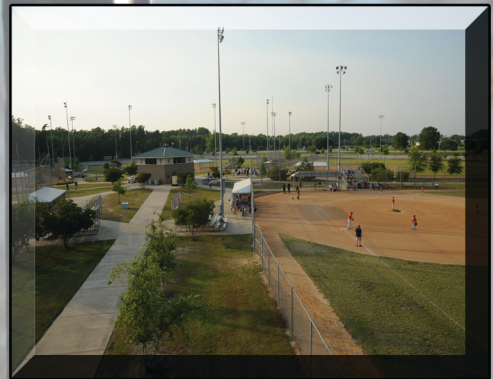


TARBORO LAND DEVELOPMENT PLAN



**Developed by the Tarboro Planning Department
Adopted August 11, 2008**

EXECUTIVE SUMMARY

The 2008 Tarboro Land Development Plan was prepared in order to update the 1990 Land Development Plan Update. The purpose of the 2008 Plan is to reevaluate and update key elements of the 1990 Plan Update such as land development goals and objectives, existing land use patterns, natural and man-made factors affecting land use, and land use trends. Following an analysis of these elements, a land development plan was formulated and recommendations for implementing the plan were prepared.

The 2008 Plan Update has been presented in two formats: (1) a foldout Land Development Plan map with a summary narrative; and (2) a technical document containing more detailed information. The fold-out map is intended for the general public while the technical document was prepared primarily for the use of the Town Council, Town staff, and other persons interested in a more in-depth analysis of land use and factors affecting land development.

Chapter I of this technical document discusses further the purposes of the Land Development Plan. Chapter II delineates general land use goals as well as land development objectives by major land use category. Chapter III reevaluates the natural and man-made factors that influence land development. The major land use and development trends are discussed in Chapter IV. Chapter V provides a description of the land development classification system utilized to graphically illustrate the Land Development Plan. Land development policy recommendations are presented in Chapter VI and a strategy for implementing the Plan is outlined in Chapter VII.

Insert Land Development Plan Map

I. PURPOSE OF THE LAND DEVELOPMENT PLAN

The major purpose of the Tarboro Land Development Plan is to provide guidance and direction in one specific area affecting the town--the use of land. The Land Development Plan is intended to represent the town's formal policy statement concerning land use and land development. Specifically, the objectives of the plan are to:

- Delineate land use and land development goals.
- Analyze the existing natural and man-made factors affecting land use.
- Outline the major land use issues facing the community.
- Develop a conceptual land development plan.
- Develop land development policy recommendations.
- Provide an implementation strategy.

The study period for the Land Development Plan is 2000 through 2030. This timeframe is expected to provide a suitable expanse of time in which to realistically project future land development trends and to delineate the appropriate courses of action needed to achieve the objectives of the plan. The study area includes the Tarboro Planning Region, which encompasses the Town of Tarboro as well as the towns extraterritorial planning and zoning jurisdiction. This Land Development Plan was prepared as an update of the town's 1990 land Development Plan Update.

II. LAND DEVELOPMENT GOALS AND OBJECTIVES

The following general land use goals and land development objectives have been formulated by the Planning Board and Town Council:

A. General land Use Goals

1. Promote the development of housing in varying types and costs to meet the demands of all income levels and age groups.
2. Encourage industrial development that will stimulate the economy and which is located in areas where the necessary urban services are available.
3. Encourage continued commercial development in appropriate amounts and types and in locations, which are suitable for commercial purposes.
4. Preserve and protect environmentally sensitive areas from intensive development.
5. Provide adequate public facilities and services for designated growth areas.
6. Provide a safe, efficient, and well-maintained street system consistent with the town's adopted thoroughfare plan.
7. Promote development, which is consistent with the town's present character.
8. Encourage development to locate in areas currently served by water and sewer or where these services can readily be made available.
9. Identify and preserve historically significant properties.

B. Land Development Objectives

1. Residential Development

- Maintain the residential integrity of existing neighborhoods.
- Encourage multi-family residential development at a moderate density and in locations in which adequate support urban services are available.
- Promote in-fill development, which is compatible with the residential development in the surrounding area.
- Encourage the continual development of affordable housing.

2. Commercial Development

- Encourage the continued commercial, retail, services, and office development in areas deemed appropriate for said development.
- Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and services areas and by controlling signs.
- Encourage commercial development to locate in a nodal pattern adjacent to major highway corridors.
- Encourage the adaptive reuse of commercial buildings.

3. Industrial Development

- Encourage the type of industrial development, which is consistent with the town's present diversified manufacturing base.
- Preserve adequate land for future industrial development.

- Continue to promote existing industrial sites with existing infrastructure.

4. Public, Institutional and Recreational Development

- Identify and provide sufficient land area for future recreational and public service facilities.
- Promote eco and heritage tourism through the North Carolina Paddle Trail Program and the Civil War Trail Program. Continue to enhance the Tar River Paddle Trail
- Develop a plan for developing Riverfront Park in order to enhance recreation opportunities.
- Continue to develop on road and off road bicycle trails utilizing the Comprehensive Bicycle Plan as a guide.
- Encourage the provision of open space in private developments in order to supplement public recreational facilities.
- Promote public and institutional land uses in transitional areas between intensive nonresidential uses and residential neighborhoods.

5. Agricultural and Rural Development

- Discourage intensive urban development in rural areas that lack the necessary support utilities and public services.
- Promote the continued low-density residential and agricultural character of areas located on the fringes of the town's extraterritorial planning jurisdiction.

6. Development in Historically Designated Areas

- Identify areas of historic significance.
- Encourage appropriate, compatible land uses in designated historic areas.
- Promote appropriate adaptive reuse of historic structures.
- Preserve the historic integrity of identified historical areas through citizen based boards and councils.

Insert Existing Land Development Map

III. REVIEW OF FACTORS AFFECTING LAND DEVELOPMENT

A. Existing Land Use

The existing land use map, Figure 1, shows the general land use patterns in the Tarboro Planning Region. The Town of Tarboro Engineering Department prepared the existing land use map. A description of existing land uses by general land use category is provided below. Appendix 1 provides a breakdown of land use by type and acreage.

1. Residential

Residentially used land in the planning region accounts for 18 percent (2,586 acres) of the region's total acreage. While the principal residential land use is the single-family detached dwelling, a variety of residential uses exist in the planning region. Other residential uses include single-family attached, duplexes, apartments, manufactured homes on individual lots, and manufactured home parks. Specialized housing, such as the Albemarle Retirement Center located southwest of the central business district, also can be found throughout the community. Overall, the existing residential development in Tarboro can best be characterized as low to moderate density and predominantly single-family in nature.

Seven general residential areas have been delineated to generally describe housing in Tarboro. This section includes descriptions of these areas, which are: (a) the Historic District; (b) East Tarboro; (c) North Tarboro; (d) Central Tarboro; (e) West Tarboro; and (f) South Tarboro (g) the Extraterritorial Jurisdiction (ETJ).

(a) Historic District

The Historic District consists of the residential area north and northeast of the central business district (CBD) and includes a concentration of antebellum dwellings. The area is generally bounded by Walnut Street on the north, St. Patrick Street on the east, and St. James Street on the south, and Albemarle Avenue on the west. This area consists primarily of frame and brick single-family dwellings of historic and architectural significance. Housing density in this neighborhood ranges from approximately 4 to 7 dwelling units per acre. The area is currently zoned RA-6, which permits single-family, and normally two-family and multi-family residences. However, special provisions in the Tarboro Unified Development Ordinance prohibit the development of multi-family residences within the Historic District.

Neighborhood features influencing the stability of the historic district include the CBD, aging housing stock, and the strip commercial development along North Main Street and St. Andrew Street.

(b) East Tarboro

The East Tarboro neighborhood is generally bounded on the north by the CSX railroad, on the east by the current corporate limits, on the south by the Tar River, and the west by the CBD and the previously described historic district. This residential neighborhood contains much of the town's older housing stock at a density of 5 to 7 dwelling units per acre. The principal land use is the single-family detached dwelling, but two public housing developments as well as several public and institutional land uses are scattered throughout the area. Included in this area are the Panola Heights and Forest Acres subdivisions. The area is primarily zoned RA-6, which permits single-family, two-

family, and multi-family dwellings. The eastern portions of this residential neighborhood are located in flood hazard areas of the East Tarboro Canal and the Tar River.

Neighborhood features affecting the stability of the area as well as its future land development include the CBD, the historic district, and the floodplains of the East Tarboro Canal and the Tar River. Floodplain development regulations specifically restrict development with special flood hazard areas by limiting subdivision of lots and requiring elevation of structures.

(c) North Tarboro

The North Tarboro residential area is generally bounded by the Tar River on the north, the corporate limits on the east, the CSX Railroad on the south, and Western Boulevard on the west. This residential area is located adjacent to the strip commercial development along North Main Street and St. Andrew Street. Residential subdivisions located within the North Tarboro area include Northridge, Hope Farm Place, Hope Lodge, Cambridge Commons, Foxhall, Cromwell Heights, Lyndale Acres, Pine Ridge, Belvedere, Austin Pines, Stafford Forest, Fairview, and Brentwood. The primary land use in this area is the single-family detached dwelling but some multi-family developments such as Northgate Apartments and Pinehurst Homes are scattered throughout the North Tarboro area. Housing density in this area varies from about 2 to 7 dwelling units per acre. The current zoning classifications (RA-12, RA-8, and RA-6) in the area permit a variety of housing types.

Neighborhood features impacting the North Tarboro residential area include the commercial development along North Main Street and St. Andrew Street, the industrial development on Daniel Street and north of the CSX railroad between U.S. Highway 64

and the historic district, the Tar River floodplain, the CSX Railroad, and the public and institutional complex at the intersection area of Hospital Drive and North Main Street.

(d) Central Tarboro

This residential area is bounded on the east by the CBD and historic district, on the south by the Tar River and US Highway 64, on the west by Western Boulevard, and on the north by the CSX Railroad. Residential subdivisions located within the area include Glenburnie, Dean Heights, Hilma Park, West Hills, West Tarboro, and Runnymede. The primary land use in this area is the single-family detached residence. Some multi-family residences are located throughout the area (the Albemarle Retirement Center, Hendricks Park and Elmhurst Apartments). Housing density varies from approximately 2 to 7 dwelling units per acre. The current zoning classifications (RA-12, RA-8, RA-6, and MHP) in the area permit single-family, duplex, multi-family residences, and manufactured home parks.

This residential area is strongly influenced by the commercial strip development on Western Boulevard, the commercial and industrial development west of the CBD, the CSX Railroad, the Tar River and Hendricks Creek floodplains, the industrial development adjacent to the CSX Railroad, the Historic District, Hilma Country Club golf course, and Tarboro High School.

(e) West Tarboro

This residential area is generally bounded on the north by the CSX Railroad, on the east by Western Boulevard, on the south by the U.S. Highway 64, and on the west by the corporate limits. The Summerfield, Colonial Woods, Sunset Estates, Speight Forest, Woodgreen, Clifton Ridge, and Edgecombe Hills residential subdivisions are located

within this residential area. Multi-family developments in the West Tarboro area include Georgetown apartments, Deerridge Apartments, Edgewood Place, Pender Square, Tarboro Square, and Hawthorne Court Apartments. As with all of the other general residential areas described previously, the principal residential land use is the single-family detached residence. Housing density varies from about 2 units per acre to 10 units per acre. The West Tarboro area is primarily zoned RA-12; several large tracts are, however, zoned RA-6. The current zoning permits single-family, two-family, and multi-family residences.

The commercial and institutional development adjacent to Western Boulevard, US Highway 64, the CSX Railroad, the floodplain of Hendricks Creek, and the industrial development on Anaconda Road, on St. James Street, and the Tarboro Commerce Center on Wilson Street influence the stability and future development of this residential area.

(f) South Tarboro

This residential area is generally bounded on the north by US Highway 64, and on the east, west, and south by the corporate limits. The only major residential subdivision located within this area currently is Spencer's Woods. There are currently clusters of scattered site single-family dwellings throughout the district and potential for new development along Sara Lee Road. The principle land uses are single-family residential and agricultural residential with densities between 2 and 4 dwelling units per acre. The current zoning permits single-family and Class B manufactured housing.

Edgecombe Community College and development Sara Lee Road, which now connects US 258 and McNair Road, will influence the stability and future development of

this area. The further development of the US 258 commercial corridor and the Tarboro Commerce Center will impact future residential trends throughout this area.

(g) Extraterritorial Jurisdiction

The rural sections on the fringe of Tarboro mostly scattered site single-family dwellings and manufactured homes on individual lots. One manufactured home park is located east of the intersection of Baker Street Extension. Concentrations of low-density residences are also found along Raccoon Branch Road, and McNair Road.

Density in the residential areas in ETJ vary from 1 dwelling unit per acre to about 8 dwelling units per acre in the manufactured home park. Overall, however, the residential density in the areas outside of the town's corporate limits is closer to 2 to 3 dwelling units per acre in areas in which there is a concentration of residences. The current zoning classifications (RA-20, MHP, and AR-20) permit single-family residences, manufactured homes on individual lots, and manufactured home parks.

The community features that affect the stability of future growth of the residential areas in the ETJ include the floodplains of the Tar River, Raccoon Branch, and Harts Mill Run; Edgecombe Community College; industrial development on Anaconda Road, U.S. 258, and the Tarboro Commerce Center; US Highway 64; the major highways that provide access to these residential areas; the large amounts of agricultural and undeveloped acreage surrounding these residential areas; and the extension of Daniel Street across the Tar River on the east side of Tarboro and the future development of Sara Lee Road. The Town of Tarboro intends on proposing an extension of ETJ on the west side of the planning jurisdiction to better manage growth and development in this area.

Insert Districts Map

2. Public and Institutional

Public and institutional land uses in the Tarboro Planning Region comprise approximately 700 acres. The largest public and institutional land uses are Edgecombe Community College, Hilma Country Club and golf course, Heritage Hospital, Tarboro-Edgecombe Airport, and Edgecombe County Social Service and Health Department Complexes at the North Main Street and Hospital Drive intersection. Other public and institutional land uses include public schools, the town common, public parks and recreational facilities, cemeteries, the fairgrounds, private health care facilities, the National Guard armory, governmental office buildings, the library, and the North Carolina Department of Transportation maintenance facility.

3. Commercial

Commercial land uses in Tarboro are primarily concentrated in four general areas: the central business (CBD), the North Main Street and St. Andrew Street corridor, and the Western Boulevard corridor, and the US 258 corridor. Several smaller commercial areas are, however, located throughout the community but they generally contain a limited number of commercial establishments. Approximately 371 acres are currently used for commercial purposes in the Tarboro Planning Region.

The CBD contains a mixture of retail, business and personal services, and offices interspersed with public and institutional uses. Wilson Street on the north, St. Andrew Street on the east, the Tar River on the south, and Albemarle Avenue on the west generally bound the CBD. To the West of the CBD is an industrial area that separates the CBD from a node of general commercial land uses on Wilson Street west of Hendricks Creek. This commercial area on Wilson Street is a continuation of general retail and

business service uses found in the CBD but the land development pattern (lot sizes, building setbacks, etc.) is more characteristic of commercial uses found in the Western Boulevard corridor. The CBD contains several large governmental facilities (i.e., the Edgecombe County Courthouse, the Edgecombe County Administration Building, Tarboro Town Hall, and the US Post Office) that complement the commercial land uses in the downtown area.

As in most urban centers, the Tarboro CBD has undergone changes in its character in response to the development of shopping centers and strip commercial areas along major arterial highways. As a result, the CBD has changed from the county's primary retail center to a limited retail, office, and business and personal services center. The Tarboro CBD continues to be a viable commercial area that has an identity much different from the other commercial areas described below. Past revitalization efforts by the Town of Tarboro and private investors have maintained the areas status as a viable commercial district.

The North Main Street/St. Andrew Street corridor contains the Tarboro Shopping Center, the Fairview Shopping Center, and the adjacent commercial development. This commercial area is about seven blocks north of the CBD and is generally bounded by Northern Boulevard on the north, properties abutting the east side of St. Andrew Street on the east, Walnut Street on the south, and properties abutting the west side of North Main Street on the west. This commercial area also contains general retail, business and personal services, and offices but the land development pattern of large lot size, on-site parking, outdoor storage, and greater building setback distinguishes it from the commercial land uses in the CBD.

The Western Boulevard corridor development pattern is similar to that found in the North Main Street and St. Andrew Street corridor except that the commercial development, rather than being one basic commercial strip, is concentrated in several nodal areas. The largest commercial nodes are located in the intersection areas of Howard Avenue (Riverside Mall area) and Wilson Street. Smaller commercial concentrations on Western Boulevard are found (i) between US Highway 64 and St. James Street, (ii) between the intersections of Hospital Drive and Northern Boulevard, and (iii) between the North Main Street intersection and the western corporate limits at U.S. 64A.

Commercial development along the North Main Street/St. Andrew Street corridors have, for the most part, followed the traditional pattern of single-lot and strip center development. Such development pattern typically results in traffic congestion, excessive vehicular turning movements, and multiple vehicular access points to abutting properties. Consequently, the traffic handling capacities of the major arterial highways serving the commercial development have been adversely affected as local commercial traffic conflicts with through traffic.

The US 258 corridor has been the recent growth area due to the US Highway 64 interchange and the development of Wal-Mart, River Oaks Shopping Center and the Holliday Inn Express. Commercial development in this area primarily follows the shopping center model with large anchors and out parcels served by common access streets or private roads. While limiting the number of direct access drives onto US 258 is beneficial in improving safety, the increased number of cars on this section of US 258, has greatly increased traffic congestion near the US Highway 64 Interchange. The

extension of Sara Lee Road to McNair Road should help to alleviate some of this congestion.

Several small, neighborhood-oriented businesses are scattered throughout residential areas. No major commercial land uses are located in the planning region outside of the Tarboro urban area.

4. Industrial

Industrial land uses are concentrated in seven general areas of the Tarboro Planning Region: (i) the Tarboro Commerce Center, (ii) Anaconda Road/Industrial Parkway, (iii) U.S. 64A north of the Western Boulevard intersection, (iv) St. James Street, (v) Fountain Street, (vi) Central Tarboro, and (vii) Daniel Street. The total amount of land devoted to industrial use is estimated to be 1,081 acres.

A wide variety of manufacturing products are produced by the industries in the Tarboro Planning Region including textile mill products, industrial machinery, wood products, electronic and electrical equipment, apparel, toys, transportation equipment, food products, and agricultural chemicals. The manufacturing establishments are located on land parcels that range in size from small, urban lots to tracts of hundreds of acres on the fringe of town.

5. Agricultural/Open Space

The Extraterritorial Jurisdiction of Tarboro contains agricultural uses and undeveloped areas interspersed with very low-density residential uses. Currently about 8,913 acres are devoted to agricultural and open space uses (including flood hazard areas). Portions of the land in this classification are unusable or have limited utility, however, due to flood hazard, poor soil conditions, and excessive slope.

Agricultural uses in the planning region include the production of tobacco, peanuts, corn, and soybeans. Areas subject to flooding comprise about 4,428 acres or 32 percent of the total acreage of the Tarboro Planning Region. Major flood hazard areas are located along the Tar River basin in the eastern, north central, and northwestern portions of the planning region. Other flood hazard areas are located in the Raccoon Branch, Harts Mill Run, Hendricks Creek, and East Tarboro Canal basins.

Within the Tarboro urban area, several large, vacant tracts exist including (i) tracts along Industrial Parkway west of Western Boulevard, (ii) a tract on both the north and south sides of East Northern Boulevard, (iii) a tract south of the CSX Railroad east of the Forest Acres subdivision, (iv) a tract on the north side of West Northern Boulevard between Western Boulevard and North Main Street, (v) a tract north of the Austin Pines subdivision between Western Boulevard and North Main Street, (vi) a tract on the south side of Barlow Road east of the Clifton Ridge subdivision, (vii) tracts north of the US 258 commercial corridor, and (viii) a tract across from River Oaks Shopping Center north of Market Center Drive. The vacant tracts which are free of natural impediments (flood hazards, steep slopes, poor soil conditions, etc.) and which have access to urban services, particularly water and sewer service, can be expected to accommodate a significant portion of Tarboro's future land development.

B. Constraints to Development

There are a variety of natural and man-made factors that affect land use, some of which have positive impacts and some, negative impacts. Some factors can be a positive influence for one type of land use while negatively impacting another land use. For example, a major thoroughfare can be an asset for commercial or industrial

development of abutting properties while, at the same time, being a deterrent to residential development. Most natural and man-made factors rarely totally preclude land development but they can affect the location, intensity, and type of development.

1. Natural Factors

Natural factors that place constraints upon land development include flood hazards, wetlands, poor soil conditions, topography and geology, and endangered flora and fauna.

- (a) Flood Hazard Areas

The single most important natural constraint to land development within the Tarboro Planning Region is the presence of floodable areas. Areas subject to flooding comprise about 4,428 acres or 32 percent of the planning region's total acreage. Flood hazard areas, as delineated by the Federal Emergency Management Agency, exist on the Tar River and its tributaries, the East Tarboro Canal, Hendricks Creek, Harts Mill Run, and Raccoon Branch. By far, the Tar River flood hazard area is the greatest constraint to land development, encompassing approximately 3,477 acres. Fortunately, most of Tarboro is located on a bluff above the flood levels of the Tar River. However, some commercial and residential development has occurred in the upper portion of the floodplain. The majority of the Tar River floodplain is, however, farmland and woodland.

The Hendricks Creek floodplain is generally undeveloped and in most areas in which development has occurred, the risk of flood damage is slight. However, between Sunset Avenue and Fountain Street, the basements, crawl spaces, garages, and low-lying outbuildings of residences are occasionally flooded.

Some residential development has occurred within the East Tarboro Canal floodplain, particularly on the western side of the Canal between Clark Drive and the Tar River. North of Clark Drive, both sides of the floodplain include residential development. The remainder of the floodplain is farmland and woodland.

The most severe flooding on the Tar River is usually the result of heavy rains from tropical hurricanes, whereas flooding of Hendricks Creek, the East Tarboro Canal, Harts Mill Run, and Raccoon Branch results primarily from local thunderstorms. Due to flooding associated with Hurricane Floyd in September of 1999, more than 60 single-family dwelling units and over 50 multi-family units were lost in the flood hazard area. Restrictive covenants on lots associated with the Federal Emergency Management Agency Buyout Program keep several of these properties from being developed in the future. The Town has also implemented a stringent floodplain development ordinance restricting subdivision in the floodplain and requiring elevation of structures to mitigate damage. The floodplain regulations also limit the land uses permissible within floodways and delineate standards for land development within the floodway fringe.

Site-specific flood hazard area data is available by consulting the Town of Tarboro's Flood Insurance Rate Maps (Maps 3720471800J, 3720471900J, 3720482000J, 3720472700J, 3720472800J, 3720472900J, 3720473700J, 3720473800J, 3720473900J, 3720474800J, 3720474900J) published by the Federal Emergency Management Agency in November 2004.

(b) Wetlands

A large portion of the Tar River floodplain has been classified as wetlands. Wetlands are basically marshes that are subject to regular or occasional flooding.

Wetlands provide a vital habitat for wildlife, protect water quality by trapping sediments and pollutants, reduce flooding and shoreline erosion, and produce nutrients and decayed plant material that feed marine life. The Clean Water Act protects inland wetlands and an Army Corps of Engineers permit is required prior to initiating any land development activity. Because of the restrictions on building activities, wetlands, while being a unique and valuable natural resource, present a formidable obstacle to land development.

(c) Soil Conditions

There are four major soil associations in the Tarboro Planning Region. A brief description of each association is provided below. Soil limitations for different types of land use are outlined in Appendix A.

(1) Norfolk-Aycock-Wagram Association.

These nearly level to strongly sloping, well-drained soils with friable sand clay loam to clay loam subsoil occupy many of the uplands in the planning region. These soils are located primarily in the western and south central portions of the planning region, west and southwest Tarboro, and portions of north and east Tarboro. Norfolk soils, which make up about 30 percent of the association, are well-drained soils with a loamy sand to fine sandy loam surface layer and friable sandy clay loam subsoil. The Aycock soils compose about 15 percent of the association. Aycock soils are also well drained with a very fine sandy loam to silt loam surface layer and friable loam to clay loam subsoil. The well- drained Wagram soils comprise 15 percent of the association and are characterized as having a loamy sand surface layer and friable sandy clay loam subsoil. Other soils in the association include the Marlboro, Goldsboro, Exum, Rains, Grantham, Kenansville,

Craven, Bibb, and Johnston soils. The chief hazard limiting the use of soils in this association is erosion.

(2) Wehadkee-Congaree Association.

Consisting of long, narrow to moderately broad low floodplains of the Tar River and its tributaries, the soils in this association are nearly level, poorly-drained to well-drained soils. About 55 percent of this association is composed of the poorly- drained Wehadkee soils, which have a surface layer of silt loam and a subsoil of friable silty clay loam. The Congaree soils make up about 30 percent of the association and have a silt loam surface layer and a friable silt loam to silty clay loam subsoil. Other soils in the association include the Chewacla, Leaf, Megget, Roanoke, Lumbee, and Buncombe soils. Flooding and a seasonally high water table are the major hazards limiting the use of the soils in this association.

(3) Wickham-Buncombe-Altavista Association.

Found along fairly broad and long, low ridges and depressions on medium to high stream terraces along the Tar River, soils in this association are nearly level to gently sloping. Drainage of these soils varies from excessively drained to moderately well drained. Each one of the soils comprises about 20 percent of the association. The Wickham soils have a loamy sand to fine sandy loam surface layer and friable sandy clay loam subsoil. The Buncombe soils have a loamy sand surface layer and very friable loamy sand to loose sand subsoil. Altavista soils have a fine sandy loam surface and a friable sandy clay loam to clay loam subsoil. Other soils found in this association include Masada, Kenansville, Craven, Leaf, and Lumbee soils. Erosion, seasonally high water

table, very low available water capacity, and flooding all limit the uses of the soils in this association.

(4) Goldsboro-Rains Association.

Goldsboro soils comprise 30 percent of this association and Rains soils, 30 percent. Other soils in this association include Exum, Grantham, Nahunta, Lynchburg, Norfolk, Aycock, and Dragston soils. These soils, which are found primarily in the central and extreme southwestern portions of the Tarboro Planning Region, are level to gently sloping, moderately well drained to poorly drained soils. The Goldsboro soils have a loamy sand to fine sandy loam surface layer. The poorly drained Rains soils have a fine sandy loam surface. Both the Goldsboro and Rains soils have friable sandy clay loam subsoil. A seasonally high water table is the principal limiting factor of the soils in this association.

Soils data for specific sites are available from the Edgecombe County Soil Conservation Service.

(d) Topography/Geology

Relatively level areas intersected by a few strips of swamp paralleling the Tar River and streams characterize Tarboro, which is located in the northern coastal plain region of North Carolina. The mean elevation of the area is approximately 50 feet above mean sea level. The land surface generally slopes to the southeast. Steep slopes affect very little land in the planning region.

The planning region is located in four natural drainage areas: (i) the area east of Main Street is drained by the East Tarboro Canal, (ii) the area west of Main Street to McNair Road (SR 1207) and north to U.S. 64A is drained by Hendricks Creek, (iii) the

area west of McNair Road to the western planning region boundary is drained by Harts Mill Run, and (iv) the remaining portions of the planning region area are drained directly by the Tar River and its tributaries.

Underlying the Tarboro Planning Region is a crystalline base rock. The rock dips gently eastward from the western boundary of Edgecombe County. Lying above the crystalline base rock are cretaceous strata. Cretaceous strata are absent or very thin at the western Edgecombe County boundary but become thicker in an eastward direction at the rate of 20 feet to the mile. Exposures of the upper top of this rock, belonging to the Tuscaloosa formation, are found along the Tar River. In general, the Tuscaloosa formation consists of sands and clays, with various inter-gradations of erinaceous clays and argillaceous sands. Above the cretaceous is the Yorktown formation. Normally only 30 to 60 feet thick, the Yorktown formation apparently forms an almost continuous sheet over the older formations in the planning region. In surface exposure, the formation consists largely of clay, sand, and shell marl. No known major faults run through the neither planning region nor are their any known geological features that would adversely impact land development.

(e) Endangered and Threatened Species

While the Edgecombe County area contains several species of endangered and rare flora and fauna, no major stands or communities are known to exist within the Tarboro Planning Region. Within the vicinity of the Tarboro Planning Region, the North Carolina Natural Heritage and Plant Conservation Programs consider the following botanical and zoological species rare and endangered:

Scientific Name

Common Name

Ambloplites Cavifrons	Roanoke Bass
Necturus Lewisii	Neuse River Waterdog
Noturus Furiosus	Carolina Madtom
Elliptio Lanceolata	Yellow Lance
Elliptio Steinstansana	Tar River Spiny Mussel
Lampsilis Ochraea	Tidewater Mucket
Peplis Diandra	Water Purslane
Ranunculus Flabellaris	Yellow Crowfoot
Senecio Pauperculus	Balsam Groundsel

2. Man-made Factors

There are a variety of man-made factors that affect the location, intensity, and type of land uses. Perhaps the most common man-made factor affecting land use is the local transportation system. Heavily traveled, noisy streets are not conducive to residential development. Land adjacent to such streets is, however, suitable for most nonresidential uses. The absence of road access and bridges is also a factor impacting land use. Airports and railroads, like major arterial streets, can also be a negative factor for residential development and a positive factor for commercial and industrial land development. All three transportation features mentioned above affect Land use in the Tarboro Planning Region. The future use of land adjacent to these features must be undertaken with the knowledge of the impacts that they have on proper land use planning. Adequate buffering and site planning can often help to mitigate the adverse impacts that these features create.

Another man-made feature affecting land use from the standpoint of presenting obstacles to the expansion of the urban infrastructure and to the coordination of land use planning is the proximity of the Town of Princeville. Having an adjacent governmental entity with different or an absence of land use regulations and land development policies can have a very definite impact on land use. Two contiguous municipalities also affect the provision of urban services.

The availability of water and sewer services is also a major factor affecting land development and is a key determinant in the location and intensity of land uses. The town policies regarding the extension of utilities can be a factor that either encourages or discourages land development.

Other man-made factors affecting land development in the Tarboro Planning Region include the presence of the historic district, cemeteries, lakes and ponds, and golf course. Obviously, some of these man-made land features can also be very compatible and desirable neighboring lands uses. Their presence, however, most definitely affects how land is or is not ultimately used.

C. Population

Population characteristics, which are important in the preparation of this land development plan, include population size; population growth rates projections, population composition, and population distribution. These population factors have a significant effect on the provision of public services and on the location of community facilities. Of equal importance is the impact of these population factors on the determination of how land is ultimately used.

1. Population Size

The 2000 census population count of Tarboro was 11,138. The table below provides a comparison of the population size and the rates of population growth of Tarboro with those of Edgecombe County and the state. The 2007 population listed below is based on the yearly population estimate from the US Census Bureau. The US Census Bureau's estimates are conservative in nature and omit several factors affecting the population of municipalities. This is also a skew the projected population growth rate for Tarboro, showing a loss of 5.20% population. Using modified exponential growth calculations and local data, the Tarboro Planning Department estimates the 2010 Population of Tarboro to be 12,282, which will represent a population growth of approximately 1% between 2000 and 2010, which is consistent with recent growth trends.

	<u>Population Size</u>				
	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	2007 (projections)
Tarboro	9,425	8,741	11,037	11,138	10,564
Edgecombe County	52,341	55,988	56,558	55,606	52,647
North Carolina	5,084,411	5,881,766	6,628,637	8,049,313	9,061,032

POPULATION GROWTH RATES

	<u>1970-1980</u>	<u>1980-1990</u>	<u>1990-2000</u>	<u>2000-2007</u>
Tarboro	-7.30%	26.30%	0.90%	-5.20%
Edgecombe County	7.00%	1%	-1.70%	-5.30%
North Carolina	15.70%	12.70%	21.40%	12.60%

Sources: U.S. Census of Population, 1950-1980.
Office of State Budget and Management, 1990.

Population change is primarily the result of three factors: natural increases or decreases (births and deaths) and migration (people moving into or out of an area) and annexations. A review of Tarboro's population from 1930 to recent years indicates a steady, though fluctuating pattern of growth until 1980. (See Appendix B.) The town's population actually decreased in size between 1970 and 1980, from 9,425 in 1970 to 8,741 in 1980. Tarboro saw significant growth between 1980 and 1990 with 26.30%, largely due to annexations. Annexation will continue to be a key growth factor in Tarboro as annexations have proven to be effective in the past.

Growth rates as seen in the table above show rates over ten year spans. The tables though show accurate data for past decades but cannot be considered accurate for 2000 – 2007 due to lack of verified data and the use of yearly population estimates. The tables, though mostly accurate, can be misleading in that although Tarboro displays population losses in two of the four measured decades, large growth between 1980 and 1990 outweigh the losses. This long-term review allows for better accuracy in projections, which do reflect growth, as the town's population is a direct reflection of all other growth experienced within the surrounding areas.

In 2000, Tarboro contained approximately 1,145 persons per square mile. This population density is approximately at the median density of all other selected municipalities in the region. [See Appendix E.] The population density figure in 2000 statewide was 165 persons per square mile and for Edgecombe County, 110 persons per square mile.

2. Population Projections

The town's population is projected to increase in future years at a rate, which is comparable to that of Edgecombe County but lower than the projected growth rates for the state. (See Appendix F.) Future population estimates and growth rates are provided below:

	<u>Population Projections</u>			
	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
Tarboro	11,037	12,282	13,064	13,846
Edgecombe County	55,606	52,762	50,733	48,181
North Carolina	8,046,813	9,450,494	10,850,228	12,274,433

	<u>Projected Growth Rates</u>		
	<u>2000-2010</u>	<u>2010-2020</u>	<u>2020-2030</u>
Tarboro	11.28%	6.37%	5.99%
Edgecombe County	-5.11%	-3.85%	-5.03%
North Carolina	17.44%	14.81%	13.13%

Sources: Office of State Budget and Management, 2008
The Wooten Company Estimates of Edgecombe County, 2007
Town of Tarboro Calculations of Modified Exponential Growth, 2008

Given the Town's past growth patterns, it is anticipated that future population growth will be largely attributable to annexations, and the relocation of residents displaced by the flooding of 1999. Growth seen in 2000 was largely associated with

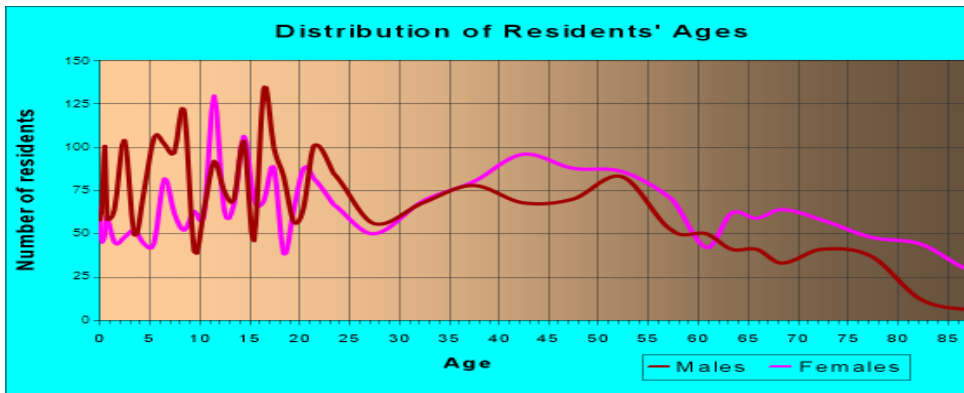
annexations during the 1990 – 2000 time period, and the influx of persons displaced by the Flood of 1999.

3. Age Distribution

The age composition of Tarboro's population in 2000 mirrored very closely the age composition of the county and the state. Tarboro, however, had a larger number of citizens in the category of retirement age than the county and the state.

Long-term demographic projections by the North Carolina Office of State Budget and Management indicate that the share of the population under the age of 16 years has historically declined while the elderly share has grown. This trend is projected to continue, although the proportion of the elderly population should stabilize because of the low birth rates during the Depression years. The anticipated aging of the population will have long-term implications for health care and education services as well as for the housing industry. A greater demand for medical care, in-home services, institutional care, and housing tailored for the elderly can be expected in future years.

The population of Tarboro, reflective of the current national trend, is aging. The median age in Tarboro in 1970 was 29.9 years compared to a median age of 39.4 in 2000. [See Appendix H.] The median age increase at approximately 3 years per year is not a debilitating factor as the median age has remained in the working age category over the past 30 years, showing a stable population age.

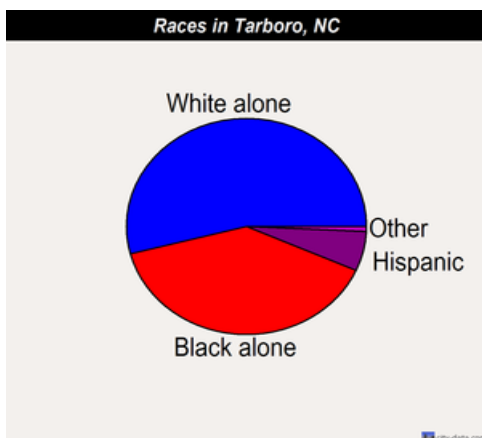


4. Household Population

Tarboro's household population size, like that on the national level, has been steadily decreasing. In 1970, Tarboro had an average of 3.12 persons per household. By 1980, the figure had decreased to 2.65 persons, a lower household population average than Edgecombe County (3.01 persons) and the state as a whole (2.78 persons). The average household population is projected to decline even further as the overall family size decreases and the number of single-person household's increases. The continued trend of fewer persons per household will have an impact on the future types and sizes of dwelling units.

5. Racial Composition

Racial composition data for Tarboro in 2000 indicate that the town is 56 percent white, 39.4 percent black, and 4.6 percent all other races. [See Appendix I.] The minority groups in Tarboro have grown in the past several decades, but still less than the minority population in Edgecombe County. Racial composition will fluctuate relative to the same factors effecting population data



D. Households

The number of households in Tarboro in 2000 was 4,911 units according the U.S. Census Bureau. [See Appendix J.] The Census Bureau conducted an analysis of the types of structures in the town in 2000. (See Appendix K.) Of that total, 64.6 percent were single-family residences (including manufactured homes) and 46.4 percent were multi-family residences. Theses statistics show growth in single-family residential dwellings since the 1990 Census survey. This growth can be attributed to many of the same factors contributing to population and economic growth in the town since 1990. Since 2000 several multi-family developments have been built or expanded, which will no doubt increase the multifamily percentage in the 2010 Census survey.

E. Economy

Tarboro has traditionally been the retail and commercial services center for Edgecombe County. Tarboro is also the major manufacturing center for the county. Tarboro's economy was led by the manufacturing industry in 2000 with 28.2 of the town's jobs being in manufacturing. As might be expected for one of the largest urban

areas in Edgecombe County, Tarboro's proportion of workers in the manufacturing, services, and trade employment categories is higher than that countywide. With Edgecombe County Schools being one of the largest employers in the county, the fact that 20.5 percent of the jobs in the town were a result of educational and social service oriented jobs came as no surprise.

The manufacturing sector of the society is predicted to continue to be a staple item in the economic structure of the town. With the growth of the young and the elderly populations, education, healthcare and other social service sectors will continue to grow as necessary to accommodate needs. (See Appendix M)

In 1980, the per capita income in Tarboro was \$14,956 compared to \$16,797 for Edgecombe County and \$20,307 for the state. Although projected data are not available for Tarboro, projections made for Edgecombe County provide a good indication of future incomes that can be expected in the area. Appendix N delineates per capita income projections for Edgecombe County and North Carolina through 2010.

Estimated median household income in 2005: \$33,800 (it was \$34,400 in 2000)

Tarboro  \$33,800

North Carolina:  \$40,729

F. Urban Services

The availability of urban services, particularly water and sewer services is the key determinant in the location and intensity of land development. Tarboro's capability to provide water and sewer services to future land developments is not an obstacle at this time. While expansion of these services in some areas of the planning region will be more costly than others, the capacity to provide service currently exists.

The Town of Tarboro operates a 6.0 MGD water treatment plant and has 2.1 MG water storage capacity in ground storage and elevated tanks. The current peak water demand is 3.82 MGD. Tarboro has a daily average consumption of 2.73 MGD. For a full description of the town's facilities and services, please refer to Appendix O.

G. Transportation Services

The Town of Tarboro is served by major federal highways (US Highway 64 and US 258) and a state highway (N.C. 33), the CSX Railroad, and limited air service at the Tarboro-Edgecombe Airport.

The town adopted a Thoroughfare Plan for Tarboro and Princeville in May 1979. The Thoroughfare Plan is intended as a guide to the future development of the community's street system and has as its major objectives: (i) improving operational efficiency of thoroughfares and (ii) improving the street system efficiency through system coordination and layout. The Town is currently working with Edgecombe County and the North Carolina Department of Transportation to adopt a Comprehensive Transportation Plan for Edgecombe County and the Town of Tarboro. The CTP should be completed within this calendar year and will identify current and future transportation needs.

Tarboro's transportation plans following national and state trends are beginning to evolve into commuter friendly alternative transportation solutions. The downtown business districts are lined with sidewalks to aid pedestrian traffic in the district, along with multiple free public parking lots to encourage parking and walking in the downtown district. Tarboro has worked closely with the NCDOT to expand sidewalks throughout town, including sidewalks down Howard Avenue and a recent agreement to install sidewalks along North Main Street from NC 33 to the Edgecombe County Social

Services Complex. The development of the Town of Tarboro Comprehensive Bicycle plan is a cooperative effort between the town and NCDOT to develop bicycle routes, lanes and other bike friendly amenities to aide commuters in a safe, enjoyable, environmentally friendly mode of transportation. Bike routes have been built connecting downtown with the Indian Lake Sports Complex down East Northern Boulevard. Funded future projects include bike facilities on the Tar River Bridge connecting Tarboro and Princeville and the Daniel Street Extension project, which will bridge the Tar River and connect Daniel Street to US 258. In an effort to be proactive the Town has included for funding all of the proposed bike routes, developed in the Comprehensive Bicycle Plan, in NCDOT's 7-year Transportation Improvement Program.

IV. LAND DEVELOPMENT TRENDS

Based upon an evaluation of local land development information as well as an analysis of existing land use patterns and socioeconomic data, several trends appear to be occurring which have implications for future land development and for the provision of planning services and public utilities in Tarboro.

A. Flood Hazard Areas

Perhaps the most noticeable land use trend in Tarboro is the absence of development in the eastern, northeastern, and northwestern portions of the planning region--areas that are susceptible to flooding. Fortunately, urban development has not occurred in these areas in the past and, given the town's commitment to preserving flood hazard areas, should not occur in the future. The presence of the floodplains is one of the major factors in determining the location, type and intensity of land use in the Tarboro Planning Region.

B. Commercial Development Along Major Street Corridors

Recent commercial development in Tarboro has followed the traditional pattern of locating adjacent to major highway corridors. This linear developmental pattern is commonplace and is tailored to the vehicle-oriented consumer. While this developmental pattern itself is not necessarily detrimental, its normal spin-off effects usually are. Because strip commercial development has historically not been adequately regulated from the standpoint of the control of ingress and egress, alternative access, signage, parking, and landscaping and buffering, land use and traffic congestion problems usually accompany this type of land development. This trend is recognizable in Tarboro

along portions of Western Boulevard, North Main Street, and St. Andrew Street. The implementation of the Unified Development Ordinance has created standards for development that increase the ability of the town to regulate commercial development in terms of landscaping and buffers, parking, and signage.

C. Low-Density Single-Family Residential Development

The existing land use analysis identified the largest single use of developed land as residential development, specifically low-density, detached single-family residences. Recent building permit data for Tarboro, however, indicate that single-family residential development has increased significantly since the preceding decade. It is anticipated, though, that the majority of future residential growth will continue to be low-density single-family, detached dwellings with occasional multi-family developments.

D. Growth Inside the Corporate Limits

For the most part, the urbanized portions of the planning region are located within Tarboro's corporate limits. There is very little intensive development beyond the town limits--a tribute to the town's zoning, annexation, and utility extension policies.

E. Extra Territorial Jurisdiction

Directly related to the trend of intensive urban development being located within the town's corporate limits is the ETJ. Large tracts of agriculturally-used land have retained their rural character either through the express desire of the property owners not to develop their property for more intensive use or from the absence of a market for urban development uses--an absence created by supply and demand, the lack of the necessary support utilities such as water and sewer service, the absence of adequate access to major roads, or the presence of flood hazards and other natural constraints to land development.

F. Industrial Development

Industrial development has shifted from its original location along Hendricks Creek in the downtown area to five primary clusters: (1) Anaconda Road, (2) U.S. 64A (North Main Street), (3) U.S. 258, (4) Daniel Street, and the Tarboro Commerce Center adjacent to US Highway 64.. The availability of developable land and the supporting utility services and railroad and highway improvements has played a major role in the siting of industrial land uses.

G. Varied Residential Development

Tarboro has developed over the years with a varied mix of housing types. Housing of a type to meet the demands of most consumers is allowed by the current zoning ordinance. This trend is significant given that the demand for multi-family and manufactured housing will increase in future years, particularly at a price affordable to the working force attracted to the local job market. As the manufacturing, retail, and services sectors of the local economy grow; there will be a commensurate growth in the demand for affordable housing. National and regional housing trends also indicate a growing demand for housing alternatives to the detached single- family residence on a large lot. Household population size is decreasing at a time when the number of households is increasing. More single-person households are being formed and the demand for a variety of residential building types, in a variety of sizes, is increasing. Smaller-sized dwellings and smaller building lots will undoubtedly be in greater demand in the future. Clustering and attached single-family building will become more acceptable as the housing industry attempts to meet the variety and affordability criteria of future consumers. Such housing arrangements will allow more economical utility and public

services provision as well as assist in retaining more useable open space. Housing developed especially for the elderly (similar to the Albemarle Retirement Center) can also be expected to play a larger role in the future housing market as the general population moving into the retirement age groups increases dramatically in future years. Cultural and economical factors will also affect future development as sustainable communities and rising fuel costs continue to affect housing decisions.

H. Changing Central Business District

As new retail commercial development has migrated to the major highway corridors of Western Boulevard, North Main Street, and St. Andrew Street, the central business district has undergone a change from the county's largest retail center to a limited retail, business and personal services, office center, and governmental core. Past and continued efforts by the Town of Tarboro and private investment have helped to keep the downtown viable, as well as preserving downtown buildings to retain the historic character of the district.

V. LAND DEVELOPMENT CLASSIFICATION SYSTEM

The Land Development Plan, provided in the map packet at the back of this plan, graphically illustrates seven land development classifications. Each of these classifications is outlined below:

A. General Residential

The General Residential classification includes land currently used for intensive residential purposes as well as land where such use is anticipated in future years. The existing residential areas classified as General Residential range from low- to medium-density and include single- family, multi-family, and manufactured home land uses. It is anticipated that most of the existing vacant land which is classified as General Residential will be developed at a scale and of a type similar to the existing residential development in the immediate surrounding area. The areas classified as General Residential are projected to develop at a density of about 2 to 5 dwellings per acre. It is anticipated that the overwhelming majority of residential growth in these areas will be detached, single-family residences. The major objectives of the General Residential classification are to:

- Preserve the existing scale and intensity of established residential neighborhoods.
- Encourage in-fill residential development in existing neighborhoods.
- Encourage new residential development, which is compatible with the existing adjacent residential uses.
- Provide for a variety of residential building types.

B. Agricultural Residential

Land classified as Agricultural Residential includes very low-density, detached single-family and manufactured home residential development, which is scattered among, large, undeveloped open areas and agriculturally used tracts. Agricultural Residential areas are situated on the fringe of the Town of Tarboro in locations in which extensive urban growth and development is not expected during the next 10 to 15 years. The major objectives of the Agricultural Residential classification are to:

- Preserve the existing scale and low-density residential and agricultural character of development.
- Discourage traditional urban scale development in those areas in which the necessary support water and sewer facilities are not available.
- Encourage continued single-family, detached residential development and manufactured homes on individual tracts.
- Encourage continued agriculture and related land uses.

C. General Commercial

The General Commercial land classification includes land used for retail, wholesale, office and business services as well as adjoining land, which would be a logical expansion of the existing commercial areas. The General Commercial category is designed to represent the town's major retail and commercial services areas. These areas include the central business district and highway-oriented businesses located predominantly along major street corridors such as Western Boulevard, North Main

Street, and St. Andrew Street. The principal objectives of the General Commercial land development classification are to:

- Preserve the general character and integrity of the current development in the Central Business District.
- Provide adequate land to accommodate existing and anticipated highway-oriented businesses.
- Encourage planned retail commercial and office park developments.

D. Industrial

Land classified as Industrial is intended to represent intensive commercial, warehousing, assembly, and general manufacturing land uses as well as adjoining vacant land, which would be a logical extension of the existing industrial areas. The primary objectives of the Industrial land development classification are to:

- Provide adequate land to accommodate existing and anticipated intensive commercial and general manufacturing uses.
- Preserve sites that are best suited for industrial development.
- Exclude heavy industry, major retail establishments, and residences as acceptable land uses in identified industrial areas.

E. Public, Institutional and Recreational

The Public, Institutional and Recreational classification is intended to encompass primarily major publicly owned land and facilities as well as semi-public and non-profit institutions. Examples of land uses in this category include the Indian Lake Sports Complex, Edgecombe Community College, the Hilma Country Club and Golf

Course, Heritage Hospital, and the Tarboro-Edgecombe Airport. The major objectives of this land development classification are to:

- Preserve land for publicly owned governmental facilities and privately owned institutional uses.
- Provide sufficient land to accommodate the future expansion of existing public and private institutional and recreational uses.
- Exclude major residential, retail, office, and industrial uses as acceptable land uses in areas classified as Public, Institutional and Recreational.

F. Flood Hazard

The Flood Hazard classification includes the flood hazard areas, delineated by the Federal Emergency Management Agency, on the Tar River and its tributaries, the East Tarboro Canal, Hendricks Creek, Harts Mill Run, and Raccoon Branch. The principal objectives of this land development classification are to:

- Preserve land, which has been identified as being vulnerable to flooding for flood control purposes.
- Promote only open land uses that do not result in any increases in base flood levels within floodable areas.

G. Growth Area

The Growth Area classification is intended to identify potential residential, commercial, and light industrial areas, which are currently located in areas in which no definitive land use pattern has emerged. The major objectives of this classification are to:

- Provide sufficient land in areas in which urban utilities and services exist or can be readily made available to accommodate future residential, commercial, and light industrial growth.
- Identify potential growth areas without strictly segregating land uses.
- Encourage a variety of land uses including single- and multi-family residential at a moderate density, retail, services, office, and limited light industrial uses.
- Exclude very intensive commercial uses and heavy industry as acceptable land uses.
- Encourage new development in areas, which are located on major thoroughfares and collector streets, particularly at intersections.
- Promote planned residential and commercial development; discourage disjointed, incremental development.

VI. LAND DEVELOPMENT POLICY RECOMMENDATIONS

The conceptual land development plan, provided in the map pocket at the back of this report, provides a comprehensive projection of the future use of land in the Tarboro Planning Region. In addition to those general land use projections, the following land development recommendations are presented by major land use category.

A. Residential

- The major residential growth is expected on the western and northwestern fringes of the Tarboro urban area. These areas should be preserved for residential use and the extension of public water and sewer to these areas should be a top priority.
- Although the areas classified as residential in the Land Development Plan represent a wide variety of residential densities, it is recommended that the higher densities be restricted to areas in which sufficient public water and sewer service is available.
- Continue to promote a variety of housing types to meet the demands of citizens from various economic levels.
- Limit the maximum residential density to the current level of approximately ten dwelling units per acre. The majority of new residential development is recommended at a density of between 2 and 5 units per acre.
- Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-

residential land uses into such neighborhoods and by avoiding the rezoning of established residential areas to a higher density.

- Encourage in-fill development in established residential areas but do not allow a general relaxation of dimensional standards such as setback, building height, lot coverage, etc., nor of street and utility standards.
- Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance, in conjunction with the Community Development Block Grant program, to rehabilitate and stabilize deteriorating housing. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
- Discourage traditional urban development, which requires major utility and street improvements from locating in areas, which are zoned as Rural Residential.

B. Commercial

- Preserve the general character and intensity of the CBD by excluding land uses which require large amounts of outdoor use areas, allowing residential and mixed-use developments, and permitting common and shared off-street parking. Develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as ensure quality development through landscaping, lighting, parking, and signage standards.

- Encourage, through zoning requirements, planned general commercial development rather than small, individual lot development.
- Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- Improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.
- Encourage business development in appropriate locations on major arterial and collector streets. Develop zoning standards to keep the scale and intensity of such development as compatible as possible with that of the surrounding residential neighborhoods. Such standards should address landscaping and buffering, lighting control, vehicular access, hours of operation, and compatibility of use with adjoining residential uses.
- Require that, as a condition of receiving public water and/or sewer service, all new commercial developments be incorporated into the town limits.

C. Industrial

- Continue to work with the Carolina's Gateway Partnership to promote economic development through retention and expansion of existing industries and recruitment of new industry.

- Preserve the sites best suited for industrial development by (i) identifying such areas; (ii) placing the areas within an industrial zoning classification; and (iii) excluding all other uses (except for desired support uses) from the area.
- Encourage accessory land uses such as day care centers, food services, and professional offices, which are incidental to and in support of industrial uses.

D. Growth Area

- Guide new growth to designated development areas by making public utility extensions into those areas a top priority. Amend Allow mixed-use developments, under prescribed conditions, in areas classified as a growth area.
- Encourage planned, mixed-use development instead of incremental, small-lot development.

E. General

- Exclude urban development from environmentally sensitive areas such as flood hazard areas, wetlands, and areas with poor soil conditions for subsurface sewage disposal systems.
- Continue to implement procedures for complying with State and Federal requirements for storm water storage and treatment.
- Review and amend, if necessary, the town's water and sewer extension policies to ensure compliance with the objectives of this plan.
- Complete a Comprehensive Transportation Plan to ensure transportation needs are adequately addressed.

- Continue to identify and preserve historically significant properties through historic district overlay provisions in the zoning ordinance.

VII. IMPLEMENTATION STRATEGY

In order that the land Development Plan is a meaningful planning tool, it is imperative that, following the official adoption of the Plan by the Town Council, the following actions be taken:

A. The existing zoning ordinance and subdivision regulations be reviewed and amended as necessary to ensure continued compliance with the objectives of this plan.

B. Work with Edgecombe County to extend Tarboro's Extraterritorial Jurisdiction down US 258 and along McNair Road and Sara Lee Road so that the Town can better manage development adjacent to the existing corporate limits.

C. The Town's capital improvements program for municipal services should continue to augment the Land Development Plan. The capital improvements program is the town's attempt at comprehensive planning of its own facilities and services. The availability of urban services, particularly water and sewer service is the key determinant in the location and intensity of land development. The Town, therefore, plays a major role in the land development process and having a plan for major public facilities and services can enhance Tarboro's ability to influence and guide growth.

D. The Plan should be utilized by the Planning Board and Town Council as the basis upon which to make land use policy decisions. Every land use policy decision (such as a rezoning request) should be measured for compliance with the Plan and its stated land development policies--not as the final determinant for a decision but as one of many guides in reaching a decision. The Plan is designed to aid in decision making, not to be the final decision.

E. The entire Plan be reviewed and updated every 5 years or more frequently if necessitated by rapidly changing conditions in factors affecting land use. As some day-to-day land use issues are being reviewed, it may be necessary to review specific portions of the Plan to determine if a minor revision to the Plan would be warranted. The Town Council should make revisions to the Plan in a manner similar to that of a zoning ordinance amendment--public hearing, review by the Planning Board, and review and action. Revisions to the Plan could be justified by (1) substantial changes in conditions from the time the Plan was originally prepared or (2) correction of errors made in the preparation of the original Plan.

APPENDICES

- A Soil Limitations by Land Use Type
- B Population Size and Growth Rates
- C Comparison of Population Growth Rate of Similar-Sized Towns
- D Comparison of Growth Rate of Municipalities In the Region
- E Population Density
- F Population Projections
- G Age Distribution
- H Median Age
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- J Housing Characteristics
- K Housing by Structure
- L Land Use by Type and Acreage
- M Employment by Industry Group
- N Income
- O Summary of Municipal Facilities and Services
- P Town of Tarboro Bicycle Plan

APPENDIX A

SOIL LIMITATIONS BY LAND USE TYPE

<u>Soil Association</u>	<u>Soil</u>	<u>LAND USE</u>					
		<u>Dwellings With Sewer Systems</u>	<u>Septic Tanks</u>	<u>Intensive Recreational Areas</u>	<u>Industry</u>	<u>Roads And Streets</u>	<u>General Agriculture</u>
Norfolk-Aycock-Wagram	Norfolk	Slight	Slight	Slight	Slight	Slight	Good
	Aycock	Slight	Slight	Slight	Slight	Moderate	Good
	Wagram	Slight	Slight	Moderate	Slight	Slight	Good
Wehadkee-Congaree	Wehadkee	Severe	Severe	Severe	Severe	Severe	Poor
	Congaree	Severe	Severe	Severe	Severe	Severe	Fair
Wickham-Buncombe-Altavista	Wickham	Slight	Slight	Slight	Slight	Slight	Good
	Buncombe	Slight	Slight	Moderate	Slight	Slight	Fair
	Altavista	Moderate	Moderate	Moderate	Moderate	Moderate	Good
Goldsboro-Rains	Goldsboro	Moderate	Moderate	Moderate	Moderate	Moderate	Good
	Rains	Severe	Severe	Severe	Severe	Severe	Fair

Source: Edgecombe County Soil Survey

APPENDIX B

POPULATION SIZE AND GROWTH RATES TARBORO, EDGECOMBE COUNTY, AND THE STATE 19130-2000

	<u>Population Size</u>								
	<u>1930</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	2007 (projections)
Tarboro	6,379	7,148	8,120	8,411	9,425	8,741	11,037	11,138	10,564
Edgecombe County	47,894	49,162	51,634	54,226	52,341	55,988	56,558	55,606	52,647
North Carolina	3,170,276	3,571,623	4,061,929	4,556,155	5,084,411	5,881,766	6,628,637	8,049,313	9,061,032

APPENDIX B CONTINUED

POPULATION GROWTH RATES

	1930-1940	1940- 1950	1950- 1960	1960- 1970	1970- 1980	1980- 1990	1990- 2000	2000- 2007
Tarboro	12.1%	13.6%	3.6%	12.1%	-7.3%	26.3%	.9%	-5.2%
Edgecombe County	2.6%	5.0%	5.0%	-3.5%	7.0%	1%	-1.7%	-5.3%
North Carolina	12.7%	13.7%	12.2%	11.6%	15.7%	12.7%	21.4%	12.6%

Sources: U.S. Census of Population, 1910-2000, U.S. Census Projections

North Carolina Municipal Population, 1988, Office of State Budget and Management, May 2008

APPENDIX C

COMPARISON OF TARBORO'S POPULATION GROWTH RATE WITH THAT OF NORTH CAROLINA TOWNS OF SIMILAR SIZE

<u>TOWN</u>	<u>1990</u>	<u>2000</u>	<u>% Change</u>
Newton	7,915	14,528	83.6%
Hope Mills	5,875	10,252	74.5%
Smithfield	7,336	12,039	64.1%
Tarboro	8,741	11,092	26.9%
Southern Pines	8,620	10,457	21.3%
Hendersonville	8,674	10,147	17.0%
Kings Mountain	10,191	11,535	13.2%
Lincolnton	11,480	12,394	8.0%
Pinehurst	13,748	14,703	6.9%
Holly Springs	14,004	14,632	4.5%
Washington	12,492	12,412	-0.6%

Sources: North Carolina Municipal Population, 2008
Office of State Budget and Management, May 2008

APPENDIX D

COMPARISON OF TARBORO'S POPULATION GROWTH RATE WITH SELECTED MUNICIPALITIES IN THE REGION

July 2006 Municipal Estimates by Municipality				
Municipality	April 2000	July 2006	Growth Amount	%
Tarboro	11,138	10,585	-553	-4.96
Greenville	61,209	72,227	11,018	18.00
Nashville	4,417	4,766	349	7.90
Rocky Mount	55,977	56,364	387	0.69
Windsor	2,324	2,249	-75	-3.23
Wilson	44,405	48,316	3,911	8.81
Pinetops	1,419	1,310	-109	-7.68
Princeville	940	2,226	1,286	136.81
Farmville	4,421	4,619	198	4.48
Williamston	5,946	5,778	-168	-2.83
Ahoskie	4,523	4,488	-35	-0.77
Scotland Neck	2,362	2,228	-134	-5.67

Sources: North Carolina Municipal Population Estimates, 2008
Office of State Budget and Management, May 2008

APPENDIX E

POPULATION DENSITY

TARBORO AND SELECTED MUNICIPALITIES IN THE REGION

1980-2000

<u>Municipality</u>	<u>Persons Per Square Mile</u>		
	<u>1980</u>	<u>1990</u>	<u>2000</u>
Ahoskie	1,858.17	1,778.43	1,703
Farmville	2,262.98	1,875.95	1,426
Greenville	2,385.85	2,569.64	2,393
Rocky Mount	2,287.93	1,979.10	1,574
Scotland Neck	1,876.82	2,110.66	1,935
Tarboro	2,312.43	1,218.21	1,145
Williamston	2,046.18	1,884.59	1,609
Wilson	2,607.88	1,995.14	1,906.94
Median Density of all Selected Municipalities	2,275	1,932	1,656
Edgecombe County	111	112.2	110.1
North Carolina	120.4	136.14	165.2

Sources: LINC.
North Carolina State Data Center, 2008

APPENDIX F
POPULATION PROJECTIONS
TOWN OF TARBORO
May 27, 2008

	<u>HISTORICAL</u>					<u>PROJECTIONS</u>				
	1950	1960	1970	1980		1990	1995	2000	2005	2010
Edgecombe County	51,634	54,226	52,341	55,988		60,317 ¹	62,180 ¹	63,739 ¹	64,951 ¹	65,996 ¹
Tarboro	8,120	8,411	9,425	8,741		12,026 ²	12,398 ³	12,709 ³	12,950 ³	13,158 ³

¹1990 – 2010 projections by N.C. Office of State Budget and Management, 2008

²1990 projection based upon Tarboro's growth rate 1980 – 1987 (328.7 persons per year).

³Based upon an identical 1990-2010 rate as projected for Edgecombe County by the N. C. Office of State Budget and Management (1990-1995: 3.09%; 1995-2000: 2.51%; 2000-2005: 1.90%; 2005-2010: 1.61%).

APPENDIX G

AGE DISTRIBUTION 2000

	Tarboro		Edgecombe	North
<u>Age Category</u>	<u>Number</u>	<u>% Of Total</u>	<u>County</u>	<u>Carolina</u>
0 – 4 Years Preschool Age	661	5.93%	6.75%	6.70%
5 – 19 Years School Age	1,645	14.77%	20.34%	20.60%
20-24 Years College Age	635	5.70%	8.64%	7.20%
25-64 Years Working Age	5,563	49.95%	51.73%	53.50%
65+ Years Retirement Age	2,634	23.65%	12.54%	12.00%
Totals	11,138	100.00%	100.00%	100.00%

Source: U.S. Census of Population, 2000.

APPENDIX H
MEDIAN AGE OF THE POPULATION
1990-2000

	<u>1990</u>	<u>2000</u>
Tarboro	29.9 years	39.4 years
Edgecombe County	32.6years	36.2 years
North Carolina	33.2 years	35.3 years

Source: U.S. Census of Population, 1990 and 2000.

APPENDIX I

RACIAL COMPOSITION OF THE POPULATION 2000

	<u>White</u> <u>Population</u>	<u>% Of Total</u>	<u>Black</u> <u>Population</u>	<u>% Of Total</u>	<u>All</u> <u>Others</u>	<u>% Of Total</u>
Tarboro	6,241	56%	4,393	39.4%	504	4.6%
Edgecombe	22,278	40.3%	31,949	57.8%	1,379	1.9%
County						
North Carolina	5,804,656	72.1%	1,737,545	21.6	507,112	7.3%

Source: U.S. Census of Population, 2000

APPENDIX J

HOUSING CHARACTERISTICS

General Household Characteristics 2000

	<u>Tarboro</u>	<u>Edgecombe County</u>	<u>North Carolina</u>
Total Housing Units	4,911	24,002	3,523,944
No. Occupied	4,359	20,392	3,132,013
% Occupied	88.8%	85%	88.9%
No. Owner-Occupied	2,555	13,063	2,172,355
No. Renter Occupied	1,804	7,329	959,658
% Owner Occupied	59%	64%	69.4%
% Renter Occupied	41%	36%	30.6%
% Lacking Complete Plumbing	.8%	1.5%	.6%
% W/1.01 or More Persons Per Room	5.0%	5.5%	3.4%
Median Value	\$78,000	\$70,800	\$108,300

Source: U.S. Census of Housing, 2000
N.C. State Data Center, 2008

APPENDIX K

Housing Units By Structure 2000

	<u>TARBORO</u>		<u>EDGECOMBE COUNTY</u>	
<u>Units in Structure</u>	Number	Percent	Number	Percent
Unit, detached	3,348	67.30%	12,882	63.17%
1-Unit, attached	97	1.90%	312	1.53%
<u>Multi-Family</u>				
2 Units	251	5%	857	4.20%
3 or 4 Units	425	8.50%	825	4.05%
5 to 9 Units	214	4.30%	453	2.22%
10 to 19 Units	25	0.60%	97	0.48%
20 or more Units	194	3.90%	296	1.45%
Mobile home	423	8.50%	4,582	22.47%
Boat, RV, van, etc.	0	0%	88	0.43%
Total	4,977	100%	20,392	100.00%

Source: NC State Data Center, 2000 Census

APPENDIX L

LAND USE BY TYPE AND ACREAGE TARBORO PLANNING JURISDICTION 1990

<u>Land Use</u>	<u>Acres</u>	<u>Percent of Developed Acreage</u>	<u>Percent of Total Acreage</u>
Residential	2,586	51%	18%
Public/Institutional/ Recreational	1,043	21%	7%
Commercial	371	7%	3%
Industrial	1,081	21%	8%
Agricultural/Vacant	4,485	-----	32%
Flood Hazard/Areas	4,428	-----	32%
Total	13,994	100%	100%

Source: Estimated from existing land use maps prepared by The Wooten Company.

APPENDIX M
EMPLOYMENT BY INDUSTRY GROUP
4th Quarter, 2007

	Edgecombe			North Carolina		
	Avg Emp	% Total	Avg Wkly Wage	Avg Emp	% Total	Avg Wkly Wage
Total All Industries	20,964	100.0	\$603	4,070,849	100.0	\$718
Total Government	4,735	22.6	\$645	678,349	16.7	\$754
Total Private Industry	16,229	77.4	\$591	3,392,501	83.3	\$711
Agriculture Forestry Fishing & Hunting	468	2.2	\$400	30,294	0.7	\$517
Mining	0	0.0	\$0	4,055	0.1	\$1,176
Utilities	129	0.6	\$1,137	13,939	0.3	\$1,378
Construction	904	4.3	\$880	255,709	6.0	\$729
Manufacturing	4,296	20.5	\$641	537,281	13.2	\$876
Wholesale Trade	1,354	6.5	\$955	182,823	4.5	\$1,021
Retail Trade	1,681	8.0	\$357	462,301	11.4	\$468
Transportation and Warehousing	1,605	7.7	\$545	115,772	2.8	\$721
Information	757	3.6	\$952	72,926	1.8	\$1,025
Finance and Insurance	260	1.2	\$723	152,965	3.8	\$1,183
Real Estate and Rental and Leasing	93	0.4	\$423	54,786	1.3	\$673
Professional and Technical Services	303	1.4	\$604	182,439	4.5	\$1,082
Management of Companies and Enterprises	196	0.9	\$685	69,658	1.7	\$1,374
Administrative and Waste Services	611	2.9	\$322	243,995	6.0	\$505
Educational Services	0	0.0	\$0	57,097	1.4	\$711
Health Care and Social Assistance	1,940	9.3	\$565	434,459	10.7	\$688
Arts, Entertainment and Recreation	88	0.4	\$189	53,965	1.3	\$551
Accommodation and Food Services	1,152	5.5	\$196	346,693	8.5	\$260
Other Services Ex. Public Admin	333	1.6	\$373	103,559	2.5	\$475
Public Administration				228,584	5.6	\$765
Unclassified	46	0.2	\$403	17,783	0.4	\$651

Source: NC Department of Commerce (www.nccommerce.com)

APPENDIX N

INCOME

PER CAPITA INCOME (In 2000 Dollars)

	Edgecombe County	North Carolina	Edgecombe County as a Percentage of the State Per Capita Income
1970	\$ 6,468	\$ 7,724	83.7%
1980	\$ 8,006	\$ 9,302	86.1%
1990	\$ 9,074	\$11,438	79.3%
2000	\$14,435	\$14,286	85.1%
2010	\$14,956	\$16,797	80.0%

MEAN HOUSEHOLD INCOME

	Edgecombe County	North Carolina	Edgecombe County as a Percentage of the State Per Capita Income
1970	\$19,548	\$25,353	77.10%
1980	\$20,690	\$26,032	79.48%
1990	\$21,903	\$29,702	73.74%
2000	\$38,644	\$50,814	76.05%

Source: U.S. Census Bureau, 2008

APPENDIX O

SUMMARY OF MUNICIPAL FACILITIES AND SERVICES

TOWN OF TARBORO

<u>Facilities and Services</u>	<u>Units of Measure</u>
A. Electrical System	
Miles of Distribution	130
Service area in square miles	10.5
Number of meters	6,116
System peak	70 MW
KWH sold	239,851,000
Number of street lights	1,417
B. Water System	
Miles of water mains	126
Number of meters	5,212
Number of fire hydrants	578
Daily average consumption in gallons	2,725,000
Peak demand per day in gallons	3,819,000
Maximum daily capacity of treatment plant in gallons	6,000,000
Water storage capacity in gallons:	
Elevated tanks	(6 tanks) 2,100,000
Ground Storage	1,000,000
C. Sewerage System	
Miles of sanitary sewers	90
Number of service connections	4,717
Daily average treatment in gallons	1,940,000
Maximum daily capacity of treatment plant in gallons	5,000,000
D. Fire Protection	
Number of stations	2
Number of fire personnel and officers:	
Career	22
Volunteer	3
Number of calls answered	237
Number of inspections conducted	733
E. Police Protection	
Number of stations	1
Number of police personnel and officers:	
Career officers	25
Reserve officers	8

APPENDIX O
(Continued)

Other personnel	9
Number of patrol units	25
Number of calls answered	6,922
Traffic arrests	4,791
Offense arrests	5,878
Criminal arrests	1,869
 F. Culture and Recreation	
Community centers, museums, art centers	4
Libraries	1
Parks	10
Park acreage	198
Lakes	1
Swimming pools	2
Tennis courts	10
Ball fields	9
Soccer fields	2
 G. Education	
Number of elementary schools	5
Number of high schools	1
Number of community colleges	1
Number of employees Tarboro City Schools	928
 H. Streets	
Miles of streets	94

Source: Office of Finance Director/Town Clerk, and Director of Planning and Economic Development, Town of Tarboro, North Carolina, Edgecombe County Public Schools, 2008

Insert Bicycle Plan Map

EXECUTIVE SUMMARY

The 2008 Tarboro Land Development Plan was prepared in order to update the 1990 Land Development Plan Update. The purpose of the 2008 Plan is to reevaluate and update key elements of the 1990 Plan Update such as land development goals and objectives, existing land use patterns, natural and man-made factors affecting land use, and land use trends. Following an analysis of these elements, a land development plan was formulated and recommendations for implementing the plan were prepared.

The 2008 Plan Update has been presented in two formats: (1) a foldout Land Development Plan map with a summary narrative; and (2) a technical document containing more detailed information. The fold-out map is intended for the general public while the technical document was prepared primarily for the use of the Town Council, Town staff, and other persons interested in a more in-depth analysis of land use and factors affecting land development.

Chapter I of this technical document discusses further the purposes of the Land Development Plan. Chapter II delineates general land use goals as well as land development objectives by major land use category. Chapter III reevaluates the natural and man-made factors that influence land development. The major land use and development trends are discussed in Chapter IV. Chapter V provides a description of the land development classification system utilized to graphically illustrate the Land Development Plan. Land development policy recommendations are presented in Chapter VI and a strategy for implementing the Plan is outlined in Chapter VII.

Insert Land Development Plan Map

I. PURPOSE OF THE LAND DEVELOPMENT PLAN

The major purpose of the Tarboro Land Development Plan is to provide guidance and direction in one specific area affecting the town--the use of land. The Land Development Plan is intended to represent the town's formal policy statement concerning land use and land development. Specifically, the objectives of the plan are to:

- Delineate land use and land development goals.
- Analyze the existing natural and man-made factors affecting land use.
- Outline the major land use issues facing the community.
- Develop a conceptual land development plan.
- Develop land development policy recommendations.
- Provide an implementation strategy.

The study period for the Land Development Plan is 2000 through 2030. This timeframe is expected to provide a suitable expanse of time in which to realistically project future land development trends and to delineate the appropriate courses of action needed to achieve the objectives of the plan. The study area includes the Tarboro Planning Region, which encompasses the Town of Tarboro as well as the towns extraterritorial planning and zoning jurisdiction. This Land Development Plan was prepared as an update of the town's 1990 land Development Plan Update.

II. LAND DEVELOPMENT GOALS AND OBJECTIVES

The following general land use goals and land development objectives have been formulated by the Planning Board and Town Council:

A. General land Use Goals

1. Promote the development of housing in varying types and costs to meet the demands of all income levels and age groups.
2. Encourage industrial development that will stimulate the economy and which is located in areas where the necessary urban services are available.
3. Encourage continued commercial development in appropriate amounts and types and in locations, which are suitable for commercial purposes.
4. Preserve and protect environmentally sensitive areas from intensive development.
5. Provide adequate public facilities and services for designated growth areas.
6. Provide a safe, efficient, and well-maintained street system consistent with the town's adopted thoroughfare plan.
7. Promote development, which is consistent with the town's present character.
8. Encourage development to locate in areas currently served by water and sewer or where these services can readily be made available.
9. Identify and preserve historically significant properties.

B. Land Development Objectives

1. Residential Development

- Maintain the residential integrity of existing neighborhoods.
- Encourage multi-family residential development at a moderate density and in locations in which adequate support urban services are available.
- Promote in-fill development, which is compatible with the residential development in the surrounding area.
- Encourage the continual development of affordable housing.

2. Commercial Development

- Encourage the continued commercial, retail, services, and office development in areas deemed appropriate for said development.
- Improve the appearance of commercial properties abutting major thoroughfares by providing landscaping to buffer parking lots and services areas and by controlling signs.
- Encourage commercial development to locate in a nodal pattern adjacent to major highway corridors.
- Encourage the adaptive reuse of commercial buildings.

3. Industrial Development

- Encourage the type of industrial development, which is consistent with the town's present diversified manufacturing base.
- Preserve adequate land for future industrial development.

- Continue to promote existing industrial sites with existing infrastructure.

4. Public, Institutional and Recreational Development

- Identify and provide sufficient land area for future recreational and public service facilities.
- Promote eco and heritage tourism through the North Carolina Paddle Trail Program and the Civil War Trail Program. Continue to enhance the Tar River Paddle Trail
- Develop a plan for developing Riverfront Park in order to enhance recreation opportunities.
- Continue to develop on road and off road bicycle trails utilizing the Comprehensive Bicycle Plan as a guide.
- Encourage the provision of open space in private developments in order to supplement public recreational facilities.
- Promote public and institutional land uses in transitional areas between intensive nonresidential uses and residential neighborhoods.

5. Agricultural and Rural Development

- Discourage intensive urban development in rural areas that lack the necessary support utilities and public services.
- Promote the continued low-density residential and agricultural character of areas located on the fringes of the town's extraterritorial planning jurisdiction.

6. Development in Historically Designated Areas

- Identify areas of historic significance.
- Encourage appropriate, compatible land uses in designated historic areas.
- Promote appropriate adaptive reuse of historic structures.
- Preserve the historic integrity of identified historical areas through citizen based boards and councils.

Insert Existing Land Development Map

III. REVIEW OF FACTORS AFFECTING LAND DEVELOPMENT

A. Existing Land Use

The existing land use map, Figure 1, shows the general land use patterns in the Tarboro Planning Region. The Town of Tarboro Engineering Department prepared the existing land use map. A description of existing land uses by general land use category is provided below. Appendix 1 provides a breakdown of land use by type and acreage.

1. Residential

Residentially used land in the planning region accounts for 18 percent (2,586 acres) of the region's total acreage. While the principal residential land use is the single-family detached dwelling, a variety of residential uses exist in the planning region. Other residential uses include single-family attached, duplexes, apartments, manufactured homes on individual lots, and manufactured home parks. Specialized housing, such as the Albemarle Retirement Center located southwest of the central business district, also can be found throughout the community. Overall, the existing residential development in Tarboro can best be characterized as low to moderate density and predominantly single-family in nature.

Seven general residential areas have been delineated to generally describe housing in Tarboro. This section includes descriptions of these areas, which are: (a) the Historic District; (b) East Tarboro; (c) North Tarboro; (d) Central Tarboro; (e) West Tarboro; and (f) South Tarboro (g) the Extraterritorial Jurisdiction (ETJ).

(a) Historic District

The Historic District consists of the residential area north and northeast of the central business district (CBD) and includes a concentration of antebellum dwellings. The area is generally bounded by Walnut Street on the north, St. Patrick Street on the east, and St. James Street on the south, and Albemarle Avenue on the west. This area consists primarily of frame and brick single-family dwellings of historic and architectural significance. Housing density in this neighborhood ranges from approximately 4 to 7 dwelling units per acre. The area is currently zoned RA-6, which permits single-family, and normally two-family and multi-family residences. However, special provisions in the Tarboro Unified Development Ordinance prohibit the development of multi-family residences within the Historic District.

Neighborhood features influencing the stability of the historic district include the CBD, aging housing stock, and the strip commercial development along North Main Street and St. Andrew Street.

(b) East Tarboro

The East Tarboro neighborhood is generally bounded on the north by the CSX railroad, on the east by the current corporate limits, on the south by the Tar River, and the west by the CBD and the previously described historic district. This residential neighborhood contains much of the town's older housing stock at a density of 5 to 7 dwelling units per acre. The principal land use is the single-family detached dwelling, but two public housing developments as well as several public and institutional land uses are scattered throughout the area. Included in this area are the Panola Heights and Forest Acres subdivisions. The area is primarily zoned RA-6, which permits single-family, two-

family, and multi-family dwellings. The eastern portions of this residential neighborhood are located in flood hazard areas of the East Tarboro Canal and the Tar River.

Neighborhood features affecting the stability of the area as well as its future land development include the CBD, the historic district, and the floodplains of the East Tarboro Canal and the Tar River. Floodplain development regulations specifically restrict development with special flood hazard areas by limiting subdivision of lots and requiring elevation of structures.

(c) North Tarboro

The North Tarboro residential area is generally bounded by the Tar River on the north, the corporate limits on the east, the CSX Railroad on the south, and Western Boulevard on the west. This residential area is located adjacent to the strip commercial development along North Main Street and St. Andrew Street. Residential subdivisions located within the North Tarboro area include Northridge, Hope Farm Place, Hope Lodge, Cambridge Commons, Foxhall, Cromwell Heights, Lyndale Acres, Pine Ridge, Belvedere, Austin Pines, Stafford Forest, Fairview, and Brentwood. The primary land use in this area is the single-family detached dwelling but some multi-family developments such as Northgate Apartments and Pinehurst Homes are scattered throughout the North Tarboro area. Housing density in this area varies from about 2 to 7 dwelling units per acre. The current zoning classifications (RA-12, RA-8, and RA-6) in the area permit a variety of housing types.

Neighborhood features impacting the North Tarboro residential area include the commercial development along North Main Street and St. Andrew Street, the industrial development on Daniel Street and north of the CSX railroad between U.S. Highway 64

and the historic district, the Tar River floodplain, the CSX Railroad, and the public and institutional complex at the intersection area of Hospital Drive and North Main Street.

(d) Central Tarboro

This residential area is bounded on the east by the CBD and historic district, on the south by the Tar River and US Highway 64, on the west by Western Boulevard, and on the north by the CSX Railroad. Residential subdivisions located within the area include Glenburnie, Dean Heights, Hilma Park, West Hills, West Tarboro, and Runnymede. The primary land use in this area is the single-family detached residence. Some multi-family residences are located throughout the area (the Albemarle Retirement Center, Hendricks Park and Elmhurst Apartments). Housing density varies from approximately 2 to 7 dwelling units per acre. The current zoning classifications (RA-12, RA-8, RA-6, and MHP) in the area permit single-family, duplex, multi-family residences, and manufactured home parks.

This residential area is strongly influenced by the commercial strip development on Western Boulevard, the commercial and industrial development west of the CBD, the CSX Railroad, the Tar River and Hendricks Creek floodplains, the industrial development adjacent to the CSX Railroad, the Historic District, Hilma Country Club golf course, and Tarboro High School.

(e) West Tarboro

This residential area is generally bounded on the north by the CSX Railroad, on the east by Western Boulevard, on the south by the U.S. Highway 64, and on the west by the corporate limits. The Summerfield, Colonial Woods, Sunset Estates, Speight Forest, Woodgreen, Clifton Ridge, and Edgecombe Hills residential subdivisions are located

within this residential area. Multi-family developments in the West Tarboro area include Georgetown apartments, Deerridge Apartments, Edgewood Place, Pender Square, Tarboro Square, and Hawthorne Court Apartments. As with all of the other general residential areas described previously, the principal residential land use is the single-family detached residence. Housing density varies from about 2 units per acre to 10 units per acre. The West Tarboro area is primarily zoned RA-12; several large tracts are, however, zoned RA-6. The current zoning permits single-family, two-family, and multi-family residences.

The commercial and institutional development adjacent to Western Boulevard, US Highway 64, the CSX Railroad, the floodplain of Hendricks Creek, and the industrial development on Anaconda Road, on St. James Street, and the Tarboro Commerce Center on Wilson Street influence the stability and future development of this residential area.

(f) South Tarboro

This residential area is generally bounded on the north by US Highway 64, and on the east, west, and south by the corporate limits. The only major residential subdivision located within this area currently is Spencer's Woods. There are currently clusters of scattered site single-family dwellings throughout the district and potential for new development along Sara Lee Road. The principle land uses are single-family residential and agricultural residential with densities between 2 and 4 dwelling units per acre. The current zoning permits single-family and Class B manufactured housing.

Edgecombe Community College and development Sara Lee Road, which now connects US 258 and McNair Road, will influence the stability and future development of

this area. The further development of the US 258 commercial corridor and the Tarboro Commerce Center will impact future residential trends throughout this area.

(g) Extraterritorial Jurisdiction

The rural sections on the fringe of Tarboro mostly scattered site single-family dwellings and manufactured homes on individual lots. One manufactured home park is located east of the intersection of Baker Street Extension. Concentrations of low-density residences are also found along Raccoon Branch Road, and McNair Road.

Density in the residential areas in ETJ vary from 1 dwelling unit per acre to about 8 dwelling units per acre in the manufactured home park. Overall, however, the residential density in the areas outside of the town's corporate limits is closer to 2 to 3 dwelling units per acre in areas in which there is a concentration of residences. The current zoning classifications (RA-20, MHP, and AR-20) permit single-family residences, manufactured homes on individual lots, and manufactured home parks.

The community features that affect the stability of future growth of the residential areas in the ETJ include the floodplains of the Tar River, Raccoon Branch, and Harts Mill Run; Edgecombe Community College; industrial development on Anaconda Road, U.S. 258, and the Tarboro Commerce Center; US Highway 64; the major highways that provide access to these residential areas; the large amounts of agricultural and undeveloped acreage surrounding these residential areas; and the extension of Daniel Street across the Tar River on the east side of Tarboro and the future development of Sara Lee Road. The Town of Tarboro intends on proposing an extension of ETJ on the west side of the planning jurisdiction to better manage growth and development in this area.

Insert Districts Map

2. Public and Institutional

Public and institutional land uses in the Tarboro Planning Region comprise approximately 700 acres. The largest public and institutional land uses are Edgecombe Community College, Hilma Country Club and golf course, Heritage Hospital, Tarboro-Edgecombe Airport, and Edgecombe County Social Service and Health Department Complexes at the North Main Street and Hospital Drive intersection. Other public and institutional land uses include public schools, the town common, public parks and recreational facilities, cemeteries, the fairgrounds, private health care facilities, the National Guard armory, governmental office buildings, the library, and the North Carolina Department of Transportation maintenance facility.

3. Commercial

Commercial land uses in Tarboro are primarily concentrated in four general areas: the central business (CBD), the North Main Street and St. Andrew Street corridor, and the Western Boulevard corridor, and the US 258 corridor. Several smaller commercial areas are, however, located throughout the community but they generally contain a limited number of commercial establishments. Approximately 371 acres are currently used for commercial purposes in the Tarboro Planning Region.

The CBD contains a mixture of retail, business and personal services, and offices interspersed with public and institutional uses. Wilson Street on the north, St. Andrew Street on the east, the Tar River on the south, and Albemarle Avenue on the west generally bound the CBD. To the West of the CBD is an industrial area that separates the CBD from a node of general commercial land uses on Wilson Street west of Hendricks Creek. This commercial area on Wilson Street is a continuation of general retail and

business service uses found in the CBD but the land development pattern (lot sizes, building setbacks, etc.) is more characteristic of commercial uses found in the Western Boulevard corridor. The CBD contains several large governmental facilities (i.e., the Edgecombe County Courthouse, the Edgecombe County Administration Building, Tarboro Town Hall, and the US Post Office) that complement the commercial land uses in the downtown area.

As in most urban centers, the Tarboro CBD has undergone changes in its character in response to the development of shopping centers and strip commercial areas along major arterial highways. As a result, the CBD has changed from the county's primary retail center to a limited retail, office, and business and personal services center. The Tarboro CBD continues to be a viable commercial area that has an identity much different from the other commercial areas described below. Past revitalization efforts by the Town of Tarboro and private investors have maintained the areas status as a viable commercial district.

The North Main Street/St. Andrew Street corridor contains the Tarboro Shopping Center, the Fairview Shopping Center, and the adjacent commercial development. This commercial area is about seven blocks north of the CBD and is generally bounded by Northern Boulevard on the north, properties abutting the east side of St. Andrew Street on the east, Walnut Street on the south, and properties abutting the west side of North Main Street on the west. This commercial area also contains general retail, business and personal services, and offices but the land development pattern of large lot size, on-site parking, outdoor storage, and greater building setback distinguishes it from the commercial land uses in the CBD.

The Western Boulevard corridor development pattern is similar to that found in the North Main Street and St. Andrew Street corridor except that the commercial development, rather than being one basic commercial strip, is concentrated in several nodal areas. The largest commercial nodes are located in the intersection areas of Howard Avenue (Riverside Mall area) and Wilson Street. Smaller commercial concentrations on Western Boulevard are found (i) between US Highway 64 and St. James Street, (ii) between the intersections of Hospital Drive and Northern Boulevard, and (iii) between the North Main Street intersection and the western corporate limits at U.S. 64A.

Commercial development along the North Main Street/St. Andrew Street corridors have, for the most part, followed the traditional pattern of single-lot and strip center development. Such development pattern typically results in traffic congestion, excessive vehicular turning movements, and multiple vehicular access points to abutting properties. Consequently, the traffic handling capacities of the major arterial highways serving the commercial development have been adversely affected as local commercial traffic conflicts with through traffic.

The US 258 corridor has been the recent growth area due to the US Highway 64 interchange and the development of Wal-Mart, River Oaks Shopping Center and the Holliday Inn Express. Commercial development in this area primarily follows the shopping center model with large anchors and out parcels served by common access streets or private roads. While limiting the number of direct access drives onto US 258 is beneficial in improving safety, the increased number of cars on this section of US 258, has greatly increased traffic congestion near the US Highway 64 Interchange. The

extension of Sara Lee Road to McNair Road should help to alleviate some of this congestion.

Several small, neighborhood-oriented businesses are scattered throughout residential areas. No major commercial land uses are located in the planning region outside of the Tarboro urban area.

4. Industrial

Industrial land uses are concentrated in seven general areas of the Tarboro Planning Region: (i) the Tarboro Commerce Center, (ii) Anaconda Road/Industrial Parkway, (iii) U.S. 64A north of the Western Boulevard intersection, (iv) St. James Street, (v) Fountain Street, (vi) Central Tarboro, and (vii) Daniel Street. The total amount of land devoted to industrial use is estimated to be 1,081 acres.

A wide variety of manufacturing products are produced by the industries in the Tarboro Planning Region including textile mill products, industrial machinery, wood products, electronic and electrical equipment, apparel, toys, transportation equipment, food products, and agricultural chemicals. The manufacturing establishments are located on land parcels that range in size from small, urban lots to tracts of hundreds of acres on the fringe of town.

5. Agricultural/Open Space

The Extraterritorial Jurisdiction of Tarboro contains agricultural uses and undeveloped areas interspersed with very low-density residential uses. Currently about 8,913 acres are devoted to agricultural and open space uses (including flood hazard areas). Portions of the land in this classification are unusable or have limited utility, however, due to flood hazard, poor soil conditions, and excessive slope.

Agricultural uses in the planning region include the production of tobacco, peanuts, corn, and soybeans. Areas subject to flooding comprise about 4,428 acres or 32 percent of the total acreage of the Tarboro Planning Region. Major flood hazard areas are located along the Tar River basin in the eastern, north central, and northwestern portions of the planning region. Other flood hazard areas are located in the Raccoon Branch, Harts Mill Run, Hendricks Creek, and East Tarboro Canal basins.

Within the Tarboro urban area, several large, vacant tracts exist including (i) tracts along Industrial Parkway west of Western Boulevard, (ii) a tract on both the north and south sides of East Northern Boulevard, (iii) a tract south of the CSX Railroad east of the Forest Acres subdivision, (iv) a tract on the north side of West Northern Boulevard between Western Boulevard and North Main Street, (v) a tract north of the Austin Pines subdivision between Western Boulevard and North Main Street, (vi) a tract on the south side of Barlow Road east of the Clifton Ridge subdivision, (vii) tracts north of the US 258 commercial corridor, and (viii) a tract across from River Oaks Shopping Center north of Market Center Drive. The vacant tracts which are free of natural impediments (flood hazards, steep slopes, poor soil conditions, etc.) and which have access to urban services, particularly water and sewer service, can be expected to accommodate a significant portion of Tarboro's future land development.

B. Constraints to Development

There are a variety of natural and man-made factors that affect land use, some of which have positive impacts and some, negative impacts. Some factors can be a positive influence for one type of land use while negatively impacting another land use. For example, a major thoroughfare can be an asset for commercial or industrial

development of abutting properties while, at the same time, being a deterrent to residential development. Most natural and man-made factors rarely totally preclude land development but they can affect the location, intensity, and type of development.

1. Natural Factors

Natural factors that place constraints upon land development include flood hazards, wetlands, poor soil conditions, topography and geology, and endangered flora and fauna.

- (a) Flood Hazard Areas

The single most important natural constraint to land development within the Tarboro Planning Region is the presence of floodable areas. Areas subject to flooding comprise about 4,428 acres or 32 percent of the planning region's total acreage. Flood hazard areas, as delineated by the Federal Emergency Management Agency, exist on the Tar River and its tributaries, the East Tarboro Canal, Hendricks Creek, Harts Mill Run, and Raccoon Branch. By far, the Tar River flood hazard area is the greatest constraint to land development, encompassing approximately 3,477 acres. Fortunately, most of Tarboro is located on a bluff above the flood levels of the Tar River. However, some commercial and residential development has occurred in the upper portion of the floodplain. The majority of the Tar River floodplain is, however, farmland and woodland.

The Hendricks Creek floodplain is generally undeveloped and in most areas in which development has occurred, the risk of flood damage is slight. However, between Sunset Avenue and Fountain Street, the basements, crawl spaces, garages, and low-lying outbuildings of residences are occasionally flooded.

Some residential development has occurred within the East Tarboro Canal floodplain, particularly on the western side of the Canal between Clark Drive and the Tar River. North of Clark Drive, both sides of the floodplain include residential development. The remainder of the floodplain is farmland and woodland.

The most severe flooding on the Tar River is usually the result of heavy rains from tropical hurricanes, whereas flooding of Hendricks Creek, the East Tarboro Canal, Harts Mill Run, and Raccoon Branch results primarily from local thunderstorms. Due to flooding associated with Hurricane Floyd in September of 1999, more than 60 single-family dwelling units and over 50 multi-family units were lost in the flood hazard area. Restrictive covenants on lots associated with the Federal Emergency Management Agency Buyout Program keep several of these properties from being developed in the future. The Town has also implemented a stringent floodplain development ordinance restricting subdivision in the floodplain and requiring elevation of structures to mitigate damage. The floodplain regulations also limit the land uses permissible within floodways and delineate standards for land development within the floodway fringe.

Site-specific flood hazard area data is available by consulting the Town of Tarboro's Flood Insurance Rate Maps (Maps 3720471800J, 3720471900J, 3720482000J, 3720472700J, 3720472800J, 3720472900J, 3720473700J, 3720473800J, 3720473900J, 3720474800J, 3720474900J) published by the Federal Emergency Management Agency in November 2004.

(b) Wetlands

A large portion of the Tar River floodplain has been classified as wetlands. Wetlands are basically marshes that are subject to regular or occasional flooding.

Wetlands provide a vital habitat for wildlife, protect water quality by trapping sediments and pollutants, reduce flooding and shoreline erosion, and produce nutrients and decayed plant material that feed marine life. The Clean Water Act protects inland wetlands and an Army Corps of Engineers permit is required prior to initiating any land development activity. Because of the restrictions on building activities, wetlands, while being a unique and valuable natural resource, present a formidable obstacle to land development.

(c) Soil Conditions

There are four major soil associations in the Tarboro Planning Region. A brief description of each association is provided below. Soil limitations for different types of land use are outlined in Appendix A.

(1) Norfolk-Aycock-Wagram Association.

These nearly level to strongly sloping, well-drained soils with friable sand clay loam to clay loam subsoil occupy many of the uplands in the planning region. These soils are located primarily in the western and south central portions of the planning region, west and southwest Tarboro, and portions of north and east Tarboro. Norfolk soils, which make up about 30 percent of the association, are well-drained soils with a loamy sand to fine sandy loam surface layer and friable sandy clay loam subsoil. The Aycock soils compose about 15 percent of the association. Aycock soils are also well drained with a very fine sandy loam to silt loam surface layer and friable loam to clay loam subsoil. The well- drained Wagram soils comprise 15 percent of the association and are characterized as having a loamy sand surface layer and friable sandy clay loam subsoil. Other soils in the association include the Marlboro, Goldsboro, Exum, Rains, Grantham, Kenansville,

Craven, Bibb, and Johnston soils. The chief hazard limiting the use of soils in this association is erosion.

(2) Wehadkee-Congaree Association.

Consisting of long, narrow to moderately broad low floodplains of the Tar River and its tributaries, the soils in this association are nearly level, poorly-drained to well-drained soils. About 55 percent of this association is composed of the poorly- drained Wehadkee soils, which have a surface layer of silt loam and a subsoil of friable silty clay loam. The Congaree soils make up about 30 percent of the association and have a silt loam surface layer and a friable silt loam to silty clay loam subsoil. Other soils in the association include the Chewacla, Leaf, Megget, Roanoke, Lumbee, and Buncombe soils. Flooding and a seasonally high water table are the major hazards limiting the use of the soils in this association.

(3) Wickham-Buncombe-Altavista Association.

Found along fairly broad and long, low ridges and depressions on medium to high stream terraces along the Tar River, soils in this association are nearly level to gently sloping. Drainage of these soils varies from excessively drained to moderately well drained. Each one of the soils comprises about 20 percent of the association. The Wickham soils have a loamy sand to fine sandy loam surface layer and friable sandy clay loam subsoil. The Buncombe soils have a loamy sand surface layer and very friable loamy sand to loose sand subsoil. Altavista soils have a fine sandy loam surface and a friable sandy clay loam to clay loam subsoil. Other soils found in this association include Masada, Kenansville, Craven, Leaf, and Lumbee soils. Erosion, seasonally high water

table, very low available water capacity, and flooding all limit the uses of the soils in this association.

(4) Goldsboro-Rains Association.

Goldsboro soils comprise 30 percent of this association and Rains soils, 30 percent. Other soils in this association include Exum, Grantham, Nahunta, Lynchburg, Norfolk, Aycock, and Dragston soils. These soils, which are found primarily in the central and extreme southwestern portions of the Tarboro Planning Region, are level to gently sloping, moderately well drained to poorly drained soils. The Goldsboro soils have a loamy sand to fine sandy loam surface layer. The poorly drained Rains soils have a fine sandy loam surface. Both the Goldsboro and Rains soils have friable sandy clay loam subsoil. A seasonally high water table is the principal limiting factor of the soils in this association.

Soils data for specific sites are available from the Edgecombe County Soil Conservation Service.

(d) Topography/Geology

Relatively level areas intersected by a few strips of swamp paralleling the Tar River and streams characterize Tarboro, which is located in the northern coastal plain region of North Carolina. The mean elevation of the area is approximately 50 feet above mean sea level. The land surface generally slopes to the southeast. Steep slopes affect very little land in the planning region.

The planning region is located in four natural drainage areas: (i) the area east of Main Street is drained by the East Tarboro Canal, (ii) the area west of Main Street to McNair Road (SR 1207) and north to U.S. 64A is drained by Hendricks Creek, (iii) the

area west of McNair Road to the western planning region boundary is drained by Harts Mill Run, and (iv) the remaining portions of the planning region area are drained directly by the Tar River and its tributaries.

Underlying the Tarboro Planning Region is a crystalline base rock. The rock dips gently eastward from the western boundary of Edgecombe County. Lying above the crystalline base rock are cretaceous strata. Cretaceous strata are absent or very thin at the western Edgecombe County boundary but become thicker in an eastward direction at the rate of 20 feet to the mile. Exposures of the upper top of this rock, belonging to the Tuscaloosa formation, are found along the Tar River. In general, the Tuscaloosa formation consists of sands and clays, with various inter-gradations of erinaceous clays and argillaceous sands. Above the cretaceous is the Yorktown formation. Normally only 30 to 60 feet thick, the Yorktown formation apparently forms an almost continuous sheet over the older formations in the planning region. In surface exposure, the formation consists largely of clay, sand, and shell marl. No known major faults run through the neither planning region nor are their any known geological features that would adversely impact land development.

(e) Endangered and Threatened Species

While the Edgecombe County area contains several species of endangered and rare flora and fauna, no major stands or communities are known to exist within the Tarboro Planning Region. Within the vicinity of the Tarboro Planning Region, the North Carolina Natural Heritage and Plant Conservation Programs consider the following botanical and zoological species rare and endangered:

Scientific Name

Common Name

Ambloplites Cavifrons

Roanoke Bass

Necturus Lewisii

Neuse River Waterdog

Noturus Furiosus

Carolina Madtom

Elliptio Lanceolata

Yellow Lance

Elliptio Steinstansana

Tar River Spiny Mussel

Lampsilis Ochraea

Tidewater Mucket

Peplis Diandra

Water Purslane

Ranunculus Flabellaris

Yellow Crowfoot

Senecio Pauperculus

Balsam Groundsel

2. Man-made Factors

There are a variety of man-made factors that affect the location, intensity, and type of land uses. Perhaps the most common man-made factor affecting land use is the local transportation system. Heavily traveled, noisy streets are not conducive to residential development. Land adjacent to such streets is, however, suitable for most nonresidential uses. The absence of road access and bridges is also a factor impacting land use. Airports and railroads, like major arterial streets, can also be a negative factor for residential development and a positive factor for commercial and industrial land development. All three transportation features mentioned above affect Land use in the Tarboro Planning Region. The future use of land adjacent to these features must be undertaken with the knowledge of the impacts that they have on proper land use planning. Adequate buffering and site planning can often help to mitigate the adverse impacts that these features create.

Another man-made feature affecting land use from the standpoint of presenting obstacles to the expansion of the urban infrastructure and to the coordination of land use planning is the proximity of the Town of Princeville. Having an adjacent governmental entity with different or an absence of land use regulations and land development policies can have a very definite impact on land use. Two contiguous municipalities also affect the provision of urban services.

The availability of water and sewer services is also a major factor affecting land development and is a key determinant in the location and intensity of land uses. The town policies regarding the extension of utilities can be a factor that either encourages or discourages land development.

Other man-made factors affecting land development in the Tarboro Planning Region include the presence of the historic district, cemeteries, lakes and ponds, and golf course. Obviously, some of these man-made land features can also be very compatible and desirable neighboring lands uses. Their presence, however, most definitely affects how land is or is not ultimately used.

C. Population

Population characteristics, which are important in the preparation of this land development plan, include population size; population growth rates projections, population composition, and population distribution. These population factors have a significant effect on the provision of public services and on the location of community facilities. Of equal importance is the impact of these population factors on the determination of how land is ultimately used.

1. Population Size

The 2000 census population count of Tarboro was 11,138. The table below provides a comparison of the population size and the rates of population growth of Tarboro with those of Edgecombe County and the state. The 2007 population listed below is based on the yearly population estimate from the US Census Bureau. The US Census Bureau's estimates are conservative in nature and omit several factors affecting the population of municipalities. This is also a skew the projected population growth rate for Tarboro, showing a loss of 5.20% population. Using modified exponential growth calculations and local data, the Tarboro Planning Department estimates the 2010 Population of Tarboro to be 12,282, which will represent a population growth of approximately 1% between 2000 and 2010, which is consistent with recent growth trends.

	<u>Population Size</u>				
	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	2007 (projections)
Tarboro	9,425	8,741	11,037	11,138	10,564
Edgecombe County	52,341	55,988	56,558	55,606	52,647
North Carolina	5,084,411	5,881,766	6,628,637	8,049,313	9,061,032

POPULATION GROWTH RATES

	<u>1970-1980</u>	<u>1980-1990</u>	<u>1990-2000</u>	<u>2000-2007</u>
Tarboro	-7.30%	26.30%	0.90%	-5.20%
Edgecombe County	7.00%	1%	-1.70%	-5.30%
North Carolina	15.70%	12.70%	21.40%	12.60%

Sources: U.S. Census of Population, 1950-1980.
Office of State Budget and Management, 1990.

Population change is primarily the result of three factors: natural increases or decreases (births and deaths) and migration (people moving into or out of an area) and annexations. A review of Tarboro's population from 1930 to recent years indicates a steady, though fluctuating pattern of growth until 1980. (See Appendix B.) The town's population actually decreased in size between 1970 and 1980, from 9,425 in 1970 to 8,741 in 1980. Tarboro saw significant growth between 1980 and 1990 with 26.30%, largely due to annexations. Annexation will continue to be a key growth factor in Tarboro as annexations have proven to be effective in the past.

Growth rates as seen in the table above show rates over ten year spans. The tables though show accurate data for past decades but cannot be considered accurate for 2000 – 2007 due to lack of verified data and the use of yearly population estimates. The tables, though mostly accurate, can be misleading in that although Tarboro displays population losses in two of the four measured decades, large growth between 1980 and 1990 outweigh the losses. This long-term review allows for better accuracy in projections, which do reflect growth, as the town's population is a direct reflection of all other growth experienced within the surrounding areas.

In 2000, Tarboro contained approximately 1,145 persons per square mile. This population density is approximately at the median density of all other selected municipalities in the region. [See Appendix E.] The population density figure in 2000 statewide was 165 persons per square mile and for Edgecombe County, 110 persons per square mile.

2. Population Projections

The town's population is projected to increase in future years at a rate, which is comparable to that of Edgecombe County but lower than the projected growth rates for the state. (See Appendix F.) Future population estimates and growth rates are provided below:

	<u>Population Projections</u>			
	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
Tarboro	11,037	12,282	13,064	13,846
Edgecombe County	55,606	52,762	50,733	48,181
North Carolina	8,046,813	9,450,494	10,850,228	12,274,433

	<u>Projected Growth Rates</u>		
	<u>2000-2010</u>	<u>2010-2020</u>	<u>2020-2030</u>
Tarboro	11.28%	6.37%	5.99%
Edgecombe County	-5.11%	-3.85%	-5.03%
North Carolina	17.44%	14.81%	13.13%

Sources: Office of State Budget and Management, 2008
The Wooten Company Estimates of Edgecombe County, 2007
Town of Tarboro Calculations of Modified Exponential Growth, 2008

Given the Town's past growth patterns, it is anticipated that future population growth will be largely attributable to annexations, and the relocation of residents displaced by the flooding of 1999. Growth seen in 2000 was largely associated with

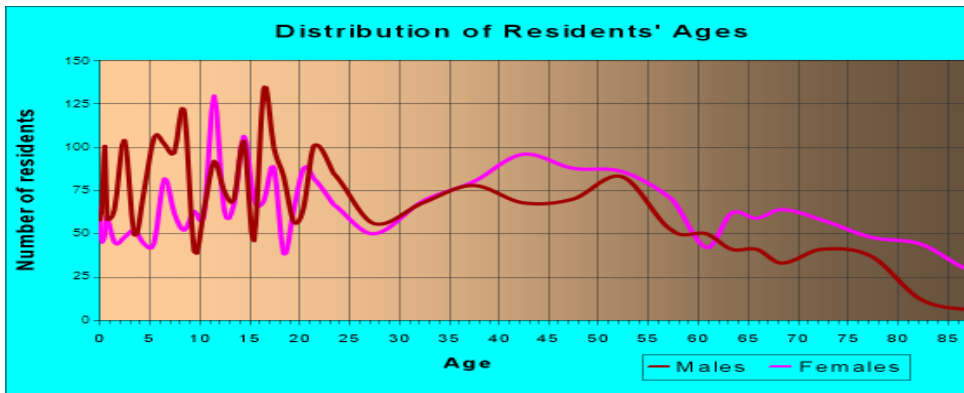
annexations during the 1990 – 2000 time period, and the influx of persons displaced by the Flood of 1999.

3. Age Distribution

The age composition of Tarboro's population in 2000 mirrored very closely the age composition of the county and the state. Tarboro, however, had a larger number of citizens in the category of retirement age than the county and the state.

Long-term demographic projections by the North Carolina Office of State Budget and Management indicate that the share of the population under the age of 16 years has historically declined while the elderly share has grown. This trend is projected to continue, although the proportion of the elderly population should stabilize because of the low birth rates during the Depression years. The anticipated aging of the population will have long-term implications for health care and education services as well as for the housing industry. A greater demand for medical care, in-home services, institutional care, and housing tailored for the elderly can be expected in future years.

The population of Tarboro, reflective of the current national trend, is aging. The median age in Tarboro in 1970 was 29.9 years compared to a median age of 39.4 in 2000. [See Appendix H.] The median age increase at approximately 3 years per year is not a debilitating factor as the median age has remained in the working age category over the past 30 years, showing a stable population age.

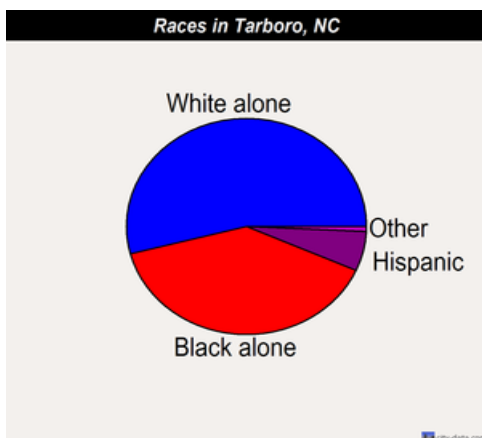


4. Household Population

Tarboro's household population size, like that on the national level, has been steadily decreasing. In 1970, Tarboro had an average of 3.12 persons per household. By 1980, the figure had decreased to 2.65 persons, a lower household population average than Edgecombe County (3.01 persons) and the state as a whole (2.78 persons). The average household population is projected to decline even further as the overall family size decreases and the number of single-person household's increases. The continued trend of fewer persons per household will have an impact on the future types and sizes of dwelling units.

5. Racial Composition

Racial composition data for Tarboro in 2000 indicate that the town is 56 percent white, 39.4 percent black, and 4.6 percent all other races. [See Appendix I.] The minority groups in Tarboro have grown in the past several decades, but still less than the minority population in Edgecombe County. Racial composition will fluctuate relative to the same factors effecting population data



D. Households

The number of households in Tarboro in 2000 was 4,911 units according the U.S. Census Bureau. [See Appendix J.] The Census Bureau conducted an analysis of the types of structures in the town in 2000. (See Appendix K.) Of that total, 64.6 percent were single-family residences (including manufactured homes) and 46.4 percent were multi-family residences. Theses statistics show growth in single-family residential dwellings since the 1990 Census survey. This growth can be attributed to many of the same factors contributing to population and economic growth in the town since 1990. Since 2000 several multi-family developments have been built or expanded, which will no doubt increase the multifamily percentage in the 2010 Census survey.

E. Economy

Tarboro has traditionally been the retail and commercial services center for Edgecombe County. Tarboro is also the major manufacturing center for the county. Tarboro's economy was led by the manufacturing industry in 2000 with 28.2 of the town's jobs being in manufacturing. As might be expected for one of the largest urban

areas in Edgecombe County, Tarboro's proportion of workers in the manufacturing, services, and trade employment categories is higher than that countywide. With Edgecombe County Schools being one of the largest employers in the county, the fact that 20.5 percent of the jobs in the town were a result of educational and social service oriented jobs came as no surprise.

The manufacturing sector of the society is predicted to continue to be a staple item in the economic structure of the town. With the growth of the young and the elderly populations, education, healthcare and other social service sectors will continue to grow as necessary to accommodate needs. (See Appendix M)

In 1980, the per capita income in Tarboro was \$14,956 compared to \$16,797 for Edgecombe County and \$20,307 for the state. Although projected data are not available for Tarboro, projections made for Edgecombe County provide a good indication of future incomes that can be expected in the area. Appendix N delineates per capita income projections for Edgecombe County and North Carolina through 2010.

Estimated median household income in 2005: \$33,800 (it was \$34,400 in 2000)

Tarboro  \$33,800

North Carolina:  \$40,729

F. Urban Services

The availability of urban services, particularly water and sewer services is the key determinant in the location and intensity of land development. Tarboro's capability to provide water and sewer services to future land developments is not an obstacle at this time. While expansion of these services in some areas of the planning region will be more costly than others, the capacity to provide service currently exists.

The Town of Tarboro operates a 6.0 MGD water treatment plant and has 2.1 MG water storage capacity in ground storage and elevated tanks. The current peak water demand is 3.82 MGD. Tarboro has a daily average consumption of 2.73 MGD. For a full description of the town's facilities and services, please refer to Appendix O.

G. Transportation Services

The Town of Tarboro is served by major federal highways (US Highway 64 and US 258) and a state highway (N.C. 33), the CSX Railroad, and limited air service at the Tarboro-Edgecombe Airport.

The town adopted a Thoroughfare Plan for Tarboro and Princeville in May 1979. The Thoroughfare Plan is intended as a guide to the future development of the community's street system and has as its major objectives: (i) improving operational efficiency of thoroughfares and (ii) improving the street system efficiency through system coordination and layout. The Town is currently working with Edgecombe County and the North Carolina Department of Transportation to adopt a Comprehensive Transportation Plan for Edgecombe County and the Town of Tarboro. The CTP should be completed within this calendar year and will identify current and future transportation needs.

Tarboro's transportation plans following national and state trends are beginning to evolve into commuter friendly alternative transportation solutions. The downtown business districts are lined with sidewalks to aid pedestrian traffic in the district, along with multiple free public parking lots to encourage parking and walking in the downtown district. Tarboro has worked closely with the NCDOT to expand sidewalks throughout town, including sidewalks down Howard Avenue and a recent agreement to install sidewalks along North Main Street from NC 33 to the Edgecombe County Social

Services Complex. The development of the Town of Tarboro Comprehensive Bicycle plan is a cooperative effort between the town and NCDOT to develop bicycle routes, lanes and other bike friendly amenities to aide commuters in a safe, enjoyable, environmentally friendly mode of transportation. Bike routes have been built connecting downtown with the Indian Lake Sports Complex down East Northern Boulevard. Funded future projects include bike facilities on the Tar River Bridge connecting Tarboro and Princeville and the Daniel Street Extension project, which will bridge the Tar River and connect Daniel Street to US 258. In an effort to be proactive the Town has included for funding all of the proposed bike routes, developed in the Comprehensive Bicycle Plan, in NCDOT's 7-year Transportation Improvement Program.

IV. LAND DEVELOPMENT TRENDS

Based upon an evaluation of local land development information as well as an analysis of existing land use patterns and socioeconomic data, several trends appear to be occurring which have implications for future land development and for the provision of planning services and public utilities in Tarboro.

A. Flood Hazard Areas

Perhaps the most noticeable land use trend in Tarboro is the absence of development in the eastern, northeastern, and northwestern portions of the planning region--areas that are susceptible to flooding. Fortunately, urban development has not occurred in these areas in the past and, given the town's commitment to preserving flood hazard areas, should not occur in the future. The presence of the floodplains is one of the major factors in determining the location, type and intensity of land use in the Tarboro Planning Region.

B. Commercial Development Along Major Street Corridors

Recent commercial development in Tarboro has followed the traditional pattern of locating adjacent to major highway corridors. This linear developmental pattern is commonplace and is tailored to the vehicle-oriented consumer. While this developmental pattern itself is not necessarily detrimental, its normal spin-off effects usually are. Because strip commercial development has historically not been adequately regulated from the standpoint of the control of ingress and egress, alternative access, signage, parking, and landscaping and buffering, land use and traffic congestion problems usually accompany this type of land development. This trend is recognizable in Tarboro

along portions of Western Boulevard, North Main Street, and St. Andrew Street. The implementation of the Unified Development Ordinance has created standards for development that increase the ability of the town to regulate commercial development in terms of landscaping and buffers, parking, and signage.

C. Low-Density Single-Family Residential Development

The existing land use analysis identified the largest single use of developed land as residential development, specifically low-density, detached single-family residences. Recent building permit data for Tarboro, however, indicate that single-family residential development has increased significantly since the preceding decade. It is anticipated, though, that the majority of future residential growth will continue to be low-density single-family, detached dwellings with occasional multi-family developments.

D. Growth Inside the Corporate Limits

For the most part, the urbanized portions of the planning region are located within Tarboro's corporate limits. There is very little intensive development beyond the town limits--a tribute to the town's zoning, annexation, and utility extension policies.

E. Extra Territorial Jurisdiction

Directly related to the trend of intensive urban development being located within the town's corporate limits is the ETJ. Large tracts of agriculturally-used land have retained their rural character either through the express desire of the property owners not to develop their property for more intensive use or from the absence of a market for urban development uses--an absence created by supply and demand, the lack of the necessary support utilities such as water and sewer service, the absence of adequate access to major roads, or the presence of flood hazards and other natural constraints to land development.

F. Industrial Development

Industrial development has shifted from its original location along Hendricks Creek in the downtown area to five primary clusters: (1) Anaconda Road, (2) U.S. 64A (North Main Street), (3) U.S. 258, (4) Daniel Street, and the Tarboro Commerce Center adjacent to US Highway 64.. The availability of developable land and the supporting utility services and railroad and highway improvements has played a major role in the siting of industrial land uses.

G. Varied Residential Development

Tarboro has developed over the years with a varied mix of housing types. Housing of a type to meet the demands of most consumers is allowed by the current zoning ordinance. This trend is significant given that the demand for multi-family and manufactured housing will increase in future years, particularly at a price affordable to the working force attracted to the local job market. As the manufacturing, retail, and services sectors of the local economy grow; there will be a commensurate growth in the demand for affordable housing. National and regional housing trends also indicate a growing demand for housing alternatives to the detached single- family residence on a large lot. Household population size is decreasing at a time when the number of households is increasing. More single-person households are being formed and the demand for a variety of residential building types, in a variety of sizes, is increasing. Smaller-sized dwellings and smaller building lots will undoubtedly be in greater demand in the future. Clustering and attached single-family building will become more acceptable as the housing industry attempts to meet the variety and affordability criteria of future consumers. Such housing arrangements will allow more economical utility and public

services provision as well as assist in retaining more useable open space. Housing developed especially for the elderly (similar to the Albemarle Retirement Center) can also be expected to play a larger role in the future housing market as the general population moving into the retirement age groups increases dramatically in future years. Cultural and economical factors will also affect future development as sustainable communities and rising fuel costs continue to affect housing decisions.

H. Changing Central Business District

As new retail commercial development has migrated to the major highway corridors of Western Boulevard, North Main Street, and St. Andrew Street, the central business district has undergone a change from the county's largest retail center to a limited retail, business and personal services, office center, and governmental core. Past and continued efforts by the Town of Tarboro and private investment have helped to keep the downtown viable, as well as preserving downtown buildings to retain the historic character of the district.

V. LAND DEVELOPMENT CLASSIFICATION SYSTEM

The Land Development Plan, provided in the map packet at the back of this plan, graphically illustrates seven land development classifications. Each of these classifications is outlined below:

A. General Residential

The General Residential classification includes land currently used for intensive residential purposes as well as land where such use is anticipated in future years. The existing residential areas classified as General Residential range from low- to medium-density and include single- family, multi-family, and manufactured home land uses. It is anticipated that most of the existing vacant land which is classified as General Residential will be developed at a scale and of a type similar to the existing residential development in the immediate surrounding area. The areas classified as General Residential are projected to develop at a density of about 2 to 5 dwellings per acre. It is anticipated that the overwhelming majority of residential growth in these areas will be detached, single-family residences. The major objectives of the General Residential classification are to:

- Preserve the existing scale and intensity of established residential neighborhoods.
- Encourage in-fill residential development in existing neighborhoods.
- Encourage new residential development, which is compatible with the existing adjacent residential uses.
- Provide for a variety of residential building types.

B. Agricultural Residential

Land classified as Agricultural Residential includes very low-density, detached single-family and manufactured home residential development, which is scattered among, large, undeveloped open areas and agriculturally used tracts. Agricultural Residential areas are situated on the fringe of the Town of Tarboro in locations in which extensive urban growth and development is not expected during the next 10 to 15 years. The major objectives of the Agricultural Residential classification are to:

- Preserve the existing scale and low-density residential and agricultural character of development.
- Discourage traditional urban scale development in those areas in which the necessary support water and sewer facilities are not available.
- Encourage continued single-family, detached residential development and manufactured homes on individual tracts.
- Encourage continued agriculture and related land uses.

C. General Commercial

The General Commercial land classification includes land used for retail, wholesale, office and business services as well as adjoining land, which would be a logical expansion of the existing commercial areas. The General Commercial category is designed to represent the town's major retail and commercial services areas. These areas include the central business district and highway-oriented businesses located predominantly along major street corridors such as Western Boulevard, North Main

Street, and St. Andrew Street. The principal objectives of the General Commercial land development classification are to:

- Preserve the general character and integrity of the current development in the Central Business District.
- Provide adequate land to accommodate existing and anticipated highway-oriented businesses.
- Encourage planned retail commercial and office park developments.

D. Industrial

Land classified as Industrial is intended to represent intensive commercial, warehousing, assembly, and general manufacturing land uses as well as adjoining vacant land, which would be a logical extension of the existing industrial areas. The primary objectives of the Industrial land development classification are to:

- Provide adequate land to accommodate existing and anticipated intensive commercial and general manufacturing uses.
- Preserve sites that are best suited for industrial development.
- Exclude heavy industry, major retail establishments, and residences as acceptable land uses in identified industrial areas.

E. Public, Institutional and Recreational

The Public, Institutional and Recreational classification is intended to encompass primarily major publicly owned land and facilities as well as semi-public and non-profit institutions. Examples of land uses in this category include the Indian Lake Sports Complex, Edgecombe Community College, the Hilma Country Club and Golf

Course, Heritage Hospital, and the Tarboro-Edgecombe Airport. The major objectives of this land development classification are to:

- Preserve land for publicly owned governmental facilities and privately owned institutional uses.
- Provide sufficient land to accommodate the future expansion of existing public and private institutional and recreational uses.
- Exclude major residential, retail, office, and industrial uses as acceptable land uses in areas classified as Public, Institutional and Recreational.

F. Flood Hazard

The Flood Hazard classification includes the flood hazard areas, delineated by the Federal Emergency Management Agency, on the Tar River and its tributaries, the East Tarboro Canal, Hendricks Creek, Harts Mill Run, and Raccoon Branch. The principal objectives of this land development classification are to:

- Preserve land, which has been identified as being vulnerable to flooding for flood control purposes.
- Promote only open land uses that do not result in any increases in base flood levels within floodable areas.

G. Growth Area

The Growth Area classification is intended to identify potential residential, commercial, and light industrial areas, which are currently located in areas in which no definitive land use pattern has emerged. The major objectives of this classification are to:

- Provide sufficient land in areas in which urban utilities and services exist or can be readily made available to accommodate future residential, commercial, and light industrial growth.
- Identify potential growth areas without strictly segregating land uses.
- Encourage a variety of land uses including single- and multi-family residential at a moderate density, retail, services, office, and limited light industrial uses.
- Exclude very intensive commercial uses and heavy industry as acceptable land uses.
- Encourage new development in areas, which are located on major thoroughfares and collector streets, particularly at intersections.
- Promote planned residential and commercial development; discourage disjointed, incremental development.

VI. LAND DEVELOPMENT POLICY RECOMMENDATIONS

The conceptual land development plan, provided in the map pocket at the back of this report, provides a comprehensive projection of the future use of land in the Tarboro Planning Region. In addition to those general land use projections, the following land development recommendations are presented by major land use category.

A. Residential

- The major residential growth is expected on the western and northwestern fringes of the Tarboro urban area. These areas should be preserved for residential use and the extension of public water and sewer to these areas should be a top priority.
- Although the areas classified as residential in the Land Development Plan represent a wide variety of residential densities, it is recommended that the higher densities be restricted to areas in which sufficient public water and sewer service is available.
- Continue to promote a variety of housing types to meet the demands of citizens from various economic levels.
- Limit the maximum residential density to the current level of approximately ten dwelling units per acre. The majority of new residential development is recommended at a density of between 2 and 5 units per acre.
- Preserve the existing density and scale of development in established residential neighborhoods by excluding the introduction of intensive, non-

residential land uses into such neighborhoods and by avoiding the rezoning of established residential areas to a higher density.

- Encourage in-fill development in established residential areas but do not allow a general relaxation of dimensional standards such as setback, building height, lot coverage, etc., nor of street and utility standards.
- Preserve the existing housing stock by vigorously enforcing the minimum housing code and providing financial assistance, in conjunction with the Community Development Block Grant program, to rehabilitate and stabilize deteriorating housing. Prevent the conversion of residences to other land uses unless such conversion will assist in stabilizing the larger residential neighborhood or unless such conversion will preserve the unique quality or architectural significance of residences.
- Discourage traditional urban development, which requires major utility and street improvements from locating in areas, which are zoned as Rural Residential.

B. Commercial

- Preserve the general character and intensity of the CBD by excluding land uses which require large amounts of outdoor use areas, allowing residential and mixed-use developments, and permitting common and shared off-street parking. Develop flexible zoning standards which accommodate the wide variety of land uses in the CBD which will assist in the adaptive reuse of buildings as well as ensure quality development through landscaping, lighting, parking, and signage standards.

- Encourage, through zoning requirements, planned general commercial development rather than small, individual lot development.
- Develop driveway regulations to require access from service drives, prevent multiple driveways on a single lot, and control the spacing of driveways.
- Improve the aesthetics of general commercial areas by adopting zoning regulations governing landscaping and buffering in parking and service areas. Develop specific zoning standards for those properties abutting major highway corridors which would place more stringent controls on building setback and height, vehicular access, sign size and location, and buffering of parking and service areas.
- Encourage business development in appropriate locations on major arterial and collector streets. Develop zoning standards to keep the scale and intensity of such development as compatible as possible with that of the surrounding residential neighborhoods. Such standards should address landscaping and buffering, lighting control, vehicular access, hours of operation, and compatibility of use with adjoining residential uses.
- Require that, as a condition of receiving public water and/or sewer service, all new commercial developments be incorporated into the town limits.

C. Industrial

- Continue to work with the Carolina's Gateway Partnership to promote economic development through retention and expansion of existing industries and recruitment of new industry.

- Preserve the sites best suited for industrial development by (i) identifying such areas; (ii) placing the areas within an industrial zoning classification; and (iii) excluding all other uses (except for desired support uses) from the area.
- Encourage accessory land uses such as day care centers, food services, and professional offices, which are incidental to and in support of industrial uses.

D. Growth Area

- Guide new growth to designated development areas by making public utility extensions into those areas a top priority. Amend Allow mixed-use developments, under prescribed conditions, in areas classified as a growth area.
- Encourage planned, mixed-use development instead of incremental, small-lot development.

E. General

- Exclude urban development from environmentally sensitive areas such as flood hazard areas, wetlands, and areas with poor soil conditions for subsurface sewage disposal systems.
- Continue to implement procedures for complying with State and Federal requirements for storm water storage and treatment.
- Review and amend, if necessary, the town's water and sewer extension policies to ensure compliance with the objectives of this plan.
- Complete a Comprehensive Transportation Plan to ensure transportation needs are adequately addressed.

- Continue to identify and preserve historically significant properties through historic district overlay provisions in the zoning ordinance.

VII. IMPLEMENTATION STRATEGY

In order that the land Development Plan is a meaningful planning tool, it is imperative that, following the official adoption of the Plan by the Town Council, the following actions be taken:

A. The existing zoning ordinance and subdivision regulations be reviewed and amended as necessary to ensure continued compliance with the objectives of this plan.

B. Work with Edgecombe County to extend Tarboro's Extraterritorial Jurisdiction down US 258 and along McNair Road and Sara Lee Road so that the Town can better manage development adjacent to the existing corporate limits.

C. The Town's capital improvements program for municipal services should continue to augment the Land Development Plan. The capital improvements program is the town's attempt at comprehensive planning of its own facilities and services. The availability of urban services, particularly water and sewer service is the key determinant in the location and intensity of land development. The Town, therefore, plays a major role in the land development process and having a plan for major public facilities and services can enhance Tarboro's ability to influence and guide growth.

D. The Plan should be utilized by the Planning Board and Town Council as the basis upon which to make land use policy decisions. Every land use policy decision (such as a rezoning request) should be measured for compliance with the Plan and its stated land development policies--not as the final determinant for a decision but as one of many guides in reaching a decision. The Plan is designed to aid in decision making, not to be the final decision.

E. The entire Plan be reviewed and updated every 5 years or more frequently if necessitated by rapidly changing conditions in factors affecting land use. As some day-to-day land use issues are being reviewed, it may be necessary to review specific portions of the Plan to determine if a minor revision to the Plan would be warranted. The Town Council should make revisions to the Plan in a manner similar to that of a zoning ordinance amendment--public hearing, review by the Planning Board, and review and action. Revisions to the Plan could be justified by (1) substantial changes in conditions from the time the Plan was originally prepared or (2) correction of errors made in the preparation of the original Plan.

APPENDICES

- A Soil Limitations by Land Use Type
- B Population Size and Growth Rates
- C Comparison of Population Growth Rate of Similar-Sized Towns
- D Comparison of Growth Rate of Municipalities In the Region
- E Population Density
- F Population Projections
- G Age Distribution
- H Median Age
- I Racial Composition
- J Housing Characteristics
- K Housing by Structure
- L Land Use by Type and Acreage
- M Employment by Industry Group
- N Income
- O Summary of Municipal Facilities and Services
- P Town of Tarboro Bicycle Plan

APPENDIX A

SOIL LIMITATIONS BY LAND USE TYPE

<u>Soil Association</u>	<u>Soil</u>	<u>LAND USE</u>					
		<u>Dwellings With Sewer Systems</u>	<u>Septic Tanks</u>	<u>Intensive Recreational Areas</u>	<u>Industry</u>	<u>Roads And Streets</u>	<u>General Agriculture</u>
Norfolk-Aycock-Wagram	Norfolk	Slight	Slight	Slight	Slight	Slight	Good
	Aycock	Slight	Slight	Slight	Slight	Moderate	Good
	Wagram	Slight	Slight	Moderate	Slight	Slight	Good
Wehadkee-Congaree	Wehadkee	Severe	Severe	Severe	Severe	Severe	Poor
	Congaree	Severe	Severe	Severe	Severe	Severe	Fair
Wickham-Buncombe-Altavista	Wickham	Slight	Slight	Slight	Slight	Slight	Good
	Buncombe	Slight	Slight	Moderate	Slight	Slight	Fair
	Altavista	Moderate	Moderate	Moderate	Moderate	Moderate	Good
Goldsboro-Rains	Goldsboro	Moderate	Moderate	Moderate	Moderate	Moderate	Good
	Rains	Severe	Severe	Severe	Severe	Severe	Fair

Source: Edgecombe County Soil Survey

APPENDIX B

POPULATION SIZE AND GROWTH RATES TARBORO, EDGECOMBE COUNTY, AND THE STATE 19130-2000

	<u>Population Size</u>								
	<u>1930</u>	<u>1940</u>	<u>1950</u>	<u>1960</u>	<u>1970</u>	<u>1980</u>	<u>1990</u>	<u>2000</u>	2007 (projections)
Tarboro	6,379	7,148	8,120	8,411	9,425	8,741	11,037	11,138	10,564
Edgecombe County	47,894	49,162	51,634	54,226	52,341	55,988	56,558	55,606	52,647
North Carolina	3,170,276	3,571,623	4,061,929	4,556,155	5,084,411	5,881,766	6,628,637	8,049,313	9,061,032

APPENDIX B CONTINUED

POPULATION GROWTH RATES

	1930-1940	1940- 1950	1950- 1960	1960- 1970	1970- 1980	1980- 1990	1990- 2000	2000- 2007
Tarboro	12.1%	13.6%	3.6%	12.1%	-7.3%	26.3%	.9%	-5.2%
Edgecombe County	2.6%	5.0%	5.0%	-3.5%	7.0%	1%	-1.7%	-5.3%
North Carolina	12.7%	13.7%	12.2%	11.6%	15.7%	12.7%	21.4%	12.6%

Sources: U.S. Census of Population, 1910-2000, U.S. Census Projections

North Carolina Municipal Population, 1988, Office of State Budget and Management, May 2008

APPENDIX C

COMPARISON OF TARBORO'S POPULATION GROWTH RATE WITH THAT OF NORTH CAROLINA TOWNS OF SIMILAR SIZE

<u>TOWN</u>	<u>1990</u>	<u>2000</u>	<u>% Change</u>
Newton	7,915	14,528	83.6%
Hope Mills	5,875	10,252	74.5%
Smithfield	7,336	12,039	64.1%
Tarboro	8,741	11,092	26.9%
Southern Pines	8,620	10,457	21.3%
Hendersonville	8,674	10,147	17.0%
Kings Mountain	10,191	11,535	13.2%
Lincolnton	11,480	12,394	8.0%
Pinehurst	13,748	14,703	6.9%
Holly Springs	14,004	14,632	4.5%
Washington	12,492	12,412	-0.6%

Sources: North Carolina Municipal Population, 2008
Office of State Budget and Management, May 2008

APPENDIX D

COMPARISON OF TARBORO'S POPULATION GROWTH RATE WITH SELECTED MUNICIPALITIES IN THE REGION

July 2006 Municipal Estimates by Municipality				
Municipality	April 2000	July 2006	Growth Amount	%
Tarboro	11,138	10,585	-553	-4.96
Greenville	61,209	72,227	11,018	18.00
Nashville	4,417	4,766	349	7.90
Rocky Mount	55,977	56,364	387	0.69
Windsor	2,324	2,249	-75	-3.23
Wilson	44,405	48,316	3,911	8.81
Pinetops	1,419	1,310	-109	-7.68
Princeville	940	2,226	1,286	136.81
Farmville	4,421	4,619	198	4.48
Williamston	5,946	5,778	-168	-2.83
Ahoskie	4,523	4,488	-35	-0.77
Scotland Neck	2,362	2,228	-134	-5.67

Sources: North Carolina Municipal Population Estimates, 2008
Office of State Budget and Management, May 2008

APPENDIX E

POPULATION DENSITY

TARBORO AND SELECTED MUNICIPALITIES IN THE REGION

1980-2000

<u>Municipality</u>	<u>Persons Per Square Mile</u>		
	<u>1980</u>	<u>1990</u>	<u>2000</u>
Ahoskie	1,858.17	1,778.43	1,703
Farmville	2,262.98	1,875.95	1,426
Greenville	2,385.85	2,569.64	2,393
Rocky Mount	2,287.93	1,979.10	1,574
Scotland Neck	1,876.82	2,110.66	1,935
Tarboro	2,312.43	1,218.21	1,145
Williamston	2,046.18	1,884.59	1,609
Wilson	2,607.88	1,995.14	1,906.94
Median Density of all Selected Municipalities	2,275	1,932	1,656
Edgecombe County	111	112.2	110.1
North Carolina	120.4	136.14	165.2

Sources: LINC.
North Carolina State Data Center, 2008

APPENDIX F
POPULATION PROJECTIONS
TOWN OF TARBORO
May 27, 2008

	<u>HISTORICAL</u>					<u>PROJECTIONS</u>				
	1950	1960	1970	1980		1990	1995	2000	2005	2010
Edgecombe County	51,634	54,226	52,341	55,988		60,317 ¹	62,180 ¹	63,739 ¹	64,951 ¹	65,996 ¹
Tarboro	8,120	8,411	9,425	8,741		12,026 ²	12,398 ³	12,709 ³	12,950 ³	13,158 ³

¹1990 – 2010 projections by N.C. Office of State Budget and Management, 2008

²1990 projection based upon Tarboro's growth rate 1980 – 1987 (328.7 persons per year).

³Based upon an identical 1990-2010 rate as projected for Edgecombe County by the N. C. Office of State Budget and Management (1990-1995: 3.09%; 1995-2000: 2.51%; 2000-2005: 1.90%; 2005-2010: 1.61%).

APPENDIX G

AGE DISTRIBUTION 2000

	Tarboro		Edgecombe	North
<u>Age Category</u>	<u>Number</u>	<u>% Of Total</u>	<u>County</u>	<u>Carolina</u>
0 – 4 Years Preschool Age	661	5.93%	6.75%	6.70%
5 – 19 Years School Age	1,645	14.77%	20.34%	20.60%
20-24 Years College Age	635	5.70%	8.64%	7.20%
25-64 Years Working Age	5,563	49.95%	51.73%	53.50%
65+ Years Retirement Age	2,634	23.65%	12.54%	12.00%
Totals	11,138	100.00%	100.00%	100.00%

Source: U.S. Census of Population, 2000.

APPENDIX H
MEDIAN AGE OF THE POPULATION
1990-2000

	<u>1990</u>	<u>2000</u>
Tarboro	29.9 years	39.4 years
Edgecombe County	32.6years	36.2 years
North Carolina	33.2 years	35.3 years

Source: U.S. Census of Population, 1990 and 2000.

APPENDIX I

RACIAL COMPOSITION OF THE POPULATION 2000

	<u>White</u> <u>Population</u>	<u>% Of Total</u>	<u>Black</u> <u>Population</u>	<u>% Of Total</u>	<u>All</u> <u>Others</u>	<u>% Of Total</u>
Tarboro	6,241	56%	4,393	39.4%	504	4.6%
Edgecombe	22,278	40.3%	31,949	57.8%	1,379	1.9%
County						
North Carolina	5,804,656	72.1%	1,737,545	21.6	507,112	7.3%

Source: U.S. Census of Population, 2000

APPENDIX J

HOUSING CHARACTERISTICS

General Household Characteristics 2000

	<u>Tarboro</u>	<u>Edgecombe County</u>	<u>North Carolina</u>
Total Housing Units	4,911	24,002	3,523,944
No. Occupied	4,359	20,392	3,132,013
% Occupied	88.8%	85%	88.9%
No. Owner-Occupied	2,555	13,063	2,172,355
No. Renter Occupied	1,804	7,329	959,658
% Owner Occupied	59%	64%	69.4%
% Renter Occupied	41%	36%	30.6%
% Lacking Complete Plumbing	.8%	1.5%	.6%
% W/1.01 or More Persons Per Room	5.0%	5.5%	3.4%
Median Value	\$78,000	\$70,800	\$108,300

Source: U.S. Census of Housing, 2000
N.C. State Data Center, 2008

APPENDIX K

Housing Units By Structure 2000

	<u>TARBORO</u>		<u>EDGECOMBE COUNTY</u>	
<u>Units in Structure</u>	Number	Percent	Number	Percent
Unit, detached	3,348	67.30%	12,882	63.17%
1-Unit, attached	97	1.90%	312	1.53%
<u>Multi-Family</u>				
2 Units	251	5%	857	4.20%
3 or 4 Units	425	8.50%	825	4.05%
5 to 9 Units	214	4.30%	453	2.22%
10 to 19 Units	25	0.60%	97	0.48%
20 or more Units	194	3.90%	296	1.45%
Mobile home	423	8.50%	4,582	22.47%
Boat, RV, van, etc.	0	0%	88	0.43%
Total	4,977	100%	20,392	100.00%

Source: NC State Data Center, 2000 Census

APPENDIX L

LAND USE BY TYPE AND ACREAGE TARBORO PLANNING JURISDICTION 1990

<u>Land Use</u>	<u>Acres</u>	<u>Percent of Developed Acreage</u>	<u>Percent of Total Acreage</u>
Residential	2,586	51%	18%
Public/Institutional/ Recreational	1,043	21%	7%
Commercial	371	7%	3%
Industrial	1,081	21%	8%
Agricultural/Vacant	4,485	-----	32%
Flood Hazard/Areas	4,428	-----	32%
Total	13,994	100%	100%

Source: Estimated from existing land use maps prepared by The Wooten Company.

APPENDIX M
EMPLOYMENT BY INDUSTRY GROUP
4th Quarter, 2007

	Edgecombe			North Carolina		
	Avg Emp	% Total	Avg Wkly Wage	Avg Emp	% Total	Avg Wkly Wage
Total All Industries	20,964	100.0	\$603	4,070,849	100.0	\$718
Total Government	4,735	22.6	\$645	678,349	16.7	\$754
Total Private Industry	16,229	77.4	\$591	3,392,501	83.3	\$711
Agriculture Forestry Fishing & Hunting	468	2.2	\$400	30,294	0.7	\$517
Mining	0	0.0	\$0	4,055	0.1	\$1,176
Utilities	129	0.6	\$1,137	13,939	0.3	\$1,378
Construction	904	4.3	\$880	255,709	6.0	\$729
Manufacturing	4,296	20.5	\$641	537,281	13.2	\$876
Wholesale Trade	1,354	6.5	\$955	182,823	4.5	\$1,021
Retail Trade	1,681	8.0	\$357	462,301	11.4	\$468
Transportation and Warehousing	1,605	7.7	\$545	115,772	2.8	\$721
Information	757	3.6	\$952	72,926	1.8	\$1,025
Finance and Insurance	260	1.2	\$723	152,965	3.8	\$1,183
Real Estate and Rental and Leasing	93	0.4	\$423	54,786	1.3	\$673
Professional and Technical Services	303	1.4	\$604	182,439	4.5	\$1,082
Management of Companies and Enterprises	196	0.9	\$685	69,658	1.7	\$1,374
Administrative and Waste Services	611	2.9	\$322	243,995	6.0	\$505
Educational Services	0	0.0	\$0	57,097	1.4	\$711
Health Care and Social Assistance	1,940	9.3	\$565	434,459	10.7	\$688
Arts, Entertainment and Recreation	88	0.4	\$189	53,965	1.3	\$551
Accommodation and Food Services	1,152	5.5	\$196	346,693	8.5	\$260
Other Services Ex. Public Admin	333	1.6	\$373	103,559	2.5	\$475
Public Administration				228,584	5.6	\$765
Unclassified	46	0.2	\$403	17,783	0.4	\$651

Source: NC Department of Commerce (www.nccommerce.com)

APPENDIX N

INCOME

PER CAPITA INCOME (In 2000 Dollars)

	Edgecombe County	North Carolina	Edgecombe County as a Percentage of the State Per Capita Income
1970	\$ 6,468	\$ 7,724	83.7%
1980	\$ 8,006	\$ 9,302	86.1%
1990	\$ 9,074	\$11,438	79.3%
2000	\$14,435	\$14,286	85.1%
2010	\$14,956	\$16,797	80.0%

MEAN HOUSEHOLD INCOME

	Edgecombe County	North Carolina	Edgecombe County as a Percentage of the State Per Capita Income
1970	\$19,548	\$25,353	77.10%
1980	\$20,690	\$26,032	79.48%
1990	\$21,903	\$29,702	73.74%
2000	\$38,644	\$50,814	76.05%

Source: U.S. Census Bureau, 2008

APPENDIX O

SUMMARY OF MUNICIPAL FACILITIES AND SERVICES

TOWN OF TARBORO

<u>Facilities and Services</u>	<u>Units of Measure</u>
A. Electrical System	
Miles of Distribution	130
Service area in square miles	10.5
Number of meters	6,116
System peak	70 MW
KWH sold	239,851,000
Number of street lights	1,417
B. Water System	
Miles of water mains	126
Number of meters	5,212
Number of fire hydrants	578
Daily average consumption in gallons	2,725,000
Peak demand per day in gallons	3,819,000
Maximum daily capacity of treatment plant in gallons	6,000,000
Water storage capacity in gallons:	
Elevated tanks	(6 tanks) 2,100,000
Ground Storage	1,000,000
C. Sewerage System	
Miles of sanitary sewers	90
Number of service connections	4,717
Daily average treatment in gallons	1,940,000
Maximum daily capacity of treatment plant in gallons	5,000,000
D. Fire Protection	
Number of stations	2
Number of fire personnel and officers:	
Career	22
Volunteer	3
Number of calls answered	237
Number of inspections conducted	733
E. Police Protection	
Number of stations	1
Number of police personnel and officers:	
Career officers	25
Reserve officers	8

APPENDIX O
(Continued)

Other personnel	9
Number of patrol units	25
Number of calls answered	6,922
Traffic arrests	4,791
Offense arrests	5,878
Criminal arrests	1,869
 F. Culture and Recreation	
Community centers, museums, art centers	4
Libraries	1
Parks	10
Park acreage	198
Lakes	1
Swimming pools	2
Tennis courts	10
Ball fields	9
Soccer fields	2
 G. Education	
Number of elementary schools	5
Number of high schools	1
Number of community colleges	1
Number of employees Tarboro City Schools	928
 H. Streets	
Miles of streets	94

Source: Office of Finance Director/Town Clerk, and Director of Planning and Economic Development, Town of Tarboro, North Carolina, Edgecombe County Public Schools, 2008

Insert Bicycle Plan Map

TARBORO LAND DEVELOPMENT PLAN UPDATE

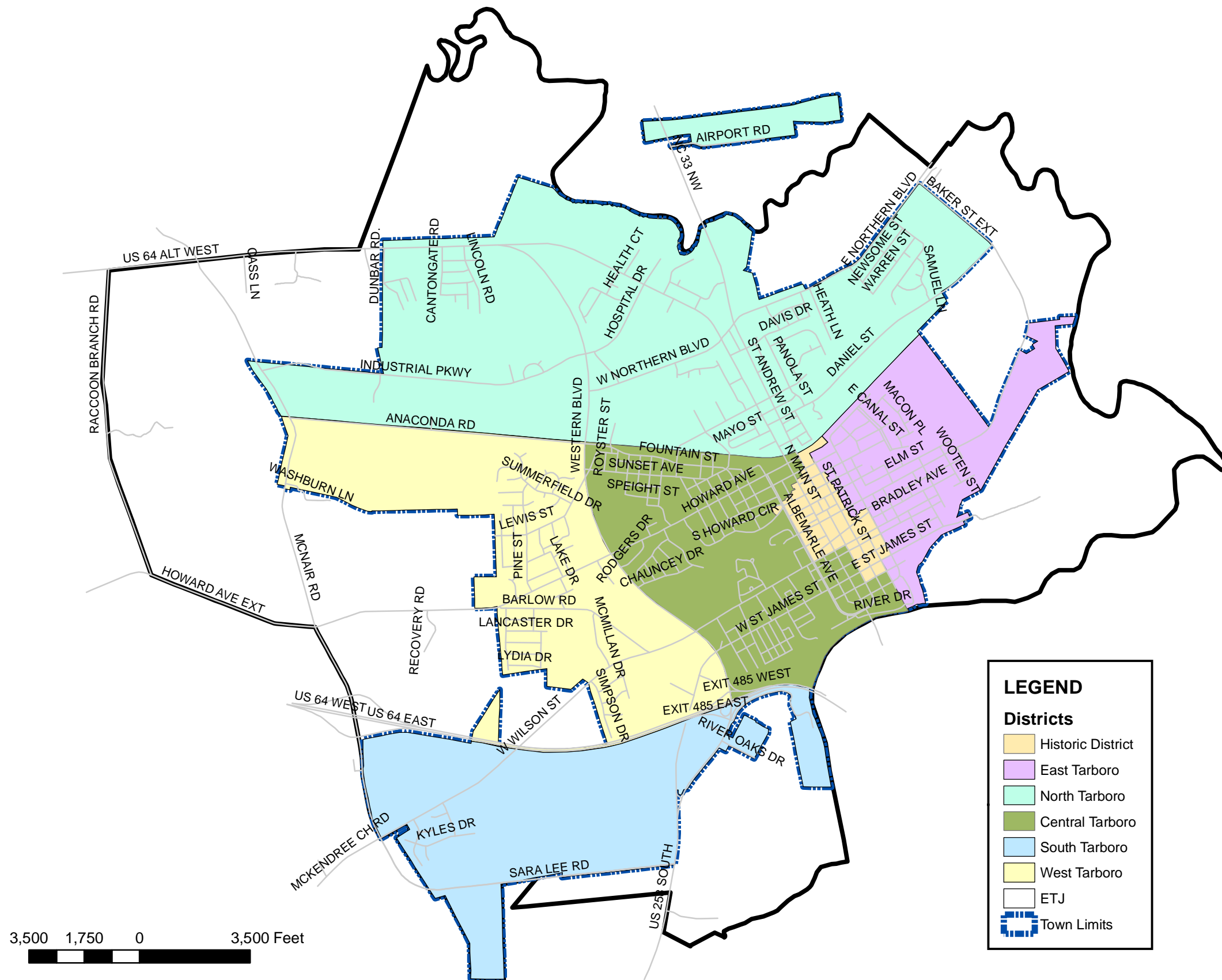
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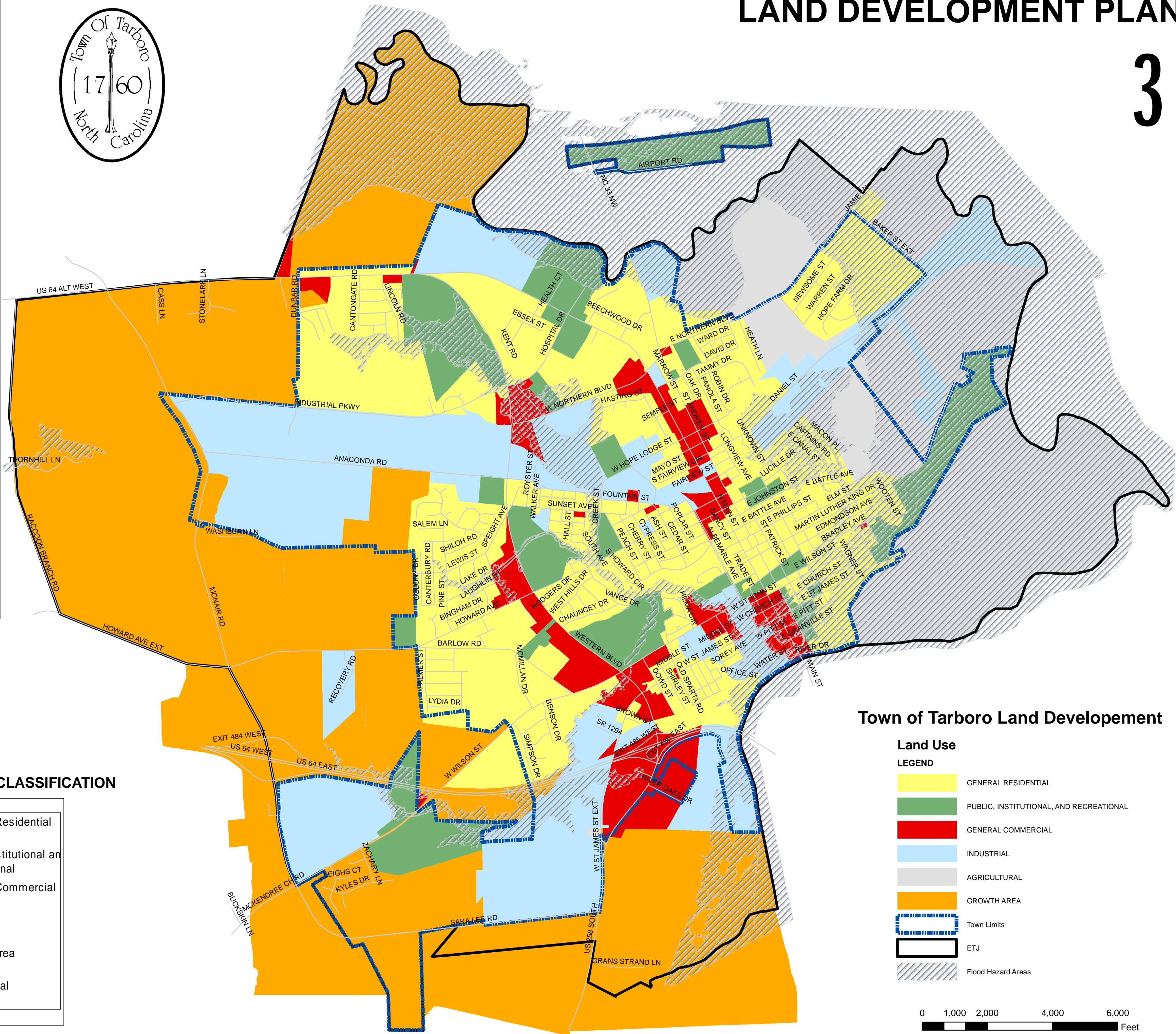
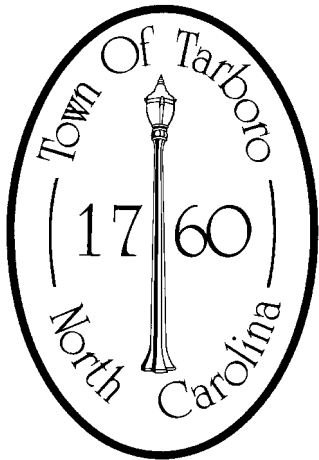
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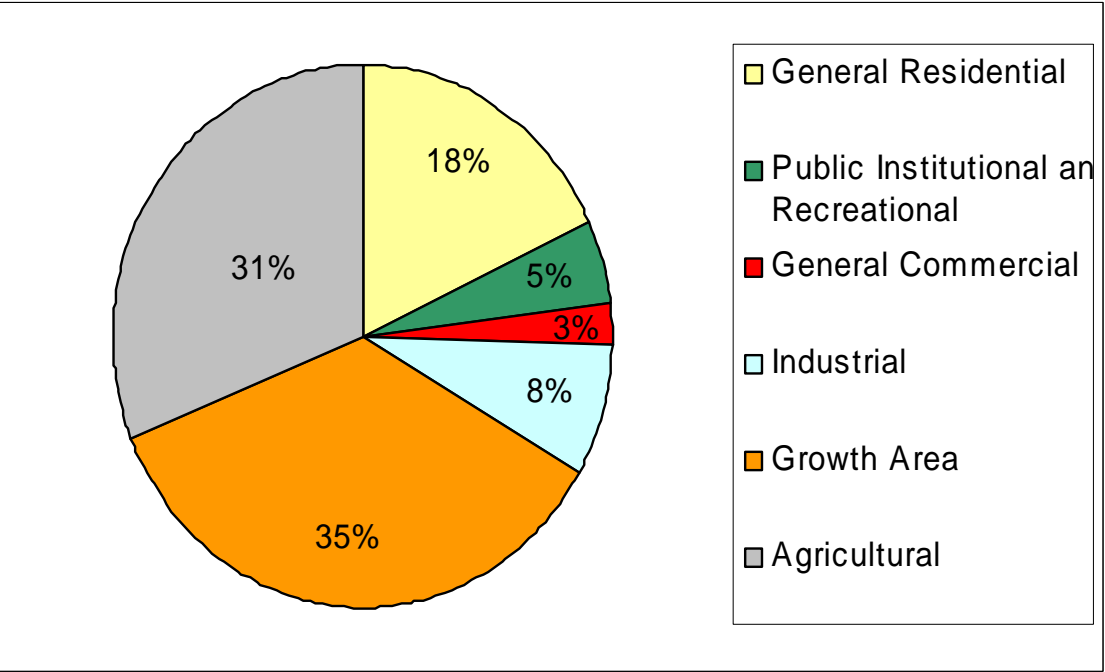
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SUMMARY OF MUNICIPAL FACILITIES AND SERVICES TOWN OF TARBORO		
Facilities and Services	Units of Measure	
A. Electrical System		
Miles of Distribution		130
Service area in square miles		10.5
Number of meters		6,116
System peak KWH sold	239,851,000	
Number of street lights		1,417
B. Water System		
Miles of water mains		126
Number of meters		5,212
Number of fire hydrants		578
Daily average consumption in gallons		2,725,000
Peak demand per day in gallons		3,819,000
Maximum daily capacity of treatment plant in gallons		6,000,000
Water storage capacity in gallons:		
Elevated tanks	(6 tanks)	2,100,000
Ground Storage		1,000,000
C. Sewerage System		
Miles of sanitary sewers		90
Number of service connections		4,717
Daily average treatment in gallons		1,940,000
Maximum daily capacity of treatment plant in gallons		5,000,000
D. Fire Protection		
Number of stations		2
Number of fire personnel and officers:		
Career		22
Volunteer		3
Number of calls answered		237
Number of inspections conducted		733
E. Police Protection		
Number of stations		1
Number of police personnel and officers:		
Career officers		25
Reserve officers		8
Other personnel		9
Number of patrol units		25
Number of calls answered		6,922
Traffic arrests		4,791
Offense arrests		5,878
Criminal arrests		1,869
F. Culture and Recreation		
Community centers, museums, art centers		4
Libraries		1
Parks10		
Park acreage		198
Lakes		1
Swimming pools		2
Tennis courts		10
Ball fields		9
Soccer fields		2
G. Education		
Number of elementary schools		5
Number of high schools		1
Number of community colleges		1
Number of employees Tarboro City Schools		928
H. Streets		
Miles of streets		94
Source: Office of Finance Director/Town Clerk, and Director of Planning and Economic Development, Town of Tarboro, North Carolina, Edgecombe County Public Schools, 2008		



PROJECTED LAND USE DISTRIBUTION BY USE CLASSIFICATION



Town of Tarboro Land Development

