

**NASH COUNTY** Land Development Plan

Adopted June 5, 2006

# Nash County LAND DEVELOPMENT PLAN

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## **Introduction**

In recent years, Nash County has been experiencing significant population growth in two key areas – the eastern/central portion of the County in the vicinity of the City of Rocky Mount and the Town of Nashville and in the southern portion of the County in the rural areas near the towns of Bailey, Middlesex, Momeyer and Spring Hope. Growth in the County, particularly residential growth in the south, has been spurred by the completion of the new US 64 Bypass around Knightdale and the soon to be completed eastern Wake County portion of I-540. These new highway projects make commuting to the City of Raleigh and the Research Triangle Park employment centers quicker and more convenient.

Since the last Land Development Plan was implemented, Nash County has begun providing public water on a limited basis and plans to expand that water service in specific areas. Utilities expansion will create opportunity for different land use patterns within the water service areas and could increase the potential for development. Changes are also evident in rural areas as many landowners deal with the effects of the tobacco buy-out and assess whether to continue farming lands or convert acreage for other purposes.

With growth pressures likely to increase, the County decided to undertake a review and update of the previous Land Development Plan to ensure that existing policies are appropriate, to address the impact of new growth incentives, and to ensure that new growth is managed and directed into areas of the County that can most readily and economically be served with the public infrastructure and services demanded by growth. However, even with the current growth trends, Nash County's most predominant land use remains agriculture. Agricultural operations not only physically occupy the majority of the land mass within the County but also contribute billions of dollars annually to local economies. Forms of agriculture in Nash County are diverse and encompass the range of activities defined in N.C. General Statute 106-581.1. That statute describes agriculture as production of crops, including but not limited to fruits, vegetables, flowers and ornamental plants, the planting and production of trees and timber, the raising of livestock, and aquaculture.

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

## **Section I: Introduction**

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### **Costs and Benefits of Growth**

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

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

The land uses that typically generate high tax values and collections but demand little in public services are industrial and commercial activities. Industrial activities not only provide employment opportunities which attract and keep employees in Nash County, but they also usually have high land values which generate additional ad valorem tax revenues. Commercial activities not only have high land values but they also generate state sales tax revenues that are shared with local governments. Sales tax revenues are an essential and growing source of funds to ensure sound local budgets.

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

### **Land Development Planning Process**

In spring 2005, the Nash County Board of Commissioners appointed a Steering Committee to oversee development of the Nash County Land Development Plan. The process of developing the Plan involved a series of committee meetings over a period of several months from April 2005 until February 2006.

The land use planning process was used to:

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

### **Public Participation**

In addition to citizen representation on the Steering Committee, the general citizenry of Nash County was invited to participate in the planning process. A public meeting with the Board of Commissioners was held at the beginning of the land planning process to inform the public of the scope of work and project schedule and to invite public involvement. Once the draft plan was complete, County staff held a series of public forums to present the plan for public comment. The plan was also presented to the Nash County Planning Board for review and recommendation prior to final consideration by the County Board of Commissioners.

### **Planning Phases**

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

Appendix A includes a review of the 1992 Land Development Plan goals and objectives with a commentary on what progress has been made toward achieving those goals. Appendix A also includes a review of the 1998 NC 97 Corridor Plan and the 2003 North NC 58 Corridor Plan which were developed specifically to address the unique aspects of those two major road corridors.

Appendix B includes a review of social and economic factors and natural and manmade physical conditions. Natural factors include hydrology, soils and prime farmland, streams and rivers, and floodplains and wetlands. Manmade factors include existing development (commercial, industrial, institutional and residential development) and public infrastructure (water, sewer and transportation facilities). The Steering Committee used this background information to help plan for and project where future growth was most likely to occur.

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

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## Section II: 2006 Policy Recommendations

### **R**ecommendation 1: Establish ETJ Expansion & Establishment Criteria

Develop and adopt criteria for evaluation of extraterritorial jurisdiction (ETJ) expansion using a 2-tier system for:

- 1) Tier 1 - Municipalities establishing first ETJ
  - 2) Tier 2 - Municipalities seeking ETJ expansions
- Adopt the following minimum criteria:

#### Tier 1

- Provision of primary services that meet the current state statutes for incorporation in GS 120-63(c), except services must be operating for current town residents as of the date of application (see attachment).
- A zoning plan with a description of the municipal zoning districts that is consistent with the County's Land Development Plan or a well-founded explanation of differences.
- A list of state environmental regulations that are being administered by the municipality that will be included in the new or expanded ETJ.
- Statement of administrative capabilities (including staff, hours of operation, etc.) to administer planning regulations within the new or expanded ETJ.
- The municipality shall conduct at least one public hearing for property owners in the affected area. Property owners shall be notified of the meeting by first class mail, based on tax records. Nash County shall be advised of the meeting in advance. A summary of the meeting shall be provided with the request for ETJ expansion.

#### Tier 2

- All items in Tier 1.
- Demonstration of a history (past 10 years) of annexations and evidenced by a Resolution of Intent to Annex.
- An adopted long-range capital plan to serve the proposed ETJ with services within 10 -15 years.
- A land use plan (less than 10 years old) that clearly indicates the municipality's plans for development of the area.

### **R**ecommendation 2: Environmentally Sensitive Areas

Environmentally sensitive areas such as floodplains, floodways, watersheds and Tar-Pamlico and Neuse riparian buffer areas should be protected and not disturbed for high density residential, commercial or industrial uses. The County should map and monitor open space areas dedicated with conservation easements and encourage those easements to be located along riparian buffers or other environmentally sensitive areas.

### **R**ecommendation 3: Water Supply Watershed High Density Option

Establish criteria for selecting projects for the 10/70 high-density option. Establish a minimum of 40 points to qualify for use of the 10/70 option. Requiring 40 points as a threshold for consideration means a project must demonstrate extra efforts to qualify.

## Section II: 2006 Policy Recommendations

Issue	Points
Conformance with County LDP and other official plans and policies	10
Significant contribution to tax base	
➤ \$250,000 - \$500,000 private investment	5
➤ >\$500,000 private investment	10
Provision of full-time jobs with benefits. Benefits available to all full time employees - health insurance; retirement; paid vacation leave; paid sick leave – 5 pts. Ea.)	
➤ 1 – 25 full-time permanent jobs within 2 years	10
➤ 26 or more full-time permanent jobs within 2 years	20
➤ Benefits available to all full time employees	
• Health insurance	5
• Retirement benefits	5
• Paid vacation leave	5
• Paid sick leave	5
Re-use of existing building/development.	5
Served by public water and/or sewer or capable of connection to a public system.	10

### Recommendation 4: Lot Size Consistency

To be consistent with public water supply watershed protection regulations, consider rezoning all property in public water supply watersheds to the R-40 or RA-40 zoning district. Class II public water supply watershed regulations already require 40,000 square feet minimum lot sizes.

### Recommendation 5: Lot Sizes in the A-1 Zoning District

Consider increasing the minimum lot size in the A-1 zoning district to 50,000 square feet. The A-1 district is the most rural zoning district and should require the largest lot size. This helps differentiate between districts that are primarily rural and the large lot subdivisions that are primarily residential in nature.

### Recommendation 6: Review and Amend Zoning District A-1 Table of Permitted Uses

Review and amend the broad list of uses allowed by right within the A-1 Zoning District to determine which uses should more appropriately be limited to special use permits (approved by the Board of Adjustment) or conditional use permits (approved by the Board of Commissioners).

### Recommendation 7: Manufactured Homes.

In order to raise the quality level of manufactured (mobile) homes in the County, consider setting minimum limits:

- Eliminate Class C manufactured homes (recreation vehicles and homes manufactured before 1977) as an allowed use anywhere within the County.
- Re-consider where manufactured homes are allowed, i.e., limit the zoning districts in which Class A and B homes are allowed including permitting only Class A homes in the R-40 zoning district.
- Consider setting age limits and appearance standards for all new or replacement manufactured homes.

## Section II: 2006 Policy Recommendations

### Proposed Revision Manufactured Home Locations

Residential Zoning Districts	Manufactured Home Class					
	Class A		Class B		Class C	
	Current	Proposed	Current	Proposed	Current	Proposed
A-1	P	P	P	P	P	NP
RA-40	NP	NP	NP	NP	NP	NP
R-40	P	P	P	NP	P	NP
RA-30	NP	NP	NP	NP	NP	NP
R-30	P	P	P	P	P	NP
R-20	P	P	P	NP	P	NP
RA-15	NP	NP	NP	NP	NP	NP
R-15	P	P	P	NP	P	NP
R-10	P	P	P	NP	P	NP
R-6	P	P	P	NP	P	NP

P = permitted

NP = not permitted

### Manufactured Homes in Nash County

Since 1970, the number of manufactured homes within the County's jurisdiction has grown exponentially from 1,000 to approximately 7,000 by the 2000 Census. Comparatively, the recent completion of the Nash County land use inventory provides a more detailed evaluation of manufactured home totals within the County. Based on the survey, singlewide manufactured homes total over 3,800, while doublewide manufactured homes total approximately 3,700. From 2000 to 2005, manufactured homes have increased 11%, while over the span of 35 years increasing more than 676%.

**Current definitions - Manufactured Homes (from UDO) 2-4.93 Manufactured Home, Class A.** A dwelling unit that: (i) is not constructed in accordance with the requirements of the North Carolina Uniform Residential Building Code as amended, and (ii) is composed of two or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site, and (iii) meets or exceeds the construction standards of the US Department of Housing and Urban Development, and (iv) conforms to the following appearance criteria:

- the manufactured home has a minimum width, as assembled on the site, of twenty feet;
- the pitch of the manufactured home's roof has a minimum nominal vertical rise of three inches for each 12 inches of horizontal run and the roof is finished with asphalt or fiberglass shingles;
- a continuous, permanent curtain wall, un-pierced except for required ventilation and access, is installed under the manufactured home; and
- the tongue, axles, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

## Section II: 2006 Policy Recommendations

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**2-4.94 Manufactured Home, Class B.** A manufactured home constructed after July 1, 1976 that meets or exceeds the construction standards promulgated by the US Department of Housing and Urban Development that were in effect at the time of construction, but that does not satisfy all of the criteria necessary to qualify as a Class A manufactured home but meets the following standards: (A) skirting or a curtain wall, unpierced except for required ventilation and access, is installed under the manufactured home and may consist of brick, masonry, vinyl, or similar materials designed and manufactured for permanent outdoor installation and (B) stairs, porches, entrance platforms, ramps and other means of entrance and exit to and from the home are installed or constructed in accordance with the standards set by the NC Department of Insurance and attached firmly to the primary structure and anchored securely to the ground.

**2-4.95 Manufactured Home, Class C.** Any manufactured home that does not meet the definitional criteria of a Class A or Class B manufactured home. Manufactured homes that do not meet the definitional criteria of Class A, B, or C manufactured homes are classified as recreational vehicles

### **Recommendation 8: General Commercial Areas**

Designate commercial areas at key highway interchanges. Evaluate the feasibility of providing water and/or sewer to those nodes on a priority basis. Consider an interchange study to evaluate and prioritize development potential and identify the key interchanges for future commercial and/or industrial development.

### **Recommendation 9: Rural Commercial Areas**

Designate rural commercial areas as appropriate places for services to rural residential areas. These areas should be located at significant intersections in rural areas especially where pre-existing commercial uses are located.

### **Recommendation 10: Industrial Uses**

1. Coordinate with economic development officials to evaluate potential industrial sites for environmental or regulatory conflicts. Consider a joint industrial sites study with Carolinas Gateway Partnership.
2. Include industrial potential in key interchange or corridor studies.
3. Primary industrial sites should be characterized by the following criteria:
  - Proximity to public water and sewer
  - Proximity to major transportation corridors (highways, rail, airport)
  - Not located in a protected water supply watershed area
  - Low potential for land use conflicts with existing uses
4. Protect key economic development locations from low-density, non-job producing uses. (Amended 2/7/2011)

### **Recommendation 11: Intergovernmental Cooperation**

- Foster relationships with smaller municipalities within the County for technical assistance on key land use issues such as protection of water supply watersheds, the provision of public water and sewer services, and encouraging more intense development within municipal planning limits.
- Encourage communication with smaller municipalities for regulatory changes or rezonings near jurisdictional boundaries.

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## Section II: 2006 Policy Recommendations

### **Recommendation 12: Recreation and Park Facilities**

Support the implementation of the Recreation and Park Facilities Comprehensive Master Plan including setting standards for recreation land dedication and fees-in-lieu for new residential subdivisions.

### **Recommendation 13: Thoroughfare Planning**

- Work with NCDOT and coordinate with RPO to develop and adopt a thoroughfare plan that addresses the relationship between land use and transportation.
- Monitor the effectiveness of existing access management regulations to determine if additional policies for major road corridors are needed.

### **Applicability of Policy Recommendations** (Amended 2/7/2011)

This section contains recommendations intended to guide decision makers in assessing land use proposals. The recommendations are grouped in three categories:

- The first group of recommendations target specific topics that require additional legislative action in order to be applied equally throughout the county's planning jurisdiction (i.e. Policy Recommendations 3, 4, 5, 6, and 7).
- Another set of recommendations (i.e. Policy Recommendations 1, 11, 12 and 13) recognizes relationships with other jurisdictions, particularly the municipalities in Nash County where cooperation or shared responsibilities are required. These recommendations recognize the growth of the municipalities as they manage their own land use decisions; the new Parks and Recreation Department established by Nash County; and four-county Rural Transportation Planning Organization.
- The final set of recommendations (i.e. Policy Recommendations 2, 8, 9, and 10) set forth parameters for reviewing zoning proposals. In evaluating rezoning, special use and conditional use requests, the factors described in these recommendations should be included. However, depending upon the characteristics of the specific proposal, certain criteria may be valued more highly in one situation than another. It is the responsibility of the Nash County Board of Commissioners to determine the appropriate balance of such factors.

Recognizing that land use may be one of several considerations in the evaluation process, these recommendations are intended to provide information and guidance to the County Commissioners as they make decisions affecting the future of Nash County.

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## Section III: Future Land Use Categories / Future Land Development Map

### **Introduction**

The purpose of establishing Future Land Use Categories and creating a Future Land Development Map is to graphically depict a general land development pattern that adheres to and seeks to achieve Land Development Plan goals, objectives, and policy recommendations. To be effective, the Land Development Plan and the Future Land Development Map must be used consistently when reviewing and evaluating proposed land development plans. The Future Land Development Map cannot be interpreted independently from the written plan and certain recommendations must be enacted in order for the Land Development Plan and the Future Land Use Map to be effective planning tools.

There are six land use categories:

1. Rural Growth Area
2. Suburban Growth Area
3. Surface Water Protection Area
4. General Commercial Area
5. Rural Commercial Area
6. Industrial Area

#### **1. Rural Growth Area**

The Rural Growth land use designation defines those areas of the County where urban services, i.e., public water and sewer services, are not expected to be extended within the 10-year planning horizon. Rural Growth areas are those areas of the County where the preservation of agricultural operations is a primary concern and where conflicts between agricultural and non-agricultural uses are to be discouraged.

Areas designated as Rural Growth are located primarily in the north and northwestern portions of the County with a smaller area in the southern portion of the County also designated Rural Growth. Dispersed populations, low development intensities, and a dominance of manufactured homes characterize these areas. Some areas also have prime farmland soils that are essential to the continued prosperity of farming and forestry operations. Other areas are characterized by poor soils that are generally unsuitable for development due to high shrink-swell potential, high water table, and poor suitability for on-site septic systems.

Development within Rural Growth areas should be limited to only those types of land uses and development intensities that can be accommodated by services typical in non-urban areas, e.g., private on-site water supply (or public water, as available) and on-site septic systems. Public sewer systems should not be extended into Rural Growth areas nor should other centralized sewer systems be provided except to the extent necessary to protect public health when existing community wastewater systems fail or a pattern of failure of on-site systems occurs in a specific area.

Uses that would typically be allowed in Rural Growth areas include very low-density residential (single-family site-built, modular, and Class A and B manufactured homes); agriculture, forestry, churches; very limited non-residential uses - commercial, office, or public/institutional - meeting locational criteria. Locational criteria for non-residential uses (Rural Commercial) include frontage and access to a major State highway or secondary road, location at a major intersection, proximity to similar uses, and spatial separation from non-compatible uses such as existing residential development.

## **Section III: Future Land Use Categories /**

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### **Future Land Development Map**

#### **2. Suburban Growth Area**

The Suburban Growth land use designation defines those areas of the County where significant residential growth is expected to occur within the 10-year planning horizon. The areas designated as Suburban Growth are located primarily adjacent to municipal planning jurisdictions and where public water is available or is planned in the near future. In general, these areas are not planned to be served by public sewer although sewer may be extended into these areas to serve economic development projects such as commercial and industrial growth at specific locations. In general these areas have a combination of prime farmland soils, soils suitable for development and some areas that have soils that are less suitable for development.

The majority of the planning area is designated as Suburban Growth. Development within Suburban Growth areas should be limited to only those types of land uses and development intensities that can be accommodated by services typical in non-urban areas, e.g., private on-site water supply (or public water, as available) and on-site septic systems. A primary difference between Rural Growth and Suburban Growth area designations is that residential rezonings within Suburban Growth areas should be limited to RA districts only, unless both public water and sewer are available.

Rezoning to R-30 or R-20 zoning districts would be supported where public water is available. Higher density residential development could also be supported where both public water and sewer are available, provided adequate buffers and design features can minimize impacts on neighboring properties.

Uses that would typically be allowed in Suburban Growth areas include low-density residential (single-family site-built and modular homes and existing/replacement Class A manufactured homes); agriculture, forestry, churches; very limited non-residential uses - commercial, office, or public/institutional - meeting locational criteria. Locational criteria for non-residential uses (Rural Commercial) include frontage and access to a major State highway or secondary road, location at a major intersection, proximity to similar uses, and spatial separation from non-compatible uses such as existing residential development.

As residential development increases in suburban growth areas, designation of large tracts for significant economic development projects will become more difficult because fewer locations will exist that have the characteristics of an attractive economic development site, particularly in terms of proximity to existing residential areas. It is noted that designation as a Suburban Growth area does not preclude the development of economic development sites considered important to the economic sustainability of Nash County.

#### **3. Surface Water Protection Area**

Surface Water Protection Areas are classified as a 1000' buffer around any water body being protected. Development is generally discouraged in areas that would affect the adequate protection of current or potential public water supply reservoirs or areas where runoff is attributed to increased development.

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## Section III: Future Land Use Categories / Future Land Development Map

### 4. General Commercial Area

General Commercial Areas are designated at key locations, typically at major highway intersections, within the County. The purpose of this land use category is to encourage more efficient and attractive development, integration of commercial uses with other land uses, and to discourage unsightly and inefficient strip commercial development. Strip commercial development (characterized by non-related business development with numerous road-cuts and no interconnectivity) detracts from community appearance and has significant negative impacts on both road capacity and traffic safety.

General Commercial Areas should be planned to accommodate a range of land uses including small and large scale commercial uses possibly transitioning to office/institutional uses or higher density residential uses that would buffer and transition to surrounding lower density residential areas. These areas should be served by both public water and sewer. General Commercial Areas oriented to highway interchanges should be characterized by their compactness and business orientation to highway travelers or a regional customer base. Transition to surrounding residential areas is likely to be more sharply defined than the more gradual transition from a community-based commercial area.

General Commercial Areas are designated on I-95 at NC 33, NC 4 (Goldrock), Sandy Cross Road, and NC 97. Areas are also designated on US 64 at Old Franklin Road and on NC 48 at Drake.

### 5. Rural Commercial Area

Rural Commercial Areas are designated at key road intersections within the Rural Growth and Suburban Growth Areas where small-scale business services are already present and where additional non-residential services would serve the surrounding residential populations. These areas are intended to accommodate limited commercial services that are appropriate to crossroads development in predominantly rural/agricultural areas. Appropriate land uses include residential, public/institutional, and limited commercial and light industrial uses. Land uses within this category are expected to develop with private water supply (or public water, as available) and with on-site septic tank systems. Businesses should be characterized by a local customer base and not targeted to attract customers countywide or regionally.

Rural Commercial Areas are designated at various locations throughout the County.

### 6. Industrial Area

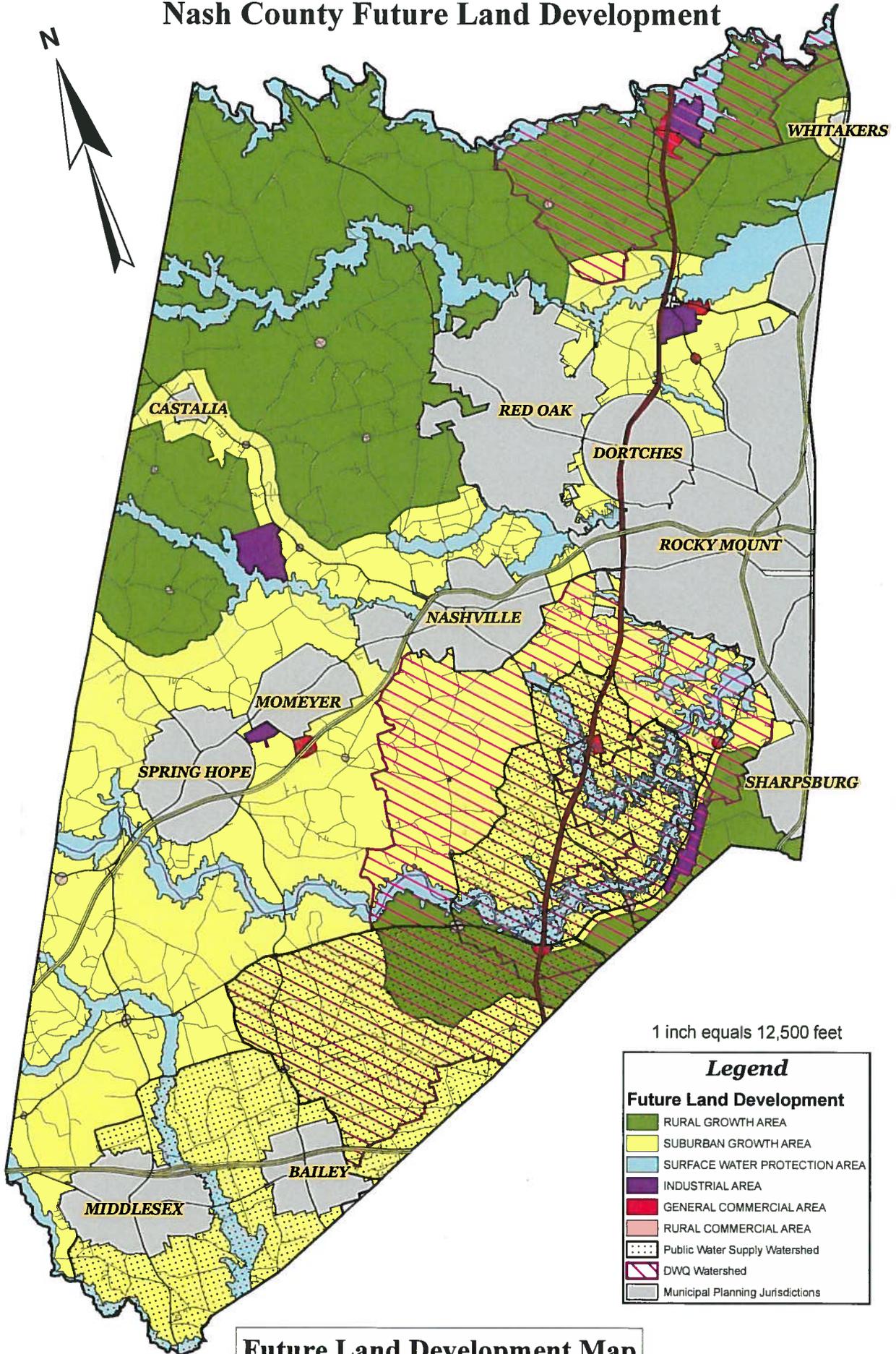
Industrial Areas are designated where industrial uses are either already present or desired. Industrial Areas are designated at Universal Leaf on NC 58, I-95 at NC 33 (NC Certified Industrial site), NC 581 at Rose Loop Road, Whitaker Industrial Park (Goldrock), between Spring Hope and Momeyer (Masonite), and at the Rocky Mount-Wilson Airport.

Most development within these areas will be served by public water and sewer, although development with on-site wells and septic tank systems is possible. Allowed uses would include major industrial uses, wholesale, office and public/institutional uses, limited commercial uses, and very limited residential uses. Industrial development should be physically separated and buffered from existing residential uses where noise, odors, or other negative effects could be expected. This can be accomplished through site design techniques or by physical distance from the property lines to existing residential development.

### **Section III: Future Land Use Categories /** --- **Future Land Development Map**

Economic development is essential to the economic sustainability of Nash County. Desirable sites in high visibility areas are also attractive for residential development. Assembling significant tracts of land for large economic development projects can be difficult without abutting some existing residences. Projects locating in residentially developing or established areas should provide sufficient area within the project site to buffer noise, lighting or other impacts that may occur.

# Nash County Future Land Development



1 inch equals 12,500 feet

## Legend

- Future Land Development**
- RURAL GROWTH AREA
  - SUBURBAN GROWTH AREA
  - SURFACE WATER PROTECTION AREA
  - INDUSTRIAL AREA
  - GENERAL COMMERCIAL AREA
  - RURAL COMMERCIAL AREA
  - Public Water Supply Watershed
  - DWQ Watershed
  - Municipal Planning Jurisdictions

**Future Land Development Map**

### Introduction

The first phase of the current 2005 land use planning process involved the inventory and analysis of existing land use policies and regulations, historic and projected demographic and economic data, and existing natural and manmade physical conditions that influence growth and development.

Studying recent trends in population growth and the economy helps County citizens and leaders better understand how these forces impact growth and development. Information on natural (soils and prime farmland, streams and rivers, and floodplains and wetlands) and manmade physical conditions (private development – commercial, industrial, office/institutional and residential, and public infrastructure – water, sewer and transportation facilities) provide insight into how to best designate certain areas of the County for different types and intensities of land uses.

### Review of Existing Planning Policies

Three Nash County planning documents were reviewed at the beginning of the planning process – the *1992 Land Development Plan*, the *1998 NC-97 Corridor Study* and the *2003 North NC 58 Corridor Study*.

### 1992 Land Development Plan

For the past fourteen years the 1992 Land Development Plan has provided a framework to guide County officials and staff in making short term and long-range decisions concerning land development. A thorough review of the 1992 Plan was completed as part of the current planning process to gain a more detailed understanding of where progress had been made toward meeting goals and objectives. The review below outlines the 1992 goals and objectives with information on implementation progress and commentary shown in *italics*. (Note: The numbering system used in this document is not consistent with the 1992 Plan and is employed here solely for the purpose of document organization.)

#### **A. Protection of Water Quality Goal: Protect water resources and water supply watersheds.**

Objective A.1: Develop a comprehensive water supply watershed protection plan; standards, districts, storm water management controls, etc.

#### Implementation Progress

*Water supply watershed protection regulations have been adopted and are being enforced.*

#### Commentary

*The County now recognizes the need to develop guidelines for allocation of the 10/70 development option (10% of the land area can develop to 70% impervious surface coverage) in the Neuse WS-III BW (balance of the watershed) area south of NC 97. One option is to establish criteria and assign a point system for evaluating development proposals. Criteria to consider:*

- *Conformance with County LDP and other official plans and policies*
- *Contribution to tax base*
- *Provision of jobs*
- *Re-use of existing building/development*
- *Lot of record less than 2 acres in size*

## Appendix A: Review of Adopted Plans

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- *Served by public water and sewer or capable of on-site septic system approval*
- *Dedication of public right-of-way or installation of public road improvements (NCDOT)*

Objective A.2: Administer and enforce watershed protection measures to ensure that growth and development is consistent with watershed protection objectives.

### Implementation Progress

*The County monitors watershed developments for consistency with regulations (i.e. built upon area). Intensive commercial development within protected watershed areas is discouraged by impervious coverage limitations.*

### Commentary

*Continue to enforce watershed protection measures with special emphasis on limiting runoff from impervious surface coverage areas and slowing runoff velocities. Stormwater runoff standards are now part of the countywide stormwater management program. Conditional use zoning can also strengthen measures to protect the more sensitive watershed areas*

Objective A.3: Ensure adequate wastewater treatment for all new development.

### Implementation Progress

*In many areas of the County on-site septic systems are adequate for low-density residential and some limited commercial development. Public sewer is not a viable option in most areas of the County.*

### Commentary

*Continue to closely monitor on-site septic systems (environmental health department). Consider public sewer only in areas where sewer is a financially viable option.*

Objective A.4: Conserve designated floodplains.

### Implementation Progress

*Rezoning to commercial/industrial development is discouraged in floodplain areas. Floodplain areas purchased during the buyout program associated with Hurricane Floyd have been set aside as open space. New, more accurate floodplain boundary maps were adopted in 2004.*

### Commentary

*Continue to monitor and discourage development within designated floodplains. Consider adopting more stringent regulations for floodplain development including limiting allowed uses and limiting placement of fill. Possible options for new development/subdivisions:*

- *Require that floodplains be protected as open space by private restrictive covenants.*
- *Require that floodplains be set aside as open space and protected by easements on lots or set aside as common open space (not included in lots).*
- *Do not allow any fill within floodplains.*

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## Appendix A: Review of Adopted Plans

### **B. Utility Planning Goal 1: Provide water to those areas of Nash County that can not be served sufficiently by existing municipal water systems.**

Objective B.1: Continue to investigate alternative methods for supplying water by preparing a Water Supply Study.

Implementation Progress

*County has completed a Water and Sewer Study that concluded that a countywide public water system was practical and needed. The County is taking a phased approach to extending the public water supply except where public health is a primary concern and quicker action is warranted.*

Commentary

*Continue to schedule and fund extensions of the public water system on a phased/priority basis.*

Objective B.2: Take a countywide approach to providing water service.

Implementation Progress

*Public water is currently serving two corridors (portions of E. NC 97 and a portion of N. NC 58). The next phase is a water line to serve approximately 400 homes in the Bailey area, some of which are experiencing arsenic contamination.*

*The next major phase includes approximately 2,000 homes along a line from the Rocky Mount dam to Spring Hope and including Spring Hope. This will be considered the first major phase of the countywide system. An application is being prepared to USDA and the County will be soliciting sign-ups in the next few months. A bond referendum will be scheduled for fall 2006.*

Commentary

*The County should consider more defined objectives and a more focused approach to water service. Identify preferred growth areas and provide water services, except for areas with health threats, to these preferred growth areas on a priority basis, especially to those areas identified for non-residential uses that produce higher economic returns and provide jobs.*

Objective B.3: Coordinate water service planning with all municipalities in the County.

Implementation Progress

*In planning for public water service extensions the County has made an effort to coordinate service with the smaller municipalities. The Town of Spring Hope will be served via the County system. The towns of Middlesex and Bailey have been approached and may connect at a later time, but these towns are not experiencing a need at this point. Towns of Whitakers, Nashville and Sharpsburg contract with the City of Rocky Mount for water/sewer.*

## Appendix A: Review of Adopted Plans

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### Commentary

*Continue to consider the needs of the smaller municipalities in planning for and funding public water system improvements. Include the municipalities in planning for urban service areas in and around municipalities. Support stabilization of capacity in small municipal water distribution systems.*

### **C. Utility Planning Goal 2: Ensure adequate treatment of wastewater in urbanizing areas as well as future growth areas which are located outside of existing municipal sewer service areas.**

Objective C.1: Develop a regional plan for providing sewage treatment in anticipated growth areas as well as in existing urbanized areas in all parts of Nash County.

#### Implementation Progress

*A regional plan has not been developed.*

#### Commentary

- *Sewage treatment is unlikely on a regional scale. Future service areas could be identified based on how far from existing sewer lines gravity extensions might be reasonable, but it will be a severe health risk or developer driven in terms of actual extensions.*
- *Study opportunities for providing public sewer to key development areas where job and tax base creation are most likely and should be encouraged.*
- *Consider extending sewer toward I-95 interchanges and major intersections on US 64 and US 264.*

Objective C.2: Coordinate wastewater treatment planning with the municipalities located throughout the County.

#### Implementation Progress

*Wastewater extensions should be considered by municipalities that have sewer service and capacity. The County should consider encouraging these municipalities to establish sewer service/billing policies for customers outside their town limits and/or ETJ.*

#### Commentary

*The County should work with municipalities to identify key growth areas and to help plan for public sewer system extensions that provide the most benefit, i.e., increased tax revenues – for the municipalities and the County.*

Objective C.3: Guide intensive land uses such as industries and shopping centers to areas that are presently served by an adequate sewer system or to areas where such a system is planned.

#### Implementation Progress

*Public sewer was extended to serve a major new industry – Universal Leaf.*

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## Appendix A: Review of Adopted Plans

### Commentary

*Establish policies to encourage more intensive land use within municipality planning jurisdictions where urban uses are more appropriate and may be more readily served by both public water and sewer. Such a policy would strengthen small towns while not negatively impacting opportunities for increasing the County tax base.*

### **D. Waste Management Goal: Provide solid waste disposal in an environmentally-sound and economically feasible manner.**

Objective D.1: Coordinate solid waste disposal planning with municipalities and develop a comprehensive waste management plan.

#### Implementation Progress

*The County has a construction and demolition (C&D) landfill, as well as nine convenience centers. Most waste goes to the City of Rocky Mount for transfer to landfills located out of state.*

#### Commentary

*Continue to monitor the production and handling of waste to ensure adequate capacity for future needs. Ensure adequate number and locations of convenience centers to encourage recycling and proper disposal of waste materials.*

Objective D.2: Identify and reserve the necessary land area for a new landfill if additional acreage is needed, in accordance with the County's Solid Waste Management Plan.

#### Implementation Progress

*The County has elected to ship waste to a transfer station in Rocky Mount and then out of state.*

### **E. Preservation of Prime Farmland Goal: Preserve prime agricultural land and viable agricultural activities.**

Objective E.1: Develop land use policies that discourage urban development patterns in rural areas.

#### Implementation Progress

*The use of on-site septic systems will continue to be the main control over subdivision development. Lots without public sewer are not typically going to be less than 30,000 square feet which is the current minimum lot size in the A-1 zoning district. With new storm water regulations, subdivisions with poor soils hold an advantage in terms of easements and best management practice (BMP) facilities. This tends to encourage suburban/rural lot patterns with either large individual lots or smaller lots with community easement acreage.*

#### Commentary

- *Nash County is fortunate to have a large amount of prime farm soils located throughout the County. No particular area exists that appears most valuable for farmland protection, as good soils are mingled with hydric soils everywhere.*

## Appendix A: Review of Adopted Plans

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- *The County should continue to consider supporting a voluntary agricultural district (VAD). A VAD is a voluntary program in which farmers, foresters and landowners form an agricultural district for the purpose of conserving areas that are rural and agricultural. The property owner voluntarily agrees to agricultural easement restrictions that run with the land for a set term of years. Agreements usually include exceptions that permit the landowner to withdraw from the program under certain circumstances.*

Objective E.2: Avoid the extension of water and sewer services into viable agricultural areas in order to discourage urban development.

### Implementation Progress

*At the current time extending public sewer is not being considered because such a program is not financially feasible. With the water system being planned through developing areas, conflict arises between the need for customer base (increasing development density) and farmland/rural character preservation (larger lots, less density).*

### Commentary

*There is a need to better coordinate future land use policies and the extension of the public water system. The provision of public water has a substantial impact on where suburban type residential development and small commercial/industrial development locates. If the County desires to discourage rural sprawl in certain areas, then water lines should not be extended into these areas.*

## **F. Small Town Growth and Development Goal: Coordinate zoning controls in future ETJ expansion areas with municipalities.**

Objective F.1: Promote levels of development density in areas on the fringe of municipalities that are consistent with growth plans and capabilities to provide services.

### Implementation Progress

*The County has worked with the municipalities in the southern portion of the County through the SONAC (Southern Nash County) project to educate and provide some technical assistance. Municipalities with water and (particularly) sewer utilities have an opportunity to focus on those resources since the County is not looking at sewer service countywide. If municipalities have capacity or are contemplating expansions/stabilization of capacity, the County should encourage/support these efforts.*

### Commentary

*Promoting higher density development within or on the fringes of existing municipalities will support and strengthen the economic vitality and financial stability of the County's municipalities while also positively impacting the County tax base. The County should consider developing specific policies to encourage development within and around municipalities by adopting policies to discourage rural sprawl into areas more appropriately designated for farming operations or very low density residential land uses.*

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## Appendix A: Review of Adopted Plans

Objective F.2: Coordinate watershed protection standards and maintenance responsibilities with the municipalities located within the watershed.

Implementation Progress

*County staff has provided technical assistance to smaller municipalities to help ensure watershed standards are being followed.*

Commentary

*The County should consider a more formal technical assistance arrangement with smaller municipalities to ensure coordinated compliance with watershed protection measures.*

**G. Coordination between the County and Municipalities Goal: Improve county-municipal coordination for the planning and the provision of public services.**

Objective G.1: Develop a master plan for long-range municipal ETJ expansion; coordinate zoning and subdivision controls to meet the needs of expanding urban areas.

Implementation Progress

*Nash County has begun to use the 1992 LDP recommendations for reviewing ETJ requests from different municipalities and proposes to use a tiered approach based on the level of municipal services provided by the municipality and how the municipality plans to expand typical services into new areas. 1992 policies on ETJ extensions include:*

*Periodically review municipal ETJ areas to evaluate the effectiveness of municipal land use planning efforts to determine the status of annexation plans, utility extensions, rate of development, land use patterns, density of development, etc. Criteria to be considered for ETJ expansions include:*

- *Contiguity to existing corporate limits*
- *Future annexation potential as evidenced by adopted Resolutions of Consideration or Resolutions of Intent*
- *Watershed boundaries*
- *Utility service area boundaries*
- *Ability to provide water and sewer services as indicated by capital improvements programs or other means of financing extensions*
- *Existing municipal capital investment in the projected ETJ area*
- *Zoning and infrastructure plans for the proposed ETJ area that support urban residential densities (densities generally greater than 1.5 DU/AC) and urban nonresidential land uses*
- *Natural and man-made barriers that would prevent the proposed ETJ area from being developed at more intensive urban development standards*
- *Municipal commitment to land use planning as evidenced by active administration and enforcement of land use regulations and the adoption of land development plans, special studies, area plans, etc*
- *Proposed time frame for extending utilities, amenities, development of area to urban density, etc.*

## Appendix A: Review of Adopted Plans

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### Commentary

*The County should establish formal guidelines for the acceptance, review, and approval of requests for establishing or expanding municipal ETJ limits. These should include requiring that the municipality seeking ETJ extension provide a report responding to the County's review criteria.*

Objective G.2: Consistent with this plan, provide public services—water, sewer, recreation, solid waste disposal, etc—on a joint basis with municipalities.

### Implementation Progress

*The County provides solid waste disposal services countywide through solid waste/convenience centers. The County Recreation Master Plan has been completed and the first County park is under development within the Town of Red Oak. The completed water service plan includes a connection to Spring Hope by Nash County. Water and sewer are less practical on a joint basis with other municipalities, except through contract with Rocky Mount as treatment provider for either water or wastewater. Rocky Mount currently serves Sharpsburg, Whitakers, and Nashville with water and sewer.*

### Commentary

*The County should continue to plan for and develop recreation facilities in conjunction with smaller municipalities. The County should continue to plan for water extensions in conjunction with smaller municipalities that have the capacity to extend public systems. Where applicable, the County should support sewer expansion efforts by small municipalities.*

Objective G.3: Develop a master land development plan for the airport area jointly with Rocky Mount and Sharpsburg.

### Implementation Progress

*Nash County completed a NC 97 Corridor Plan in 1999 and adopted airport overlay restrictions in 2004.*

### Commentary

*The County should evaluate whether or not to provide public sewer to the airport area to stimulate commercial/industrial development.*

Objective G.4: Develop a joint public water supply watershed protection plan for the Tar River Reservoir with the City of Rocky Mount.

### Implementation Progress

*A joint protection plan has not been developed with the City of Rocky Mount. In the future, storm water requirements may involve more jurisdictions.*

### Commentary

*The County should continue to pursue a joint public water supply watershed protection plan for the Tar River Reservoir with the City of Rocky Mount. The availability and protection of water resources should be of primary importance to both entities. Consider the County's role in helping smaller municipalities understand public water supply watershed and stormwater responsibilities.*

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## Appendix A: Review of Adopted Plans

### H. Recreational Facilities Goal: Provide a variety of recreational facilities and programs.

Objective H.1: Investigate a joint county-municipal recreation program. Prepare a plan for providing recreational facilities and programs.

#### Implementation Progress

*Nash County has completed a Recreation and Park Facilities Comprehensive Master Plan 2004/2014. The first park is under construction within the Town of Red Oak to serve the Red Oak-Dortches area. The Recreation Master Plan includes the following recommendations:*

- 1. Hire a parks and recreation director and establish a parks and recreation department.*
- 2. Begin immediately to develop parks throughout the County.*
- 3. Construct 3 community parks. Proposed park locations – Red Oak/Dortches, Spring Hope/Momeyer, and Middlesex/Bailey.*
- 4. Construct a regional park on the Tar River Reservoir.*
- 5. Work with municipalities to build local parks.*
- 6. Maximize facility use by encouraging joint use of athletic facilities at all Nash-Rocky Mount schools.*

#### Commentary

*The County should provide an annual report on parks and recreation master plan progress. The County should also consider adopting subdivision standards that require either park land dedication or fee-in-lieu of dedication to fund park improvements. The County should investigate joint use of school recreation areas and athletic practice fields.*

Objective H.2: Preserve sufficient land area for future recreational needs.

#### Implementation Progress

*Subdivision regulations do not include recreation space requirements. Where conservation easements exist for community storm water protections, these can not be used for fields, picnic areas, etc. but can ensure some woodland spaces.*

#### Commentary

*The County should consider:*

- o Developing an open space plan – a major component to planning for future recreation and a great tool for helping to shape and define community character. An open space plan helps to ensure long-term stewardship and appropriate public access to natural areas and open space. An open space plan is the most effective way to ensure preservation of large tracts or corridors of community wide significance.*
- o Revising subdivision regulations to require a set aside or fee-in-lieu for recreation and open space. Developers would be required to dedicate a portion of subdivided property (typical formula - 1/35 acre per dwelling unit) or pay a fee-in-lieu for open space, greenway, or parkland purchases. This regulation would apply only to residential development and would result in smaller open space parcels being preserved unless fees-in-lieu are used to purchase larger tracts of land.*

## Appendix A: Review of Adopted Plans

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Objective H.3: Utilize Nash County natural resources as the basis for developing recreational facilities (river, floodplains, water supply watersheds, etc.).

### Implementation Progress

*The County has already identified acquisition and development of a regional park on the Tar River Reservoir as a major recommendation in the Recreation and Park Facilities Comprehensive Master Plan. The County also owns, as a result of the FEMA buyout following Hurricane Floyd, a number of floodplain properties that could serve as the basis for development of a park site by purchasing adjacent tracts of land to amass enough land for park facility development.*

### Commentary

*Preservation of major ecological features – rivers, wetlands, floodplains, etc. – will serve not only County residents but will also attract tourists who bring in outside revenues (purchase of food, gas, overnight accommodations, etc.). The County should consider protecting sensitive environmental areas within protected water supply watersheds to help increase protection of precious water resources as well as provide open space opportunities and help define community character.*

Objective H.4: Use subdivision regulations to reserve recreational space or to generate in-lieu-of dedication space.

### Implementation Progress

*Current subdivision regulations do not include recreation requirements.*

### Commentary

*See comments above under “Preserve sufficient land area for future recreational needs”.*

## **I. Land Development Consistent with the County Character and Needs Goal 1: Promote residential development that affords a variety of housing types, densities and costs.**

Objective I.1: Provide for higher density residential development in locations where adequate water and sewerage services are available.

### Implementation Progress

*Small areas exist where both water and sewer are available to undeveloped or under-developed land. Where only one service exists, minimum lot size is likely to be ½ acre.*

### Commentary

*Higher density residential development should be encouraged in Urban Growth areas where both water and sewer services are available and/or planned. Smaller lot residential development along the County’s planned water line routes should also be considered when coordinated with the provision of water service, but will continue to be limited by soils capacity for on site septic systems and, where applicable, public health watershed regulations.*

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## Appendix A: Review of Adopted Plans

Objective I.2: Protect existing and proposed residential areas from conflicting land uses.

Implementation Progress

*Areas of conflict include commercial uses close to residential uses and the construction of smaller/less expensive/different housing types next to established single-family site-built residential areas. The existing primary home type is single-family detached on large lots due to septic restrictions. Provision of public water can encourage a mix of single-family lot sizes, but all are subject to septic constraints in terms of providing higher density housing/smaller lot sizes. Affordability tends to be tied to the home (manufactured (mobile) homes vs. site-built) more than density/lot size in most rural areas.*

Commentary

*Recent residential trends show a much faster rate of increase in manufactured homes versus site-built homes in some areas. Lower-value residential development is increasing the tax burden especially in regards to providing public school facilities.*

*While being aware of the need to provide a variety of housing types and affordability ranges, the County needs to consider how to achieve a better balance of low, moderate and higher valued residential growth. Options include rezoning rural areas to limit the extent of manufactured home development; establishing more detailed design criteria for manufactured home subdivisions to help preserve property values; and providing other housing options such as multifamily housing or condo/townhouse developments where both public water and sewer are available.).*

Objective I.3: Encourage a housing mix which includes an adequate amount of affordable housing.

Implementation Progress

*The primary home type is single-family detached on a relatively large lot due to septic restrictions in many areas of the County. The housing mix is primarily of two categories – site-built or manufactured home. On-site septic system constraints limit the options for higher density, smaller lot sizes.*

Commentary

*Affordability tends to be tied more to the home (manufactured homes vs. site-built) than to density/lot size.*

Objective I.4: Maintain current residential densities in existing low-density areas in order to preserve the overall low-density character of Nash County.

Implementation Progress

*Due to on-site septic system restrictions, residential densities in most areas of the County remain low with 30,000 square feet being the typical minimum lot size.*

## Appendix A: Review of Adopted Plans

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### Commentary

*By identifying key locations for suburban type residential development, the County can discourage such sprawl in to areas better preserved for agricultural operations. Distinguishing between rural and suburban areas could help retain the rural character in the County.*

## **J. Land Development Consistent with the County Character and Needs Goal 2: Promote appropriate amounts and types of commercial development.**

Objective J.1: Encourage commercial development in locations with vehicular access to major highways; develop a plan to provide necessary support utilities in specific areas.

### Implementation Progress

*Potential prime commercial locations include interchanges on the I-95 corridor; areas being served by Phase I of the public water plan; and the Goldrock/Whitaker Park area.*

### Commentary

*Interchange development studies could help identify opportunities and constraints associated with the interchanges along I-95, US 264 and US 64 highways. Prioritize with feasibility of utilities extensions in mind. Considerations should include appropriate populations and services targeted (regional, countywide, or interstate) and potential for job creation. For interchanges with primarily interstate or regional aspect, businesses oriented to local market should be discouraged.*

Objective J.2: Promote commercial development as an important part of Nash County's economic growth strategy.

### Implementation Progress

*Most commercial development has located in more urban areas in and around municipalities where public water and sewer are both provided. Rural commercial development may target specific populations living in the area.*

### Commentary

*Increasingly, citizens want to work in or near home to have flexibility for family schedules or other obligations. Technology advances are likely to make home-based work increasingly popular in established residential neighborhoods. The County is experiencing some rezoning requests for commercial operations, (typically personal or business services but some mix of services and retail) on the same lot as or on a lot adjacent to a business owner's home.*

*Current regulations permit home occupations and a Rural Family Occupation, which allows a business with up to 5 outside employees in a rural area, provided standards are met. The RFO prohibits retail sale of goods brought onsite simply for resale. These should be continued and reviewed as conditions warrant, to ensure the restrictions are reasonable for balancing home-based work opportunities with protection of residential character of neighborhood zoning districts.*

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## Appendix A: Review of Adopted Plans

*Previously, the County recognized existing nonresidential land uses in rural areas by designating them as RC districts in the 1992 Land Development Plan, or assigning commercial zoning. Over time, many of those locations have ceased to operate and if reoccupied for commercial use, the old structure would be removed and completely rebuilt. Rezoning these small lots creates conflict with spot zoning prohibitions and the range of uses permitted in commercial districts. Some locations designated commercial on the 1992 plan no longer support viable businesses and are not considered viable commercial nodes for the current plan.*

### **K. Land Development Consistent with the County Character and Needs Goal 3: Provide sufficient land area to meet the needs of industrial development.**

Objective K.1: Preserve an adequate supply of quality industrial land to ensure market choices and competitive pricing.

#### Implementation Progress

*Industrial siting negotiations are often based on timing and owner willingness to sell, as well as specific location. Typical Nash County industrial sitings occur through the Carolinas Gateway Partnership efforts with potential clients, according to their defined needs. This project-specific approach makes it difficult to pre-establish industrial areas/parks. It can also complicate the rationale for rezoning or amending the land development plan due to noncompliance with policies or plan requirements.*

#### Commentary

*The County should work with CGP to pre-identify appropriate criteria for industrial development sites. These would include areas with high probability of public water and sewer, good road/highway access, limited potential for land use conflicts with existing uses, etc. Consider using an impact-based policy for locating projects in developed/developing residential areas, requiring projects to mitigate impacts on residences while reaffirming the need to support job creation throughout Nash County.*

Objective K.2: Provide land for small industrial establishments as well as land for large industrial park settings; coordinate industrial zoning with the industrial sites study.

#### Commentary

*Conduct industrial sites study in conjunction with Carolinas Gateway Partnership.*

Objective K.3: Exclude all non-industrial land uses, except for desirable support land uses, from industrial areas.

#### Commentary

*Once high priority areas are identified for industrial development, pre-zone the area for industrial uses or designate the location as a priority industrial location. High priority areas might include those with transportation and freight access as well as being along existing water and sewer lines or close to municipalities with the capacity to extend services to the site.*

## Appendix A: Review of Adopted Plans

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Objective K.4: Locate industrial development so as to minimize any adverse impact on neighboring properties.

Commentary

*When choosing/siting industrial uses, look for sites with minimal potential for land use conflicts. Consider adopting site development standards that require more buffering or other design techniques to minimize conflict potential. Recognize that industries often provide large campus-type sites that use internal design to minimize conflicts, and that many modern industries do not produce odors, noise or lighting conflicts more common in urban industrial settings.*

Objective K.5: Encourage industrial development that complements and enhances Nash County's current diversified industrial base.

Commentary

*In cooperation with CGP identify specific industrial sectors that will be targeted for recruitment.*

Objective K.6: Provide the water and sewer services necessary to encourage industrial development.

Commentary

*The County and CGP should actively encourage prospective clients to locate in areas where utilities services already exist or can be extended at a reasonable cost, especially since grant funding is becoming more competitive. Once high priority areas have been identified for economic development, extend public water and sewer services, as needed, to ensure these services are in place as an incentive for industrial development/job creation.*

### **L. Land Development Consistent with the County Character and Needs Goal 4: Preserve properties that have local, state and national historic significance.**

Objective L.1: Encourage appropriate, compatible land uses in designated historic areas.

Implementation Progress

*The County does not currently have any designated historical areas, only individual historic sites. The County does not have special regulations for uses immediately adjacent to or in the vicinity of historic sites.*

Commentary

*Identify historic sites that should be protected and consider these sites when rezoning property within the vicinity. Promote appropriate adaptive reuse of historic structures.*

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## Appendix A: Review of Adopted Plans

### **M. Land Development Consistent with the County Character and Needs Goal 5: Preserve and protect environmentally-sensitive areas from intensive urban development.**

Objective M.1: Discourage urban growth in wetlands, flood hazard areas, areas with limitations for intensive development, and critical water supply watersheds.

Implementation Progress

*The County has in place regulations to protect flood hazard areas from inappropriate development. The County also has limitations on development intensity within protected water supply watersheds. The State and Federal governments regulate/protect wetlands.*

Commentary

*The County should identify areas in need of protection through an open space plan that recognizes these areas for potential passive recreation and open space opportunities. The County should then consider the development of additional development regulations for the protection of sensitive environmental areas.*

### **N. Economic Development Goal: Improve and diversify the local economy.**

Objective N.1: Encourage industrial and commercial development that enhances job opportunities while also maintaining the desired quality of life.

Implementation Progress

*The County works with the Carolinas Gateway Partnership to encourage economic development. Recently one large industry – Universal Leaf – and several smaller enterprises have located within the County, particularly in Whitaker Industrial Park.*

Commentary

*The County should increase cooperation with GCP in pre-identifying and zoning areas suitable for industrial and commercial development. The County should also consider how best to accommodate home-based/internet businesses.*

Objective N.2: Preserve adequate land for future industrial development; coordinate the land development plan with the industrial sites study.

Commentary

*In cooperation with GCP, the County should conduct an industrial site study to pre-identify suitable locations for industrial development.*

Objective N.3: Provide the water and sewer services necessary to encourage economic development and growth.

Commentary

*Once the industrial site study is completed, consider a capital infrastructure improvement plan for extending public water and sewer to these sites on a priority basis.*

## Appendix A: Review of Adopted Plans

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### **1998 Nash County NC-97 Corridor Study**

The NC-97 Corridor Study was geared towards understanding how the corridor was developing and what impact development was having on the surrounding area. NC-97 runs parallel to the Tar River Reservoir which has attracted significant water-oriented residential growth. The highway also serves the Rocky Mount-Wilson Airport.

#### **Overall Goals**

- Provide for the orderly growth and development of the NC-97 corridor while preserving and protecting the Tar River Reservoir as a primary source of drinking water.
- Provide for the continuation and expansion of the Rocky Mount – Wilson Airport.
- Provide opportunities for commercial services/industrial development at or near the NC-97/I-95 interchange.

#### **Land Use**

**Goal:** *Promote a mixture of residential and non-residential development along the NC-97 corridor in locations that are appropriate for the proposed land use.*

#### **Objectives:**

- Provide for a variety of housing types, densities, and price ranges planning higher density residential development in locations where adequate public infrastructure is available or planned and where adverse effects on the Tar River Reservoir are minimized.
- Adopt development standards for residential subdivision design and layout that encourages clustering of homes to conserve open space, reduces infrastructure installation and maintenance costs, and reduces negative impact of storm water runoff on water quality in the Tar River Reservoir.
- Identify non-residential development – office, commercial, and industrial – locations based on soil types conducive to larger building footprint and parking lot development, and based on access and proximity to I-95, US-301 or the Rocky Mount-Wilson Airport.
- Support, promote, and capitalize on the development of commercial service enterprises near the I-95 interchange in a manner consistent with the need to protect Tar River Reservoir water quality.
- Promote the development of smaller neighborhood-oriented commercial service activities at the NC-58 (Winsted Crossroads) and Halifax Road/Mill Branch Road (Joyner's Crossroads) intersections to serve surrounding residential neighborhood.

#### **Transportation**

**Goal:** *Provide for the orderly development of NC-97 such that disruption to free flow of traffic is minimized, the need for roadway improvements is delayed, and adequate right-of-way area is reserved for future highway widening.*

#### **Objectives:**

- Reduce the number of driveway access points along NC-97 to provide for proper spacing of access points and to minimize land access/traffic movement conflicts.
- Provide for the orderly growth and development of the areas immediately surrounding the Rocky Mount-Wilson Airport in order to preserve adequate space for future airport growth.

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## Appendix A: Review of Adopted Plans

### Infrastructure

Goal: *Develop a phased/prioritized plan for providing public water and sewer services to the NC-97 corridor growth area.*

Objectives:

- Provide services in a cost/benefit efficient manner as possible in order to recapture a portion of the cost of installation and to help provide for future maintenance of lines.
- Prioritize and phase infrastructure plans based on need to serve areas with failing on-site septic systems, where future septic system failures pose the greatest danger to reservoir water quality, and where economic development opportunities for non-residential tax base investments are greatest.

### Water Quality

Goal: *Protect the Tar River Reservoir as a source of drinking water supply by preserving and protecting sensitive environmental areas.*

Objectives:

- Review current water quality watershed development regulations and develop additional standards that will serve to allow development along the NC-97 corridor while affording maximum protection of the Tar River Reservoir water supply.
- Establish a cooperative planning and enforcement effort with the City of Rocky Mount to identify and protect the city's ownership of the reservoir shoreline.
- Preserve and protect designated floodplains and wetlands as environmentally sensitive areas by establishing undisturbed riparian buffers along each side of perennial and intermittent streams and along the shoreline of the Tar River Reservoir.

## Appendix A: Review of Adopted Plans

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### 2003 Nash County North NC 58 Corridor Study

The North NC 58 Corridor Study was initiated when the Universal Leaf plant was under construction at NC 58 and Boddie Mill Pond Road, north of Nashville. The large industrial project necessitated the extension of both public water and public sewer northward outside of Nashville to serve the site. The corridor study was geared toward determining how the public services might affect development of the area and how far northward that infrastructure investment might influence development patterns. Much of the area adjacent to the new infrastructure has been traditional farming and rural residential in character.

#### Overall Goals

- Protect the primarily rural, lower density character of the study area.
- Provide for a future extension of public infrastructure toward Castalia.
- Ensure a public utility customer base to support Nash County's utilities program and infrastructure investments.
- Provide protection for active farming areas, in support of continued agricultural prominence in the corridor.
- Provide opportunities for limited commercial development served by public infrastructure and targeting rural residents and the industrial workforce.

#### Land Use

Goal: *Promote residential development that affords a variety of housing types, densities and costs.*

##### Objectives:

- Promote development densities in areas on the fringes of towns that are consistent with growth patterns in that area and ability to provide public infrastructure and services.
- Maintain current residential densities in existing low-density areas, to preserve the overall low-density character of rural Nash County.
- Provide for and encourage development design options that include clustering of homes to conserve open space, reduce infrastructure installation and maintenance costs, and reduce negative impacts of stormwater runoff.

Goal: *Preserve prime farmland areas for continued viability in agriculture.*

##### Objectives:

- Identify the most prime farmland areas by soil characteristics and productivity measures and discourage redevelopment of those areas for nonagricultural uses.
- Develop land use policies that discourage urban development patterns in rural areas
- Restrict extension of water and sewer services into prime agricultural areas, except for environmental health purposes.
- Research and identify local measures that can work with other tools to protect farmland from premature conversion due to economic conditions.

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## Appendix A: Review of Adopted Plans

### **Economic Development**

Goal: *Promote appropriate types and amount of commercial development.*

Objectives:

- Encourage commercial development adjacent to significant traffic intersections, and other locations with vehicular access to adjacent highways, with appropriate and necessary utilities.
- Identify commercial locations based on soil characteristics conducive to larger building footprints and parking lot development.
- Promote development of smaller commercial nodes around rural crossroads to serve neighborhood needs.
- Promote commercial development as an important part of Nash County's economic development.

Goal: *Promote industrial development in appropriate locations and ensure compatibility with adjoining land uses.*

Objectives:

- Identify industrial locations with development sites based on soil characteristics suitable for larger building footprints and parking areas.
- Identify industrial locations with building sites located outside sensitive environmental areas.
- Identify industrial locations with excellent access to transportation and to public utilities (if available).

Goal: *Improve and diversify the industrial and employment base of Nash County.*

Objectives:

- Reserve adequate land in appropriate locations for development of large tracts for single industrial clients.
- Provide water and sewer services to encourage and support industrial growth at identified industrial sites.
- Encourage diversification in the industrial base of Nash County.

### **Infrastructure**

Goal: *Provide public water to areas unable to be served by existing public water supplies.*

Objectives:

- Investigate and pursue opportunities for extending County water service in an efficient and responsible manner.
- Coordinate efforts with municipalities currently providing public water and support municipal efforts to improve their quality of service.
- Provide for water service extensions in areas where public health concerns exist for individual wells.

## Appendix A: Review of Adopted Plans

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Goal: *Ensure adequate wastewater treatment throughout Nash County, particularly in future growth areas located outside of existing public sewer service areas.*

Objectives:

- Guide intensive land uses, such as commercial and industrial, toward areas where adequate public sewer systems are in place or planned for timely expansion.
- Develop a long-term County plan for providing wastewater treatment in developing areas, future growth areas and problematic areas outside of existing sewer service areas.
- Coordinate wastewater treatment planning with municipalities currently providing services.
- Identify areas with problematic soils and environmental health concerns related to septic systems and investigate options for sewer service extensions.

### **Water Quality/Environmental**

Goal: *Protect sensitive environmental areas such as wetlands and floodplains from development.*

Objectives:

- Conserve designated floodplains.
- Ensure adequate wastewater treatment in all areas to minimize groundwater contamination.
- Ensure adequate stormwater controls for development adjacent to stream areas.

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## Appendix B: Inventory and Analysis

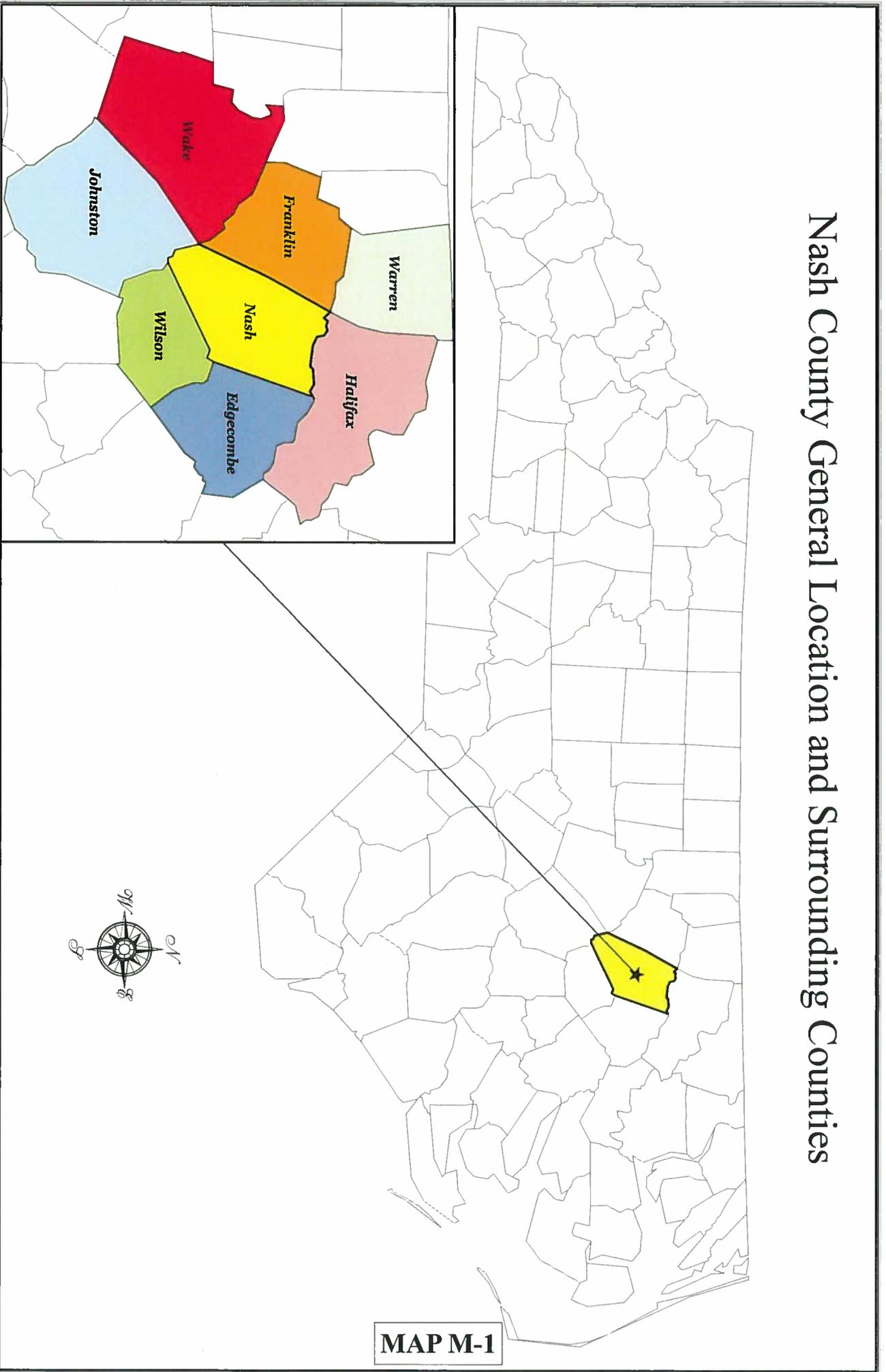
### **General Location and Description of Nash County** (Map B-1: Nash County General Location and Surrounding Counties)

Nash County, located in the eastern North Carolina, covers 345,773 acres (540 square miles). The unincorporated portion of the County accounts for 268,416 acres (419 square miles – 81.2% of total County acreage; the unincorporated area includes all areas outside municipal jurisdictions, including municipal ETJ's and public right-of-ways). Nash County boundaries are defined by five surrounding counties – Halifax County to the north, Franklin County to the west and northwest, Johnston County to the southwest, Wilson County to the southeast and Edgecombe County to the east. The Town of Nashville, located approximately in the geographic center of the County, is the county seat.

Nash County is approximately 40 miles long north to south and 22 miles wide at the widest point. The County is served by 192 miles of primary highways and 746 miles of secondary roads. Approximately 25 miles of the secondary highway system consists of unpaved roads. The County is also served by approximately 130 miles of roadways located within municipal jurisdictions.

The topography of Nash County varies for the reason that the County is divided between the piedmont plateau and the coastal plain. Generally, the western 3/5<sup>ths</sup> of the County lies in the piedmont plateau and the eastern side is within the coastal plain. For those reasons, the relief of the piedmont plateau region is generally rolling or strongly rolling, becoming decidedly broken along the stream course; that of the coastal plain is prevailingly undulating, with small intervening flat areas and rather gradual slopes to the streams. Land elevations range from the lowest point where the Tar River leaves Nash County, north of Rocky Mount (75 feet above sea level); to the highest point (360 feet above sea level) in the northwestern portion of the County in the Castalia quadrangle.

# Nash County General Location and Surrounding Counties



MAP M-1

## Appendix B: Inventory and Analysis

### Short History of Nash County

Nash County, formed in 1777 from the western part of Edgecombe County, was named for General Francis Nash (1742-1777) of Hillsborough, a soldier who was mortally wounded while fighting under General George Washington at Germantown during the American Revolution. Nashville, the County seat, was settled in 1780 and chartered in 1815. First land grants in the area date back to 1743.

After the Revolution, which touched the County only lightly, Nash County settled down to a pace that made it one of the State's leading farm areas. Since the Civil War, it has been known primarily as a leading agricultural county, but also has experienced steady industrial growth. (Source of information: <http://www.co.nash.nc.us/NashCoData.htm>)

### Nash County Planning Jurisdiction (Map B-2: Nash County Planning Jurisdictions and Zoning Map)

The NC General Assembly establishes local governments and determines the scope of local government services, that is, local governments must have legislative grant of power before dealing with particular issues. Under the planning authority granted by the General Assembly, Nash County is authorized to study and plan for growth and to develop a land use plan for the County's planning jurisdiction.

The Nash County Planning Jurisdiction consists of the total acreage of the County outside the planning and zoning jurisdiction (corporate limits plus extraterritorial planning jurisdiction) of the Towns of Bailey, Castalia, Dortches, Middlesex, Momeyer, Nashville, Red Oak, Sharpsburg, Spring Hope, Whitakers and the City of Rocky Mount. (All geographic and demographic data for the City of Rocky Mount and the towns of Sharpsburg and Whitakers include only those portions of these municipalities that are within Nash County.)

**Table T-1: Acreage\* within Municipal Jurisdictions including ETJs**

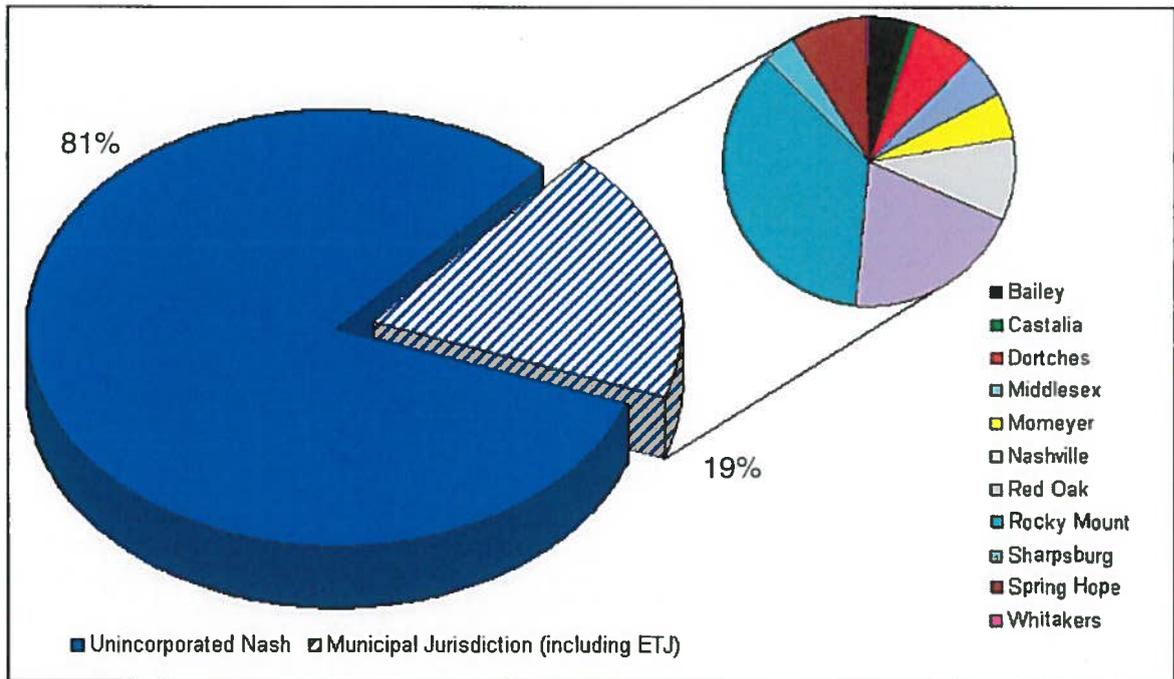
Municipality	Total Acres	Percent of Total Incorporated Areas
Bailey	2,974.89	4.8%
Castalia	443.42	0.7%
Dortches	4,261.63	6.9%
Middlesex	3,235.72	5.2%
Momeyer	3,007.52	4.8%
Nashville	5,792.75	9.3%
Red Oak	12,183.17	19.6%
Rocky Mount	22,411.12	36.1%
Sharpsburg	2,242.73	3.6%
Spring Hope	5,314.53	8.6%
Whitakers	226.25	0.4%
<b>Total Municipal Jurisdiction</b>	<b>62,093.73</b>	<b>100.0%</b>

Source: Nash County GIS (2005).

\*Note: Acreage figures do not include public rights of way; however do include municipal ETJ's.

## Appendix B: Inventory and Analysis

**Graph G-1 - Comparison of Municipal Size by Acreage\***



Source: Nash County GIS; 2005.

\*Note: Acreages do not include public rights-of-way; however do include municipal ETJ's.

### Municipal Jurisdictions

#### Town of Bailey

The Town of Bailey was incorporated in 1908. In the 1990 Census, Bailey had approximately 0.72 square miles (448 acres) within the corporate limits. In Census 2000, the Town of Bailey's corporate limits remained constant at 0.72 square miles.

In 2000 the Town of Bailey had a Census population of 670 and in 2003 the NC State Data Center estimated the population had increased by 14 to 684. In 2000, the Town of Bailey had a median household income of \$36,328 – 98% of the countywide median household income.

#### Town of Castalia

The Town of Castalia was incorporated in 1873. In the 1990 Census, Castalia had approximately 0.72 square miles (461 acres) within the corporate limits. By Census 2000, the corporate limits had grown to 0.74 square miles (474 acres); an increase of 3%.

In 2000 the Town of Castalia had a Census population of 340 and in 2003 the NC State Data Center estimated the population had increased by 12 to 352. In 2000, the Town of Castalia had a median household income of \$23,438 – 63% of the countywide median household income.

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## Appendix B: Inventory and Analysis

### **Town of Dortches**

The Town of Dortches was incorporated in 1977. In the 1990 Census, Dortches had approximately 7.25 square miles (4,640 acres) within the corporate limits. By Census 2000, the town had grown to 7.70 square miles (4,928 acres); an increase of 6%.

In 2000 the Town of Dortches had a Census population of 809 and in 2003 the NC State Data Center estimated the population had increased by 10 to 819. In 2000, the Town of Dortches had a median household income of \$35,417 – 95% of the countywide median household income.

### **Town of Middlesex**

The Town of Middlesex was incorporated in 1908. In the 1990 Census, Middlesex had approximately 0.55 square miles (352 acres) within the corporate limits. By Census 2000, the town had grown to 0.98 square miles (627 acres); an increase of 78%.

In 2000 the Town of Middlesex had a Census population of 838 and in 2003 the NC State Data Center estimated the population had increased by 3 to 841. In 2000, the Town of Middlesex had a median household income of \$21,458 – 58% of the countywide median household income.

### **Town of Momeyer**

The Town of Momeyer was incorporated in 1991. In the 2000 Census, Momeyer had approximately 1.10 square miles (704 acres) within the corporate limits. In 2000 the town had Census population of 291 and in 2003 the NC State Data Center estimated the population had increased by 3 to 294. In 2000, the Town of Momeyer had a median household income of \$26,875 – 72% of the countywide median household income.

### **Town of Nashville**

The Town of Nashville was incorporated in 1780. In the 1990 Census, Nashville had approximately 2.32 square miles (1,485 acres) within the corporate limits. By Census 2000, the town had grown to 3.02 square miles (1,933 acres); an increase of 30%.

In 2000 the Town of Nashville had Census population of 4,417 and in 2003 the NC State Data Center estimated the population had increased by 177 to 4,594. In 2000, the Town of Nashville had a median household income of \$36,371 – 98% of the countywide median household income.

### **Town of Red Oak**

The Town of Red Oak was incorporated in 1960. In the 1990 Census, Red Oak had approximately 1.8 square miles (1,152 acres), within the corporate limits. By Census 2000, the town had grown to 19.5 square miles (12,480 acres); an increase of 983%.

In 2000 the Town of Red Oak had a Census population of 2,723 and in 2003 the NC State Data Center estimated the population had increased by 86 to 2,809. In 2000, the Town of Red Oak had a median household income of \$54,958 – 148% of the countywide median household income.

## Appendix B: Inventory and Analysis

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### **City of Rocky Mount** (Demographic data include only that portion of the city within Nash County)

The City of Rocky Mount was incorporated in 1867. In the 1990 Census, Rocky Mount had approximately 18.7 square miles (11,968 acres) within the corporate limits. By Census 2000, the city had grown to 27.4 square miles (17,536 acres); an increase of 47%.

In 2000 the City of Rocky Mount had a Census population of 38,563 and in 2003 the NC State Data Center estimated the population had increased by 734 to 39,297. In 2000, the City of Rocky Mount had a median household income of \$36,698 – 99% of the countywide median household income.

### **Town of Sharpsburg** (Demographic data include only that portion of the town within Nash County)

The Town of Sharpsburg was incorporated in 1883. In the 1990 Census, Sharpsburg had approximately 0.58 square miles (371 acres) within the corporate limits. By Census 2000, the town had grown to 0.62 square miles (397 acres); an increase of 7%.

In 2000 the Town of Sharpsburg had a Census population of 1,340 and in 2003 the NC State Data Center estimated the population had increased by 15 to 1,355. In 2000, the Town of Sharpsburg had a median household income of \$30,469 – 82% of the countywide median household income.

### **Town of Spring Hope**

The Town of Spring Hope was incorporated in 1889. In the 1990 Census, Spring Hope had approximately 1.35 square miles (864 acres) within the corporate limits. By Census 2000, the town had grown to 1.40 square miles (896 acres); an increase of 4%.

In 2000 the Town of Spring Hope had a Census population of 1,261 and in 2003 the NC State Data Center estimated the population had increased by 8 to 1,269. In 2000, the Town of Spring Hope had a median household income of \$30,469 – 82% of the countywide median household income.

### **Town of Whitakers** (Demographic data include only that portion of the town within Nash County)

The Town of Whitakers was incorporated in 1875. In the 1990 Census, Whitakers had approximately 0.39 square miles (250 acres) within the corporate limits. By Census 2000 the town had grown to 0.42 square miles (269 acres); an increase of 8%.

In 2000 the Town of Whitakers had a Census population of 359 and in 2003 the NC State Data Center estimated the population had remained stable at 359 persons. In 2000, the Town of Whitakers had a median household income of \$26,667 – 72% of the countywide median household income.

### Municipal Divisions – Population and Household Income

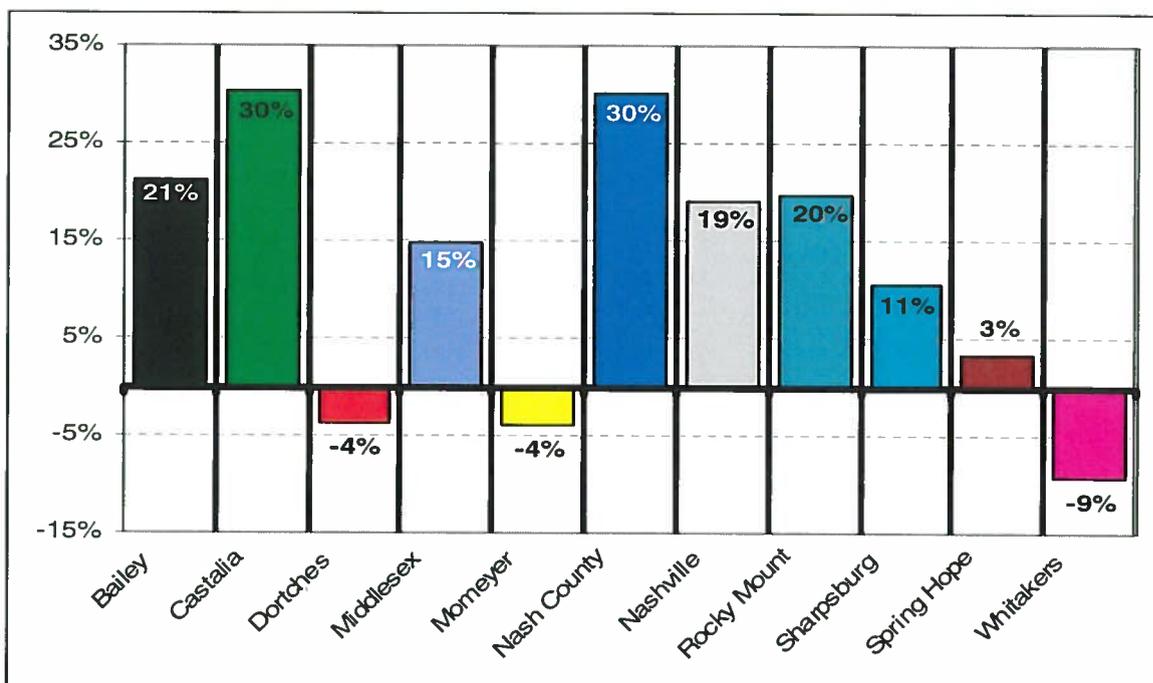
**Table T-2: 2000 Census Population and Household Income by Municipality\***

Municipality	2000 Census			
	Population	Median Household Income	Total Number of Occupied Housing Units	Average Household Size
Bailey	670	\$ 36,328	274	2.45
Castalia	340	\$ 23,438	132	2.58
Dortches	809	\$ 35,417	329	2.46
Middlesex	838	\$ 21,458	381	2.20
Momeyer	291	\$ 26,875	118	2.47
Nashville	4,417	\$ 36,371	1,629	2.43
Red Oak	2,723	\$ 54,958	984	2.77
Rocky Mount*	38,563	\$ 36,698	15,276	2.45
Sharpsburg*	1,340	\$ 30,489	537	2.50
Spring Hope	1,261	\$ 30,469	544	2.32
Whitakers*	359	\$ 26,667	161	2.23
<b>Nash County</b>	<b>87,420</b>	<b>\$37,147</b>	<b>33,644</b>	<b>2.54</b>

Source: 2000 U.S. Census ([www.census.gov](http://www.census.gov))

\*Note: Demographic data for the City of Rocky Mount and the Towns of Sharpsburg and Whitakers include only those portions of the municipalities within Nash County.

**Graph G-2(a): Population Growth by Municipality (1990-2000)**



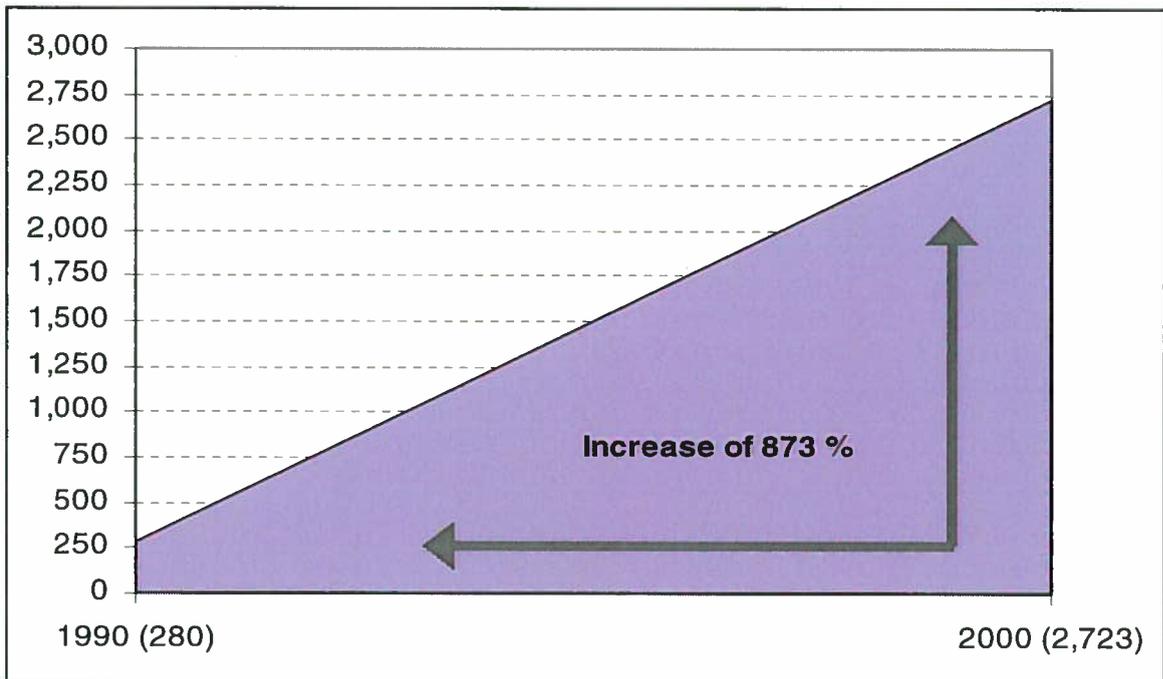
Source: 2000 U.S. Census ([www.census.gov](http://www.census.gov))

\*Note: Town of Momeyer incorporated in 1991; population estimated for 1990.

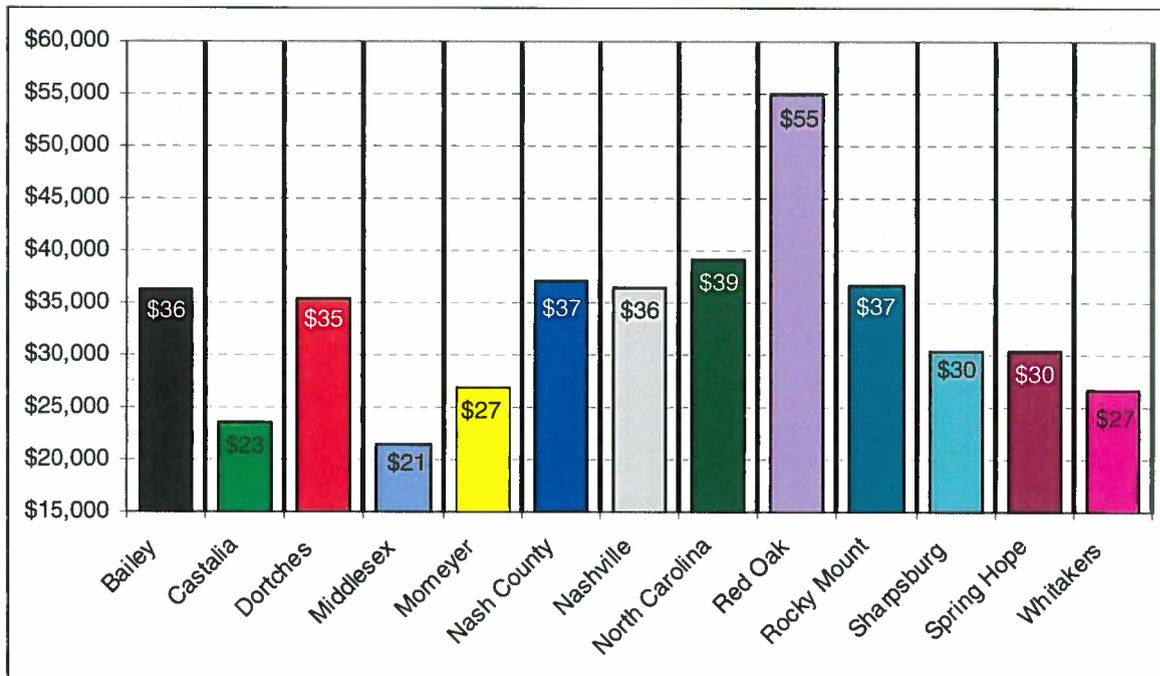
\*Note: Demographic data for the City of Rocky Mount and the Towns of Sharpsburg and Whitakers include only those portions of the municipalities within Nash County.

## Appendix B: Inventory and Analysis

**Graph G-2(b): 2000 Census Population Growth for Town of Red Oak (1990-2000)**



**Graph G-3: 2000 Census – Median Household Income by Municipality**



Source of graphs: 2000 U.S. Census ([www.census.gov](http://www.census.gov))

## Appendix B: Inventory and Analysis

### Population Growth

Nash County demographics have been evolving rapidly over the last ten to twenty years with population growing substantially but not at a consistent rate countywide. The Town of Red Oak experienced the most dramatic growth rate of 873% from 1990 to 2000, while the Towns of Dortches and Whitakers experienced a slight decrease in population, -4% and -9% respectively. Other municipalities with substantial growth rates include Bailey (21%), Castalia (30%), Middlesex (15%), Nashville (19%), Rocky Mount (20%) and Sharpsburg (11%). The total population of Nash County increased approximately 30% during the same time period.

Migration rate projections for Nash County from 2000 through 2030 indicate a steady increase in net migration (new persons) outpacing natural growth (comparison of births to deaths). Each of the ten year increments (2000-2010, 2010-2020, 2020-2030) are expected to increase by 5.5%, respectfully.

Table T-3 outlines Nash County population growth rates from 1910 through 2000 and population growth projections from 2000 to 2030. Nash County experienced significant population increases during the 1910-1920 Census and 1930-1940 Census. From 1980 to 2000, the population of the County grew almost 30% – a population increase of 20,267 persons in just 20 years. As of 2000, approximately 60% of the population lived within municipal corporate limits, with the remaining 40% living in unincorporated areas of the County.

**Table T-3: Population Growth in Nash County 1910-2030\***

Year	Total Population	Increase	Percent Growth
1910	33,727	-	-
1920	41,061	7,334	21.75%
1930	42,782	1,721	4.19%
1940	55,608	12,826	29.98%
1950	59,919	4,311	7.75%
1960	61,002	1,083	1.81%
1970	59,122	-1,880	-3.08%
1980	67,153	8,031	13.58%
1990	76,677	9,524	14.18%
2000	87,420	10,743	14.01%
2005*	91,530	4,110	4.70%
2010*	96,109	4,579	5.00%
2020*	105,053	8,944	9.31%
2030*	113,269	8,216	7.82%

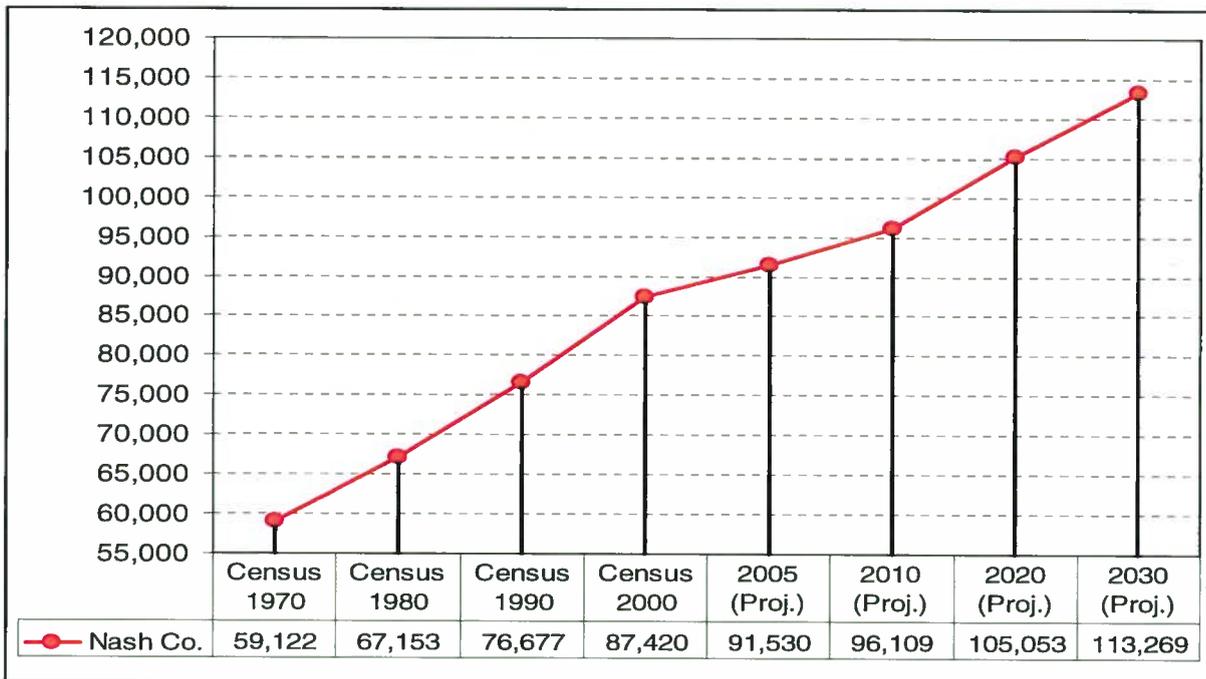
Source: U.S. Census ([www.census.gov](http://www.census.gov))

\*Projections from NC State Data Center (<http://sdc.state.nc.us>)

The NC State Data Center projects Nash County population growth at 29.6% from 2000 to 2030 (Graph G-3) - the 50<sup>th</sup> fastest projected growth rate in NC. At the 2000 Census Nash County ranked 31<sup>st</sup> in population among the 100 counties within the State. If NC State Data Center population growth rates hold true, Nash County will increase slightly to the 29<sup>th</sup> most populous county by the year 2030 (Graph G-4).

## Appendix B: Inventory and Analysis

**Graph G-4: Nash County Population 1970-2030**



Source: US Census ([www.census.gov](http://www.census.gov)) and projections based on NC State Data Center (<http://demog.state.nc.us>)

If the average Nash County household size of 2.54 persons/household (2000 Census) remains unchanged for 30 years (the least impact scenario since the nationwide trend is to smaller household units), an estimated 10,177 additional dwelling units will be needed to meet Nash County housing needs between 2000 and 2030 (Table T-4).

**Table T-4 Projected Housing Needs**

Year	Population	Avg. Household Size	Housing Required to Meet Demand	Unit Increase	% Increase
2000	87,420	2.54	34,417	-	-
2005	91,530	2.54	36,035	1,618	4.7%
2010	96,109	2.54	37,838	1,803	5.0%
2020	105,053	2.54	41,359	3,521	9.3%
2030	113,269	2.54	44,594	3,235	7.8%

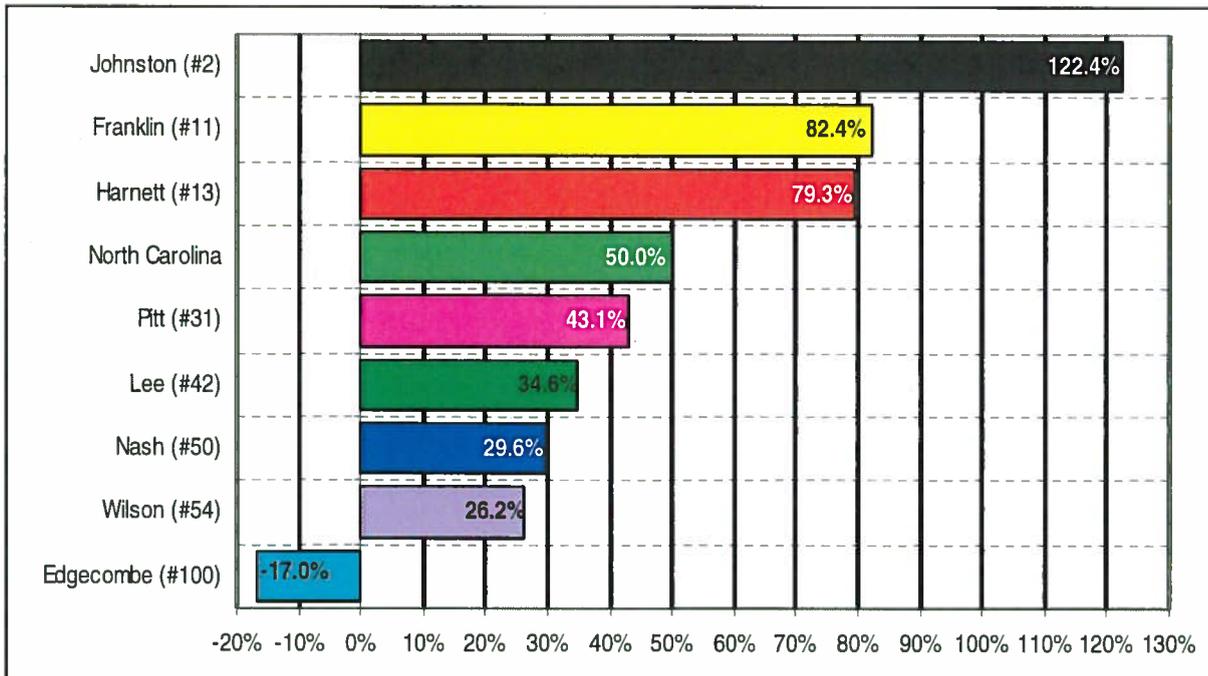
Source: 2000 Census ([www.census.gov](http://www.census.gov)) and NC State Data Center (<http://demog.state.nc.us>)

\*Note: Average household size was assumed to remain constant at 2000 Census level.

### **Comparison with Surrounding Counties**

Six surrounding counties of similar size and demographic characteristics were chosen for comparison purposes. Graph G-5 also shows the projected overall growth for the State of North Carolina.

**Graph G-5: Projected Growth of Surrounding Counties (2000-2030)**



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

Note: Number (#) refers to ranking within the 100 counties, with #1 being the fastest projected growth rate 2000-2030.

Population growth within the municipalities varied widely from 1980 to 2000 (Table T-5). Between 1980 and 1990, Bailey, Battleboro and Castalia lost significant population while the population of the Towns of Middlesex, Red Oak and Whitakers decreased slightly. Only Nashville, Rocky Mount and Sharpsburg experienced an increase in population with the Town of Sharpsburg increasing the most at 83%.

During the 1990-2000 period all municipalities grew in population with the exception of the Dortches and Whitakers which both declined slightly (Table T-5). Based on estimates, the Town of Momeyer lost population during the same time period. From 1990 to 2000, the Town of Red Oak grew by over 873% from 280 persons in 1990 to 2,723 in 2000; a significant change from the population loss experienced during 1980-1990 Census count.

From the 1990 to 2000 Census, the Town of Bailey increased by 21.2% (+117), Castalia 30.3% (+79), Middlesex 14.8% (+108), Nashville 22.1% (+800), City of Rocky Mount 19.6% (+6323), Sharpsburg 10.6% (+128), and Spring Hope 3.3% (+40). The Town of Red Oak experienced the largest population growth with an increase of 873% (+2443). The Towns of Dortches and Whitakers each lost population during the 1990-2000 Census count. The estimated population of Momeyer in 1990 also decreased in population during the same time period.

## Appendix B: Inventory and Analysis

**Table T-5: Population Growth among Municipalities in Nash County 1980-2000**

Municipality*	1980	1990	% Change 1980-1990	2000	% Change 1990-2000
Bailey	685	553	-19.3%	670	21.2%
Battleboro <sup>1</sup>	309	235	-23.9%	-	-
Castalia	358	261	-27.1%	340	30.3%
Dortches	885	840	-5.1%	809	-3.7%
Middlesex	837	730	-12.8%	838	14.8%
Momeyer <sup>2</sup>	-	303	-	291	-4.0%
Nashville	3,033	3,617	19.3%	4,417	22.1%
Red Oak	314	280	-10.8%	2,723	872.5%
Rocky Mount	24,448	32,240	31.9%	38,563	19.6%
Sharpsburg	661	1,212	83.4%	1,340	10.6%
Spring Hope	1,254	1,221	-2.6%	1,261	3.3%
Whitakers	432	396	-8.3%	359	-9.3%

Source: U.S. Census ([www.census.gov](http://www.census.gov)) and LINC (<http://linc.state.nc.us>)

<sup>1</sup>Note: The Town of Battleboro merged with the City of Rocky Mount in 1995.

<sup>2</sup>Note: The Town of Momeyer incorporated in 1991; 1990 population was estimated.

\*Note: Demographic data for the City of Rocky Mount and the Towns of Sharpsburg and Whitakers include only those portions of the municipalities within Nash County.

### **General Population Characteristics – Nash County and the Region**

From 1980 to 2000, Nash County grew moderately compared to population growth within surrounding counties of similar demographics (Table T-6). In this 20-year period the population of Nash County increased more than 30.18%. During the same time period the total population of North Carolina grew from 5,880,095 persons to 8,049,313 persons – an increase of 36.9%.

**Table T-6: Comparison of Population Growth Rates – 1980-2000  
Nash County and Selected Counties in the Region**

County	1980	1990	2000	% Change		
				1980-1990	1990-2000	1980-2000
Edgecombe County	55,988	56,692	55,606	1.24%	-1.95%	-0.68%
Franklin County	30,055	36,414	47,260	17.46%	22.95%	57.25%
Harnett County	59,570	67,833	91,025	12.18%	25.48%	52.80%
Johnston County	70,599	81,306	121,965	13.17%	33.34%	72.76%
Lee County	36,718	41,370	49,040	11.24%	15.64%	33.56%
Nash County	67,153	76,677	87,420	12.42%	12.29%	30.18%
Pitt County	83,651	108,480	133,798	22.89%	18.92%	59.95%
Wilson County	63,132	66,061	73,814	4.43%	10.50%	16.92%

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

### **Net Migration Rate**

From 1990 to 2000, Nash County had a relatively low net migration rate compared to the other counties within the region (Table T-7). Only Wilson County (7.5%) and Edgecombe County (-6.6%) had lower net migrations. With the completion of significant road projects (US-64 Bypass and I-540 in Wake County) that improve access to employment and shopping opportunities, Nash County is expected to have a rapid increase in net migration, similar to that experienced by Johnston County within the past 10 years (T-7)

## Appendix B: Inventory and Analysis

**Table T-7: Comparison of Net Migration Rates – 1990 – 2000  
Nash County and Selected Counties in the Region**

County	Births	Deaths	Natural Growth	Net Migration	% Net Migration
Edgecombe County	8,861	6,217	2,644	-3,730	-6.6 %
Franklin County	5,536	3,906	1,630	9,216	25.3 %
Harnett County	13,060	6,654	6,406	16,786	24.7 %
Johnston County	15,592	8,715	6,877	33,782	41.5 %
Lee County	7,279	4,320	2,959	4,711	11.4 %
Nash County	12,095	7,946	4,149	6,594	8.6 %
Pitt County	17,670	9,538	8,132	17,186	15.8 %
Wilson County	10,265	7,440	2,825	4,928	7.5 %
North Carolina	1,054,045	638,171	415,874	1,000,991	15.1%

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

### Population Density

As of 2000, Nash County has a comparatively high population per square mile density rate compared to surrounding counties (Table T-8). The 2000 population density of 161.74 persons per square mile was the fourth highest of the eight counties compared. Average population density will increase in the future with some townships expected to experience large increases in population density, most notably the areas benefiting from improvements in transportation and public service infrastructure.

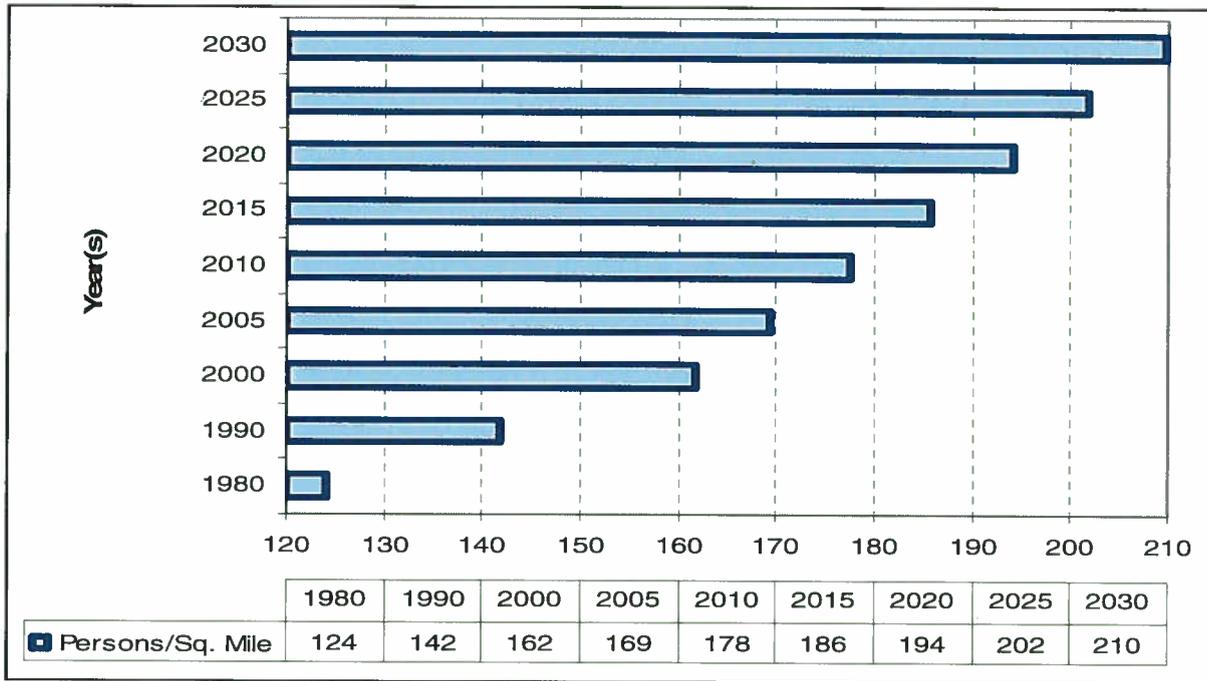
Using future projections, a comparison of population density growth through 2030 shows that Nash County population density will increase by 29.6%, while that of Franklin, Harnett, Johnston, Lee, and Pitt Counties will experience a more rapid increase (Table T-8).

**Table T-8: Comparison of Population Density per Square Mile – 2000 – 2030  
Nash County and Selected Counties in the Region**

County	Population Density (persons per square mile)					% Growth Increase 2000-2030
	2000	2005	2010	2020	2030	
Edgecombe County	110.11	106.04	103.34	97.77	91.42	-17.0%
Franklin County	96.05	110.12	122.28	148.44	175.16	82.4%
Harnett County	152.98	170.98	189.85	231.32	274.24	79.3%
Johnston County	153.94	184.34	212.77	275.00	342.33	122.4%
Lee County	191.28	196.27	207.70	231.86	257.47	34.6%
Nash County	161.74	169.42	177.54	194.11	209.65	29.6%
Pitt County	205.22	220.04	234.75	264.65	293.64	43.1%
Wilson County	198.90	207.61	216.75	234.22	250.99	26.2%

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

**Graph G-6: Projected Persons/Square Mile (1980-2030) – Nash County**

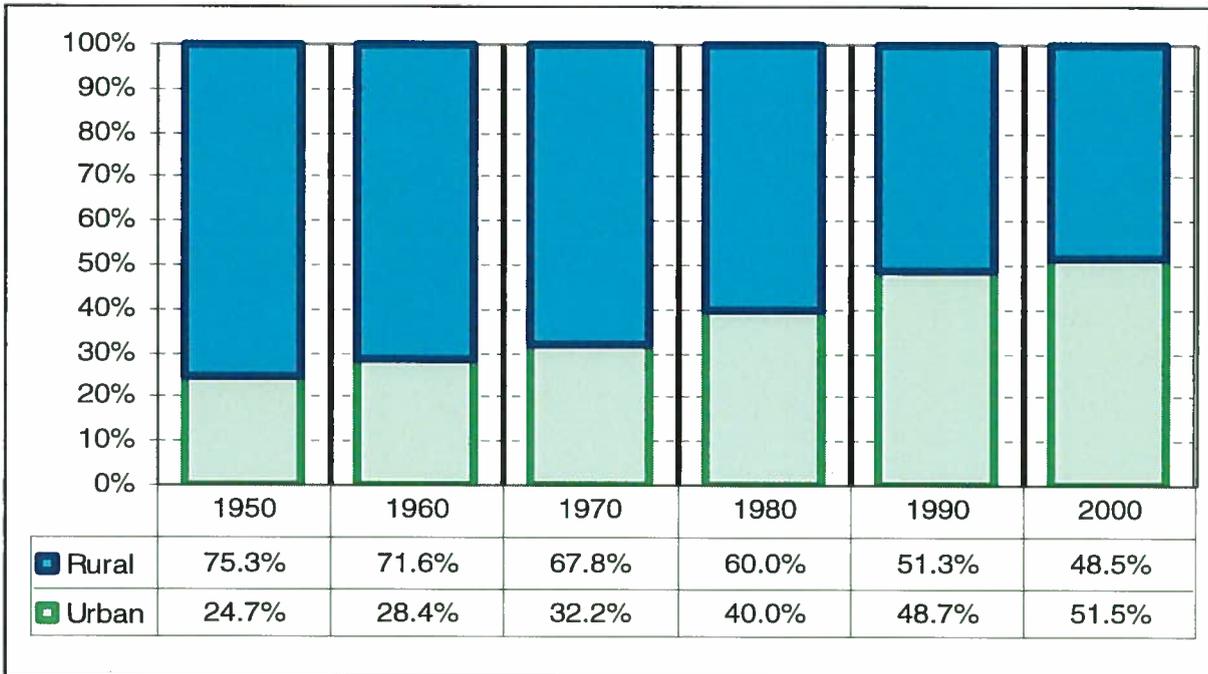


Source: NC State Data Center (<http://sdc.state.nc.us>)

**Urban and Rural Populations**

Over the last fifty years, Nash County has evolved from a predominately (75% in 1950) rural county in terms of population density, to a more densely diverse population as of Census 2000. As of 2000, Nash County’s population was divided 48.5% rural and 51.5% urban. For populations to classify as “urban”, the Census designates all population located in either an urbanized area (UA) or an urban cluster (UC). These consist of census block groups that have a population density of at least 1,000 people per square mile and surrounding census blocks that have an overall density of at least 500 people per square mile.

**Graph G-7: Rural vs. Urban Population (1950-2000) – Nash County**



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

**Population by Race**

Nash County is becoming home to a more racially diverse population (Table T-9). The 2000 Census indicated that there was an approximately 6% decrease in the population classified as White and that the percentage of Black or African American population increased by almost 2.5%. The race categories that experienced the most rapid growth were Asian/Pacific Islander/Native Hawaiian (130.9% growth) and Other Races (720% growth).

**Table T-9: Population by Race in Nash County – 1990 - 2000**

Race	1990	% of Total	2000	% of Total
American Indian/Alaska Native	218	0.28%	397	0.45%
Asian/Pacific Islander/Native Hawaiian	223	0.29%	515	0.59%
Black/African American	24,142	31.49%	29,664	33.93%
Other Races	220	0.29%	1,804	2.06%
White	51,874	67.65%	54,152	61.94%
One Race	76,677	100.00%	86,532	98.98%
Two or More Races	-	-	888	1.02%
<b>Total</b>	<b>76,677</b>	<b>100.00%</b>	<b>87,420</b>	<b>100.00%</b>

Source: 1990 and 2000 U.S. Census ([www.census.gov](http://www.census.gov)) and LINC (<http://linc.state.nc.us>)

## Appendix B: Inventory and Analysis

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### Age Distribution

Comparison of 2000 age distribution data across the eight counties indicates that Nash County has a relatively high number of school-age children (16,421) in the population. In addition, the County also has a relatively high number of retirement-age persons (10,882). However in comparison with the eight counties, Nash is projected to have the second lowest increase in school-age children (15.8%). Nash County retirement-age population is projected to increase over 100%. Table T-10 indicates growth population by age category for Nash and the surrounding counties.

### Planning Implication

Among the eight selected counties within the region, Nash County has the fourth highest number of children under the age of 5, as well as the fourth highest number of school age children (ages 5-17). According to population estimates, Nash County's population will increase through 2030, however at a lower rate compared to the other seven counties, excluding Wilson and Edgecombe. Projections indicate that from 2000 to 2030 the population over the age of 65 will increase by 104.2%. This sector of the population will also need and demand additional services such as independent and assisted living facilities, quality health care, as well as recreational facilities suited for that specific demographic.

Table T-10: Comparison of Age Projections – 2000 vs. 2030 - Nash County and Selected Counties in the Region

Age Category	Totals									
	Edgecombe	Franklin	Harnett	Johnston	Lee	Nash	Pitt	Wilson	North Carolina	
<b>Under 5</b>										
2000	3,754	3,295	6,937	9,565	3,413	5,773	8,643	5,062	539,522	
2030	2,426	5,630	10,724	20,059	4,289	6,706	11,236	5,634	759,319	
% Increase	-35.4%	70.9%	54.6%	109.7%	25.7%	16.2%	30.0%	11.3%	40.7%	
<b>5-17 Years (School Age)</b>										
2000	11,315	8,662	17,602	22,236	9,226	16,421	22,874	13,805	1,424,568	
2030	7,459	14,598	28,189	49,349	11,910	19,008	30,416	16,213	2,001,577	
% Increase	-34.1%	68.5%	60.1%	121.9%	29.1%	15.8%	33.0%	17.4%	40.5%	
<b>18-64 Years (Working Age)</b>										
2000	33,574	30,109	57,039	78,126	30,208	54,309	89,374	45,437	5,113,605	
2030	25,312	51,769	101,533	165,600	38,791	65,331	118,794	53,253	7,163,981	
% Increase	-24.6%	71.9%	78.0%	112.0%	28.4%	20.3%	32.9%	17.2%	40.1%	
<b>65+ Years (Retirement Age)</b>										
2000	6,963	5,194	9,447	11,973	6,361	10,882	12,828	9,507	969,112	
2030	10,973	14,188	22,730	36,067	11,248	22,224	30,886	18,039	2,142,136	
% Increase	57.6%	173.2%	140.6%	201.2%	76.8%	104.2%	140.8%	89.7%	121.0%	
<b>Totals</b>										
2000	55,606	47,260	91,025	121,900	49,208	87,385	133,719	73,811	8,046,807	
2030	46,170	86,185	163,176	271,075	66,238	113,269	191,332	93,139	12,067,013	
% Increase	-17.0%	82.4%	79.3%	122.4%	34.6%	29.6%	43.1%	26.2%	50.0%	

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

## Appendix B: Inventory and Analysis

### Median Age

Median age is expected to increase for all eight counties and for the State through the year 2030 (Table T-11). This follows a national trend related to the aging of the "baby boom" segment of the population. It is worthy to note that the median age for Nash County will remain above that of most of the counties within the region and the State.

### Planning Implication

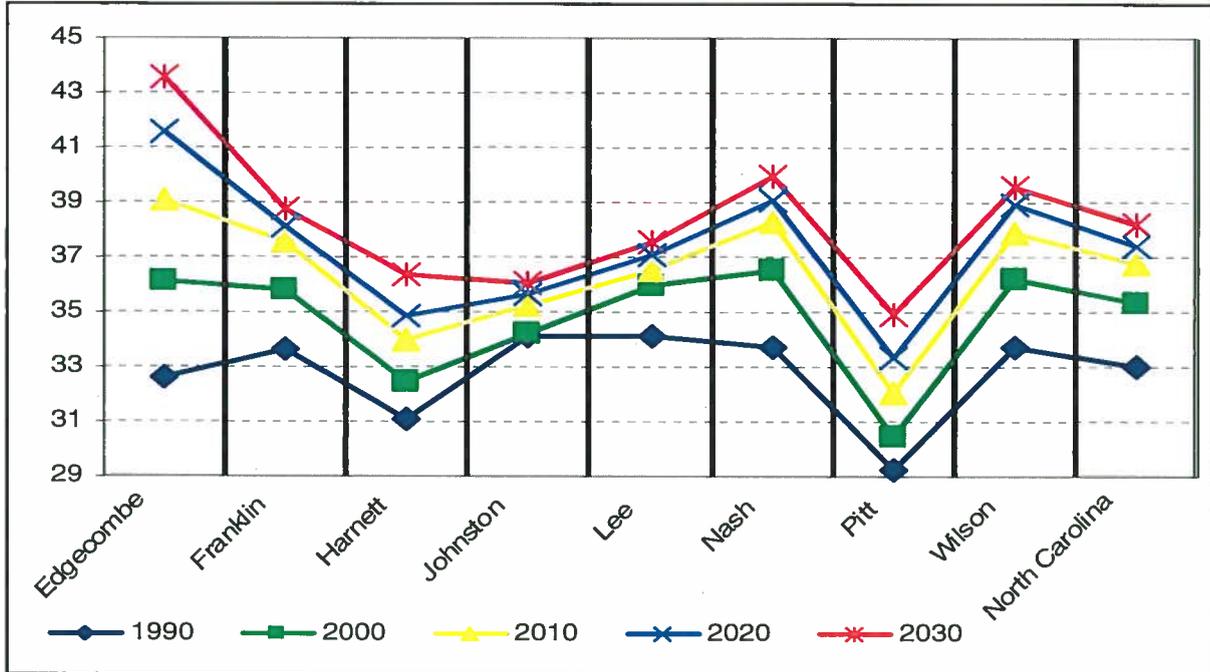
The median population age will continue to increase over the next thirty years. It is anticipated that the aging population will demand specialized services to meet retirement needs including independent and assisted living facilities, high quality health care, and both passive and active recreational opportunities.

**Table T-11: Comparison of Historical and Projected Median Age – 1990 - 2030  
Nash County and Selected Counties in the Region**

County	Median Age In Years				
	Current		Projected		
	1990	2000	2010	2020	2030
Edgecombe County	32.61	36.15	39.08	41.56	43.56
Franklin County	33.61	35.80	37.55	38.12	38.80
Harnett County	31.10	32.47	33.96	34.84	36.34
Johnston County	34.13	34.18	35.22	35.62	36.04
Lee County	34.09	35.92	36.51	37.06	37.53
Nash County	33.75	36.49	38.26	39.08	39.93
Pitt County	29.22	30.41	32.01	33.29	34.88
Wilson County	33.72	36.22	37.91	38.92	39.53
North Carolina	32.96	35.32	36.79	37.44	38.19

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

**Graph G-8: Projected Median Age(s) 1990-2030 – Nash County and Selected Counties in the Region**



Source: 2000 U.S. Census ([www.census.gov](http://www.census.gov))

**Housing Characteristics**

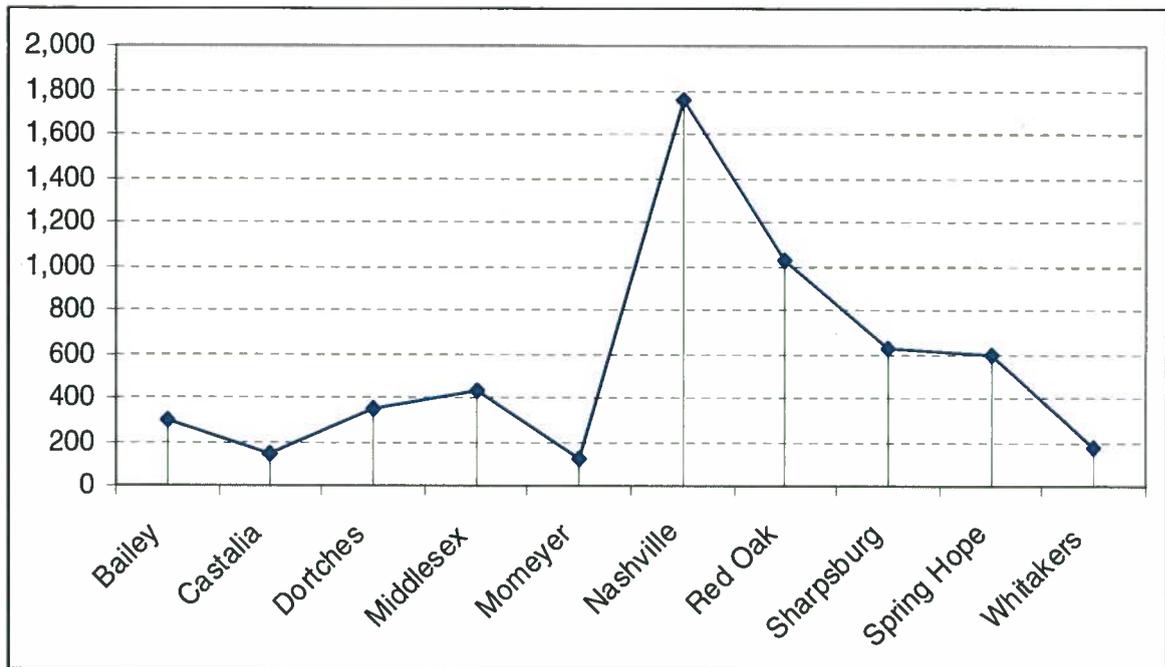
A study of housing characteristics reveals information about residential growth, the percentage of occupied versus vacant units, the average household size, the unit type of structure, and the percentage of homes that are owner-occupied and renter-occupied.

**Housing Growth**

The rate of housing growth in Nash County, while significant, has varied across municipalities (Graph G-9). During the 1990-2000 time period, the Towns of Red Oak (697%), Sharpsburg (38%), and Middlesex (34%) had the greatest relative growth, followed by the Town of Nashville and the City of Rocky Mount; each increasing by 30%. Another indicator of relative growth is the year that a structure was built (Graph G-10). Red Oak and Castalia had the greatest number of houses built in the 1990-2000 time period reflecting the recent surge in housing development in this part of the County. Approximately 30% of Momeyer’s total housing stock was constructed between 1970 and 1979, while over 45% of Spring Hope and Whitakers housing stock was constructed before 1960.

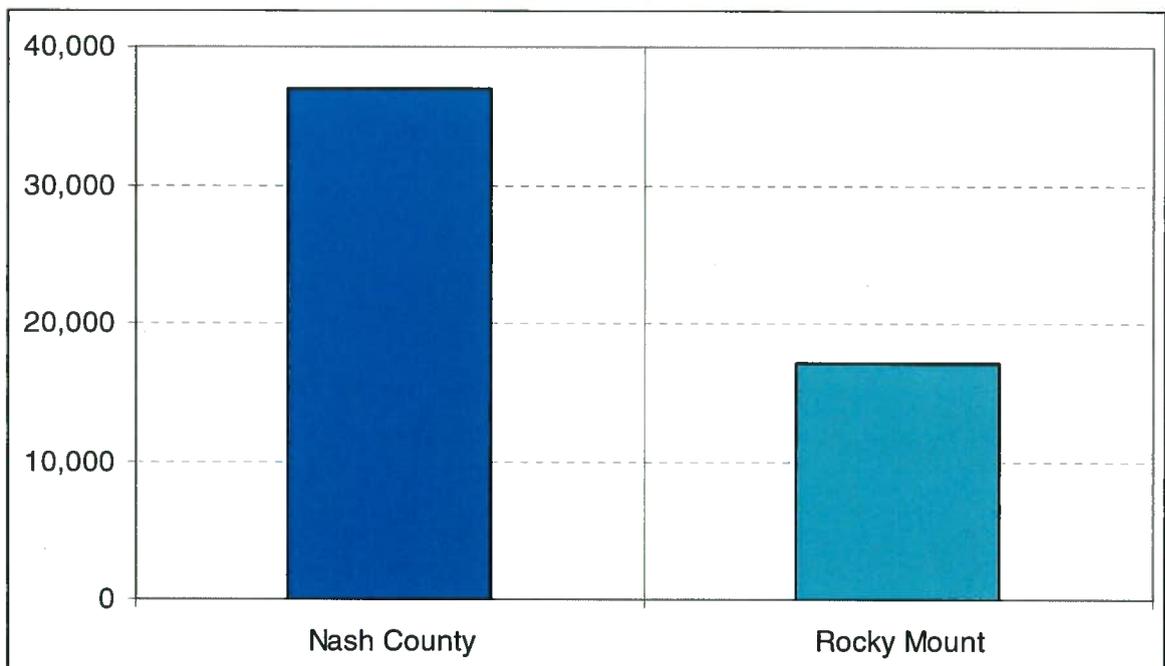
## Appendix B: Inventory and Analysis

**Graph G-9(a): Total Housing by Municipality**



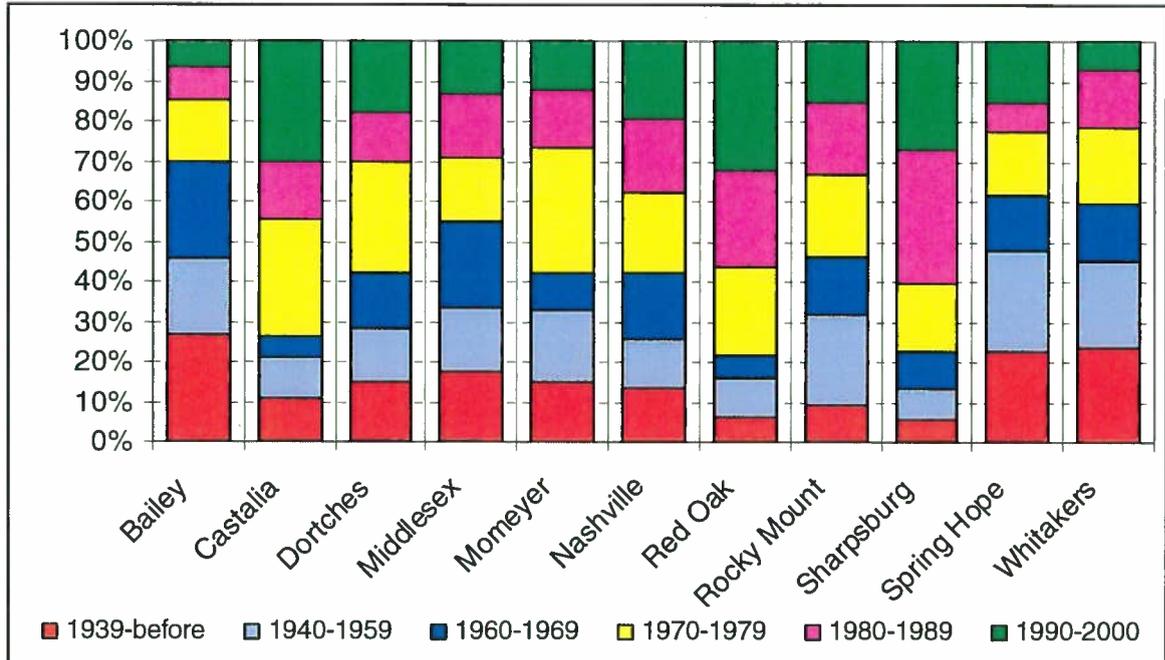
Source: 2000 U.S. Census ([www.census.gov](http://www.census.gov))

**Graph G-9(b): Total Housing by Municipality**



Source: 2000 U.S. Census ([www.census.gov](http://www.census.gov))

**Graph G-10: Year Structures Were Built by Municipality**



Source: 2000 U.S. Census ([www.census.gov](http://www.census.gov))

\*Note: Data in chart above is only available in sample data, Census Summary File 3.

**Occupied and Vacant Housing Units**

Data from the 2000 Census (Table T-12) indicate that the percentage of occupied versus vacant housing units is fairly consistent across all municipalities with Red Oak having the highest percentage of occupied units (95.5%) and the Town of Middlesex and the City of Rocky Mount having the lowest percentage (both 89.4%). Municipalities with notable percentages of vacant housing include Middlesex, Rocky Mount and Sharpsburg; all having over 10% vacancy.

**Table T-12: Occupied Versus Vacant Housing Units - 2000**

Municipality	Total Housing Units	# Units Occupied	% of Total	# Units Vacant	% of Total
Bailey	302	274	90.7%	28	9.3%
Castalia	139	132	95.0%	7	5.0%
Dortches	351	329	93.7%	22	6.3%
Middlesex	426	381	89.4%	45	10.6%
Momemeyer	126	118	93.7%	8	6.3%
Nashville	1,751	1,629	93.0%	122	7.0%
Red Oak	1,030	984	95.5%	46	4.5%
Rocky Mount	17,086	15,276	89.4%	1,810	10.6%
Sharpsburg	624	537	86.1%	87	13.9%
Spring Hope	595	544	91.4%	51	8.6%
Whitakers	178	161	90.4%	17	9.6%
<b>Nash County</b>	<b>37,051</b>	<b>33,644</b>	<b>90.8%</b>	<b>3,407</b>	<b>9.2%</b>

Source: 2000 Census ([www.census.gov](http://www.census.gov))

## Appendix B: Inventory and Analysis

### Average Household Size

Average household size (2.54 persons/household) in the unincorporated areas of the County is somewhat larger than average household size (2.44 persons/household) for the incorporated municipalities. This is a typical pattern where rural families tend to be larger than urban families.

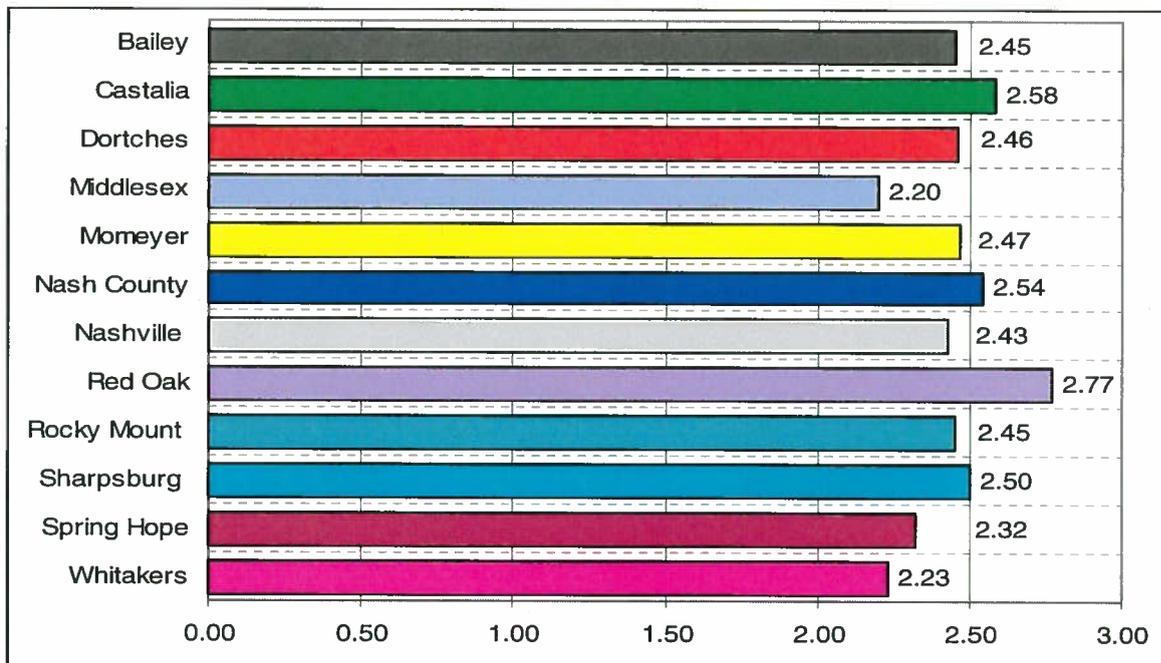
**Table T-13: Average Household Size**

Jurisdiction	2000 Population	2000 Households*	Avg Household Size
Nash County	87,420	33,644	2.54
<b>Municipality</b>			
Bailey	670	274	2.45
Castalia	340	132	2.58
Dortches	809	329	2.46
Middlesex	838	381	2.20
Momeyer	291	118	2.47
Nashville	4,417	1,629	2.43
Red Oak	2,723	984	2.77
Rocky Mount	38,563	15,276	2.45
Sharpsburg	1,340	537	2.50
Spring Hope	1,261	544	2.32
Whitakers	359	161	2.23

Source: 2000 Census ([www.census.gov](http://www.census.gov))

\*Note: Occupied housing units.

**Graph G-11: Average Household Size for Municipalities and Nash County - 2000**



Source: 2000 U.S. Census ([www.census.gov](http://www.census.gov))

## Appendix B: Inventory and Analysis

### **Housing by Structure Type**

In 2000, Nash County had a relatively high percentage of single-family units (67.68%) reflecting the predominantly rural nature of the County (Table T-14). The municipalities of Nashville, Rocky Mount and Sharpsburg are the only municipalities with significant numbers of multi-family housing.

Compared with other counties in the region, Nash County also had a relatively high percentage of manufactured (mobile) homes – 13.4% (Table T-15). Manufactured homes are typically more prevalent in rural areas as mobile homes provide entry into home ownership at a lower price point, the most cost efficient option for home ownership.

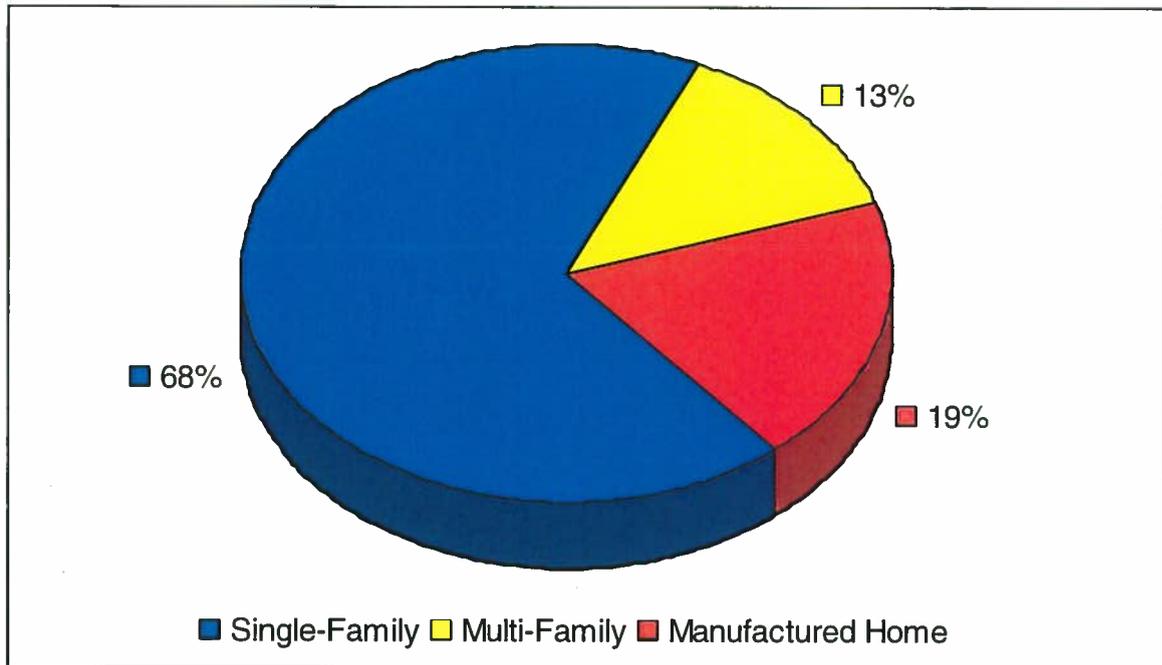
**Table T-14: Housing by Structure Type for Nash County - 2000**

Type of Structure	Number	Percentage of Total
<b>Single-Family</b>		
1 Unit Detached	24,290	65.56%
1 Unit Attached	787	2.12%
<b>Multi-Family</b>		
2 Units	1,273	3.44%
3-4 Units	1,224	3.30%
5-9 Units	1,552	4.19%
10-19 Units	418	1.13%
20 or more Units	507	1.37%
Manufactured Home	6,983	18.85%
Boat, RV, Van, etc.	17	0.05%
<b>Total Units</b>	<b>37,051</b>	<b>100.00%</b>

Source: 2000 Census ([www.census.gov](http://www.census.gov))

## Appendix B: Inventory and Analysis

**Graph G-12: Comparison of Housing by Structure Type (2000) – Nash County**



Source: 2000 U.S. Census ([www.census.gov](http://www.census.gov))

Note: Manufactured Home category also includes Boats, RV's and Vans (0.1%)

Date only available as sample data, Census Summary File 3, 2000

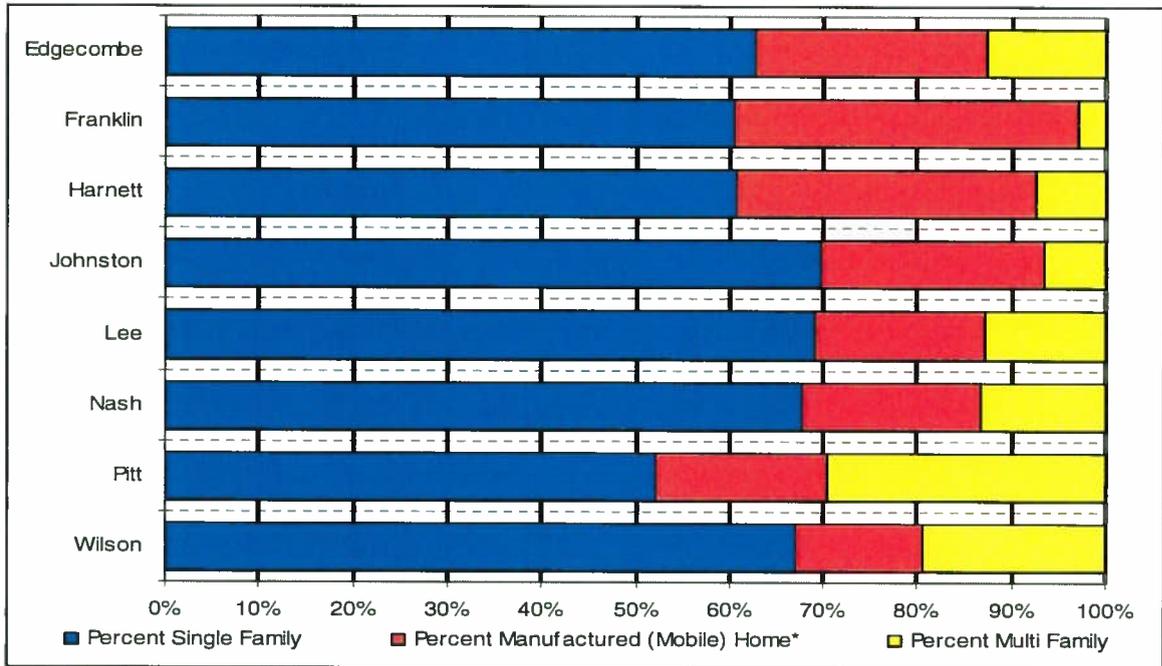
**Table T-15: Comparison of Housing by Structure Type - 2000**

County	Percent Single Family	Percent Manufactured (Mobile) Home*	Percent Multi Family
Edgecombe County	62.9%	24.6%	12.7%
Franklin County	60.4%	36.5%	3.0%
Harnett County	60.7%	32.0%	7.4%
Johnston County	69.8%	23.7%	6.6%
Lee County	69.0%	18.1%	12.9%
Nash County	67.7%	18.8%	13.4%
Pitt County	52.3%	18.1%	29.7%
Wilson County	67.0%	13.6%	19.5%

Source: 2000 Census ([www.census.gov](http://www.census.gov)). Data only available as sample data, Census Summary File 3, 2000.

\*Note: This total includes Boats, RV's, Vans, etc.

**Graph G-13: Comparison of Housing by Structure Type – Nash County and Selected Counties in then Region**

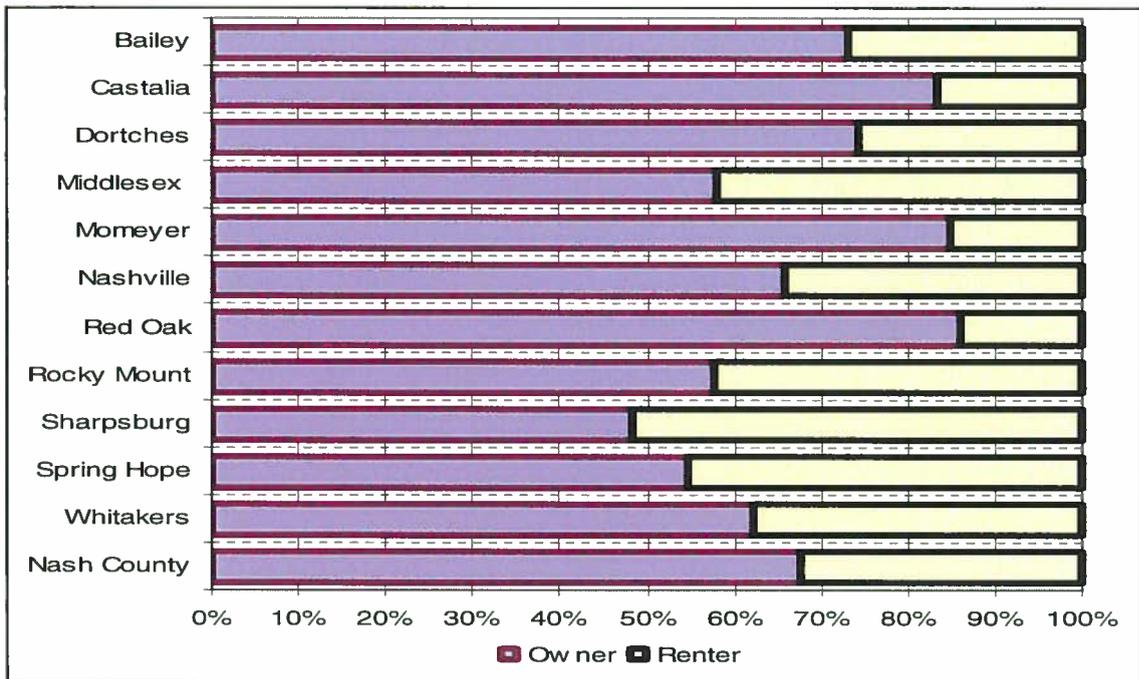


Source: 2000 U.S. Census ([www.census.gov](http://www.census.gov))  
 Data only available as sample data, Census Summary File 3, 2000.

**Housing Tenure – Owner-Occupied Versus Renter-Occupied**

Graph G-14 shows a comparison of owner-occupied versus renter-occupied units for each municipality in Nash County, including Nash County (68%) as a whole. Percentages of owner-occupied dwelling units for each municipality are: Bailey-73%, Castalia-83%, Dortches-75%, Middlesex-58%, Momeyer-85%, Nashville-66%, Red Oak-86%, Rocky Mount-58%, Sharpsburg-49%, Spring Hope-55%, and Whitakers-62%. Homeownership is an indicator of wealth and the ability to build equity and improve quality of life.

**G-14: Housing Ownership vs. Rental by Municipality**



Source: 2000 U.S. Census ([www.census.gov](http://www.census.gov))  
 Date only available as sample data, Census Summary File 3, 2000

2000 Census information on tenure by household size (Table T-16) shows variation across municipalities with the relative percentage of larger families in home-owner occupied dwellings being greatest in Spring Hope, Castalia, Bailey and Whitakers. The City of Rocky Mount and the Town of Whitakers had the greatest percentage of large families in tenant-occupied homes.

**Planning Implication**

Lower income levels and larger families in certain portions of the unincorporated areas of the County indicate continued reliance on manufactured homes over more expensive site-built or modular homes. Rural lifestyles have also traditionally favored owner-occupied over renter-occupied housing. Smaller municipalities and the unincorporated areas of Nash County are not expected to attract significant multi-family development in the near future as this type of housing is usually associated with more urban areas such as the City of Rocky Mount.

Permitting both site-built and manufactured homes can promote home ownership, which is a key component to building wealth. Concerns over appearance of new individual manufactured homes and manufactured home parks can be addressed through land use regulations.

Table T-16: Tenure by Household Size – Owner-Occupied

Municipality	Persons per Household										Total	
	1	2	3	4	5	6	7	%	%	%		
Bailey	51	74	48	12	6	7	3	3.0%	3.5%	3	1.5%	201
Castalia	23	53	22	7	2	3	2	1.8%	2.7%	2	1.8%	112
Dortches	67	90	52	17	11	4	2	4.5%	1.6%	2	0.8%	243
Middlesex	72	86	35	35	0	0	0	0.0%	0.0%	0	0.0%	228
Momeyer	31	40	16	9	5	0	0	8.9%	0.0%	0	0.0%	101
Nashville	196	464	205	141	49	11	0	13.2%	1.0%	0	0.0%	1,066
Red Oak	94	268	207	172	49	20	5	21.1%	2.5%	5	0.6%	815
Rocky Mount	2,560	4,241	2,149	1,823	740	182	132	15.4%	1.5%	132	1.1%	11,827
Sharpsburg	88	153	114	111	34	25	6	20.9%	4.7%	6	1.1%	531
Spring Hope	79	119	40	19	11	9	9	6.6%	3.1%	9	3.1%	286
Whitakers	41	72	41	29	14	1	3	14.4%	0.5%	3	1.5%	201
<b>Total</b>	<b>3,302</b>	<b>5,660</b>	<b>2,929</b>	<b>2,375</b>	<b>921</b>	<b>262</b>	<b>162</b>	<b>15.2%</b>	<b>1.7%</b>	<b>162</b>	<b>1.0%</b>	<b>15,611</b>

Table T-17: Tenure by Household Size – Renter-Occupied

Municipality	Persons per Household										Total	
	1	2	3	4	5	6	7	%	%	%		
Bailey	22	3	15	9	3	8	0	15.0%	5.0%	0	0.0%	60
Castalia	9	2	8	0	0	0	0	0.0%	0.0%	0	0.0%	19
Dortches	36	21	19	7	3	0	0	8.1%	3.5%	0	0.0%	86
Middlesex	48	58	21	23	4	1	2	14.6%	2.5%	1	0.6%	157
Momeyer	6	2	0	5	0	3	0	31.3%	0.0%	0	0.0%	16
Nashville	215	120	117	36	41	22	0	6.5%	7.4%	0	0.0%	551
Red Oak	60	50	36	16	2	0	0	9.8%	1.2%	0	0.0%	164
Rocky Mount	307	2,477	1,743	1,029	652	265	252	15.3%	9.7%	252	3.7%	6,725
Sharpsburg	110	93	85	42	35	2	4	11.3%	9.4%	4	1.1%	371
Spring Hope	97	57	43	25	14	9	2	10.1%	5.7%	2	0.8%	247
Whitakers	45	32	34	7	4	6	8	5.1%	2.9%	8	5.9%	136
<b>Total</b>	<b>955</b>	<b>2,915</b>	<b>2,121</b>	<b>1,199</b>	<b>758</b>	<b>316</b>	<b>268</b>	<b>14.1%</b>	<b>8.9%</b>	<b>268</b>	<b>3.1%</b>	<b>8,532</b>

Source for Tables: 2000 Census ([www.census.gov](http://www.census.gov))  
 \*Note: Data in charts above are only available as sample data, Census Summary File 3, 2000.

## Appendix B: Inventory and Analysis

### Economic Indicators

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

### Commuting Patterns

Place of residence versus place of employment data provides insight into how Nash County compares to surrounding counties (Tables T-18 and T-19). A large percentage of out-commuters is an indicator that a community is a "bedroom community" meaning that the community provides workers for higher employment areas in adjacent counties. Commuting patterns can also increase traffic volumes and negatively impact public safety due to long travel times with a higher number of vehicles on the roads.

**Table T-18: Commuting Patterns – Persons Residing in Nash County**

County of Residence	Workplace	Number of Commuters	Total by Percent
Nash County	Edgecombe County	3,738	30.7%
Nash County	Wilson County	3,216	26.4%
Nash County	Wake County	2,843	23.3%
Nash County	Halifax County	682	5.6%
Nash County	Pitt County	316	2.6%
Nash County	Franklin County	297	2.4%
Nash County	Johnston County	210	1.7%
Nash County	Durham County	86	0.7%
Nash County	New Hanover County	50	0.4%
Nash County	Northampton County	48	0.4%
Nash County	Granville County	43	0.4%
Nash County	Richmond County	33	0.3%
Nash County	Other Counties/States	628	5.1%

Source: LINC (<http://linc.state.nc.us>)

**Table T-19: Commuting Patterns – Persons Working in Nash County**

County of Residence	Workplace	Number of Commuters	Total by Percent
Edgecombe County	Nash County	6,766	45.8%
Wilson County	Nash County	2,457	16.6%
Halifax County	Nash County	2,089	14.1%
Wake County	Nash County	704	4.8%
Franklin County	Nash County	570	3.9%
Pitt County	Nash County	347	2.4%
Johnston County	Nash County	307	2.1%
Warren County	Nash County	274	1.9%
Wayne County	Nash County	143	1.0%
Northampton County	Nash County	112	0.8%
Carteret County	Nash County	61	0.4%
Greene County	Nash County	61	0.4%
Other Counties/State	Nash County	874	5.9%

Source: LINC (<http://linc.state.nc.us>)

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## Appendix B: Inventory and Analysis

### Employment

From 1990 – 2000, total employment in Nash County increased only slightly by 0.64%. In addition, employment fell 2.5% from 2000-2002. Statewide job growth for the 1990-2000 period was 22%.

Economic Development in Nash County is coordinated through the Carolinas Gateway Partnership. Nash County has several economic development opportunities including the Mid-Atlantic Industrial Center (1,688 acres), Whitakers Business and Industry Center (300+ acres), and Nashville Business Center (32 acres) - all NC Certified Industrial Sites. The NC industrial site certification process is a statewide initiative geared towards proactively identifying and analyzing potential industrial sites to help speed the creation of jobs and investment in the state. (Source of photos: Carolinas Gateway Partnership; [www.econdev.org](http://www.econdev.org))



Mid-Atlantic Industrial Center



Nashville Business Center



Whitaker Business and Industry Center

## Appendix B: Inventory and Analysis

Tables T-20, T-21, and T-22 provide information on the types of employment available in the Nash County area in 2004. The top three employment industries were manufacturing (7,452 employees), health care/social assistance (5,684 employees) and transportation/warehousing (5,337). Table T-21 lists industries in order of total employment and also includes information on wages. Table T-22 lists the top ten employers in Nash County.

**Table T-20: Workforce by Industry in Nash County – 1<sup>st</sup> Quarter 2005**

Industry	Nash			North Carolina		
	Avg. # Emp.	% Total	Avg. Weekly Wage	Avg. # Emp.	% Total	Avg. Weekly Wage
Total Government	6,018	14.6	\$684	611,350	16.4	\$785
Total Private Industry	35,151	85.4	\$551	3,176,910	85.0	\$645
<b>Total All Industries</b>	<b>41,169</b>	<b>100.0</b>	<b>\$591</b>	<b>3,738,403</b>	<b>100.0</b>	<b>\$653</b>
Agriculture/Forestry/Fishing/Hunting	1,642	4.0	\$304	33,287	0.9	\$430
Mining	6	0.1	\$1,254	3,546	0.1	\$950
Utilities	*	*	*	14,654	0.4	\$1,132
Construction	2,048	5.0	\$615	223,544	6.0	\$645
Manufacturing	7,519	18.3	\$786	581,836	15.6	\$790
Wholesale Trade	2,454	6.0	\$865	168,525	4.5	\$910
Retail Trade	5,289	12.8	\$396	439,810	11.8	\$430
Transportation/Warehousing	752	1.8	\$586	134,852	3.6	\$732
Information	585	1.4	\$683	73,633	2.0	\$946
Finance/Insurance	1,855	4.5	\$1,082	142,051	3.8	\$1,005
Real Estate/Rental/Leasing	432	1.0	\$421	49,820	1.3	\$592
Professional/Technical Services	704	1.7	\$713	151,244	4.0	\$954
Management Companies/Enterprises	871	2.1	\$802	63,467	1.7	\$1,269
Administrative/Waste Services	2,327	5.7	\$410	223,654	6.0	\$451
Educational Services	2,811	6.8	\$610	305,480	8.2	\$648
Health Care/Social Assistance	5,744	14.0	\$612	472,944	12.7	\$681
Arts/Entertainment/Recreation	238	0.6	\$305	56,511	1.5	\$427
Accommodation/Food Services	3,206	7.8	\$204	314,904	8.4	\$240
Other Services (Excl. Public Admin)	1,075	2.6	\$339	100,421	2.7	\$436
Public Administration	1,523	3.7	\$605	219,961	5.9	\$697
Unclassified	73	0.2	\$233	13,585	0.4	\$529

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

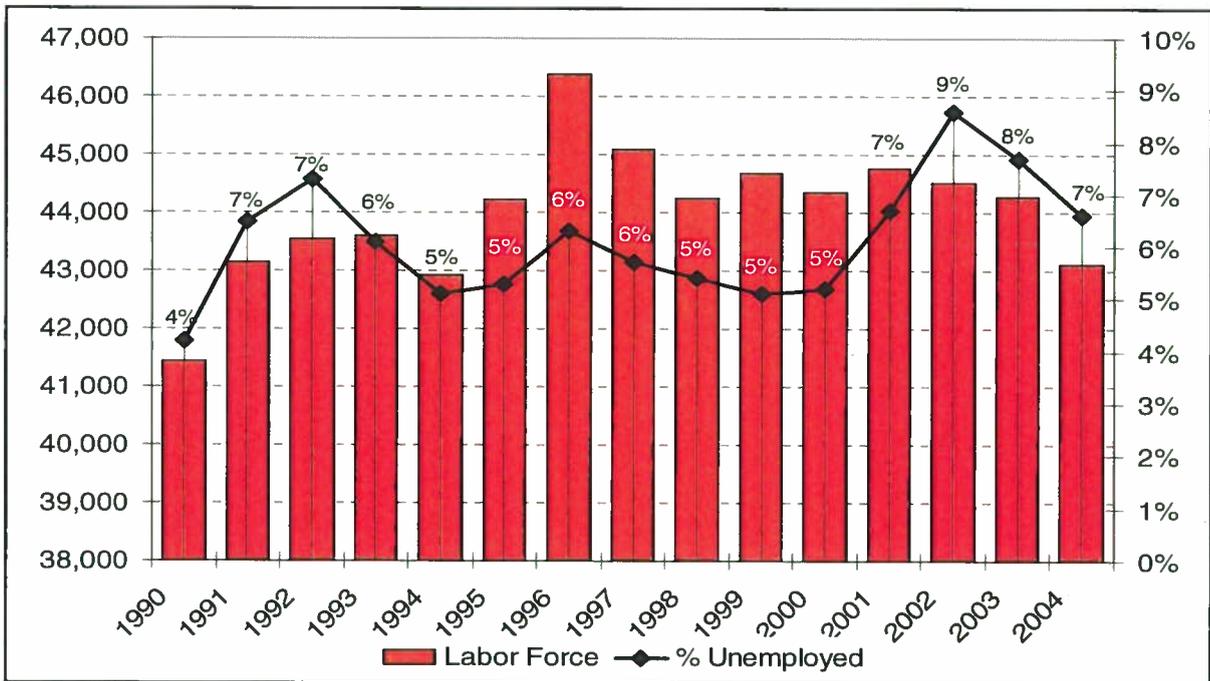
Table T-21: Industries in Order of Total Employment in Nash County – 1<sup>st</sup> Quarter 2005

Type of Employment (NAICS Code*)	Employment Number	Average Weekly Wage	Type of Employment (NAICS*)	Employment Number	Average Weekly Wage
Food Services and Drinking Places	5,718	\$196	Personal and Laundry Services	672	\$365
Educational Services	5,621	\$610	Truck Transportation	618	\$635
Ambulatory HealthCare Services	4,694	\$711	Miscellaneous Store Retailers	564	\$498
Administrative and Support Services	4,554	\$405	Membership Organizations & Associations	560	\$223
Chemical Manufacturing	4,216	\$878	Insurance Carriers & Related Activities	472	\$666
Hospitals	4,000	\$675	Amusement, Gambling & Recreation Ind.	470	\$301
Merchant Wholesalers, Nondurable Goods	3,084	\$881	Real Estate	458	\$452
Credit Intermediation & Related Activity	3,000	\$1,138	Rental and Leasing Services	404	\$386
Fabricated Metal Product Manufacturing	2,558	\$713	Electronics and Appliance Stores	382	\$429
Crop Production	2,554	\$276	Publishing Industries	382	\$1,010
Specialty Trade Contractors	2,508	\$568	Primary Metal Manufacturing	374	\$896
Machinery Manufacturing	2,204	\$1,004	Electrical Equipment and Appliances	372	\$771
General Merchandise Stores	2,076	\$321	Administration of Economic Programs	369	\$649
Nursing and Residential Care Facilities	1,848	\$385	Textile Mills	368	\$708
Food and Beverage Stores	1,756	\$315	Plastics & Rubber Products Manufacturing	362	\$483
Management of Companies and Enterprises	1,742	\$802	Apparel Manufacturing	352	\$417
Executive, Legislative, & Gen Government	1,670	\$579	Furniture and Home Furnishings Stores	348	\$370
Motor Vehicle and Parts Dealers	1,544	\$595	Animal Production	320	\$484
Merchant Wholesalers, Durable Goods	1,520	\$839	Electronic Markets and Agents/Brokers	304	\$822
Construction of Buildings	1,416	\$713	Couriers and Messengers	300	\$662
Professional and Technical Services	1,408	\$713	Agriculture & Forestry Support Activity	284	\$291
Food Manufacturing	1,310	\$589	Sporting Goods/Hobby/Book/Music Stores	246	\$260
Computer and Electronic Product Mfg	1,072	\$1,046	ISPs, Search Portals, & Data Processing	240	\$405
Gasoline Stations	1,004	\$359	Financial Investment & Related Activity	238	\$1,198
Wood Product Manufacturing	960	\$519	Telecommunications	220	\$902
Social Assistance	944	\$295	Furniture and Related Product Mfg	206	\$585
Clothing and Clothing Accessories Stores	886	\$244	Private Households	206	\$304
Health and Personal Care Stores	858	\$477	Textile Product Mills	190	\$466
Building Material & Garden Supply Stores	850	\$454	Printing and Related Support Activities	186	\$598
Repair and Maintenance	712	\$416	Support Activities for Transportation	186	\$531
Justice, Public Order, and Safety Activities	698	\$611	Administration of Environmental Programs	176	\$777
Accommodation	694	\$268	Heavy and Civil Engineering Construction	172	\$504

Source: NC Employment Security Commission (<http://www.ncesc.com>)  
 \*Note: NAICS – North American Industry Classification System.

## Appendix B: Inventory and Analysis

**Graph G-15: Total Labor Force vs. Percent Unemployment – Nash County**



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

**Table T-22: Top 10 Largest Employers in Nash County - 2003**

Company	Industry	Number of Employees
Abbott Laboratories	Manufacturing	>1,000
Centura Bank Inc.	Financial Activities	>1,000
Cummins Business Services	Manufacturing	>1,000
Kaba Ilco Corporation	Manufacturing	500-999
Mclane/Carolina Inc.	Trade, Transportation, and Utilities	500-999
Interstate Brands Corp.	Manufacturing	250-499
Manpower Temporary Services	Professional and Business Services	250-499
Honeywell International Inc.	Manufacturing	250-499
Barnes Farming Corporation	Natural Resources and Mining	250-499
Boice Willis Clinic P A	Education and Health Services	250-499

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

Table T-23(a) and (b) include information from the NC Employment Security Commission on industry employment projections through the year 2010.

**Table T-23(a): Industry Employment Projections (Gain) – 2002-2010**

Industry	Year 2002	Year 2010	Total Gain	% Gain
Ambulatory Health Care Services	5,001	7,137	2,136	43%
Administrative and Support Services	5,116	6,516	1,400	27%
Educational Services	10,454	11,669	1,215	12%
Food Services and Drinking Places	7,914	9,050	1,136	14%
Nursing and Residential Care Facilities	3,374	4,281	907	27%
Specialty Trade Contractors	4,224	5,061	837	20%
Management of Companies and Enterprises	2,377	3,187	810	34%
Merchant Wholesalers, Nondurable Goods	3,760	4,469	709	19%
Hospitals	4,194	4,798	604	14%
Chemical Manufacturing	3,769	4,307	538	14%

**Table T-23(b): Industry Employment Projections (Loss) – 2002-2010**

Industry	Year 2002	Year 2010	Total Loss	% Loss
Crop Production	6,729	5,651	-1,078	-16%
Apparel Manufacturing	1,503	664	-839	-56%
Textile Mills	798	410	-388	-49%
Telecommunications	1,467	1,184	-283	-19%
Beverage and Tobacco Product Manufacturing	1,702	1,504	-198	-12%
Miscellaneous Manufacturing	449	274	-175	-39%
Textile Product Mills	1,247	1,084	-163	-13%
Paper Manufacturing	743	611	-132	-18%
Wholesale Electronic Markets and Agents and Brokers	479	382	-97	-20%
Clothing and Clothing Accessories Stores	1,043	970	-73	-7%

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

\*Note: NACIS – North American Industry Classification System.

### **Agricultural Economy**

Agriculture continues to make a major contribution to the local economy in Nash County. According to the NC Department of Agriculture, the agricultural industry contributed over \$111 million to the local economy in 2002 (latest year for which financial statistics are available) (Table T-24). Primary agricultural products produced in 2002 (Table T-25) included tobacco, cotton, soybeans, sweet potatoes, and all types of hay. Other agricultural sectors (Table T-26) included the production of livestock including chickens, hogs, broilers (poultry), beef cows, and cattle.

## Appendix B: Inventory and Analysis

**Table T-24: Nash County Farm Cash Receipts – 2002**

Category	Cash Receipts	Rank in State (of 100)
Livestock	\$46,977,000	26
Crops	\$58,857,000	11
Government Payments	\$5,201,000	17
<b>Total Agricultural Receipts</b>	<b>\$111,035,000</b>	<b>17</b>

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

**Table T-25: Nash County Crops - 2003**

Crop	Acres Harvested	Yield in Pounds	Production in Pounds	Rank in NC (of 100)
Tobacco (in lbs.)	6,245	2,065	12,900,000	4
Cotton (in 480 lb. bales)	18,400	678	26,000	14
Soybeans (in bushels)	28,100	30	850,000	17
Corn (in bushels)	2,200	82	180,000	52
Corn (for silage)*	-	-	-	-
Peanuts (in lbs.)	3,115	3,310	10,312,000	12
Small Grains				
• Wheat (in bushels)	3,500	36	126,000	34
• Barley (in bushels)*	-	-	-	-
• Oaks (in bushels)	300	88	26,500	17
Sweet Potatoes (cwt.)	6,000	180	1,080,000	1
Irish Potatoes (cwt.)*	-	-	-	-
All Hay (tons)	6,500	2.94	19,100	41
Sorghum (in bushels)*	-	-	-	-

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

\*Note: Counties not harvesting more than 20 acres of tobacco, 50 acres of peanuts, and 200 acres of all other crops were not published.

**Table T-26: Nash County Livestock Inventory**

Livestock	Number	Rank in NC (of 100)
Hogs and Pigs (Dec. 1, 2003)	68,000	23
Cattle (Jan. 1, 2004)	9,300	39
Beef Cows (Jan. 1, 2004)	4,200	40
Milk Cows (Jan. 1, 2004)*	-	-
Broilers Produced (2003)	9,000,000	21
Turkeys Raised (2003)*	-	-
Chickens (Dec. 1, 2003)	1,620,000	2

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

\*Note: Counties with fewer than 1,000 hogs or 500 total cattle, 200 beef or milk cows, 500,000 broilers or turkeys, or 50,000 other chickens were not published.

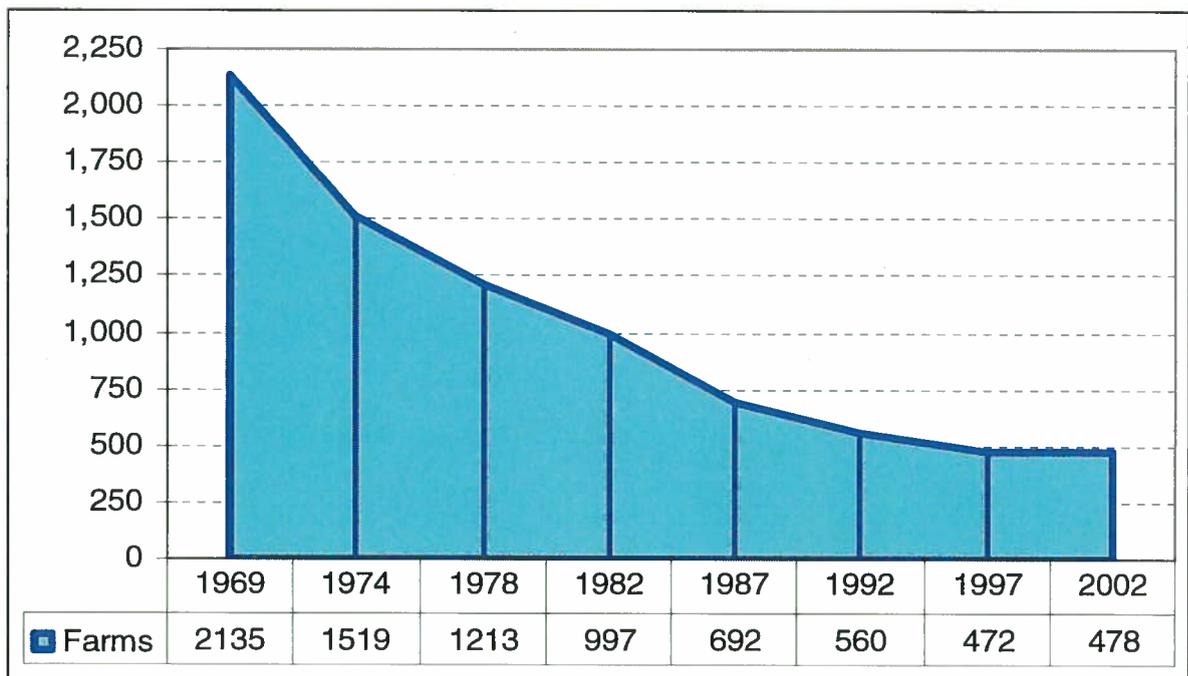
According to the 5-year US Census of Agriculture, between 1987 and 1997 the number of farms in Nash County decreased from 193 to 162 – a 31% decrease; however the 2002 Census of Agriculture indicated that the number of farms had increased slightly by 2 (1.3%) over the 5-year period from 1997 to 2002 (Table T-27).

**Table T-27: Census of Agricultural for Nash County (1987-2002)**

Category	1987	1992	1997	2002	% Change (1987-2002)
Number of Farms	692	560	472	478	-31%
Total Land in Farms (in acres)	184,304	179,051	175,278	160,187	-13%
Average Farm Size (in acres)	266	320	371	335	26%
Harvested Cropland (in acres)	76,733	84,773	90,913	86,031	12%
Avg. Market Value Farm and Buildings	356,049	459,445	794,217	888,020	149%
Avg. Market Value Machinery/Equipment	54,491	79,084	122,650	111,972	105%
Total Farm Production Expense (Avg. \$)	120,112	176,787	248,683	187,909	56%

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

**Graph G-16: Total Number of Farms (1969-2002) – Nash County**

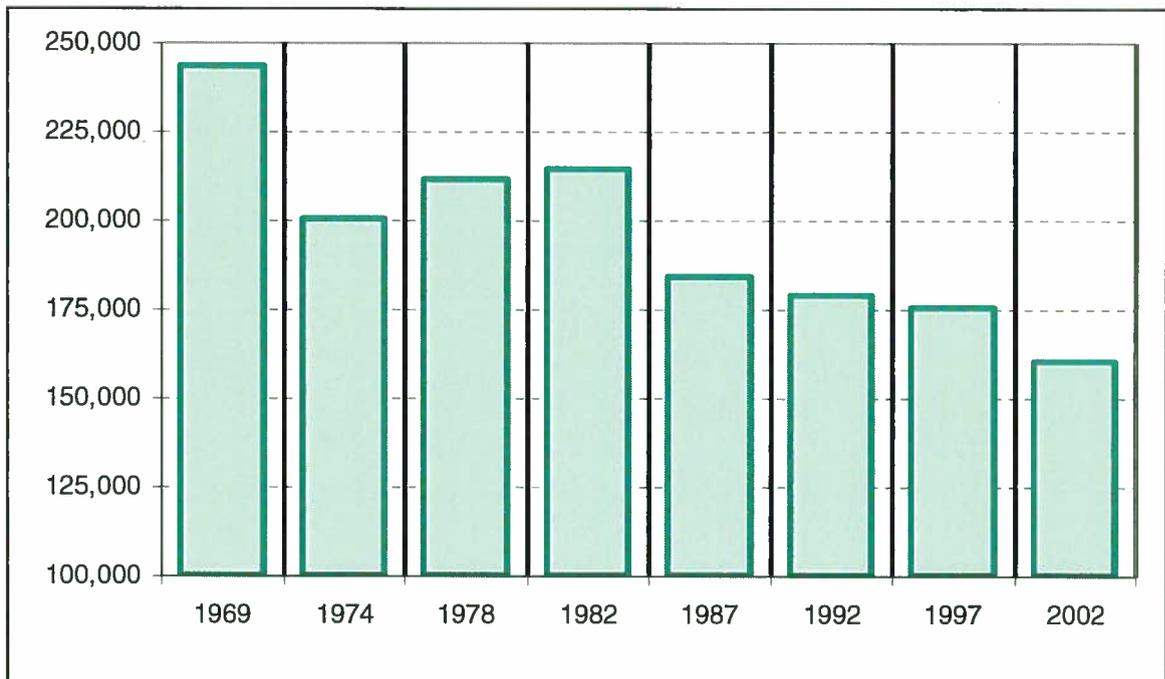


Source: US Census of Agricultural (<http://www.nass.usda.gov/census>)

From 1987-2002, the total amount of land dedicated to farming decreased 13% while the average farm size decreased from 371 acres to 335 acres – a decrease of 10.7% (Table T-28). The Census of Agriculture also revealed that smaller farms decreased in number slightly from 1987 to 2002 while the same trend affected large farms as well. The number of farmers indicating farming as their primary occupation or that another occupation was their primary occupation decreased (-32% and -28% respectively) during the same 15-year period (Table T-29).

## Appendix B: Inventory and Analysis

**Graph G-17: Total Number of Acres in Farms – Nash County**



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

**Table T-28: Census of Agricultural for Nash County – Farms by Size (1987-2002)**

Size in Acres	1987	1992	1997	2002	% Change (1987-2002)
1 – 9	66	62	44	46	-30%
10 – 49	184	146	111	152	-17%
50 – 179	216	153	153	136	-37%
180 – 499	219	106	88	63	-71%
500 – 999	56	49	35	33	-41%
1,000+	41	44	41	48	17%

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

**Table T-29: Farm Operators by Principal Occupation (1987-2002)**

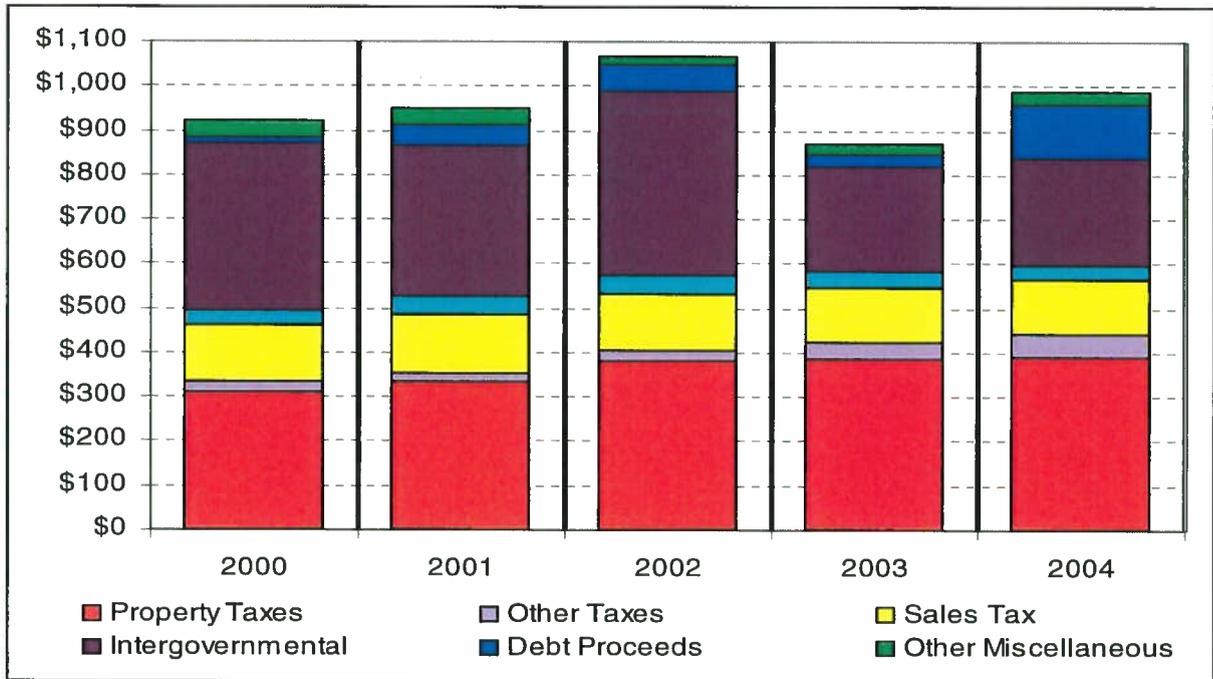
Primary Occupation	1987	1992	1997	2002	% Change (1987-2002)
Farming	455	364	291	308	-32%
Other Occupation	237	196	181	170	-28%

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

**Retail Trade**

Another major indicator of a community's economic vitality is retail sales activity, since retail sales taxes are a significant percentage of local revenue sources (Graph G-18). The capture of retail sales dollars is essential to local government fiscal stability and growth.

**Graph G-18: Analysis of Nash County Revenue (Per Capita)**



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

Over the 4-year fiscal period from 2000 to 2004, Nash County had a total increase of 3.4% in gross retail sales activity with sales reaching almost \$101 million in the fiscal year 2003-2004 (Table T-30). However, over the longer time span of 1997 through 2003, total sales tax revenue in Nash County increased only 1% due to a decrease in retail sales activity in the years 2000-2001 and 2002-2003.

**Table T-30: Retail Sales in Nash County – Fiscal Years 1997-2004**

Fiscal Year	Total Gross Sales	Annual Increase	Percent Increase
1997-1998	\$1,429,887,953	-	-
1998-1999	\$1,375,821,295	-\$54,066,658	-3.8%
1999-2000	\$1,394,730,128	\$18,908,833	1.4%
2000-2001	\$1,426,101,170	\$31,371,042	2.2%
2001-2002	\$1,336,503,504	-\$89,597,666	-6.3%
2002-2003	\$1,335,531,944	-\$971,560	-0.1%
2003-2004	\$1,437,142,134	\$101,610,190	7.6%

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

## Appendix B: Inventory and Analysis

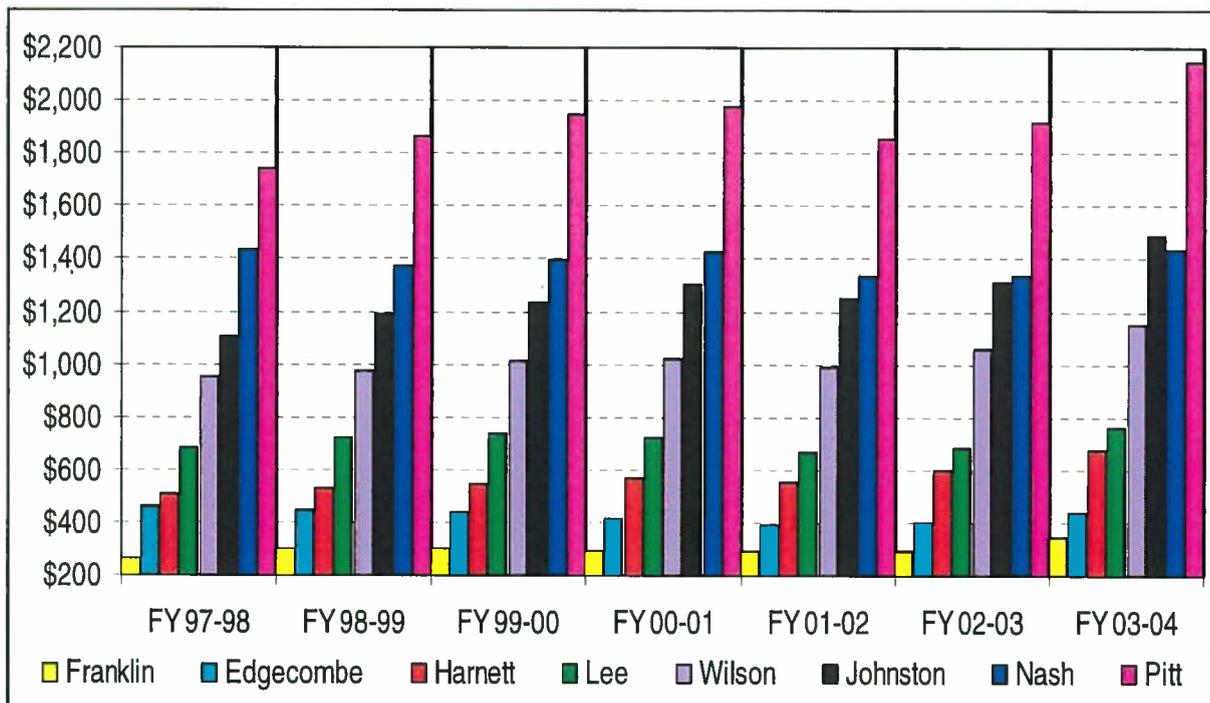
Even though retail sales have fluctuated in Nash County, total receipts have remained constant with sales activity lagging only compared to Pitt County (Table T-31 and Graph G-19).

**Table T-31: Retail Sales Comparison with Selected Counties in the Region**

County	FY Year (Total Gross Retail Sales in Millions)						
	1997-1998	1998-1999	1999-2000	2000-2001	2001-2002	2002-2003	2003-2004
Edgecombe	\$463,539	\$447,493	\$439,816	\$414,918	\$388,141	\$395,838	\$437,200
Franklin	\$258,263	\$299,302	\$301,263	\$290,829	\$294,106	\$295,218	\$343,357
Harnett	\$508,613	\$526,701	\$546,428	\$567,328	\$549,335	\$598,200	\$673,834
Johnston	\$1,106,176	\$1,186,297	\$1,234,633	\$1,305,467	\$1,247,372	\$1,312,537	\$1,485,066
Lee	\$683,177	\$722,227	\$737,116	\$717,726	\$664,529	\$679,955	\$760,414
Nash	\$1,429,888	\$1,375,821	\$1,394,730	\$1,426,101	\$1,336,504	\$1,335,532	\$1,437,142
Pitt	\$1,740,916	\$1,864,247	\$1,944,493	\$1,977,292	\$1,855,754	\$1,914,226	\$2,147,535
Wilson	\$952,802	\$974,088	\$1,011,119	\$1,018,014	\$987,394	\$1,061,728	\$1,146,685

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

**Graph G-19: County Gross Retail Sales (FY 1997-2004)**



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

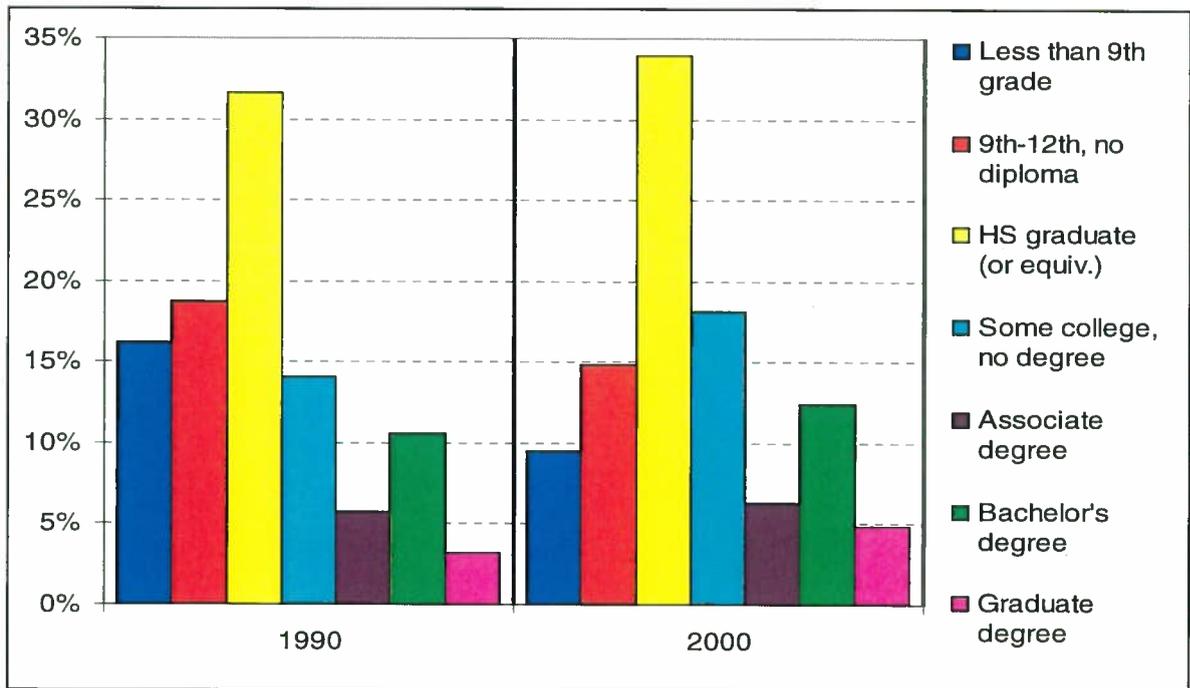
**Planning Implication**

The County can increase sales tax revenues by encouraging more commercial growth within County borders. The County also needs to attract new industries to increase employment opportunities and to decrease the percentage of residents commuting out of the County to work, as persons often shop near where they work or while commuting.

**Educational Attainment**

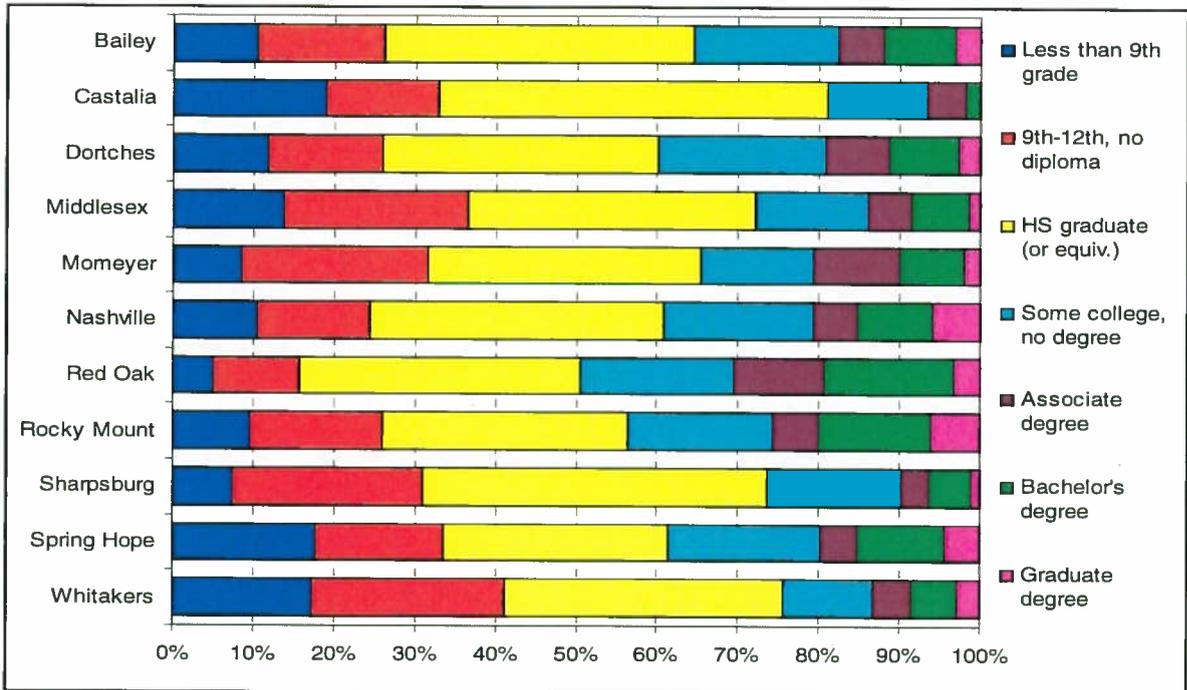
From the 1990 to 2000 Census, there was an increase in the number of persons in Nash County that completed high school or higher education levels (Graphs G-20 and G-21).

**Graph G-20: Educational Attainment Comparison in Nash County – 1990 – 2000**



Source: 2000 U.S. Census 2000 ([www.census.gov](http://www.census.gov))

**Graph G-21: Comparison Educational Attainment by Municipality – 2000\***



Source: 2000 Census; [www.census.gov](http://www.census.gov)

\*Note: Data in charts above are only available as sample data, Census Summary File 3

**Planning Implication**

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

**Nash-Rocky Mount Public School System**

In 2005, the Nash-Rocky Mount Public School System had thirty public school campuses – 16 elementary schools, 5 middle schools, 5 high schools and 4 schools of specific development (see Table T-32). The public school system is in the process of developing a master plan to accommodate expected population growth. At a future date when the Land Development Plan is updated, more information about the school master plan will be incorporated.

**Table T-32: Nash-Rocky Mount Public School System**

Elementary Schools	Middle Schools
Bailey Elementary	George R. Edwards Middle
Benvenue Elementary	Nash Central Middle
Cedar Grove Elementary	Parker Middle
Coopers Elementary	Red Oak Middle
D.S. Johnson Elementary	Southern Nash Middle
Englewood Elementary	High Schools
J.C. Braswell Elementary	Nash Central High
M.B. Hubbard Elementary	Northern Nash High
Middlesex Elementary	Nash-Rocky Mount Middle College High
Nashville Elementary	Rocky Mount High
O.R. Pope Elementary	Southern Nash High
Red Oak Elementary	Development Schools
Spring Hope Elementary	Fairview Early Childhood Center
Susie C. Baskerville Elementary	Spaulding Early Childhood Center
Williford Elementary	Swift Creek Magnet
Winstead Avenue Elementary	W.L. Greene Alternative

Source: Nash-Rocky Mount Schools (<http://www.nrms.k12.nc.us/>)

## Appendix B: Inventory and Analysis

### Existing Land Use/Current Zoning (Map M-2: Nash County Planning Jurisdictions and Zoning Map)

The Nash County planning jurisdiction consists of the total acreage of the County outside the planning and zoning jurisdiction (corporate limits plus extraterritorial jurisdiction) of the eleven municipalities located totally or partially within the County. Approximately 69% of the County planning jurisdiction is currently zoned A-1 Agriculture.

**Table T-33(a): 1992 Zoning Acreage – Unincorporated Nash County<sup>1</sup>**

Zoning Classification	1992	
	Acres	Percentage of Total
A-1 – Agriculture	203,025	69.26%
R-10 – High Density Residential	93	0.03%
R-20 – Medium Density Residential	323	0.11%
R-30 – Medium/Low Density Residential	27,716	9.46%
RA-30 – Medium Density Residential	2,153	0.73%
R-40 – Low Density Residential	39,519	13.48%
RA – Residential/Agricultural	8,988	3.07%
AP – Airport	3,913	1.33%
APS – Airport Services	573	0.20%
B-1 – Rural Business	899	0.31%
F-1 – Freeway Interchange	559	0.19%
ID – Industrial	3,500	1.19%
MI – General Industrial	1,853	0.69%
<b>Total</b>	<b>293,114</b>	<b>100.00%</b>

Source: 1992 Nash County Land Development Plan

<sup>1</sup> Difference in total acreage 1992 and 2005 attributed to exclusion of public rights-of-way in 2005 data.

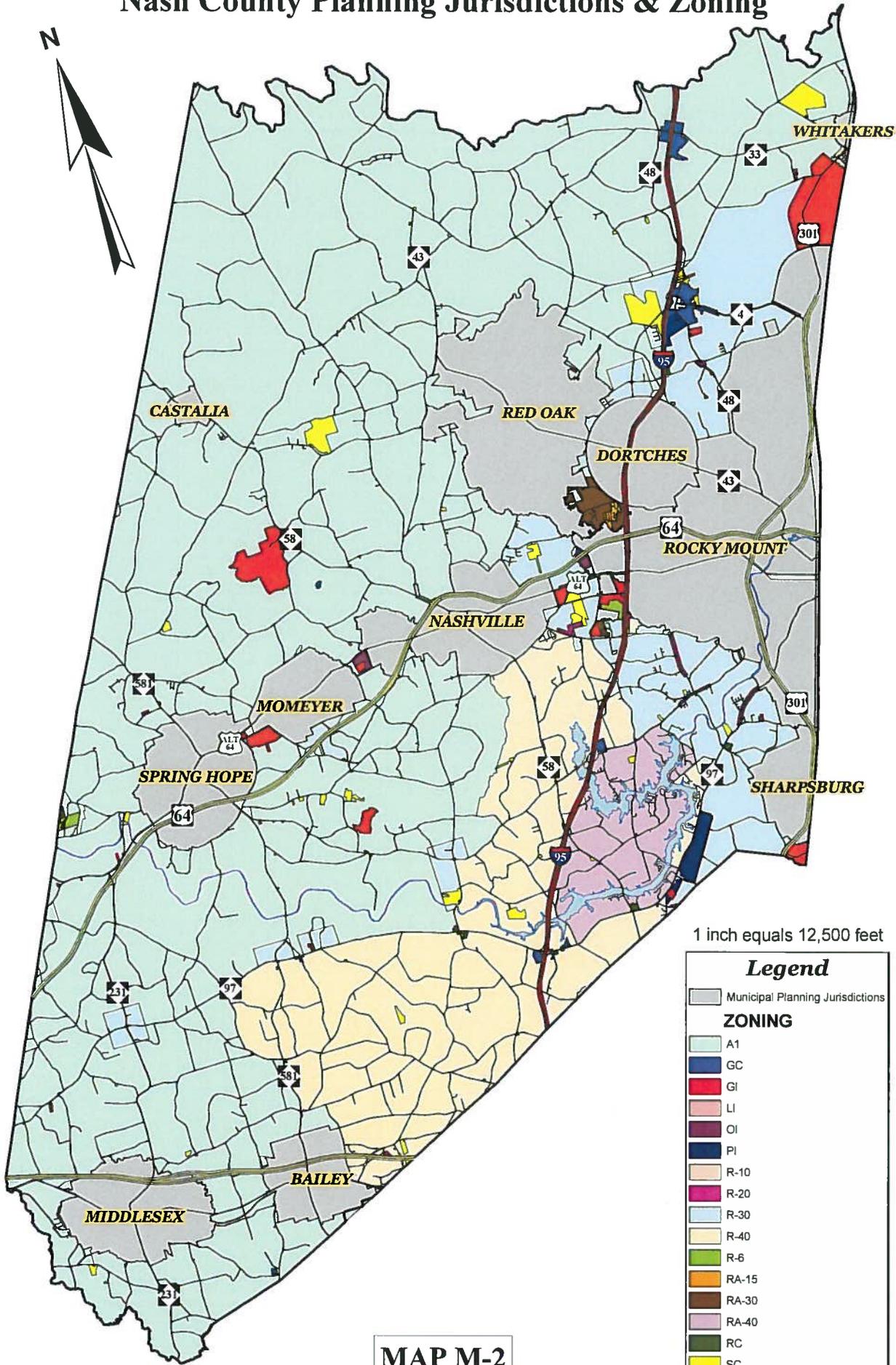
**Table T-33(b): 2005 Zoning Acreage – Unincorporated Nash County<sup>1</sup>**

Zoning Classification	2005	
	Acres	Percentage of Total
A-1 – Agriculture	188,327	70.16%
RA-40 – Single Family Residential	7,146	2.66%
R-40 – Single Family Residential	38,894	14.49%
RA-30 – Single Family Residential	744	0.28%
R-30 – Single and Two Family Residential	24,609	9.17%
R-20 – Medium Density Residential	375	0.14%
RA-15 – Medium Density Residential	93	0.03%
R-15 – Medium Density Residential	0	0.00%
R-10 – High Density Residential	142	0.05%
R-6 – High Density Residential	174	0.06%
OI – Office and Institutional	189	0.07%
RC – Rural Commercial	245	0.09%
GC – General Commercial	2,223	0.83%
SC – Special Conditions	838	0.31%
LI – Light Industrial	2	0.00%
GI – General Industrial	3,695	1.38%
PI – Planned Industrial	719	0.27%
<b>Total</b>	<b>268,415</b>	<b>100.00%</b>

Source: Nash County GIS (2005)

<sup>1</sup> Difference in total acreage 1992 and 2005 attributed to exclusion of public rights-of-way in 2005 data.

# Nash County Planning Jurisdictions & Zoning



1 inch equals 12,500 feet

**Legend**

- Municipal Planning Jurisdictions

**ZONING**

- A1
- GC
- GI
- LI
- OI
- PI
- R-10
- R-20
- R-30
- R-40
- R-6
- RA-15
- RA-30
- RA-40
- RC
- SC

**MAP M-2**

## Appendix B: Inventory and Analysis

**Table T-34: Current Zoning by Acres – 2005 Unincorporated Nash County**

Zoning District	Total Acres <sup>1</sup>	% of Total Acres <sup>2</sup>
A1 - Agricultural	188,327	70.16%
GC - General Commercial	838	0.31%
GI - General Industrial	3,695	1.38%
LI - Light Industrial	2	0.00%
OI - Office and Institutional	189	0.07%
PI - Planned Industrial	719	0.27%
R-10 - High Density Residential	142	0.05%
R-15 - Medium Density Residential	0	0
R-20 - Medium-Density Residential	375	0.14%
R-30 - Single- and Two-Family Residential	24,609	9.17%
R-40 - Single-Family Residential	38,894	14.49%
R-6 - High Density Residential	174	0.07%
RA-15 - Medium Density Residential	93	0.04%
RA-30 - Single-Family Residential	744	0.28%
RA-40 - Single-Family Residential	7,146	2.66%
RC - Rural Commercial	245	0.09%
SC – Special Conditions	2,223	0.83%
<b>Totals</b>	<b>268,415</b>	<b>100.00%</b>

Source: Nash County, 2005.

<sup>1</sup> Nash County GIS zoning layer excludes area within public rights-of-way.

**Table T-35: 2005 Planning and Zoning Jurisdictions<sup>1</sup> – Incorporated Municipalities**

Municipalities	Total Acres <sup>2</sup>	% of Total Acres
Bailey	2,975	4.79%
Castalia	443	0.71%
Dortches	4,262	6.86%
Middlesex	3,236	5.21%
Momeyer	3,008	4.84%
Nashville	5,793	9.33%
Red Oak	12,183	19.62%
Rocky Mount	22,411	36.09%
Sharpsburg	2,243	3.61%
Spring Hope	5,315	8.56%
Whitakers	226	0.36%
<b>Total</b>	<b>62,095</b>	<b>100.00%</b>

Source: Nash County, 2005.

<sup>1</sup> Nash County GIS zoning layer excludes area within public rights-of-way.

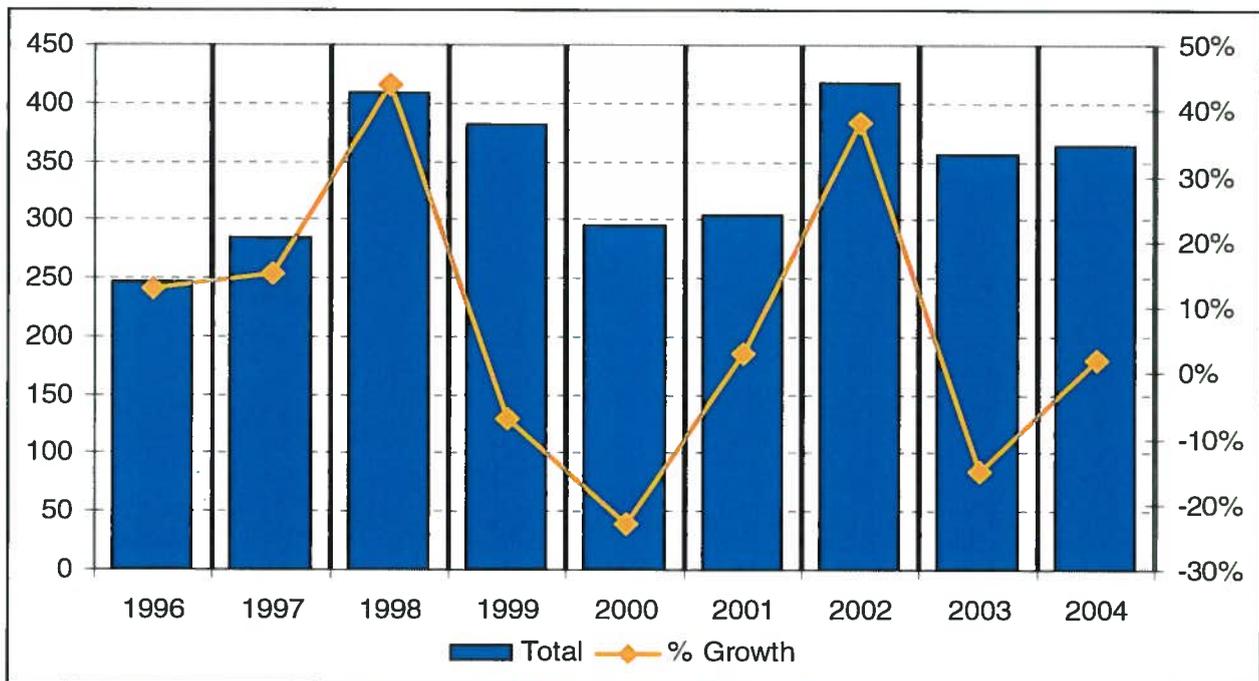
<sup>2</sup> Total acres within municipal planning jurisdictions.

## Appendix B: Inventory and Analysis

### Residential Building Permits

Graph G-22 displays US Census residential building permit data for the total unincorporated area of Nash County (Census data does not distinguish between County planning jurisdiction and municipal planning jurisdiction outside municipal corporate limits). Although the number of permits per year fluctuated from year to year the general trend has been upward with some decline in number of permits issued in years 1999-2001 when overall economic growth slowed in North Carolina and throughout the United States. Over the eight-year period from 1996 to 2004, Nash County issued 3,271 new residential building permits and 5,527 manufactured home permits.

**Graph G-22: Residential Building Permits 1996-2004 – Unincorporated Nash County**

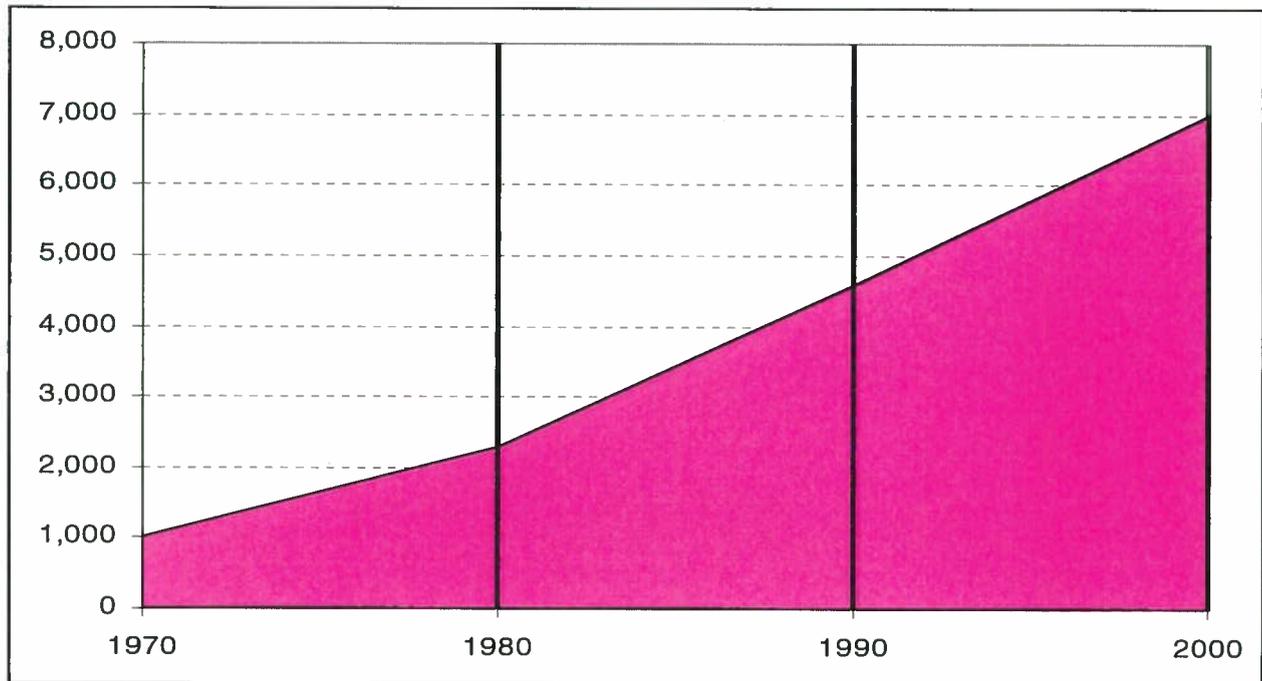


Source: HUD - SOCDS Building Permits Database; <http://socds.huduser.org/permits/index.html>

## Appendix B: Inventory and Analysis

Graph G-23 depicts the growth in manufactured homes in unincorporated Nash County over the 30-year period 1970 – 2000.

**Graph G-23: Manufactured Home(s) 1970-2000 – Unincorporated Nash County**



Source: LINC – Log into North Carolina; [http://data.osbm.state.nc.us/pls/linc/dyn\\_linc\\_main.show](http://data.osbm.state.nc.us/pls/linc/dyn_linc_main.show)

**Physical Conditions**

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

**The Natural Environment**

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

**Hydrology** (Map M-3: Nash County Hydrology and River Basins)

Nash County is located within two river basins - the Tar-Pamlico River Basin to the north and east and the Neuse River Basin to the south and west. The Tar-Pamlico River Basin accounts for 433.65 square miles or approximately 80% of the total County land area. Only 7.78% of the Tar-Pamlico River Basin is located within Nash County. The Neuse River Basin encompasses 109.08 square miles, approximately 20% of the total County acreage, and 1.75% of the total Neuse River Basin area within the State.

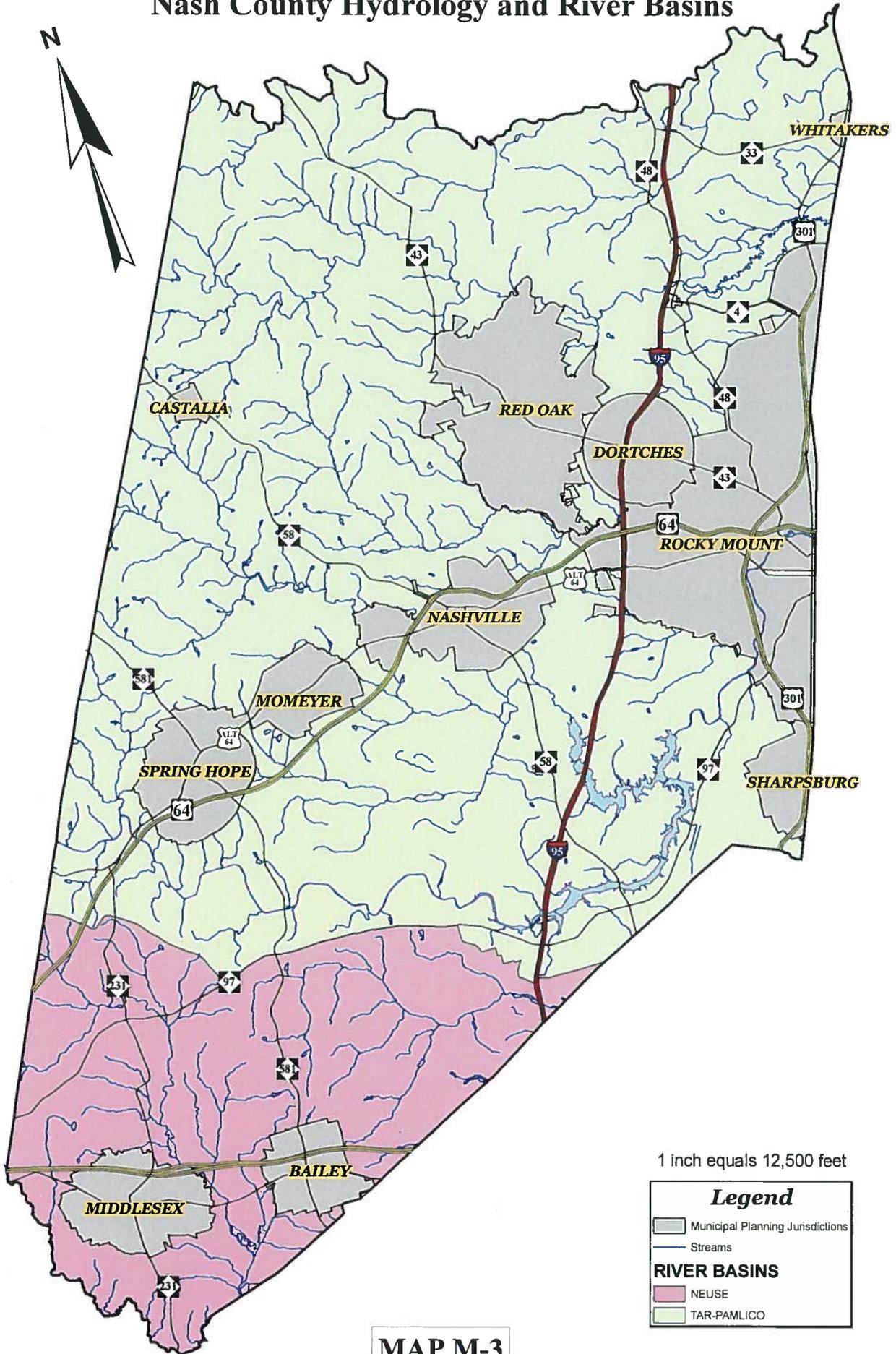
**Wetlands**

Wetlands are transitional areas between land and water, such as swamps and marshes. Some wetlands are connected to streams, and others, such as low lying pine plantations and pocosins, are not. Over the years, approximately half of North Carolina's wetlands have been lost to development, farming and forestry practices. Wetlands now cover only about 25 percent of the land area of the state.

As essential components of the natural ecosystem, wetland areas serve to protect water quality and are also important animal habitats. Fragile wetland areas should be identified and protected from inappropriate development. Some wetlands are specifically protected by federal and state regulations under the federal 404 permit system. Other areas that may not rise to this level of protection should also be identified and considered during the land planning and development process. Historically, those areas with the best soils have been cleared by farmers for row crops and those areas with less suitable hydric soils (wetlands) have been allowed to remain in or return to tree cover.

Wetlands provide a variety of benefits to society and are very important in watershed planning because of the functions they perform. Wetlands provide important protection for flood prevention to protect property values; stream bank stabilization to prevent erosion and downstream sedimentation; water purification and pollutant removal (especially for nitrogen and phosphorus); and habitat for aquatic life and wildlife and endangered species protection. Wetlands adjacent to intermittent and permanent streams are most important in protecting water quality in those streams, as well as downstream lakes and estuaries. Wetlands located landward or away from streams also have important water storage capacity and pollutant removal potential.

# Nash County Hydrology and River Basins



1 inch equals 12,500 feet

**Legend**

- Municipal Planning Jurisdictions
- Streams

**RIVER BASINS**

- NEUSE
- TAR-PAMLICO

**MAP M-3**

## Appendix B: Inventory and Analysis

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### **Floodplains**

Nash County has floodplains along major drainageways within both the Neuse and Tar-Pamlico River basins. Floodplains, like wetlands, serve an important function during natural hazard events where flood waters overflow stream banks and rivers. A combination of river basin physiography, amount of precipitation, past soil moisture conditions and the degree of vegetative clearing determines the severity of a flooding event. Protecting floodplains from inappropriate development will protect lives, reduce losses from future flood hazard events, and save public dollars that would have to be spent on recovery and repair activities. Floodplain areas are associated with a number of creeks within Nash County including Moccasin Creek, Beaverdam Creek, Turkey Creek, Tar River, Sapony Creek, Stoney Creek, Pig Basket Creek, Goose Branch, Compass Creek, Red Bud Creek, Sandy Creek, Swift Creek, Fishing Creek, White Oak Swamp, Crooked Swamp, and Beaverdam Swamp.

### **Tar-Pamlico River Basin**

The Tar-Pamlico River basin is the fourth largest river basin in North Carolina and is one of only four river basins located entirely within the state. The Tar River originates in the northern Piedmont area of central North Carolina in Person, Granville and Vance counties and flows southeasterly eventually reaching the City of Washington where it becomes the Pamlico River that flows into the Pamlico Sound. Major tributaries include Fishing Creek, Swift Creek, Little Fishing Creek, Town Creek, Conetoe Creek, Chicod Creek, Tranters Creek and the Pungo River.

From 1982 to 1997, urban development land cover within the Tar-Pamlico River Basin increased by 87,000 acres. Uncultivated cropland and pastureland also increased by 46,000 acres. Forest and cultivated cropland cover significantly decreased by 57,000 and 154,000 acres, respectively. The majority of land cover changes have occurred in the rapidly growing counties of Hyde and Dare along the NC coastline.

Populations of counties that are wholly or partially within the Tar-Pamlico River Basin increased by over 89,000 people between 1990 and 2000. Nash County is among the fastest growing counties in the upper basin, with Pitt County growing the fastest in the lower basin. County populations within the river basin are expected to grow by more than 170,000 to almost one million people by 2020. Although the Tar-Pamlico River Basin population is growing slower than some other river basins, there will be increased drinking water demands and wastewater discharges. There will also be loss of natural areas and increases in impervious surfaces associated with construction of new homes and businesses. *(Source: NCDENR)*

### **Nash County**

Within Nash County, the Tar-Pamlico River basin is divided into three sub-basins (03-03-02, 03-03-03 and 03-03-04). Sub-basin 03-03-02 contains the Tar River, Sandy Creek, Stoney Creek and Swift Creek. This sub-basin includes two benthic stations, one ambient monitoring station, three fish community stations, and eight minor NPDES discharge stations. Sub-basins 03-03-03 and 03-03-04 do not contain any of the sub-basin attributes.

## Appendix B: Inventory and Analysis

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### Neuse River Basin

The Neuse River originates in the Piedmont area of central North Carolina in Person and Orange counties. The Neuse River flows southeasterly until it reaches tidal waters near Streets Ferry upstream of New Bern. At New Bern, the river broadens dramatically and changes from a free-flowing river to a tidal estuary that eventually flows into the Pamlico Sound. The Neuse River basin is the third largest river basin in North Carolina and is one of only four major river basins whose boundaries are located entirely within the state.

From 1982 to 1997 urban development land cover within the Neuse River Basin increased by 227,000 acres. Uncultivated cropland and pastureland also increased by 60,000 acres. Forest and cultivated cropland cover significantly decreased by 128,000 and 180,000 acres, respectively. The majority of land cover changes have occurred in the fast growing areas of Wake, Durham and Johnston counties.

The Neuse River Basin encompasses all or portions of 18 counties and 74 municipalities. County populations within the basin are expected to grow by more than 867,000 to almost 3 million people by 2020. With the increased population there will be increased drinking water demands and wastewater discharges. There will also be loss of natural areas and increases in impervious surfaces associated with construction of new homes and businesses. (Source: NCDENR)

### Nash County

Within Nash County, the Neuse River basin includes only one sub-basin 03-04-07. Within Nash County this sub-basin contains Moccasin Creek, Turkey Creek and Beaverdam Creek. This sub-basin includes one fish tissue station and one LNBA (Lower Neuse Basin Association) site where nitrogen levels are monitored.

### Water Quality

The NC Division of Water Quality (DWQ) supports clean water as crucial to the health, economic and ecological well-being of an area. Tourism, water supplies, recreation and a high quality of life for residents are dependent on the water resources within any given river basin. Water quality problems are varied and complex but inevitably, water quality impairment is due to human activities within the watershed. Solving these problems and protecting the surface water quality of the basin in the face of continued growth and development is a major challenge.

DWQ encourages proactive planning efforts at the local level as necessary to assure that development is done in a manner that maintains water quality. Local planning efforts need to find a balance between water quality protection, natural resource management, and economic growth. Growth management requires planning for the needs of future population increases as well as developing and enforcing environmental protection measures. These actions should include, but not be limited to:

- preservation of open spaces;
- provisions for controlled growth;
- limit on floodplain development and protection of wetland areas;
- examination of zoning ordinances to ensure that they limit large, unnecessary parking lots; allow for vegetation and soil drainage systems; and build in green spaces in parking lots to limit and absorb runoff; and
- sustainable land use planning that considers long-term effects of development.

**Neuse and Tar-Pamlico River Basin Riparian Buffer Rules**

North Carolina has enacted a number of rules intended to help control runoff and pollution of stormwater within the Neuse and Tar-Pamlico river basins. State stormwater rules include provisions for protection of riparian buffers along all water bodies (rivers, lakes, ponds, and streams, but not manmade ditches) and use of swales, created wetlands and detention or retention ponds.

Riparian buffers provide a number of economic benefits including:

1. Removing pollutants, in particular sediment, which is expensive to treat at water supply treatment plants
2. Protecting stream banks from erosion which can cause soil sedimentation in streams and expensive property damage
3. Keeping buildings and other structures away from damaging floodwaters
4. State storm water rules include provisions for protection of riparian buffers along all water bodies (rivers, lakes, ponds, and streams, but not manmade ditches) and use of swales, created wetlands and detention or retention ponds.

The Riparian Buffer Rule establishes a 50' wide riparian buffer within the Neuse and Tar-Pamlico river basins. The buffer protection rule requires that riparian buffer areas be protected and maintained on the banks of all waterways within the river basin but does not require the establishment of new buffers unless the existing use of the buffer changes.

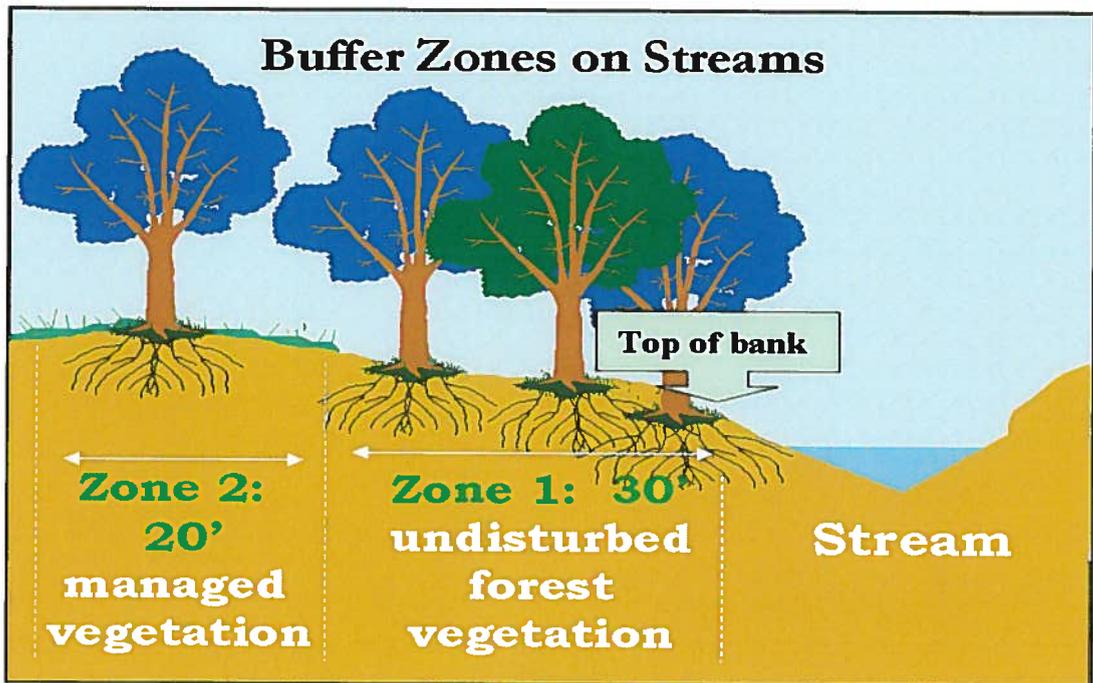
The rule applies to existing intermittent and perennial streams, lakes, ponds and estuarine waters shown on either Nash County Soil Survey maps or U.S. Geologic Survey maps of the County. The rule does not apply to:

1. Manmade ditches other than modified natural streams except for water conveyances that have been constructed for navigation or boat access
2. Manmade ponds and lakes that are outside natural drainage ways
3. Ephemeral (stormwater) streams

Under the rule, Zone 1 - the 30' closest to the water body - is to remain essentially undisturbed. Zone 2 - the next 20' beyond Zone 1 - is to be vegetated. Any existing, on-going uses within the protected buffer are exempt from the rule. Existing uses may include, but are not limited to, agriculture activities, buildings, industrial, commercial and transportation facilities, maintained lawns, utility lines, and on-site wastewater treatment systems.

The buffer protection rule includes a table of uses, which may be permitted within the buffer area. Specific activities are listed as either "exempt", "allowable", "allowable with mitigation", or "prohibited". A separate buffer mitigation rule establishes requirements for activities that are allowable with mitigation. Under certain circumstances, a prohibited activity may be allowed by variance where complying with the rule will cause practical difficulties or unnecessary hardships.

Figure A-1: Neuse River Basin and Tar-Pamlico River Basin Buffers



Source of Graph: NC Division of Water Quality; <http://h2o.enr.state.nc.us>

**Tar-Pamlico NSW Management Rule – Basinwide Stormwater Requirements**

In 2001, the NC Environmental Management Commission (EMC) adopted a basinwide regulation for managing stormwater in the Tar Pamlico River basin. Basinwide regulations were developed to protect the water quality of the estuary by controlling what goes into the upstream flow all the way to the headwaters. Nash County was among the localities designated to comply with the Tar Pamlico Basin rule.

In September 2004, based on the EMC model approved in spring 2004, Nash County adopted new stormwater rules that apply to all new development disturbing more than one-half acre or one acre for nonresidential and residential developments, respectively, plus regulations for cleaning up discharges from existing development and controlling runoff. Specifically, the regulations require control of peak stormwater flows and illegal discharges and require that new developments control the amount of nitrogen and phosphorus that development will deposit into the river basin. Nutrient loading is controlled by installing best management practices (BMPs) and/or conserving part of the on-site acreage as permanent conservation easement where future building or development is prohibited.

In Nash County, the Tar Pamlico Stormwater Rule is only applicable in that river basin and does not have to be followed on land located in the Neuse River Basin in the southern end of the County.

**NC Division of Water Quality (DWQ) Watershed Regulations (Map M-4: Nash County Regulated Watersheds)**

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

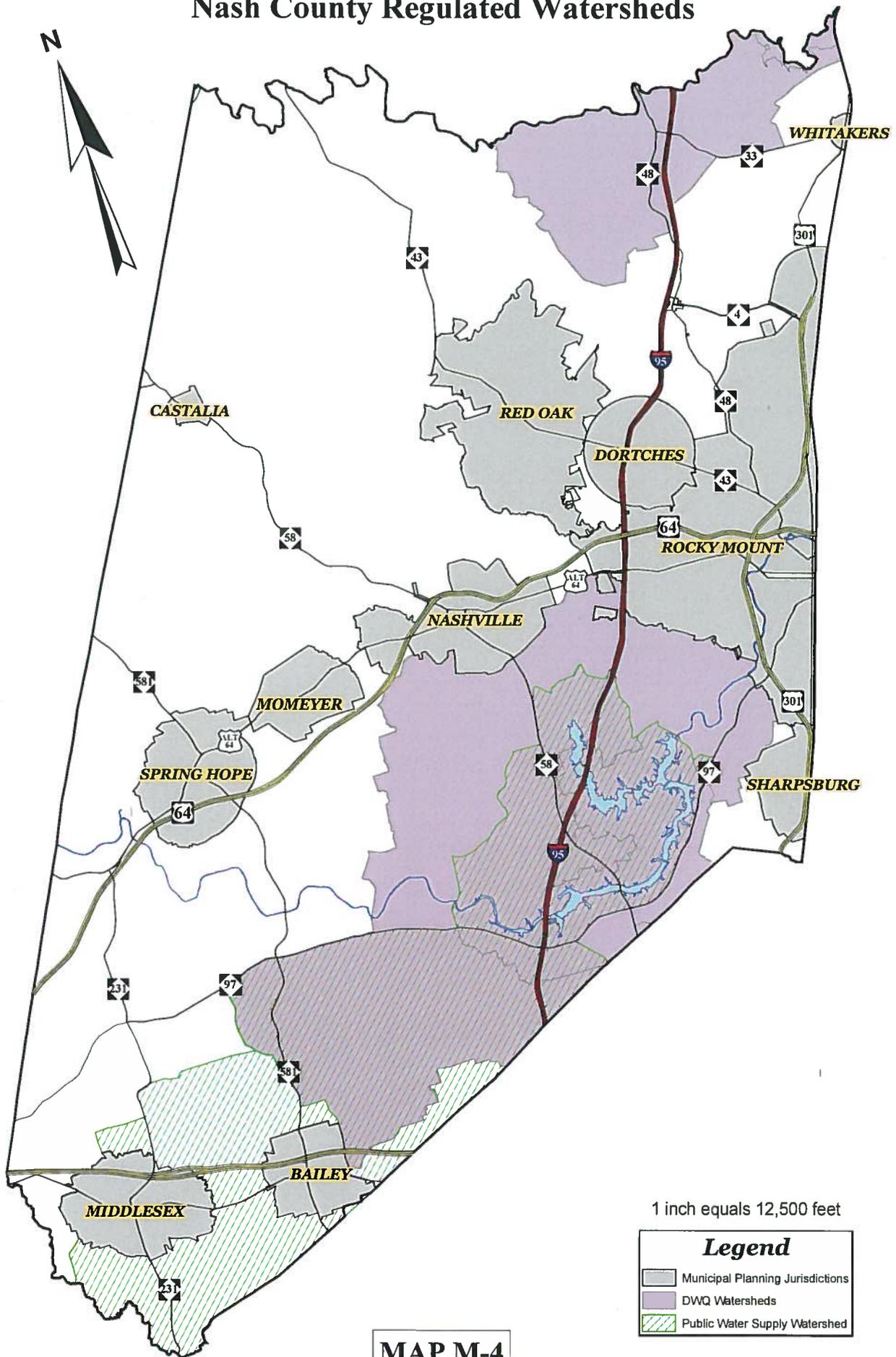
The ordinance applies within areas designated by the North Carolina Environmental Management Commission as critical (generally land one-half mile from the normal pool elevation of a reservoir or one-half mile upstream from a river or stream intake) or protected (generally land within five miles and draining to the normal pool elevation of water supplies/reservoirs or within ten miles upstream and draining to a river intake) area of a surface water supply watershed. Within the Neuse River Basin, the Toisnot Swamp (WS-III NSW) is listed as being a Nutrient Sensitive Watershed (NSW) and is protected by the NC Division of Water Quality. Class III water supplies are generally low to moderately developed watersheds.

The Tar-Pamlico River Basin also contains NSW watersheds including the critical and protected Tar River (Tar River Reservoir; WS-IV NSW), critical and protected Tar River (Rocky Mount, WS-IV NSW), and the critical and protected Fishing Creek (Enfield, WS-IV NSW). Class IV water supplies are generally moderately to highly developed watersheds.

**Public Water Supply Watershed (Map M-4: Nash County Regulated Watersheds)**

In addition to the watersheds regulated by the NC Division of Water Quality, Nash County has other drainage basins that drain into the Buckhorn, Tar River and Toisnot basins that are considered Class II watersheds and regulated by the Public Water Supply Section of the NC Department of Environment and Natural Resources. Within these watersheds, the State restricts (reference 15 NCAC 18C 1211) septic tank permits to lots that are a minimum of 40,000 square feet. The area affected by this lot size requirement is denoted as "Public Water Supply Watersheds" on Map M-4.

# Nash County Regulated Watersheds



1 inch equals 12,500 feet

<b>Legend</b>	
	Municipal Planning Jurisdictions
	DWQ Watersheds
	Public Water Supply Watershed

**MAP M-4**

## Appendix B: Inventory and Analysis

**Table T-36: Watershed (WS-III, WS-IV) Major Use Standards – Nash County**

Watershed Classifications				
Uses	WS-III Critical Area	WS-III Balance of Watershed	WS-IV Critical Area	WS-IV Protected Area
Allowable Dischargers	General Permits	Domestic & Non-process Industrial	Domestic & Industrial <sup>1</sup>	Domestic & Industrial
Allowable Development: Low Density	1du/ac or 12% built upon area	2du/ac or 24% built upon area	2du/ac or 24% built upon <sup>2</sup>	2du/ac or 24% built upon <sup>2/3</sup>
Allowable Development: High Density	12-30% built upon area	24-50% built upon area	2du/ac or 24-50% built upon <sup>2</sup>	2du/ac or 24-70% built upon <sup>2/3</sup>
Stormwater Controls: High Density	Control the 1" storm	Control the 1" storm	Control the 1" storm	Control the 1" storm
10/70 Provision <sup>4</sup>	Not Allowed	Allowed	Allowed	Allowed
Residual Applications	No new sites	Allowed	No new sites	Allowed
Landfills	No new landfills	No new discharging landfills	No new landfills	Allowed
Agricultural BMPs <sup>5</sup>	Required <sup>6</sup>	Not Required <sup>6</sup>	Required <sup>6</sup>	Not Required <sup>6</sup>

Source: NC Division of Water Quality; <http://h2o.enr.state.nc.us/wswp/index.html>

<sup>1</sup> New industrial process wastewater discharges are allowed but will require additional treatment.

<sup>2</sup> Applies only to projects requiring a Sedimentation / Erosion Control Permit.

<sup>3</sup> One-third acre lot or 36% built-upon area is allowed for projects without curb and gutter street drainage systems.

<sup>4</sup> With the 10/70 provision, a local government can use 10% of the non-critical area of each watershed within its jurisdiction for new development and expansions to existing development up to a 70% built-upon area limit -- without stormwater control -- if using the low-density option throughout the remainder of the watershed.

<sup>5</sup> Best management practices (BMPs) are structural or non-structural management-based measures used singularly or in combination to reduce non-point source inputs to receiving waters in order to achieve water quality protection goals.

<sup>6</sup> In WS-I watersheds and critical areas of WS-II, WS-III, and WS-IV watersheds, agricultural operations must maintain a ten (10) foot vegetated buffer or equivalent control along all perennial streams. Permitted animal operations are allowed in all Nash County regulated watersheds.

## Appendix B: Inventory and Analysis

### Soil Suitability (Map M-5: Nash County Soils – Septic Ratings Map)

Nash County topography is characterized by broad, flat uplands and broad, sandy drainageways with more defined elevation changes moving from east to west across the County. The major soil associations within the County are listed in Table T-37. A soil association is a soil profile that has a distinctive proportional pattern of soils normally consisting of one or more major soils and at least one minor soil. Some soils are more suited for development activities such as construction and on-site septic tank fields (Table T-37). Most of the County is classified as having either moderate or severe limitations for septic fields.

**Table T-37: Soil Suitability**

Symb	Soil Name	Dwelling Construction (No Basement)	Small Commercial Development	Local Roads and Street Construction	Septic Tank Absorption Fields
AsA	Altavista	Very Limited	Very Limited	Somewhat Limited	Very Limited
AbA	Altavista	Very Limited	Very Limited	Somewhat Limited	Very Limited
AbA	Urban Land	Not Rated	Not Rated	Not Rated	Not Rated
AuB	Autryville	Not Limited	Not Limited	Not Limited	Somewhat Limited
Bb	Bibb – undrained	Very Limited	Very Limited	Very Limited	Very Limited
Bb	Johnston - undrained	Very Limited	Very Limited	Very Limited	Very Limited
BnB	Blanton	Not Limited	Not Limited	Not Limited	Somewhat Limited
BoB	Bonneau	Not Limited	Not Limited	Not Limited	Somewhat Limited
Co	Congaree	Very Limited	Very Limited	Very Limited	Very Limited
DoA	Dothan	Not Limited	Not Limited	Not Limited	Very Limited
FaB	Faceville	Not Limited	Not Limited	Not Limited	Somewhat Limited
GeB	Georgeville	Not Limited	Not Limited	Somewhat Limited	Somewhat Limited
GeC	Georgeville	Not Limited	Very Limited	Somewhat Limited	Somewhat Limited
GeE	Georgeville	Very Limited	Very Limited	Very Limited	Very Limited
GgB	Georgeville	Not Limited	Not Limited	Somewhat Limited	Somewhat Limited
GgC	Georgeville	Not Limited	Very Limited	Somewhat Limited	Somewhat Limited
GgE	Georgeville	Very Limited	Very Limited	Very Limited	Very Limited
GhB	Georgeville	Not Limited	Somewhat limited	Somewhat Limited	Somewhat Limited
GhB	Urban Land	Not Rated	Not Rated	Not Rated	Not Rated
GoA	Goldsboro	Not Limited	Not Limited	Not Limited	Very Limited
GrB	Gritney	Somewhat Limited	Somewhat limited	Very Limited	Very Limited
GrC	Gritney	Somewhat Limited	Somewhat limited	Very Limited	Very Limited
HeB	Helena	Somewhat Limited	Somewhat limited	Somewhat Limited	Very Limited
Me	Meggett, undrained	Very Limited	Very Limited	Very Limited	Very Limited
Me	Meggett, drained	Not Rated	Not Rated	Not Rated	Not Rated
NaC	Nakin	Not Limited	Somewhat limited	Not Limited	Very Limited
NnB	Nason	Not Rated	Not Rated	Not Rated	Not Rated
NnC	Nason	Not Rated	Not Rated	Not Rated	Not Rated
NoA	Norfolk	Not Limited	Not Limited	Not Limited	Somewhat Limited
NoB	Norfolk	Not Limited	Not Limited	Not Limited	Somewhat Limited
NpB	Norfolk	Not Limited	Not Limited	Not Limited	Somewhat Limited
NpB	Wedowee	Not Limited	Not Limited	Somewhat Limited	Somewhat Limited
NrB	Norfolk	Not Limited	Somewhat limited	Not Limited	Somewhat Limited
NrB	Georgeville	Not Limited	Somewhat limited	Somewhat Limited	Somewhat Limited
NrB	Faceville	Not Limited	Somewhat limited	Somewhat Limited	Somewhat Limited
NuB	Norfolk	Not Limited	Not Limited	Not Limited	Somewhat Limited
NuB	Urban Land	Not Rated	Not Rated	Not Rated	Not Rated

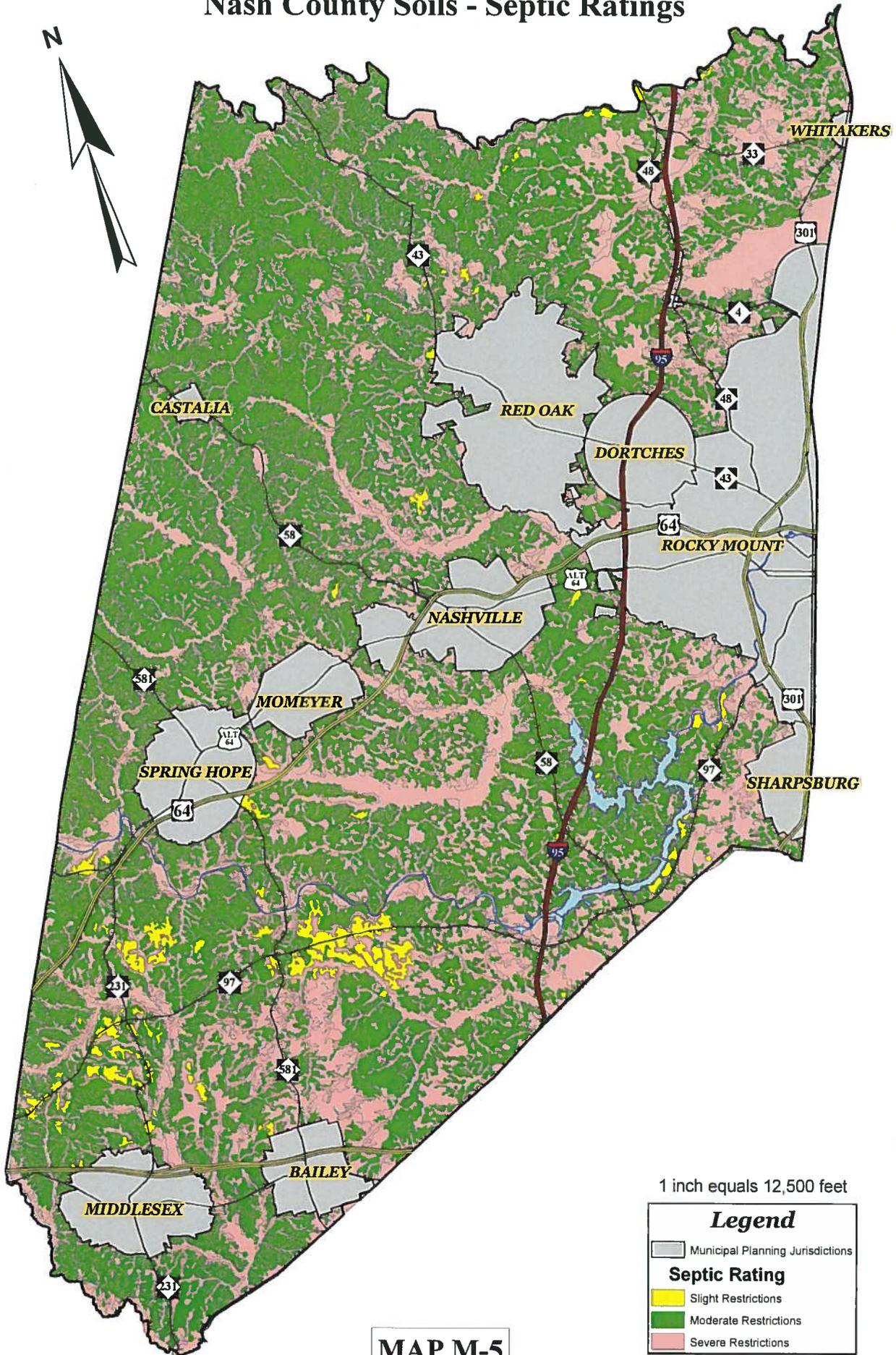
## Appendix B: Inventory and Analysis

Symb	Soil Name	Dwelling Construction (No Basement)	Small Commercial Development	Local Roads and Street Construction	Septic Tank Absorption Fields
Ra	Rains, undrained	Very Limited	Very Limited	Very Limited	Very Limited
Ra	Rains, drained	Not Rated	Not Rated	Not Rated	Not Rated
Rb	Rains, undrained	Very Limited	Very Limited	Very Limited	Not Rated
Rb	Urban Land	Not Rated	Not Rated	Not Rated	Very Limited
To	Tomotely, undrained	Very Limited	Very Limited	Very Limited	Not Rated
To	Tomotely, drained	Not Rated	Not Rated	Not Rated	Somewhat Limited
Ud	Udorthents	Somewhat Limited	Somewhat limited	Somewhat Limited	Not Rated
Ur	Urban Land	Not Rated	Not Rated	Not Rated	Not Rated
W	Water	Not Rated	Not Rated	Not Rated	Somewhat Limited
WeB	Wedowee	Not Limited	Not Limited	Somewhat Limited	Somewhat Limited
WeC	Wedowee	Not Limited	Very Limited	Somewhat Limited	Somewhat Limited
Wh	Wehadkee, undrained	Very Limited	Very Limited	Very Limited	Very Limited
Wh	Wehadkee, drained	Not Rated	Not Rated	Not Rated	Not Rated
WkA	Wickham	Very Limited	Very Limited	Somewhat Limited	Somewhat Limited
WoA	Worsham, undrained	Very Limited	Very Limited	Very Limited	Very Limited
WoA	Worsham, drained	Not Rated	Not Rated	Not Rated	Not Rated

Source: Us Department of Agricultural ([www.usda.gov](http://www.usda.gov)).

\*Note: Tabular Data Version Date 12-13-2004

# Nash County Soils - Septic Ratings



MAP M-5

**Prime Farmland** (Map M-6: Nash County Soils - Prime Farmland Map)

As defined by the U.S. Department of Agriculture, prime farmland is land that is best suited to food, feed, forage, fiber, and oilseed crops. Prime farmland soils produce the highest yields with minimal inputs of energy and economic resources and farming these soils results in the least damage to the environment. Prime farmland soils have an adequate and dependable supply of moisture from precipitation or irrigation and they have few or no rocks, are permeable to water and air, and have acceptable acidity or alkalinity levels. These soils are not excessively erodible or saturated with water for long periods and are not frequently flooded during the growing season. The slope ranges primarily from 0 to 6 percent.

Growth and development result in a loss of prime farmland to urbanization. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, less productive, and cannot be easily cultivated. Table T-38 lists prime farmland soils in Nash County. The Prime Farmland Map (Map M-6) depicts the locations of these prime soils – primarily in the southern portion of the County.

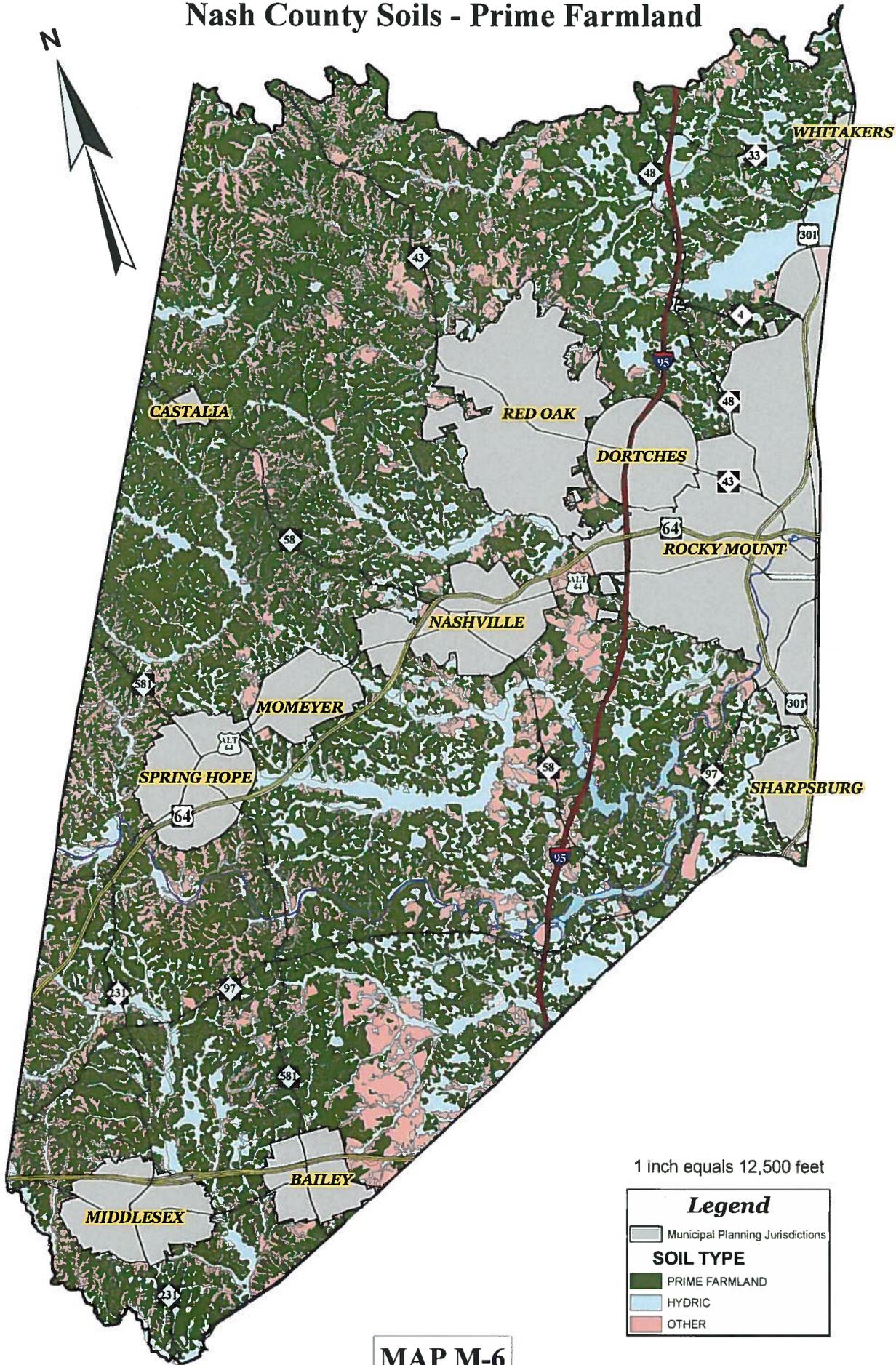
**Table T-38: Prime Farmland Soils**

Soil Type		Value
Symbol	Name	
AaA	Altavista sandy loam	0 to 3 % slopes, rarely flooded
DoA	Dothan loamy sand	0 to 3 % slopes
FAB	Faceville loamy sand	1 to 6 % slopes
GeB	Georgeville loam	2 to 6 % slopes
GgB	Georgeville gravelly loam	2 to 6 % slopes
GoA	Goldsboro fine sandy loam	0 to 2 % slopes
GrB	Gritney sandy loam	2 to 6 % slopes
HeB	Helena course sandy loam	2 to 6 % slopes
NaC	Nankin sandy loam	2 to 10 % slopes
NnB	Nason loam	2 to 6 % slopes
NoA	Norfolk loamy sand	0 to 2 % slopes
NoB	Norfolk loamy sand	2 to 6 % slopes
NpB	Norfolk-Wedowee complex	2 to 6 % slopes
NrB	Norfolk, Georgeville, and Faceville soils	2 to 8 % slopes
WeB	Wedowee course sandy loam	2 to 6 % slopes
WkA	Wickham fine sandy loam	0 to 3 % slopes, rarely flooded
AuB	Autryville loam sand	0 to 6 % slopes
BoB	Bonneau loamy sand	0 to 4 % slopes
GeC	Georgeville loam	6 to 10 % slopes
GgC	Georgeville gravelly loam	6 to 10 % slopes
GrC	Gritney sandy loam	6 to 10 % slopes
Me	Meggett loam	Frequently flooded
NnC	Nason loam	6 to 10 % slopes
Ra	Wedowee course sandy loam	6 to 10 % slopes
To	Rains fine sandy loam	-
Wh	Wehadkee loam	Rarely flooded
Co	Congaree fine sandy loam	Frequently flooded

Source: US Department of Agriculture ([www.usda.gov](http://www.usda.gov)).

\*Note: Tabular Data Version Date 1/6/2004.

# Nash County Soils - Prime Farmland



1 inch equals 12,500 feet

**Legend**

- Municipal Planning Jurisdictions
- SOIL TYPE**
- PRIME FARMLAND
- HYDRIC
- OTHER

**MAP M-6**

## Appendix B: Inventory and Analysis

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### Results of Soil Disturbance and Erosion

Soil erosion, transport and re-deposition are among the most essential natural processes that occur in watersheds. Land-disturbing activities such as the construction of roads and buildings, crop production, livestock grazing and logging can accelerate erosion rates by causing more soil than usual to be detached and moved by water. Unregulated land-disturbance activities can cause accelerated erosion that strips topsoil decreasing soil productivity and causing sedimentation in streams and rivers. Soil sediment that accumulates on the bottom of streams and rivers smothers fish habitat and reduces fish food sources. Sediment filling rivers and streams also decreases storage volume and increases the frequency and severity of floods. Suspended soil sediment also increases the cost of treating municipal drinking water supplies.

## Appendix B: Inventory and Analysis

### North Carolina Natural Heritage Program

The North Carolina Natural Heritage Program has identified a number of species of plants and animals and a number of natural communities of significance within Nash County. A list of special classes of endangered plants, animals and natural communities is shown in Table T-39.

**Table T-39: State Protected Species – NC Natural Heritage Program**

Common Name	Scientific Name	Status
Bald Eagle	<i>Haliaeetus leucocephalus</i>	T
Mississippi Kite	<i>Ictinia mississippiensis</i>	SR
Red-cockaded Woodpecker	<i>Picoides borealis</i>	E
Four-toed Salamander	<i>Hemidactylum scutatum</i>	SC
Neuse River Waterdog	<i>Necturus lewisi</i>	SC
Roanoke Bass	<i>Ambloplites cavifrons</i>	SR
Pinewoods Shiner	<i>Lythrurus matutinus</i>	SR
Carolina Madtom	<i>Noturus furiosus</i>	SC (PT)
Dwarf Wedgemussel	<i>Alasmidonta heterodon</i>	E
Triangle Floater	<i>Alasmidonta undulata</i>	T
Yellow Lance	<i>Elliptio lanceolata</i>	E
Roanoke Slabshell	<i>Elliptio roanokensis</i>	T
Tar River Spiny mussel	<i>Elliptio steinstansana</i>	E
Atlantic Pigtoe	<i>Fusconaia masoni</i>	E
Yellow Lampmussel	<i>Lampsilis cariosa</i>	E
Eastern Lampmussel	<i>Lampsilis radiata</i>	T
Green Floater	<i>Lasmigona subviridis</i>	E
Eastern Pondmussel	<i>Ligumia nasuta</i>	T
Creeper	<i>Strophitus undulatus</i>	T
Notched Rainbow	<i>Villosa constricta</i>	SC
North Carolina Spiny Crayfish	<i>Orconectes carolinensis</i>	SC
a mayfly	<i>Baetisca becki</i>	SR
a mayfly	<i>Macdunnoa brunnea</i>	SR
Cinnamon Shadowdragon	<i>Neurocordulia virginienensis</i>	SR
Diana Fritillary	<i>Speyeria diana</i>	SR
Bush's Sedge	<i>Carex bushii</i>	SR-P
Water Purslane	<i>Didiplis diandra</i>	SR-P
Lewis's Heartleaf	<i>Hexastylis lewisii</i>	SR-L
Georgia Holly	<i>Ilex longipes</i>	SR-P
Sandhills Lily	<i>Lilium pyrophilum</i>	E-SC
Balsam Ragwort	<i>Packera paupercula</i>	SR-P
Carolina Least Trillium	<i>Trillium pusillum</i> var <i>pusillum</i>	E
-	Coastal Plain Small Stream Swamp (Brownwater Subtype)	-
-	Mesic Mixed Hardwood Forest (Piedmont Subtype)	-
-	Piedmont/Mountain Bottomland Forest	-
-	Piedmont/Mountain Levee Forest	-
-	Wading Bird Rookery	-

Source: North Carolina Natural Heritage Program; <http://www.ncnhp.org/>

<b>Code</b>	<b>Status</b>	<b>Code</b>	<b>Status</b>	<b>Code</b>	<b>Status</b>
E	Endangered	SC	Special Concern	SR	Significantly Rare
T	Threatened	C	Candidate	EX	Extirpated
P	Proposed (used as a qualifier of ranks shown above)				

**Endangered Species – Nash County**

Nash County is home to three endangered species as outlined by the US Fish and Wildlife Service – the Red Cockaded Woodpecker, the Dwarf Wedge Mussel, and the Tar Spiny mussel. Species classified within the endangered group (taxon) are “in danger of extinction throughout all or a significant portion of its range.” (Source: NC Fish and Wildlife Services; <http://nc-es.fws.gov/es/countylist/nash.html>)

**Tar River Land Conservancy (TRLC)**

Within Nash County, the Tar River Land Conservancy currently owns and maintains three tracts of land:

1. The Ducks Unlimited Tract (104.6 acres, N. Whitakers Township) was acquired in 2001. This forested land contains natural communities along Fishing Creek and Crooked Swamp. This tract also serves as a riparian buffer to Fishing Creek.
2. The High/Stony Creek Tract (32 acres, Stony Creek Township) was donated to the TRLC in 2001. A conservation easement has been placed on this property helping to protect this area of the Upper Tar River Region and its nationally significant natural heritage, due to its number of rare aquatic species and relatively pristine water quality.
3. An easement on the Valentine Tract (7.24 acres, Town of Spring Hope) was donated to the NC Land Trust in 1999. The Valentine property consists of mature mixed pine hardwood forest, pasture, farm pond and cultivated fields. The easement protects a riparian buffer along the Tar River and an unnamed tributary that border the property. These waters are considered nationally significant due to the number of rare aquatic species and the relatively pristine water quality. (Source: Tar River Land Conservancy; <http://www.tarriver.org>)

## Appendix B: Inventory and Analysis

### Manmade Environment

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

#### Public Utilities – Water and Sewer (Map M-7: Nash County Utility Infrastructure Map)

Portions of Nash County are currently served by a regional water and wastewater system. The City of Rocky Mount provides potable water and sewer treatment to several municipalities including Whitakers, Nashville, Dortches, and Sharpsburg. The City also supplies water to Nash and Edgecombe Counties.

Middlesex discharges wastewater to the Town of Zebulon (Wake County). The towns of Castalia, Spring Hope, Bailey, and Middlesex each have municipal well water systems. The towns of Spring Hope and Bailey also have municipal sewer collection and treatment systems.

The Town of Nashville has a well water system to supplement bulk purchase from the City of Rocky Mount. The remaining towns and most of the unincorporated areas of Nash County still rely on wells and individual septic systems. The County is studying and researching ways to finance an expansion of the water and sewer systems, including negotiating with Wilson County and the City of Rocky Mount to secure more capacity.

A Master Water and Sewer Study completed in 2004 outlines the Nash County needs and costs as shown in Table T-40. As referenced in the study, there are no major areas in the County with septic concerns that are economically feasible to serve. Therefore, at this time, the County should focus efforts on providing potable water service to the economically feasible service areas.

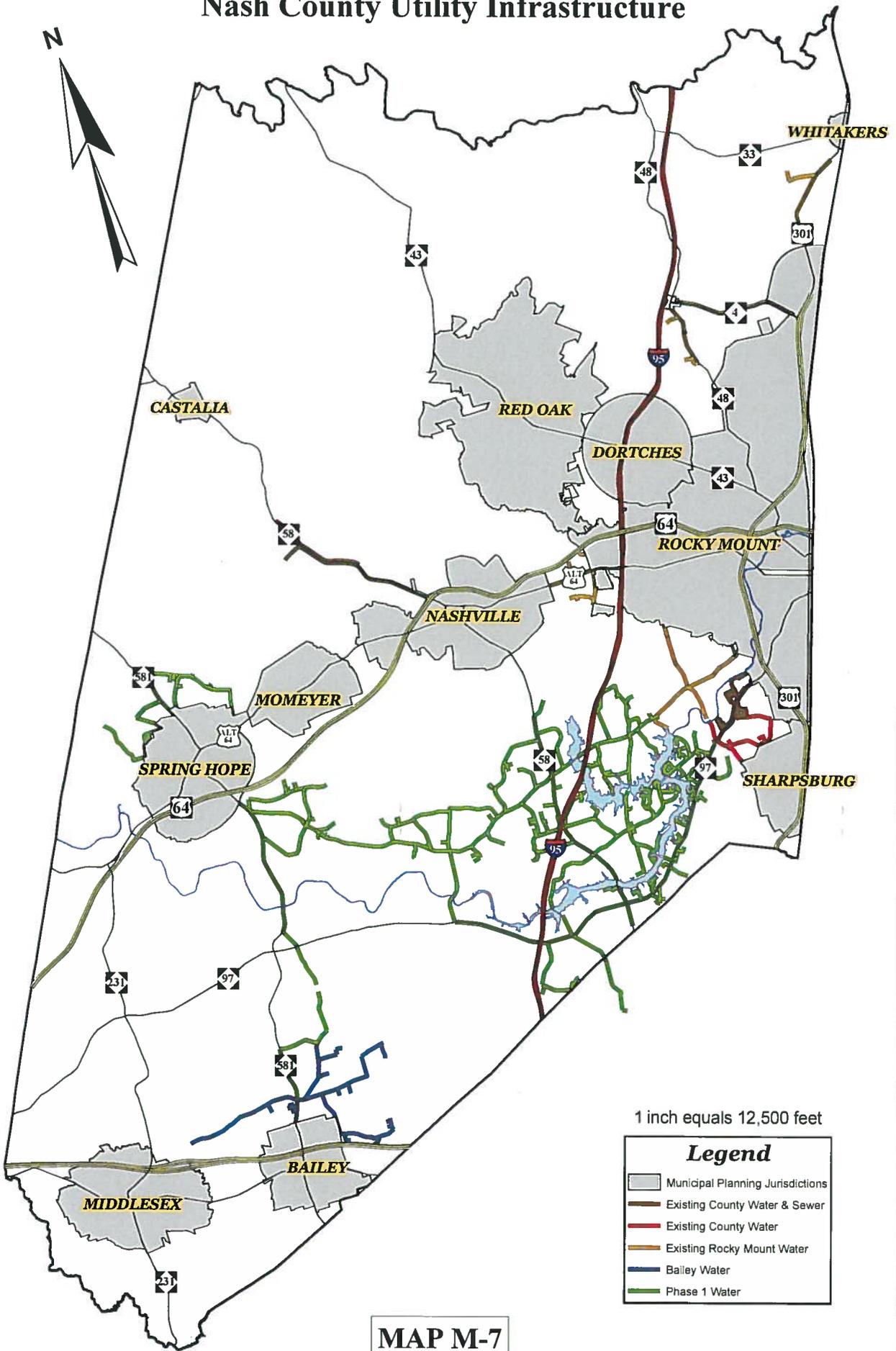
**Table T-40: Water and Sewer Master Plan – Nash County**

Projects	Estimated Cost
<b>Sewer</b>	
Sewer Sampler	\$6,000
<b>Water</b>	
Waterline Extension to Arsenic Contaminated Area	\$2,222,000
Southwest Nash County Water System (Phase I) <sup>1</sup>	\$15,775,000
Southwest Nash County Water System (Phase II) <sup>1</sup>	\$16,103,000
Additional Wilson Tap-On-Fee (1-MG)	\$2,250,000
Fisher Leak Detector	\$4,000
<b>Total Estimated Costs</b>	<b>\$36,360,000</b>

Source: Master Water and Sewer Study and Capital Improvements Plan, The Wooten Company, 2004  
([www.TheWootenCompany.com](http://www.TheWootenCompany.com))

Note: Phases I & II are proposals; actual areas to be served could change.

# Nash County Utility Infrastructure



MAP M-7

## Appendix B: Inventory and Analysis

**Transportation Infrastructure** (Map M-8: Nash County Transportation Infrastructure Map)  
 Nash County is a member of the Upper Coastal Plain Rural Planning Organization (RPO) which also includes the counties of Edgecombe, Johnston and Wilson. Regional RPOs are responsible for coordinating transportation planning efforts in non-urban areas. Nash County does not have a thoroughfare plan.

The Upper Coastal Plain RPO, as well as the Rocky Mount MPO (Metropolitan Planning Organization), work with the NC Department of Transportation (NCDOT) in making transportation related decisions in the four-county area. With citizen input, the RPO is responsible for developing a transportation priority list to promote projects and programs with NCDOT and the Federal Highway Administration (FHWA). In North Carolina, the State assumes the major responsibility for financing and constructing roads. (Municipalities are responsible for local municipal roads, but counties do not have any responsibility for road construction.) Portions of Nash County, most notably the City of Rocky Mount and the Town of Nashville, are members of the Rocky Mount Metropolitan Planning Organization (MPO). Their responsibilities include coordinating transportation planning in the urban areas.

The adequacy of the transportation infrastructure is a key determinant in economic development and in quality of life issues. Providing transportation routes and options will promote economic investment while inadequate infrastructure will slow economic growth. Inadequate highway capacities also result in loss of economic productivity and lead to driver frustration over long commuting times. A summary of road system mileage in Nash County is shown in Table T-41.

**Table T-41: Summary of Paved and Unpaved Road Systems – Nash County (2003)**

Road System	Paved Mileage	Unpaved Mileage	Total Mileage
State Rural Secondary Road System	720.9	25.13	746.03
State Urban System*	129.8	0.05	129.85
State Rural Primary System	192.26	0	192.26
<b>Total State Highway System</b>	<b>1,042.96</b>	<b>25.18</b>	<b>1,068.14</b>

Source: North Carolina Department of Transportation) [www.ncdot.org](http://www.ncdot.org); January 1, 2004.

\*Note: State owned and maintained mileage system within municipalities.

### **Growing Transportation Needs**

A concern associated with population growth is that people are driving more than ever. Between 1990 and 2000, the number of vehicle miles traveled in North Carolina increased 39% while the population of the State increased only 21%. More people in more cars driving longer distances are putting an additional strain on limited highway resources. Traffic volume projections for four key roads in Nash County are shown in Table T-42.

## Appendix B: Inventory and Analysis

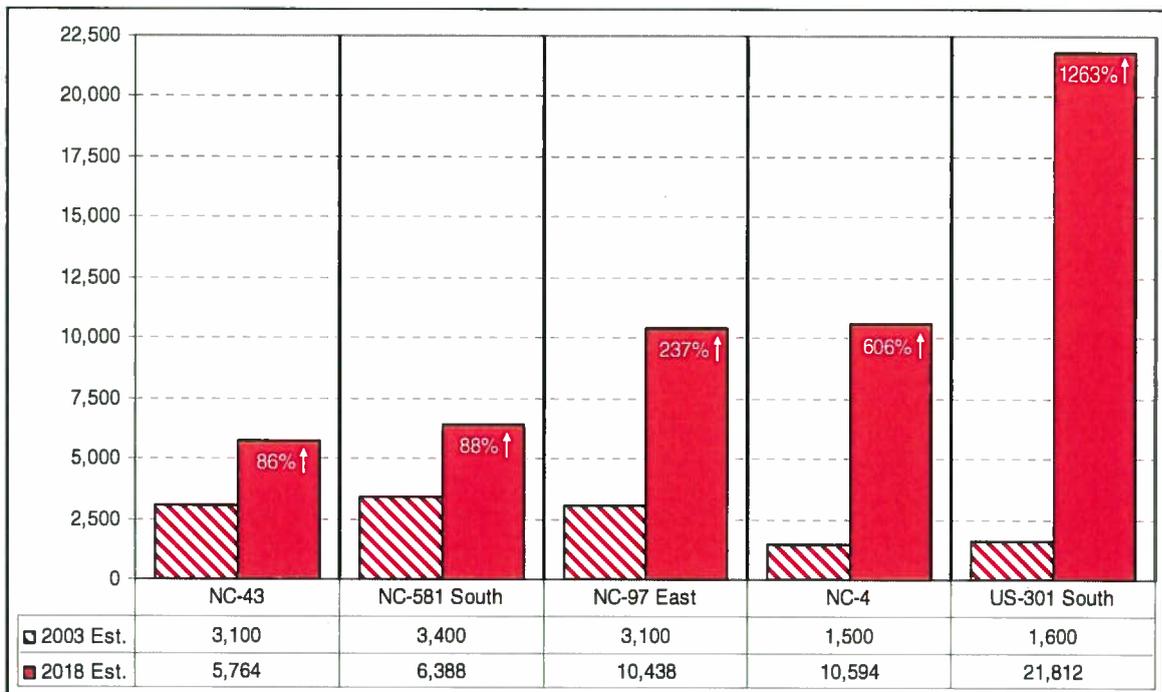
**Table T-42: Estimated Traffic Volumes – Nash County**

Location	2003 Estimate	2018 Estimate	Total Increase 2003-2018	% Increase 2003-2018
Interstate 95	-	-	-	-
NC-231	1,200	2,181	981	81.8%
NC-33	1,500	2,649	1,149	76.6%
NC-4	1,500	10,594	9,094	606.3%
NC-4 (N. 301 to NC 48)*	6,800	8,463	1,663	24.5%
NC-43	3,100	5,764	2,664	86.0%
NC-48	2,100	2,493	393	18.7%
NC-58 North	3,400	4,830	1,430	42.0%
NC-58 South	5,000	7,478	2,478	49.6%
NC-581 North	2,200	1,714	-486	-22.1%
NC-581 South	3,400	6,388	2,988	87.9%
NC-97 West	2,700	4,518	1,818	67.3%
NC-97 East	3,100	10,438	7,338	236.7%
NC-98	3,200	4,923	1,723	53.8%
US-264 By Pass	-	-	-	-
US-264 Alternate	3,100	3,895	795	25.6%
US-301 South	1,600	21,812	20,212	1,263.2%
US-301 Alternate	9,200	13,243	4,043	43.9%
US-64 By Pass	-	-	-	-
US-64 Alternate	-	14,489	-	-

Source: NC Department of Transportation (NCDOT) [www.ncdot.org](http://www.ncdot.org), Nash County Planning Department

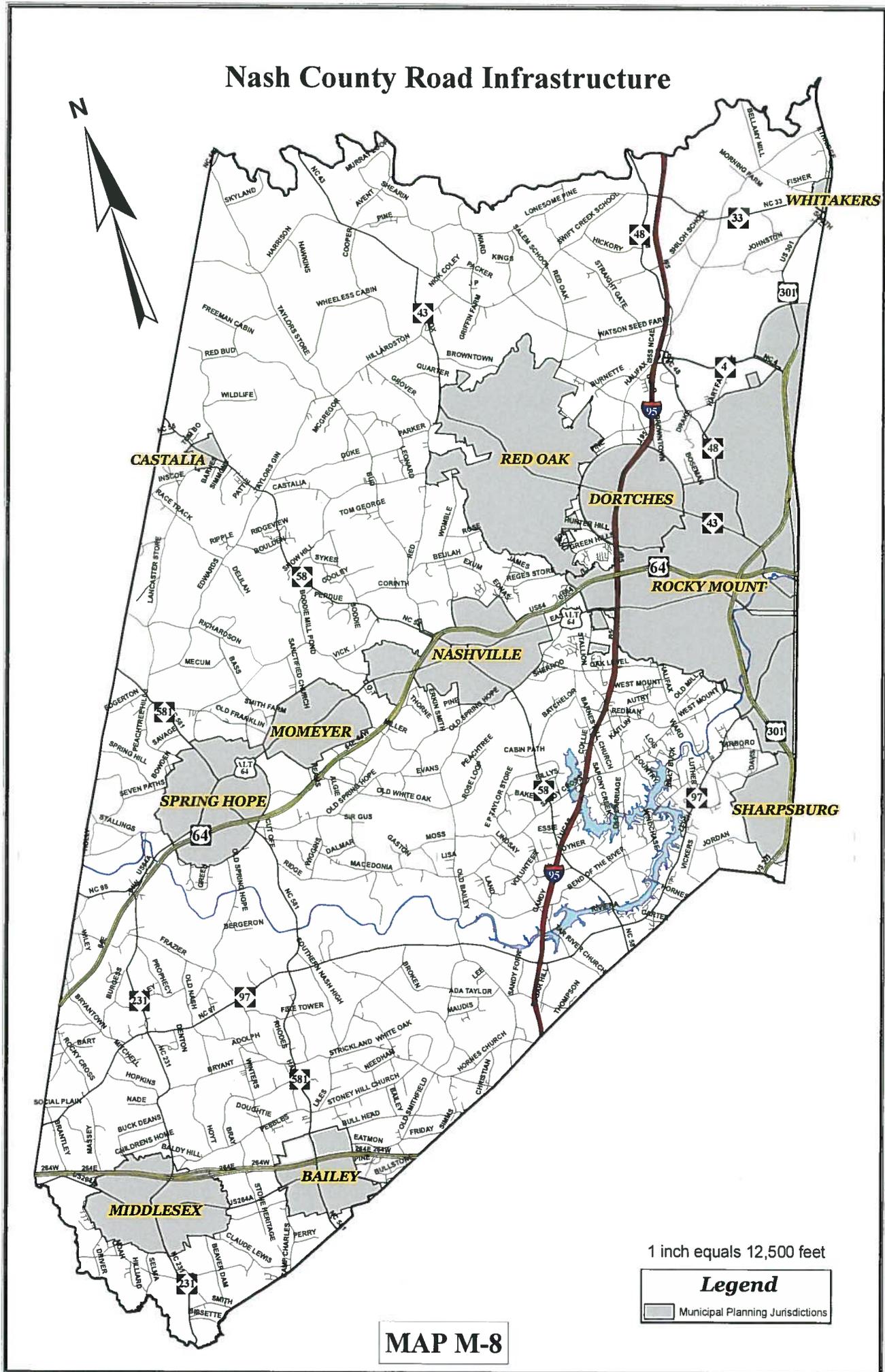
\*Note: Estimate and projection are based on 10 year estimates from 2002-2012

**Graph G-24: Estimated Traffic Volumes – Nash County**



Source: Nash County Planning Department

# Nash County Road Infrastructure



1 inch equals 12,500 feet

**Legend**

■ Municipal Planning Jurisdictions

**MAP M-8**

## Appendix B: Inventory and Analysis

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### NC Transportation Improvement Program (TIP)

Every six years, the State updates the Transportation Improvement Program (TIP) which prioritizes major transportation projects for construction. Based on funds available, these projects may be scheduled for planning, design, right-of-way acquisition, or construction within the seven-year funding schedule or a project may be listed as an unfunded need. The major road improvement portion of the 2006 – 2012 TIP for Nash County is shown in Table T-43.

# Appendix B: Inventory and Analysis

**Table T-43: NC Transportation Improvement Projects (TIP) – Nash County (2006-2012)**

Location	ID #	Description	Miles	Total Est. Cost (000's)	Prior Years Cost (000's)	Work Type	Funding Sources	Cost Est. (000's)	Schedule (Fiscal Years)
<b>Interstate Projects</b>									
I-95	I-3102	North of SR 1524 in Nash County to South of NC 561 (exit 160) in Halifax County. Pavement and bridge rehabilitation	17.0	48658	27358	Construction Part Complete / Part Unfunded	IM	21300	Post Years
I-95	I-3319	SR 1745 (milepost 128) to SR 1524 (milepost 143). Pavement rehabilitation	15.0	11550		Construction Unfunded Project	IM	11500	Post Years
I-95	I-3607	SR 1309 (milepost 123) to SR 1745 (milepost 128). Pavement rehabilitation	8.0	10900		Construction Unfunded Project	IM	10900	Post Years
I-95	I-4703	Wilson County line (milepost 125) to the Tar River (milepost 128). Pavement rehabilitation	3.1	950		Planning/Design Construction Division Project	IM	950	In Progress FFY 06
I-95	I-4704	Tar River (milepost 128) to SR 1524 (milepost 143). Pavement repair.	15.3	3500		Planning/Design Construction	IM	3500	In Progress FFY 06
<b>Rural Projects</b>									
SR 1544 Halifax Road	R-3316	SR 1700 (Sunset Ave.) to SR 1714 (Bethlehem Rd.). Upgrade existing roadway	1.5	10750		Right-of-way construction unfunded project	STP	2500	Post Years
New Route	R-2823	Rocky Mount northern connector, SR 1604 (Hunter Hill Rd.) to US 301. Widen to multi-lanes, part on new location	4.3	23400	400	Planning	STP	1500	In progress FFY 10
						Right-of-way construction	STP	7167	FFY 12
						Construction	STP	14333	Post Years
<b>Urban Projects</b>									
Rocky Mount	U-2561	NC 43, NC 48 (Gold Rock Rd) to I 95 widen to five lanes with curb and gutter	3.9	14879	6879	Right-of-way Construction Part Complete – Part Unfunded	STP	2000	Post Years
							STP	6000	Post Years

## Appendix B: Inventory and Analysis

Location	ID #	Description	Miles	Total Est. Cost (000's)	Prior Years Cost (000's)	Work Type	Funding Sources	Cost Est. (000's)	Schedule (Fiscal Years)
Rocky Mount	U-3329	US 301 in Nash County to SR 1407 (Old Battleboro Rd.) in Edgecombe County. Two lanes on four lane right-of-way. New Location	0.8	7051	7051	Under construction			
Rocky Mount	U-3330	US 301 Bypass, NC 43-48 (Benvenue Rd) to SR 1836 (may Dr.). Add an additional lane in each direction	2.3	14220	1320	Planning / Design Right-of-way Construction	STP STP	200 12700	In progress FFY 10 Post Years
Rocky Mount	U-3331	SR 1616 (County Club Rd). US 64 Business to SR 1541 (Jeffery's Rd.). Widen to Multi-lanes	1.4	14650	325	Planning / Design Right-of-way Construction	STP STP	7825 6500	In progress FFY 07 FFY 08
Rocky Mount	U-3621	SR 1604 (Hunter Hill Rd). SR 1613 (North Winstead Ave.) to NC 43-48 (Benvenue Rd) Widen to multi-lanes	2.4	17175	300	Planning / Design Mitigation Right-of-way Construction Right-of-way Construction	STP STP STP STP STP	275 1800 7600 1800 5400	In Progress FFY 09 FFY 08 FFY 10 Post Years Post Years
Rocky Mount	U-4019	SR 1613 (N. Winstead Ave), SR 1770 (Sunset Ave) to SR 1604 (Hunter Hill Rd) Widen to multi-lanes. (coordinate with R2823)	1.7	12029	400	Planning / Design Mitigation Right-of-way Construction	STP STP STP	8 1621 10000	In Progress FFY 07 FFY 07 FFY 09
<b>Feasibility Studies</b>									
Rocky Mount	FS-0204B	SR 1542 (Airport Rd), US 301 Bypass to SR 1401 (Tanner Rd). Widen to multi-lanes				Feasibility Studies			

Source: North Carolina Department of Transportation (NCDOT) [www.ncdot.org](http://www.ncdot.org)

## Appendix B: Inventory and Analysis

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### Parks and Recreation

The availability of parks and recreation sites and programs is essential to maintaining a high quality of life for County residents. Although the current County park system is limited to just a few sites with ball fields and playgrounds, the County recognizes that the park system must be improved and expanded to meet growing community needs for recreational activities.

Nash County has recently completed a Master Parks and Recreation Plan which outlines the future initiatives being undertaken throughout the County. This is Nash County's first department solely dedicated to Parks and Recreation. By the recent completion of the Parks and Recreation Master Plan, Nash County is taking a pro-active role in ensuring the vitality of the citizens of Nash County.