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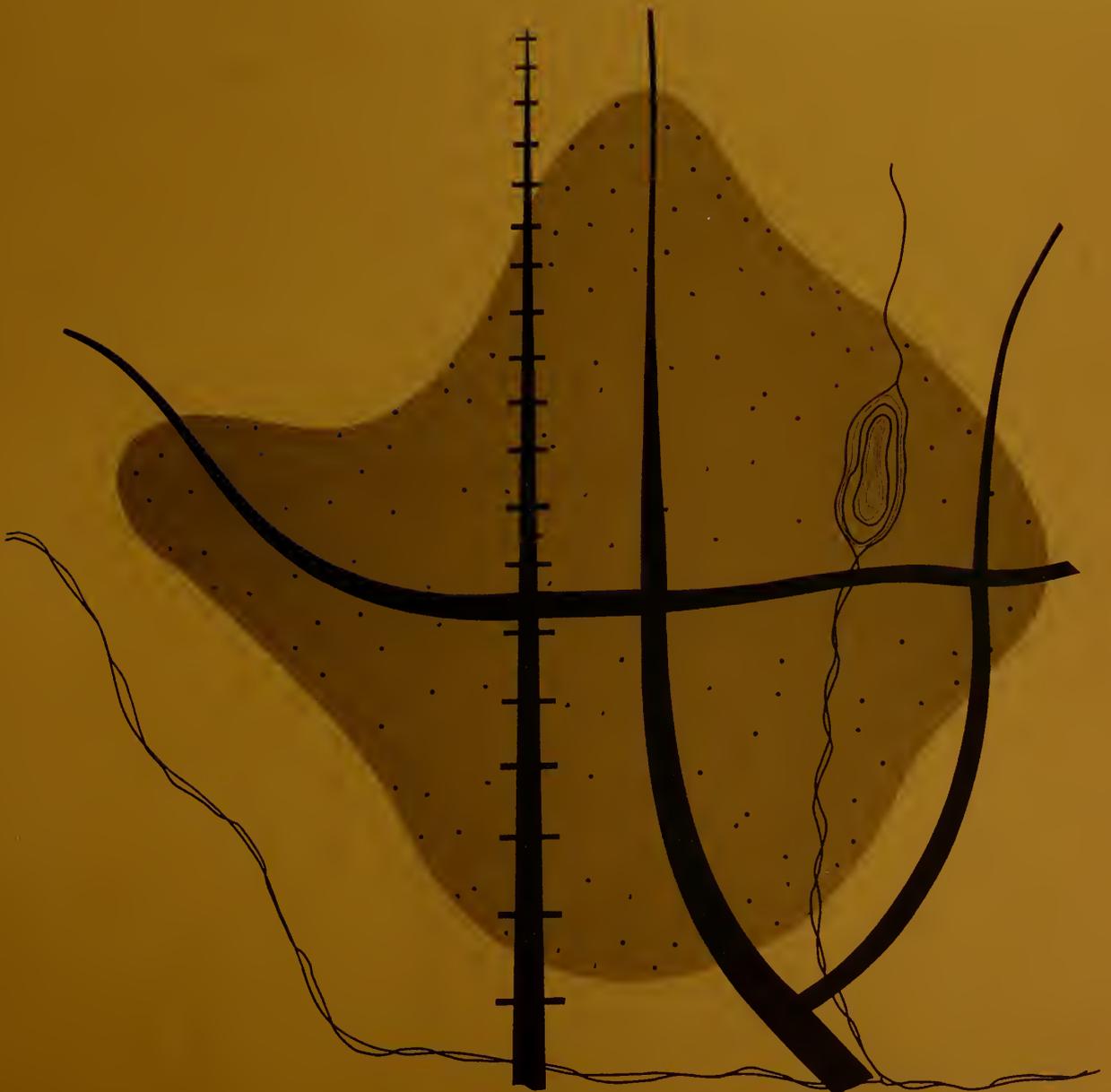
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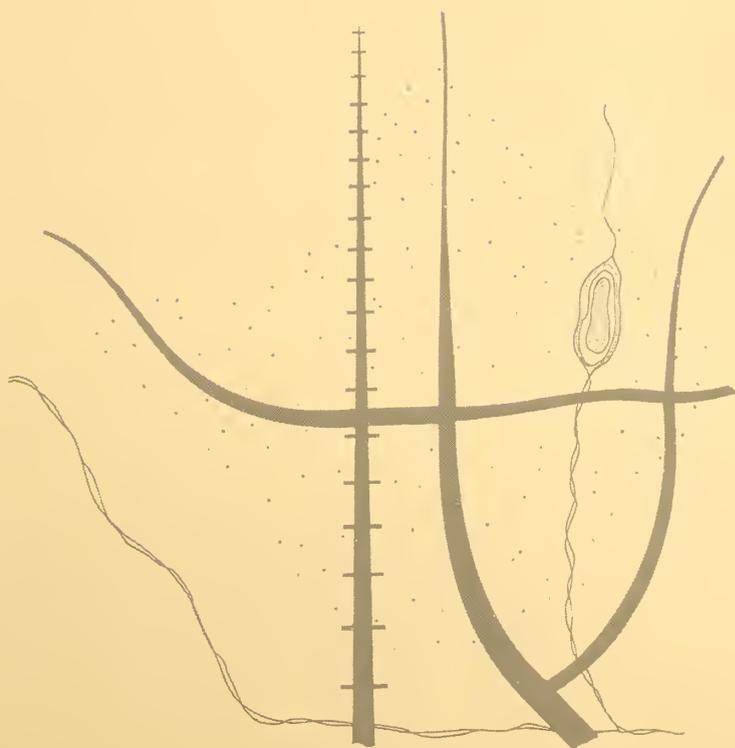
# DEVELOPMENT GUIDE



WALLACE, NORTH CAROLINA



# DEVELOPMENT GUIDE



WALLACE, NORTH CAROLINA

The preparation of this report was financially aided through a Federal grant from the Urban Renewal Administration of the Department of Housing and Urban Development under the Urban Planning Assistance Program authorized by Section 701 of the Housing Act of 1954, as amended.

PREPARED FOR THE TOWN OF WALLACE, NORTH CAROLINA

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DIVISION OF COMMUNITY PLANNING  
DEPARTMENT OF CONSERVATION AND DEVELOPMENT  
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June, 1966

Price \$1.00



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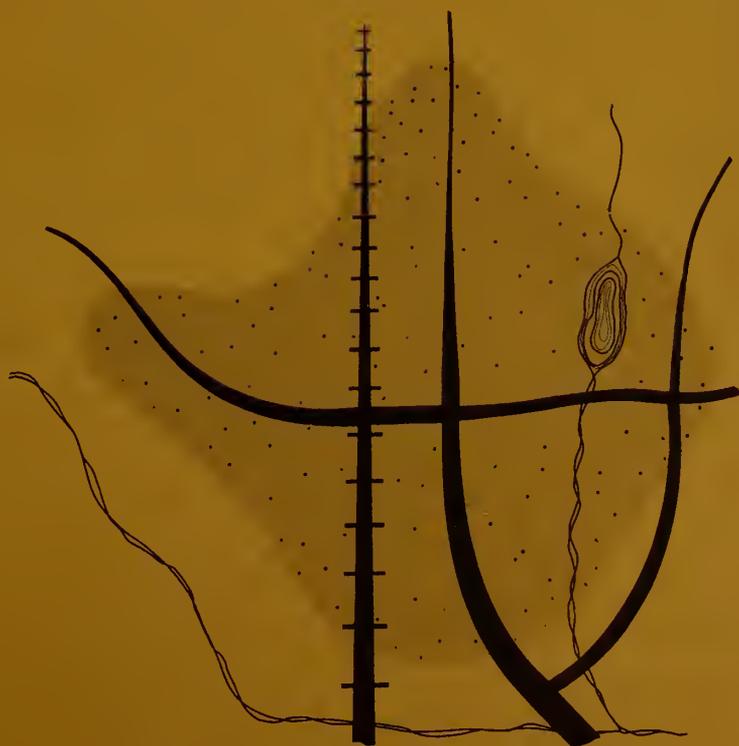
TABLE OF CONTENTS

	Page
INTRODUCTION, SCOPE AND METHODOLOGY.....	1
LAND DEVELOPMENT.....	9
Residential Development.....	11
Public Facility Development.....	15
Business Development.....	20
Industrial Development.....	23
Transportation Development.....	26
IMPLEMENTATION.....	28
 <u>ILLUSTRATIONS</u>	
PLANNING AREA.....	6
DEVELOPMENT GUIDE.....	10
POSSIBLE DEVELOPMENT OF BONEY MILL POND.....	18



# INTRODUCTION

SCOPE AND METHODOLOGY





## INTRODUCTION

The process of planning is not a matter which is foreign to most people. It is a process directed toward the accomplishment or obtainment of predetermined objectives. Individuals, families, groups, or large corporations strive to plan for their future. A family, for example, may desire to take a summer trip. They may have selected a destination or are considering several possibilities. In the process of making such a decision, the family may measure its assets, their financial situation, condition of the family automobile, etc. Once a destination is selected more specific plans and preparations are made; money is saved, reservations are made, equipment is purchased, and if necessary the family automobile is put in proper condition for the impending trip. Alas finally, the big day has arrived; the family is prepared, equipped, and financially readied to satisfy their objective.

Since the value of prior preparation and planning is realized and a common occurrence in our private lives, it is likewise valuable for a community to prepare for its future. Although such prior preparation at the community level is more complex and requires much more effort on the part of many individuals than that described in the above example, the process involved is quite similar. Moreover, the efforts of the citizenry and governing body to encourage a sound development pattern will secure untold benefits for residents of the community and surrounding area in the long run.

Prior preparation or planning for community growth and development is valuable in a number of respects; among the most prominent are the following:

... Economy of governmental operation - Substantial savings of tax dollars may be realized from a program of expenditures



for municipal services that is coordinated with possible and expected development. Utilities, sewer and water lines for instance, may be planned and designed to compliment development of land areas where their extension is economically feasible. Recreational areas and adequate road rights-of-way may be established prior to or as land is consumed for development purposes. Too often the needs for such community facilities are realized after development has occurred, and consequently costs are increased not to mention the possible inconveniences created.

- ... Preservation of private property values - Land and building investments are stabilized or possibly even increased when private developments are coordinated with one another and with available public improvements. Private property values within a community are greatly influenced or affected by the nature of surrounding developments and available public facilities such as roadway access, utilities, schools, and recreation areas. Such coordination requires foresight and prior preparation.
  
- ... Social benefits - Community planning offers greater social benefits which are attained through the development of better cultural opportunities, greater attractiveness and convenience of living, shopping, play and work areas of the community, or in general the amenities of home and community life.

Besides offering a tool for coordination of public and private improvements to land and preparing the community for future needs, community planning provides a means for discovering and solving the basic reason for existing community-wide problems. Finally, community planning provides a guide or framework within which both public and private policies may be formulated and action programs established.



## SCOPE

Realizing that a community planning program would make a valuable contribution to the endless task of making the Wallace area an even better place in which to live, shop, work, and play, the town fathers in the spring of 1964 initiated a long range planning program. An advisory group was established, known as the Wallace Area Planning and Zoning Board or in short as the Planning Board. Six members were appointed from the residents of the town and its immediate surroundings.

The Planning Board was assigned the task of advising the Town Board on the best possible means to accommodate future growth and development within the Wallace Area while striving to correct existing deficiencies. This report, a culmination of two years of study, provides a discussion and illustrative description of their studies and recommended guide for the future development of Wallace and its environs.

The Wallace Area Development Guide provides a general plan or framework within which local bodies and individuals may conduct more detailed planning efforts. The plan is a proposal for the best possible land development pattern in terms of what is practical and ideal. It should not be considered a blueprint, such as an architect's scale drawing of a proposed building, but rather a flexible long-range development objective; a development objective that is to be followed by detailed policy statements (land use and land division regulations, utility, and roadway expansion policies for example) with as much attention given to the preservation of existing amenities as is given to the future.

The development of the town proper is conditioned by and exerts an influence over development of the immediate surrounding area. However, there are both practical and legal limitations affecting land development planning and control that the planning



program must recognize. Thus, the area of primary concern in this planning program includes not only the Town of Wallace but also land lying within one mile of the town's corporate limits, except the Town of Teachey and that land area within Pender County. This area, termed the planning area, is described in Illustration #1.



PLANNING AREA

**WALLACE**  
**NORTH CAROLINA**

ILLUSTRATION # 1



-  TOWN
-  EXTRATERRITORIAL AREA



detail within a prior report, "Wallace Area Survey and Analysis." (If a more detailed explanation of the "whys" and "wherefores" of the proposals contained herein is desired, consult this previous report.) Furthermore, this report provided a basis for the formulation of specific objectives and the Development Guide contained herein. Thus, the philosophy used included two concepts; a "quantitative and environmental" approach.

The "quantitative" approach was utilized only to keep the suggested development pattern in perspective with that of projected growth. No attempt was made to predict the exact amount of land which will be required for any particular land use category in the future. Instead, a rough approximation of future land consumption was based on a projected population growth of 80 percent over the next 20 year period and more recent land development trends. For example, it may be assumed that an 80 percent population gain would have been generated by an 80 percent increase in the amount of land developed for industrial purposes. The amount reserved for such purposes would necessarily be much larger, however, because first, prospective industrialists prefer a number of sites from which to make a choice and secondly, industrialist prefer larger sites than in the past whereby adequate space may be provided for landscaping, off-street parking for employees and visitors, and future expansion.

Greater emphasis was placed on what is termed the "environmental" approach. This concept relies entirely on the land use activity's locational requirements and their relationship to one another. In short, this approach is based upon: first, the nature of the land -- that is soil conditions, topography, accessibility, ease of providing utilities, etc.; second, the activity's relationship to others -- for example, residential activities will require recreational facilities and business services located conveniently nearby; finally, protection and consideration is given to existing development amenities.



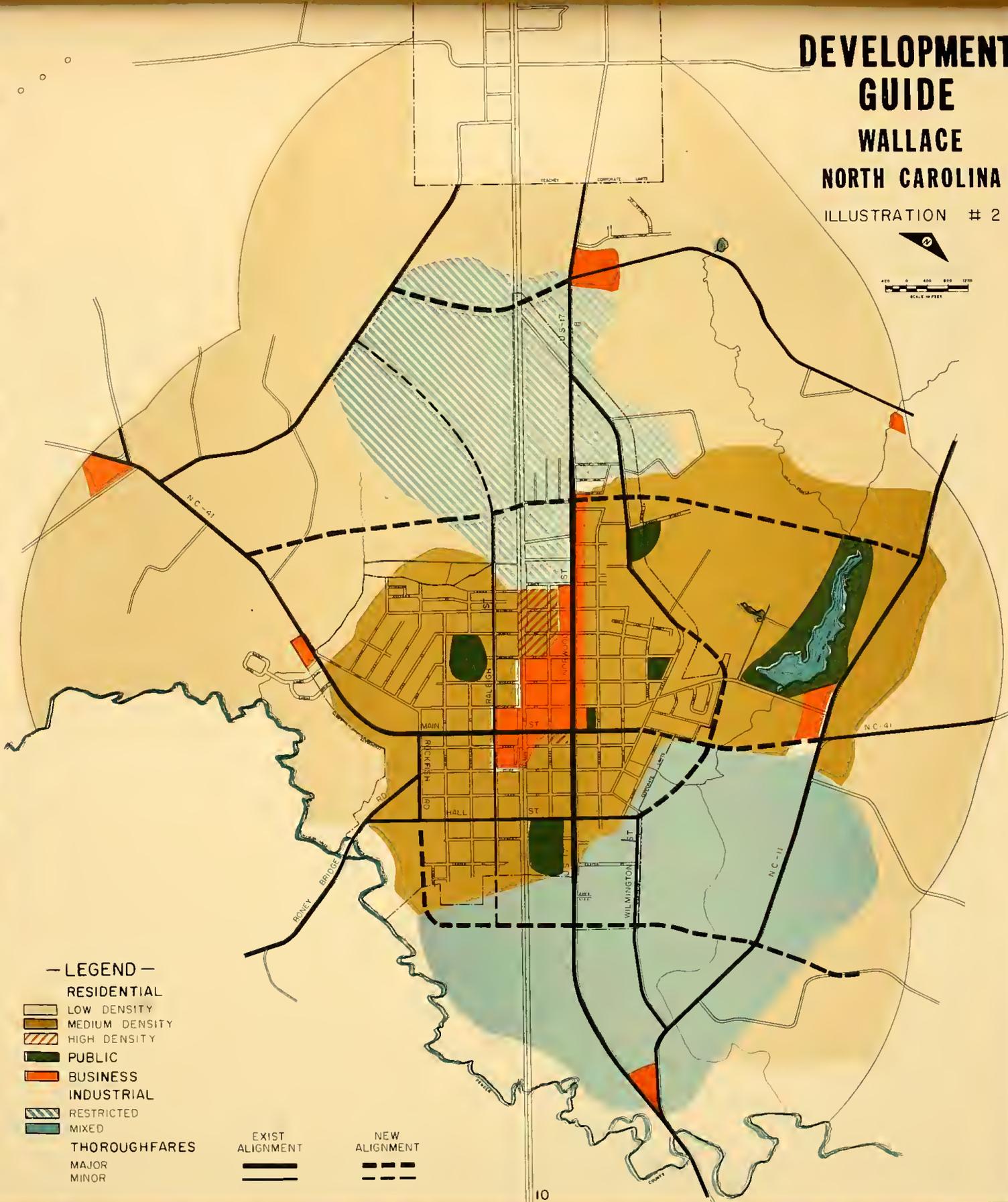
# LAND DEVELOPMENT

The illustration and explanatory material to follow provides a logical guide for future development of the Wallace area. The Development Guide is practical and its achievement is possible. It has been based on a thorough study of the arrangement and character of existing development, growth tendencies, limitations (both natural and man-made), community objectives, and sound community planning principles. It must be noted that these considerations are not stagnant but are continually changing, consequently the Development Guide should be periodically reevaluated.



# DEVELOPMENT GUIDE WALLACE NORTH CAROLINA

ILLUSTRATION # 2



— LEGEND —

-  LOW DENSITY
-  MEDIUM DENSITY
-  HIGH DENSITY
-  PUBLIC
-  BUSINESS
-  INDUSTRIAL
-  RESTRICTED
-  MIXED

THOROUGHFARES

-  MAJOR
-  MINOR

EXIST  
ALIGNMENT



NEW  
ALIGNMENT





## RESIDENTIAL DEVELOPMENT

The residential aspect of the guide plan is designed to protect or conserve existing residential amenities while encouraging a density of development in areas conducive to a healthy, economically sound, and attractive living environment. In achieving this objective, thought is given to the following locational consideration:

- ... The density of residential development should be coordinated with the economic feasibility of providing municipal services. Municipal sewerage service is not the only determinant, but in the Wallace Area it appears to be the most critical. In areas where extension of sewer lines is not feasible, the residential density is limited by the land's ability to absorb waste materials within reasonable health limits.
- ... Higher density residential areas should be located close to major streets, and the primary business and service area.
- ... Residential areas should be free from the encroachment of incompatible uses such as industrial activities. On the other hand, work and shopping areas should be readily accessible by major thoroughfare.
- ... Small patches, isolated by nonresidential uses, should be avoided primarily because they are generally open to deterioration and blight.

The study of existing land development shows the tendency for residential growth to occur in a northeasterly and northwesterly direction. The guide for future residential development recognizes this trend. Only the degree or intensity of such growth is altered or tempered.



It should be apparent from the illustration of proposed land use that three distinct densities of residential development are suggested; low, medium, and high density. The reasoning is consistent with the locational considerations stated above.

Low Density - Large residential lots of 20,000 square feet or more are suggested and are reasonable in areas in which municipal utilities (sewer or water lines) cannot be economically extended in the foreseeable future. Such is the case in the northwest portion of the planning area -- north of First Street. Economic feasibility requires a gravity flow sewerage system which must follow the slope of the land. Sewerage lines have reached the ground surface in the northwestern portion of the community, and consequently any further extension of service in this area will be relatively expensive.

A relatively low density, in this area and others so proposed, will enable the home owner to provide on-site sewerage disposal and water supply. The suggested large lots within areas not served by municipal utilities are in keeping with the minimum that has been recommended in the past by both the Federal Housing Authority (FHA) and the North Carolina State Health Department. Furthermore, a low residential density, single family homes on large lots, can be compatibly developed with the agricultural activities prevalent within the area surrounding Wallace.

It should be noted before passing that in such low density areas, the dwelling unit can be constructed on one side of the lot. Thus, if and when utilities can be feasibly extended, such large lots may be divided and a second unit constructed to take full advantage of the available municipal services.

Medium Density - It follows that within areas served by municipal utilities the residential density may be increased. In fact, a greater density within reasonable limits should be encouraged,



thereby lowering the per capita cost for utilities and other services offered by the municipality. A lot size of 7,000 to 10,000 square feet is considered a reasonable medium residential density. This lot size will be consistent with the minimum lot size existing in the community and moreover will enable the provision of municipal services at a reasonable cost to the property owner.

The existence of adequate community services such as sewer and water lines, police and fire protection, and road maintenance shall enhance the development prospects of vacant lands within the town proper. As these lands are made available and are consumed by development, however, consideration must be given to the expansion of municipal services if normal community growth is to be achieved. Municipal sewerage being the most critical of services offered, its feasible expansion will have a major impact upon medium density residential areas.

The tendency of residential activities to grow and develop in a northeasterly direction mentioned above can feasibly be coordinated with expansion of the sewerage system in this area. Lines can be extended without undue expense along the Boney Mill Pond and thereby serve this relatively undeveloped area between the present town limits and the Pond. In addition, such an extension can possibly serve the north central portion of the town which is currently served by the use of expensive lift stations, forcing sewerage into gravity flow mains further south. At any rate, the proposed guide to development recognizes and encourages the trend of medium density residential development in a northeasterly direction.

High Density - Although the study of existing development indicates only a minor amount of multiple family dwellings (two or more family structures), some demand is apparent and normally exists. Young couples or older folks without children often desire an apartment for one reason or another. Such a demand can



be satisfied best in a strategic location which is convenient to churches, library, and a variety of business and professional services; a location adjacent to the downtown area. Moreover, office and institutional activities which often surround the business core can be compatibly developed with apartment structures if proper restrictions such as sign limitation, off-street parking, and setback requirements are enforced.

The proposed guide, based on these considerations, provides for specific areas for apartment, office, and institutional activities. Further, it should be noted that existing single family structures in such areas should be afforded protection through a gradual development or change rather than an abrupt one.



## PUBLIC FACILITY DEVELOPMENT

Aside from the coordination of municipal utilities and land development noted in the previous section, the community as a unit of government is obliged to provide other public facilities. The objective of this aspect of the guide is to encourage a high level of public facilities from the standpoint of service and economy to the area's residents through the following means:

- ... Encourage the acquisition of necessary public property in advance of actual needs when economically feasible.
- ... Provide recreation facilities capable of serving today's and tomorrow's populations.
- ... Provide space for expansion of existing public facilities such as the Town Hall, Public Library, and Public Works Department.
- ... Encourage school site selections that will be more advantageous to the community's residents.

Beginning with the latter and progressing to the top, each of the foregoing proposals require some explanation.

Schools - In these times of great population shifts and new legislation requiring social reforms, new school site plans are indefinite. Nevertheless, if and when an additional school site is needed in the Wallace area, every effort should be exerted to encourage its location within residential growth areas of the community; thereby enabling greater convenience and use to area residents both as an educational and recreational facility, and greater economy to the school board because buses transporting the Wallace school children will be unnecessary.



Administrative and Service Offices - Land at the rear of the Town Hall site, much of it being undeveloped, should be reserved for future expansion of this facility. These offices have recently been expanded, however, as the community grows and/or the municipality is called upon to perform a greater number of services additional space will be needed.

A similar situation may exist with respect to the Public Works Department, that is, additional space will be needed for new bulkier types of equipment. However, this facility would be more compatible with surrounding activities if developed in an industrial area, whereas, the municipal offices and Public Library are more suitably placed adjacent to the central business area.

Public Library - A cultural facility such as a library is not often realized until a community has reached greater maturity or development than that of Wallace. On the contrary, it is often forgotten that such cultural facilities assist the community in its quest for growth or maturity. Although not indicated on the illustrated guide to development, a permanent library site, located adjacent to the business complex, should be found.

Recreation - Attractive and adequate recreation and open space facilities, aside from providing residents necessary passive and active play areas, can also act as an agent encouraging community maturity.\* A rounded recreational program available in strategic locations and which capitalizes on outstanding natural features will provide the public service and agent noted above.

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\*As a guide for determining the proper amount of active recreation space the American Public Health Association recommends 10 acres per 1,000 persons.



Existing facilities (the Rockfish Country Club, ball park or stadium, and school play fields) serve these purposes to an extent, but greater variety, efforts, and in some respects more strategic location of recreation developments are necessary and feasible. Two proposals contained in the guide are directed at satisfying the community's recreational requirements for some years to come.

First, a recreation site should be established north of Main Street and west of the railroad to serve this residential growth area. Although a possible park site in this area is depicted in the Development Guide, no specific location is intended. There are a number of possibilities, this designated site being one. Others exist possibly along the creek bed within this area. Regardless of the specific site chosen, it should be located within this general area and be of adequate size to provide space for playground apparatus and limited field games.

A specific site for a second recreational facility in the eastern portion of the planning area encircling the Boney Mill Pond is intentionally designated in the Development Guide. This particular site is an outstanding natural feature which lies in an area having a high residential development potential. Further, the area around the Pond, if developed for public purposes, would have untold public significance and benefits.

This site can provide a variety of somewhat unusual and unavailable public recreational activities. Beyond the normal playground activities, this site can be developed for use as a nature trail, horseback riding trail, picnicking area, boating and fishing site, etc. It may well be the agent, if attractively and properly developed, which enables the Wallace area to stand out over and above many of its thousands of competitors for industrial development.



POSSIBLE DEVELOPMENT OF BONEY MILL POND





Site Acquisition - Recreational and other public facility space needs should be considered now before it is too late. The financial feasibility of these proposals should be scrutinized closely. The acquisition of necessary property in advance of actual needs is encouraged. We have all heard the phrase "better late than never." Never or second best is often the case for public facilities when the public procrastinates. If choice public areas are not reserved in advance, private development may occur rendering the development of such sites for public purposes impractical. A second or third choice of sites may be possible but in either case the public stands to lose.



## BUSINESS DEVELOPMENT

Although a single business classification is depicted in the illustrated Development Guide, it actually represents three distinct business areas, neighborhood service centers, highway service facilities, and finally the central business complex. These designations are consistent with the primary objective regarding business development within the Wallace area. This objective is to encourage a compatible arrangement of business activities by providing areas that perform a distinct business function as follows: a service, primary, and comparative trade complex within the downtown area; automobile oriented service facilities located in relation to the passing motorist; and finally, located adjacent to expanding residential areas, convenience trade centers providing goods for the future resident's daily needs.

At first glance from all outward appearances, the proposed business development areas do not deviate greatly from that of existing business development. But the difference is there. Except for the proposed location of an additional convenience trade center in the northeastern portion of the planning area; expansion space for existing convenience centers (such as located at the unincorporated place of Tin City); limiting the strip business on either side of Norwood Street (U.S. Highway 117) to the area north of Main Street; and finally, the provision for expansion of the central business district in a northerly direction; the underlying feature of the proposed guide is directed at the arrangement and types of business activities within each of these areas.

Outlying business areas should be developed as relatively small compact centers with adequate space for expansion and off-street parking. Their primary function is to provide convenience goods such as groceries, drugs, etc. for a small surrounding trade area. Their existence should not pose a grave competitive threat to most downtown business activities.



The Norwood Street highway business area is proposed primarily to accommodate auto-oriented business activities such as exists in this area, for example, motels, drive-in restaurants, automobile dealerships and service centers, service stations, and farm equipment establishments. Certain business activities of this type currently located within growth areas of the central business complex also would be beneficially relocated within this highway service area; benefitting themselves in the form of greater space rather than cramped quarters, less congestion, more exposure to the passing motorist, and possibly lower land costs. On the other hand, they would be benefitting the business center in terms of expansion space and necessary off-street parking facilities.

The central business district is and should be the primary and comparative shopping complex, social and cultural center, and professional service area of the town and entire surroundings. It should consist substantially of walk-in trade and service establishments adjoined by professional, social, and cultural facilities. The scope of this study does not permit a detailed examination of the arrangement of activities and supporting facilities within the community's core area. However, certain underlying problems of this area deserve attention now.

As described above, the relocation of auto-oriented activities would be beneficial. Moreover, the space utilized for such unrelated activities as the building supply outlet and large storage facility located west of the railroad and north of Main Street could be more appropriately used. Parking, a necessity within any business area, is one possible use of this property. Off-street parking facilities are also possible in other locations at the rear of business property. Location of off-street parking areas behind the business frontage on the south side of Main Street should be given careful consideration.



Unnecessary cross-town traffic movement in an east-west direction passes directly through the core area. Additional, east-west thoroughfares, to be discussed in a later section of this report, should assist in alleviating this burden on Main Street.

Further detailed study with regard to necessary off-street parking (amount and location), land use relationships, building renovation, and landscaping within this important segment of the community is recommended. As is true of sound residential areas and adequate recreation and cultural facilities, an attractive shopping area can enhance the prospects for community growth and prosperity through industrial expansion.



## INDUSTRIAL DEVELOPMENT

Industrial expansion and development is dependent upon a variety of factors, an energetic community-wide sales approach is one. However, frankly the community or its leaders must have the proper commodity to sell. Wallace and its surrounding area possesses a number of outstanding features that would interest potential industrialists; attractive housing areas, a variety of social and cultural activities (service clubs and a community players group for example), an available labor supply, transportation facilities such as rail, highway, air, and a seaport directly south, available land, and utilities to meet a variety of needs. Such a list can easily be extended. Moreover, as discussed, improvements are possible for there is always room for improvement. The willingness of the community to improve its lot, exhibited in one respect by undertaking this long-range planning program, is in itself an asset.

It was a foregone conclusion that the Wallace area needs industrial expansion, if the community is to experience continued growth and prosperity. A study of human and economic features within the area discussed in a previous report indicated this necessity. It described the community's changing function from an agricultural service center to one that must include industrial development and employment. Being aware of the community's changing function and desires for continued prosperity, the objective with respect to industrial activities is to encourage economic expansion through a diversification of industrial development by the following means:

... Providing a variety of adequate and suitable industrial sites which in turn provide an opportunity for selection and which are:

- accessible by major thoroughfare and/or rail,
- level,



- well drained,
- adequate in size,
- compatible with existing development and community facilities, and
- protected from invasion of other uses.

All of the land within the two industrial areas depicted in the illustrated Development Guide does not entirely satisfy the above objective. However, again based on the above, these areas are the most ideally suited of any in the planning area for industrial use. Certain sites are not well drained, although with respect to some the drainage may be improved, while others do not currently have direct access to major roads which also may be corrected. Furthermore, one of the two designated areas, the northern industrial area, can not in the foreseeable future be feasibly served with high capacity sewerage lines, while the southern industrial area can. Thus, therein lies the difference between the restricted northern industrial area and the southern area.

This restricted or utility limited industrial area is presently served by sewerage lift or pump stations which have limited capacity. It is only through relatively major capital outlays for additional lift stations or major extensions of high capacity sewerage trunk lines that this situation can be rectified. Therefore, this northern industrial area should be restricted to those activities that would normally produce limited amounts of liquid wastes, such as warehousing facilities, feed and grain mills, lumber mills, and others similar to existing activities.

This restriction is unnecessary, however, at the community's southern end which is within the area of the sewerage treatment plant and larger capacity lines. Of course, it is realized that these lines are not unlimited but they are the largest in the community's sewage system. Moreover, if necessary, the length of new high capacity lines would be reduced due to the proximity of



this area to the sewerage treatment plant. Finally, the main branches of Rockfish Creek located at the southern end of town could transport out of the area wastes treated by the individual industrial activity, as is being done by the J.P. Stevens Company.



## TRANSPORTATION DEVELOPMENT

Vehicular movement is the major mode of travel in the area, and consequently this aspect of the Development Guide deals entirely with the community's minor and major thoroughfares. The major thoroughfare alignments depicted in the illustrated guide to development were determined with assistance from the North Carolina State Highway Commission. These proposed alignments are based on what is termed a "Type A" thoroughfare plan and is defined by the Highway Commission as "very schematic and proposed thoroughfare construction projects which require detailed analysis prior to construction to determine design requirements and to fully justify their need." The purpose then is to describe general alignments for further detailed study.

In determining the proposed alignments, forethought was given to coordinating streets with the uses made of land both present and future so that each would complement the other. The underlying concepts contained in this objective include:

- ... Improved internal circulation particularly with respect to traffic movement in an east-west direction.
- ... Improved access to existing and proposed major land use activity areas.
- ... Improved external circulation in terms of movement through and around the developed portion of the community.

The objective and foregoing concepts are installed in the various thoroughfare proposals which are briefly described below. The extension of Main Street to connect directly with State Highway 41 on the east side of the community is proposed to eliminate the unnecessary traffic detour and enable a freer flow of traffic in this area.



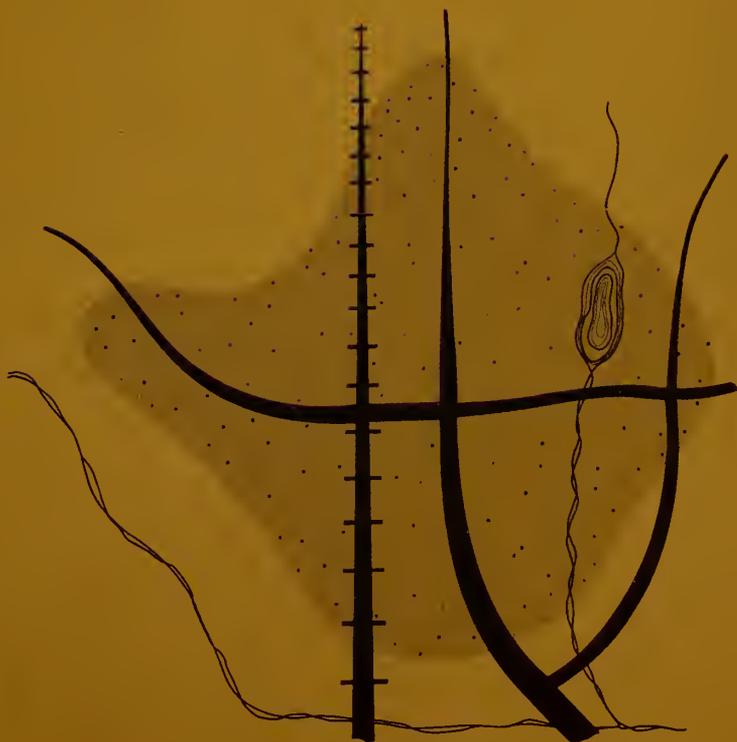
Also aligned in an east-west direction located at the north end of the community, two cross-town thoroughfares are proposed. Both will be valuable in providing (1) communication between the expanding residential areas in the northeast and northwest, (2) direct access from these residential areas to the proposed industrial district located in this area, (3) greater ease of traffic movement from Highway 41 to Highway 11, and consequently, (4) elimination of unnecessary through traffic on Main Street.

Finally, extension of Rockfish and Raleigh Streets and relocation of a portion of Teacheys Road will improve internal circulation in a north-south direction. Moreover, such improvements will provide greater access to and from industrial employment centers.

Proposed and existing major thoroughfares should be dedicated primarily to the movement of traffic from one destination to another. Therefore, right-of-way and pavement width should be substantial (a right-of-way width of 80 feet for example is considered minimum); intersecting streets and property access should also be kept to a minimum if they are to serve this purpose. Moreover, provision and protection of high capacity thoroughfares will serve to eliminate unnecessary through traffic on minor residential streets.



# IMPLEMENTATION





## IMPLEMENTATION

This guide to community improvement and development is not self generating. It has no legal status but rather requires action programs in order to realize its full value. It provides a guide for daily discussions, long-range financial programs, and adoption of legal tools which influence the community's physical form.

Zoning and subdivision regulations are two such legal tools available to the community for the purpose of physical plan implementation. Moreover, both are being formulated for adoption by the town's legislative body as part of the current planning program.

The first of these regulatory devices, lending force to the elements of a community development plan (zoning), is widely recognized and considered an extremely valuable planning tool. Its primary purpose is to first, provide protection for existing development amenities from adverse conditions and secondly, to guide future growth in the direction established by the long-range development objective. Zoning, in its simplest terms, regulates the uses made of land into individual districts and prescribes the maximum density or intensity of development and placement of buildings within each use district. Zoning is not an innovation in Wallace. Development within the community has been regulated by zoning since January of 1952; the first town zoning ordinance was adopted at that time. However, a new ordinance which is consistent with the development objectives contained herein is a necessity.

The latter regulatory device (subdivision regulations) is perhaps not as well known to the layman, but it is also a valuable planning tool. Subdivision regulations are valuable in that they encourage provision of:



- ... adequate street access and right-of-way width;
- ... adequate street layout and construction design;
- ... adequate lot design (size and shape) which is consistent with the land's ability to provide a private water supply and sewage disposal system or similar municipal services;
- ... and finally, generally a sound living environment.

Both zoning and subdivision regulations lend force to the private development aspects of this long range planning objective.

A number of proposals contained in the Development Guide, however, require expenditure of public funds for community improvements such as detailed planning of the community's central core area, acquisition of open space and recreation lands, and utility expansion. Financial assistance from the Federal government is currently available for each of these public expenditures. Matching funds such as were contributed for this study (approximately 2/3 Federal and 1/3 local) are available for planning purposes for an area such as the Wallace central business district.

The community is eligible for Federal assistance under the expand open-space land program of the Housing and Urban Development Act of 1965. This act provides Federal grants to cover up to 50 percent of the cost of acquiring and developing land for recreational purposes. Also of interest to the community is the availability of Federal matching funds to finance the cost of expanding and improving basic public water and sewer facilities. The community should utilize these financial programs and be alert for additional programs.

Finally, basic in the implementation of any community planning program is public support and acceptance. Achievement of



planned improvements will depend on the support of local citizens and property owners either through individual or cooperative efforts. It is true there are legal tools, such as zoning mentioned above, which are available to guide development; but unless the plan of attack is backed by the public, they will prove useless. Many of the proposed improvements will require little effort, while others can only be accomplished over an extended period of time; all will require public support.









