

# VILLAGE OF SAINT HELENA

## COMPREHENSIVE PLAN

Adopted by the Saint Helena Village Council: April 18, 2002

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## PREFACE

### A. WHY PLAN?

While the preparation of a comprehensive plan is encouraged by North Carolina Legislation, there are broader and more important reasons to engage in the planning process. Basically, planning begins with understanding your community and its people and learning how to care for them. Local government plans and planning affect people's lives. Tough choices must be made about the natural, manmade, and financial resources in the community. The county's budget should be compared to the plan to ensure that public money will be spent in accordance with the community's goals and objectives.

The planning process also serves to educate us about ourselves, our attitudes towards others, and our willingness to share a sense of community. Planning is often promoted as a means of community decision-making through public participation. But planning also may involve conflict and friction because it may divide us into opposing groups. Some conflict in the planning process is good. It stimulates us to think and reminds us of the need to understand and tolerate, and even support, the opinions of others.

A community should not undertake the preparation of a comprehensive growth management plan without understanding that a plan should be:

- Comprehensive in setting goals and objectives for all aspects of the community.
- Part of a continuous planning process that is timely and responsive to the needs and desires of the community.
- The legal basis for land use regulations and a guide for a capital improvements plan for municipal budgeting.

### B. WHAT IS THE PLANNING PROCESS?

Planning and plans are common to life, business, and government. To most of us, planning conveys the idea of preparing for the future or getting from here to there. This seems simple enough. However, within the context of local government, and to the various practitioners who work in it, *planning* and *plans* can have a variety of meanings depending on the situation. The discussion that follows describes what *planners* mean by "the planning process" and what various levels of "plans" are.

At the most general level of planning and management, the planning process is divided into five major steps:

1. *Basic Goals.* For local planning, determining basic goals may mean asking questions such as the following: Do we want to grow? Do we want to arrest decline? Do we want to be a center for high-tech industry? What balance do we want between investment in highways and in mass transit?
2. *Study and Analysis.* Among other things, planners study land use, population trends, the economic base of the community, and physiographic features.
3. *Plan or Policy Preparation.* A plan or policy is prepared for the community as a whole or for a segment of it. It is a basic statement of how the community will develop, in what direction, and perhaps at what pace.
4. *Implementation and Effectuation.* To carry out plans, planners use tools such as zoning ordinances, land subdivision regulations, capital improvements programs, and general guidelines for private development and public investment.
5. *Monitoring and Feedback.* The last step determines, for example, how well the plans and policies are being carried out, whether the goals were realistic, and whether the study and analysis foresaw new occurrences. Feedback may become the basis for a redesign of the plans and even the planning system.

In summary, this plan will:

- Review historical data.
- Discuss principal issues.
- Define main trends and produce forecasts.
- Define public, private, or public-private programs which should be implemented or improved.
- Define policies.

VILLAGE OF SAINT HELENA  
COMPREHENSIVE PLAN

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## I. INTRODUCTION

In October, 2001, the Village of Saint Helena embarked upon the preparation of its initial Comprehensive Plan. The plan will serve as a basis for the village's planning program, support land use regulation, and support improvement of water quality. As stipulated by N.C.G.S. 160A-383, this document provides the basis for zoning and other land use regulation related ordinances.

## II. VISION STATEMENT

Saint Helena desires to continue its role as a low to moderate density, rural residential community. Improvements to water and sewer services will be supported; however, Saint Helena will continue to primarily serve as a "bedroom" community. Industrial and commercial development will be encouraged. No significant changes in the village's land use patterns are expected during the planning period.

### A. Goals

- Invest in and support critical infrastructure, such as water and sewer facilities, in order to encourage responsible growth.
- Retain the predominantly low to moderate density pattern for residential development.
- Preserve the quality of water resources.
- Preserve Saint Helena's "rural village" atmosphere.
- Adopt and enforce appropriate regulatory controls to ensure sensible development.
- Preserve open space.

## III. COMMUNITY PROFILE

### A. History

The community of Saint Helena is a 4,000 acre settlement which was developed and colonized by Hugh MacRae, a Wilmington real estate promoter. In 1903, MacRae began to divide the woodland section about three miles south of Burgaw and 20 miles north of Wilmington into regional farms. The first efforts to bring colonists to Saint Helena brought families directly from northern Italy. This proved to be expensive so realtors also took advertising brochures to the immigrants located in northern cities and the Midwest.

The first European ethnic group of eight Italian families arrived in Saint Helena in the fall of 1905. The next group came the following year and continued arriving until 1909. By this time, the colony contained over 40 families or at least 150 people, all directly from Italy. The community was named for an Italian queen, and most of the streets laid out in the community had Italian names. Those running perpendicular to the railroad were Verona, Sebastian, Garibaldi, Main, Rovigo, Villanova, and Milan.

The sources of livelihood for the settlers were grape growing and farming. Unfortunately, the undeveloped woodland could not yield a quick harvest. The land had to be schooled to its new life of producing crops instead of pine trees. Disheartened by their failures, most of the Italian families left Saint Helena by 1914.

Seventy-five Belgian persons consisting of 12 families moved to Saint Helena in 1915, but failed to adjust to the farming way of life. Of this group, only one family remained. The Belgians were succeeded by eight Hungarian families who arrived in 1916. Twelve Slovak and six Serbian families arrived in 1918 and about 20 Ukrainian and Russian families arrived in the early 1920s. Saint Helena became a miniature melting pot. Today, there are descendants of one Italian family, one Belgian family, two Hungarian families, one Serbian family, several Ukrainians and Russians, and two Slovak families living in the community and contributing to the cultural and educational aspects of Pender County.

In addition to raising grapes, the settlers also had a trade with the turpentine and tar taken from the stumps and trees that were felled while clearing the land. Later, they tried growing cotton, corn, sugar cane, and strawberries. In 1924, the first lettuce was planted as an experimental fresh vegetable. A mobile mill was set up on the corner of Main Street and what is now Highway 117 for residents to bring their sugar cane to make syrup. The first dairy, Saint Helena Dairy, was established around 1918. There were a few dairies in the 1920s, mostly to supplement the farmers in making a living. Different types of chicken farming were also tried in Saint Helena.

Saint Helena was incorporated in 1988 to let the village grow and to preserve its heritage. Originally the town had a population of 358. The community continues to grow, but only a few of the original settler's families are left and even fewer farmers remain in the village.

Historically significant buildings include St. Peter and Paul's Russian Orthodox Church of Saint Helena, the Saint Helena Town Hall, one of the original Hugh MacRae houses (adjacent to Town Hall), and the rectory for the old Catholic School (the school no longer exists).



B. General Geography and Location

Map 1 provides the regional location of Saint Helena. The village is situated in the south central portion of Pender County, approximately one quarter mile south of Burgaw. The approximate center of Saint Helena is located at the convergence of Main Street (SR 1414) and Front Street (SR 1412), west of US 117. In addition, the village is bisected by the abandoned Seaboard Coastline Railroad. Saint Helena is one of six municipalities located in Pender County. However, a portion Wallace is also located in the county.

C. Natural Environment

1. **Climate**

The following data was prepared by the National Climatic Data Center, Asheville, North Carolina, and recorded at Willard (approximately 3.5 miles north of Watha), North Carolina.

In winter, the average temperature is 46 degrees F, and the average daily minimum temperature is 34 degrees. The lowest temperature on record, which occurred at Willard on February 13, 1973, is 2 degrees. In summer, the average temperature is 78 degrees, and the average daily maximum temperature is 88 degrees. The highest recorded temperature, which occurred at Willard on June 26, 1954, is 104 degrees.

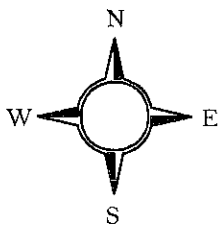
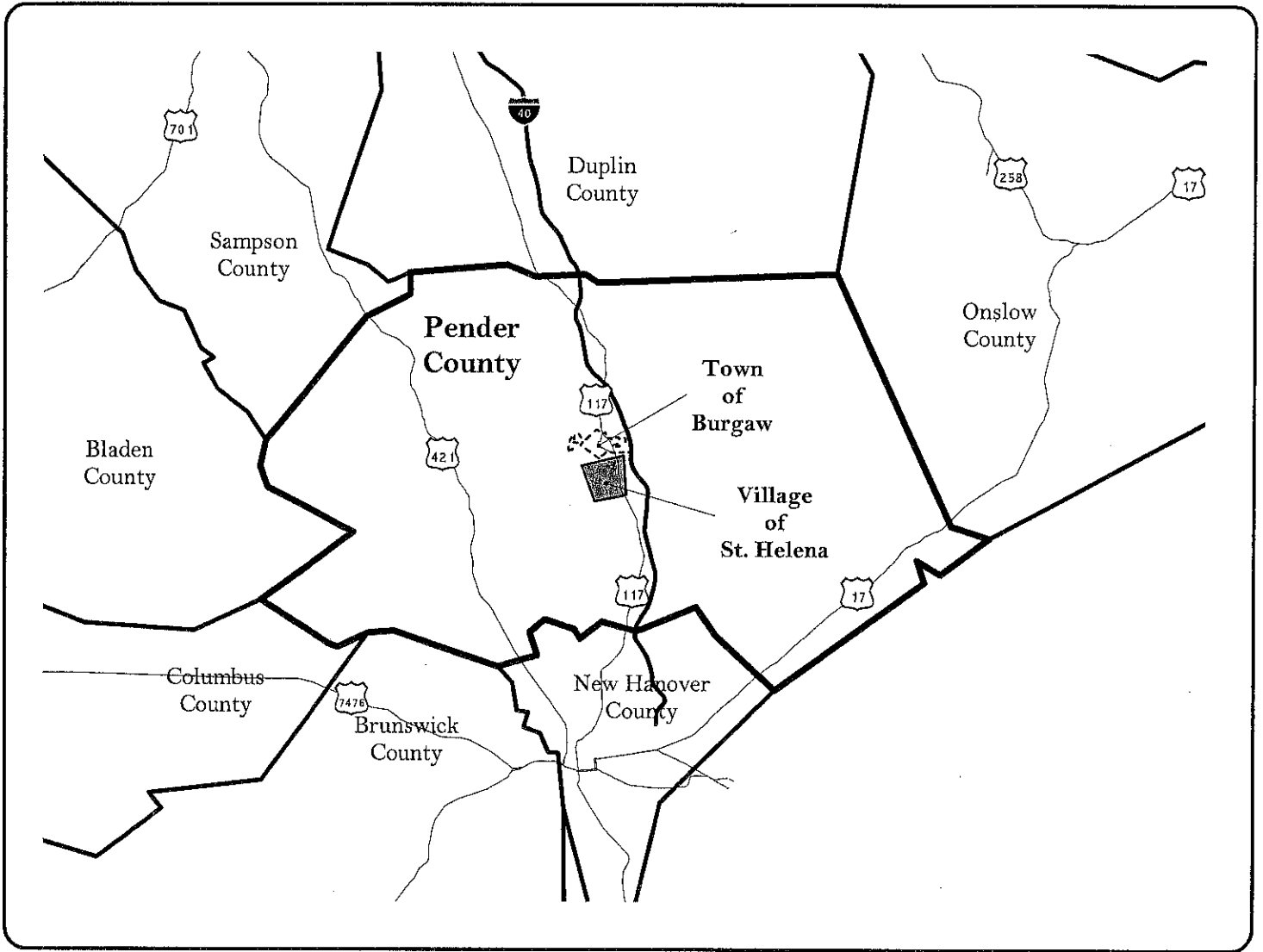
The total annual precipitation is about 53 inches. Of this, nearly 32 inches, or about 60%, usually falls in April through September. The growing season for most crops falls within this period. In two years out of ten, the rainfall in April through September is less than 26 inches. The heaviest one-day rainfall during the period of record was 6.34 inches at Willard on November 6, 1977. Thunderstorms occur on about 46 days each year.

The average seasonal snowfall is three inches. The greatest snow depth at any one time during the period of record was 12 inches.

The average relative humidity in mid-afternoon is about 55 percent. Humidity is higher at night, and the average at dawn is about 85 percent. The sun shines 65 percent of the time possible in summer and 55 percent in winter. The prevailing wind is from the south-southwest. Average wind speed is highest, 11 miles per hour, in spring. Between June and November, the county is at risk for hurricanes.



# Village of St. Helena Location Map





## 2. Physiography, Relief, and Drainage

Pender County is on the lower Coastal Plain and ranges in elevation from sea level to 110 feet. The soils in the county generally are nearly level and have short slopes along the main drainage ways.

The Cape Fear River, which is in the southwest part of Pender County, drains most of the county including the Village of Saint Helena. The Black and Northeast Cape Fear Rivers are tributaries of the Cape Fear River. A few short streams in the southeast part of the county drain into the Intracoastal Waterway. The flow of water in streams throughout the county is slow, and small tributaries flow only after heavy rains.

## IV. GENERAL STUDIES

### A. Population

Table 1 provides a summary of population growth for Pender County, Saint Helena, and other Pender County municipalities from 1990 to 2000. During this period of time, Saint Helena's population grew from 321 to 395, a 23.1% increase.

Table 1  
Pender County  
Summary of Year-Round Population Growth, 1990 to 2000

	1990	2000	% Change
Pender County	28,855	41,082	42.4%
Atkinson	275	236	-14.2%
Burgaw	2,099	3,337	59.0%
Sloop Point	27	N/A	N/A
<b>Saint Helena</b>	<b>321</b>	<b>395</b>	<b>23.1%</b>
Surf City (part)	653	1,101	68.6%
Topsail Beach	346	471	36.1%
Wallace (part)	28	18	-35.7%
Watha	154	151	-1.9%
Total Municipalities	3,903	5,709	46.3%
Total Unincorporated	24,952	35,373	41.7%

Source: 1990 and 2000 U.S. Census.

Based on a continuation of historical growth trends, the village's population may be expected to increase to 419 and 445 by 2005 and 2010, respectively. In 2000, the majority of the village's population, 57.2%, was white. By comparison, in 1998, 78% of North Carolina's population was white. Over 71% of the village's families were white. Table 2 provides a summary of Saint Helena's 2000 racial composition.

Table 2  
Village of Saint Helena  
2000 Racial Composition

Household:	Families	Population in Families	Average Family Size
White Alone	82	226	2.76
Black or African American Alone	33	106	3.21
Two or More Races	2	5	2.50
Hispanic or Latino (any race)	1	2	2.00
White Alone, not Hispanic	82	226	2.76

Source: 2000 U.S. Census.

Table 3 provides a summary of Saint Helena's population by age and sex. In 2000, 14.4% of Saint Helena's population was 65 years old or older. In 1998, 12.7% of North Carolina's population was 65 years old or older. The 1990 Saint Helena population had 12.1% of its population 65 years old or older. Thus, the age of the village's population has significantly increased.

Table 3  
Village of Saint Helena  
2000 Population by Age and Sex

	Both Sexes		Male		Female	
	Number	%	Number	%	Number	%
Under 5	19	4.8%	9	4.9%	10	4.7%
5 to 9	32	8.1%	19	10.4%	13	6.1%
10 to 14	26	6.6%	11	6.0%	15	7.0%
15 to 17	17	4.3%	6	3.3%	11	5.2%
18 & 19	7	1.8%	3	1.6%	4	1.9%
20	4	1.0%	2	1.1%	2	0.9%
21	5	1.3%	2	1.1%	3	1.4%
22 to 24	8	2.0%	3	1.6%	5	2.3%
25 to 29	13	3.3%	7	3.8%	6	2.8%
30 to 34	27	6.8%	13	7.1%	14	6.6%
35 to 39	25	6.3%	10	5.5%	15	7.0%

Table 3 (Continued)

	Both Sexes		Male		Female	
	Number	%	Number	%	Number	%
40 to 44	40	10.1%	17	9.3%	23	10.8%
45 to 49	43	10.9%	21	11.5%	22	10.3%
50 to 54	42	10.6%	20	11.0%	22	10.3%
55 to 59	22	5.6%	11	6.0%	11	5.2%
60 & 61	3	0.8%	2	1.1%	1	0.5%
62 to 64	5	1.3%	2	1.1%	3	1.4%
65 & 66	9	2.3%	3	1.6%	6	2.8%
67 to 69	11	2.8%	5	2.7%	6	2.8%
70 to 74	21	5.3%	10	5.5%	11	5.2%
75 to 79	8	2.0%	3	1.6%	5	2.3%
80 to 84	5	1.3%	1	0.5%	4	1.9%
85 and over	3	0.8%	2	1.1%	1	0.5%
65 and over	57	14.4%	24	13.2%	33	15.5%
Median Age	42.2		41.3		42.6	

Source: 2000 U.S. Census.

#### B. Economic Base<sup>1</sup>

In 1990, 159 of Saint Helena's population aged 16 years old or older were employed. Table 4 provides the distribution of employment by industry.

Table 4  
Village of Saint Helena  
Employment Distribution by Industry, 1990

Industry	Number Employed
Agriculture, forestry, and fisheries	4
Mining	2
Construction	7
Manufacturing, nondurable goods	9
Manufacturing, durable goods	22
Transportation	6
Communications and other public facilities	19

<sup>1</sup>The economic and housing data included in this plan are taken from the 1990 U.S. Census. Detailed 2000 economic and housing data will not be available until March, 2002.

Table 4 (Continued)

Industry	Number Employed
Wholesale Trade	2
Retail Trade	15
Finance, insurance, and real estate	4
Business and repair services	12
Personal services	0
Entertainment and recreation services	0
Professional and related services:	
Health services	13
Educational services	22
Other professional and related services	15
Public administration	7
Total employed persons 16 years and over	159

Source: 1990 U.S. Census.

The combined categories of durable and non-durable goods manufacturing was the largest single employer. Other employment was widely dispersed.

The majority of the village's employed population was employed outside of Saint Helena because of limited in-town employment opportunities. In 1990, 94% of the village's employed residents traveled at least 15 minutes to work. Table 5 provides a summary of the 1990 travel time to place of employment.

Table 5  
Village of Saint Helena  
Travel Time to Place of Employment, 1990

Travel Time	Number
Less than 5 minutes	4
5 to 9 minutes	33
10 to 14 minutes	26
15 to 19 minutes	17
20 to 24 minutes	6
25 to 29 minutes	10
30 to 34 minutes	25
35 to 39 minutes	6
40 to 44 minutes	8
45 to 59 minutes	10
60 to 89 minutes	6
90 or more minutes	0
Worked at home	6
	157

Source: 1990 U.S. Census.



In 1989, the average household income in Saint Helena was \$25,625, which was \$3,822 lower than the \$29,447 average for Pender County. Table 6 provides a summary of the 1989 household income levels.

Table 6  
Village of Saint Helena and Pender County  
Household Income, 1989

By 1989 Income Level:	Village of Saint Helena		Pender County	
	Number	% of Total	Number	% of Total
Households (100% Base)	123 <sup>2</sup>	100%	11,098	100%
Less than \$20,000	48	39%	4,804	43%
\$20,000 to \$34,999	34	28%	2,909	26%
\$35,000 to \$49,999	28	23%	1,736	16%
\$50,000 to \$74,999	13	10%	1,259	11%
\$75,000 to \$150,000 or more	0	0%	390	4%
Average Household Income	\$25,625		\$29,447	

Source: 1990 U.S. Census.

In 1989, 36 of Saint Helena's residents who participated in the 1990 Census income survey had incomes below the poverty level. Table 7 provides the ratio of income versus poverty for the 311 persons for whom the poverty level was determined.

Table 7  
Village of Saint Helena  
1989 Poverty Levels

Ratio of Income/Poverty	Saint Helena
Under .50	2
.50 to .74	8
.75 to .99	26
1.00 to 1.24	12
1.25 to 1.49	11
1.50 to 1.74	5
1.75 to 1.84	0
1.85 to 1.99	20
2.00 and over	<u>227</u>
Total Persons for whom poverty status is determined	311

Source: 1990 U.S. Census.

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<sup>2</sup> Note that in 1990 there were 136 occupied households. Some households did not provide income data.

C. Housing

Based on the 1990 U.S. Census, there were 161 dwelling units located within the Village of Saint Helena, of which 136 were occupied. Of the occupied units, 125, or 91.9%, were owner-occupied. Table 8 provides a summary of the dwelling unit characteristics.

Table 8  
Village of Saint Helena  
1990 Housing Characteristics

Housing Characteristics	Number of Units	Percentage
Vacant	25	16%
Occupied	136	84%
Condominium	0	0%
Owner-occupied	82	51%
With a mortgage	71	44%
Renter-occupied	11	7%
Single detached unit	119	74%
Single attached, including row housing	0	0%
2 to 4 units	0	0%
5 to 19 units	0	0%
20 units or more	0	0%
Mobile home or trailer	41	25%
Other	0	0%
Total Housing Units	161	100%
Persons per Unit	2.36	

Source: 1990 U.S. Census.

The age of the housing inventory was not a serious concern, as it is for many small eastern North Carolina communities. From 1980 to March, 1990, a total of 48 dwelling units, 29.8% of the village's housing inventory, was constructed. Also, only 44 of the dwelling units, 27.3%, were 30 years old or older. Table 9 provides a summary of the age of the housing inventory.

Table 9  
Village of Saint Helena  
Housing Inventory Age, 1990

Year Structure Built	Number of Units
1989 to March 1990	9
1985 to 1988	16
1980 to 1984	23
1970 to 1979	39
1960 to 1969	30
1950 to 1959	4
1940 to 1949	14
1939 or earlier	26

Source: 2000 U.S. Census.

D. Soils

A variety of soils are found within Saint Helena’s planning jurisdiction. Because the village does not have central water and sewer systems, soils provide some development constraints. Table 10 describes the soils located in the village’s entire planning jurisdiction. The soils are delineated on Map 2. It should be noted that many of the soils are prime agricultural soils. These include Exum (EmA), Foreston (Fo), Goldsboro (GoA), Grantham loam [where drained] (Gr), and Norfolk (NoB).

Table 10  
Village of Saint Helena  
Soils Types and Development Suitability

Symbol & Soil Name	Dwellings w/o Basements	Small Commercial Bldgs.	Local Roads & Streets	Septic Tank Absorption Fields	Sewage Lagoon Areas
AuB Autryville	Slight	Slight	Slight	Moderate: wetness	Severe: seepage
AyB2 Aycock	Slight	Moderate: slope	Moderate: low strength	Severe: percs slowly	Moderate: seepage, slope, wetness
EmA Exum	Moderate: wetness	Moderate: wetness	Moderate: low strength, wetness	Severe: wetness, percs slowly	Severe: wetness
Fo Foreston	Moderate: wetness	Moderate: wetness	Moderate: wetness	Severe: wetness	Severe: seepage, wetness
GoA Goldsboro	Moderate: wetness	Moderate: wetness	Moderate: wetness	Severe: wetness	Severe: wetness
Gr Grantham	Severe: wetness	Severe: wetness	Severe: low strength, wetness	Severe: wetness, percs slowly	Severe: wetness

Table 10 (Continued)

Symbol & Soil Name	Dwellings w/o Basements	Small Commercial Bldgs.	Local Roads & Streets	Septic Tank Absorption Fields	Sewage Lagoon Areas
Gt Grifton	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: seepage, wetness
LnA Leon	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness, poor filter	Severe: seepage, wetness
Mk Muckalee	Severe: flooding, wetness	Severe: flooding, wetness	Severe: wetness, flooding	Severe: flooding, wetness	Severe: flooding, wetness
Mu Murville	Severe: ponding	Severe: ponding	Severe: ponding	Severe: ponding, poor filter	Severe: seepage, ponding
NoB Norfolk	Slight	Moderate: slope	Slight	Moderate: wetness	Moderate: seepage
Pn Pantego	Severe: flooding, wetness	Severe: flooding, wetness	Severe: wetness	Severe: wetness	Severe: seepage, flooding, wetness
Ra Rains	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness
To Torhunta	Severe: flooding, wetness	Severe: flooding, wetness	Severe: wetness	Severe: wetness	Severe: wetness, seepage, flooding
Wo Woodington	Severe: wetness	Severe: wetness	Severe: wetness	Severe: wetness	Severe: seepage, wetness

Source: Soil Survey of Pender County, North Carolina.

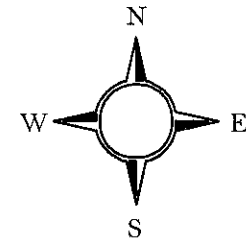
E. Floodplain

Small areas of the eastern portion of the village’s ETJ lie in 100-year floodplains. Both areas are delineated on Map 3. Most of the property within the 100-year floodplain area is undeveloped. Saint Helena does not participate in the National Flood Insurance Program.

F. 404 Wetlands



















404 wetlands are areas covered by water or that have waterlogged soils for long periods during the growing season. Plants growing in wetlands are capable of living in soils lacking oxygen for at least part of the growing season. 404 wetlands include, but are not limited to, bottomlands, forests, swamps, pocosins, pine savannahs, bogs, marshes, and wet meadows. Section 404 of the Clean Water Act requires that anyone interested in depositing dredged or fill material into “waters of the United States,” including wetlands, must apply for and receive a permit for such activities.

# Village of St. Helena Soils Map



## Legend

### Soils

-  AuB
-  AyB2
-  EmA
-  Fo
-  GoA
-  Gr (H)
-  Gt (H)
-  LnA (H)
-  Mk (H)
-  Mu (H)
-  NoB
-  Pn (H)
-  Ra (H)
-  To
-  Wo (H)
-  Parcels
-  Village Limits
-  ETJ

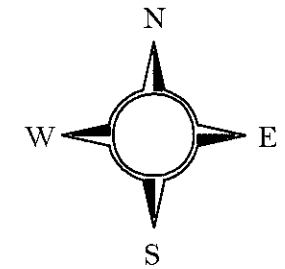
(H) Hydric Soils










Map 3

# Village of St. Helena Flood Hazard Area Map



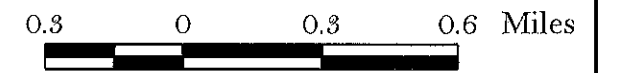
## Legend

Flood Zone

-  100 Year Flood Zone
-  Areas of Minimal Flooding
-  Parcels
-  Village Limits
-  ETJ



The flood zone information on this map was provided by the Federal Emergency Management Agency. For official flood zone determination, please refer to FEMA's Official Flood Insurance Rate Maps.







The Wilmington office of the U.S. Army Corps of Engineers has regulatory authority in Saint Helena's planning jurisdiction. While there may be scattered wetland areas located within Saint Helena, the specific locations of wetland areas must be determined through on-site analysis. Simultaneous to the preparation of this plan, amendments to the federal definition of wetlands were being considered which could reduce the areas afforded protection under the wetlands legislation. Hydric soils are soils which have the potential to be classified as 404 wetland areas. The hydric soils within Saint Helena's jurisdiction are delineated on Map 2, Soils Map.

## V. EXISTING LAND USE

The 2001 existing land use for the Village of Saint Helena is summarized in Table 11 and depicted on Map 4. Almost all development in Saint Helena is residential. This residential development is concentrated along US 117, Newroad Avenue, West Main Street, East Main Street, the Northwest Avenue/Highsmith Road intersection, and Front Street between West Main Street and Newroad Avenue.

Table 11  
Saint Helena Existing Land Uses (Acres)

	Town	%	ETJ	%	Total Planning Jurisdiction	%
Agricultural/Vacant	2,936.401	84.7%	3,372.253	95.9%	6,308.654	90.3%
Commercial	28.152	0.8%	-0-	-0-	28.152	0.4%
Church	11.831	0.3%	-0-	-0-	11.831	0.2%
Multi-Family	0.783	<0.1%	-0-	-0-	0.783	<0.1%
Mobile Home	12.376	0.4%	6.784	0.2%	19.160	0.3%
Single-Family	478.369	13.8%	137.089	3.9%	615.458	8.8%
Town Hall	0.392	<0.1%	-0-	-0-	0.392	<0.1%
TOTALS	3,468.304	100.0%	3,516.126	100.0%	6,984.430	100.0%

Source: Holland Consulting Planners, Inc.

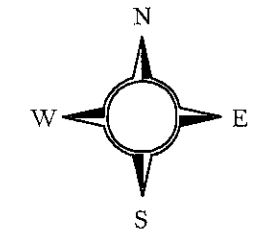
Vacant land comprises the largest single land use category. Much of the vacant land is utilized for agricultural production.

Map 5 provides a copy of the 2001 Village of Saint Helena zoning map. The following provides descriptions of the zoning districts which are delineated on the map.



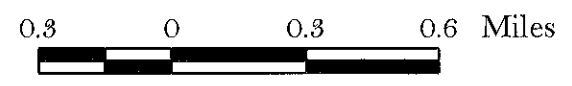
Map 4

# Village of St. Helena Existing Land Use Map



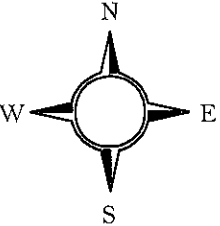
## Legend

- Existing Land Use
- Commerical
  - Church
  - Multi-Family
  - Mobile Home
  - Single Family
  - Town Hall
  - Vacant
  - Village Limits
  - ETJ










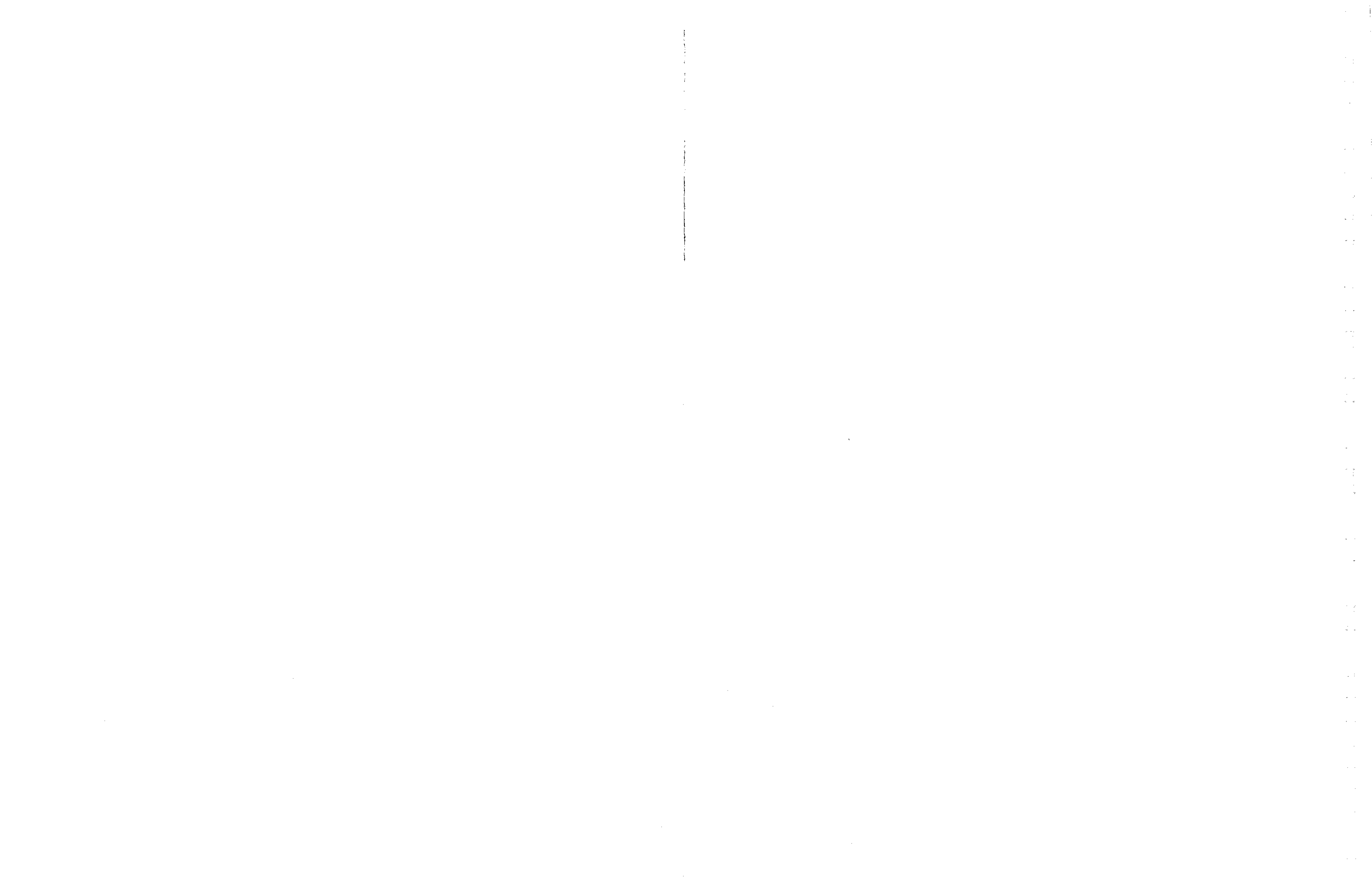


# Village of St. Helena Zoning Map



### Legend

- Zoning
-  I
  -  O&I
  -  R-12
  -  R-20
  -  RA-20
  -  Village Limits
  -  ETJ



land use. In cases where the planning process resulted in a desired land use that deviated from the existing land use, preferred land use is indicated.

The following provides a description of future land use by type:

A. Commercial

As discussed earlier in this plan, there is limited commercial development within Saint Helena's planning jurisdiction. Future commercial development should be concentrated in service nodes along US 117. It is recommended that any commercial development be concentrated in these areas for the following reasons:

- Commercial development should be centrally located to provide optimal access for all of the village's residents.
- It is a widely accepted and utilized planning technique to concentrate commercial development in nodes usually located at intersections.
- Strip commercialization along roads should be avoided.
- Infringement of commercial development on residential areas should be limited.

B. Conservation/Open Space

Conservation/open space land uses should be located in the 100-year floodplain areas. Low density rural agricultural use should be allowed in this area.

C. Industrial

As previously discussed in this text, there is no industrial development within Saint Helena's planning jurisdiction. Although there is no tax incentive for the village to encourage any type of development within its ETJ, new industries would provide Saint Helena's residents with local employment opportunities. It is recommended that any industrial development be located in the town's ETJ.

- Industrial development in the ETJ would locate noise in low density areas and reduce nuisances to residential areas.
- Concentrating industrial development in the ETJ would keep truck traffic to a minimum in the village.

D. Residential

All existing residential areas are shown on the future land use map. This supports the village's desire to preserve its small town rural/residential atmosphere. As the village grows, the future land use map should be revisited, and areas currently indicated for residential use should be considered for other suitable uses.

IX. **SAINT HELENA POLICY STATEMENTS**

A. Introduction to Policy Statements

This section of the plan provides policies which will address growth management and protection of the Village of Saint Helena's environment. The policies address the following areas of concern:

- Resource Protection
- Resource Production and Management
- Economic and Community Development
- Continuing Public Participation
- Storm Hazard Mitigation
- Implementation Elements

It is emphasized that the policy statements are extremely important and have a day-to-day impact on individual citizens within Saint Helena. All policies stated in this plan must be supported by local ordinances and actions in order to ensure implementation. Areas in which the statements have an impact include:

- Establishment of local planning policy.
- Review of proposed projects requiring state or federal assistance or approval to determine consistency with local policies.

B. Resource Protection Policies

Community Attitude Toward Resource Protection

The village's main concerns focus on improving existing development and protecting its residential areas. Because of the reliance on individual wells for water supply, the protection of



groundwater resources is important. The following concerns should be addressed by Saint Helena's resource protection policies:

- Control of stormwater drainage problems.
- Preservation of the Saint Helena's historic properties.
- Protection of groundwater quality.

*Physical Limitations:*

Soils

Policy (a): Saint Helena will stress low density development in areas with soils suitable for development.

*Implementation:*

- (a) Saint Helena will enforce all current regulations of the N.C. State Building Code and the Pender County Health Department relating to building, construction, and septic tank installation/replacement in areas with soil restrictions.
- (b) Saint Helena will rely on its zoning ordinance and building inspections to enforce policy (a).

*Schedule (a) - (b):* Continuing Activities.

Policy (b): The Village of Saint Helena will cooperate with the U.S. Army Corps of Engineers in the regulation/enforcement of the 404 wetlands permit process.

*Implementation:* Saint Helena will rely on the U.S. Army Corps of Engineers to regulate the development of 404 wetland areas.

*Schedule:* Continuing Activity.

Flood Hazard Areas

Policy: Flood Hazard Maps identified no flood hazard areas within Saint Helena. However, the village will discourage development in areas susceptible to flooding.

*Implementation:* The village will rely on its subdivision ordinance to enforce this policy.

*Schedule:* Continuing Activity.

## Groundwater/Protection of Potable Water Supplies

Policy (a): Saint Helena desires to conserve its surficial groundwater resources.

*Implementation:* Saint Helena will conserve its surficial groundwater resources by enforcing N.C. Division of Water Quality stormwater runoff regulations, and by coordinating local development activities involving chemical storage or underground storage tanks with the North Carolina Division of Water Quality.

*Schedule:* Continuing activity.

## Manmade Hazards

Policy (a): Saint Helena opposes the temporary or permanent storage or disposal of any toxic wastes, as defined by the Environmental Protection Agency, within its planning jurisdiction.

Policy (b): Saint Helena supports the development of Tier II reporting businesses within its jurisdiction in areas which do not present a hazard to adjacent land uses, especially land uses such as schools, hospitals, and residential areas.

*Implementation:* The village will revise its zoning ordinance to incorporate provisions to implement manmade hazards policies (a) and (b).

*Schedule:* To be decided by the Village Council.

Policy (c): Saint Helena supports regulation of underground storage tanks in order to protect its groundwater resources.

*Implementation:* The village will rely on the technical requirements and state program approval for underground storage tanks (40 CFR, parts 280 and 281), and any subsequent state regulations concerning underground storage tanks adopted during the planning period.

*Schedule:* Continuing activity.

## Stormwater Runoff

Policy (a): Saint Helena recognizes the value of water quality maintenance to the protection of fragile areas and to the provision of clean water for recreational purposes. The village will support state regulation relating to stormwater runoff resulting from

development (Stormwater Disposal Policy 15A NCAC 2H.001-.1003) and local actions to improve stormwater runoff.

*Implementation:*

- (a) The village will support this policy through enforcement of its zoning and subdivision ordinances.
- (b) The village will utilize work service program assistance to maintain roadside drainage ditches throughout the village.

*Schedule (a) - (b):* Continuing Activities.

Cultural/Historic Resources

**Policy:** The Village of Saint Helena supports protection of its historic and cultural resources.

*Implementation:*

- (a) The village will notify the Division of Archives and History of any construction activity in the vicinity of historically significant properties.
- (b) The village will continue to maintain and landscape the abandoned railroad tracks located in the center of village.

*Schedule (a) - (b):* Continuing Activities.

Water Quality Management

**Policy:** Saint Helena supports the North Carolina Division of Water Quality Management's goals for water quality management contained in the Cape Fear Basinwide Management Plan.

*Implementation:* The village will review all local ordinances to determine what, if any, revisions should be made to reduce the potential for impairment of water quality. Such revisions may include but are not necessarily limited to:

- Reduction of the construction of impervious surfaces
- Provision of vegetative buffers along estuarine shorelines
- Allowing or requiring strip paving
- Requiring retention and/or detention pond facilities

*Schedule:* FY1999-2001

C. Resource Production and Management Policy Statements

Community Attitude Toward Resource Production

Saint Helena supports responsible development of its vacant property. The village will remain primarily a residential community but will encourage responsible commercial and industrial development.

Recreation Resources

Policy: Saint Helena will continue to support preservation of open space within its planning jurisdiction.

*Implementation:* The village will rely on its Zoning Ordinance to implement this policy.

*Schedule:* Continuing Activity

Productive Agricultural Lands

Policy (a): Saint Helena desires to maintain its prime agricultural farmlands.

*Implementation:* Where agricultural production is occurring within Saint Helena, the village supports and encourages the use of U.S. Natural Resources Conservation Services Best Management Practices program to protect productive agricultural lands.

*Schedule:* Continuing Activity.

Policy (b): Saint Helena opposes the location of intensive livestock operations within its planning jurisdiction.

*Implementation:* The village will rely on its zoning ordinance to implement this policy.

*Schedule:* Continuing Activity.

## Productive Forestlands

Policy: The Village of Saint Helena feels that preservation of woodlands in its extraterritorial jurisdiction is important to maintaining community appearance, wildlife habitat, and to attracting quality residential, commercial, and industrial development. Additionally, the village believes that commercial forestry is destructive to its woodlands resources, and generally inconsistent with the village's agricultural/residential character. Commercial forestry will also create a general nuisance and potential safety hazards. To maintain its existing woodlands resources and discourage commercial forestry operations, Saint Helena will:

### *Implementation:*

- (a) Rely on its Zoning Ordinance to implement this policy.
- (b) Encourage and support forestry best management practices as defined in the Forestry Best Management Practices Manual, 1989, North Carolina Division of Forest Resources.

*Schedule (a) - (b):* Continuing Activities.

## Residential, Commercial, and Industrial Development Impacts on Resources

Policy (a): Residential, commercial, and industrial development which is consistent with the village's zoning and subdivision ordinances and the policies contained in this plan will be allowed. High density development will be discouraged in areas containing hydric soils and in rural classified areas.

Implementation: The village will rely on its zoning ordinance to support this policy.

*Schedule:* Continuing Activity.

## D. Economic and Community Development Policies

### Community Attitude Toward Economic and Community Development

Saint Helena desires to expand its economic base. A reasonable policy of annexation will be pursued. Saint Helena will support growth and development at the densities specified in the land classification definitions.

## Types and Location of Planned Development

**Policy:** The Village of Saint Helena wants to encourage economic development while preserving its quiet, residential character and its outlying agricultural and woodland resources. The village also wants to maintain the general zoning patterns and development densities included in its 2000 Zoning Ordinance.

### *Implementation:*

- (a) Continue to enforce the village's existing zoning ordinance to ensure land use compatibility and promote low density residential and commercial development.
- (b) Discourage industrial and commercial development that is incompatible with agricultural operations, potentially destructive to the local groundwater resource, or that would be a possible nuisance and safety hazard to residents of the village. The Village of Saint Helena will not consider rezoning an area for any industrial use which has the potential to cause one or more of those problems.
- (c) Encourage commercial and industrial activity that is compatible with the village's residential/agricultural character, that will not pose a threat to local groundwater resource, and will not provide a potential threat to the health and safety of local residents due to on-site storage of hazardous materials, excessive noise, or significant increase in traffic volume.

*Schedule (a) - (c): Continuing Activities.*

## Recreation

**Policy:** The Village of Saint Helena will support preservation of open space.

*Implementation:* The village will attempt to preserve open space through its zoning policies and will acquire space for recreational facilities if affordable land is available during the planning period.

*Schedule:* Continuing Activity.

### Water Supply

Policy: The village may seek funding for a village-wide water system during the planning period. Groundwater resources will be preserved through the implementation of other policies discussed herein.

*Implementation:* To be coordinated with Pender County.

*Schedule:* Continuing Activity.

### Sewer System

Policy: Due to anticipated increasing problems with existing individual septic systems, soils limitations to new development, the need to attract commercial and selected types of industrial activity, and the need to preserve groundwater resources, the Village of Saint Helena strongly supports a central sewer system.

*Implementation:* During the ten-year planning period, the village will seriously examine funding alternatives for a village-wide sewer system. However, the village recognizes that construction of a village-wide system may be cost prohibitive.

*Schedule:* To be coordinated with Pender County.

### Solid Waste Disposal

Policy (a): Saint Helena supports a policy of cooperation with Pender County to develop alternatives for solid waste disposal that will not endanger groundwater resources or violate federal and state air quality standards.

*Implementation:* Saint Helena supports the disposal of its waste in the Sampson County landfill.

*Schedule:* Continuing Activity.

Policy (b): Saint Helena supports efforts to recycle and reduce waste, including expansion of existing recycling services.

*Implementation:* The village will cooperate with any efforts to educate people and businesses on waste reduction and recycling. Saint Helena supports recycling by

its residents and businesses and supports setting up practical collection methods and education efforts to achieve a high degree of village-wide recycling.

*Schedule:* Continuing Activity.

### Storm Drainage

**Policy:** The village will continue support the maintenance of roadside ditches on a continuing basis, and will support the Division of Environmental Management stormwater runoff retention system through its zoning permit system.

*Implementation:* Rely on zoning ordinance to coordinate development with the Division of Water Quality.

*Schedule:* Continuing Activity.

### Types and Location of Commercial and Industrial Development

**Policy:** Saint Helena will encourage commercial and industrial activity that is compatible with the village's surrounding land uses, that will not pose a threat to local groundwater resources, and will not provide a potential threat to the health and safety of local residences due to on-site storage of hazardous materials, excessive noise, or significant increase in traffic volume.

*Implementation:* Saint Helena will rely on its zoning ordinance to enforce this policy.

*Schedule:* Continuing Activity.

### Redevelopment of Developed Areas

**Policy:** Saint Helena supports the elimination of substandard housing. The Village of Saint Helena considers improvement of its existing housing stock and older commercial buildings and demolition of abandoned structures to be a continuing issue.

*Implementation:* The village will enforce its minimum housing code.

*Schedule:* Continuing Activity.



## Transportation

Policy: The Village of Saint Helena supports transportation improvements which will facilitate the safe movement of traffic.

*Schedule:* Continuing Activity.

## Commitment to State and Federal Programs

Policy: Saint Helena will be receptive to and support all state and federal funding programs which are beneficial to the village.

*Implementation:* The Saint Helena Village Council will pursue funding and project development through the following state and federal programs: N.C. Department of Archives and History; N.C. Department of Transportation road improvement programs; drainage planning and erosion control activities carried out by the Natural Resources Conservation Service; community development block grants; low-to-moderate income housing; housing rehabilitation; housing for the elderly; and the N.C. Housing Finance Agency housing improvement programs.

*Schedule:* Continuing activity.

## E. Storm Hazard Mitigation, Post-Disaster Recovery, and Evacuation Plans

The following pages will present the storm hazard mitigation and post-disaster recovery policies, along with appropriate discussions. FIRM maps have not been prepared within Saint Helena.

### 1. **Storm Hazard Mitigation: Discussion**

Hazard mitigation, or actions taken to reduce the probability or impact of a disaster, could involve a number of activities or policy decisions. The starting point, however, is to identify the types of hazards (including the relative severity and magnitude of risks), and the extent of development (including residential, commercial, etc.) located in storm hazard areas.

Hurricanes are extremely powerful, often unpredictable forces of nature. The four potential causes of fatalities and property damage are high winds, flooding, wave action, and erosion. One of these, high winds, applies to Saint Helena.

a. *High Winds*

High winds are the major determinants of a hurricane, by definition, i.e., a tropical disturbance with sustained winds of at least 73 miles per hour. Extreme hurricanes can have winds of up to 165 miles per hour, with gusts up to 200 miles per hour.

These winds circulate around the center or “eye” of the storm. Although the friction or impact of the winds hitting land from the water causes some dissipation of the full force, there is still a tremendous amount of energy left to cause damage to buildings, overturn mobile homes, down trees and power lines, and destroy crops. Also, tornadoes are often spawned by hurricane wind patterns. Wind stress, therefore, is an important consideration in some storm hazard mitigation planning.

b. *Policy Statements: Storm Hazard Mitigation*

In order to minimize the damage potentially caused by the effects of a hurricane or other major storm, Saint Helena will implement the village’s disaster preparedness plan and support the following policies:

High Winds: Saint Helena supports enforcement of the North Carolina State Building Code. The village will continue to enforce the State Building Code on wind resistance construction with design standards of 100 mile per hour wind loads.

Hurricane force winds could cause significant damage in Saint Helena to both structures and overhead utilities. The village is located in a zone identified by the North Carolina State Building Code as having a reasonable expectation of receiving 100 mile per hour winds during a major hurricane. The State Building Code requires that any new structure be designed to withstand 100 mile per hour winds and that mobile homes be tied down and anchored.

Pender County maintains an up-to-date evacuation plan which identifies hurricane evacuation routes and shelters, evacuation instructions, and anticipated evacuation times for different severities of storms. The plan was prepared in cooperation with the Pender County Emergency Management Office, the North Carolina Department of Crime Control and Public Safety, and the Division of Emergency Management. The plan has been approved by Pender County and the county’s municipalities, including Saint Helena

Saint Helena will continue to implement and support the following storm hazard mitigation, post disaster recovery, and evacuation policies which were included in the 1993 land use plan:

- Saint Helena supports the efforts of the Pender County Emergency Management Coordinator to facilitate and encourage the safe evacuation of vulnerable areas of the county during storm events.
- Saint Helena officials will continue to actively participate in various scheduled activities of coordination among towns in the county for storm preparedness, evacuation, and post-disaster recovery.
- Saint Helena will continue to support the enforcement of the North Carolina State Building Code, particularly the provisions which require floodproofing measures.
- Because of the limited risk associated with hurricane flooding, the village will support reconstruction of public facilities at same location.
- Saint Helena will discourage property owners from rebuilding destroyed structures without taking mitigative precautions during the construction phase.
- Saint Helena will support public acquisition of land in those areas susceptible to repetitive flooding.
- In the event of a storm disaster, the village will request the Pender County Recovery Task Force to oversee the reconstruction process.

#### **X. IMPLEMENTATION ELEMENTS**

The Village of Saint Helena will undertake the following to accomplish implementation of the plan:

- The village will consider zoning areas in town for commercial development.
- The village will consider zoning additional areas in its ETJ for industrial development.

- Rezoning of property should be in general compliance with this Comprehensive Plan. A Comprehensive Plan amendment process should be developed.
- The village will maintain its predominantly low density single-family residential character.
- The village will pursue any available grant funds which may assist with the development of recreational facilities.
- The village will support projects to reduce and/or eliminate substandard housing.
- The village will support projects which improve access to areas zoned for industrial use.

The Village of Saint Helena Planning Board and Village Council will consider the following in deliberation of all zoning petitions:

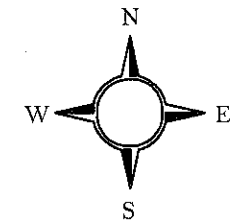
- All uses which are allowed in a particular zoning district must be considered. A decision to rezone or not to rezone a parcel or parcels of property cannot be based on consideration of only one use or a partial list of the uses allowed within a zoning district.
- Zoning decisions will not be based on aesthetic considerations.
- Requests for zoning changes will not be approved if the requested change will result in spot zoning. Spot zoning is a form of discriminatory zoning whose sole purpose is to serve the private interest of one or more landowners instead of furthering the welfare of the entire community as part of an overall zoning plan. Although changing the zoning classification of any parcel of land to permit a more intensive use could possibly constitute spot zoning, the test lies in its relationship to the existing zoning pattern and guidelines of the local comprehensive plan. Spot zoning is based on the arbitrary and inappropriate nature of a rezoning change rather than, as is commonly believed, in the size of the area being rezoned.
- Zoning which will result in strip development will be discouraged. Strip development is a melange of development, usually commercial, extending along both sides of a major street. Strip development is often a mixture of auto-oriented enterprises (e.g., gas stations, motels, and food stands), truck dependent wholesale,

and light industrial enterprises along with the once-rural homes and farms that await conversion to commercial use. Strip development may severely reduce traffic-carrying capacity of abutting streets.









- The concept of uniformity will be supported in all zoning deliberations. Uniformity is a basic premise of zoning which holds that all land in similar circumstances should be zoned alike; any different treatment must be justified by showing different circumstances.
- Zoning regulations will be made in accordance with this Comprehensive Plan and designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration of population; and to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements. The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the Village of Saint Helena planning jurisdiction.
- Specifically, the Planning Board and Village Council should ask the following questions:
  - Does the Village of Saint Helena need more land in the zone class requested?
  - Is there other property in the community that might be more appropriate for this use?
  - Is the request in accordance with the Village of Saint Helena comprehensive plan?
  - Will the request have a serious impact on traffic circulation, parking space, sewer and water services, and other utilities?
  - Is there a good possibility that the request, as proposed, will result in lessening the enjoyment or use of adjacent properties?

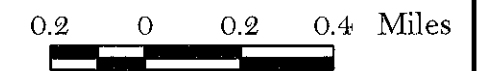
- Will the request, as proposed, cause serious noise, odors, light, activity, or unusual disturbances?
  
- Does the request raise serious legal questions such as spot zoning, hardship, violation of precedents, or need for this type of use?

Map 6  
**Village of St. Helena  
 Future Land Use  
 Map**



**Legend**

- Future Land Use
-  Industrial
  -  Low Density Residential
  -  Medium Density Residential
  -  Conservation District
  -  Commercial Service Node
  -  Parcels
  -  Village Limits
  -  ETJ







RA-20 Residential-Agricultural District: The purpose of this district shall be to maintain a compatible mixture of single-family residential and agricultural uses with a density of two families per acre for residential areas without community water and/or sewer. The regulations of this district are intended to discourage any use which because of its character would substantially interfere with the development of residences and which would be detrimental to the quiet residential nature of the areas included within this district.

R-20 Residential District: The purpose of this district shall be to maintain a compatible mixture of single-family residential uses with a density of two families per acre for residential areas without community water and/or sewer. The regulations of this district are intended to discourage any use which because of its character would substantially interfere with the development of residences and which would be detrimental to the quiet residential nature of the areas included within this district.

R-12 Residential District: The R-12 residential district is established as a district in which the principal use of land is for residential purposes and to ensure that residential development *served by both community/public water and sewer systems* will occur at sufficiently low densities to maintain a healthful environment.

I Industrial District: The purpose of this district shall be to provide areas for those uses of an industrial, warehousing, and storage nature which do not create an excessive amount of noise, odor, smoke, dust, airborne debris, or other objectionable characteristics which might be detrimental to surrounding areas. No Industrial District will be less than five (5) acres in area.

Land use issues confronting the village include the following:

- Preservation/protection of residential areas.
- Preservation of the area's rural character.
- Lack of industrial development.
- Protection of water quality.
- Regulation of development along the US 117 corridor.

VI. COMMUNITY HUMAN RESOURCES

A. Schools

The Village of Saint Helena's youth are served by three of Pender County's schools. These schools include Burgaw Elementary and Burgaw Middle on Wright Street in Burgaw, and Pender High School on Highway 53. Table 12 provides a comparison between school enrollment and capacity for school year 2001-2002.

Table 12  
Village of Saint Helena  
School Enrollment

	Grade Levels Served	'01-'02 Enrollment	Capacity*	Capacity Level
Burgaw Elementary	K-5	565	378	149%
Burgaw Middle	6-8	284	416	68%
Pender High	9-12	1,166	800	146%
TOTAL		2,015	1,594	

\*The capacity figures do not include outside relocatable classrooms.  
Source: Pender County Schools.

As Table 12 indicates, Burgaw Middle is operating below capacity while Burgaw Elementary and Pender High are operating above their capacities. However, it is important to note that the capacity figures provided do not take into account the many outside relocatable classrooms present at these schools. At the present time, there are 17 mobile classrooms at Burgaw Elementary School and 15 mobile classrooms at Pender High School. Although these outside relocatable classrooms significantly mitigate overcrowding problems at these schools, additional classroom space is still needed.

Pender County is in the process of building a new high school on Highway 210 in Rocky Point. The county anticipates this new school opening in August 2002. It is possible that after redistricting takes place following construction, Saint Helena students will attend classes at the new school.

Considering construction of the new school, the school system appears to be adequate to meet the village's needs.

B. Health Services

Pender Memorial Hospital is the only hospital located in Pender County. This facility, located in Burgaw, has been in operation since 1951. It became an affiliate of New Hanover Health Network in July 1999, when Pender Memorial Hospital signed a 20-year operating agreement with New Hanover Regional Medical Center. The hospital is owned by the county. Pender Memorial Hospital contains 86 beds and provides the following services to Pender, Duplin, and Bladen counties.

- Acute Care
- Medical Surgical Hospital Care
- Critical Care Unit
- Skilled Nursing Facility (SNF)
- 24-Hour Emergency Department-  
Professional Physicians
- Complete Radiology Laboratory
- Respiratory & Physical Therapy Depts
- Home Health Care Program
- Out-Patient Surgery
- Out Patient Clinics
  - \* Orthopedic
  - \* Podiatry
  - \* Vascular Surgery
  - \* General Surgery

The New Hanover Regional Medical Center in Wilmington serves Saint Helena's residents with their more critical health care needs. Huntington Health Care Facility, a 91-bed nursing facility, and Guardian Care, a 72-bed nursing facility, provide levels of care ranging from rest home to skilled nursing. There are five private physicians, three in internal medicine and two surgeons, and three dentists practicing in Burgaw. For more specialized medical care, residents travel to nearby Wilmington. Health services appear to be adequate to serve the area's needs.

C. Police/Fire/Rescue

Police protection in Saint Helena is provided by the Pender County Sheriff's Department. Fire protection is provided by the Pender Central Fire Department, which is also the Town of Burgaw Fire Department. Rescue service is provided by the Pender County Rescue Squad which is located in Burgaw. All services are considered adequate.

VII. **COMMUNITY FACILITIES AND PUBLIC NEEDS**

A. Cable Television

Cable television is provided to the village by Time Warner Cable of Wilmington and it appears that it will be adequate through the planning period.

B. Water Supply and Wastewater Disposal

There is no central sewer system in Saint Helena or its extraterritorial jurisdiction. However, the village is located in the Rocky Point-Topsail Water/Sewer District. Pender County is currently negotiating with the Town of Wallace to purchase 2-1/2 million gallons of capacity for sewage treatment. If the negotiations are successful, it is anticipated that a 12-inch or 16-inch sewer line will be constructed along either US 117 or I-40 from the northern county line to NC 210. The estimated cost of the project is nine million dollars. Completion of this project will provide the village with access to central sewer. Funding would have to be secured to construct a sewage collection system within the village.

Water service is currently provided along US 117 by a 12-inch county-owned line. A water distribution system could be constructed by the village with water purchased from the county at a bulk rate or the system could be constructed by the county with the county directly billing customers. For the provision of adequate water pressure, the waterlines should be a minimum of 6-inches in diameter.

Funding for either a water or sewer system will be an issue. The village should consider seeking Community Development Block Grant Infrastructure Funds, Rural Center Funds, United States Department of Agriculture Rural Development Funds, and/or other identified state/federal funds to assist with construction.

C. Solid Waste Disposal

The Village of Saint Helena contracts with Waste Management of Wilmington for solid waste collection. Curbside collection is provided once per week. Residents are not charged a solid waste collection fee. Waste Management transports the solid waste to landfills located in Brunswick County, New Hanover County, and Sampson County. Pender County's landfill closed in 1995.

D. Streets

The Village of Saint Helena maintains approximately one-fourth mile of paved streets. These include Fairfield Drive and Memory Lane. The village was considering taking North Street into its system. In fiscal year 2001-2002, the village received approximately \$10,000 in Powell Bill funds.

E. Electricity

Electricity is provided to Saint Helena by both CP&L and the Four County EMC. The Four County EMC serves Northwest Avenue and Highsmith Road. CP&L serves the rest of the village and its ETJ. Service is considered adequate.

F. Administration

The Village of Saint Helena has a Mayor/Village Council form of government. The Mayor and Council members are elected officials. In addition, the village has a part-time clerk.

G. Basinwide Water Quality Management

The North Carolina Division of Water Quality has initiated a basinwide approach to state water quality management. The overall goal of basinwide management is to develop consistent and effective long range water quality management strategies that protect the quality and intended uses of North Carolina's surface waters while accommodating population increases and economic growth.

Basinwide management is not a new regulatory program. Rather, it is a watershed-based management approach which features basinwide permitting of discharges, integration of existing point and nonpoint source regulatory programs, and preparation of basinwide water quality management plans for each of the state's 17 river basins. Plans will be updated at five year intervals.

The purpose of the basinwide management plan is to communicate to policy makers, the regulated community, and the general public, the state's rationale, approaches, and long-term strategies for each basin. In general, this process involves the following five major phases of development:

- Collecting pertinent water quality and related information,
- Analyzing the information and targeting problem areas,
- Developing management strategies,
- Circulating a draft plan for public review and comment, and
- Finalizing the plan.

Eight of North Carolina's major river basins cross the coastal area: Lumber, Cape Fear, White Oak, Neuse, Tar-Pamlico, Roanoke, Chowan, and Pasquotank. The Division of Water Quality has

further subdivided these basins into smaller "sub-basins," which are currently used as the foundation for their basinwide water quality plans. Even smaller watersheds were recently delineated for the entire state by the USDA Natural Resources Conservation Service. These watersheds are referred to as "14-digit hydrologic units" (because of the unique 14-digit code assigned to each watershed) or simply "small watersheds." These small watersheds generally range in size from 5,000 to 50,000 acres.

Pender County includes two separate river basins (Cape Fear and White Oak) and four separate sub-basins (03-06-20, 03-06-23, 03-06-19, and 03-06-24). Each sub-basin is further divided into several smaller sub-basins. The Village of Saint Helena's planning jurisdiction is located entirely within the Cape Fear River basin, sub-basin 03-06-23, and small sub-basin 23. The Cape Fear basinwide management plan was completed in 1995.

The long-range basinwide management goal is to provide a means of addressing the complex problem of planning for reasonable economic growth while protecting and/or restoring the quality and intended uses of the Cape Fear Basin's surface waters.

In striving towards the long-range goal stated above, the Division of Water Quality's highest priority near-term goals will be the following:

- Identify and restore the most seriously impaired waters in the basin;
- Protect those waters known to be of the highest quality or supporting biological communities of special importance;
- Manage problem pollutants, particularly nutrients, biological oxygen demand and sediment and fecal coliform, in order to correct existing water quality problems and to ensure protection of those waters currently supporting their uses.

Because the Village of Saint Helena and its ETJ are located entirely within sub-basin 03-06-23, a map illustrating the watershed boundary is not necessary.

## **VIII. LOCATIONAL ASPECTS OF FUTURE LAND USES**

The purpose of this section is to describe the reasoning behind the location of land uses shown on the Future Land Use Map (Map 6). It should be noted that the Future Land Use Map depicts a desired or optimum pattern of land uses for vacant land as well as for developed land. For land areas that are already developed, the desired land use may not be consistent with the existing