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North Carolina Department of Natural Resources and Community Development

CURRITUCK COUNTY



LAND USE ELEMENT

CURRITUCK COUNTY

Currituck County, North Carolina

Land Use Element
Comprehensive Planning Assistance Program
1978

Technical Assistance

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1. Introduction

Congress amended the Comprehensive Planning Assistance program, through Title IV of the Housing and Community Development Act of 1974, to facilitate comprehensive planning for urban and rural development, on a continuing basis, by State and local governments, and to encourage such governments to establish and improve planning on an areawide basis. Extending previous requirements for comprehensive planning assistance, the Congress specified a basic planning system for those States, local governments and areawide organizations which utilize section 701 assistance. Each grantee must have a comprehensive planning process which over time leads to the preparation of a comprehensive plan. This plan must include at least a land use and housing element. Citizens within the grantee's jurisdiction must be involved in the preparation of the comprehensive plan. On a two year cycle, each grantee is to review and update its comprehensive plan and evaluate progress in meeting the planning objectives set for itself. Planning and implementation activities undertaken by the grantee must be coordinated so that the land use and housing elements are (1) internally consistent, (2) coordinated with other functional elements of the comprehensive plan, and (3) consistent with functional and land use plans of other jurisdictions. After August 22, 1977 the Department may make comprehensive planning assistance grants only to those applicants who have completed a land use and housing element.

2. Analysis of Existing Plans, Policies and Regulations

The analysis of existing plans, policies and regulations can be found in the CAMA Land Use Plan, which is available for inspection at the County Courthouse.

3. Data Collection and Analysis

Data collection and analysis pertaining to the physical environment and including such factors as geology, soil types and characteristics, topography, ground water and recharge areas, wetlands, rare and endangered species habitats, unique natural areas and sensitive environmental areas (AEC) were all addressed in the CAMA Land Use Plan.

The man-made environment, such as land use, as well as community facilities, such as water supply, sewerage disposal, transportation, education, recreation and other government facilities and services, were addressed in the CAMA Land Use Plan.

4. Broad Goals and Objectives

In 1976 the Currituck County Land Development Plan was approved pursuant to the Coastal Area Management Act of 1974. Included in this plan were several broad goals and objectives for Currituck County which were based on citizen input during the planning process. Also, in 1976, the Albemarle Area Resource Conservation and Development Plan was adopted. This plan also included broad goals and objectives which will effect land use in the County.

Goals, Objectives, and Policies

Mobile Homes: By 1985 mobile homes should be reduced from 26% of the County's housing stock to 14%.

Comment: It is assumed that mobile homes will increase from about 8% of the Statewide housing stock to 14% by 1985. However, it is hoped that mobile homes will represent a smaller percent of the County's housing stock in 1985 due to the following policies and standards:

- No more mobile home parks should be permitted in the county. Existing parks should not be expended.
- All mobile homes should be properly tied down and skirted.
- In mobile home subdivision, there should be standards set for the type, placement and number of outside storage buildings.
- Mobile homes should be excluded from areas where there is a clear community consensus favoring this. Local community meetings should be held to "fine-tune" the zoning regulations.
- The County should ask nearby Virginia localities to relax their restrictive treatment of mobile homes.
- All mobile homes should display a decal indicating that the mobile home has been registered (and is paying taxes, if appropriate).

Growth: Zoning, Subdivision Regulations, Utility Policies, and Permit letting under the Coastal Area Management Act should be directed toward the maintenance of a rural, agriculturally-oriented community.

- In reviewing proposed subdivisions particular scrutiny should be applied to proposals to develop marginal land. Much of the recent growth in the county has been due to the availability of cheap lots, carved from low lying land with poor soils.
- Plans for water and sewer utilities should be held in abeyance for several years.
- A "chamber of commerce" promotional mentality should be avoided.

Major Thoroughfares:

- A causeway should be built from Knotts Island to the Outer Banks.
 - The N.C. 168/N.C. 34/U.S. 158 Corridor should be four laned.
- (1) The first phase of the project should be in the Grandy area.
 - (2) Plans for the proposed high span bridge at Coinjock should include relocation assistance to tourist-oriented businesses.

-Ferry service between Currituck and Knotts Island should be increased.

- (1) To allow Knotts Island residents to participate in County affairs,
and
- (2) To provide access to the Outer Banks via Knotts Island.

Access to Sound and Ocean:

- The State should acquire a public beach area on the outer banks.
- County subdivision regulations should require public access ways to the beach every 1500' in ocean front developments.
- The State and/or County should establish additional boating access points, with adequate parking facilities and picnic areas.

Industrial Development: The County, with State assistance, should try to encourage appropriate industries to locate in Currituck. Development of the airport industrial site is recommended, provided that necessary public facilities can be made available there.

Currituck County

37-6005-053-001 - Initiate an accelerated soil survey, Outer Banks, Currituck County.

Purpose: To provide soils information to be used by all planning boards, units of government and individuals making land-use decisions.

Sponsor: Land and Water Resource Committee, Albemarle Soil and Water Conservation District and County Commissioners.

Benefits: To provide basic data for making sound land-use decisions.

Assistance: Technical and financial.

37-6005-053-002 - Initiate an accelerated soil survey, mainland, Currituck County.

Purpose: To provide soils information for planning boards, units of government and individuals making land-use decisions.

Sponsor: Land and Water Resource Committee, Albemarle Soil and Water Conservation District and County Commissioners.

Benefits: To provide basic data for making sound land-use decisions.

Assistance: Technical and financial.

37-6005-998-004 - Visit Delaware and Maryland waterfowl areas, Hyde and Currituck Counties.

Purpose: To study goose management and improve goose population.

Sponsor: Fish and Wildlife Resource Committee, Albemarle and Pamlico Soil and Water Conservation Districts and sportsman clubs.

Benefits: Better hunting, more sports days and improved economy.

Assistance: Technical and financial.

37-6005-053-013 - Develop a flood control and drainage plan for Barco Community, Currituck County.

Purpose: To eliminate health and safety hazards due to stagnant water and inoperative septic filter fields.

Sponsor: Land and Water Resource Committee, Albemarle Soil and Water Conservation District and County Commissioners.

Benefits: Improved health of residents, reduced road maintenance, improved appearance and better environment.

Assistance: Technical and financial.

37-6005-053-092 - Housing inventory, Currituck County.

Purpose: To compile and maintain an inventory of existing housing facilities.

Sponsor: Community Facilities and Services Resource Committee and Albemarle Resource Planning and Development Commission.

Benefits: Balanced housing stock, improved code enforcement.

Assistance: Organizational, technical and financial.

37-6005-053-093 - To provide ambulance service for the elderly,
Currituck County.

Purpose: To improve health care services for the elderly.

Sponsor: Community Facilities and Services Resource Committee,
County Health Department, Department of Social Services
and County on Aging of the Albemarle Resource Planning
and Development Commission.

Benefits: Emergency care of the elderly, transportation to hospital
when the service is needed.

Assistance: Organizational, technical and financial.

37-6005-053-094 - To provide more adequate emergency equipment, services
and better qualified personnel, Currituck County

Purpose: Expand Rescue Squad facilities and emergency training.

Sponsor: Community Facilities and Services Resource Committee, Emer-
gency Medical Services Council of the Albemarle Resource
Planning and Development Commission and County
Commissioners.

Benefits: Prompt and efficient volunteer services to those who are
hurt during work or play.

Assistance: Technical and financial.

37-6005-053-095 - To provide flood control and drainage for Central
Elementary School grounds, Currituck County.

Purpose: To remove standing water from walks, courts, lawns, build-
ing foundations and playground.

Sponsor: Community Facilities and Services Resource Committee,
Board of Education and County Commissioners.

Benefits: Improve general health conditions, reduce maintenance cost
on buildings and grounds, enjoy greater play area and
improve the appearance.

Assistance: Technical and financial.

37-6005-053-096 - Provide courses in local history, Currituck County.

Purpose: To acquaint residents of county with the history of their
ancestors.

Sponsor: Community Facilities and Services Resource Committee, His-
torical Society and Currituck County Public Library.

Benefits: To enable the residents to appreciate their heritage and
understand the unique characteristics of the county.

Assistance: Technical and organizational.

37-6005-053-097 - Conduct a feasibility study of an outdoor theater,
Currituck County.

Purpose: To introduce culture through entertainment without having
to travel long distances.

Sponsor: Community Facilities and Services Resource Committee,
Women's Club, Historical Society and Drama Club.

Benefits: Provide entertainment and recreation.

Assistance: Organizational, technical and financial.

- 37-6005-053-098 - Provide additional fire protection equipment and facilities, Currituck County.
- Purpose: To upgrade, update and look to the future with a minimal cost in mind for both the mainland and outer banks areas
- Sponsor: Community Facilities and Services Resource Committee, Volunteer Fire Association and County Commissioners.
- Benefits: Protection of lives, and to save natural resources and to promote industry.
- Assistance: Organizational, technical and financial.
- 37-6005-053-099 - Hold three seminars on organization and operation of county government, Currituck County.
- Purpose: To inform the residents about how their county operates and to help replace the trust in government.
- Sponsor: Community Facilities and Services Resource Committee, County Commissioners, County Manager and College of the Albemarle.
- Benefits: Better harmony and good information for planning for future growth of the county.
- Assistance: Organizational and technical.
- 37-6005-053-100 - Protect natural resources by proper land use planning, Currituck County.
- Purpose: To provide harmony with manmade and natural resources as much as possible.
- Sponsor: Community Facilities and Services Resource Committee, Albemarle Soil and Water Conservation District, Planning Board and County Commissioners.
- Benefits: A balanced growth and natural resources development.
- Assistance: Organizational, technical and financial.
- 37-6005-053-101 - Promote industry that will employ residents, preferably recreational, Currituck County.
- Purpose: To increase job opportunities and diversify tax base.
- Sponsor: Community Facilities and Services Resource Committee and County Manager.
- Benefits: More income to county for a higher standard of living.
- Assistance: Organizational, technical and financial.
- 37-6005-053-102 - Develop Maple Airstrip, Currituck County.
- Purpose: More efficient transportation that will promote industry and recreational business.
- Sponsor: Community Facilities and Services Resource Committee, Albemarle Resource Planning and Development Commission and Aviation Division of State Department of Transportation.
- Benefits: More income for the people of county and provide easy access to recreational and business facilities of county.
- Assistance: Technical and financial.
- 37-6005-053-103 - Governmental management of development of Outer Banks, Currituck County.
- Purpose: To employ harmony in nature so as to not destroy coast line but at the same time provide recreational facilities for people to enjoy Outer Banks.
- Sponsor: Community Facilities and Services Resource Committee, Albemarle Soil and Water Conservation District and County Manager
- Benefits: Protection of lands, marshlands, shores, beaches and wildlife.
- Assistance: Organizational, technical and financial.

37-6005-053-104 - Make a study of solid waste management and recommend changes, Currituck County.

Purpose: To assist with a project that has already begun but needs help.

Sponsor: Community Facilities and Services Resource Committee, Albemarle Soil and Water Conservation District and County Commissioners.

Benefits: Promote good health conditions and promote industry and recreation.

Assistance: Technical and financial.

37-6005-053-105 - Promote water resources management for drinking and for wildlife, Currituck County.

Purpose: To promote good water for recreational facilities and good fresh water for wildlife, the entire county.

Sponsor: Community Facilities and Services Resource Committee, Albemarle Soil and Water Conservation District and County Commissioners

Benefits: Prevention of contamination of water for residents, visitors and for recreational purposes; also wildlife.

Assistance: Technical and financial.

37-6005-053-106 - Provide library facilities and services, Outer Banks, Currituck County.

Purpose: To provide library services in an isolated area and to enrich the lives of residents.

Sponsor: Community Facilities and Services Resource Committee, County Commissioners and Regional Library.

Benefits: Increased reading and educational base for residents of all ages.

Assistance: Technical and financial.

37-6005-998-151 - Conduct a workshop to provide information on hog marketing alternatives, Camden, Currituck and Pasquotank Counties.

Purpose: To let hog producers know how they can maximize their income through marketing.

Sponsor: Agriculture Resource Committee and Agricultural Extension Service

Benefits: Increased marketing knowledge and more income for area farmers.

Assistance: Organizational and instructional.

Annual Objectives

Broad Goals

Annual Objectives

A. By 1985, mobile homes should be reduced from 26% of the County's housing stock to 14%.

Met Objective Did not Meet Objective

- (1) () ()
- (2) () ()
- (3) () ()

(1) Encourage development of conventional housing in the County.

(2) Review ordinances to see if standards exist for the number, type and placement of storage buildings in mobile home parks.

(3) Make local ordinances more restrictive to discourage development of mobile home parks in the county.

B. Work toward the improvement of the major thoroughfares serving the County.

Met Objective Did not Meet Objective

- (1) () ()
- (2) () ()
- (3) () ()

(1) Monitor N.C. DOT Highway Improvements Program to ensure that the improvement scheduled for 1984 remains on schedule.

(2) Encourage the State Department of Transportation to increase ferry service to Knotts Island.

(3) Continue to work with DOT on resolving Outer Banks access problem.

C. Encourage appropriate industries to locate in the County.

Met Objective Did not Meet Objective

- (1) () ()
- (2) () ()

(1) Prepare detail study of the feasibility of developing the airport site for industry.

(2) Work with state in obtaining industrial prospects.

5. Evaluation Criteria for Goals and Objectives

To ensure that the broad goals and annual objectives adopted by the Commissioners are being addressed, the Commissioners will make an annual assessment of annual objectives established during the previous year. This assessment will determine if the annual objectives were met or if progress is being made, using the check list provided in the goals and objectives section.

6. Plan for Future Land Use (Land Classification Map)

As part of the Coastal Area Management Planning process, a Land Classification Map was prepared based on analysis of existing land use, population projections and the CAMA guidelines. The map has been developed to serve as the primary tool to direct future growth. The map and text are discussed in detail in the CAMA Land Use Plan.

7. Public Participation

Public participation was a primary concern throughout the planning process, and particularly during the establishment of goals and objectives. For detail information on the public participation process, see the public participation section of the CAMA Land Use Plan.

8. Environmental Assessment

The County Board of Commissioners desires to maintain the good quality of life now enjoyed in Currituck County and proposes no action that would adversely affect the environment. Also, based on the results of the Coastal Area Management Act Land Use Plan, there was a clear desire by citizens of the County to have continued slow growth in the area but growth that is sensitive to the environment. The land use plan identified physical limitations for future development, fragile areas such as estuarine waters, public trust waters and coastal wetlands and areas with resource potential. All of this information should be helpful in guiding future residential and other development to insure that there will be as little adverse effect on the environment as possible. For detailed information on the natural environment of the County a copy of the CAMA Land Use Plan is available for inspection at the Currituck County Courthouse.

Impact of Proposed Act Outlined in Housing Element

All of the actions discussed in this document are proposed and intended to have a positive impact upon either the natural or man-made environment. Safeguards against unnecessary adverse effects are also called for under the Coastal Area Management Act of 1974, and under state and regional clearinghouse procedures.

9. Historic Preservation Assessment

At the present time there are two structures that are listed in the National Register of Historic Places. The Twin House which is located in Shawboro and the Currituck Beach Lighthouse which is located on the Outer Banks of Currituck County. Other structures that are presently unlisted but are being considered for listing are:

Culong
Shaw House
Currituck Courthouse District
Whaleshead Club
Currituck Shooting Club

Structures that are not listed in National Register of Historic Places include:

Corolla Light Lifeboat Station
Currituck Jail

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