

Draft: March 2015

Moseley Street Redevelopment Plan



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I. INTRODUCTION

The North Carolina General Statutes (N.C.G.S.) in Article 22, Urban Redevelopment Law, recognize that there are blighted areas which exist throughout North Carolina. Generally, these blighted areas exhibit some or all of the following conditions:

- economic or social liabilities, inimical and injurious to the public health, safety, morals and welfare of the residents of the State, harmful to the social and economic well-being of the entire communities in which they exist, depreciating values therein, reducing tax revenues, and thereby depreciating further the general community-wide values.
- areas which contribute substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire, and accident protection and other public services and facilities, constitute an economic and social liability, and substantially impair or arrest the sound growth of communities.
- conditions beyond remedy or control entirely by regulatory processes in the exercise of the police power and cannot be effectively dealt with by private enterprise under existing law without the additional aids herein granted.
- the acquisition, preparation, sale, sound re-planning, and redevelopment of such areas in accordance with sound and approved plans for their redevelopment will promote the public health, safety, convenience and welfare.

In order to promote the health, safety, and welfare of the inhabitants of communities and their blighted areas, the creation of bodies corporate and politic, to be known as redevelopment commissions, is authorized. Such commissions shall exist and operate for the public purposes of acquiring and re-planning such areas and of holding or disposing of them in such manner that they shall become available for economically and socially sound redevelopment. Such purposes are hereby declared to be public uses for which public money may be spent, and private property may be acquired by the exercise of the power of eminent domain.

On May 13, 2014, the Town of Edenton Town Council adopted a Resolution Creating the Town of Edenton Redevelopment Commission. The resolution is attached as Appendix A and designates the Town of Edenton Town Council to perform the powers, duties, and responsibilities of the Town of Edenton Redevelopment Commission.

Following its establishment, the Commission instructed the Town of Edenton staff, with the assistance of Holland Consulting Planners, Inc., to determine specifically which areas of the Town of Edenton would satisfy the following N.C.G.S. definition of a "blighted area":

"an area in which there is a predominance of buildings or improvements (or which is predominantly residential in character), and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs the sound growth of the community, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare; provided, no area shall be considered a blighted area within the meaning of this Article, unless it is determined by the planning commission that at least two thirds of the number of buildings within the area are of the character described in this subdivision and substantially contribute to the conditions making such area a blighted area; provided that if the power of eminent domain shall be exercised under the provisions of this Article, it may only be exercised to take a blighted parcel as defined in subdivision (2a) of this section, and the property owner or owners or persons having an interest in property shall be entitled to be represented by counsel of their own selection and their reasonable counsel fees fixed by the court, taxed as a part of the costs and paid by the petitioners.

'Blighted parcel' shall mean a parcel on which there is a predominance of buildings or improvements (or which is predominantly residential in character), and which, by reason of dilapidation, deterioration, age or obsolescence, inadequate provision for ventilation, light, air, sanitation, or open spaces, high density of population and overcrowding, unsanitary or unsafe conditions, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, substantially impairs the sound growth of the community, is conducive to ill health, transmission of disease, infant mortality, juvenile delinquency and crime, and is detrimental to the public health, safety, morals or welfare; provided, no parcel shall be considered a blighted parcel nor subject to the power of eminent domain, within the meaning of this Article, unless it is determined by the planning commission that the parcel is blighted."

II. SELECTION OF REDEVELOPMENT AREAS

Based on field surveys conducted by the Town staff and consultant in June to August 2014, two areas of Edenton were determined to meet the N.C.G.S. definition of a blighted area. Those areas are generally indicated on Map 1 and are referred to as the Moseley Street Redevelopment Area and the North Oakum Street Redevelopment Area. Seventy-two percent (72%) of the structures in the North Oakum Street Redevelopment Area, and seventy-eight percent (78%) of the structures in the Moseley Street Redevelopment Area exhibit deteriorating conditions, both areas meeting the N.C.G.S. requirement for 2/3 of an area's buildings contributing to blighting influences. *Note: There are other areas of Edenton which exhibit some blighting influences; however, they do not meet the "blighted area" definition.*



This Redevelopment Plan addresses the Moseley Street Redevelopment Area. The North Oakum Street area is addressed in a separate redevelopment plan.

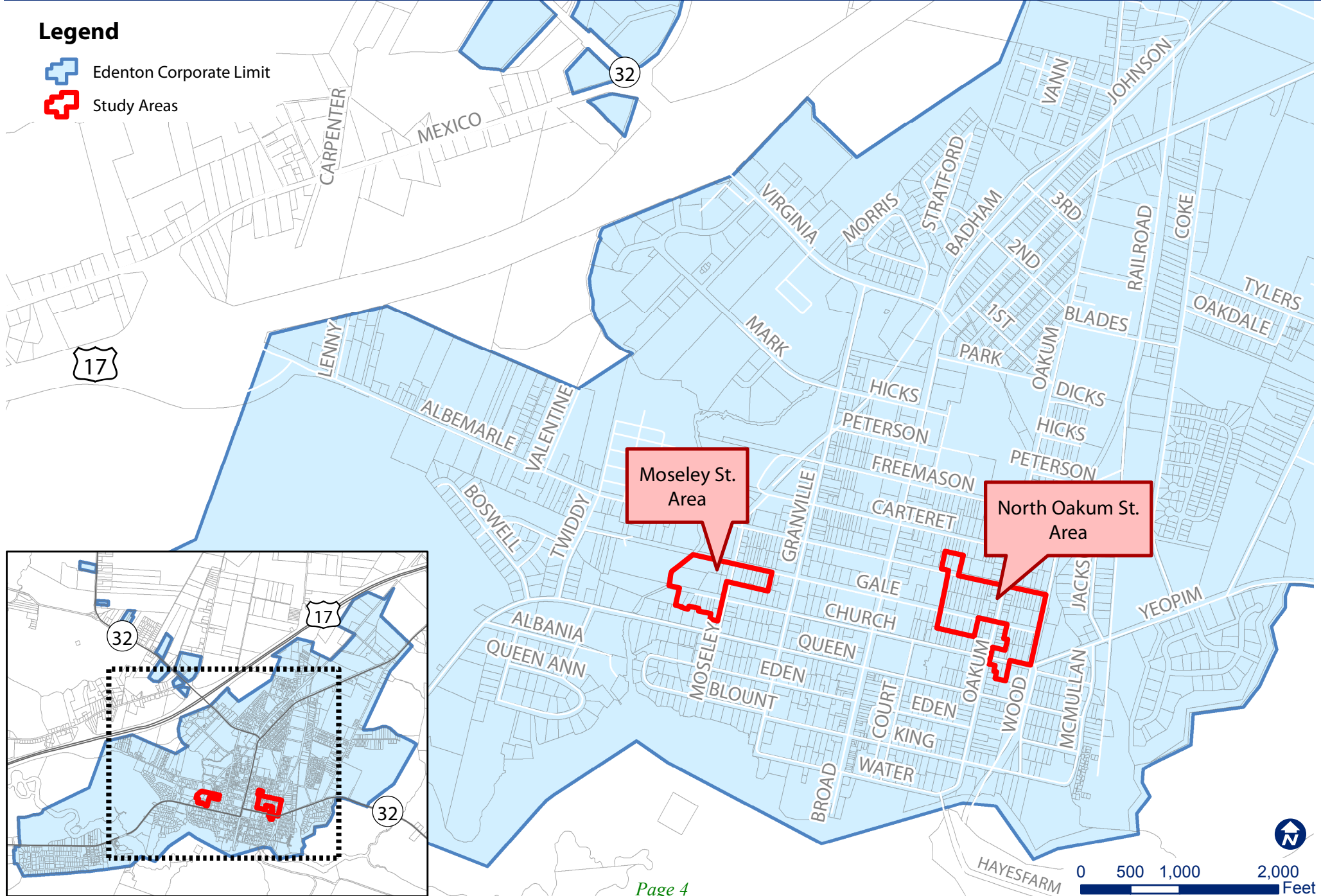
As directed for N.C.G.S. 160A-513, a redevelopment plan shall include without being limited to the following:

- (1) The boundaries of the area, with a map showing the existing uses of the real property therein;
- (2) A land use plan of the area showing proposed uses following redevelopment;
- (3) Standards of population densities, land coverage and building intensities in the proposed redevelopment;
- (4) A preliminary site plan of the area;
- (5) A statement of the proposed changes, if any, in zoning ordinances or maps;
- (6) A statement of any proposed changes in street layouts or street levels;
- (7) A statement of the estimated cost and method of financing redevelopment under the plan; provided that, where redevelopment activities are performed on the basis of annual increments, such statement to be sufficient shall set forth a schedule of the activities proposed to be undertaken during the incremental period, together with a statement of the estimated cost and method of financing such scheduled activities only;
- (8) A statement of such continuing controls as may be deemed necessary to effectuate the purposes of this Article;
- (9) A statement of a feasible method proposed for the relocation of the families displaced.

Map 1: Town of Edenton Proposed Redevelopment Areas

Legend

-  Edenton Corporate Limit
-  Study Areas



III. MOSELEY STREET REDEVELOPMENT AREA BOUNDARIES

Map 2 delineates the Moseley Street Redevelopment Area boundaries. The area includes approximately 8.09 acres, including 1.44 acres of public right-of-way. All properties are identified by both street address and tax parcel PIN number. The redevelopment area includes a total of 23 structures which front on Moseley, Gale, or Church Streets. The majority of the parcels front on West Gale and West Church Streets, with the southernmost portion of the area fronting on South Moseley Street.

IV. EXISTING CONDITIONS

A. Structure Conditions and Property Values

Map 2 also delineates the conditions of all structures within the Moseley Street Redevelopment Area, including structures which were vacant in October 2014. Eighty-one percent (81%), well over the two-thirds N.C.G.S. "blighted area" definition requirement, of the structures in the Moseley Street Redevelopment Area exhibit deteriorated conditions. Vacancies were determined based upon utility records and field surveys. The condition classifications are based on field survey/analysis conducted by the Town of Edenton staff and Holland Consulting Planners, Inc., during the months of June, July, and August 2014.

All structures were classified based on the following standards:

- **Moderately Deteriorated** - Repair cost <40% of replacement value
- **Severely Deteriorated** - Repair cost >40% of replacement value
- **Dilapidated** - Repair cost >80% of replacement value.

The following provides visual indicators of building condition terms:

Dilapidated: A structure is generally considered dilapidated if four (4) or more of the following *dilapidated* exterior conditions are visible.

Severely Deteriorated: A structure is severely deteriorated if three (3) or more of the following *severely deteriorated* exterior conditions are visible.

Moderately Deteriorated: A structure is moderately deteriorated if three (3) or more of the following *moderately deteriorated* exterior conditions are visible.

These general conditions must be considered in concert with the anticipated cost of repairs.

	<u>Dilapidated</u>	<u>Severely Deteriorated</u>	<u>Moderately Deteriorated</u>
1. Windows/Doors	Severely damaged or decayed casing or sashes or doors, non-repairable fit to casing	Cracked or broken panes, inadequate caulking, no storm windows/doors, peeling or chipped paint	Poor but repairable fit
2. Foundation	Appears to be incapable of supporting normal load, severe leaning	Inadequate or no foundation vents, missing or repairable foundation wall	Foundation wall requires painting or stuccoing or minor repair
3. Roof	Major sagging or structurally unsound, large cracks or holes, roof supports incapable of supporting normal roofing load	Rusted tin, loose or curled shingles, leaking, minor sagging	N/A
4. Exterior Walls	Severe leaning or buckling, large holes or cracks, major deterioration to wood siding, not weathertight	Patches of loose or missing siding	Chipped or peeling paint, minor deterioration of wood siding
5. Chimneys	Severely leaning, missing bricks or essential parts, holes in exhaust system	In need of minor repair	N/A
6. Stairs/Porches/Stoops	Unstable, incapable of supporting normal load, major deterioration of wood members, severe cracking or separation of concrete	Loose or non-secure steps, lack of handrails for exterior stairs with four or more risers, missing or non-secure wood members, abnormally uneven or worn surface	Peeling or chipped paint
7. Grounds	N/A	Heavy undergrowth or noxious weeds	Poor drainage, excessive debris

NOTES: (1) For dilapidated structures, the cost of repairs should exceed 80% of the replacement value of the unit; (2) Unobserved interior conditions may result in a building being in worse condition than indicated by exterior observations.

Map 2: Moseley Street
Redevelopment Area
Structure Conditions

ADDRESS	PIN
300 W CHURCH ST	780519506054
301 W CHURCH ST	780519506094
303 W CHURCH ST	780519507033
305 W CHURCH ST	780407590799
306 W CHURCH ST	780407591766
307 W CHURCH ST	780407592728
309 W CHURCH ST	780407592608
311 W CHURCH ST	780406499891
312 W CHURCH ST	780407590840
313 W CHURCH ST	780406499821
315 W CHURCH ST	780406498864
209 W GALE ST	780519502165
211 W GALE ST	780519503113
213 W GALE ST	780519504039
215 W GALE ST	780518409025
217 W GALE ST	780519505008
221 W GALE ST	780519505037
223 W GALE ST	780519505086
229 W GALE ST	780519506025
301 W GALE ST	780407591979
303 W GALE ST	780407592977
305 W GALE ST	780407591747
100 S MOSELEY ST	780519500198

Legend

- Moseley Street Redevelopment Area Boundary
- Edenton Historic District Boundary

Flood Plain

- 100 Year Flood Hazard
- Floodway

Residential Conditions

- Standard
- Moderately Deteriorated
- Severely Deteriorated
- Dilapidated
- Dilapidated Modular Home

Non-Residential Conditions

- Non-Residential Conditions

23 Structures Total
18 Deteriorated (78%):
5 - Moderate (28%)
6 - Severe (33%)
7 - Dilapidated (39%)

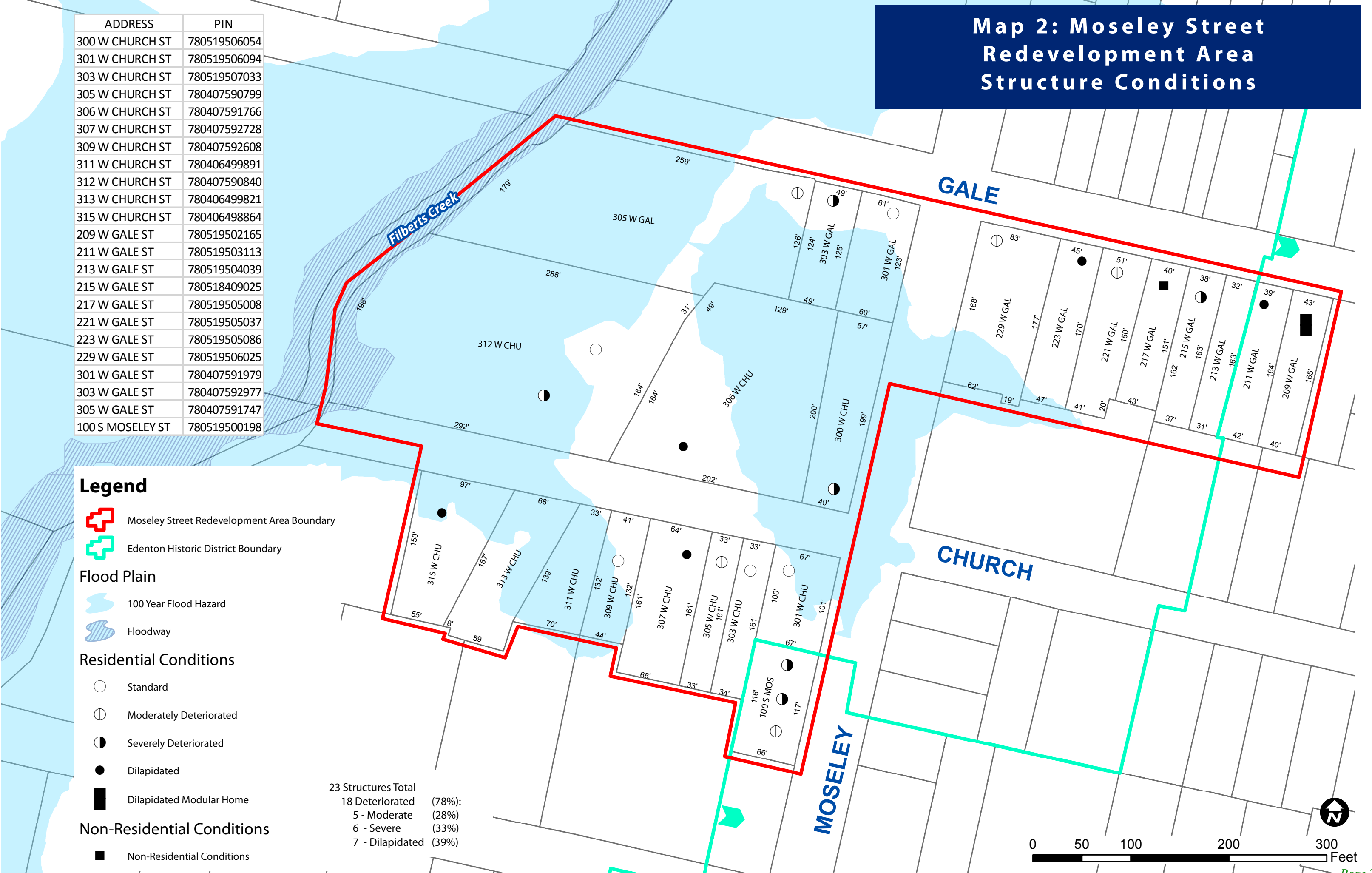


Table 1 provides a summary of all properties within the Moseley Street Redevelopment Area including condition, tax value, repair cost value based on tax value, and parcel square footage. Appendix B provides pictures of all properties which have been classified as dilapidated.

Table 1. Condition and Value Summary of Redevelopment Area Properties

Address	Condition *	Land Value	Building Value	Repair Cost	Total Tax Value
300 W. Church St.	SEV	\$11,185	\$46,812	>\$18,725	\$57,997
301 W. Church St.	STD	\$9,184	\$47,673	N/A (STD)	\$56,857
303 W. Church St.	STD	\$5,307	\$40,169	N/A (STD)	\$45,476
305 W. Church St.	MOD	\$5,307	\$38,765	<\$15,506	\$44,072
306 W. Church St.	D	\$27,336	\$11,598	>\$9,278	\$38,934
307 W. Church St.	D	\$9,613	\$10,388	>\$8,310	\$20,001
309 W. Church St.	STD	\$5,777	\$56,927	N/A (STD)	\$62,704
311 W. Church St.	VAC	\$4,542	\$0	N/A (VAC)	\$4,542
312 W. Church St.	SEV & STD	\$21,235	\$53,109**	>\$6,400	\$74,344
313 W. Church St.	VAC	\$6,141	\$0	N/A (VAC)	\$6,141
315 W. Church St.	D	\$12,000	\$20,930	\$16,744	\$32,930
209 W. Gale St.	VAC	\$18,890	\$700	N/A (VAC)	\$19,590
211 W. Gale St.	D	\$18,160	\$72,657	>\$58,126	\$90,817
215 W. Gale St.	SEV	\$7,600	\$30,764	>\$12,306	\$38,364
217 W. Gale St.	VAC	\$8,216	\$200	N/A (VAC)	\$8,416
221 W. Gale St.	MOD	\$9,976	\$36,211	<\$14,484	\$46,187
223 W. Gale St.	D	\$9,010	\$8,822	>\$7,058	\$17,832
229 W. Gale St.	MOD	\$14,728	\$49,799	<\$19,920	\$64,527
301 W. Gale St.	STD	\$9,760	\$26,333	N/A (STD)	\$36,093
303 W. Gale St.	SEV	\$8,300	\$21,815	>\$8,726	\$30,115
305 W. Gale St.	MOD	\$33,423	\$31,420	<\$12,568	\$64,843
100 S. Moseley St.	2 SEV; 1 MOD	\$24,000	\$35,933 ***	>\$14,373	\$59,933

*Condition abbreviations: D=Dilapidated; SEV=Severely Deteriorated; MOD=Moderately Deteriorated; STD=Standard; VAC=Vacant.

** Severely deteriorated structure value estimated at \$25,000 (structure only).

*** Severely deteriorated structures values estimated at \$11,000 each; moderately deteriorated structure value estimated at \$13,933.

Note: If building value is listed at \$1,000 or less, condition was considered vacant.

B. Zoning



The Moseley Street Redevelopment Area is zoned entirely R-5 Residential. The zoning is depicted on Map 3. The minimum lot size for the R-5 Residential zoning district is 5,000 square feet and the minimum lot width for a single-family dwelling is fifty (50) feet (plus 30 feet for second unit and 10 feet for each additional unit). Map 4 delineates the parcels which are non-conforming (insufficient lot width or size). The non-conforming parcels include twelve (12) with insufficient width. To accomplish redevelopment and maintain neighborhood character/appearance, revisions to the Town's Land Development Code should be made to accommodate development/redevelopment of the non-conforming parcels.

The northwest corner of the Gale Street/Moseley Street intersection includes a town-owned open space/park area zoned Industrial. The Town should consider rezoning the area to an R-5 Residential district.







In order to understand current zoning requirements, the entire Town of Edenton Unified Development Ordinance must be reviewed to determine its impact on the Moseley Street Redevelopment Area. However, Appendix C provides the October 2014 Table of Permitted Uses, which identifies the uses allowed in the R-5 zoning district. Currently, there do not appear to be any significant non-conforming uses located within the Moseley Street Redevelopment Area.

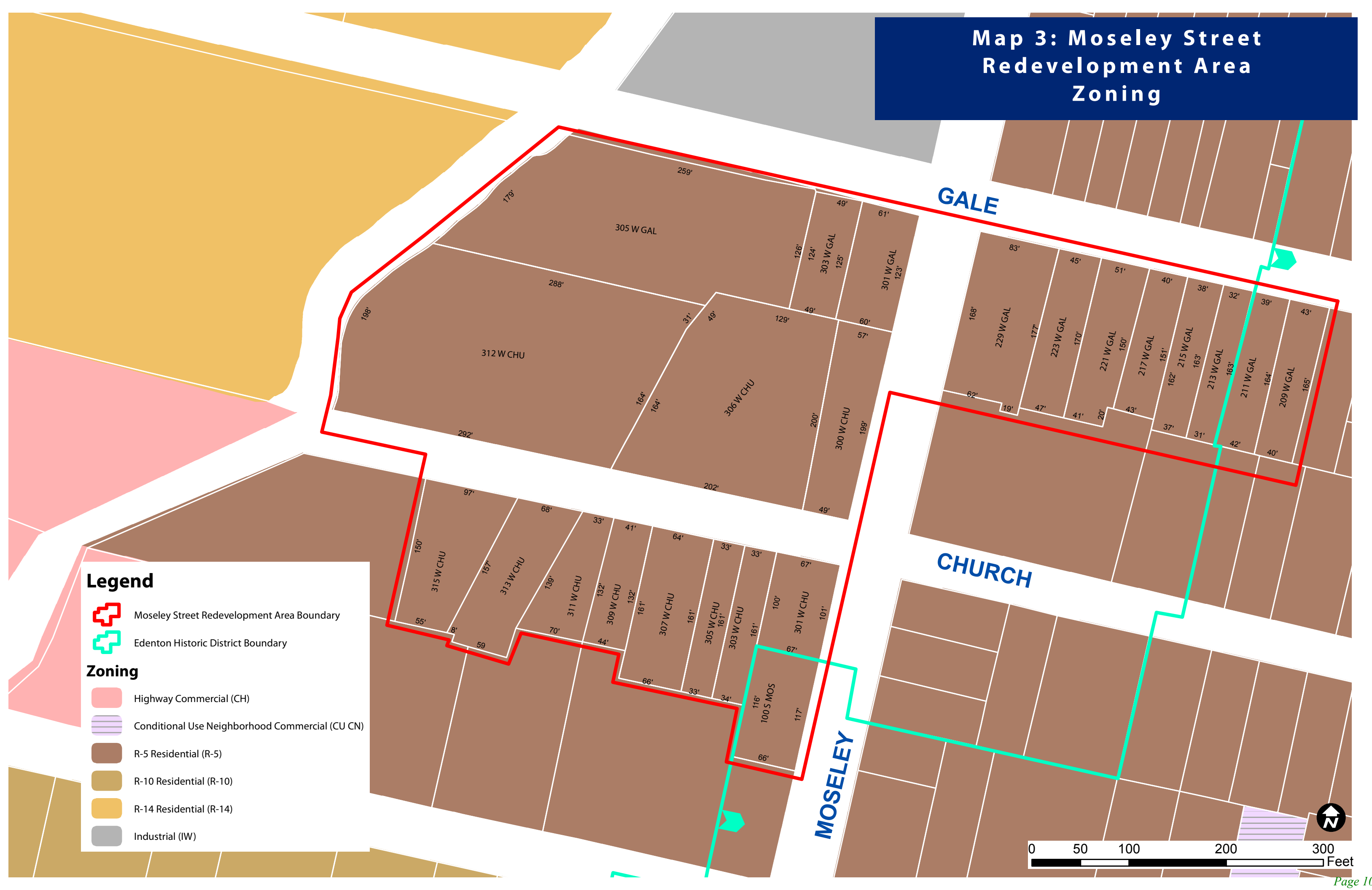
Map 3: Moseley Street Redevelopment Area Zoning

Legend

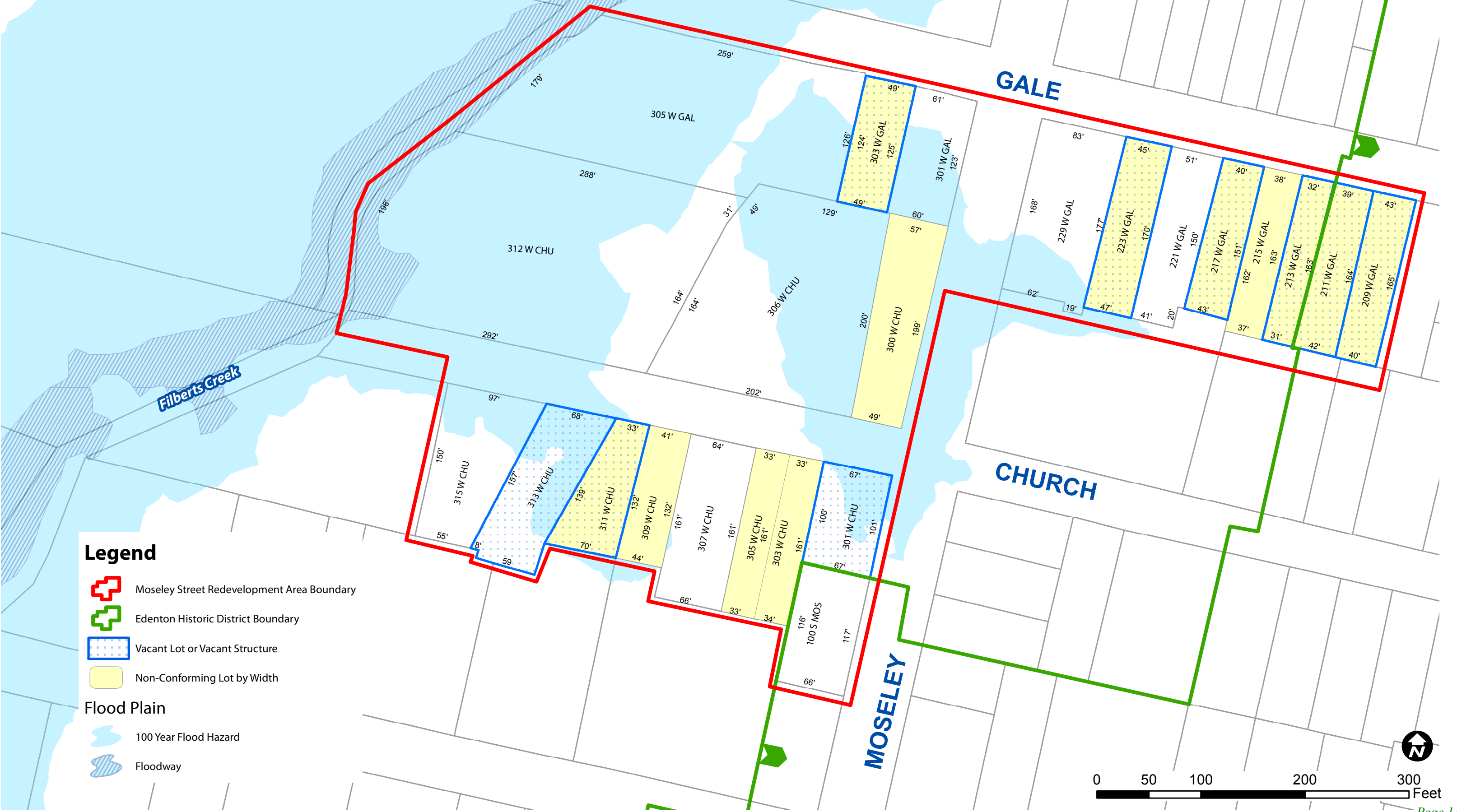
-  Moseley Street Redevelopment Area Boundary
-  Edenton Historic District Boundary

Zoning

-  Highway Commercial (CH)
-  Conditional Use Neighborhood Commercial (CU CN)
-  R-5 Residential (R-5)
-  R-10 Residential (R-10)
-  R-14 Residential (R-14)
-  Industrial (IW)



Map 4: Moseley Street Redevelopment Area Non-Conforming Parcels



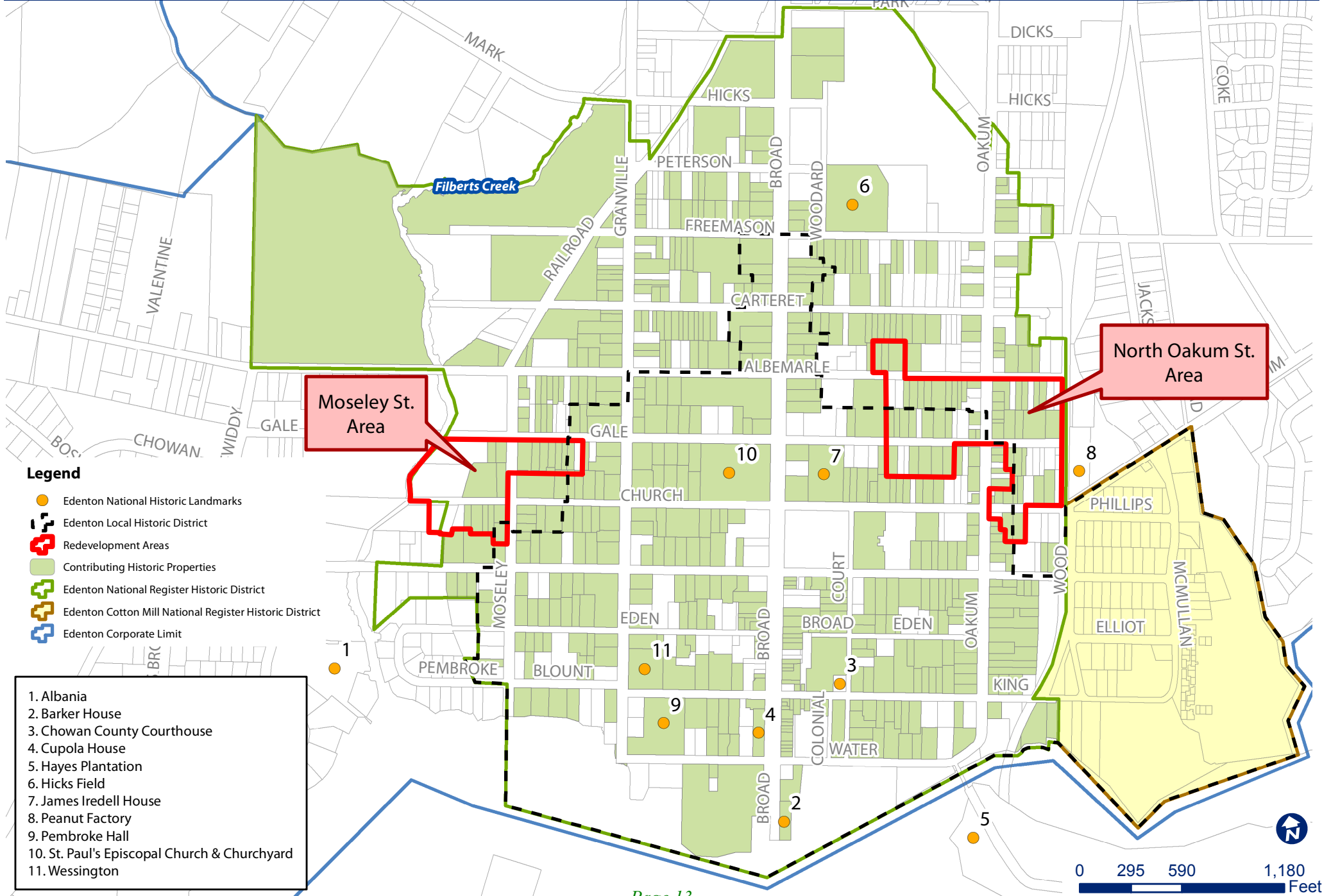
C. Vacant Structures

Of the 23 residential structures located in the redevelopment area, 7 structures, or 30%, of the area's total residential dwelling unit inventory are vacant. By comparison, 10.7% of Edenton's total housing inventory was vacant in 2010, and 14.3% of the state's total inventory was vacant. The vacancy rate for the Moseley Street Redevelopment Area is significantly higher than the town's and state's vacancy rates. High residential vacancy rates are indicative of blighting conditions including: juvenile delinquency and crime, public safety concerns, and, in general, concerns with public welfare.

D. Historic District

Approximately 7% of the Moseley Street Redevelopment Area is located in the Town of Edenton Local Historic District. In addition, all of the redevelopment area is located in the Town of Edenton National Register Historic District. The district boundaries are delineated on Map 5. The Town of Edenton Historic District guidelines can be found at the Town's planning department office.

Map 5: Town of Edenton Local and National Historic Districts



E. Infrastructure Conditions

With one small exception, there are no significant public works deficiencies/needs within the Moseley Street Redevelopment Area. There is no curb and gutter on West Church Street, west of Moseley Street. This circumstance, however, does not necessarily constitute a drainage problem.

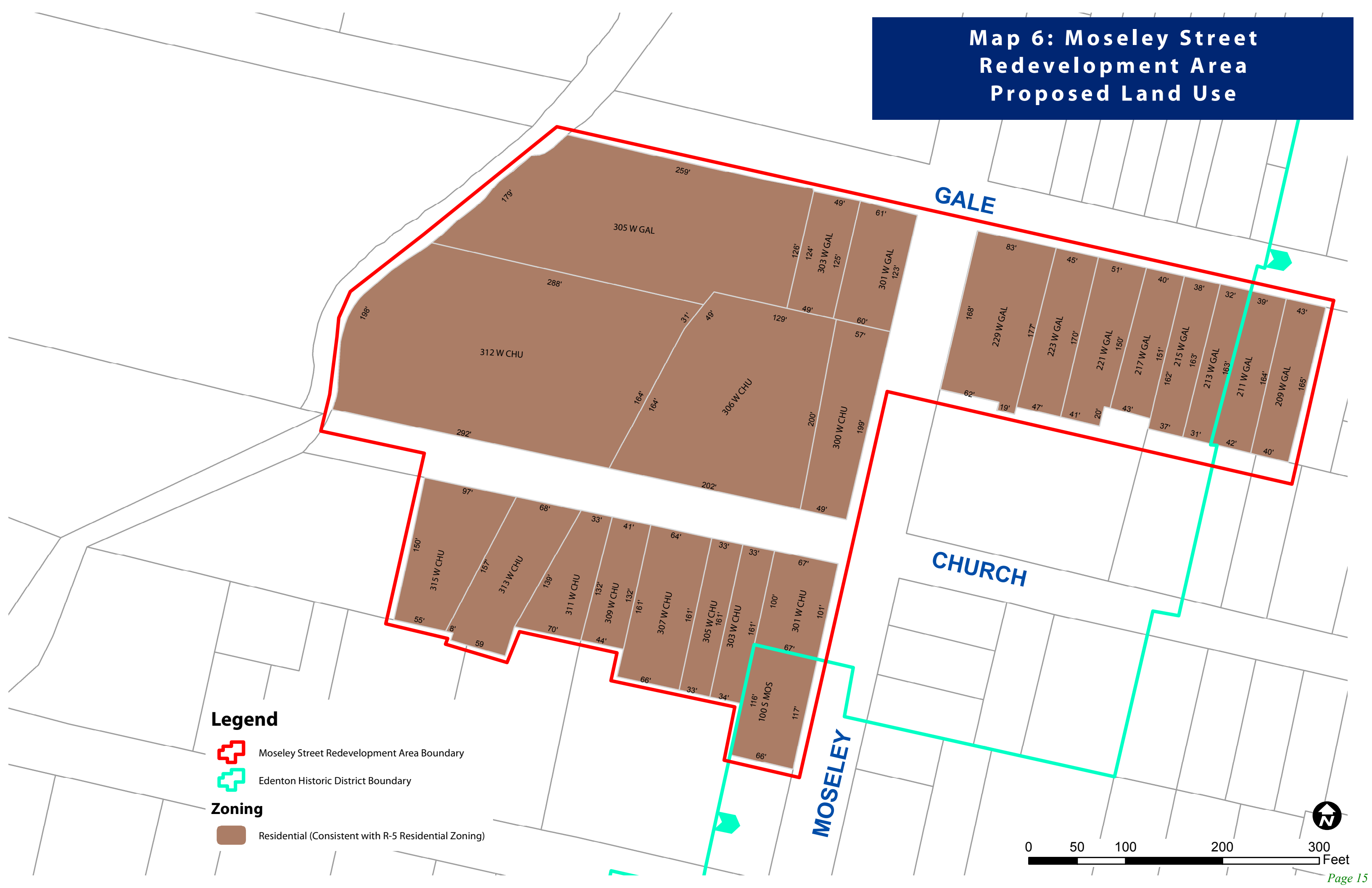
There are no dedicated bicycle facilities or sidewalks in the study area. However, the streets are low-speed and low-volume allowing for easy bicycle traffic flow within the roadway and safe walking conditions along street edges.

Any storm drainage problems are intermittent, minor, and are normally the result of spring and summer convectional storms. Occasional hurricane activity may result in flooding which normally lasts no longer than one to two days or less. Almost one-half (48.96%) of the redevelopment area is located in the Filberts Creek 100-year flood hazard area (see Map 2, page 7). The dead-end extreme western portions of Gale and Church Streets are located in the flood hazard area. A dilapidated structure at 312 West Church Street and a severely deteriorated structure at 300 West Church Street are located in the flood hazard area. The structure (not parcel) at 312 West Church Street will be acquired and demolished, and the structure at 300 West Church Street will be rehabilitated subject to flood proofing not being cost prohibitive. If elevation of the structure is cost prohibitive, the structure will be acquired/demolished, and the parcel will remain vacant for combination with adjacent parcels.

V. PROPOSED REDEVELOPMENT*A. Proposed Land Use*

Map 6 provides the proposed land use plan. As indicated, all uses will be those permitted by the R-5 zoning district. (See Appendix C). No changes in the existing land use pattern are proposed. No changes in the Town of Edenton Unified Development Ordinance (UDO) or zoning map are proposed or required within the redevelopment area, except to address non-conforming parcel situations (see Map 4, page 11). Revisions to Sections 124 and 126 of the UDO will be required to allow possible variances in lot size and setback requirements in the Moseley Street Redevelopment Area in order to accommodate desired new construction on nonconforming lots. The Town of Edenton should rezone the town-owned open space located at the northwest corner of Gale and Moseley Streets from Industrial to R-5 Residential. There are no changes in the existing street layout or street levels proposed or required. The primary objectives of the redevelopment plan are to eliminate substandard housing and residential vacancies in the Moseley Street Redevelopment Area. Accomplishment of these objectives will result in stabilization of the area and reduction in neighborhood crime.

Map 6: Moseley Street
Redevelopment Area
Proposed Land Use



B. Prioritization Plan

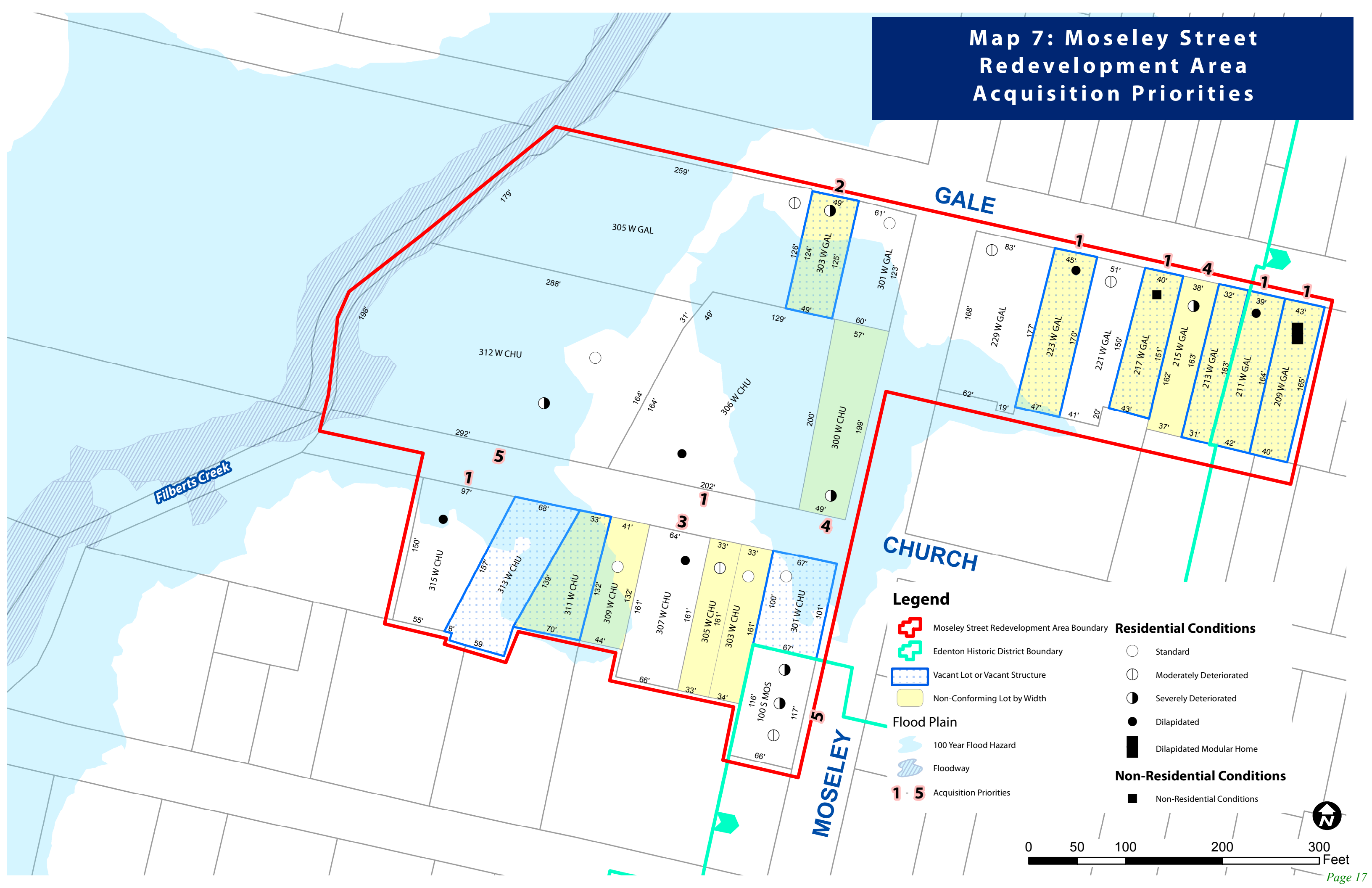
The Town of Edenton Redevelopment Commission and the Town Council prefer that all non-conforming properties within the Moseley Street Redevelopment Area be voluntarily rehabilitated to standard conditions, or, if dilapidated, demolished to allow for new conforming uses. Demolition will be the last resort action to improve the redevelopment area. If detailed on-site inspections indicate that structural conditions permit rehabilitation, the structure may be reclassified to severely deteriorated. However, history has indicated that because of title problems and limited private fiscal resources, voluntary rehabilitation or demolition is not an achievable objective. Therefore, in some instances, forced acquisition, demolition, and disposition by the Redevelopment Commission will be required to improve the livability of the Moseley Street Redevelopment Area.

The following provides the prioritization plan for property acquisitions. It is emphasized that this Redevelopment Plan strongly favors voluntary rehabilitation, demolition, and new construction when conditions warrant. When voluntary action fails, the following prioritization plan will be implemented. The acquisition priorities are detailed on Map 7. If opportunities arise through voluntary sale/acquisition, the Redevelopment Commission reserves the right to revised the acquisition priorities to expedite plan implementation.

1. Acquire parcels containing vacant dilapidated structures.
2. Acquire parcels containing vacant severely deteriorated structures.
3. Acquire occupied dilapidated structure located on a standard lot.
4. Acquire severely deteriorated occupied structures.
5. Acquire parcels containing severely deteriorated occupied structure(s) co-located on standard parcel with a standard or moderately deteriorated structure when the owner has refused to rehabilitate to standard condition.

Note: Dilapidated and/or severely deteriorated structures which become vacant may change the priorities for acquisition. Replatting of parcels is not planned/anticipated unless voluntarily accomplished by individual property owners.

Map 7: Moseley Street Redevelopment Area Acquisition Priorities



VI. STATEMENT OF COST AND FINANCING

The Moseley Street Redevelopment Plan will be budgeted/financed incrementally on an annual basis. Budget updates/financing will be addressed annually during each fiscal year's budget preparation. However, because this plan is being adopted mid-fiscal year 2014/2015, the initial financing consideration includes the balance of fiscal year 2014/2015 and fiscal year 2015/2016.

The first priority will be the acquisition of properties based on the following acquisition prioritization. Based on 2014 tax values, the prioritization plan provides the estimated value of each property. These values are totaled for each priority grouping.

<u>Priority 1</u>	
209 W. Gale St.	\$ 19,590
211 W. Gale St.	\$ 90,817
217 W. Gale St.	\$ 8,416
223 W. Gale St.	\$ 17,832
306 W. Church St.	\$ 38,934*
315 W. Church St.	<u>\$ 32,930</u>
<i>Subtotal Priority 1</i>	\$208,519
<u>Priority 2</u>	
303 W. Gale St.	<u>\$30,115</u>
<i>Subtotal Priority 2</i>	\$30,115
<u>Priority 3</u>	
307 W. Church St.	<u>\$20,001</u>
<i>Subtotal Priority 4</i>	\$20,001
<u>Priority 4</u>	
215 W. Gale St.	\$38,364
300 W. Church St.	<u>\$57,997</u>
<i>Subtotal Priority 5</i>	\$96,361
<u>Priority 5</u>	
312 W. Church St.	\$25,000
100 S. Moseley St.	<u>\$22,000</u> (2 structures)
<i>Subtotal Priority 6</i>	\$47,000
TOTAL	<u>\$401,996</u>

*NOTE: 306 W. Gale Street was being renovated at the time of plan preparation and may be reclassified to a less severe classification.

The property tax values must be confirmed through fair market property appraisals. (NOTE: A contested property value could require a review appraisal). In addition, each acquisition will require a property survey and legal fees. A protracted condemnation acquisition could greatly inflate legal fees. Therefore, it is recognized that some contested condemnations may be “bypassed” for overall expediency of implementation and cost savings. All base property tax values should be inflated 20% to accommodate increased acquisition costs.

During fiscal years 2014/2015 to 2015/2016, the redevelopment plan objective is to acquire all Priority 1 and Priority 2 properties. The total inflated cost of the Priority 1 acquisitions is estimated at \$250,229, and the total inflated cost of the Priority 2 acquisitions is \$36,132. Thus, the total fiscal year 2014/2015 to fiscal year 2015/2016 acquisition cost would be approximately \$286,361.

The Priority 1 and Priority 2 acquisitions will require the demolition of six (6) dilapidated structures. The cost of demolition is estimated at Fifteen Thousand Dollars (\$15,000.00) per structure (including tipping fees), for a total of \$90,000. Potentially, asbestos inspections and removal could average \$5,000 per structure (\$400 for inspection and \$4,600 for removal), for an additional \$30,000. The total Priority 1 and Priority 2 acquisition/demolition cost is estimated at \$406,361, or an average of \$67,727 per structure. (NOTE: Following acquisition, 303 W. Gale Street may be rehabilitated and not demolished.)

The primary source of financing will be Town of Edenton General Fund revenues. In addition, existing federal, state, and private sector/non-profit funds will be pursued. However, sources of non-local funds have steadily diminished in recent years. The Town of Edenton will annually fund a budget line item dedicated to implementation of the Moseley Street Redevelopment Plan. This budget item will be a “revolving fund” into which funds received from the disposition of acquired properties will be deposited to finance continuing plan implementation. The initial fiscal year 2014/2015 allocation of Town of Edenton General Fund revenues will be \$_____ (to be established by Town Council). Subsequent year allocations will be determined by the success of plan implementation and available General Fund revenues. *Note: See code enforcement paragraph for currently budgeted demolition funds.*

Appendix D provides a summary of potential funding sources available to the Town of Edenton and individual property owners/tenants. The Town of Edenton staff will continually monitor these sources and, when available, pursue funding assistance.

Code enforcement will be a continuing part of the Redevelopment Plan implementation. All non-conforming properties not prioritized for acquisition will be continuously subjected to enforcement of the Town of Edenton minimum housing code. In fiscal year 2014/2015, the Town budget allowed the expenditure of up to \$70,000.00 total for minimum housing code enforcement. As of March 16, 2015, \$12,665 has been expended. The Town will pursue state/federal/non-profit funding assistance for rehabilitation when available. However, much of

the financial burden of housing rehabilitation will fall on the property owners. *NOTE: The timing of plan implementation will depend on the annual availability of funds for implementation.*

VII. CONTINUING CONTROLS

The following generally identifies the continuing controls which will remain in effect and guide development within the Moseley Street Redevelopment Area (final details remain to be resolved):

- Town of Edenton Unified Development Ordinance;
- Town of Edenton Local Historic District Guidelines (copy available at the Town of Edenton Planning Department);
- Town of Edenton Code of Ordinances, Title XV, Chapter 150, Building Regulation; Construction (copy available at the Town of Edenton Planning Department);
- The Secretary of the Interior's Standards for Rehabilitation (North Carolina State Historic Preservation Office, see Appendix E); and
- Deed restrictions will be imposed on all parcels disposed of for new construction. At a minimum the deed restrictions will include the following standards:
 - No flat roofs. Minimum roof pitch shall be 6/12.
 - No fixed windows.
 - Exterior doors will have side or transom glass.
 - No cinder block, stucco, or metal exterior finishes.
 - Two-story or 1-1/2-story structure required if the existing structures on both adjacent, side lots are two-story or 1-1/2-story structures.
 - Porches (not decks) must be covered.
 - Exterior steps must be brick or painted wood.
 - Wood railings must be painted.
 - Brick underpinning required.
 - No construction on slab.
 - No garish colors. No more than three (3) color combinations per structure.
 - A time limit for start of and completion of construction will be specified or property may revert to the Redevelopment Commission.

VIII. FEASIBLE METHOD PROPOSED FOR RELOCATION

When undertaking redevelopment activities, the Town of Edenton will minimize displacement of families and individuals who occupy households in the Moseley Street Redevelopment Area. If only local funds are utilized for the purchase of occupied properties in the redevelopment area, then the Town is not required to follow the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (URA), 49 CFR Part 24, as amended, i.e., no relocation assistance would be required to be paid to the displaced households. The Town will delay forced relocations until state or federal funds can be secured to provide for relocation payments. If, however, state and/or federal assistance becomes available for acquisition of occupied properties and the Town utilizes such funding, then URA regulations must be followed, and if families or individuals are displaced from the acquired properties, relocation assistance must be paid (in addition to purchase price for acquisition) at the following levels:

- 90-day or more owner occupants - replacement housing payment of up to \$31,000, plus a moving expense payment;
- 90-day or more tenants - replacement housing payment of up to \$7,200, plus a moving expense payment.

Replacement housing payments for owner-occupied dwellings are generally based upon the difference in acquisition cost of the displacement dwelling and the most comparable replacement dwelling available on the open market, or the dwelling that the family or individual actually selects as a replacement dwelling, whichever is less. Replacement housing payments for tenant-occupied units are generally based upon the difference in rent and utility costs for the displacement dwelling and the most comparable rental unit available on the open market, or the dwelling that the tenant actually selects as a replacement dwelling, whichever is less – times 42 months. Comparable dwelling units are selected based upon their general similarity to the displacement dwelling in size, location, amenities, and functionality. The income of the displaced household also is factored into the replacement housing payment, based upon the family's/individual's ability-to-pay, and appropriate adjustments can be made for low-income families.

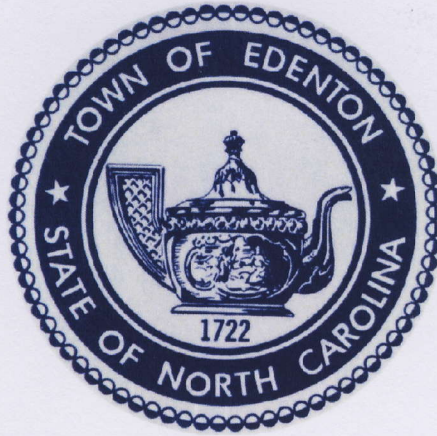
Moving expenses are paid to the displaced families or individuals separate from the replacement housing payments. Either an actual payment for moving expenses – based upon actual documented receipts for the move by a reputable moving company – or a fixed payment for moving expenses can be made. The fixed payment is based upon a schedule published by the NC Department of Transportation, which allocates a payment based upon the number of rooms of furniture in the displaced dwelling. The fixed payment generally averages between \$1,200 (for a 4-room dwelling) and \$1,900 (for an 8-room dwelling).

IX. PLAN INITIATION

Following adoption of the Moseley Street Redevelopment Plan, the following actions should be pursued to support plan implementation:

- Continue enforcement of the Town of Edenton minimum housing code and demolition by neglect ordinance.
- Have Town Attorney initiate condemnation procedures.
- Initiate Notice of Intent to Acquire letters for Priority 1 and 2 properties.
- Have property appraisals prepared to establish fair market value.
- Issue Offers to Purchase.
- Have asbestos inspections conducted and any identified asbestos mitigated.
- Dispose of acquired properties as quickly as possible for redevelopment. Specific requests for proposals should be prepared to solicit the proposal(s) most beneficial to the Town of Edenton.
- Disseminate outreach information to redevelopment area residents on financing assistance and home maintenance/financial management educational programs.
- Conduct quarterly neighborhood implementation meetings in the Moseley Street Redevelopment Area.
- Solicit outreach from local banks to provide financial assistance to area residents for home repairs.
- Pursue all identified government and non-profit funding sources to assist with plan implementation.
- Support objective of transferring at least one parcel per year to the Chowan/Perquimans Habitat for Humanity for the construction of a single-family homeownership dwelling unit.

Appendix A
Resolution Creating the Town of Edenton Redevelopment Commission



**RESOLUTION CREATING THE
TOWN OF EDENTON
REDEVELOPMENT COMMISSION**

WHEREAS, the Town of Edenton finds that blighted areas as defined by NCGS 160A-503 exist within its corporate limits; and

WHEREAS, such areas are economic or social liabilities, inimical and injurious to the public health, safety, morals, and welfare of the residents of the Town, harmful to the social and economic well-being of the entire Town, depreciating values therein, reducing Town tax revenues, and thereby depreciating further the general Town-wide values; and

WHEREAS, the existence of such areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire, and accident protection and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of Edenton; and

WHEREAS, the foregoing conditions are beyond remedy or control entirely by regulatory processes in the exercise of the police power and cannot be effectively dealt with by private enterprise under existing law without the additional aids herein granted; and

WHEREAS, the acquisition, preparation, sale, sound planning, and redevelopment of such areas in accordance with sound and approved plans for their redevelopment will promote the public health, safety, convenience, and welfare; and

WHEREAS, the redevelopment of such areas is necessary in the interest of the public health, safety, morals, and welfare of the residents of the Town of Edenton; and

WHEREAS, the Town Council's Vision Statement speaks to the Town's intent to improve the quality of all neighborhoods throughout town by focusing on strategies directly related to housing including reducing the number of uninhabitable and dangerous structures abandoned or boarded up through enforcement of the Minimum Housing Code, Unsafe Building Code and Prevention of Demolition by Neglect Ordinance;

WHEREAS, the Town of Edenton will continue to support the Town Planning & Inspections Department efforts to enforce the above mentioned ordinances and continue to appropriate funds necessary to take action to remove dilapidated buildings; and

WHEREAS, the Town of Edenton will continue to support and seek ways to collaborate with the Chowan Perquimans Chapter of Habitat for Humanity to create owner-occupied quality housing; and

WHEREAS, the Town Council will continue to seek guidance and advice from the Town Attorney to ensure that all possible legislative tools are used to enforce housing and quality of life ordinances; and

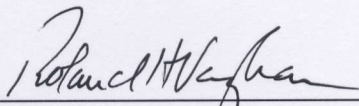
WHEREAS, the Town of Edenton will continue to support the Nuisance Code Enforcement Officer's efforts to enforce the Town's junk vehicle ordinance, noxious weed/high grass ordinance, solid waste & scrap metals ordinance and other nuisance ordinances; and

WHEREAS, the Town of Edenton will continue to support the Edenton Historic Preservation Commission's work to protection dwelling units the local Historic District and promote utilization of historic preservation tax credits to repair and restore structures in the local district and National Register District

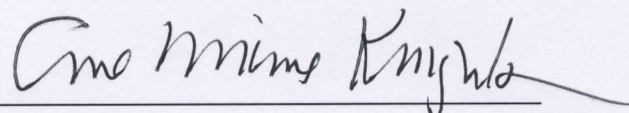
NOW, THEREFORE, be it resolved that the Town Council of the Town of Edenton, hereby:

1. Creates the Town of Edenton Redevelopment Commission.
2. Designates itself to perform the powers, duties, and responsibilities of the Town of Edenton Redevelopment Commission.

Adopted this 13th day of May, 2014.



Roland H. Vaughan, Mayor



Town Clerk

Appendix B
Photographs of Dilapidated Structures

223 W Gale



Source: Google Maps.

217 W Gale



Source: Google Maps.

211 W Gale



Source: Google Maps.

209 W Gale



Source: Google Maps.

315 W Church



Source: Google Maps.

312 W Church



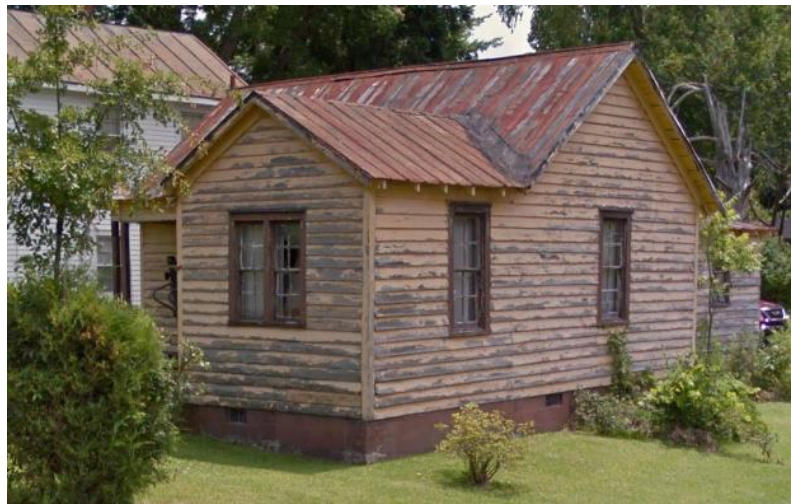
Source: Google Maps.

306 W Church



Source: Google Maps.

307 W Church



Source: Google Maps.

Appendix C
Town of Edenton Table of Permitted Uses
From the Unified Development Ordinance

(c) No unauthorized person may alter or modify the Official Zoning Map.

(d) The building inspection department shall keep copies of superseded prints of the zoning map for historical reference.

Sections 144 and 145 Reserved.

Section 146 Edenton UDO Table of Permitted Uses

Section 140 EDITION ODC Table of Permitted Uses													
Use Type	Ref. SIC	Zoning Districts											
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC
AGRICULTURAL USES													
Agricultural Production (crops)	0100	Z	Z	Z	Z	Z	Z		Z		Z	Z	Z
Agricultural Production (livestock)	0200	Z	S									C	
Fish Hatchery	0920	Z	S	S	S	S	S	S	S	S		Z	S
Forestry	0810	Z	S	S							S	S	
MINING USES													
Mining, Quarrying, Sand Pits, and Mineral Extraction	1000	C											
RESIDENTIAL USES													
Bed and Breakfast	7011	C	C	C	C	C	C	C	C	C	C	C	
Family Care Home	0000	Z	Z	Z	Z	Z	Z						
Group Care Facility	0000	C	C	C	C	C	C			C	C		
Homeless Shelter	0000								C	C			
Manufactured Home, Class A (Modular Home)	0000	Z	Z	Z	Z	Z	Z	Z		Z			
Manufactured Home, Class B	0000	Z		Z									
Manufactured Home, Class C	0000	S		Z									
Manufactured Home Park	0000			S									
Multifamily Dwelling (including condominium)	0000		ZC	ZC	ZC	ZC	ZC	ZC		ZC	ZC		
Planned Residential Developments	0000		C	C	C	C	C	C		C			
Single-Family Detached Dwelling	0000	Z	Z	Z	Z	Z	Z	Z		Z			
Temporary Shelter	0000												
Townhouse Dwelling	0000				ZC	ZC	ZC	ZC		ZC			
Two-Family Dwelling (duplex)	0000			S	S	Z	Z	Z		Z			
ACCESSORY USES AND STRUCTURES													
Accessory Uses and Structures (customary)	0000	Z	Z	Z	Z	Z	Z	C	C	C	C	C	C
Caretaker Dwelling	0000	Z							C			Z	
Home Occupation	0000	S	S	S	S	S	S	S	Z	S			
Satellite Dish Antenna, 18" Diameter or Less	0000			Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Satellite Dish Antenna, Greater Than 18" Diameter	0000			S	S	S	S	S	S	S	S	S	S
Swimming Pool	0000	Z	Z	Z	Z	Z	Z	Z		Z			Z
RECREATIONAL USES													
Fairgrounds	7996	C	C	C					C			C	C
Athletic Fields	0000		C	C	C	C	C		C	C	C	C	C
Auditorium, Coliseum or Stadium	0000		C	C					C			C	C

Section 146 Edenton UDO Table of Permitted Uses

Use Type	Ref. SIC	Zoning Districts											
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC
Batting Cages	7999								C			C	C
Billiard Parlor/Pool Hall	7999							Z	Z	C			Z
Bingo Games	7999							C	Z				Z
Bowling Center	7933							C	Z				Z
Club (Civic, Social, Fraternal)	8640	S	S	S	S	S	S	Z	Z	S			Z
Coin Operated Amusement	7993							S	Z				Z
Country Club with Golf Course	7997	S	S	S									
Dance School	7911	S	S	S				Z	Z	S			Z
Riding Academy	7999	Z	S	S									
Fortune Tellers, Astrologers	7999								Z	S			Z
Go-Cart Raceway	7999											C	
Golf Course	7992	S	S	S									
Golf Course, Miniature	7999								S				S
Golf Driving Range	7999	S	S	S					S			S	S
Physical Fitness Center	7991							Z	Z	S	Z	Z	Z
Private Club or Recreation Facility, Other	7997	S	S	S									
Public Park or Recreational Facility, Other	7990	C	C	C	C	C	C	Z	Z	Z	Z	Z	Z
Shooting Range, Indoor	7999								S				
Skating Rink	7999							C	Z				Z
Sports and Recreation Club, Indoor	7997							Z	Z	C	C		
Swim and Tennis Club, Outdoor	7997	S	S	S	S	S			S		S	S	S
EDUCATIONAL AND INSTITUTIONAL USES													
Ambulance Service	4119							Z	Z		Z		Z
Cemetery or Mausoleum	0000	C	C	C	C	C	C						
Cemetery on Same Property as Church	0000	S	S	S	S	S	S						
Church	8661	S	S	S	S	S	S	C	Z	Z	Z	Z	Z
College, University, Technical Institute	8220	C	C	C				C	C	C	C	C	Z
Correctional Institution	9223											C	
Day Care Center, Adult and Child	8322	S	S	S	S	S	S	S	Z	Z	Z	Z	Z
Elementary or Secondary School	8211	S	S	S	S	S	S						
Fire Station	9224	C	C	C	C	C	C	Z	Z	Z	Z	Z	Z
Government Office	9000	C						Z	Z	Z	Z	Z	Z
Hospital	8062										Z		

Section 146 Edenton UDO Table of Permitted Uses

Use Type	Ref.	Zoning Districts											
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC
Library	8231	S		S	S	S	S	Z	Z	Z	Z		Z
Museum or Art Gallery	8412							Z	Z	Z	Z		Z
National Guard /Military Reserve Center	0000								C			Z	
Nursing, Convalescent and Group Care Institution	8050												
Orphanage	8361	C	C	C	C	C	C				Z		
Police Station/Law Enforcement Office	9221							Z	Z	Z	Z	Z	Z
Post Office	0000							Z	Z			Z	Z
Psychiatric Hospital	8063										C		
School Administration Facility	9411	C	C	C				Z	Z	Z			
BUSINESS, PROFESSIONAL and PERSONAL SERVICES													
Accounting, Auditing or Bookkeeping	8721							Z	Z	Z	Z		Z
Administrative or Management Services	8740							Z	Z	Z	Z		Z
Advertising, Outdoor Services	7312												
Automobile Parking (Commercial)	7521							C	C		C		C
Automobile Rental or Leasing	7510								Z			Z	Z
Automobile Repair Services	0000								Z			Z	Z
Automobile Towing Services	7549								Z			Z	
Bank, Savings and Loan, or Credit Union, w/ Drive-Thru	6000							C	C	C	C	C	C
Bank, Savings and Loan, or Credit Union, w/o Drive-Thru	6000							Z	Z	Z	Z	Z	Z
Barber Shop	7241							Z	Z	Z			Z
Beauty Shop	7231							Z	Z	Z			Z
Blacksmith	7699	Z						C				Z	
Boat Repair	3730								Z			Z	
Building Maintenance/Cleaning Services, No Outside Storage	7349							Z	Z	Z		Z	Z
Car Wash	7542								Z			Z	
Clothing Alteration or Repair	0000							Z	Z	Z			Z
Computer Maintenance and Repair	7378							Z	Z	Z	Z	Z	Z
Computer Services	7370							Z	Z	Z	Z	Z	Z
Crematorium	7261								S			S	
Employment Agency, Personnel Agency	7360							Z	Z	Z	Z	Z	Z
Engineering, Architect or Survey Service	8710							Z	Z	Z	Z	Z	Z
Equipment Rental and Leasing (no outside storage)	7350							C	Z			Z	Z
Equipment Rental and Leasing (with outside storage)	7350								S			Z	

Section 146 Edenton UDO Table of Permitted Uses

Section 14b Exemption UDC Table of Permitted Uses													
Use Type	Ref. SIC	Zoning Districts											
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC
Equipment Repair	7690								S			Z	
Finance or Loan Office	6100							Z	Z	Z	Z		Z
Funeral Home	7261								Z				
Furniture Refinishing & Repair Shop	7641								Z			Z	
Hotel or Motel	7011								Z				
Insurance Agency	6411								Z		C		Z
Pet Grooming	0752	Z							Z				Z
Landscape and Horticultural Services	0780	Z							Z				Z
Laundromat, Coin-Operated	7215								Z				Z
Laundry or Dry Cleaning Plant	7211								Z				Z
Law Office	8111								Z	Z	Z		Z
Medical, Dental or Related Office	8000								Z	Z	Z		Z
Medical or Dental Laboratory (Non-hazardous)	8071								Z	Z	Z		Z
Medical or Dental Laboratory (Hazardous)	8071								C	C	C		C
Motion Picture Production Studio	7810											Z	
Office Uses Not Otherwise Classified	0000								S	S	S		S
Pest or Termitte Control Services	7342									S		Z	
Pet Cemetery	6553	Z											
Photocopying and Duplicating Services	7334								Z	Z	Z	Z	Z
Photofinishing Laboratory	7384								S	S	S	Z	S
Photography, Commercial Studio	7335								Z	Z	Z		Z
Real Estate Office	6500								Z	Z	Z	Z	Z
Refrigerator or Large Appliance Repair (No outside storage)	7623								Z	Z		Z	Z
Research, Development or Testing Services	8730								C	C	C	C	C
Shoe Repair or Shoeshine Shop	7251								Z	Z	Z		Z
Taxidermist	7699						Z		C	Z	Z		Z
Television, Radio or Electronics Repair (No outside storage)	7620								Z	Z			Z
Theater (indoor)	7832								Z	Z			Z
Theater (outdoor)	7833								C	C			
Tire Recapping	7534											Z	
Truck Driving School	8249											C	
Truck and Utility Trailer Rental and Leasing	0000											Z	C
Truck Washing	7542											Z	Z

Section 146 Edenton UDO Table of Permitted Uses

Use Type	Ref. SIC	Zoning Districts											
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC
Veterinary Clinic or Kennels	0742	Z							C				C
Vocational, Business or Secretarial School	8240							S	S	S	S	S	S
RETAIL TRADE													
ABC Store (liquor)	5921							Z	Z				Z
Antique Store	5932							Z	Z	Z			Z
Appliance Store	5722							Z	Z				Z
Arts and Crafts	0000							Z	Z	Z			Z
Auto Supply Sales	5531							Z	Z				Z
Bakery	5461							Z	Z	Z		Z	Z
Bar, Night Club, Tavern	5813							C	C				C
Boat Sales	5551								Z			Z	
Bookstore	5942							Z	Z	Z	Z		Z
Building Supply Sales	5211								Z				C
Computer Sales	5734							Z	Z				
Convenience Store	5411							C	Z	Z			
Department, Variety or General Merchandise, <25,000 sq.ft.	5300							Z	Z				Z
Department, Variety or General Merchandise, 25,000 sq.ft. or more	5300							C	C				C
Drugstore/Pharmacy	5912							Z	Z	C	C		Z
Drugstore/Pharmacy with Drive-Thru	5912							C	C		C		C
Fabric or Piece Goods Store	5949							Z	Z				Z
Farm Supplies and Equipment	0000	Z							Z				Z
Floor Covering, Drapery or Upholstery	5710							Z	Z	S			Z
Florist	5992							Z	Z	S	S		Z
Food Store	5400							Z	Z	Z			Z
Fuel Oil Sales/Propane Sales	5980								C			C	C
Furniture Sales	5712							Z	Z				Z
Garden Center or Retail Nursery	5261	Z						Z	Z	Z		Z	Z
Hardware Store	5251							Z	Z				Z
Home Furnishings, Miscellaneous	5719							Z	Z				Z
Manufactured Home Sales	5271								C			C	
Miscellaneous Retail Sales, not otherwise specified	5999							C	C				C
Motor Vehicle Sales (new and used)	5511								C				

Section 146 Edenton UDO Table of Permitted Uses

Use Type	Ref. SIC	Zoning Districts											
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC
Motorcycle Sales	5571								C				
Musical Instrument Sales	5736							Z	Z	Z			Z
Newsstand	5994							Z	Z	Z			Z
Office Machine Sales	5999							Z	Z				
Optical Goods Sales	5995							Z	Z	Z	Z		Z
Paint and Wallpaper Sales	5231							Z	Z	Z			Z
Pet Store	5999							Z	Z	Z			Z
Record and Tape Store	5735							Z	Z	Z			Z
Recreational Vehicle Sales	5561								C				
Restaurant (with drive-thru)	5812								C				C
Restaurant (without drive-thru)	5812							Z	Z	Z			
Service Station, Gasoline Sales	5541							C	Z	S		Z	C
Sporting Goods Store, Bicycle Shop	5941							Z	Z	Z			Z
Tire Sales	5531								Z			Z	Z
Truck Stop	5541								Z			Z	
Used Merchandise Store/Antique Store, w/o outside storage	5932							Z	Z	Z			Z
Video Tape Rental and Sales (Except Adult Video Store)	7841							Z	Z	Z			Z
WHOLESALE TRADE													
Agricultural Chemicals, Pesticides or Fertilizers	5191											C	
Agricultural Products, Other Including Tobacco Auction	5159	Z										Z	
Warehousing													
Apparel, Piece Goods and Notions	5130											Z	
Beer, Wine or Distilled Alcoholic Beverages	5180											Z	
Books, Periodicals and Newspapers	5192											Z	
Chemicals and Allied Products	5169											C	
Drugs and Sundries	5122											Z	
Durable Goods	5099											Z	
Electrical Goods	5060											Z	
Farm Supplies, Other Than Chemicals	5191											Z	
Flowers, Nursery Stock and Florist Supplies	5193	Z										Z	
Forest Products	5099											Z	
Furniture and Home Furnishings	5020											Z	
Grain and Field Beans	5153											Z	

Section 146 Edenton UDO Table of Permitted Uses

Section 140 Exempted SDC Table C-11 Limited SDCs

Use Type	Ref. SIC	Zoning Districts											
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC
Groceries and Related Products	5140											Z	
Hardware	5072											Z	
Jewelry, Watches, Precious Stones and Metals	5094											Z	
Lumber and Other Construction Materials	5030											Z	
Lumber, Millwork and Veneer	5031											Z	
Machinery, Construction and Mining	5082											Z	
Machinery, Equipment and Supplies	5080											Z	
Machinery, Farm and Garden	5083											Z	
Market Showroom (furniture, apparel, etc.)	0000											Z	
Metals	5051											Z	
Minerals	5052											Z	
Motor Vehicles	5012											Z	
Motor Vehicles, Parts and Supplies	5010											Z	
Motor Vehicles, Tires and Tubes	5014											Z	
Paints and Varnishes	5198											C	
Paper and Paper Products	5110											Z	
Petroleum and Petroleum Products	5170											C	
Plastic Materials	5162											Z	
Plumbing and AC/Heating Equipment	5070											Z	
Professional and Commercial Equipment and Supplies	5040											Z	
Resins	5162											C	
Scrap and Waste Materials	5093											C	
Sporting and Recreational Goods and Supplies	5091											Z	
Tobacco and Tobacco Products	5194											Z	
Toys and Hobby Goods and Supplies	5092											Z	
Wallpaper and Paint Brushes	5198											Z	
TRANSPORTATION, WAREHOUSING AND UTILITIES													
Airport or Air Transportation Facility	4500										C	C	
Bulk Mail and Packaging	4212							S	S			Z	
Bus Terminal	4100							S	S			S	
Courier Service	4215							S	S			Z	
Farm Product Warehousing and Storage	4221	S										S	
Heliport	4522										C		

Section 146 Edenton UDO Table of Permitted Uses

Use Type	Ref. SIC	Zoning Districts											
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC
Landing Strip, Flying Field	0000	S											
Marina	4493	S	S	S	S	S	S	S	S	S		S	
Moving and Storage Service	4214											Z	
Outside Bulk Storage (Non-Hazardous)	0000	S							C			Z	
Railroad Terminal or Yard	4010								C			S	
Recycling Materials Collection/Processing Operations												Z	
Refrigerated Warehousing	4222							S	S			S	
Taxi Terminal	4121								S			Z	
Trucking or Freight Terminal	4213							Z	Z	Z		Z	Z
Utility Company Office (No Outside Storage)	0000												
Utility Equipment and Storage Yards	0000												
Utility Lines	0000	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
Utility Service Facility (no outside storage)	0000											Z	
Utility Related Appurtenances, Substation	0000	C	C	C				C	C	C	C	C	C
Warehouse (general storage, enclosed)	4220								S			Z	
Warehouse (self-storage)	4225											C	
Water Treatment Plant	0000	C	C	C	C	C	C	C	C	C	C	C	C
MANUFACTURING and INDUSTRIAL USES													
Aircraft and Parts	3720											Z	
Ammunition, Small Arms	3482											C	
Animal Feeds (including dog and cat)	2048											C	
Apparel and Finished Fabric Products	2300											Z	
Arms and Weapons	3480											Z	
Asbestos, Abrasive and Related Products	3290											C	
Asphalt Plant	2951											C	
Audio, Video and Communications Equipment	3600											Z	
Bakery Products	2050								C			Z	
Batteries	3691											S	
Beverage Products (alcoholic)	2080							C	C			Z	
Beverage Products (nonalcoholic)	2086							C	C			Z	
Bicycle Assembly, Parts and Accessories	3751											Z	
Boat and Ship Building	3730								S			Z	
Brooms and Brushes	3991											Z	

Section 146 Edenton UDO Table of Permitted Uses

Ref.		Zoning Districts											
Use Type	SIC	RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC
Burial Caskets	3995											Z	
Chemicals, Paints and Allied Products	2800											C	
Coffee	2095											Z	
Computer and Office Equipment	3570											Z	
Concrete, Cut Stone and Clay Products	3200											S	
Contractors (no outside storage)	0000											Z	
Contractors, General Building	1500											Z	
Contractors, Heavy Construction	1600											Z	
Contractors, Special Trade	1700											Z	
Costume Jewelry and Notions	3960											Z	
Dairy Products	2020											Z	
Drugs	2830											Z	
Electrical Components	3670											Z	
Electrical Equipment	3600											Z	
Electrical Industrial Apparatus, Assembly	3620											Z	
Electrical Industrial Apparatus, Manufacturing	3620											Z	
Explosives	2892											C	
Fabricated Metal Products	3400											Z	
Fabricated Valve and Wire Products	3490											Z	
Fats and Oils, Animal	2077											S	
Fats and Oils, Plant	2070											Z	
Fish, Canned, Cured or Frozen	2091											C	
Floor Coverings (excluding carpet)	3996											Z	
Food and Related Products, Miscellaneous	2090											Z	
Furniture and Fixtures	2500											Z	
Furniture and Fixtures Assembly	0000											Z	
Furniture Framing	2426											Z	
Glass	3200											Z	
Glass Products from Purchased Glass	3231											Z	
Grain Mill Products	2040											S	
HVAC, Equipment and Plumbing Fixtures	3430											Z	
Household Appliances	3630											Z	
Ice	2097											Z	

Section 146 Edenton UDO Table of Permitted Uses

Section 146 Edenton UDC Table of Permitted Uses													
Use Type	Ref. SIC	Zoning Districts											
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC
Industrial and Commercial Machinery	3500											Z	
Jewelry and Silverware (no plating)	3910											Z	
Leather and Leather Products (no tanning)	3100											Z	
Leather and Leather Products (tanning)	3100											C	
Lighting and Wiring Equipment	3640											Z	
Manufactured Housing and Wood Buildings	2450											C	
Measurement, Analysis and Control Instruments	3800											Z	
Medical, Dental and Surgical Equipment	3840											Z	
Metal Coating and Engraving	3470											S	
Metal Fasteners (screws, bolts, etc.)	3450											Z	
Metal Processing	3350											S	
Millwork, Plywood and Veneer	2430											Z	
Motor Vehicle Assembly (No Outside Storage)	3710											Z	
Motor Vehicle Parts and Accessories (No Outside Storage)	3714											Z	
Motorcycle Assembly	3751											Z	
Musical Instruments	3930											Z	
Paper Products	2670											C	
Paperboard Containers and Boxes	2650											C	
Pens and Art Supplies	3950											Z	
Petroleum and Related Industries	2900											C	
Pharmaceutical Preparations	2834											C	
Photographic Equipment	3861											Z	
Photographic Supplies	3861											C	
Pottery and Related Products	3260											Z	
Preserved Fruits and Vegetables (no can manufacture)	2030											Z	
Primary Metal Products and Foundries	3300											C	
Printing and Publishing	2700											Z	
Rubber and Plastics, Miscellaneous	3000											C	
Sawmill or Planing Mills	2420											Z	
Signs	3993											Z	
Soaps and Cosmetics	2840											Z	
Sporting Goods and Toys	3940											Z	
Sugar and Confectionery Products	2060											Z	

Section 146 Edenton UDO Table of Permitted Uses

Use Type	Ref. SIC	Zoning Districts											
		RA	R-40	R-20	R-14	R-10	R-5	CD	CH	CN	MA	IW	SC
Textile Products (no dying and finishing)	2200											Z	
Textile Products (with dying and finishing)	2260											C	
Tires and Inner Tubes	3011											C	
Tobacco Products	2110											Z	
Wood Containers	2440											Z	
Wood Products, Logging	2411											C	
WIRELESS COMMUNICATIONS													
New Wireless Towers	0							C	C	C	C	C	C
Modified Wireless Towers	0							C	C	C	C	C	C
Co-location of WTA on existing Wireless Tower or AASS	0	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
OTHER USES													
Animal Shelter		S											
Resort/Conference Facility	0000					C	C	C	C				
Special Temporary Events [Carnivals, Fairs, Christmas Tree Sales, Concerts (Stage Shows), Conventions, Trade Shows, Horse Shows, Outdoor Religious Events]	7999								Z				Z
Outdoor Fruit and Vegetable Markets	5431	Z						S	Z				Z
Sexually-Oriented Businesses	0000								C				
Shopping Center, <80,000 sq.ft.	0000												Z
Shopping Center, 80,000 sq.ft. or more	0000												C
Subdivision, Major (Residential and Commercial)	0000	C	C	C	C	C	C	C	C	C	C	C	C
Subdivision, Minor	0000	Z	Z	Z	Z	Z	Z	C	C	C	Z	Z	C

Z = Use permitted by Zoning Administrator.
S = Special Use Permit by Board of Adjustment.
C = Conditional Use Permit by Town Council.

ZC = For Multi-family and Townhouse Dwellings Only:
 Within CD District : Z = 2 units or less
 C = 3 units or more
 All Other Districts: Z = 4 units or less
 C = 5 units or more

Appendix D Potential Funding Sources

The following listed programs can be accessed as potential housing funding sources for **local units of government, lender organizations, developers, and/or nonprofit agencies**:

NORTH CAROLINA HOUSING FINANCE AGENCY (NCHFA)

<http://www.nchfa.com/Nonprofits/index.aspx>.

Homeownership Production Programs

- *Community Partners Loan Pool (CPLP).* The CPLP provides financing that can reduce mortgage payments by 15 percent by offering a 0-interest, deferred second mortgage that is generally used in conjunction with either the NC Housing Finance Agency's Home Advantage Mortgage™ or a USDA Section 502 Loan. **Local units of government as well as nonprofit housing organizations can apply for the funds.** Eligible housing includes: homes built as part of the CPLP member development; existing homes rehabilitated to certain standards; existing homes in a like-new condition; available newly constructed homes meeting certain site and neighborhood criteria; new homes built to either SystemVision™ or other approved green building standard.
- *Self-Help Loan Pool (SHLP).* **The SHLP assists self-help housing organizations, like local Habitat for Humanity affiliates, to build homes for their home buyers.** The NCHFA provides a mortgage that is combined with the mortgage offered by the nonprofit to fund the borrower through one affordable, interest-free first mortgage. Home buyers use the financing to purchase homes developed by Loan Pool members. Home buyers must have a household income at or below 80 percent the area median and must complete eight hours of home buyer education, and if needed, homeownership counseling.
- *SystemVision™ Energy Guarantee Program.* The SystemVision™ Energy Guarantee Program encourages high standards of energy efficiency in the construction of affordable homes. The program is offered by the NCHFA in partnership with Advanced Energy Corporation, a nonprofit organization in Raleigh. **The Agency will provide a construction subsidy of \$4,000 to nonprofits and local governments for each home they develop through the New Homes Loan Pool or the Self-Help Loan Pool following SystemVision™ guidelines.** The guidelines include specific energy efficiency standards such as smart mechanical ventilation systems that control indoor air quality and humidity levels. Advanced Energy Corporation trains the construction teams in the implementation of these systems.

Financing Programs for Affordable Rental Housing

- *Low-Income Housing Tax Credits.* **In exchange for the financing provided through the tax credit, developers of rental housing agree to keep rents affordable for a period between 15 and 30 years for families and individuals with incomes at or below 60% of the local median income.** NCHFA monitors the properties during the compliance period to ensure that rents and residents' incomes do not exceed program limits and that the properties are well-maintained. The owners are eligible to take a tax credit equal to approximately 9% of the "Qualified Cost" of building or rehabilitating the property (excluding land and certain other expenses). The tax credit is available each year for ten (10) years, as long as the property continues to operate in compliance with program regulations.

- *State Housing Credits.* The State Housing Credit was created by the North Carolina General Assembly in 1999 to be used in combination with federal Housing Credits. The additional financing makes it possible to build affordable apartments in low-income rural areas; lower rents in urban areas; and produce rental housing affordable to persons with disabilities. **Developers who are awarded State Housing Credits may elect to receive the funds as a loan** at zero interest for a percentage of the rental property's rental cost. A development becomes eligible for state credits once NCHFA has approved an application for federal credits. If a development does not receive federal credits, it cannot receive state credits.
- *Rental Production Program (RPP) Loans.* The goal of the RPP is to provide affordable rental housing opportunities for low-income families throughout the state. Through RPP loans, **NCHFA provides long-term financing for rental developers/developments** that serve families earning 60% of less of the area median income. The loans are funded through the NC Housing Trust Fund and the HOME program. A development becomes eligible for the RPP loan only after it has been approved for federal credits. If a development does not receive federal credits, it cannot receive an RPP loan.
- *Multi-Family Tax-Exempt Bond.* Tax-exempt bond financing provides long-term below-market financing for the construction or rehabilitation of affordable rental housing. **Developers seeking tax-exempt bond financing must first identify a local entity, such as a local government or public housing authority, to issue the bonds.** NCHFA reviews applications for bond financing to ensure the properties meet program guidelines. Bond-financed properties are also eligible for a 4% federal tax credit.

USDA RURAL DEVELOPMENT

<http://www.rurdev.usda.gov/>

- *Rural Housing Site Loans - Sections 523 and 524.* This program makes loans to finance building sites which may be developed into residential communities. Section 523 loans made for housing to be built under the Self-Help method of home construction may be made in conjunction with Section 524 Site Loans. **Loans can be made to public or private local non-profit organizations with legal authority to buy, develop, and sell homesites to eligible applicants.**

COMMUNITY DEVELOPMENT CORPORATIONS

<http://www.irs.gov/Charities-&-Non-Profits/>

- *Section 501(c)(3) Organizations.* To be tax-exempt under Section 501(c)(3) of the Internal Revenue Code, an organization must be organized and operated exclusively for exempt purposes and none of its earnings may inure to any private shareholder or individual. The organization must be organized as a trust, a corporation, or an association. **Applications for non-profit agencies seeking tax-exempt status can be accessed through the website listed above.**

Listed below are agencies/organizations who offer auxiliary housing services (i.e., housing repair, weatherization, elderly housing, assistance for those with physical disabilities, etc.). **Applications to these organizations are accepted directly from individuals.**

Albemarle Commission
PO Box 646 (27944-0646)
512 S. Church Street
Hertford, NC 27944-1225
(252) 426-5753, FAX (252) 426-8482
<http://www.ablemarlecommission.org>

Services: Housing Rehabilitation; Weatherization and Home Repair; Technical Assistance

Counties Served: Camden, Chowan, Currituck, Dare, Gates, Hyde, Pasquotank, Perquimans, Tyrrell, Washington

NC Independent Living Rehabilitation Program – Elizabeth City
401 S. Griffin Street, Suite 75
Elizabeth City, NC 27909-4774
(252) 338-0175, FAX (252) 338-0179
<http://ncdhhs.gov/dvrs>

Services: Housing Rehabilitation; Rental Assistance; Physical Disabilities

Counties Served: Bertie, Camden, Chowan, Currituck, Dare, Gates, Pasquotank, Perquimans, Tyrrell, Washington

River City Community Development Corporation
501 E. Main Street
Elizabeth City, NC 27909-4429
(252) 331-2925, FAX (252) 331-1425
<http://www.rivercitycdc.org>

Services: Housing Development

Counties Served: Camden, Chowan, Currituck, Dare, Gates, Pasquotank, Perquimans, Tyrrell

USDA, Rural Development (Winton)
County Office Building
305 W. Tryon Street, PO Box 8
Winton, NC 27986
(252) 358-7836, FAX (252) 358-1555
<http://www.rurdev.usda.gov/nc>

Services: Housing Rehabilitation; Weatherization and Home Repair

Counties Served: Camden, Chowan, Currituck, Gates, Hertford, Pasquotank, Perquimans

FEDERAL AND STATE HISTORIC PRESERVATION TAX CREDITS

<http://www.hpo.ncdcr.gov/tchome.htm>

<http://www.nps.gov/tps/tax-incentives.htm>

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. The National Park Service and the Internal Revenue Service administer the program in partnership with the State Historic Preservation Office. Tax credits are available at the following levels:

- 20% Tax Credit. For rehabilitation of historic, income-producing buildings determined by the Secretary of the Interior to be "certified historic structures." Must comply with the Secretary's Standards for Rehabilitation.
- 10% Tax Credit. For rehabilitation of non-historic buildings placed in service before 1936. Building must be rehabilitated for non-residential use and requirements have specific criteria regarding external walls and internal structural framework.
- Tax Benefits for Historic Preservation Easements. Voluntary legal agreement, typically in the form of a deed, that permanently protects an historic property. A historic property owner who donates an easement may be eligible for tax benefits.

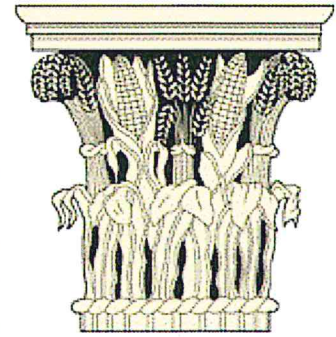
NOTE: State Historic Preservation Tax Credits Expired at End of 2014. Additional or renewed funding is under consideration by the 2015 NC State Legislature.

Income tax incentives for the rehabilitation of historic structures are important tools for historic preservation and economic development in North Carolina. A federal income tax credit for the rehabilitation of historic structures first appeared in 1976 and today consists of a **20% credit** for the qualifying rehabilitation of **income-producing** historic properties (see above). Since 1998, North Carolina has provided a 20% credit for those taxpayers who receive the federal credit, providing investors with a **combined 40% credit** against eligible project costs. In addition, the state provides a **30% credit** for the rehabilitation of **nonincome-producing** historic properties, including private residences. New State Mill Rehabilitation Tax Credits provide even greater credit amounts for qualifying former industrial sites. Since 1976, over **2,000** completed "certified rehabilitation" projects have been reviewed by the NC State Historic Preservation Office, representing over **one billion dollars** of investment in historic properties. The spinoff from all this activity includes job creation, downtown and neighborhood revitalization, improved community appearance, and greater community pride. Historic preservation is smart growth, and smart investment.

Appendix E

North Carolina
State Historic Preservation Office

Department of Cultural Resources
Office of Archives and History
Division of Historical Resources



**The Secretary of the Interior's
Standards for Rehabilitation**

The Secretary of the Interior is responsible for establishing standards for all national preservation programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation, a section of the Secretary's Standards for Historic Preservation Projects, address the most prevalent preservation treatment today: rehabilitation. Rehabilitation is defined as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

**The Secretary of the Interior's
Standards for Rehabilitation**

The Standards that follow were originally published in 1977 and revised in 1990 as part of Department of the Interior regulations (36 CFR Part 67, Historic Preservation Certifications). They pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment as well as attached, adjacent or related new construction.

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Note: To be eligible for Federal tax incentives, a rehabilitation project must meet all ten Standards. The application of these Standards to rehabilitation projects is to be the same as under the previous version so that a project previously acceptable would continue to be acceptable under these Standards.

Certain treatments, if improperly applied, or certain materials by their physical properties, may cause or accelerate physical deterioration of historic buildings. Inappropriate physical treatments include, but are not limited to: improper repainting techniques; improper exterior masonry cleaning methods; or improper introduction of insulation where damage to historic fabric would result. In almost all situations, use of these materials and treatments will result in denial of certification. In addition, every effort should be made to ensure that the new materials and workmanship are compatible with the materials and workmanship of the historic property.

Guidelines to help property owners, developers, and Federal managers apply the Secretary of the Interior's Standards for Rehabilitation are available from the National Park Service, State Historic Preservation Offices, or from the Government Printing Office. For more information write: National Park Service, Preservation Assistance Division-424, P.O. Box 37127, Washington, D.C. 20013-7127.

Link to [Federal Historic Preservation Tax Credits](#), posted by the National Park Service.
Includes illustrated guidelines for rehabilitating historic buildings.

[Historic Preservation Tax Credits Page](#)

[Historic Building Restorations in North Carolina Page](#)

[N.C. State Historic Preservation Office Home Page](#)

[Office of Archives and History Home Page](#)

HPO HOME SERVICES HPO STAFF ARCHAEOLOGY NATIONAL REGISTER SURVEYS
RESTORATIONS TAX CREDITS COMMISSIONS PUBLICATIONS FEATURES LINKS