

Land Use Plan



Person County
North Carolina

Adopted October 15, 2001

PERSON COUNTY LAND USE PLAN
Adopted by the Person County Board of Commissioners
October 15, 2001

Person County Board of Commissioners 1999-2000

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The Wooten Company

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Section 1 Introduction

There are numerous forces that impact the physical and economic development of a community. Many, if not most, of these forces are beyond the control of local citizens. But there are a number of powerful planning and regulatory tools (land use planning, zoning, subdivision, capital improvements planning, etc.) available in North Carolina to help citizens exercise control over where and how development occurs.

By developing a land use plan, Person County is implementing a major planning tool to guide future development. The Land Use Plan will help County leaders focus on the future as they consider and approve rezoning and development proposals that will cumulatively have a tremendous impact on the overall livability of the community.

The development of the land use plan consisted of several phases and components:

1. Analysis of past and future projected demographic data.
2. Analysis of existing man-made and natural factors that affect land use and development.
3. Development of and consensus on land use goals and objectives.
4. Development of strategies for implementing the land use plan.
5. Development of land use classifications and the land use map.

Planning Process

In September 1999, Person County and the City of Roxboro hired The Wooten Company to serve as the facilitator for developing separate County and City land use plans. The two land use plans share a common inventory and analysis section regarding historic and projected demographic data and physical features of the planning areas.

In preparing for the land use planning process, County staff identified the following elements to be included in the plan:

Land Use/Growth and Development

- A general study of the historical trend of development within Person County and the City of Roxboro that have influenced growth and development.
- A generalized inventory of the existing land development pattern.
- The development of a future land use map that designates the general distribution, location and extent of the use of land for housing, business, industry, open space, education and public buildings.

Housing

- An evaluation of housing problems and needs.
- Development of a general program to alleviate unmet needs including standards and plans for improvement of housing and the provision of adequate sites for housing with special emphasis on manufactured housing.

Community Appearance/Character

- Development of strategies for the implementation of aesthetic controls such as landscaping and site design controls.

Economic Development

- Analysis of the local economy and projections of future economic activity.
- Identification of existing and proposed sites for new and expanding business and industry.

Transportation

- Identification of the general location and extent of existing and proposed major highways, scenic roads, railroads, transit routes and facilities, bikeways and pedestrian facilities, airports and other public and private transportation facilities.

Open Space and Recreation

- Identification of location of and extent of existing and proposed open space for the preservation of natural resources and use for public recreation.

Community Service Facilities

- Identification of existing and proposed service areas and improvements for education, water and sewer, public buildings, refuse disposal, emergency services and historic preservation.

Conservation/Environmentally Sensitive Areas

- Identify farmland, riparian buffers, watersheds, rivers and streams.

Formation of Steering Committee

The Steering Committee for the Person County Land Use Plan was formed in the fall of 1999. The Committee served as the advisory board to staff and consultants during the development of the plan. The Committee consisted of seventeen County residents chosen for their interest in and commitment to developing the land use plan.

A staff technical committee also served to provide information and guidance in the development of the draft text and map. The technical committee consisted of staff from Person County planning, administration, engineering, tax administration, social services, and parks and recreation departments. Also on the technical committee were representatives from Person County Public Schools, Person County Economic Development Commission, US Natural Resource Conservation Service, US Department of Agriculture, NC Agriculture Extension Service, City of Roxboro planning, engineering, and public works departments, and Uptown Roxboro.

Citizen Participation

During development of the land use plan, County staff scheduled and held area meetings in different localities around the County and made presentations to local civic clubs to provide opportunities for the general citizenry of the County to have input into the land use planning process. County staff presented information gathered and maps prepared during the inventory and analysis phase of the project and asked citizens for input on the future of Person County.

Following the Steering Committee's development of goals and objectives and a draft future land use map, additional citizen meetings were held to gather comments. All information, both oral and written, gathered during this process was reported to the Steering Committee and incorporated into the committee's final draft plan as determined by the committee.

All Steering Committee meetings were held as public meetings. As residents of the community, Steering Committee members served as a continuing point of contact for citizens to express their opinions and concerns about future land use within the County. As spokespersons for their respective areas of the County, Steering Committee members provided valuable insight and input during development of the land use plan.

The Planning Board and the Board of Commissioners received regular updates on the land use plan during the planning process and their comments were received and considered by the Steering Committee.

At the end of the planning process, the land use plan was forwarded to the Planning Board for consideration. Over seven months, the Planning Board carefully reviewed the draft document recommending several changes to the goals and objectives and the land use map.

In August 2001, the Board of Commissioners held a public hearing to gather additional citizen input. Approximately thirty citizens attended the public hearing to hear a presentation of the plan and to offer comments.

On October 15, 2001, the Board of Commissioners adopted the Person County Land Use Plan. The adoption was conditioned on the inclusion of the original text as prepared by the Steering Committee as well as the text added/changed by the Planning Board in order that both versions would be available for future reference. Appendix B contains a strike-through/bold version of Sections 2 and 3 documenting Planning Board changes to the original Steering Committee version of the draft plan.

Document Organization

For ease of use and to place emphasis on the end product rather than the process, this document is organized in the following manner:

Section 1	Introduction
Section 2	Goals and Objectives
Section 3	Land Use Map
Section 4	Inventory and Analysis of Current Conditions
Appendices	Appendix A – Appendix P

Procedure for Amending the Land Use Plan

Initiation of Amendments

Any person or organization, including the Planning Department, may petition the Board of Commissioners to amend the Land Use Plan. The petition shall be filed with the Planning Department and shall include:

- (a) The name, address, and phone number of the applicant;
- (b) A description of the proposed text or map amendment, along with an explanation of the changing circumstances that necessitate consideration of the amendment; and
- (c) If the petition proposes an amendment to the land use map, a scaled map with the property affected by the amendment clearly depicted.

Petitions for amendments shall be submitted to the Person County Planning Department at least ten (10) days prior to the date of the Planning Board meeting at which the petition will be reviewed.

Planning Board Review and Recommendation

Upon receipt of a petition for an amendment, the Planning Department shall forward the request to the Planning Board for its consideration. The Planning Board shall review the proposed amendment, along with the planning staff recommendation, and shall submit its recommendation on the proposed amendment to the Board of Commissioners. The Planning Board shall have forty-five (45) days within which to submit its recommendation. Failure of the Planning Board to submit its recommendation within this time period shall constitute a favorable recommendation.

Public Hearing Requirements

No amendment to the Land Use Plan may be adopted until a public hearing has been held. Upon receipt of a recommendation from the Planning Board, the Planning Department shall, after consultation with the Clerk to the Board, schedule a public hearing on the petition before the Board of Commissioners. The public notice shall be published one (1) time in a newspaper having general circulation within the County at least ten (10) days prior to the scheduled public hearing date. In computing this period, the date of publication shall not be counted but the date of the public hearing shall be.

With respect to map amendments, the Planning Department shall provide first-class mail notice of the public hearing to:

- a) owners, according to county tax records, of all properties whose land use classification is affected by the proposed amendment; and
- b) owners, according to tax records, of all properties within 100 feet of the property affected by the proposed amendment.

The Planning Department may also post notices of the public hearing in the vicinity of the property affected by the proposed amendment and take any other action deemed by the Planning Department to be useful or appropriate to give notice of the public hearing.

The notice required or authorized by this Section shall:

- (a) State the date, time, and place of the public hearing;
- (b) Summarize the nature and character of the proposed change;
- (c) If the proposed amendment involves a change in land use classification, reasonably identify the property whose classification would be affected by the amendment;
- (d) State that the full text of the amendment can be obtained from the Person County Planning Department; and
- (e) State that substantial changes in the proposed amendment may be made following the public hearing.

Board of Commissioners Review and Adoption

Upon receipt of a recommendation from the Planning Board, the Planning Department shall schedule a public hearing before the Board of Commissioners on the petition according to the procedure outlined in Section "Public Hearing Requirements".

At the conclusion of the public hearing on the proposed amendment, the Board of Commissioners may proceed to vote on the proposed amendment, refer the proposed amendment to a committee for further study, or take any other action consistent with the Board's usual rules of procedure.

The Board of Commissioners need not await the recommendations of the Planning Board before taking action on a proposed amendment nor is the Board of Commissioners bound by any recommendations of the Planning Board that are before it at the time the Board of Commissioners takes action on a proposed amendment.

The Board of Commissioners is not required to take final action on a proposed amendment within any specific period of time, but it should proceed as expeditiously as practicable on petitions for amendments. Decisions by the Board of Commissioners on amendment requests shall be filed in the offices of the Planning Department.

Board of Commissioners Action on Amendments

In deciding whether to adopt a proposed amendment to the Land Use Plan, the central issue before the Board of Commissioners is whether the proposed amendment advances the public health, safety or welfare. All information related to other issues at the public hearing may be declared irrelevant by the Chairman and excluded. When considering proposed map amendments:

- (a) The Board of Commissioners shall consider whether the entire range of listed uses in the requested land use classification are more appropriate than the range of uses in the existing land use classification.
- (b) The Board of Commissioners shall not regard as controlling any advantages or disadvantages to the individual requesting the change, but shall consider the impact of the proposed change on the public at large.

Section 2 Goals and Objectives

The purpose of this section of the Land Use Plan is to establish goals and objectives for future land development within the County. As a part of the long range land use planning effort, goals and objectives serve as ideals that are incorporated into the future decision making process.

Goals are intended to provide broad direction, objectives set milestones for measuring progress, and implementation strategies detail the means to achieve stated objectives. Goals and objectives are organized by the following topics: land use, economic development, transportation, community appearance, community facilities and services including public water and sewer infrastructure, parks and recreation services, and the natural environment.

Goals, objectives and implementation strategies are intended to encourage continued cooperation and coordination between the various units of County government, with the City of Roxboro and with other local governments within the region to the mutual benefit of all parties.

(Appendix O contains a strike-through/bold version of Section 2 documenting Planning Board changes to the original Steering Committee version of this section.)

Land Use

Land use development goals should include promoting a mixture of residential and non-residential land uses while protecting prime agricultural areas from the adverse effects of more intensive development. The pattern of land development within the County will have a tremendous impact on the viability of farm operations and on the livability and quality of residential life for both present and future County residents.

1.0 Goal: Promote an orderly and efficient land use development pattern, which allows for a variety of land uses while being sensitive to environmental concerns.

1.1 Objective: Develop an effective, area-wide land use regulatory program by coordinating land use planning with the City of Roxboro and with surrounding counties.

Implementation Strategies:

- 1.1.1 Use the Land Use Plan consistently as a guide in reviewing and approving rezoning applications.
- 1.1.2 Establish procedures for cooperative, courtesy reviews of proposed development plans between the County and the City.
- 1.1.3 Investigate the merits of a joint city/county planning ordinance that coordinates zoning and subdivision regulations.
- 1.1.4 In conjunction with the City of Roxboro, establish a growth boundary around the City to encourage most development to locate in close proximity to existing public facilities in order to create a more intensely urban development pattern and to reduce rural sprawl.
 - 1.1.4.a Commit to the City of Roxboro to establish a 1-mile extraterritorial planning jurisdiction for the City and to identify areas for future annexation.
- 1.1.5 In conjunction with the City of Roxboro, identify appropriate locations for commercial service centers and pre-zone land for this purpose. Avoid the process of zoning individual properties for commercial uses that will result in separate, disjointed, strip commercial development along major thoroughfares.

1.2 Objective: Amend all applicable land development ordinances to address goals and objectives of the land use plan.

Implementation Strategies:

- 1.2.1 Collect and amend as appropriate freestanding ordinances (planning, subdivision, manufactured home park, flood damage prevention, and junkyard ordinances) into one unified development ordinance to foster continuity and consistency in land development.
 - 1.2.1.a. Develop specific standards for residential development that provide for more objective review and approval of development proposals; e.g., specify requirements for hard surface roads and for soil erosion and sedimentation control.

- 1.2.1.b. Review the zoning district regulations to ensure that zoning districts accurately reflect the goals and objectives of the land use plan.
- 1.2.1.c. Evaluate the uses allowed within zoning districts; tighten up the range of uses allowed by right and require special use permits for more intense uses. (The special use permit process ensures that more intensive and potentially intrusive development proposals receive adequate public notice and board review.)
- 1.2.1.d. Review the zoning and subdivision ordinances to consider that rights-of-way for expanded and new highway construction be protected from development.
- 1.2.1.e. Remove fee schedule, submission deadlines, number of copies for submittals, etc. from the zoning ordinance. Instead, establish these items as administrative policy that is more easily revised and updated.
- 1.2.1.f. Amend the zoning ordinance to address maintenance of signs.
- 1.2.1.g. Amend the zoning ordinance to establish appearance criteria for all development, including manufactured home parks. (Cross reference Community Appearance, Objective 4.1, Implementation Strategy 4.1.6)
- 1.2.1.h. Compare manufactured home park standards with those of neighboring counties to ensure that Person County development standards are comparable. (Cross reference Community Appearance, Objective 4.1, Implementation Strategy 4.1.6)
- 1.2.1.i. Develop an ordinance to address sexually oriented businesses.

1.3 Objective: Minimize conflicts between incompatible land uses.

Implementation Strategies:

- 1.3.1 Review setback and buffering requirements to ensure potential conflicts between incompatible uses are being adequately addressed.
- 1.3.2. Amend the zoning ordinance to require perimeter conservation buffers of greater depth between incompatible uses.
- 1.3.3 Review the list of prohibited uses to ensure that those uses that may threaten the health, safety, or welfare of residents are excluded from Person County.
- 1.3.4 Amend the zoning ordinance to limit the number of animals allowed per acre in residential zoning districts. (This provision is not intended to affect bona fide farm operations as defined in the NC General Statutes)
- 1.3.5 Amend the subdivision ordinance to require a disclosure statement on final plats and deeds regarding the location of nearby farming operations/facilities that may be incompatible with residential subdivision development.
- 1.3.6 Leave open options for future development of farmland.

1.3.7 Review the airport overlay-zoning district to ensure that height restrictions adequately protect Person County Executive Airport aircraft operations and the safety of the general public.

1.4 Objective: Preserve large tracts of prime agricultural land from early development.

Implementation Strategies:

- 1.4.1 Discourage incompatible non-farm development from intruding into prime agricultural areas.
- 1.4.2 Do not extend public infrastructure into prime agricultural areas. (Cross reference Public Water and Sewer Infrastructure, Objective 5.1, Implementation Strategy 5.1.1)
- 1.4.3 Develop an agricultural preservation program to maintain areas most suitable for agricultural production. Explore all viable means to conserve prime agricultural lands, including conservation easements, voluntary agricultural districts, direct purchase, and purchase of development rights.

1.5 Objective: Provide for a variety of housing types, densities and price ranges.

Implementation Strategies:

- 1.5.1 Adopt new residential subdivision design standards that encourage clustering of homes to conserve open space, reduce infrastructure installation and maintenance costs, and reduce negative impacts of storm water runoff. (Cross reference Public Water & Sewer Infrastructure, Objective 5.1, Implementation Strategy 5.1.1; Natural Environment, Objective 7.1, Implementation Strategy 7.1.6; Parks and Recreation Services, Additional Strategy 6.2.5)
- 1.5.2 Coordinate public investment in infrastructure to encourage increased residential densities in specific locations to improve housing affordability. (Cross reference Public Water & Sewer Infrastructure, Objective 5.1, Implementation Strategy 5.1.1; Natural Environment, Objective 7.1, Implementation Strategy 7.1.6; Parks and Recreation Services, Additional Strategy 6.2.5)
- 1.5.3 Discourage low-density residential development in rural areas where investment in public infrastructure is not economically viable. Cross reference Public Water & Sewer Infrastructure, Objective 5.1, Implementation Strategy 5.1.1; Natural Environment, Objective 7.1, Implementation Strategy 7.1.6; Parks and Recreation Services, Additional Strategy 6.2.5)
- 1.5.4 Encourage large-scale, master-planned developments, which incorporate mixed land uses, including recreational areas and support services, to create a stronger sense of community.

Economic Development

A strong, vibrant, diversified economy has been and will remain a key factor in the continued and enhanced prosperity of Person County citizens.

2.0 Goal: Provide a strong local planning environment that supports and enhances the economic growth potential of Person County.

2.1 Objective: Promote continued economic investment through retention and expansion of existing industrial concerns and the recruitment of new industries and commercial businesses.

Implementation Strategies

2.1.1 Continue to work with the Person County Economic Development Commission to identify and meet the special needs of industry.

2.1.2 Endorse and incorporate the Economic Development Commission Strategic Plan 2000 as a key component for future economic development within the County.

2.1.3 In cooperation with the City of Roxboro, establish an industrial incubator.

2.1.4 Ensure the availability of public services and utilities for industrial uses. Review and revise, if appropriate, the County's policy regarding financial participation in extension of utilities to serve industrial development. (Cross reference Public Water and Sewer Infrastructure, Objective 5.1, Implementation Strategy 5.1.5)

2.1.5 Identify non-residential development - office, commercial and industrial - locations based on access and proximity to US 501, railroad corridors, and other major transportation infrastructure.

2.1.6 In conjunction with the City of Roxboro, establish an economic development zone.

2.1.7 Protect industrial land from rezoning for other land uses.

2.1.8 Provide for high technology fiber optics to attract economic development.

2.1.9 Review reuse of old buildings including schools.

2.2 Objective: Encourage well-planned commercial establishments to provide necessary goods and services to area employers and residents.

Implementation Strategies

2.2.1 Encourage development of small service-oriented commercial activities only at existing intersections or median crossovers on US 501 and other major thoroughfares.

2.2.2 Discourage strip commercial development by limiting highway access. (Cross reference Transportation, Objective 3.1, Implementation Strategy 3.1.3)

- 2.2.3 Require new commercial development to place access driveways on side streets to reduce access conflicts with through traffic and to facilitate the use of traffic signals on major thoroughfares.
- 2.2.4 Develop a competent plan and policy regarding the financial participation of the County and City to utilize maximum capacity to support multiple users for the extension of water and sewer lines, with a floor or minimum level of capital investment required.

Transportation

Even though Person County is not directly involved in the planning, construction, or maintenance of public roads, the County does work closely with the NC Department of Transportation on these issues. The County and the Department of Transportation have jointly adopted a thoroughfare plan to provide for future major road improvements within the County, including the widening of existing highways and the provision for new bypass alignments. Major road improvements shown on the thoroughfare plan and included in the NC Transportation Improvement Plan (TIP) 2000-2006 will be a major factor in attracting new growth and development to the County.

3.0 Goal: Provide for orderly development along existing and proposed major transportation routes to minimize disruption to free flow of traffic.

3.1 Objective: Protect US 501 as a community gateway by establishing appropriate regulations to control access to the corridor.

Implementation Strategies:

- 3.1.1 Adopt an overlay district for all major corridors, which establishes additional requirements for setbacks, buffering and access. (Cross reference Community Appearance, Objective 4.1, Implementation Strategies 4.1.2 & 4.1.3; Public Water and Sewer Infrastructure, Objective 5.1, Implementation Strategy 5.1.8)
- 3.1.2 Protect roadway capacity and promote public safety by adopting an access management plan to regulate driveway access on major thoroughfares.
- 3.1.3 Minimize commercial strip development characterized by numerous driveway access points and disconnected uses. (Cross reference Economic Development, Objective 2.2, Implementation Strategy 2.2.2)
- 3.1.4 For new residential development along major road corridors, require reverse frontage lots to orient lots toward internal subdivision streets in order to minimize road access points.
- 3.1.5 Formally request that NCDOT establish a road alignment for the two planned bypass highways around Roxboro to permit the City and County to protect these future rights-of-way from development.

3.2 Objective: Ensure that streets within new developments are properly designed, built and maintained.

Implementation Strategies:

- 3.2.1 Review the subdivision ordinance for road frontage for flag lots.

Community Appearance

Citizens often cite community character as a key element in the attractiveness of Person County as a place to both live and work.

4.0 Goal: Maintain and enhance the character and identity of Person County including established rural communities, farmland and woodland, historic sites, and other features that represent the area's heritage. Protect the appearance of US 501 as a "gateway" into the County and the City of Roxboro.

4.1 Objective: Establish design standards that ensure future development contributes to the aesthetic appearance of the County while limiting development of unsightly uses that detract from community appearance.

Implementation Strategies:

- 4.1.1 Inventory substandard housing and enforce minimum housing codes to ensure substandard structures are either demolished and removed or brought up to State Building Code requirements in a timely manner.
- 4.1.2 Review current setbacks, particularly along major roads and highways, to ensure that setbacks are adequate to protect the appearance of these major community gateways. (Cross reference Transportation, Objective 3.1, Implementation Strategy 3.1.1)
- 4.1.3 Amend the zoning and subdivision ordinances to include adequate landscaping requirements along road frontages, in parking lots and around the perimeter of development sites. (Cross reference Transportation, Objective 3.1, Implementation Strategy 3.1.1)
- 4.1.4 Identify significant crossroad communities, landmarks, and important historic and archeological features. Work with the State to educate the public about the importance of protecting these community assets.
- 4.1.5 Protect historic properties from inappropriate development or re-development.
- 4.1.6 Consider adopting appearance and dimensional criteria for manufactured homes. (Cross reference Land Use, Objective 1.2, Implementation Strategies 1.2.1.g and 1.2.1.h)
- 4.1.7 Consider adopting an amortization period to bring substandard manufactured home parks in to compliance with minimum regulations or require that expanding manufactured home parks not only have expansion in compliance but also bring existing park into compliance.
- 4.1.8 Review regulations for temporary, on-site and off-site (billboard) signs to ensure number, height and size are reasonable in light of the goal to improve community aesthetics.
- 4.1.9 If sign regulations are rewritten, consider an amortization period to allow recapture of owner's investment but to ensure future aesthetics of the County are improved. Prepare list of nonconforming signs, establish enforcement procedures and allocate personnel to adequately enforce.
- 4.1.10 Continue to evaluate and regulate offensive land uses that create unsightly conditions and adversely affect adjacent property values. In particular, pursue vigorous enforcement of the existing Person County Junkyard Ordinance.

Public Water and Sewer Infrastructure

Although not a direct provider of water or sewer service, Person County works in partnership with the City of Roxboro and other utility service providers within the County. Current County policy provides for participation in the extension of utilities to industry if the County's investment can be recouped through property taxes within 7 years. The extension of public water and sewer services can be a powerful determinant in where and how future development occurs within the County.

5.0 Goal: Provide efficient, high quality public services and facilities in a manner, which encourages planned growth and development.

5.1 Objective: In cooperation with public utility providers, coordinate the development of phased and prioritized plans for providing infrastructure to strategic growth areas of the County. In preparing plans, involve all utility providers, including, but not limited to, the City of Roxboro, Carolina Power and Light Company, Piedmont Electric Corporation, Piedmont Gas Service Company, and Public Service Company of North Carolina.

Implementation Strategies:

- 5.1.1 Utilize the provision of infrastructure as a tool to stimulate or control land development. (Cross reference Land Use, Objective 1.4, Implementation Strategy 1.4.2 and Objective 1.5, Implementation Strategies 1.5.1, 1.5.2, and 1.5.3)
- 5.1.2 Prioritize and phase infrastructure plans in cooperation with the City of Roxboro to first serve areas where economic development opportunities are greatest.
- 5.1.3 Coordinate development of Capital Improvements Programs (CIP's) of the two governments to ensure that priority goals to encourage growth and development are met.
- 5.1.4 If impact fees are implemented, review the impact fee structure to ensure that Person County can charge adequately for the impact of new development on the existing public infrastructure.
- 5.1.5 Review current water and sewer financing and extension policies, including rates (main, tap and acreage fees) and participation policies, and compatibility among various jurisdictions to ensure maximum feasible financial support for growth and development of the County tax base. (Cross reference Economic Development, Objective 2.1, Implementation Strategy 2.1.4)
- 5.1.6 Study feasibility of adopting an adequate facilities ordinance to ensure community services to support new development are in place or are being provided by new development.
- 5.1.7 Utilize health department rules regarding land suitable for septic tank systems to control where minimum residential lot sizes should be greater than one-acre.
- 5.1.8 Consider developing and applying special overlay district standards to protect the rural character of US 501, particularly in the Helena Community where new public water and sewer lines have opened up land for more intense development. (Cross reference Transportation, Objective 3.1, Implementation Strategy 3.1.1)

Parks and Recreation Services

Person County has a reputation for providing excellent parks and recreation facilities and services. The provision of recreational facilities has a strong impact on the quality of life that Person County offers its citizens.

In the early 1990s, the County developed a Parks and Recreation Master Plan to guide future park development. The County annually sets aside money in the operating budget and the capital improvements plan to finance facility improvements. During the 1990s, grants were received from the North Carolina Parks and Recreation Trust Fund, Adopt-A-Trail, and National Trail Grant. Community organizations such as the Roxboro Kiwanis Club, Roxboro Rotary Club, and Roxboro Woman's Club have donated money and time to improve Person County's livability opportunities and facilities.

Goals and objectives from the 1991-92 Master Recreation Plan are included here as objectives and implementation strategies. Additional strategies developed through the land use planning process are also included.

Great progress has been made towards obtaining the 1991-1992 plan's objectives, but with population growth and changing demographics, it is necessary to continuously re-evaluate citizens' recreational needs and pursue new recreation opportunities.

6.0 Goal: Seek to continuously improve the County parks and recreation program to meet citizens' needs by age group, type and location of recreational facilities.

6.1 Objectives:

1. Develop and expand recreational lands and facilities for the use and enjoyment of all Person County citizens.
2. Provide equitable recreation and park amenities and services to population groups and areas of the County.
3. Preserve and protect the natural features, resources and amenities in order to maintain and enhance the character of Person County.
4. Coordinate with other public and private agencies to provide lands, facilities and programs for the enrichment of leisure activities for the citizens of Person County.
5. Encourage the involvement of citizens of Person County in the parks and recreation program.
6. Establish parks and recreation as a part of the Person County growth plan, and provide guidelines for future parkland acquisition and facility development.
7. Encourage private enterprise development of recreational facilities.

Implementation Strategies:

- 6.1.1 Identify and inventory existing parkland, public resources and facilities.
- 6.1.2 Determine the demand for public recreation programs and facilities.
- 6.1.3 Review existing parks and facilities to determine the renovation and expansion needs to meet the public demand.

- 6.1.4 Establish the amount and type of parkland required for present and future populations of Person County.
- 6.1.5 Identify target areas for advanced acquisition in order to facilitate site planning and development.
- 6.1.6 Develop planning procedures and standards to assure an appropriate amount of parkland is available for each land use category.
- 6.1.7 Develop a program to guide the acquisition and development of Person County parks for the next twenty years.
- 6.1.8 Establish a budget and funding methodology from which a logical course of implementation can be realized.
- 6.1.9 Methodologies to determine public demand for recreation facilities and programs will be by needs assessment conducted by professional organizations.

Additional Strategies:

- 6.2.1 Consider the impact of new private recreational facilities and programs on the need for public programs.
- 6.2.2 At some time in the future, consider requiring through the subdivision ordinance, land dedication or fee in lieu for new residential development.
- 6.2.3 Based on new population statistics from the 2000 Census, review and update the Person County Parks and Recreation Master Plan to ensure that the plan continues to meet citizens needs by age group, and type and location of park facilities.
- 6.2.4 Publicize the parks and recreation program to ensure maximum participation and user support and funding.
- 6.2.5 Use land use regulations to protect and implement the County Recreation Plan in particular preserving sensitive environmental areas and scenic features of the landscape as public open space. (Cross reference Land Use, Objective 1.5, Implementation Strategy 1.5.1; Natural Environment, Objective 7.1, Implementation Strategy 7.1.6)

Natural Environment

Protection and preservation of the natural environment has received much attention over the last two decades. Both federal and state governments have adopted a number of regulations to help protect sensitive environmental areas from inappropriate development primarily to reduce soil erosion, protect drinking water supplies and to lessen downstream flooding.

Person County has a flood damage prevention ordinance that sets standards for development within identified floodplain areas. In the early 1990s, the County adopted water supply watershed regulations that limited the intensity of development within protected watersheds. The entire southern portion of the County is within one or more of these protected watersheds.

7.0 Goal: Protect water quality, significant natural features, and other natural resources that have ecological, recreational or other important values.

7.1 Objective: Discourage development in unsuitable or sensitive environmental areas, which have natural or man-made constraints or limitations.

Implementation Strategies:

- 7.1.1 Preserve and protect designated floodplains, wetlands and critical natural areas as defined by State and Federal law.
- 7.1.2 Protect private investments and minimize public expense by promoting less intensive and more responsible development in floodplains so as not to create flood hazards or reduce natural flood storage capacities.
- 7.1.3 Study the need for managing surface water runoff generated by new developments, especially in environmentally sensitive areas, to minimize soil erosion and protect water quality.
- 7.1.4 Review current soil erosion and sedimentation control procedures with the state. Consider adopting a local ordinance to provide for local oversight and enforcement to ensure on-going maintenance of ground covers and other erosion control devices.
 - 7.1.4.a Ensure private property owners' road maintenance agreements require adequate provisions for on-going soil and erosion control maintenance.
 - 7.1.4.b Consider lowering the threshold for road construction projects to less than one-acre as inadequate ditch maintenance has been identified as a major source of soil erosion and sedimentation.
 - 7.1.4.c Consider establishing a percentage of tree cover that must be retained during land clearing activities.
- 7.1.5 Coordinate development of regulations and review of proposed development plans with other professional staff who can provide specialized expertise, e.g., the US Army Corps of Engineers and the Person County Natural Resource Conservation Service.

- 7.1.6 Plan and zone for open space, recreational, agricultural or other low intensity uses within environmentally sensitive areas such as floodway fringes. (Cross reference Land Use, Objective 1.5, Implementation Strategy 1.5.1; Parks and Recreation Services, Additional Strategy 6.2.5)
- 7.1.7 Work with the State on educating the public regarding the importance of conserving critical natural resources. In particular, emphasize the danger of over-fertilization of lawns that results in degradation of water quality through excess nitrogen and phosphorus nutrient loading in streams and rivers.
- 7.1.8 Pursue new flood study to ensure all endangered areas are identified and adequately protected from inappropriate development.
- 7.1.9 Consider using flood hazard soils, in addition to 100-year floodplain, to identify and preserve areas susceptible to flooding.
- 7.1.10 Consider requiring base flood and flood hazard soil data for all proposed development not just for subdivisions or mobile home parks greater than fifty lots or five acres.
- 7.1.11 Consider requiring not only that the lowest floor be elevated at least two (2) feet above base flood elevation but also require that all building systems, e.g., electrical wiring, heating and air conditioning and mechanical equipment, be elevated at least two (2) feet above base flood elevations.

Section 3 Land Use Map

The purpose of the Land Use Map is to graphically depict a general land development pattern that adheres to and seeks to achieve land use plan goals and objectives. With a planning horizon of 20 years, the Land Use Map, with updates as necessitated through the inevitable changes through the years, should serve as a land use guide through the year 2020. To be effective, the Land Use Map must be consulted as a guide in reviewing and evaluating proposed property rezonings and land development.

Please note that the Land Use Map cannot be interpreted independently from the written land use goals and objectives.

(Appendix P contains a strike-through/bold version of Section 3 documenting Planning Board changes to the original Steering Committee version of this section.)

Land Use Categories

Rural Residential/Agricultural (light green)

- Low-density residential (single site-built and manufactured homes); agriculture, forestry, churches; very limited commercial, office, or public/institutional uses meeting locational criteria. Most of the land within protected water supply watersheds should be placed in this category. Locational criteria for non-residential uses within this land use category would include frontage and access to a major State highway or secondary road, proximity to similar uses and spatial separation from non-compatible uses such as existing residential development. Land uses within this category would be expected to develop without public sewer, i.e., with private septic tank systems.

Suburban Residential (yellow)

- Residential land uses including subdivisions and manufactured home parks at densities of 1-3 dwelling units per acre; commercial, office, industrial, public/institutional uses meeting locational criteria. Locational criteria for non-residential uses within this land use category would include frontage and access to a major State highway or secondary road, proximity to similar uses and spatial separation from non-compatible uses such as existing residential development. Land uses within this category could develop with or without public sewer.

Crossroad Community/Rural Commercial (CC symbol)

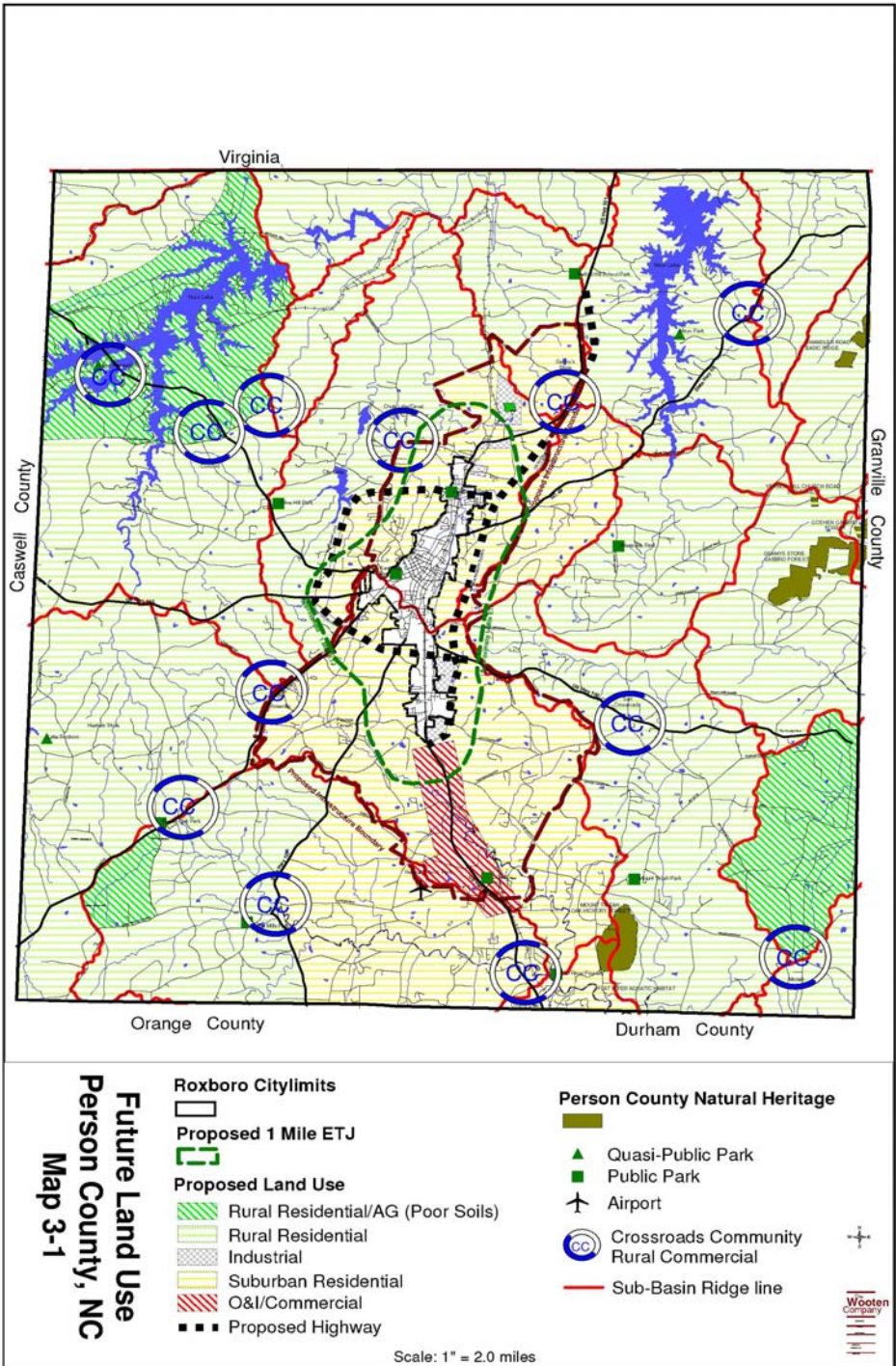
- Limited commercial service land uses that are appropriate to rural crossroads development in a prevailing rural/agricultural context; mix of appropriate land uses including residential, and limited commercial and public/institutional. Land uses within this category could develop with public sewer or private septic tank systems. Located at existing intersections or median crossovers along major highways and state maintained roads or at established crossroad communities.

Office and Institutional/Commercial (red)

- Commercial uses, office and public/institutional uses, light industrial, limited residential uses. Residential uses can be located near non-residential uses with appropriate buffers. Development should be limited to areas identified for economic development and with public water and sewer.

Industrial (gray)

- Major industrial uses, wholesale, office and public/institutional uses, limited commercial uses, very limited residential uses. Residential uses should be separated from high intensity industrial uses where noise, odors or other negative effects could be expected.



Section 4 Inventory and Analysis of Existing Conditions

The inventory and analysis component of the land use plan includes two elements. The first element is a listing of the overall goals of the planning process and a list of the land use issues identified in the planning process. The second element is an inventory and analysis of 1) past and projected demographic data with an assessment of the planning implications of this data; and 2) physical conditions which will affect the location and intensity of the County's future growth.

Overall Goals of the Land Use Planning Process

- Provide for orderly growth and development.
- Identify areas suitable for different types of land uses, i.e., for residential and non-residential development.
- Protect public investment in community infrastructure—transportation facilities, water and sewer systems, school system and parks and recreational sites.
- Reduce urban sprawl to maximize wise and efficient use of limited natural and manmade resources.
- Provide for development in areas that will minimize conflict with farming operations and other non-urban land uses.

Issue Identification

The Steering Committee identified the following issues of significance:

Land Use/Growth and Development

- Identifying appropriate locations for agricultural, residential, commercial and industrial uses.
- Maintaining property values.
- Focusing on grouping similar land uses.
- Managing growth - reducing commercial/residential sprawl (possible growth boundary around Roxboro to discourage suburban growth outside the city).
- Establishing an extraterritorial jurisdiction (ETJ) for Roxboro.
- Reviewing/establishing landscape buffering requirements between incompatible land uses.
- Encouraging infill development within Roxboro corporate limits.
- Encouraging commercial growth in appropriate locations within Roxboro corporate limits and in selected areas within County.
- Formulating growth management policies that consider long term implications of development.
- Addressing land use conflicts created when residential uses locate in close proximity to industrial and farm operations, and in particular larger intensive livestock operations.
- Reviewing current policies on continuation/expansion of non-conforming uses.
- County/city/regional cooperation – coordination of services.

Housing

- Assessing housing needs/problems.
- Providing more housing options, e.g., multi-family and attached single family.
- Encouraging infill housing in traditional single family neighborhoods.
- Identifying appropriate locations and establishing criteria for the location of manufactured housing (subdivisions and parks).

Economic Development

- Evaluating the weaknesses and strengths of the local economy.
- Reviewing projections for future economic activity.
- Identifying and protecting appropriate sites for economic development.
- Providing for community's entertainment needs.
- Assessing impact of non-residential 10%/70% rule within protected watersheds.
- Freeing up downtown buildings/traffic routes for shoppers.

Infrastructure

- Assessing impact of limited water resources and difficulty of providing gravity sewer.
- Delineating and prioritizing service areas for public water and sewer.
- Providing public water and sewer services in a cost effective and reasonable manner.
- Ensuring public water and sewer extension plans and policies ensure a viable, well-planned system.
- Using utility extension policies to encourage development in specific areas identified for growth.

Transportation

- Evaluating and implementing development scenarios to incorporate different modes of transportation, i.e., railway, airport, and transit as well as highways.
- Identifying and protecting new highway alignments from inappropriate development, e.g., 158 Bypass, Eastern Bypass, NC 49 to US 501.
- Considering access management regulations along major highways to help preserve capacity for growth, promote safer driving conditions, and protect scenic vistas.
- Reviewing subdivision regulations regarding street extensions and connections between developments to ensure a countywide and regionally coordinated system for traffic circulation, emergency response, and delivery of county and city services.
- Utilizing railroad corridors for industrial development.
- Limiting commercial development along major existing and proposed highways to identified intersection nodes.

Community Service Facilities

- Identifying potential sites for new schools, fire stations and emergency services, and other public buildings and facilities.

Community Character

- Preserving rural character and scenic vistas.
- Developing regulations and guidelines that ensure new development and/or redevelopment is compatible with the community's vision of the future.
- Preserving and adaptively re-using historic structures within the central business district and older residential neighborhoods within Roxboro and key historic sites within County.
- Developing regulations and guidelines for new development which identify and emphasize siting and design elements that mark the County and City as well-planned, unique communities.

Community Appearance

- Protecting appearance of major transportation corridors from consequences of inappropriate land use and development.
- Identifying and protecting major gateways and entrances into the County and City to ensure new development presents images of a well-planned community.
- Controlling access along major thoroughfares to allow for landscaped medians and spaced left turn access points that help preserve the County's rural character and image.
- Considering adoption of an updated sign ordinance that fosters a unique and distinct image for Person County.
- Developing a street tree planting guide that encourages a coordinated public/private effort that contributes to a sense of community pride.

Parks and Recreation

- Identifying future sites for parks and other recreational facilities in conformance with the County's recreation master plan.
- Preserving natural resources for current and future use.
- Identifying rivers, major creeks, streams and drainageways as opportunities for development of an extensive greenway trail system.
- Providing recreational opportunities near inner city neighborhoods.
- Providing recreational opportunities in convenient locations for senior citizens.

Open Space and Conservation of Environmentally Sensitive Areas

- Identifying opportunities for farmland preservation.
- Identifying appropriate and inappropriate locations for intensive livestock operations.
- Assessing the impact of limited density within protected water supply watersheds.
- Identifying areas of steep slopes and soils unsuitable for urban development.
- Identifying and preserving the 100-year floodplain from inappropriate development.

County History

(From Person County Heritage-North Carolina, Madeline H. Eaker, 1981 as cited in the Person County Soil Survey, 1995.)

Early Person County settlers came from the northern colonies and located in the vicinity of Payne's Tavern and along the Hyco River in the 1740s. These early settlers were mainly farmers growing tobacco, corn, small grains, and cotton and raising cattle, hogs and sheep.

In 1792, the North Carolina General Assembly established Person County from a part of Caswell County. The County was named in honor of General Thomas Person, a statesman from Granville County.

The first court in the county was held at Payne's Tavern in 1791. In 1793, the court was moved to Moccasin Gap, which was renamed Roxborough and made the county seat. Settlers from Scotland later changed the name to Roxboro in honor of the Shire of Roxboro near the Scottish Highlands. The City of Roxboro was incorporated in 1855.

In 1870, the population of Person County was estimated at 11,700. Farming was still the main enterprise in the County, and tobacco was the mainstay of the economy. During this time the County and Roxboro were somewhat isolated from other parts of the State due to a lack of transportation facilities. Mainly because of the coming of the railroad in 1890, Person County began to grow and progress. By 1898, the population had increased to 16,000. Industries began to develop around 1900 when a cotton mill and a towel mill were built in Person County. County population grew from 19,000 in 1920 to more than 29,000 in 1980.

Location

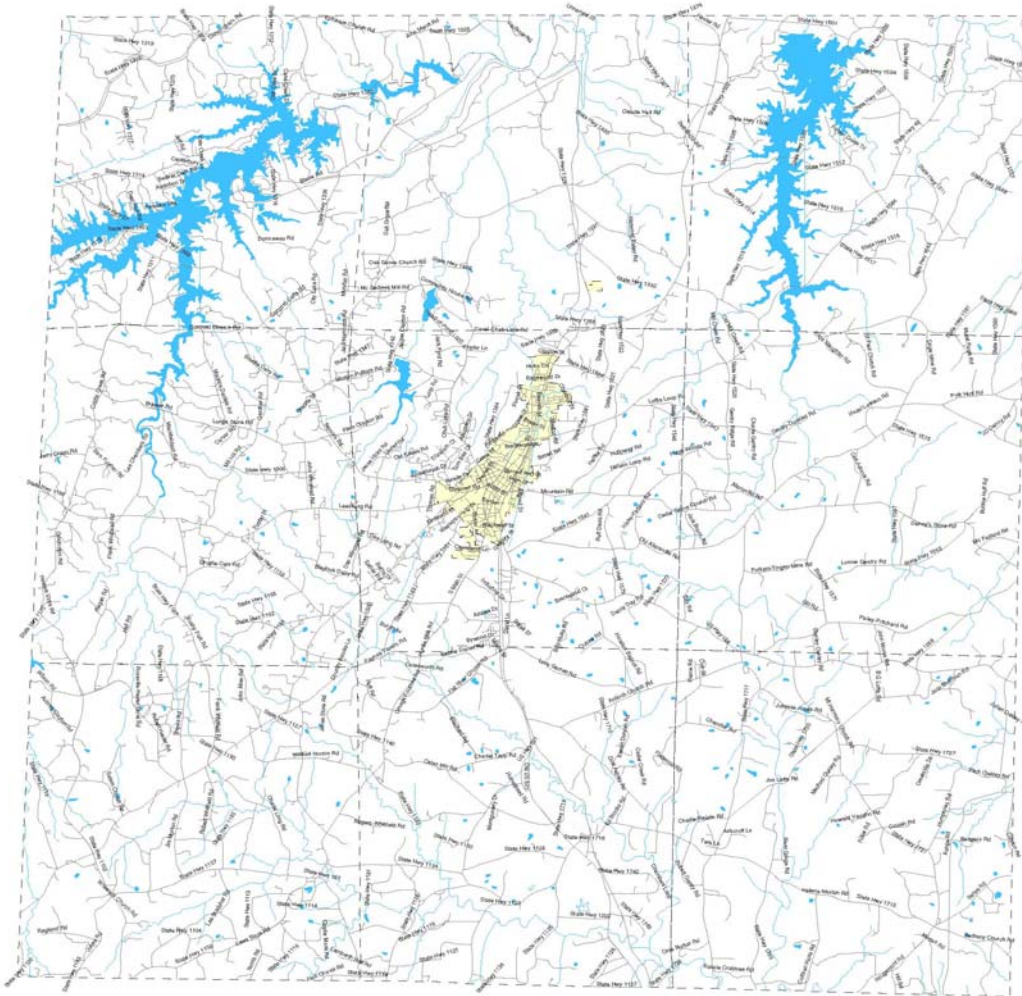
Person County, located in the north-central portion of North Carolina, lies within the Piedmont plateau. The County has a landmass of 392 square miles and an estimated 1998 population of 33,298 persons (NC Office of State Planning). The County includes only one incorporated municipality – the City of Roxboro with a 1998 estimated population of 8,960 persons.

The County is relatively square in shape, each side measuring approximately 20 miles in length. Person County is bounded on the east by Granville County, on the south by Durham County and Orange County, on the west by Caswell County and on the north by Halifax County, Virginia. (Map 4-1 Location Map).

US Highway 501 bisects the County north to south. US 501 is a four-lane divided highway south of Roxboro, and is scheduled to be widened to a multi-lane facility, partly on new alignment from Roxboro north to the Virginia state line with construction beginning in FY 2005-06.

The County contains two large lakes – Hyco Lake in the northwest corner of the County and Mayo Reservoir, located in the northeast corner of the County. Both lakes serve Carolina Power and Light Company electric generating facilities.

Person County, NC General Location Map



September 3, 1999



Scale: 1" = 4,200'



Person County lies within three separate river drainage basins. The northern part of the County is in the Roanoke River basin, which flows to the north into Virginia. The southern half of the County is in the Neuse River basin flowing south and east to Pamlico Sound. A small portion of the County on the eastern side is within the Tar River basin, which also flows to the Pamlico Sound. Portions of the Roanoke River basin and all of the Tar and Neuse River basin within Person County – approximately 57% of the County's land mass - are classified by the State as protected water supply watersheds.

The City of Roxboro, located near the geographic center of Person County, incorporates approximately eight square miles of land area. The City's 1998 estimated population of 8,960 is an increase of 22.2% over the 1990 Census population. The City does not have an extraterritorial jurisdiction as is typical of most municipalities within North Carolina. The City is elongated in shape being approximately one mile wide east to west and eight miles long north to south. US 501, NC 49, NC 57 and US 158 all pass through the City.

In addition to the City of Roxboro, there are a number of crossroad communities, which, although not incorporated, hold special significance for County residents. The two oldest communities – Helena and Longhurst – were settled in the late 1800s. Other crossroad communities include Allen's Level, Allensville, Bethel Hill, Brooksdale, Bushy Fork, Cavel, Ceppo, Concord, Denny Store, Gentry's Store, Gordonton, Hester's Store, Hurdle Mills, Long Store, McGhee's Mill, Moriah, Olive Hill, Payne's Tavern, Peed's Store, Picks, Push, Ridgeville, Roseville, Surl, Timberlake, Triple Springs, and Woodsdale.

Adjacent Area Influences

The City of Durham, with population of approximately 200,000, has significant influence on Person County. Most of the through traffic within the County are employees traveling to and from work locations in Durham and the Research Triangle Park from the northern portions of the County and southern portions of Virginia.

The City of Durham and Durham County have experienced considerable growth over the last two decades. Although the majority of this growth has occurred to the south of the city near the Research Triangle Park, a significant proportion of new residential growth has occurred to the north near the Person County line.

With planned road improvements to the US 501 corridor, Person County could hold promise as a more remote location for families seeking the rural lifestyle close to a major employment center. Being approximately equi-distant (30 miles) from two major employment areas, Person County is a central location for two worker families with jobs in the Research Triangle Area and in Danville, Virginia.

Planning Background

Person County has an existing Development Plan adopted in 1987 covering the planning years of 1985 – 1995. Prior to the County's current countywide zoning ordinance (adopted in 1991), there existed three separate zoning ordinances covering Roxboro Township (1964), Hyco Lake Area (1966) - administered by both Person and Caswell Counties, and Person County Airport.

Person County currently has the following planning ordinances in effect:

- Zoning Ordinance (1991)
- Subdivision Standards (1987)
- Private Road Minimum Construction Standards (1987)
- Mobile Home Park Standards (1986)
- Automobile Graveyard and Junkyard Ordinance (1987)
- Flood Damage Prevention Ordinance (1990)
- Water Supply Watershed Ordinance (1993)
- Street Address Ordinance

The Planning Ordinance includes five zoning districts (rural conservation, residential, highway business, neighborhood business, and general industrial) and three overlay districts (special use, water supply watershed, and airport). In 1995, the County, in cooperation with the North Carolina Department of Transportation, developed and adopted a Thoroughfare Plan.

Existing Land Use Survey (Map 4-2)

An existing general land use survey of the County was completed in August and September 1999 (Map 4-2). The survey confirmed that the County, although still predominantly rural and agricultural in use, has considerable scattered low to medium-density residential development primarily in the form of manufactured housing parks and subdivisions around Hyco Lake and in the southern portion of the County near the Durham County line. Vast amounts of the County, however, still fall within agricultural, forestry or undeveloped land categories.

Historic Sites

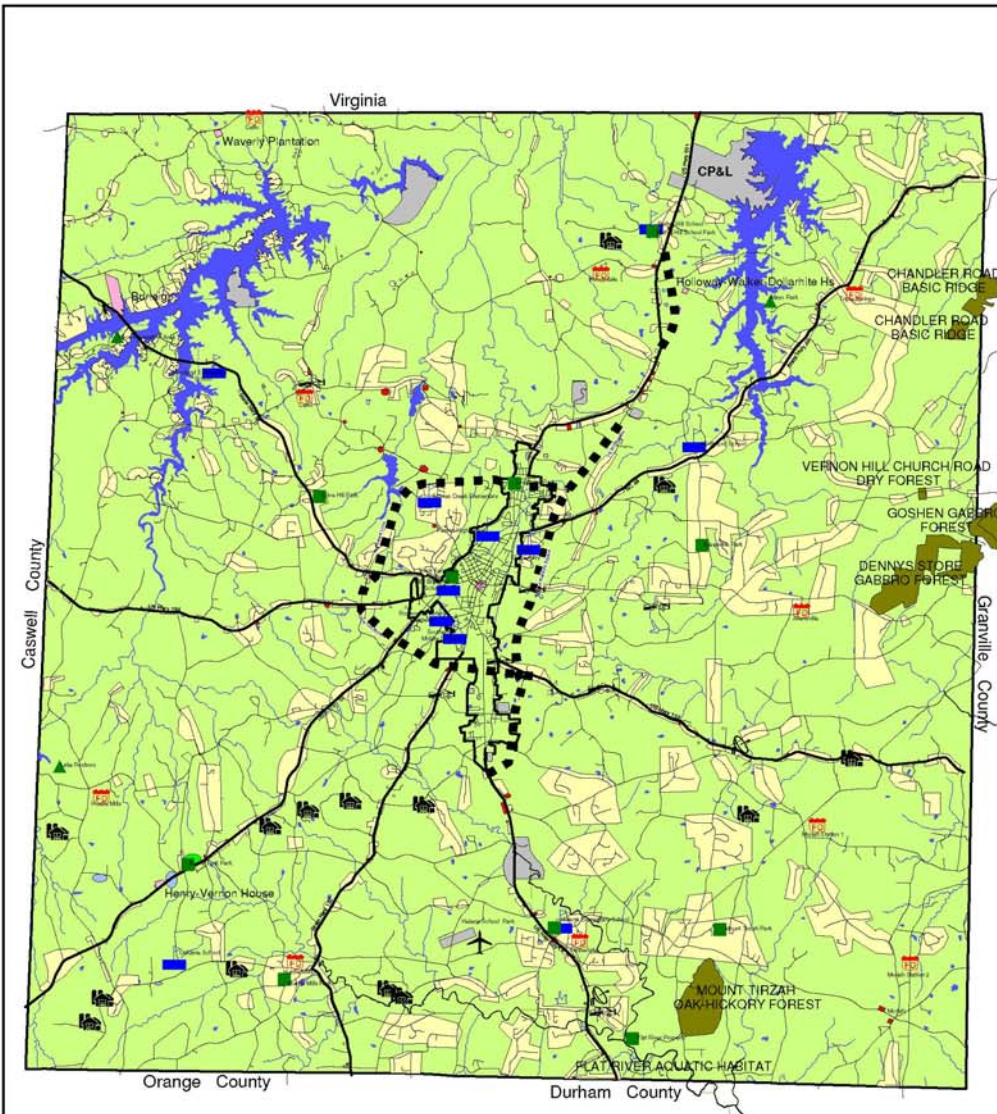
The following Person County sites have been listed on the State Plan for Historic Preservation:

National Register of Historic Places

- Person County Courthouse
- Roxboro Historic Commercial District
- Roxboro Male Academy and Methodist Parsonage (former)
- Burleigh (McGhee-Phifer Plantation) - northeast side of NC 57, 0.3 mile from junction with SR1313.
- Waverly Plantation
- Henry-Vernon House
- Holloway-Walker-Dollarhite House
- Holloway-Jones-Day House – northwest corner of the junction of US 501 and SR 1322

State Study List

- Bass House
- Lyons (Rodgers) House
- Colonel Stephen Moore House – east side of SR 1717, 0.3 mile north of junction with SR1715.
- Noell Place – west side of SR 1737, 0.05 mil south of junction with SR 1751.
- Torain House
- Truss Bridge #35 (Pratt Half-Hip Pony Truss Bridge)
- Woodsdale Train Station (Clarksville Train Station)



Existing Land Use
Person County, NC
Map 4-2

- Land Use**
- Industrial
 - Institutional
 - Residential
 - Park
 - Commercial
 - Rural
 - Person County Historic Districts
 - Person County Natural Heritage
 - Proposed Highway Improvements
- Scale: 1" = 2.0 miles

- Parks**
- Quasi-Public Land
 - Public Park
 - Airport
 - Schools
 - Fire Station
 - Livestock Operations
 - Junk Yards



Demographics

Demographic data used in this study were gathered from the US Census for 1970, 1980 and 1990, the NC Office of State Planning County and Municipal Population Estimates and Projections, and Woods and Poole Economics - North Carolina State Profile. Appendices mentioned in the text are attached at the end of the document.

Population Growth

The latest population estimates for Person County indicate that the County grew by 3,118 persons (10.3%) from 1990 (30,180 persons) to 1998 (33,298 estimated persons) (Appendix B Part I). This is a marked increase from the decade of 1980 to 1990 when the County saw a total population growth of only 1,016 persons or 3.5% (Appendix B Part II). Over half of the County's 1990-1998 population growth occurred in Roxboro which grew from 7,332 persons in 1990 to 8,960 in 1998 – an increase of 1,828 persons (22.2%).

The County's 10.3% population growth rate from 1990 to 1998 compares favorably with surrounding counties whose growth rates varied from a low of 4.2% (Rockingham County) to highs of 16.4% and 16.1% (Orange and Granville Counties, respectively). The overall growth rate for North Carolina from 1990 to 1998 was 13.8% indicating that Person County was below the state average.

Of the counties compared, Person County had next to the smallest population base in 1990 – only 30,180 persons. The smallest, Caswell County, had only 20,693 persons. Granville and Vance Counties had slightly greater 1990 populations at 38,341 and 38,892, respectively (Appendix B Part 1).

Components of Population Growth

Person County's population growth rate of 3.5% from 1980 to 1990 can be examined closer using 1990 Census data to provide insight as to what type of growth occurred. Appendix C Part I illustrates what factors contributed to Person County's population increase. When comparing natural increase and net migration figures, it is evident that people moving into the County had little, if any, effect on population growth. In fact the larger number of people moving out of the County had a negative impact on the overall population growth rate.

Until the 2000 Census data is reported, it will be impossible to know exactly how these components of growth may have changed since 1990. However, it is reasonable to assume that the net migration figure has gone up since population growth has increased significantly since the 1990 Census. Since North Carolina is following the national trend to smaller families and households, natural increase is not a likely cause of increased population growth.

A comparison of historic and projected components of population change from the Office of State Planning (1995) indicates that the state significantly underestimated the County's projected population growth from 1990 – 2000 (Appendix C Part II). If the natural increase projection – 3.4% - is accurate, then the majority of the recent population growth must be due to an increase in net migration.

Indeed, comparing 1995 state projections (Appendix C Part II) with more accurate recent estimates (Appendix B) indicates that the more rural counties within the region are absorbing population growth at a decidedly greater rate than was predicted. And the more urban Durham and Orange Counties have not reached projected growth rates.

1995 State projections indicated that Person County and other counties within the region were expected to grow modestly from 1990-2000 mostly due to natural increase and that population growth would level off in the decade from 2000 to 2010. Recent faster growth rates indicate that this projection was off. Durham, Orange and Granville Counties all achieved a relatively high rate of net migration during 1980 – 1990 and are projected to continue to be the fastest growing counties within the region.

Planning Implication of Population Growth Data

Relatively slow population growth indicates that Person County is lagging behind the more rapidly growing areas of the State. However, the County's rate of population growth picked up considerably between 1990 and 1998, demonstrating the need to anticipate and plan for where and how future population growth will be accommodated.

If the County is absorbing a greater influx of net migration, plans must be laid now to identify where this growth should be allowed to occur to preserve those significant features that the County values. If the new persons moving into the County work primarily in locations outside the County, traffic on major transportation routes will continue to become more congested.

Age Distribution

A comparison of 1990 age distribution between Person County and the City of Roxboro indicates that the four age categories were fairly well matched in proportion (Appendix D Part I). However, it is worth noting that a greater percentage of retirement age persons lived in Roxboro (19.6%) than in the County (14.2%) and that both jurisdictions had a higher percentage of retirement age persons than the State as a whole (12.1%).

A comparison of historical and projected age distribution data (Appendix D Part II) for Person County indicates that the percentage of retirement age persons is projected to increase from 14.2% in 1990 to 16.7% in 2010. The percentage of school age persons will drop from 24.6% to 21.9% but the percentage of college age and working age persons will remain relatively stable.

Median Age

The "baby boom" is expected to have a significant impact on median age both locally and nationwide in the next twenty years. This is reflected in State projections for median age for Person County, selected comparison counties and for the State through the year 2010. Appendix E illustrates how quickly median age estimates are expected to increase over the next twenty years.

Person County median age is estimated to increase from 34.8 years in 1990 to 37.8 years by 2000 and 40.4 years by 2010. This will be considerably above the State projected 2010 median age of 38.5 years. Of the comparison counties, Caswell County is expected to have the highest median age at 45.0 years and Orange County to have the lowest at 34.5 years reflecting the influence of the University of North Carolina at Chapel Hill.

Planning Implication for Age Data

As the median age of the population increases over the next twenty years, it is anticipated that the retirement-age component of the population will demand specialized services to meet retirement needs. These needs could include independent and assisted living facilities, high quality/accessible health care, and passive and active recreational opportunities. As an attractive, rural community with easy access to close by urban areas, including excellent medical care at Duke University and the University of North Carolina, Person County could be very attractive for retirement-age seniors.

Racial Composition

Person County is a racially diverse community. Although whites composed the majority of the population in 1990 (68.8%), this percentage was below the State figure of 75.5%, and above the Roxboro figure of 56.0% white. Projections indicate that the ratio of white to non-white population within Person County is predicted to remain relatively constant through 2010 (Appendix F).

Planning Implication for Racial Composition Data

As Person County continues to be home to a diverse population, there will be a need to maintain open lines of communication and to be inclusive in planning for the County's future. Population growth is likely to increase diversity as various ethnic groups move into the County in larger numbers. Diversity brings challenges as well as cultural richness and societal rewards not available in more homogenous populations.

Housing Occupancy Status

The percentage of occupied housing units within Person County (91.0%) in 1990 was above the State average of 89.3% but below that of Roxboro (94.5%) (Appendix G Part I). Further examination of the 1990 Census data reveals that the percent of owner-occupied units within the County (72.5%) is considerably above that of owner-occupied units within the City of Roxboro (52.6%). The County is slightly above the statewide average (68.0%), but Roxboro is well below the state norm.

Median Value

The 1990 median value of owner-occupied housing units within Person County - \$55,700 - was considerably above the median value for Roxboro (\$46,500). The Person County median value was \$10,100 (15%) below and the Roxboro median value was \$19,300 (29%) below the statewide average median value of \$65,800 (Appendix G Part II).

Household Population

The average 1990 household size in Person County was 2.61 persons per household. As is typical of rural counties versus cities, this average household size was larger than that of Roxboro – 2.34 persons per household (Appendix G Part II). It is worth noting that the average Person County household size decreased 23% in size from 3.4 to 2.61 persons per household from 1970 to 1990 while the average Roxboro household decreased 19% in size from 2.9 to 2.34 persons per household.

Housing Stock

1990 Census data on housing by structure type (Appendix H) indicates that 72.4% of the Person County housing stock consisted of single-family units and that 19.9% of the housing stock were manufactured homes. Only 7.8% were multi-family units. As is typical of more urban areas, the City of Roxboro had a lower percentage of single-family units (62.9%) and manufactured homes (12.1%) and a greater percentage of multi-family units (25.1%).

Planning Implication for Housing Data

Home-ownership remains an essential component of the American dream. Ways to improve and expand home ownership need to be explored so that more residents will have the opportunity to achieve home ownership. The need for rental units, however, will remain strong and the County and City must ensure that a variety of housing types is available to meet demand.

The future demand for housing will consist primarily of single-family detached and manufactured home dwellings similar to the current predominant housing types. There should be little, if any, demand for multi-family development that typically locates on major roads in more intensive urban land use areas. Multi-family development outside the urban area (Roxboro) is also unlikely without public sewer.

Local Economy

Employment

Past and projected data for employment by industry group is shown in Appendix I Part I (US Department of Commerce). Past data indicates that the work force grew from 11,720 persons in 1970 to 14,900 persons in 1990 – an increase of 27%. The work force is projected to continue to grow to an estimated 19,640 by 2010.

The components of employment, however, are changing and will continue to change through the year 2010 according to projections. While total employment continues to grow, the agriculture sector, which employed 2,530 persons in 1970, is expected to employ only 850 by the year 2010.

The construction industry is expected to grow from 1,810 in 1990 to 1,870 in 2010 (an increase of 3.3%), and manufacturing from 4,650 in 1990 to 5,980 (28.6%). Transportation, communication and public utilities employment is projected to grow from 410 to 1,060 (15%), services from 2,090 to 3,260 (56%) and government from 1,183 to 2,380 (101%).

Appendix I Part II (US Census) compares 1990 employment data for Person County and the City of Roxboro. As would be expected, Person County as a whole had a higher percentage of persons employed in agriculture (4.5%) than did Roxboro (2.8%) but the percentage was low overall when compared to other employment sectors. The largest single employment sector for Roxboro and all of Person County was manufacturing with 39.5% of Roxboro employees and 33.9% of all Person County employees in manufacturing jobs.

Income Characteristics

Appendix J demonstrates past and projected data on per capita and mean household income for Person County. 1990 per capita income for Person County was \$14,720 – 90.4% of the statewide per capita income.

Per capita income grew as a percentage of statewide per capita income from 1970 (86.8%) to 1990 (90.4%). Future projections on per capita income, however, show Person County losing ground compared to the State reaching only an estimated 81.7% of statewide per capita income by 2010.

Person County mean household income steadily decreased in comparison with the state from \$9,548 (90.0%) in 1970 to \$41,695 (73.1%) in 1990. Future projections show an increase in comparison to the state with an estimated mean household income of \$59,868 (93.7% of statewide mean) by 2000 but a loss in comparison by 2010 to \$87,967 or 83.4% of the statewide mean.

Educational Attainment

Appendix J Part II shows a comparison of educational attainment for Person County citizens 25 years or older with surrounding counties. For Person County, the percentage of persons completing high school was 35%, for persons completing less than high school 37%, and for completing some college or above 27%. These percentages compare favorably with other rural counties within the region – Alamance, Caswell, Granville, Rockingham and Vance – but compare poorly with the more urban counties of Durham and Orange.

Commuting Patterns

In the 1990 Census, employees who commuted out of Person County to work (4,767) out-numbered the persons commuting into work (1,932) by 2.5 to 1 (Appendix K). This type of commuting pattern is not unusual for rural counties, especially for those located close to more urban counties and cities such as Durham, Raleigh, and the Research Triangle Park.

Planning Implications for Local Economy Data

The percentage of persons employed in various sectors of the economy will be evolving over the next twenty years. Education to prepare the population for changing job opportunities is critical to the continued success of individuals and to the County's economy as a whole. Economic recruiting, sound public education and higher education efforts should continue to receive high priority as the County helps its citizens prepare for the 21st century.

Lower per capita and mean household income levels indicate a need to attract higher paying employers to the County. Lower income levels will also make it increasingly difficult for Person County residents to afford home ownership. Manufactured homes will increase in number and percentage of total homes if income levels do not increase relative to state averages.

Educational attainment is another indicator of individual economic potential. The County needs to continue providing higher education and skilled training opportunities through Piedmont Community College and ensure that public school graduates can compete favorably with other North Carolina high school graduates for college admission. The University of North Carolina system is expecting record enrollments in the next few decades making competition for a limited number of admissions even more competitive.

The number of out-commuters, however, can be expected to increase with new residential development. Recent development in the southern part of the County is most likely accommodating the needs of persons wishing to live in a rural county but commuting to employment in nearby urban areas. Likewise, persons locating in the Hyco Lake area of the County can enjoy a rural lifestyle while being conveniently located close to employment in Danville, Virginia.

Affordable Housing

Person County has 210 public housing units in four locations within the City of Roxboro. The rent on these units can not exceed 30% of the tenant's net income. The first 150 units were built in 1969 and 60 more units were built in 1980 – almost twenty years ago. In fall 1999, over 120 family units were waiting for affordable housing. There is a great need for 1, 2, and 3 bedroom units, which are in short supply. One vacant four-bedroom unit is being considered for renovation to house a day care center.

The typical renter is a single mother with two to three children. These mothers are often working poor who have incomes but can not afford open market rents. The elderly also represent a significant number of current tenants.

The County does have private landlords who are participating in the federal Section 8 voucher program that allows the poor to locate in private rental housing with government subsidies to the landlord.

In 1998, Person County received its first Community Development Block Grant, which funds housing rehabilitation for low and moderate-income residents. This grant will fund the renovation of ten to twelve substandard homes, but the need far exceeds this number.

Transportation

The adequacy and efficiency of the transportation system can greatly influence the local economy. If the transportation system fails to provide for quick and convenient transportation of people and goods, the local economy will fail to reach its ultimate potential.

The Roxboro/Person County transportation system needs to not only meet existing travel demands, but also keep pace with development in the County and the City. The Person County Thoroughfare Plan, mutually adopted by the Board of Commissioners and the NC Board of Transportation in 1996, anticipates future growth and plans for major road improvement projects for the next twenty-five years. Although major road projects will be the financial responsibility of the NCDOT, the County can provide valuable assistance through enforcement of zoning and subdivision regulations that require larger building setbacks and reservation or dedication of right-of-way needed for major road projects.

Highways

Two US highways serve Person County. US 501 runs north-south through the middle of the County connecting the City of Roxboro to Interstate 85 and the City of Durham approximately 30 miles to the south and to South Boston, Virginia, approximately 30 miles to the north. US 501 is a four lane divided highway from Roxboro to Durham.

US 158 runs east-west through the central portion of the County. US 158 connects Person County to the City of Oxford and Interstate 85 in Granville County approximately 25 miles east of Roxboro. Traveling west on US 158, the Town of Yanceyville is approximately 20 miles to the west in Caswell County and further west is the City of Reidsville in Rockingham County

Three two-lane state highways – NC 49, NC 57, and NC 157, serve Person County. NC 49 runs southwest to northeast through the City of Roxboro connecting Person County to the City of Burlington in Alamance County to the south and the Town of Clarksville, Virginia to the north. NC 49 serves the communities of Gordonton, Bushy Fork, Roseville, Roxboro, and Triple Springs.

NC 57 runs concurrent with US 501 from the south and then runs northwest to Danville, Virginia approximately 30 miles from Roxboro. In addition to Roxboro, NC 57 serves the communities of Timberlake, Picks, Olive Hill and Concord. NC 157 provides another two-lane connection from Roxboro to the south to Durham running west of and approximately parallel to US 501. NC 157 terminates in Roxboro and serves the crossroad communities of Hurdle Mills, Push, Allen's Level, and Payne's Tavern.

It is important that the County require that new development comply with the thoroughfare plan by not compromising future widening projects or blocking roads proposed on new alignment. The construction of proposed subdivision streets to NCDOT standards also reduces maintenance costs and simplifies the transfer and acceptance of these streets to the state highway system for perpetual maintenance.

Zoning regulations assist in highway construction through requiring sufficient setback distances, providing for adequate sight distances at driveways and street intersections and by requiring adequate off-street parking. Another means of

preserving highway capacity is to adopt driveway access management standards that limit direct access to major highways.

Transportation Improvement Projects

The NC Department of Transportation's Transportation Improvement Program (TIP), produced on a bi-annual basis, identifies transportation improvement projects that are deemed to be of the most importance to increasing the efficiency of the state's transportation system. The draft TIP 2002-008 includes three highway projects within Person County.

US 501. The improvement of the northern portion of US 501 to a multi-lane facility on existing and new alignment (Project #R-2241) is included in the draft TIP with a construction start date of FY 2006.

US 158. US 158 is included in the State TIP for construction post 2008. US 158 is scheduled to be widened to a multi-lane facility from NC 62 in Yanceyville to SR 1159 (Thee Hester Road) west of Roxboro (Project #R-2575) and from SR 1159 west to the Oxford outer loop (Project #R-2585).

US 501 East Roxboro Bypass. The US 501 East Roxboro Bypass (Project #R-3609), from NC 57 south of US 158 to NC 49, is a proposed multi-lane facility on new alignment. The feasibility study for this project has been completed and the County is requesting that construction of the bypass be coordinated with the widening of US 501 (Project #R-2241). This project would alleviate traffic congestion on Madison Boulevard in downtown Roxboro, and would allow for quicker and more convenient transportation of goods and materials.

Bridge Replacements. In addition to the highway improvement projects, six existing bridges have been marked for replacement. These bridge replacements are scheduled to be completed between 2002 and 2007.

Eno Drive Loop. In addition to these projects, Person County supports the completion of the Eno Drive Loop in the vicinity of the Treyburn community in Durham County. Completion of the Eno Drive Loop would provide Person County industries with direct, non-congested, four-lane highway access to Interstates 85 and 40, the Research Triangle Park, the Raleigh Durham International Airport and the communities of Raleigh, Durham and Chapel Hill.

Rail

One major railroad, the Norfolk and Western Railway, serves Person County. This railway corridor runs just east of and approximately parallel to the US 501/NC 57 highway corridor.

Airport

Person County Executive Airport is located just to the west of US 501 on the south end of the County. The airport provides local commuter air traffic immediate and close access to Roxboro and to the numerous industrial sites within the County. The Person County Executive Airport has been an important factor in improving the economic climate of Person County. The airport, with a 5,000 foot paved runway, has been instrumental in attracting new industrial development in the 1990s.

Economic Development

The Person County Economic Development Corporation works in partnership with county and city government to recruit new industry and assist in the expansion of existing industry. Person County is a member of the Research Triangle Regional Partnership established by the State to encourage regional cooperation. The County is also involved in the NC Rural Economic Development Prosperity Task Force which is seeking ways to help rural counties participate in the State's economic expansion.

In 1988, the County developed a strategic plan for industrial recruitment to help address high unemployment figures. The plan has had a tremendous beneficial impact on the County's ability to attract and retain industry. The Person County unemployment rate of 14.8% in 1984 dropped to 3.3% by 1999. Today there are 36 industrial companies with 42 sites in Person County. Forty-two percent of the County's work force is employed in manufacturing.

In the late 1980s, Person County's recruitment of new industry was fragmented among several different groups who were engaged in economic development. The comprehensive strategic planning process set specific goals and objectives for the county to meet. As a result of this process, a first class industrial park was developed and several major industries have located in Person County. This success has been the result of teamwork, cooperation, and progressive leadership fostered through the strategic planning process. A list of Person County's major employers is shown in Appendix L.

The Person County slogan, "It's Better in Person" speaks to the County's desire to provide an attractive environment for economic investment. Person County benefits from being a part of the Research Triangle Regional Partnership which was established in 1994 as part of the NC General Assembly's approval of the NC Economic Development Strategies Plan. The Research Triangle Regional Partnership, including the counties of Chatham, Durham, Franklin, Granville, Harnett, Johnson, Lee, Moore, Orange, Person, Vance, Wake and Warren, seeks to promote development of these thirteen counties immediately surrounding the Research Triangle Park.

Tax Base

Person County re-evaluates property for tax purposes every four years. In November 2000, the total tax county base was almost \$1.5 billion with \$194 million of that within the corporate limits of the City of Roxboro and the remaining \$1,269.7 million being in the unincorporated areas of the County. Forty percent of the County's tax base is in the Carolina Power and Light electric generating facilities located on Hyco and Mayo Lakes.

Person County Tax Base¹

Land Use	Number of Structures ²		Tax Value ² (in millions)		Total Tax Value (in millions)
	Roxboro	County	Roxboro	County	
Single-Family ³	1,949	10,615	117.6	1,083.8	1,201.4
Multi-Family ⁴	108	12	25.6	3.6	29.2
Commercial	241	314	41.6	106.2	147.8
Industrial	5	14	9.3	76.1	85.4
Total Tax Base			194.1	1,269.7	1,463.8

¹ Tax Value as of November 2000.

² Number of structures and tax values separated into two categories - within the corporate limits of the City of Roxboro or within the unincorporated area of the County.

³ Single-family category includes frame dwellings, and doublewide, modular and singlewides listed as real property. Some manufactured homes may be listed as personal property.

⁴ Multi-family dwellings include two-family, multi-family, and apartment units.

Community Services and Facilities

Fire and Rescue

Fire and Emergency Services are provided by ten Person County fire departments – Roxboro (paid 24-hour staff), Hurdle Mills, Moriah (2 stations), Triple Springs, Timberlake, Ceppo (2 stations), Woodsdale, and Allensville.

Emergency management services are dispatched from a central location in the City of Roxboro. The County provides paramedic level services through an enhanced 911 system with computer aided dispatch.

Water and Sewer Infrastructure

Person County has had a long-term agreement with the City of Roxboro where the County, with input from the City, funds the construction of new water and sewer lines which are then turned over to the City for perpetual maintenance. The County will also assist in the construction of water and sewer lines to serve new industry. The County uses a formula to calculate the public's financial contribution based on the new industry's contribution to the tax base. Water and sewer users outside the City of Roxboro pay double utility rates. An August 1999 agreement provides for a portion of these increased rates to be returned to the County to offset the cost of new lines.

The Comprehensive Water Plan for Roxboro and Person County (1998) details on the County's and City's water supply sources located in the Roanoke River basin. The City of Roxboro obtains its water from Lake Isaac Walton (City Lake) and Lake Roxboro. Lake Isaac Walton impounds water from Satterfield Creek and Stories Creek. The safe-yield capacity of this lake is 3.2 million gallons per day (MGD). Lake Roxboro impounds water from South Hyco Creek and is located on the Person/Caswell County line. The safe-yield for this lake is 7.8 MGD for a combined total safe-yield of 11.0 MGD.

The City of Roxboro's raw water system operates in series. When the demand for raw water exceeds the safe-yield of Lake Isaac Walton, the City transfers water from Lake Roxboro to Lake Isaac Walton and then pumps water directly to the water plant from Lake Isaac Walton.

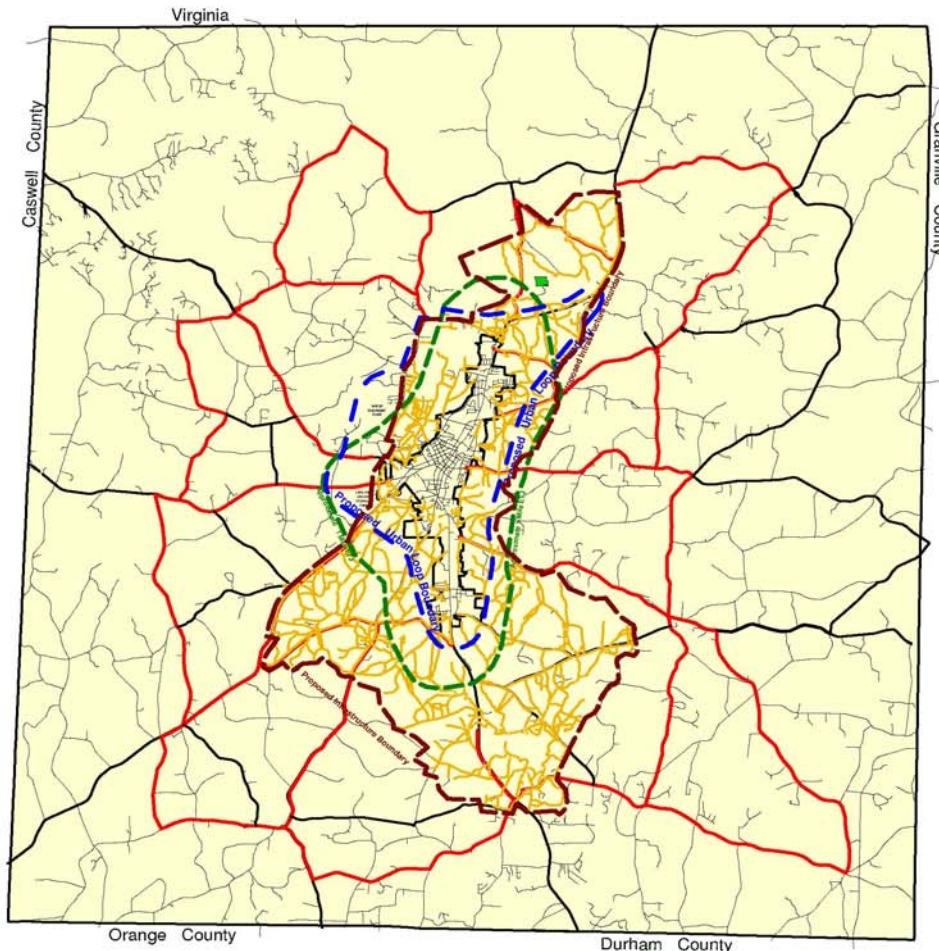
In order to transfer raw water from Lake Roxboro to the water treatment plant, water is released from Lake Roxboro to a diversion dam on South Hyco Creek. The raw water is picked up at the Hyco Pump Station (located along Highway 158) and transported through a 24-inch water main to Satterfield Creek. Raw water flows by gravity down Satterfield Creek to Lake Isaac Walton where the water is pumped to the water treatment plant. There are three raw water pump stations that deliver water to the water treatment plant. The Hyco Pump Station is located on south Hyco Creek, and two water pump stations are located on Lake Isaac Walton. One station was constructed in 1920 and the other in 1965.

Helena Water Line

The County has recently completed construction of Phase I water and sewer to serve the new Helena Elementary School on US 501 South. The County received a total of \$3.5 million from the State Clean Water Management Trust Fund to construct Phase 1 and Phase 2 water and sewer to the Helena community.







Phase I water involved constructing two miles of 16" water line from the south end of Roxboro along US 501 to the intersection with SR 1715/Helena-Moriah Road to serve the new Helena Elementary School and the surrounding area. A 12" water line was then extended to the school site and a 6" line was constructed to the sewer lift station site on Parsonage Road. In phase II, water will be extended to a number of existing homes in the Helena community.

Phase I sewer involved constructing a sewer lift station with approximately three miles of 8" force main pumping sewage north along US 501 to the intersection of US 501 and Crown Boulevard to enter the Crown Craft pump station. The County is developing a conceptual plan to provide additional gravity sewer in the Helena community. The existing rail line will not limit potential for the extension of gravity sewer to the east along Helena-Moriah Road, as there are existing tunnels under the rail line in several places.



**City of Roxboro
Water & Sewer
Infrastructure
Map 4-3**

LEGEND

-  Roxboro City Limits
-  Proposed Infrastructure Boundary
-  Proposed Urban Loop Boundary
-  Proposed Primary Water
-  Proposed Secondary Water
-  Proposed Sewer Line



Scale: 1" = 12,000'

Parks and Recreation

The Person County parks and recreation program has the distinction of being the oldest county park system in the State. The department's mission is "to promote and provide opportunities to enjoy meaningful leisure experiences with the provision of quality leadership, the development and maintenance of safe recreation facilities, the conservation and preservation of natural and open spaces, and creative programming in the area of arts, athletics, community programs, and the environment that are essential to the well-being of citizens and high quality of life in Person County."

The County has twelve park sites located throughout the County (Appendix M Part I). These park sites provide a variety of facilities and services to meet the needs of County citizens. Facilities include playground equipment, picnic shelters, walking tracks, ball fields, gymnasiums, tennis courts, outdoor volleyball courts, camping, kayaking, fishing, and disc golf. The Kirby Civic Auditorium, in downtown Roxboro, has a seating capacity of 840 persons and offers a variety of performances throughout the year. Parks and recreation facilities are also available for rent for public and private functions. Data on park usage indicates that the number of participants in the various recreational programs has declined in recent years (Appendix M Part II).

Education System

Public Schools

The Person County school system serves approximately 5,900 elementary and secondary school students. School enrollment was down significantly from 1970 – 1990 when the school system lost 2,000 students. The Roxboro and Person County school systems were consolidated in the 1960s and the school district boundaries have not been changed since that time.

The school system is just completing a \$26 million renovation and expansion program. The County now has seven elementary schools, one pre-school center, two middle schools, and one high school. Older school properties have been demolished and the land turned over to the County's parks and recreation program.

Projections for school enrollment through 2008 indicate that K-8 enrollment will actually decrease by 175 students. The biggest growth in the school population has been in the Helena community in the southern part of the county. A temporary bulge in middle school and high school enrollment is being handled with mobile classroom units.

Additional land was purchased for the new Helena school to allow for a possible new middle or high school. The amount and location of new residential growth will determine the need for new school construction.

Piedmont Community College

Piedmont Community College (PCC) established in 1970, is a unit of the North Carolina Community College System and offers programs approved by the State Board of Community Colleges. PCC is accredited to award the associate degree. A citizens advisory committee of community leaders advises the college on ways to improve the college instructional program.

The main PCC campus is located on College Drive in Roxboro. A second campus is located in Yanceyville in Caswell County. PCC serves as a catalyst for economic development by offering programs, courses and services to support economic development of the Person and Caswell County region. PCC offers specialized industrial training both on the campus and at industrial sites. PCC also offers a transfer program for students wishing to complete a four-year college degree.

Four-Year Colleges

There are a number of four-year public colleges within easy driving distance of Person County. These include North Carolina Central in Durham, the University of North Carolina in Chapel Hill, North Carolina State University in Raleigh, and North Carolina A&T University and the University of North Carolina in Greensboro.

Private four-year colleges in the area include Meredith College, Peace College, Shaw University and St. Augustine's College in Raleigh, Guilford College in Greensboro, and Duke University in Durham.

Natural Environment

Soils

The Person County Soil Survey, published in June 1995, contains useful information for land use planning. The survey contains predictions of soil behavior for selected land uses. The survey also highlights limitations and hazards inherent in the soil, improvements needed to overcome the limitations, and the impact of selected land uses on the environment.

Person County is in the Piedmont physiographic province. About 17% of the soils in the County are strongly sloping to steep. The rest are nearly level or gently sloping to strongly sloping soils on Piedmont uplands and narrow to wide floodplains. Most of the upland ridges are convex and the side slopes and shoulder slopes are dissected by numerous drainageways.

Soils groups are shown on the general soils map (Map 4-4). The best general soil groups for development are in the Georgeville-Herndon-Tatum and Appling-Wedowee-Cecil groups. The second best general grouping includes the Pacolet-Wedowee and Helena-Vance group. The Wilkes-Enon-Helena, Lignum-Orange, Orange-Mecklenburg, and Chewacla-Wehadkee soil groups are the least suitable for development.

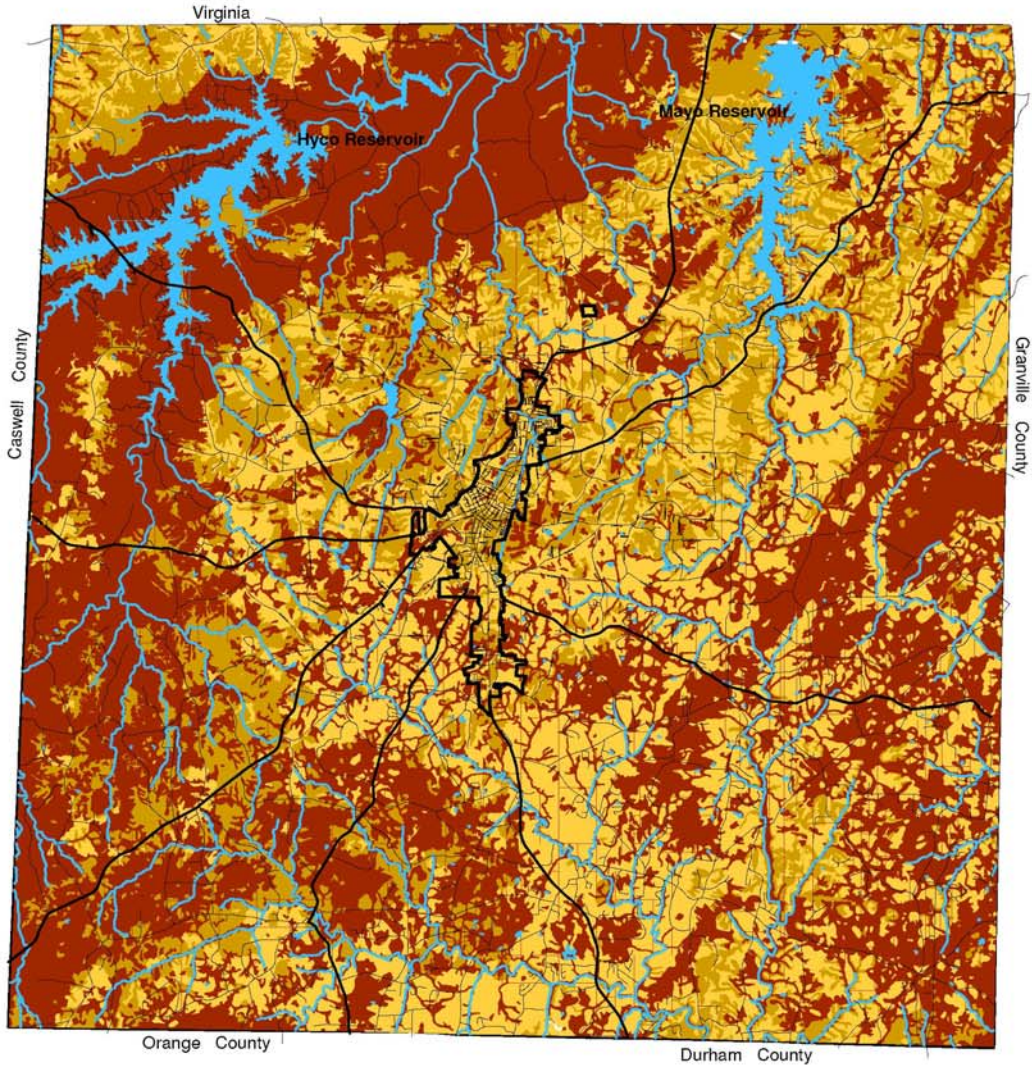
The County generally ranges from 400 to 650 feet above sea level in elevation. According to the United States Geographic Survey topographic maps, the highest elevation point, about 890 feet above sea level, is located approximately 1 mile southwest of Roxboro. The lowest elevation, about 350 feet above sea level, occurs where the Hyco River leaves the County to the north. Some of the higher ridges or peaks in the County such as Hagers Mount and Mt. Tirzah have an elevation of about 750 feet.

Tributaries of the Dan River, such as the Hyco River, Mayo Creek, and Blue Wing Creek, drain 156,000 acres or about 60% of the County. The Tar River drains about 20,000 acres in the extreme eastern part of the County. The Flat River drains about 83,000 acres in the southern part of the County.

Agricultural Areas

Agriculture contributes substantially to the economy of Person County. Tobacco remains the chief cash crop. Other important crops are corn, soybeans, small grains, and sorghum. The livestock and poultry businesses are also important.

About 160,00 acres in Person County are used as woodland, 60,000 acres as cropland, 17,000 acres for hay or pasture, and 14,700 acres as urban and built-up land. The county has 7,000 acres in water areas.



**Soil Suitability
Person County, NC
Map 4-4**

- City Limits
- Hydrology
 - Streams
 - Lakes
- Most Suitable for Development
 - Soil Class Group 1
- Moderately Suitable for Development
 - Soil Class Group 2
- Least Suitable for Development



Scale: 1" = 2.0 miles

Topography/Hydrology (Map 4-5)

Person County is located in three major river basins: the Tar-Pamlico, the Neuse, and the Roanoke. The County is responsible for the administration and enforcement of watershed protection provisions established by the State for six drinking water supply watersheds within County boundaries. Approximately 57% of the County is within these protected watersheds.

Two watersheds, Stories Creek (6,491 acres) and South Hyco Creek (21,892 acres) are classified WS II and are located to the west and southwest of the City of Roxboro. The Tar River Watershed (20,117 acres) is a WS IV classification and is located east of the City of Roxboro along the Person/Granville County line.

Located to the south of Roxboro are the Flat River Watershed (80,074) and Little River Watershed (74 acres) classified as WS III and WS II, respectively. Knapp of Reeds Creek Watershed (2,619 acres), a WS II classification, is located southeast of Roxboro along Person, Durham and Granville County lines.

Neuse and Tar-Pamlico River Basins

The State has recently enacted special rules for land use within the Neuse River Basin. The increase in development within the basin and the associated increase in nitrogen and phosphorus loading in the river and in the Pamlico Sound on the coast have necessitated the adoption of the rules to protect water quality. The rules establish a base line of 1991 for controlling nitrogen and phosphorus loading on the river. Rules will be enforced by the State Division of Water Quality or the County and City can develop a local ordinance based on the state's model ordinance and request that the power to enforce the basin rules be delegated to them.

Neuse River Basin Rules require that farmers and developers within the County use mitigation techniques to reduce phosphorus and nitrogen run-off from the land. The rules are performance-based rather than prescriptive meaning there is a choice of best management practice options from which land users, developers, and local governments can choose. Rules include provisions for riparian buffers along all water bodies (rivers, lakes, ponds, and streams but not manmade ditches) and use of swales, created wetlands, and detention/retention ponds. Farmers within Person County have established a local advisory committee to develop a mitigation plan for County farmers.

As of late 1999, the North Carolina Division of Water Quality was still in the process of developing and adopting rules for improving water quality within the Tar-Pamlico River Basin. The goal, as in the Neuse River Basin, is to maintain phosphorus loading, reduce nitrogen loading, reduce the velocity and control the volume of storm water runoff within the basin.

Water Supply Watershed Protection

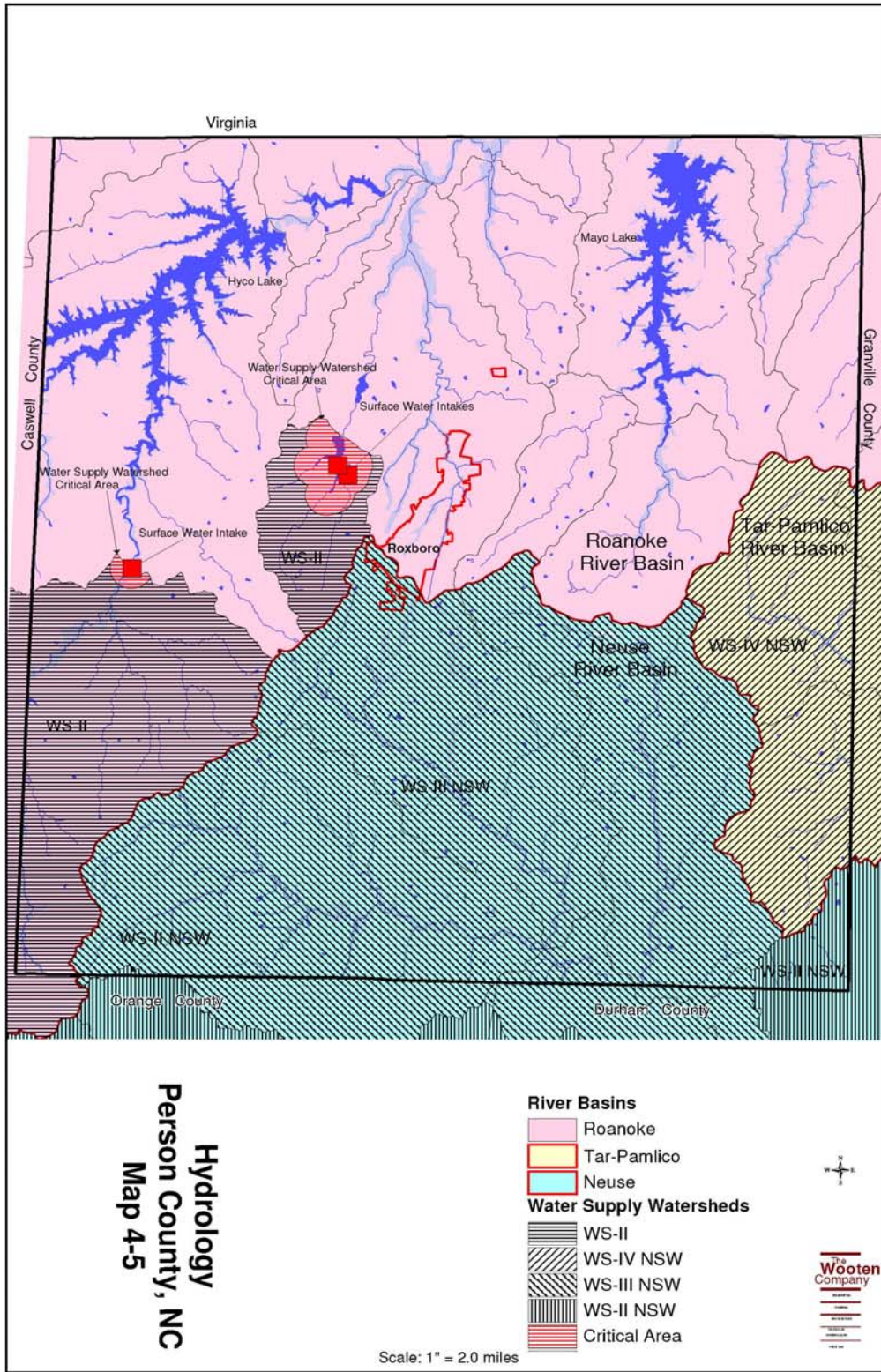
Approximately 57% of Person County lies within one of six drinking water supply watersheds that are protected by a local ordinance adopted under the authority and at the direction of the State of North Carolina. Watershed protections establish a maximum density and percent of impervious surface coverage area for development within each watershed.

Roanoke River basin areas are classified as WS-II Critical Area and as WS-II High Quality Water Zones. The Neuse River Basin has a WS-III Protected Area and the Tar-Pamlico River Basin has a WS-IV Protected Area designation.

Class WS-II watersheds are generally in predominantly undeveloped watersheds. High Quality Water Zones are waters, which are rated excellent based on biological, physical and chemical characteristics. A water supply watershed protected area is the area adjoining and upstream of the critical area immediately surrounding a surface or run of the river water intake. The critical area of a water supply watershed is that area adjacent to a water supply intake or reservoir where risk associated with pollution is greater than from the remaining portions of the watershed.

Floodplains

The Federal Emergency Management Agency has mapped the 100-year floodplain within Person County. The 100-year flood designation depicts the areas within the County that have a 1% chance of flooding in any given year. This 1% chance, however, can occur at any time as North Carolina has experienced two 100-year floods within the last three years – Hurricane Fran in September 1996 and Hurricane Floyd in September 1999. Hurricane Fran caused \$5 billion of property damage and Hurricane Floyd caused \$6 billion of damage within the State. Due to the relatively rolling rather than flat topography, floodplains in Person County are generally confined to relatively narrow drainageways along the rivers and major creeks.



APPENDIX A INDEX OF DATA SOURCES

During the preparation of this land use plan, a wide variety of data sources were utilized. General data sources and specific reference materials are outlined below.

General Data Sources

City of Roxboro Planning and Development Department
City of Roxboro Public Services Department
Person County Cooperative Extension
Person County Economic Development Department
Person County Planning and Zoning Department
Person County Library
Person County Historical Society
Person County Parks & Recreation Department
Person County Board of Education
Piedmont Community College
NC Department of Transportation
US Department of Agriculture, Soil Conservation Service
US Department of Commerce, Bureau of the Census

Reference Materials

North Carolina Municipal Population Estimates, 1998, NC Office of State Planning, 1999.

North Carolina Population Projections, NC Office of State Planning, 1999.

North Carolina State Profile, February 1999, Woods and Poole Economics, Washington, D.C

Soils Maps of Person County, US Department of Agriculture, Soil Conservation Service, 1991

2000 - 2006 Transportation Improvement Program, NC Department of Transportation, 1998.

**APPENDIX B
PART 1
COMPARISON OF POPULATION GROWTH RATE
WITH SELECTED COUNTIES IN THE REGION
PERSON COUNTY**

County	1980	1990	1998	1980-1990 % Change	1990-1998 % Change
Person	29,164	30,180	33,298	3.5%	10.3%
Alamance	99,319	108,213	121,664	9.0%	12.4%
Caswell	20,705	20,693	22,380	-0.1%	8.2%
Durham	152,235	181,854	200,768	19.5%	10.4%
Granville	34,043	38,341	44,510	12.6%	16.1%
Orange	77,055	93,851	109,288	21.8%	16.4%

Source: *www.ospl.state.nc.us; North Carolina County Population, 1998*

**APPENDIX B
PART II**

**COMPARISON OF POPULATION GROWTH RATE
WITH SELECTED MUNICIPALITIES IN THE REGION
TOWN OF ROXBORO**

Locality	1980	1990	1998	1980-1990 % Change	1990-1998 % Change
Roxboro	7,532	7,332	8,960	-2.7%	22.2%
Durham	100,847	136,612	162,273	26.2%	18.8%
Henderson	13,522	15,655	16,704	13.6%	6.7%
Hillsborough	3,019	4,263	5,182	29.2%	21.6%
Oxford	7,603	7,965	8,883	4.5%	11.5%
Reidsville	12,492	12,183	14,307	-2.5%	17.4%
Yanceyville	1,511	1,973	3,050	23.4%	54.6%
South Boston, VA	7,093	6,997	6,665	-1.4%	-4.7%
Clarksville, VA	1,468	1,243	1,251	-18.1%	0.6%
Danville, VA	45,642	53,056	50,868	14.0%	-4.1%
North Carolina	5,881,766	6,632,448	7,547,090	11.3%	13.8%

Sources: www.opspl.state.nc.us, *NC Municipal Population 1998*;
www.census.gov/population/estimates/metro-city/, *1980, 1990 Census of Population*,

**APPENDIX C
PART I
COMPONENTS OF POPULATION CHANGE
PERSON COUNTY AND NORTH CAROLINA
1980 to 1990**

	1980-1990	
	Person County	North Carolina
Population Change	1,016	752,353
Births	3,834	901,708
Deaths	2,752	527,545
Natural Increase	1,082	374,163
Natural Increase As % of Total Population Change	3.70%	49.70%
Net Migration	-66	378,190
Net Migration As % of Total Population Change	-0.20%	50.30%
Migration Rate ¹	-6.50%	6.40%

¹Migration rate is the difference between in-migration and out-migration expressed as a percentage of the total population change.

Source: *www.ospl.state.nc.us, County Population Growth, 1980-1990*

**PART II
COMPONENTS OF POPULATION CHANGE
SELECTED COUNTIES IN THE REGION
1980-2010**

County	1980-1990			1990-2000			2000-2010		
	Population Growth	Natural Increase	Net Migration	Population Growth	Natural Increase	Net Migration	Population Growth	Natural Increase	Net Migration
	%	%	%	%	%	%	%	%	%
Person	3.5	3.7	-0.2	12.5	3.4	9.1	7.1	1.3	5.8
Alamance	9.0	3.4	5.6	15.1	2.7	12.4	9.0	0.6	8.5
Caswell	-0.1	3.5	-3.5	9.7	0.1	8.7	3.0	-2.1	5.0
Durham	19.5	6.9	12.6	12.3	8.1	4.3	11.5	6.7	4.8
Granville	12.6	3.2	9.4	16.5	3.1	13.4	11.8	1.7	10.1
Orange	21.8	6.7	15.1	19.3	5.6	13.7	16.4	3.8	12.6
NC	12.8	6.4	6.4	16.6	5.9	10.7	12.2	4.0	8.2

Source: *www.ospl.state.nc.us, County Population Growth, 1990-2000; County Population Growth 2000-2010.*

	1990 Locality Population	1990 County Population	2000 County Population	2010 County Population	NC
Under 18 Years School Age	1,657	7,419	27,045	26,487	1,897,313
18-24 Years College Age	742	2,744	10,246	12,325	781,053
25-64 Years Working Age	3,497	15,742	60,622	61,952	3,145,930
65+ Years Retirement Age	1,436	4,275	18,850	20,263	804,341
TOTAL	7,332	30,180	116,763	121,027	6,628,637

APPENDIX D
PART I
AGE DISTRIBUTION
1990

Age Category	Roxboro 1990		Person County 1990		North Carolina 1990
	Number	% of Total	Number	% of Total	% of Total
Under 18 Years School Age	1,657	22.6%	7,419	24.6%	28.6%
18-24 Years College Age	742	10.1%	2,744	9.1%	11.8%
25-64 Years Working Age	3,497	47.7%	15,742	52.2%	47.5%
65+ Years Retirement Age	1,436	19.6%	4,275	14.2%	12.1%
Totals	7,332	100.0%	30,180	100.0%	100.0%

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

APPENDIX D
PART II
HISTORICAL AND PROJECTED AGE DISTRIBUTION
1990-2010

Age Category	Historical 1990		Projections			
	Person County	North Carolina	2000		2010	
	Person County	North Carolina	Person County	North Carolina	Person County	North Carolina
Under 18 Years School Age	24.6%	24.2%	23.2%	24.3%	21.9%	23.1%
18-24 Years College Age	9.1%	11.8%	8.8%	9.9%	10.2%	10.4%
25-64 Years Working Age	51.8%	51.9%	51.9%	52.9%	51.2%	52.5%
65+ Years Retirement Age	14.2%	12.1%	16.1%	12.9%	16.7%	14.0%
Totals	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: North Carolina Projections, Office of State Planning, 1998

Person County Land Use Plan

Appendices

**APPENDIX D
PART III
HISTORICAL AND PROJECTED AGE DISTRIBUTION
1990 - 2010**

County	Percent of Total											
	Under 18 Years School Age			18-24 College Age			25-64 Working Age			65+ Retirement Age		
	1990	2000	2010	1990	2000	2010	1990	2000	2010	1990	2000	2010
Person	24.6%	24.0%	22.6%	9.1%	7.8%	8.3%	52.1%	53.4%	53.1%	14.2%	14.8%	16.0%
Alamance	21.9%	21.6%	22.9%	11.4%	8.9%	10.0%	52.0%	51.7%	51.7%	14.7%	15.9%	16.7%
Caswell	23.8%	19.5%	21.8%	9.3%	7.3%	7.5%	52.6%	53.6%	53.6%	14.3%	16.4%	19.4%
Durham	22.8%	24.1%	24.8%	13.5%	11.1%	12.1%	52.9%	54.3%	54.3%	10.8%	9.6%	9.4%
Granville	24.1%	22.9%	24.5%	9.7%	7.6%	8.6%	53.8%	55.6%	55.3%	12.4%	12.4%	13.1%
Orange	19.0%	19.5%	17.9%	22.7%	18.7%	9.0%	49.7%	52.6%	53.6%	8.6%	9.2%	10.8%
North Carolina		21.9%	20.7%		10.4%	10.3%		53.9%	53.7%		13.8%	15.4%

Source: www.ospl.state.nc.us, "County Age Group Totals 1990, 2000, 2010."

**APPENDIX E
PART 1
MEDIAN AGE OF THE POPULATION
1970-2010**

	Median Age In Years				
	Historical			Projected	
	1970	1980	1990	2000	2010
Roxboro	34.9	33.2	30.7	*	*
Person County	27.4	30.7	34.8	37.8	40.4
North Carolina	26.5	29.6	33.0	36.2	38.5
United States	27.9	30.0	32.8	35.7	37.3

Sources: U.S. Census of Population, 1970-1990.
Woods and Poole Economics, North Carolina State Profile, 1999.

**APPENDIX E
PART II
MEDIAN AGE OF THE POPULATION
1997-2010**

	Median Age In Years			
	Historical	Projected		
	1997	2000	2010	2020
Person	37.5	38.5	41.0	42.7
Alamance	37.5	38.4	40.8	41.5
Caswell	39.4	40.9	45.0	47.6
Durham	32.8	33.4	34.4	34.4
Granville	36.1	36.9	39.3	39.9
North Carolina	36.5	37.5	40.2	41.8
United States	30.0	32.8	35.7	37.5

Sources: U.S. Census of Population, 1970-1990.
Woods and Poole Economics, North Carolina State Profile, 1998.
N.C. Population Projections, N.C. Office of State Planning, 1995.

**APPENDIX F
PART 1**

**RACIAL COMPOSITION OF THE POPULATION
1990**

	White		Black		All Others		Totals	
	Number	%	Number	%	Number	%	Number	%
Roxboro	4,167	56.8%	3,097	42.2%	68	0.9%	7,332	100.0%
Person County	20,740	68.7%	9,106	30.2%	334	1.1%	30,180	100.0%
North Carolina	5,008,491	75.5%	1,456,323	22.0%	163,823	2.5%	6,628,637	100.0%

**RACIAL COMPOSITION TRENDS
1970 - 2010**

	1970		1980		1990		2000		2010	
	White	Non-White	White	Non-White	White	Non-White	White	Non-White	White	Non-White
Person County	67.1%	32.9%	68.0%	32.0%	68.7%	31.3%	69.0%	31.0%	69.6%	30.4%
Roxboro	72.8	27.2	69.5	30.5	56.8%	43.1%	*	*	*	*
North Carolina	76.8%	23.2%	76.6%	23.4%	75.5%	24.5%	77.8%	22.2%	75.1%	24.9%

*Projections for municipalities are not available.

Sources: *U.S Census of Population, 1970-90*
Woods and Poole Economics, North Carolina State Profile, 1999.

**APPENDIX F
PART II
RACIAL COMPOSITION OF THE POPULATION
1997**

	White		All Others		Totals	
	Number	%	Number	%	Number	%
Person	22,920	70%	10,000	30%	32,920	100%
Alamance	95,310	80%	24,510	20%	119,820	100%
Caswell	13,452	61%	8,607	39%	22,059	100%
Durham	118,400	60%	79,310	40%	197,710	100%
Granville	27,190	64%	15,612	36%	42,802	100%
North Carolina	5,637,680.0	76%	1,793,481	24%	7,431,161	100%

**RACIAL COMPOSITION TRENDS
1990 - 2010**

	1990		2000		2010	
	White	Non-White	White	Non-White	White	Non-White
Person	67.1%	32.9%	69.0%	31.0%	69.60%	30.40%
Alamance	80.0%	20.0%	73.1%	26.9%	73.40%	26.60%
Caswell	59.0%	41.0%	38.3%	61.7%	33.33%	66.67%
Durham	60.7%	39.3%	58.4%	41.6%	56.30%	43.70%
Granville	60.5%	39.5%	60.0%	40.0%	58.17%	41.83%
North Carolina	79.0%	21.0%	75.6%	24.4%	75.10%	24.90%

Sources: *North Carolina Population Projections, Winter 1995*
Woods and Poole Economics, North Carolina State Profile, 1998.

**APPENDIX G
PART I**

**HOUSING CHARACTERISTICS
GENERAL HOUSEHOLD CHARACTERISTICS
1990**

	Roxboro	Person County	North Carolina
Total Housing Units	3,195	12,548	2,818,193
Occupied Housing Units	3,020	11,423	2,517,026
% Occupied	94.5%	91.0%	89.3%
No. Owner-Occupied	1,589	8,284	1,711,817
No. Renter-Occupied	1,431	3,139	805,209
% Owner-Occupied	52.6%	72.5%	68.0%
% Renter Occupied	47.4%	27.5%	32.0%
No. W/ 1.01 or More Persons per Room	107	375	70,477
% W/1.01 or More Persons Per Room	3.5%	3.3%	2.8%
Median Value, Owner-Occupied Units	\$46,500	\$55,700	\$65,800
Total Vacant Units	175	1,125	301,167
For Seasonal, Recreational Use	12	418	98,714
Homeowner Vacancy Rate	1.7%	1.3%	1.8%
Rental Vacancy Rate	4.7%	4.5%	9.2%

**PART II
HOUSEHOLD POPULATION
(PERSONS PER OCCUPIED DWELLING)**

	1970	1980	1990
Roxboro	2.9	2.62	2.34
Person County	3.40	2.93	2.61
North Carolina	3.24	2.78	2.54

Source: U.S. Census of Housing, 1970-1990

**APPENDIX G
PART III**

**HOUSING CHARACTERISTICS
GENERAL HOUSEHOLD CHARACTERISTICS
1990**

	Person	Alamance	Caswell	Durham	Granville	North Carolina
Total Housing Units	12,548	45,312	8,254	77,710	14,164	2,818,193
Occupied Housing Units	11,423	42,652	7,468	72,297	13,134	2,517,026
% Occupied	91.0%	94.1%	90.5%	93.0%	92.7%	89.30%
No. Owner-Occupied	8284	22503	5866	38,293	9,636	1,711,817
No. Renter-Occupied	3139	12009	1602	34,004	3,498	805,209
% Owner-Occupied	66.0%	49.7%	71.1%	49.3%	68.0%	68.00%
% Renter Occupied	25.0%	26.5%	19.4%	43.8%	24.7%	32.00%
No. W/ 1.01 or More Persons per Room	375	909	250	1,903	483	72,635
% W/1.01 or More Persons Per Room	3.3%	2.1%	3.3%	2.6%	3.7%	2.80%
Median Value, Owner-Occupied Units	\$55,700	\$65,300	\$47,300	\$85,500	\$59,100	\$65,800
Total Vacant Units	1125	2660	786	5,413	1,030	301,167
For Seasonal, Recreational Use	418	77	152	244	171	98,714
Homeowner Vacancy Rate	1.3%	1.4%	0.9%	2.3%	1.2%	1.8%
Rental Vacancy Rate	4.5%	8.0%	7.3%	7.7%	4.8%	9.2%

Roxboro

Type of Structure	1990	
	Number	% of Total
Single-Family		
1 Unit Detached	1972	61.7%
1 Unit Attached	38	1.2%
Multi-Family		
2-4 Units	577	18.1%
5-9 Units	153	4.8%
10+ Units	70	2.2%
Manufactured Home	385	12.1%
TOTAL UNITS	3,195	100.0%

Person County

Type of Structure	1990	
	Number	% of Total
Single-Family		
1 Unit Detached	8996	71.7%
1 Unit Attached	83	0.7%
Multi-Family		
2-4 Units	680	5.4%
5-9 Units	215	1.7%
10+ Units	82	0.7%
Manufactured Home	2492	19.9%
TOTAL UNITS	12,548	100.0%

APPENDIX H

**HOUSING BY STRUCTURE TYPE
1990**

Type of Structure	Roxboro		Person County	
	Number	% of Total	Number	% of Total
Single-Family				
1 Unit Detached	1972	61.7%	8,996	71.7%
1 Unit Attached	38	1.2%	83	0.7%
Multi-Family				
2-4 Units	577	18.1%	680	5.4%
5-9 Units	153	4.8%	215	1.7%
10+ Units	70	2.2%	82	0.7%
Manufactured Home	385	12.1%	2,492	19.9%
TOTAL UNITS	3,195	100.0%	12,548	100.0%

**COMPARISON OF
HOUSING BY STRUCTURE TYPE
1990**

	Roxboro	Person	Alamance	Caswell	Durham	North Carolina
Single-Family	62.9%	72.4%	68.0%	67.0%	67.4%	67.6%
Multi-Family	25.0%	7.8%	14.0%	15.4%	14.8%	16.3%
Manufactured Home	12.1%	19.9%	17.9%	17.6%	17.8%	16.1%
TOTAL	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

Source: 1990 Census of Population and Housing.

	1970	1980	1990	2000	2010
Agriculture	5.34	3.51	2.36	2.51	2.51
Mining	0.04	0.06	0.05	0.04	0.05
Construct	1.05	1.60	2.03	2.43	2.64
Manufactu	8.13	11.32	14.46	15.12	16.08
TCPU ¹	0.93	1.74	1.46	1.38	1.29
Wholesale	5.80	8.25	12.66	13.65	15.08
FIRE ²	1.64	2.88	4.26	3.03	3.00
Services	3.84	5.72	8.67	11.01	13.09
Governme	2.83	3.73	4.74	6.25	7.65

**APPENDIX I
PART I**

TOTAL EMPLOYMENT BY INDUSTRY GROUP

PERSON COUNTY

TOTAL EMPLOYMENT (in 000'S)	1970	1980	1990	2000	2010
	11.76	12.61	14.80	17.75	19.63
Agriculture and Farm	2.53	1.88	1.08	0.92	0.85
Mining	0.00	0.00	0.00	0.00	0.01
Construction	0.40	0.56	1.81	1.74	1.87
Manufacturing	4.15	4.23	4.65	5.72	5.98
TCPU ¹	0.32	0.76	0.41	0.81	1.06
Wholesale/Retail Trade	1.53	1.87	2.38	3.11	3.60
FIRE ²	0.40	0.43	0.54	0.56	0.62
Services	1.29	1.37	2.09	2.81	3.26
Government	1.14	1.51	1.83	2.08	2.38

¹Transportation, Communication & Public Utilities.

²Finance, Insurance & Real Estate.

(Note: Data in this appendix was compiled by U.S. Department of Commerce--Bureau of Economic Analysis.)

Source: Woods and Poole Economics, North Carolina State Profile, 1999.

**APPENDIX I
PART II**

**EMPLOYMENT BY INDUSTRY GROUP
PERSONS 16 YEARS AND OLDER
1990**

	Person County		Roxboro	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fisheries	704	4.5%	97	2.8%
Mining	34	0.2%	13	0.4%
Construction	1,287	8.3%	216	6.3%
Manufacturing	5,286	33.9%	1348	39.5%
TCPU ¹	969	6.2%	209	6.1%
Wholesale/Retail Trade	2,435	15.6%	564	16.5%
FIRE ²	564	3.6%	76	2.2%
Services	3,836	24.6%	765	22.4%
Public Administration	461	3.0%	127	3.7%
TOTAL	15,576	100.0%	3,415	100.0%

¹Transportation, Communication and Public Utilities

²Finance, Insurance, and Real Estate

Source: U.S. Census of Population, 1990

**APPENDIX J
PART I
INCOME CHARACTERISTICS
PERSON COUNTY**

**PER CAPITA INCOME
(In Current Dollars)**

Year	Person County	North Carolina	Person County as a Percentage of the State Per Capita Income
1970	\$2,802	\$3,228	86.8%
1980	\$6,669	\$8,002	83.3%
1990	\$14,720	\$16,275	90.4%
2000	\$22,749	\$25,068	90.7%
2010	\$34,014	\$41,611	81.7%

**MEAN HOUSEHOLD INCOME
(In Current Dollars)**

Year	Person County	North Carolina	Person County as a Percentage of the State Mean Household Income
1970	\$9,548	\$10,612	90.0%
1980	\$19,442	\$22,392	86.8%
1990	\$38,477	\$41,695	92.3%
2000	\$58,868	\$63,877	92.2%
2010	\$87,967	\$105,478	83.4%

Source: Woods & Poole Economics, North Carolina State Profile, 1999.

**APPENDIX J
PART II**

**COMPARISON EDUCATIONAL ATTAINMENT
PERSONS 25 YEARS AND OLDER**

**PERSON COUNTY AND SELECTED COUNTIES IN REGION
1990**

	<9	9-12	High School	Some	Associate	Bachelor	College
Alamance	13%	19%	30%	16%	7%	11%	4%
Caswell	21%	24%	32%	12%	5%	4%	2%
Durham	8%	13%	22%	16%	7%	19%	14%
Granville	18%	20%	30%	15%	7%	7%	3%
Orange	7%	9%	18%	13%	6%	23%	24%
Person	17%	20%	35%	13%	8%	6%	2%
North Carolina	13%	17%	29%	17%	7%	12%	5%

ROXBORO AND SELECTED MUNICIPALITIES IN REGION

	<9	9-12	High School	Some	Associate	Bachelor	College
				College	Degree	Degree	Graduate
Durham	9%	13%	20%	16%	7%	20%	16%
Henderson	22%	22%	27%	12%	5%	9%	3%
Hillsborough	21%	33%	16%	8%	13%	9%	9%
Oxford	21%	18%	25%	14%	7%	10%	4%
Reidsville	18%	20%	26%	16%	4%	11%	4%
Roxboro	20%	21%	33%	13%	6%	6%	2%
Yanceyville	36%	35%	14%	7%	6%	2%	2%
North Carolina	13%	17%	29%	17%	7%	12%	5%

Source: 1990 Census of Population

APPENDIX K

**COMMUTING PATTERNS
PERSON COUNTY
1990**

OUT-COMMUTERS¹			IN-COMMUTERS²		
	Number	%		Number	%
Alamance County	209	4.4%	Alamance County	47	2.4%
Caswell County	161	3.4%	Caswell County	383	19.8%
Durham County	2,798	58.7%	Durham County	415	21.5%
Granville County	471	9.9%	Granville County	230	11.9%
Orange County	325	6.8%	Orange County	163	8.4%
All Other Destinations	803	16.8%	All Other Destinations	694	35.9%
TOTAL	4,767	100.0%	TOTAL	1,932	100.0%
PERCENT OF EMPLOYED RESIDENTS WHO ARE OUT-COMMUTERS		30.6%	PERCENT OF EMPLOYED PERSONS WHO ARE IN-COMMUTERS		12.4%

¹Persons traveling from Person County to places of employment located outside of Person County.

²Persons traveling to jobs located in Person County from areas located outside of Person County.

Source: 1990 Census of Population and Housing.

APPENDIX L

MAJOR EMPLOYERS OF PERSON COUNTY AS OF JULY 1, 1999

Industry	Product
Bromma	Heavy steel fabrication for handling of shipping containers
C&T Enterprises Logging	Logging
Camp Chemical	Fertilizer/feed chemicals
Caroling Power & Light	Electric power production and distribution
Chandler Concrete	Concrete
Coca-Cola Bottling	Soft drinks
Cogentrix of NC	Power/steam generation of electricity
Collins & Aikman	Textiles
Crown Crafts	Bed sheets/comforters
Dialight Corporation	Assembly of light emitting diodes (LED)/ electronic components
Dynamic Controls	Automation systems for manufacturing firms
Eaton Automotives	Engine components
Eaton Air Controls	Air controls
Fleetwood Homes of NC	Manufactured housing
GKN Automotive	Assembly CV joints for front wheel drive vehicles.
Georgia Pacific	Engineered lumber
GHM Electronics	Cable harnesses
Irvin Aerospace	Parachutes, backpacks, safety gear
J. G. Hardison	Kiln dried hardwood lumber
Louisiana-Pacific	Oriented strand board
Loxcreen Company	Aluminum extruder & anodizing, brite dip, buffing and special fabrication; custom aluminum and vinyl extrusions
North American Aerodynamics	Sport parachutes
Our Pride Foods of Roxboro	Pimento cheese
Owens Corning Metal Systems	Aluminum siding & accessories
Pepsi-Cola Bottling Company	Soft drinks
Person County Memorial Hospital	Inpatient/outpatient health services
Person Industries	Subcontract handwork
Phenix Semicron	Liquid chemical dispense equipment for semi- conductor processing/manufacturing
Piedmont Electric Membership	Electric distribution utility
Public Service Company of NC	Natural gas utility
Roxboro/Carolina Broom Works	Brooms
Softex Finishing	Fabric washing & dyeing
Talbert & Talbert Lumber	Lumber manufacturing
Triangle Parachute	Parachutes
Tultex Corporation	Textile yarn
Wolverine Tube	Finned copper tubing

Source: Person County Economic Development Commission

**APPENDIX M
PART I**

**PERSON COUNTY PARKS AND RECREATION
SITES AND FACILITIES**

Park	Location	Acres	Facilities
Allensville	Gentry Ridge Rd	9	Ballfields, playground equipment, walking track, concessions
Bethel Hill	Bethel Hill Elementary School	7	Ballfields, playground equipment, walking track, gymnasium, concessions
Bushy Fork	Highway 49 South	13	Ballfields, playground, walking track, picnic shelters, gymnasium, concessions
Helena	Helena Elementary School	8	Ballfields, playground, walking track, picnic shelters, gymnasium, soccer fields, concessions
Huck Sansbury		12	Ballfields, playground, walking track, picnic shelters, gymnasium, concessions, tennis, soccer
Hurdle Mills	Hurdle Mills Road	7	Ballfields, playground, walking track, picnic shelters, concessions
Longhurst	Park Street, Roxboro	5	Ballfields, playground, picnic shelters, concessions, volley ball
Mayo Lake	Mayo Lake	120	Playground, picnic shelters, camping, kayak and canoe rentals, bank fishing, hiking/interpretive trail
Mt. Tirzah	Mt. Harmony Church Road	9	Ballfields, playground, walking track, picnic shelters, concessions, volley ball
Olive Hill	Highway 57 North	7	Ballfields, playground, walking track, picnic shelters, gymnasium, concessions, tennis, soccer, disc golf
Person High School	Roxboro	7	Ballfields, tennis
Southern Middle School		5	Ballfields, gymnasium, concessions
Kirby Auditorium	Roxboro	840 seats	Auditorium, concessions

Source: Person County Parks and Recreation Department.

**APPENDIX M
PART II**

**PERSON COUNTY RECREATIONAL PROGRAM STATISTICS
1994 – 1998**

Program	Number of Participants				
	1994	1995	1996	1997	1998
Athletics – Teams	4,389	4,761	4,954	4,870	4,607
Athletics – Spectators	74,560	82,440	83,680	77,240	73,720
Athletics - Special Events	2,376	2,757	3,847	4,030	3,457
Special Programs/Events	1,941	2,073	2,615	2,273	2,260
Cultural Arts	299	744	842	1,461	823
Cultural Arts – Audience	8,789	10,817	7,538	11,947	11,442
Totals	92,354	103,592	103,476	101,821	96,309

Source: Person County Parks and Recreation Department.

APPENDIX N

SOIL LIMITATIONS FOR SELECTED LAND USES PERSON COUNTY

Category	Soil Name/Symbol	Dwellings Without Basements	Dwellings With Basements	Small Commercial Buildings	Local Roads and Streets	Septic Tank Absorption Fields	Frequency of Flooding	Percent of Land Area	
1	Appling, Ap, Au	Slight	Slight/Moderate	Moderate/Severe	Moderate	Moderate	None	6.8%	
1	Cecil, CeB, CeC	Slight/Moderate	Slight/Moderate	Moderate/Severe	Moderate	Moderate	None	2.0%	
3	Chewacla/Wehadkee, Cw	Severe	Severe	Severe	Severe	Severe	Freq	6.6%	
3	Enon, En	Severe	Severe	Severe	Severe	Severe	None	4.4%	
1	Georgeville, Ge, Gf	Slight	Slight	Moderate	Moderate	Moderate	None	14.9%	
2	Goldston, Go	Moderate	Severe	Severe	Moderate	Severe	None	2.0%	
3	Helena, He	Severe	Severe	Severe	Severe	Severe	None	5.5%	
3	Helena/Sedgefield, Hf	Severe	Severe	Severe	Severe	Severe	None	2.1%	
1	Herndon, Hr	Slight/Moderate	Slight/Moderate	Moderate/Severe	Moderate	Moderate	None	7.2%	
3	Lignum, Lg	Severe	Severe	Severe	Severe	Severe	None	9.8%	
2	Mecklenburg, Me	Moderate	Moderate	Moderate/Severe	Severe	Severe	None	1.4%	
3	Orange, On, Or	Severe	Severe	Severe	Severe	Severe	None	5.2%	
1	Pacolet, Pa	Slight/Moderate	Slight/Moderate	Severe	Moderate	Moderate	None	1.2%	
3	Rion, Ro	Severe	Severe	Severe	Severe	Severe		0.4%	
2	Tatum, Ta	Moderate/Severe	Moderate/Severe	Severe	Severe	Moderate/Severe	None	3.7%	
2	Udorthents, Ud	Not Rated - on site investigation necessary to determine specific soil properties/limitations							0.6%
2	Urban Land, Ur	Not Rated - developed paving/structures, on site investigation necessary to determine specific soil limitations							0.3%
2	Vance, Va	Moderate	Moderate	Moderate	Moderate/Severe	Severe	None	4.6%	
2	Wedowee, We	Moderate/Severe	Moderate/Severe	Moderate/Severe	Moderate/Severe	Moderate/Severe	None	7.4%	
3	Wedowee, WfC	Moderate	Moderate	Moderate	Moderate	Moderate	None	0.7%	
2	Wickham, Wh	Slight	Severe	Severe	Severe	Moderate	Rare	0.1%	
3	Wilkes, Wk	Moderate/Severe	Severe	Severe	Severe	Severe	None	9.6%	
3	Water							3.5%	
	Total							100.0%	

Source: Person County Soil Survey, 1995

APPENDIX O
EDITED VERSION OF SECTION 2
(Planning Board revisions to the Steering Committee draft – deleted text shown as strike-throughs and added text shown in bold type.)

Section 2 Goals and Objectives

The purpose of this section of the Land Use Plan is to establish goals and objectives for future land development within the County. As a part of the long range land use planning effort, goals and objectives serve as ideals that are incorporated into the future decision making process.

Goals are intended to provide broad direction, objectives set milestones for measuring progress, and implementation strategies detail the means to achieve stated objectives. Goals and objectives are organized by the following topics: land use, economic development, transportation, community appearance, community facilities and services including public water and sewer infrastructure, parks and recreation services, and the natural environment.

Goals, objectives and implementation strategies are intended to encourage continued cooperation and coordination between the various units of County government, with the City of Roxboro and with other local governments within the region to the mutual benefit of all parties.

Land Use

Land use development goals should include promoting a mixture of residential and non-residential land uses while protecting prime agricultural areas from the adverse effects of more intensive development. The pattern of land development within the County will have a tremendous impact on the viability of farm operations and on the livability and quality of residential life for both present and future County residents.

1.0 Goal: Promote an orderly and efficient land use development pattern, which allows for a variety of land uses while being sensitive to environmental concerns.

1.1 Objective: Develop an effective, area-wide land use regulatory program by coordinating land use planning with the City of Roxboro and with surrounding counties.

Implementation Strategies:

- 1.1.1 Use the Land Use Plan consistently as a guide in reviewing and approving rezoning applications.
- 1.1.2 Establish procedures for cooperative, courtesy reviews of proposed development plans between the County and the City.
- 1.1.3 Investigate the merits of a joint city/county planning ordinance that coordinates zoning and subdivision regulations.
- 1.1.4 In conjunction with the City of Roxboro, establish a growth boundary around the City to encourage most development to locate in close proximity to existing public facilities in order to create a more intensely urban development pattern and to reduce rural sprawl.
 - 1.1.4.a ~~Work with~~ **Commit to** the City of Roxboro to establish a **1-mile** extraterritorial planning jurisdiction for the City and to identify areas for future annexation.
- 1.1.5 In conjunction with the City of Roxboro, identify appropriate locations for commercial service centers and pre-zone land for this purpose. Avoid the process of zoning individual properties for commercial uses that will result in separate, disjointed, strip commercial development along major thoroughfares.

1.2 Objective: Amend all applicable land development ordinances to address goals and objectives of the land use plan.

Implementation Strategies:

- 1.2.1 Collect and amend as appropriate freestanding ordinances (planning, subdivision, manufactured home park, flood damage prevention, and junkyard ordinances) into one unified development ordinance to foster continuity and consistency in land development.
 - 1.2.1.a Develop specific standards for residential development that provide for more objective review and approval of development proposals; e.g., specify requirements for hard surface roads and for soil erosion and sedimentation control; ~~and add standards for the location and equipping of playgrounds within manufactured home parks.~~

- 1.2.1.b. Review the zoning district regulations to ensure that zoning districts accurately reflect the goals and objectives of the land use plan.
- 1.2.1.c. Evaluate the uses allowed within zoning districts; tighten up the range of uses allowed by right and require special use permits for more intense uses. (The special use permit process ensures that more intensive and potentially intrusive development proposals receive adequate public notice and board review.)
- 1.2.1.d. ~~Amend~~ **Review** the zoning and subdivision ordinances to ~~require~~ **consider** that rights-of-way for expanded and new highway construction be protected from development.
- 1.2.1.e. Remove fee schedule, submission deadlines, number of copies for submittals, etc. from the zoning ordinance. Instead, establish these items as administrative policy that is more easily revised and updated.
- 1.2.1.f. Amend the zoning ordinance to address maintenance of signs.
- 1.2.1.g. Amend the zoning ordinance to establish appearance criteria for all development, including manufactured home parks. (Cross reference Community Appearance, Objective 4.1, Implementation Strategy 4.1.6)
- 1.2.1.h. Compare manufactured home park standards with those of neighboring counties to ensure that Person County development standards are comparable. (Cross reference Community Appearance, Objective 4.1, Implementation Strategy 4.1.6)
- 1.2.1.i. ***Develop an ordinance to address sexually oriented businesses.***

1.3 Objective: Minimize conflicts between incompatible land uses.

Implementation Strategies:

- 1.3.1 Review setback and buffering requirements to ensure potential conflicts between incompatible uses are being adequately addressed.
- 1.3.2. Amend the zoning ordinance to require perimeter conservation buffers of greater depth between incompatible uses.
- ~~1.3.3 Amend the zoning ordinance to require perimeter buffers around manufactured home parks. (Cross reference Community Appearance, Objective 1, Implementation Strategy 6)~~
- 1.3.3 Review the list of prohibited uses to ensure that those uses that may threaten the health, safety, or welfare of residents are excluded from Person County.
- 1.3.4 Amend the zoning ordinance to limit the number of animals allowed per acre in residential zoning districts. (This provision is not intended to affect bona fide farm operations as defined in the NC General Statutes)
- ~~1.3.6 Observe and respect the interface between the County's agricultural heritage and residential development to make the citizenry aware of the needs and space requirements of different land uses. Consider~~

~~establishing “farm zones” to protect the effectiveness of farming facilities.~~

- 1.3.5 Amend the subdivision ordinance to require a disclosure statement on final plats and deeds regarding the location of nearby farming operations/facilities that may be incompatible with residential subdivision development.
- 1.3.6 Leave open options for future development of farmland.
- 1.3.7 Review the airport overlay-zoning district to ensure that height restrictions adequately protect Person County Executive Airport aircraft operations and the safety of the general public.
- ~~1.3.10 Adopt regulations regarding the siting of new large swine farm operations to protect nearby land uses from the negative effects of this type of intensive land use.~~

1.4 Objective: Preserve large tracts of prime agricultural land from early development.

Implementation Strategies:

- 1.4.1 Discourage incompatible non-farm development from intruding into prime agricultural areas.
- 1.4.2 Do not extend public infrastructure into prime agricultural areas. (Cross reference Public Water and Sewer Infrastructure, Objective 5.1, Implementation Strategy 5.1.1)
- 1.4.3 Develop an agricultural preservation program to maintain areas most suitable for agricultural production. Explore all viable means to conserve prime agricultural lands, including conservation easements, voluntary agricultural districts, direct purchase, and purchase of development rights.

1.5 Objective: Provide for a variety of housing types, densities and price ranges.

Implementation Strategies:

- 1.5.1 Adopt new residential subdivision design standards that encourage clustering of homes to conserve open space, reduce infrastructure installation and maintenance costs, and reduce negative impacts of storm water runoff. (Cross reference Public Water & Sewer Infrastructure, Objective 5.1, Implementation Strategy 5.1.1; Natural Environment, Objective 7.1, Implementation Strategy 7.1.6; Parks and Recreation Services, Additional Strategy 6.2.5)
- 1.5.2 Coordinate public investment in infrastructure to encourage increased residential densities in specific locations to improve housing affordability. (Cross reference Public Water & Sewer Infrastructure, Objective 5.1, Implementation Strategy 5.1.1; Natural Environment, Objective 7.1, Implementation Strategy 7.1.6; Parks and Recreation Services, Additional Strategy 6.2.5)
- 1.5.3 Discourage low-density residential development in rural areas where investment in public infrastructure is not economically viable. Cross reference Public Water & Sewer Infrastructure, Objective 5.1, Implementation Strategy 5.1.1; Natural Environment, Objective 7.1,

Implementation Strategy 7.1.6; Parks and Recreation Services, Additional Strategy 6.2.5)

- 1.5.4 Encourage large-scale, master-planned developments, which incorporate mixed land uses, including recreational areas and support services, to create a stronger sense of community.

Economic Development

A strong, vibrant, diversified economy has been and will remain a key factor in the continued and enhanced prosperity of Person County citizens.

2.0 Goal: Provide a strong local planning environment that supports and enhances the economic growth potential of Person County.

2.1 Objective: Promote continued economic investment through retention and expansion of existing industrial concerns and the recruitment of new industries and commercial businesses.

Implementation Strategies

2.1.1 Continue to work with the Person County Economic Development Commission to identify and meet the special needs of industry.

2.1.2 Endorse and incorporate the Economic Development Commission Strategic Plan 2000 as a key component for future economic development within the County.

2.1.3 In cooperation with the City of Roxboro, establish an industrial incubator.

2.1.4 Ensure the availability of public services and utilities for industrial uses. Review and revise, if appropriate, the County's policy regarding financial participation in extension of utilities to serve industrial development. (Cross reference Public Water and Sewer Infrastructure, Objective 5.1, Implementation Strategy 5.1.5)

2.1.5 Identify non-residential development - office, commercial and industrial - locations based on access and proximity to US 501, railroad corridors, and other major transportation infrastructure.

2.1.6 In conjunction with the City of Roxboro, establish an economic development zone.

2.1.7 Protect industrial land from rezoning for other land uses.

2.1.8 Provide for high technology fiber optics to attract economic development.

2.1.9 Review reuse of old buildings including schools.

2.2 Objective: Encourage well-planned commercial establishments to provide necessary goods and services to area employers and residents.

Implementation Strategies

2.2.1 Encourage development of small service-oriented commercial activities only at existing intersections or median crossovers on US 501 and other major thoroughfares.

2.2.2 Discourage strip commercial development by limiting highway access. (Cross reference Transportation, Objective 3.1, Implementation Strategy 3.1.3)

2.2.3 Require new commercial development to place access driveways on side streets to reduce access conflicts with through traffic and to facilitate the use of traffic signals on major thoroughfares.

- 2.2.4 ~~Review and develop a policy regarding the financial participation of the County and City for the extension of water and sewer lines to support commercial development, with a floor or minimum level of capital investment required.~~ ***Develop a competent plan and policy regarding the financial participation of the County and City to utilize maximum capacity to support multiple users for the extension of water and sewer lines, with a floor or minimum level of capital investment required.***

Transportation

Even though Person County is not directly involved in the planning, construction, or maintenance of public roads, the County does work closely with the NC Department of Transportation on these issues. The County and the Department of Transportation have jointly adopted a thoroughfare plan to provide for future major road improvements within the County, including the widening of existing highways and the provision for new bypass alignments. Major road improvements shown on the thoroughfare plan and included in the NC Transportation Improvement Plan (TIP) 2000-2006 will be a major factor in attracting new growth and development to the County.

3.0 Goal: Provide for orderly development along existing and proposed major transportation routes to minimize disruption to free flow of traffic.

3.1 Objective: Protect US 501 as a community gateway by establishing appropriate regulations to control access to the corridor.

Implementation Strategies:

- 3.1.1 Adopt an overlay district for all major corridors, which establishes additional requirements for setbacks, buffering and access. (Cross reference Community Appearance, Objective 4.1, Implementation Strategies 4.1.2 & 4.1.3; Public Water and Sewer Infrastructure, Objective 5.1, Implementation Strategy 5.1.8)
- 3.1.2 Protect roadway capacity and promote public safety by adopting an access management plan to regulate driveway access on major thoroughfares.
- 3.1.3 Minimize commercial strip development characterized by numerous driveway access points and disconnected uses. (Cross reference Economic Development, Objective 2.2, Implementation Strategy 2.2.2)
- 3.1.4 For new residential development along major road corridors, require reverse frontage lots to orient lots toward internal subdivision streets in order to minimize road access points.
- ~~3.1.5 Require all new subdivisions created along major highways and roads to reserve or dedicate sufficient right-of-way to allow for future widening per Person County Thoroughfare Plan.~~
- 3.1.5 Formally request that NCDOT establish a road alignment for the two planned bypass highways around Roxboro to permit the City and County to protect these future rights-of-way from development.

- 3.2 Objective:** Ensure that streets within new developments are properly designed, built and maintained.

Implementation Strategies:

- ~~3.2.1 Amend the subdivision ordinance to establish minimum road construction standards for all new subdivision streets.~~
- ~~3.2.2 Integrate and coordinate existing and proposed subdivision streets to address street jogs, block lengths, dead-end streets and interconnectivity.~~
- 3.2.1 Review the subdivision requirement of 5' of road frontage for flag lots to determine if this width is adequate. **Review the subdivision ordinance for road frontage for flag lots.**
- ~~3.2.4 Investigate potential for requiring maintenance bond guarantees from developers and/or property owners' associations until maintenance is assumed by the State. (Cross reference Natural Environment, Objective 1, Implementation Strategy 1)~~

Community Appearance

Citizens often cite community character as a key element in the attractiveness of Person County as a place to both live and work.

4.0 Goal: Maintain and enhance the character and identity of Person County including established rural communities, farmland and woodland, historic sites, and other features that represent the area's heritage. Protect the appearance of US 501 as a "gateway" into the County and the City of Roxboro.

4.1 Objective: Establish design standards that ensure future development contributes to the aesthetic appearance of the County while limiting development of unsightly uses that detract from community appearance.

Implementation Strategies:

- 4.1.1 Inventory substandard housing, ~~provide adequate staff,~~ and enforce minimum housing codes to ensure substandard structures are either demolished and removed or brought up to State Building Code requirements in a timely manner.
- 4.1.2 Review current setbacks, particularly along major roads and highways, to ensure that setbacks are adequate to protect the appearance of these major community gateways. (Cross reference Transportation, Objective 3.1, Implementation Strategy 3.1.1)
- 4.1.3 Amend the zoning and subdivision ordinances to include adequate landscaping requirements along road frontages, in parking lots and around the perimeter of development sites. (Cross reference Transportation, Objective 3.1, Implementation Strategy 3.1.1)
- 4.1.4 Identify significant crossroad communities, landmarks, and important historic and archeological features. Work with the State to educate the public about the importance of protecting these community assets.
- 4.1.5 Protect historic properties from inappropriate development or re-development.
- 4.1.6 Consider adopting appearance and dimensional criteria for manufactured homes. (Cross reference Land Use, Objective 1.2, Implementation Strategies 1.2.1.g and 1.2.1.h ~~and Objective 1.3, Implementation Strategy 3.~~)
- 4.1.7 Consider adopting an amortization period to bring substandard manufactured home parks in to compliance with minimum regulations or require that expanding manufactured home parks not only have expansion in compliance but also bring existing park into compliance.
- 4.1.8 Review regulations for temporary, on-site and off-site (billboard) signs to ensure number, height and size are reasonable in light of the goal to improve community aesthetics. ~~(On-site standards, 300 square feet maximum with 30' maximum height. Off-premise advertising signs currently limited to 378 square feet, 30' height and 400' spacing requirement between signs.)~~

- 4.1.9 If sign regulations are rewritten, consider an amortization period to allow recapture of owner's investment but to ensure future aesthetics of the County are improved. Prepare list of nonconforming signs, establish enforcement procedures and allocate personnel to adequately enforce.
- 4.1.10 Continue to evaluate and regulate offensive land uses that create unsightly conditions and adversely affect adjacent property values. In particular, pursue vigorous enforcement of the existing Person County Junkyard Ordinance.

Public Water and Sewer Infrastructure

Although not a direct provider of water or sewer service, Person County works in partnership with the City of Roxboro and other utility service providers within the County. Current County policy provides for participation in the extension of utilities to industry if the County's investment can be recouped through property taxes within 7 years. The extension of public water and sewer services can be a powerful determinant in where and how future development occurs within the County.

5.0 Goal: Provide efficient, high quality public services and facilities in a manner, which encourages planned growth and development.

5.1 Objective: In cooperation with public utility providers, coordinate the development of phased and prioritized plans for providing infrastructure to strategic growth areas of the County. In preparing plans, involve all utility providers, including, but not limited to, the City of Roxboro, Carolina Power and Light Company, Piedmont Electric Corporation, Piedmont Gas Service Company, and Public Service Company of North Carolina.

Implementation Strategies:

- 5.1.1 Utilize the provision of infrastructure as a tool to stimulate or control land development. (Cross reference Land Use, Objective 1.4, Implementation Strategy 1.4.2 and Objective 1.5, Implementation Strategies 1.5.1, 1.5.2, and 1.5.3)
- 5.1.2 Prioritize and phase infrastructure plans in cooperation with the City of Roxboro to first serve areas where economic development opportunities are greatest.
- 5.1.3 Coordinate development of Capital Improvements Programs (CIP's) of the two governments to ensure that priority goals to encourage growth and development are met.
- 5.1.4 ~~Review the impact fee structure of adjacent counties to ensure that Person County is charging adequately for the impact of new development on the existing public infrastructure.~~ ***If impact fees are implemented, review the impact fee structure to ensure that Person County can charge adequately for the impact of new development on the existing public infrastructure.***
- 5.1.5 Review current water and sewer financing and extension policies, including rates (main, tap and acreage fees) and participation policies, and compatibility among various jurisdictions to ensure maximum feasible financial support for growth and development of the County tax base. (Cross reference Economic Development, Objective 2.1, Implementation Strategy 2.1.4)
- 5.1.6 Study feasibility of adopting an adequate facilities ordinance to ensure community services to support new development are in place or are being provided by new development.
- 5.1.7 Utilize health department rules regarding land suitable for septic tank systems to control where minimum residential lot sizes should be greater than one-acre.

- 5.1.8 Consider developing and applying special overlay district standards to protect the rural character of US 501, particularly in the Helena Community where new public water and sewer lines have opened up land for more intense development. (Cross reference Transportation, Objective 3.1, Implementation Strategy 3.1.1)

Parks and Recreation Services

Person County has a reputation for providing excellent parks and recreation facilities and services. The provision of recreational facilities has a strong impact on the quality of life that Person County offers its citizens.

In the early 1990s, the County developed a Parks and Recreation Master Plan to guide future park development. The County annually sets aside money in the operating budget and the capital improvements plan to finance facility improvements. During the 1990s, grants were received from the North Carolina Parks and Recreation Trust Fund, Adopt-A-Trail, and National Trail Grant. Community organizations such as the Roxboro Kiwanis Club, Roxboro Rotary Club, and Roxboro Woman's Club have donated money and time to improve Person County's livability opportunities and facilities.

Goals and objectives from the 1991-92 Master Recreation Plan are included here as objectives and implementation strategies. Additional strategies developed through the land use planning process are also included.

Great progress has been made towards obtaining the 1991-1992 plan's objectives, but with population growth and changing demographics, it is necessary to continuously re-evaluate citizens' recreational needs and pursue new recreation opportunities.

6.0 Goal: Seek to continuously improve the County parks and recreation program to meet citizens' needs by age group, type and location of recreational facilities.

6.1 Objectives:

1. Develop and expand recreational lands and facilities for the use and enjoyment of all Person County citizens.
2. Provide equitable recreation and park amenities and services to population groups and areas of the County.
3. Preserve and protect the natural features, resources and amenities in order to maintain and enhance the character of Person County.
4. Coordinate with other public and private agencies to provide lands, facilities and programs for the enrichment of leisure activities for the citizens of Person County.
5. Encourage the involvement of citizens of Person County in the parks and recreation program.
6. Establish parks and recreation as a part of the Person County growth plan, and provide guidelines for future parkland acquisition and facility development.
7. ***Encourage private enterprise development of recreational facilities.***

Implementation Strategies:

- 6.1.1 Identify and inventory existing parkland, public resources and facilities.
- 6.1.2 Determine the demand for public recreation programs and facilities.
- 6.1.3 Review existing parks and facilities to determine the renovation and expansion needs to meet the public demand.

- 6.1.4 Establish the amount and type of parkland required for present and future populations of Person County.
- 6.1.5 Identify target areas for advanced acquisition in order to facilitate site planning and development.
- 6.1.6 Develop planning procedures and standards to assure an appropriate amount of parkland is available for each land use category.
- 6.1.7 Develop a program to guide the acquisition and development of Person County parks for the next twenty years.
- 6.1.8 Establish a budget and funding methodology from which a logical course of implementation can be realized.
- 6.1.9 ***Methodologies to determine public demand for recreation facilities and programs will be by needs assessment conducted by professional organizations.***

Additional Strategies:

- 6.2.1 Consider the impact of new private recreational facilities and programs on the need for public programs.
- 6.2.2 ***At some time in the future,*** consider requiring through the subdivision ordinance, land dedication or fee in lieu for new residential development.
- 6.2.3 Based on new population statistics from the 2000 Census, review and update the Person County Parks and Recreation Master Plan to ensure that the plan continues to meet citizens needs by age group, and type and location of park facilities.
- 6.2.4 Publicize the parks and recreation program to ensure maximum participation and user support and funding.
- 6.2.5 Use land use regulations to protect and implement the County Recreation Plan in particular preserving sensitive environmental areas and scenic features of the landscape as public open space. (Cross reference Land Use, Objective 1.5, Implementation Strategy 1.5.1; Natural Environment, Objective 7.1, Implementation Strategy 7.1.6)

Natural Environment

Protection and preservation of the natural environment has received much attention over the last two decades. Both federal and state governments have adopted a number of regulations to help protect sensitive environmental areas from inappropriate development primarily to reduce soil erosion, protect drinking water supplies and to lessen downstream flooding.

Person County has a flood damage prevention ordinance that sets standards for development within identified floodplain areas. In the early 1990s, the County adopted water supply watershed regulations that limited the intensity of development within protected watersheds. The entire southern portion of the County is within one or more of these protected watersheds.

7.0 Goal: Protect water quality, significant natural features, and other natural resources that have ecological, recreational or other important values.

7.1 Objective: Discourage development in unsuitable or sensitive environmental areas, which have natural or man-made constraints or limitations.

Implementation Strategies:

- 7.1.1 ~~Preserve and protect designated floodplains, wetlands, and critical natural areas as environmentally sensitive areas.~~ **Preserve and protect designated floodplains, wetlands and critical natural areas as defined by State and Federal law.**
- 7.1.2 ~~Adopt a local ordinance, as required by the State, to establish requirements for new development to protect water quality within the Neuse and Tar-Pamlico River Basins.~~
- 7.1.2 Protect private investments and minimize public expense by promoting less intensive and more responsible development in floodplains so as not to create flood hazards or reduce natural flood storage capacities.
- 7.1.3 Study the need for managing surface water runoff generated by new developments, especially in environmentally sensitive areas, to minimize soil erosion and protect water quality.
- 7.1.4 Review current soil erosion and sedimentation control procedures with the state. Consider adopting a local ordinance to provide for local oversight and enforcement to ensure on-going maintenance of ground covers and other erosion control devices.
 - 7.1.4.a ~~Review~~ **Ensure** private property owners' road maintenance agreements and require that adequate provisions for on-going soil and erosion control maintenance are included. (Cross reference Transportation, Objective 3.2, Implementation Strategy 3.2.4)
 - 7.1.4.b Consider lowering the threshold for road construction projects to less than one-acre as inadequate ditch maintenance has been identified as a major source of soil erosion and sedimentation.

- 7.1.4.c Consider establishing a percentage of tree cover that must be retained during land clearing activities.
- 7.1.5 Coordinate development of regulations and review of proposed development plans with other professional staff who can provide specialized expertise, e.g., the US Army Corps of Engineers and the Person County Natural Resource Conservation Service.
- 7.1.6 Plan and zone for open space, recreational, agricultural or other low intensity uses within environmentally sensitive areas such as floodway fringes. (Cross reference Land Use, Objective 1.5, Implementation Strategy 1.5.1; Parks and Recreation Services, Additional Strategy 6.2.5)
- 7.1.7 Work with the State on educating the public regarding the importance of conserving critical natural resources. In particular, emphasize the danger of over-fertilization of lawns that results in degradation of water quality through excess nitrogen and phosphorus nutrient loading in streams and rivers.
- 7.1.8 ~~Current Flood Hazard Boundary Maps are dated February 10, 1978.~~ Pursue new flood study to ensure all endangered areas are identified and adequately protected from inappropriate development.
- 7.1.9 Consider using flood hazard soils, in addition to 100-year floodplain, to identify and preserve areas susceptible to flooding.
- 7.1.10 Consider requiring base flood and flood hazard soil data for all proposed development not just for subdivisions or mobile home parks greater than fifty lots or five acres.
- 7.1.12 ~~Identify and protect steep slopes from inappropriate development by including regulations for development in County planning ordinance.~~
- 7.1.11 Consider requiring not only that the lowest floor be elevated at least two (2) feet above base flood elevation but also require that all building systems, e.g., electrical wiring, heating and air conditioning and mechanical equipment, be elevated at least two (2) feet above base flood elevations.
- 7.1.14 ~~Establish program to identify and purchase endangered properties for public ownership and protection.~~

APPENDIX P
EDITED VERSION OF SECTION 3
(Planning Board revision to the Steering Committee draft
– deleted text shown as a strike-through.)

Section 3 Land Use Map

The purpose of the Land Use Map is to graphically depict a general land development pattern that adheres to and seeks to achieve land use plan goals and objectives. With a planning horizon of 20 years, the Land Use Map, with updates as necessitated through the inevitable changes through the years, should serve as a land use guide through the year 2020. To be effective, the Land Use Map must be consulted as a guide in reviewing and evaluating proposed property rezonings and land development.

Please note that the Land Use Map cannot be interpreted independently from the written land use goals and objectives.

Land Use Categories

Open Space (dark green)

- ~~• Agriculture, forestry, recreational uses, open space, resource conservation or critical natural areas, very low-density residential uses. Most lands placed within this category are classified as being within the 100-year floodplain or on steep slopes (greater than 15%). Limited development with private septic tank systems.~~

Rural Residential/Agricultural (light green)

- Low-density residential (single site-built and manufactured homes); agriculture, forestry, churches; very limited commercial, office, or public/institutional uses meeting locational criteria. Most of the land within protected water supply watersheds should be placed in this category. Locational criteria for non-residential uses within this land use category would include frontage and access to a major State highway or secondary road, proximity to similar uses and spatial separation from non-compatible uses such as existing residential development. Land uses within this category would be expected to develop without public sewer, i.e., with private septic tank systems.

Suburban Residential (yellow)

- Residential land uses including subdivisions and manufactured home parks at densities of 1-3 dwelling units per acre; commercial, office, industrial, public/institutional uses meeting locational criteria. Locational criteria for non-residential uses within this land use category would include frontage and access to a major State highway or secondary road, proximity to similar uses and spatial separation from non-compatible uses such as existing residential development. Land uses within this category could develop with or without public sewer.

Crossroad Community/Rural Commercial (CC symbol)

- Limited commercial service land uses that are appropriate to rural crossroads development in a prevailing rural/agricultural context; mix of appropriate land uses including residential, and limited commercial and public/institutional. Land uses within this category could develop with public sewer or private septic tank systems. Located at existing intersections or median crossovers along major highways and state maintained roads or at established crossroad communities.

Office and Institutional/Commercial (red)

- Commercial uses, office and public/institutional uses, light industrial, limited residential uses. Residential uses can be located near non-residential uses with appropriate buffers. Development should be limited to areas identified for economic development and with public water and sewer.

Industrial (gray)

- Major industrial uses, wholesale, office and public/institutional uses, limited commercial uses, very limited residential uses. Residential uses should be separated from high intensity industrial uses where noise, odors or other negative effects could be expected.