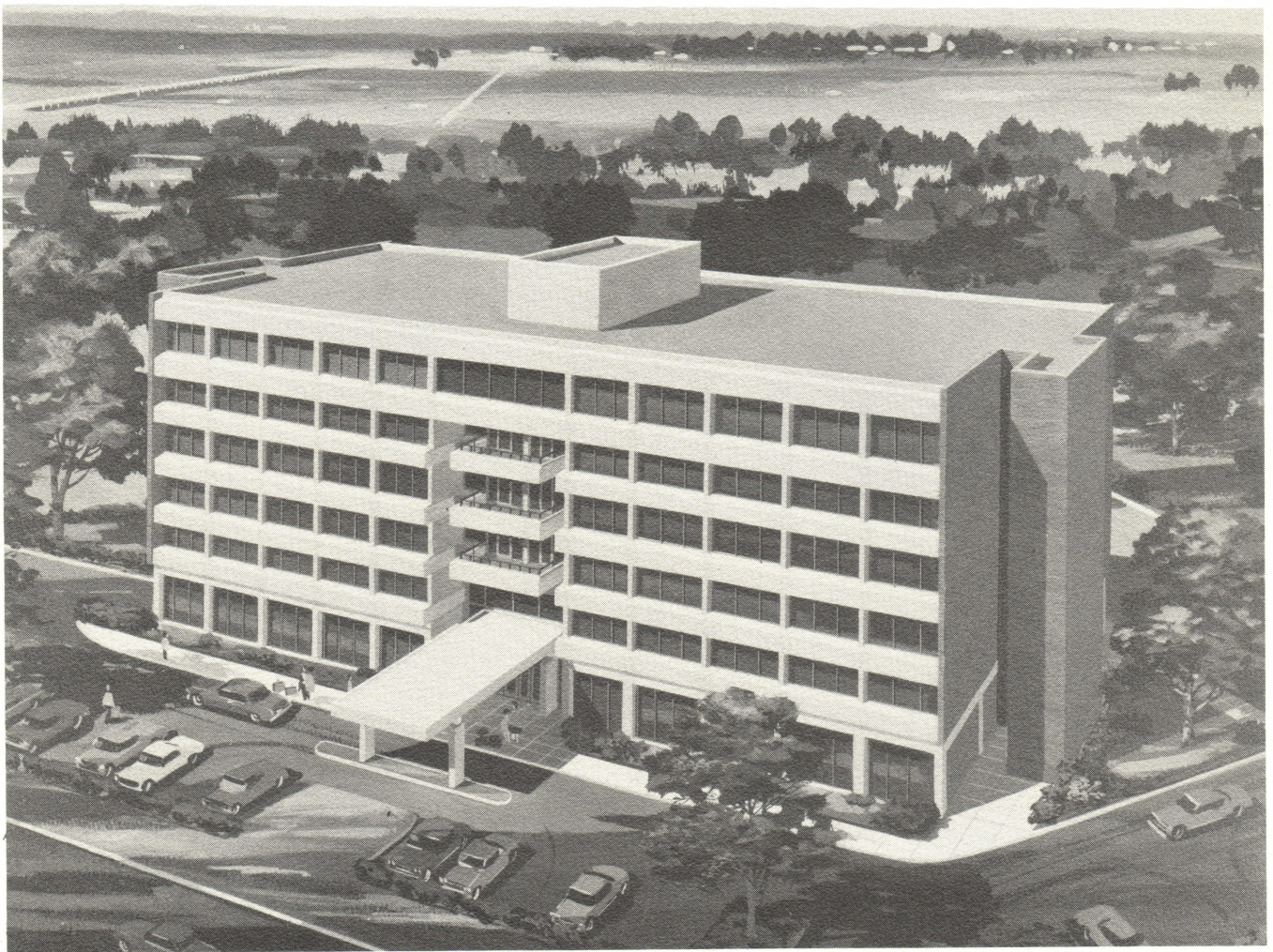


JANUARY/FEBRUARY 1972

NORTH CAROLINA
ARCHITECT



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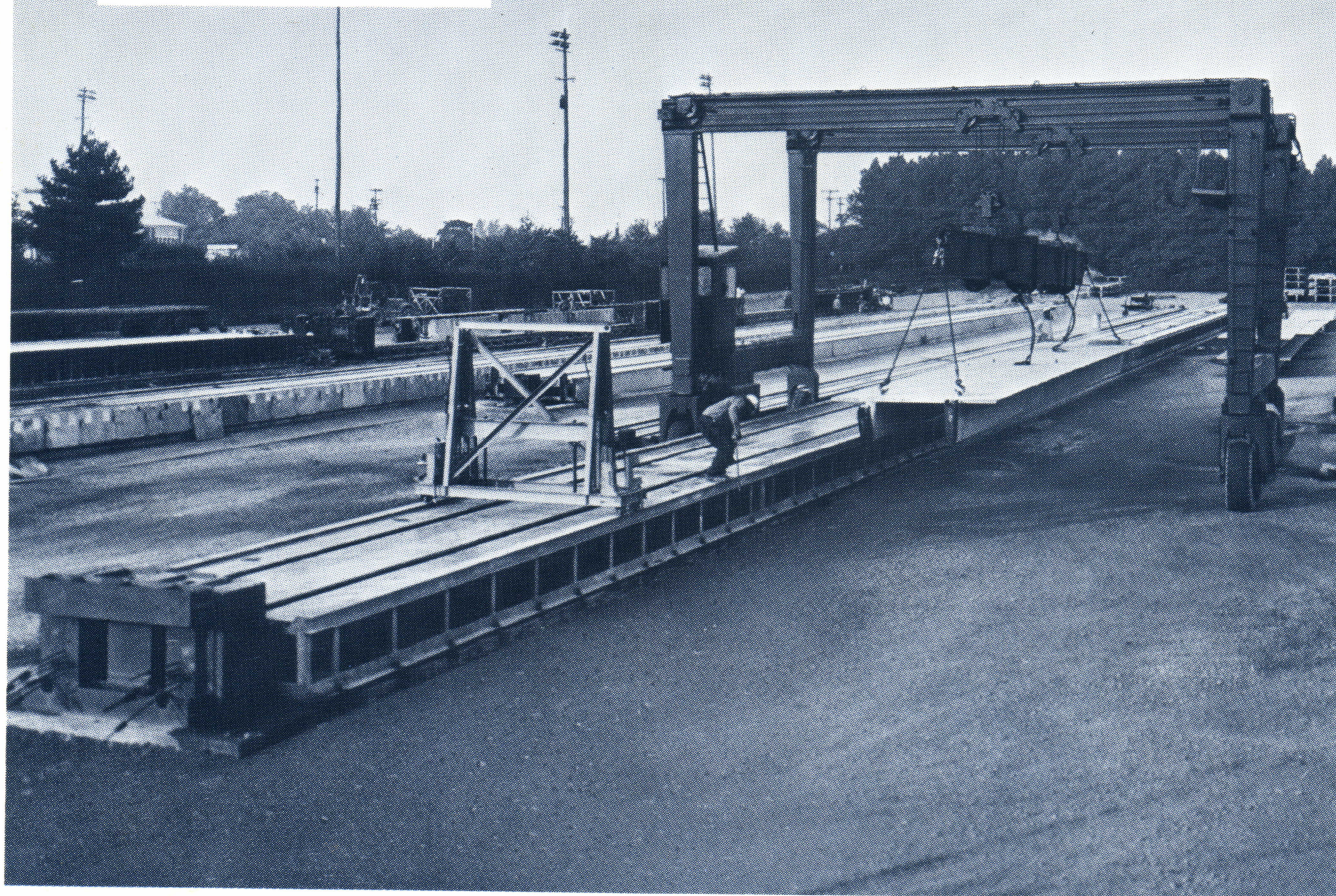
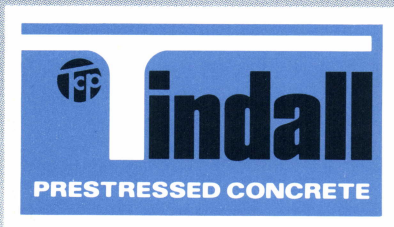
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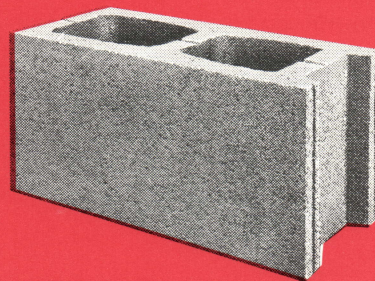
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NORTH CAROLINA LAND USE CONGRESS



Each day brings new evidence that the quality of life on the planet on which we live and have our being faces serious problems of deterioration. Pollution of the air we breathe and the water we drink is approaching the crisis stage in some areas of the world. Congestion, noise and an ugly, befouled land are an offense to our senses and a danger to our health and well being.

Let us resolve, here and now, that North Carolinians are determined to protect our little corner of the world. Phillip Amadas and Arthur Barlowe almost 400 years ago described our State as "the goodliest land under the cope of heaven." We embark today on a course that will enable the same description to be applied to us tomorrow and in the countless tomorrows to come.

Robert W. Scott
Governor of North Carolina
Environmental Message
April 8, 1971

It is not easy to develop governing policy for a diverse nation in the full cry of its existence. It would be much easier to let the cup pass and continue to build the world's first throw-away civilization.

But if we are to achieve some coherence and not let freedom vanish into chaos, we have no alternative but to deal with all the tumbling forces and facts of the here and now, and then find levers that have the power not only to move but to win majority consent.

We have chosen the neighborhood Growth Unit as one such lever. It is within the grasp and values of every American. What we urge is that the nation see and grasp it as part of a national strategy—to make of this country what it can and must be—a society confident and united enough to enjoy the richness of its diversity. Livability of that kind does not come by accident; even free choice requires design.

First Report
National Policy Task Force
The American Institute of Architects
January 1972

Many land use allocations and much planning in North Carolina are not based on or guided by the types of information necessary to enable planners and local governments to prepare and implement sound comprehensive land use plans that will realistically meet present and future needs. Research is needed to help planners and local officials decide how much land should be reserved and planned for schools and churches, transportation, open spaces, playgrounds, outdoor recreation, parks, hunting and fishing, pollution dispersal and control, and the many other essentials required for a quality environment. Overriding all these is a need to further intensify our research and forecasts of land acreages required for production of food and fiber.

Unnecessary destruction and waste of our land and natural resources and degradation of the environment is continuing due in large part to the lack of development and implementation of an effective state-wide land use policy.

Excerpts from A Position Statement on Land Use Policy and Planning from the North Carolina Chapter, Soil Conservation Society of America



THE TIME IS NOW

*by Richard C. Bell, President
North Carolina Land Use Congress*

Two men standing on a street corner while waiting for heavy traffic to pass in order to cross to work, were discussing their life styles. Said one to the other, "As my standard of living goes up, my quality of life goes down." How easy to put these words out of our minds, how easy to ignore the traffic and congestion of our lives, how easy to read of environmental issues and problems elsewhere and say "thank God, not here", how easy to always think we deserved the best, we got the best, and no one can take it from us. For this is North Carolina in the U.S.A. and both will stay forever.

But then trickles in a little consciousness — as we build another building, scrape down another hill, or eke through another zoning case with our client, that possibly we are a little at fault for the sum total of all our actions, that we are not very good stewards of the earth no matter how comforting the pew, and that the piece of legislation that could have saved our streams, our mountains, our wildlife, our natural landscape, somehow either failed to pass or was never adequately enforced because we too, were too busy to make our voices heard. The quality of life is our responsibility and the protection of land from misuse the best way to accomplish it.

The North Carolina Land Use Congress was founded in 1969 by the State Chapter of the Soil Conservation Society of America and co-sponsored by the League of Women Voters of North Carolina, the North Carolina Association of Soil and Water Conservation Districts, the Division of Community Planning, the Department of Local Affairs, the Soil Conservation Service, the North Carolina Chapter of the American Institute of Planners, and the Division of State and Regional Planning of the North Carolina Department of Administration. The first representatives to this congress came primarily from the above groups plus others in the audience from various environmental activists groups, governmental agencies (both federal and state), and private citizenry. The first

program was used to initiate dialog between planners and conservationists, citizens and developers, legislators and researchers. Out of this meeting came the organization as we now know it with its stated goal "achieving a quality environment through wise land policy and citizen involvement."

The 1970 meeting was again a dialog between the above participants plus newcomers with the program heavily weighted towards an understanding of the need for land-use policies. Roy Sowers, then director of the North Carolina Department of Conservation and Development pressed for everyone's attention to aid the accomplishment of adequate legislation for the protection of land and our natural resources. The 1971 General Assembly was to meet and act on Governor Scott's Environmental package within the next few months. Interesting to note that this legislature did pass a historic quantity of environmental legislation but failed in the quality department by refusing to pass the safeguards and regulations necessary to enforce the intent of these laws.

The Congress met again in 1971 with an accent on the presentation of position papers from the following subcommittees within the Congress: (1) Agriculture; (2) Water; (3) Urban Development; (4) Recreation; (5) Transportation and Utilities; (6) Health; (7) Education and Information; (8) Industrial Development; (9) Mining and Reclamation; (10) Forest Resources; (11) Wildlife; (12) Land Policy. These papers were presented to members of the Congress and an active discourse of the contents followed. Near its close, this congress created three other committees: (13) Population; (14) Constitution and By-laws; and (15) Residential Development. Officers for this year include besides myself, Fred J. Herndon, Residential Developer, Vice-President; Robert Leak, Department of Industrial and Tourist Resources, Secretary-Treasurer; with a board of Directors consist-



"The lesson of waste, abuse, and lack of vision is all around us: polluted creeks, silted rivers, eroded and barren hills, dust bowls, ghost towns—all products of the opportunism of the late 19th and early 20th centuries. We know that the fast dollar of the predator represents a long-term net loss to the national economy. Nature has a way of punishing her tormentors unto the fourth and fifth generations, and many leaders of industry in our day make no defense of the ruthless, competitive swashbucklers who dissipated our natural resources."

Reprinted from "Dun's Review and Modern Industry", a Dun & Bradstreet publication.

ing of Dr. "Jet" Pierce, Division of School Planning, Mrs. Nancy Chase, legislator, Dr. Frances T. Dawson, State President League of Women Voters, and Pearson Stewart, Director of the Research Triangle Regional Planning Commission. Across the board are therefore citizen representatives from design, development, education, planning, the North Carolina legislature, and activist organizations.

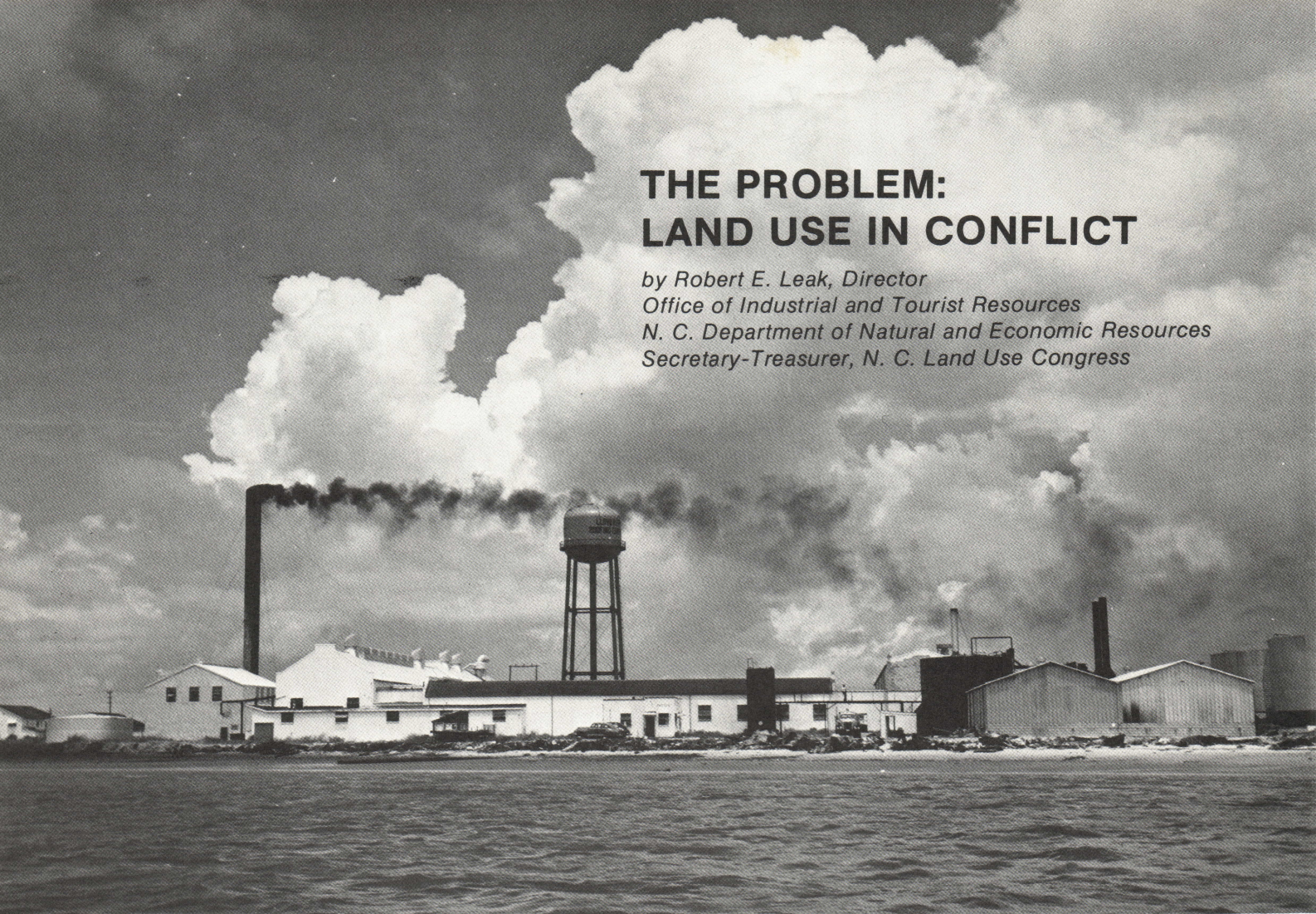
This year we are again dedicating our efforts to shedding light on the many faceted conflict between urban development pressures on one side and the growing demands for environmental preservation and resource conservation on the other. From the dialog and rapport created between the various interest groups and individuals representing each side will come the strategy, the ability, and the courage to face the fundamental issue of land-use. Our objectives therefore are:

- To generate discussion among professionals representing all aspects of development and conservation to reduce bias and insure that each is aware of the total problem.
- To generate public interest in land use issues, particularly through such citizen groups as the League of Women Voters, and professional groups like the A.I.A., A.S.-L.A., etc.
- To evaluate current land use regulations and proposed legislation in light of its ability to bring about desirable public ends.
- To encourage the co-ordination of land use regulation between the state and local government and to encourage intelligent citizen involvement in land use decisions at all levels.
- To explore all facets of land use planning in North Carolina.

During the coming year, in addition to the annual meeting and the work of the subcommittees, several workshops on different aspects of Land Use are planned. The first, which we cosponsored with the Water Resources Institute and other groups was a workshop on Sediment Control on February 10th in Raleigh. Efforts are also being made to encourage local organizations to become more involved in Land Use issues and to promote the collection and distribution of educational materials.

We are at the crossroads. As design professionals we have been notably absent in making our thoughts known to the policy makers. All of us have enjoyed the fruits of tremendous growth and development in this state and promise to do so in the remaining decades of this century. The climate, the resources, and the future make our state a very desirable place in which to live — work —and play. As responsible citizens we stand accountable for our stewardship of the land and resources entrusted to our care. We can no longer misplace, distort, or ignore our responsibility. Many presentations at land use planning conferences suggest that only a lack of co-ordination, incentive, or agreement on objectives has hindered progress towards a public policy on land use. At present we have the necessary technical information if we would either use it or put it in appropriate form. We need you to help us in this great task and the time is now.

All individuals concerned with proper land use are eligible for membership in the congress. The dues to belong is \$10.00 for full membership as an individual or group. All members are expected to participate in activities of the congress. Applications can be sent to Robert Leak, Department of Industrial and Tourist Resources, P. O. Box 27687, Raleigh, N. C.



THE PROBLEM: LAND USE IN CONFLICT

by Robert E. Leak, Director
*Office of Industrial and Tourist Resources
N. C. Department of Natural and Economic Resources
Secretary-Treasurer, N. C. Land Use Congress*

There is presently a full blown conflict of land use underway in the U.S. and many other countries of the World. The owners and developers of real property are being challenged as never before by the non owner group which feels strongly and professes loudly that a deed to property is really no more than a trusteeship of its holder over a parcel of land and that the land is actually something which holds our God given world together and therefore belongs to all the people. What the owner or developer does to his "trust" is now of great concern to increasing numbers of real and pseudo-environmentalists as well as local, state and Federal government bodies. In America this conflict is somewhat a departure from the historical situation in land ownership—that an individual has "inalienable rights" to do as he pleases

with land which has become his property. An even greater concern is being exhibited regarding the uses or misuses of streams of water and currents of air which grace, temporarily, a given piece of property only to move on to grace another's holdings either in its pure state or vastly altered by one owner's misuse while transcending his property. Riparian rights, air rights and the right to unlimited use of ground-water resources are being seriously questioned and new regulations by governments are being prepared.

All in all it's a new ballgame for developers. Major cities of North America and the European Continent are being spotlighted as examples of poor planning and horrible development. Rapid, uncontrolled growth of major urban centers is now the diagnosis as to

the cause of increasing crime, poverty and financial ills. The word "growth" in some government sectors now evokes the same fear and trembling as the word "cancer." Some community leaders and government agencies charged with protecting certain resources have reacted to the crisis to the point that the nation's economy will undoubtedly be affected.

New thoughts are emerging and answers are being sought on such strange ideas as these:

How big can a given city become before it becomes ungovernable, uncontrollable and unfinancible?

Given an ultimate optimum size for a city how do you limit growth after that size has been attained?

Admittedly some economic benefits accrue to a community from the location of a new industrial or commercial establishment and the attendant immigration of people—what also are the burdens placed on a community from such an action?

How do you cause growth to happen in areas that need it and limit growth in areas that don't?

Who has the responsibility of deciding matters regarding growth in a certain area?

These and many other questions are coming to the forefront and they must be heeded by developers if disastrous confrontations are to be avoided in the future.

Partial answers to the questions have already emerged but a great deal more must be learned and cause and effect relationships must be studied before any real workable land use plan or statewide economic development plan is put into effect in this or any other state. For instance, exponential curves have been developed by planning consultants which show that the size of a city should be limited to approximately 250,000 population for city management to be most efficient and city operation to be economically feasible.

It has been determined, by one researcher, that after a city has attained a size of approximately 250,000 inhabitants then it becomes more economical for the city to purchase a greenbelt around the city to fix permanently the city limits rather than allow further sprawl-type developments requiring additional city services. The greenbelt is an effective barrier, it is felt, to further growth of the city's population and the developer's efforts can then be directed to upgrading and refining the facilities of the existing city. The greenbelt also provides an easily accessible haven from the hubbub of city existence.

Now, what about the burden's of industrial and population growth? We have all heard of the economic benefits that 100 new factory workers bring to a community. The U. S. Chamber of Commerce furnishes the following list.

- 296 more people
- 112 more households
- 174 additional workers employed

107 more registered passenger cars
\$3,600,000 more in annual retail sales
\$270,000 more bank deposits
\$590,000 more personal income

In studying the burdens of the same plant locations (assuming the 100 workers move into the town from elsewhere) the U. S. Chamber of Commerce has come up with the following list:

About 100 new children in school, 50 in grade school; 25 in junior high, and 25 in senior high school

This creates the need for:

Two new grade school rooms and one new room in both the junior and senior high schools at a cost of about \$125,000.

Four new school teachers

About \$65,000 more in school budgets

One acre for grade school needs

One acre for high school needs

One acre for parks

One acre for playgrounds

The city will need new employees:

0.84 new employees in the police department and \$4,510 additional operating budget

0.66 new firemen, and an increase of \$2,820 in the fire department annual budget

Four other new employees at an expenditure of \$15,000 annually for additional street cleaning, garbage hauling, tax collection, etc.

Other increased needs for municipal services:

The water department will have to figure on pumping about 60,000 more gallons each day.

Present traffic will have to absorb those 107 more automobiles.

One new hospital bed at about \$10,000 and a visiting nurse will be needed.

Five hundred volumes should be added to the library. And there will probably be a need for an additional policeman.

The efforts being expended by the various states and communities in the attraction of industry has proven one concise point. You cannot force industry to locate any-

where it doesn't want to locate. Industry still locates based on one all important factor — potential profitability. Industry hasn't yet started locating in a particular place because that place **needs** new jobs for its people. The professional developer working on plant locations realizes this fact and works to encourage towns which need new industry to better prepare themselves to become more attractive as a potential location. Experiments in tax incentives have shown that industry can be induced to locate in a certain place that has the incentive because the company can show more potential profitability with the tax relief. The Federal Government and Congress are considering an income tax incentive for industries which locate in an economically distressed area. Limiting growth of a town that doesn't really need growth is difficult at best because of the insatiable appetite of the business community which wants ever increasing numbers of paying customers. Only by well instituted land use plans, enforced zoning and city ownership of developable areas and redirected tax policies can population growth effectively be stabilized.

The responsibility for growth decisions must lie with an enlightened local leadership. The responsibility for enlightening the local leadership must lie with state and federal governments after desirable and workable planning has been accomplished. Professional developers who are as involved in growth as any other group must become more aware of the consequences of growth and must begin assisting communities with the orderly development of the city along carefully thought out plans and always with an eye on the ultimate manageable size the community should become.

Fortunately, in the foregoing context, North Carolina is a state of small towns. Problems of overgrowth are presently limited to six or eight urban centers. However, our state has become a favorite location for business and industry and it is certainly not too soon to start thinking in terms of requiring our future growth to happen in an orderly, manageable and financeable fashion.

SOME SOLUTIONS: HAWAII'S STATE LAND USE LAW

Dr. Shelley M. Mark, Director, Department of Planning and Economic Development, State of Hawaii, and Richard Poirier, Chief, Long-Range Planning Department of Planning and Economic Development, State of Hawaii.

Hawaii has been and continues to be a real laboratory in the development of state and local planning. It has firmly adopted a simplified governmental structure and divided up the functions of state and local government in a fairly efficient manner; it produced the nation's first statewide general plan in 1961; it has been using a statewide capital improvements program which includes all state agencies, as well as aid to counties; and it has embarked strongly on statewide environmental planning.

A number of other states are undertaking similar programs. Several states have now started preparation of a state general plan. Two are now undertaking a limited form of state zoning. Many are now doing statewide capital improvements programming.

A statewide general plan sets forth in some way the preferred future location of such broad categories of land use as agricultural, urban development, intensive recreation, and conservation. It also delineates a transportation and utilities network capable of serving these potential uses. Using the best available inventories of natural and man made resources, coupled with the latest projections for long range growth it establishes a frame work for thousands of individual policy decisions and co-ordinates these decisions to achieve both short and long range goals of the state.

During the preparation of Hawaii's State General Plan of 1961, certain land use issues were clarified. It became evident that:

1. Development of land for urban uses, in many cases, tended to occur in areas where it was uneconomical for public agencies to provide proper and adequate service facilities; consequently, there was a lag in the provision of such facilities, to the detriment of the general welfare and convenience;
2. Development of land for urban uses, in many cases, occurred on the state's limited prime agricultural land, which has a greater capacity for contributing to the long-term basic economic stability of the State by remaining in agricultural use;

3. There was adequate land on all the islands of the State for full development of the urban uses forecast for the next 20 years without using lands with high capacity for intensive cultivation;

Preservation of Agricultural Lands

Perhaps the best measure of the efficacy of the Hawaiian land use law is in terms of its basic underlying legislative intent — namely, the attempt to preserve prime agricultural lands. The records show that from the time the Land Use Commission drew up its first district boundaries in 1964 up to the latter part of 1970, it received requests for more than 100,000 acres to be reclassified into the urban district, where economic valuations are obviously the highest. Of that 100,000 acres, only 30,000 acres were given urban classification by the Commission. Of the 30,000 acres reclassified into the urban district, only 3,500 acres were considered prime agricultural lands. And even these prime lands included two pockets in the midst of an already heavily urbanized area, while the remainder of the reclassified agricultural lands were devoted to immediate housing needs. There is also evidence that as a result of the state's strong land use law, its plantation management has been given incentive and assurance to plan for long-term stability and growth in agriculture operations. This, together with Hawaii's traditionally strong conservation interests, promises to preserve its greenery and scenery, and provide other benefits — new income from sugar production, a better urban-rural balance, green belts between and within communities, and a largely pollution-free Island environment.

Remaining Difficulties

However, this is not to underestimate or understate the formidable problems that remain in the way of full and effective implementation of the land use law, nor does it obviate further changes in the law itself. In the absence of a clearly articulated and widely acceptable population stabilization and distribution policy, state or local zoning powers repre-

sent rear-guard or holding actions at best. Planning boards or commissions throughout the country have no doubt found the most irresistible arguments put forth by developers or property owners to be the provision of new housing or the assurance of a new or more stable employment base. Then, too, the Hawaiian experience has brought out quite clearly the predominant role of the tax assessor in constraining or even formulating planning decisions, often to the benefit of the individual property owner and contrary to the so-called public interest. While the land use law does have the intent of requiring tax assessment to take cognizance of state and local zoning decisions, it is evident that the "highest and best use" market dictates can actually accelerate urbanization pressures and cause premature rezoning or redistricting. Much closer coordination of state land use planning and tax assessment policies, whether administratively or through legislative change, will be required so that the two authorities complement rather than contradict each other in the attempt to attain rational land use policies and practices at the state and local levels.

4. Development of urban areas should be encouraged in an orderly and relatively compact manner in order to provide for economy and efficiency in public services and utilities;
5. Land not required at any given time for urban or intensive agricultural uses should receive special attention regarding land management practices and use.

Subsequently, the 1961 legislature passed the Land Use Law establishing the State Land Use Commission, calling for classification of all lands in the State and authorizing the adoption of rules of practice and procedure, and regulations for land use within the various districts.

THE LAW PROVIDES FOR:

Districting

The law, as amended in 1963 by addition of the Rural District, and in 1965 to shorten petition processing time, provides for four districts: Urban, Rural, Agriculture and Con-

Continued on page 16



"We believe that our business environment, our industrial economy, our agricultural production, our recreational opportunity, even our very existence, depend upon efficient use of natural resources. With everyone talking about environmental quality, there is real danger that the subject will be verbally exhausted without anything having been done actually to meet the needs."

Fred R. Dorsey, President
North Carolina Wildlife Federation





servation, to be determined by a nine-member Land Use Commission appointed by the Governor and confirmed by the Senate.

The law stipulates: "Irrespective of changes and adjustments that may have been made, the Commission shall make a comprehensive review of the classification and districting of all lands and of the regulations at the end of each five years following the adoption thereof."

The original District Boundaries, Rules of Practice and Procedure and State Land Use District Regulations were established in 1964. The first mandatory boundary review was completed in 1969; it reviewed all related facets of land use in Hawaii within the five-year time period.

Of the four districts provided, urban districts are generally defined as lands in urban use with sufficient reserve to accommodate foreseeable growth. Agriculture districts include lands with a high capacity for intensive cultivation, with a minimum lot size of one acre. Conservation districts comprise primarily lands in the existing forest and water reserve zones. Rural districts are defined as lands composed primarily of small farms mixed with low density residential lots with a minimum lot size of one-half acre.

Local Control

Land uses within urban districts are administered solely by the counties. In the agriculture and rural districts the Land Use Commission establishes the land use regulations, and the counties are responsible for their administration. In the conservation districts, land uses are ad-

ministered solely by the State Department of Land and Natural Resources.

Once established, district boundaries can be changed by the Land Use Commission through a petition and public hearing process. The procedure includes a County Planning Commission recommendation, a public hearing and action by the Land Use Commission requiring six affirmative votes for approval. In agricultural and rural districts, certain uses are permitted without a change in district designation. Unusual and reasonable uses may be permitted through special permits requiring a public hearing and both county and Land Use Commission approval.

Taxation

One of the intentions of the Law is that property tax assessments are meant to encourage the best use of land. The Land Use Commission informs the Department of Taxation of changes in district boundaries and special permits so that the department can give consideration to the existing and permitted uses of land in making its assessments. This is necessary to the implementation of any land use plan, since unduly high property taxes could force premature development or cause hardship for someone desiring to retain property in a non-productive use.

Shoreline Protection

During the 1970 session, the State legislature in another precedent-setting measure amended the Land Use Law to require the State Land Use Commission to establish, throughout the State, shoreline set-

back lines between twenty and forty feet from the shoreline. The shoreline — always difficult to find — is, the law says, defined by "the upper reaches of the wash of waves, other than storm and tidal waves, usually evidenced by the edge of vegetation growth." County planning commissions were mandated to promulgate and enforce shoreline setback rules and regulations. Similar acts have since been passed in Texas, California and Washington. Not surprisingly, there is still a considerable amount of litigation surrounding these laws, but at least a first step has been taken to insure perpetual public enjoyment of this major natural resource.

Regulating Large-Scale Development

In its 1969 boundary review, the Commission also altered its rules and regulations with the intent of strengthening its hand in dealing with development proposals, particularly those of large scope and requiring many years for fruition. Under its revised rules, the Commission can approve a total scheme, in concept, grant initial rezoning to initiate the developmental process, and approve future rezoning on the basis of performance as represented by the developer and agreed upon by the Commission. The club it holds is in its power to down-zone any property if evidence is obtained that the development has not occurred within the time period indicated in the manner originally represented. This is believed to be the first comprehensive use of the down-zoning authority by a state or local body.

An uneasiness over the form and condition of familiar landscapes is evident in communities from Maine to California. Americans have generally taken the existing landscape for granted, but growing numbers now view its future with anxiety. People are becoming increasingly vocal over heretofore accepted by-products of progress and prosperity—unkept parks and polluted waters, cluttered roadsides and befouled air—and are demanding to be heard. Opportunities are arising for whole new areas of involvement by private citizens, civic organizations, business interests and local communities.

Reprinted from "Conservation Commissions in Massachusetts" by Andrew J. W. Scheffey



THE APPLICATION OF THE HAWAIIAN EXPERIENCE TO NORTH CAROLINA

by Ortrude White, Urban Planner
Richard C. Bell Associates

The growing concern on the part of many public and private officials and agencies for some sort of statewide or regional approach to land use regulation has focused increasing attention on whether or to what extent the Hawaiian experience is transferable to other States. **(A number of other states — Colorado, Vermont, Washington, for example — have recently taken the initial steps toward implementation of statewide zoning).**

The fundamental question which must be answered concerns the **need** of other states for comprehensive zoning of land use at the state level. This can be determined by relating the positive effects of a land use law to the degree and kind of land use determinants of the adopting state. Does this state **need** to protect agricultural land for long-range use? Does this state **need** to protect its lands for traditional conservation purposes and/or scenic beauty and recreation? Is this state faced with the **need** to reduce the propensity for urban sprawl? Or, put in currently fashionable language, does the state recognize the need for land use regulation as part of its planning strategy for total environmental quality?

Although North Carolina is becoming increasingly industrialized, agriculture is still very important to the economic health of our state so there can be little doubt that special efforts to preserve our highly productive agricultural areas from the spread of urban development are in order. Tourism is a large and growing source of revenue for North Carolina, based largely on our beautiful and still relatively unspoiled mountains and beaches. Our urban areas are still manageable size and we have not yet encountered the massive urban growth problems of the Northeast and Far West, but if we are to avoid these problems, some imaginative means of "quality control" must be devised and begun now, before it is too late.

Certainly despite our apparently large amount of land, the answer to all the above questions for North Carolina is "yes". The mistakes of many more urban states have been born of the misconception that land and water resources were so abundant that they could not be depleted. We must make sure North Carolina does not make the same mistake. Similarly, the alleged mismanagement of Florida's water resources, resulting in severe disturbances to the state's ecological community would also seem to argue the need for a mechanism for comprehensive control of natural resources. (See January 1972 National Geographic)

COMPREHENSIVE STATEWIDE PLANNING

A further basic consideration is the need to relate a statewide land use regulations to a workable overall plan: a State land use policy and program can only be effective as part of a comprehensive planning program, which embraces social, economic, environmental, administra-

tive, and financial factors. Comprehensive planning is long-range. Looking into the future, it requires co-ordination and interaction of all plans by governmental and private agencies in order that the **community's** total resources be used to meet the needs of its citizens in optimal fashion.

The paucity of state general plans or of viable state comprehensive planning processes, however, indicates serious political obstacles not only to planning implementation, but also to the concept of centralized planning itself. In Hawaii's case, a relatively strong centralized government facilitated the passage of appropriate enabling legislation and the working out of administrative procedures, necessary for the redistribution of traditional zoning powers. In the general case, this should not pose an insurmountable obstacle, since it is axiomatic that if a state can **delegate** its police power to regulate private land use in the public interest, it can also **exercise** it. The serious interest of a growing number of State and national officials in the Hawaiian experience suggests the sort of change in public climate which is mandatory for any such exercise of power to take place.

LOCAL PARTICIPATION

Also crucial to the success of any statewide zoning scheme is the complexity of the intergovernmental structure and the receptivity of local governmental units to a more comprehensive planning authority. Hawaii's ability to institute state level planning and zoning, for example, was considerably strengthened by the willingness on the part of all counties to pursue an active planning-zoning program. It is well known that many states lack active county and other local planning agencies and are beset with problems of coordination among the hosts of overlapping local government units, many of which are obsessed with the desire to preserve their powers and limited influence.

North Carolina has the additional problem of being much larger than Hawaii, with several basically different regional problems. Therefore, a good comprehensive planning solution in North Carolina will probably have to be developed and implemented at least in part at the regional level, presumably through active response of the Governor's 17 multi-county regions.

In the last analysis, however, local government supported by informed and enthusiastic citizenry must be the key. Comprehensive statewide and regional plans can provide a frame work for local decision making, and statewide capital budgeting and taxation policies can provide necessary incentives, but in the end the quality of the local environment where most of us spend the majority of our lives, will be the responsibility of local people. We must make the decision on a level to work for better land use for a better North Carolina.

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INCIDENTALLY



North Carolinians who attended the AIA Grass-roots meeting in Washington, D. C. on January 6-8 are pictured here with AIA President Max O. Urbahn, FAIA, and South Atlantic Regional Director William A. Carlisle, AIA, Columbia, S. C. From left Bosworth Beckwith, AIA, President, Raleigh Section NCAIA, Betty Silver, Executive Director NCAIA, Leslie N. Boney, Jr., FAIA, Wilmington, Beverly L. Freeman, AIA, President N. C. Chapter AIA, Urbahn, Carlisle, Mrs. Fred Sadri, Charlotte, Fred Sadri, AIA, President, Charlotte Section NCAIA, and Herb Carmen, AIA, President, Piedmont Section NCAIA . . .

The Firm of Ham, Keener, Williams, has now become Keener and Williams, P. A., Architects, Durham, with principals W. B. Keener, AIA, and R. W. Williams, Jr., AIA . . . Lashmit, Brown and Pollock of Winston-Salem has changed the firm name to Jennings, Newman, Van Etten, Winfree, Architects and Engineers. Principals are Kenneth B. Jennings, AIA, Michael Newman, AIA, Donald S. Van Etten, AIA, and W. M. Winfree, NSPE . . . Glen D. Corley, Jr., AIA has been made a partner in the firm of Hakan/Corley & Associates, Chapel Hill . . . The American Institute of Architects has announced the following awards will be presented at the AIA Convention in Houston, Texas, May 7-11: AIA Industrial Arts Medal to designer Charles Eames, AIA Fine Arts Medal to sculptor George Rickey, AIA Allied Professions Medal to landscape architect Ian McHarg, and the highest award given by AIA, The Gold Medal to Pietro Belluschi, FAIA, former dean of the School of Architecture and Planning at the Massachusetts Institute of Technology . . . Herbert A. Carmen, III, AIA, principal in the firm of Alley, Williams, Carmen & King in Burlington, has been elected 1972 President of the Piedmont Section, NCAIA. . . . Stacy E. Simmons, AIA, should have been included in the November/December issue of N. C. Architect as a Director of the Charlotte Section, NCAIA.



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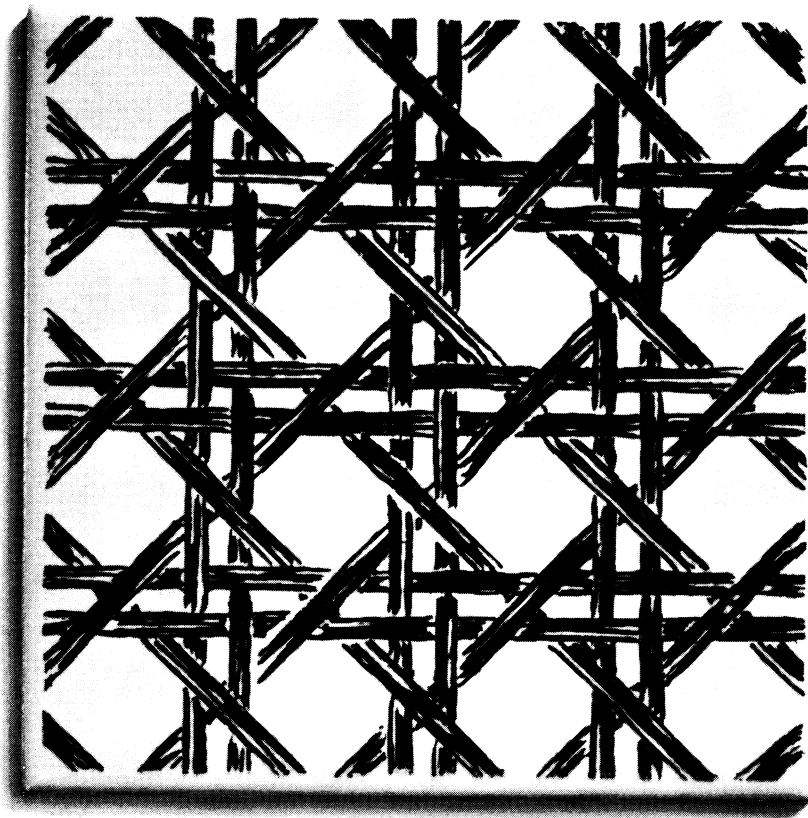
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NCAIA INVADES WILMINGTON

Architects from across the State gathered at the Timme Plaza Motor Inn, Wilmington, from February 10 through February 12 for their Annual Winter Convention. Following a Board of Directors meeting on Thursday afternoon, President Beverly L. Freeman, AIA, of Charlotte opened the products exhibit for NCAIA members to view the latest in materials, and a variety of building components which architects specify. Later in the evening, local architects very graciously opened their homes to the out-of-town group for delightful visits.

The busy day on Friday began with a Chapter business meeting when 1971 President Fred Butner gave a resumé of the activities which occurred during his administration. A discussion and explanation of "Construction Manager—The New Middleman" by Francis G. Whitcomb, AIA proved to be interesting and provocative. Mr. Whitcomb was well versed in his subject serving in the capacity of Vice-President of Computing Research Systems Corporation, a subsidiary of the architectural firm of Caudill, Rowlett & Scott, Houston, Texas. At luncheon gubernatorial candidate Hugh Morton of Wilmington presented an interesting talk on future planning in North Carolina.

Also during the luncheon, South Atlantic Regional Director Bill Carlisle installed the 1972 Chapter officers and directors; Leslie Boney inducted fifteen new Corporate members; certificates of recognition were presented to retiring Board members; and Norman Pease presented two press awards to Helen Cheney of the *Salisbury Post* and John D. York of the *Gastonia Gazette*. Luther Lashmit, AIA of Winston-Salem was presented a certificate of appreciation for his many years of service to the AIA. Scott Ferebee received a certificate of recognition for his three years as AIA Regional Director.

Meanwhile, the ladies were making a tour of historic sites in and around Wilmington. They visited the Cornwallis House and Orton Plantation in the morning and stopped for lunch at old Brunswick town. On their return to Wilmington, tea was served at St. John's Art Gallery.

The afternoon Chapter meeting included distinguished speakers: Alphonse Dell'Isola of Washington, D. C. discussed value engineering as it pertains to the architectural profession, and excellent management advice was given by Peter Verna, Vice-President of McDevitt & Street Construction Company.

Friday evening's entertainment included a reception honoring NCAIA President and Mrs. Beverly L. Freeman, a banquet and dance. At the banquet, Dr. John T. Caldwell, Chancellor, NCSU, Raleigh was welcomed as an Honorary Associate Member of The Chapter. Announcement was made of six Awards of Merit.

Following a continental breakfast in the exhibit area on Saturday morning great excitement reigned as members drew for fantastic prizes donated by the exhibitors. Then, while the ladies went on a shopping spree, the members heard one of their own, Beemer C. Harrell, AIA, discuss his experiences as an entrepreneur, and attorney Mayne Albright give sound legal advice on professional practice.

(Continued on next page)

NCAIA INVADES WILMINGTON

(Continued from page 22)

Saturday afternoon was devoted to a golf tournament for the ladies and men, with prizes awarded Saturday night. Grand finale of the convention was an old fashioned New Orleans oyster roast served at the Gray Gables Restaurant, a lovely old converted house located on the inland waterway.

The weary, but happy, group departed for home on Sunday morning.

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Scholarships Awarded

Dean Henry Kamphoefner has announced the following scholarships have been awarded to students in the School of Design, NCSU: AIA Scholarships to Leslie J. Vollmert and Curtis W. Fentress; Portland Cement scholarship to Michael J. Wilson; Mid-State Tile Co. scholarship to David L. Sumner; Boren Clay Products Co. scholarship to Thomas C. Britt; Montgomery Green Co. scholarship to John P. Haynes; Carolina Builders Corp. scholarship to Kenneth M. Maness; Ready Mixed Concrete Co. scholarships to Larry D. Pressley and Ronald E. McLester; Carolina Solite Corp. scholarship to Thomas O'Shea; Cast-A-Stone Products Co. scholarship to Constantine N. Vrettos; and Price-Roberts scholarship to Roland F. Vause.

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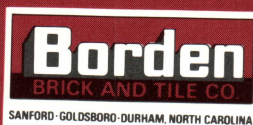
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STRATEGY FOR BUILDING A BETTER AMERICA

The American Institute of Architects has unveiled a sweeping "Strategy for Building a Better America" that calls for:

1. A large-scale effort to control future growth in metropolitan areas by public assembly and preparation of land in advance of development. Initially, one million acres should be provided in 58 metropolitan areas to accommodate "Growth Units."

2. Use of the "neighborhood scale" as the basic "Growth Unit" in developing such publicly held land, as well as privately owned land. Under this concept, federal and state governments would assume responsibility for creation of a public armature of utilities, transportation and communication networks necessary to support aggregations of "Growth Units."

3. Basic changes in the "ground rules" (that is, taxation, governmental organization, etc.) that now govern community development so that it will be easier and more financially rewarding to build high quality community environments.

The AIA program was announced at a news conference at which Institute spokesmen emphasized that the architectural profession will vigorously promote the "Strategy" nationwide, and will lobby for legislation needed to put it into effect.

The program was developed by a top level AIA National Policy Task Force, and has been unanimously approved by the AIA Board of Directors.

The Task Force is headed by Archibald C. Rogers, FAIA, an architect and planner in Baltimore. Its members include architect Ieoh Ming Pei, FAIA, of New York; Jaquelin Robertson,

AIA, director of Midtown Planning for New York City; William L. Slayton, Hon. AIA, executive vice president of AIA and former Commissioner of the Urban Renewal Administration; and Paul N. Ylvisaker, professor of public affairs and urban planning at Princeton University and first commissioner of community affairs for New Jersey.

Emphasizing the importance of public control of land for development, the Task Force said that "an effective national growth policy requires that land development increasingly be brought under public control."

Task Force Chairman Archibald Rogers said "public control of land in order to guide development is not new, and it is not foreign. It is an old, American idea. It was followed by the founders of our nation. Washington and Jefferson used it to found and shape the growth of Washington, D. C. It was used to create and expand many cities, such as Savannah, Ga., Annapolis, Md., and Philadelphia. We've gotten away from this old American principle, and have suffered for it. Now it's time to go back to it."

The Task Force recommended that governmental agencies assemble one million acres of land for community development within the cores and on the peripheries of the 58 U. S. metropolitan areas with populations of half a million or more.

This land purchased now would appreciate in value in a few years to the point where its original cost would be recovered along with much of the cost of preparing the land for development.

Planning for the development of this public land, as well as pri-

vately owned land, should take place using the neighborhood scale "Growth Unit" to insure "a full range of essential facilities and services, environmental integrity, and open occupancy."

The "Growth Unit" would be of appropriate size for rehabilitation of existing city neighborhoods or for the creation of new neighborhoods within existing urban areas. Larger communities, including free-standing new towns, would be built as multiples of "Growth Units," with the addition of such services as high schools, community colleges, hospitals, regional shopping centers, and mass transit.

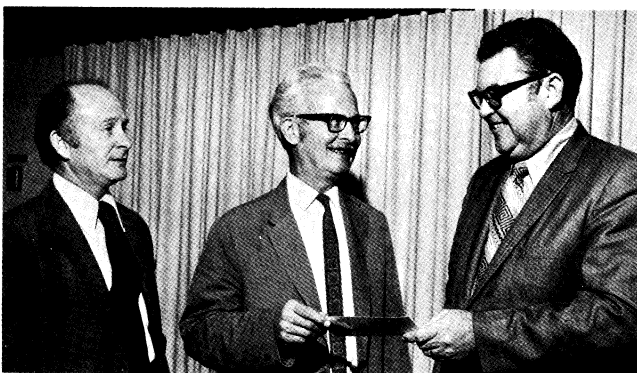
In this manner, the Task Force said, a third of the nation's expected urban growth over the next 30 years could be accommodated and controlled.

The Task Force also urged that government act to assure "a flow of credit at stabilized rates of interest over a sustained period of time" to finance urban development and redevelopment, and that existing "tax disincentives" to building and rebuilding at the neighborhood scale be removed and replaced with a series of tax incentives.

The urban development and redevelopment process should be aided by creation of a national development corporation to handle federal grants, a series of state development corporations, and at the metropolitan level public and public/private corporations subject to regional planning controls.

While stressing the need for a disciplined, organized approach to a national growth policy, the Task Force emphasized that any growth policy must accommodate the differing needs and life styles of diverse groups of Americans.

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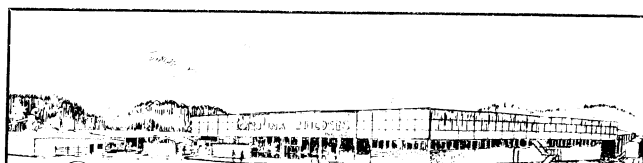


Dean Henry Kamphoefner of NCSU's School of Design accepts the scholarship check from Brick & Tile Service, Inc. general manager C. E. Garton in the presence of C. W. Hart, Assistant Director of Foundations.

The North Carolina State University School of Design has received its single largest contribution for undergraduate scholarship support ever given by one trade organization.

NCSU Chancellor John T. Caldwell recently accepted a \$2,000 check representing four undergraduate scholarship awards valued at \$500 each, from members of the Brick and Tile Service, Inc. The scholarships were contributed by Ted W. Tysinger, president of Triangle Brick Co., Durham; Edwin Hanford, president, Hanford Brick Co., Burlington; Charles L. Taylor, president of Taylor Clay Products, Salisbury; and William S. Jones, president of Boren Clay Products Co., Pleasant Garden.

North Carolina Design Foundation directors William S. Jones and Corbin E. Garton, general manager of Brick and Tile Service, Inc., were responsible for efforts to involve major brick manufacturing companies in North Carolina in underwriting the scholarship awards. They indicated that other members of the Brick and Tile Service, Inc., may make similar awards available next year.



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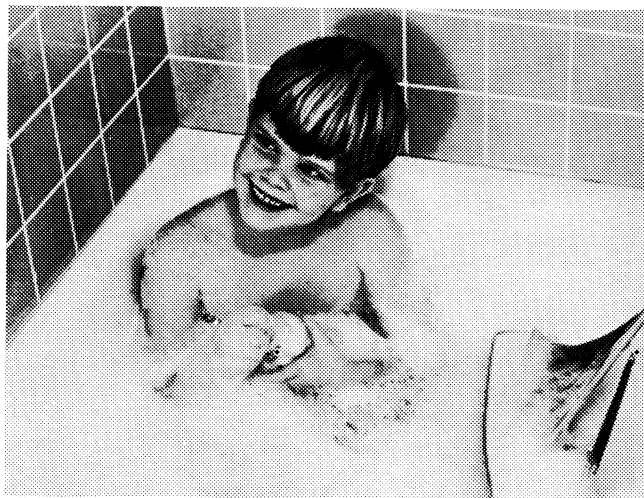
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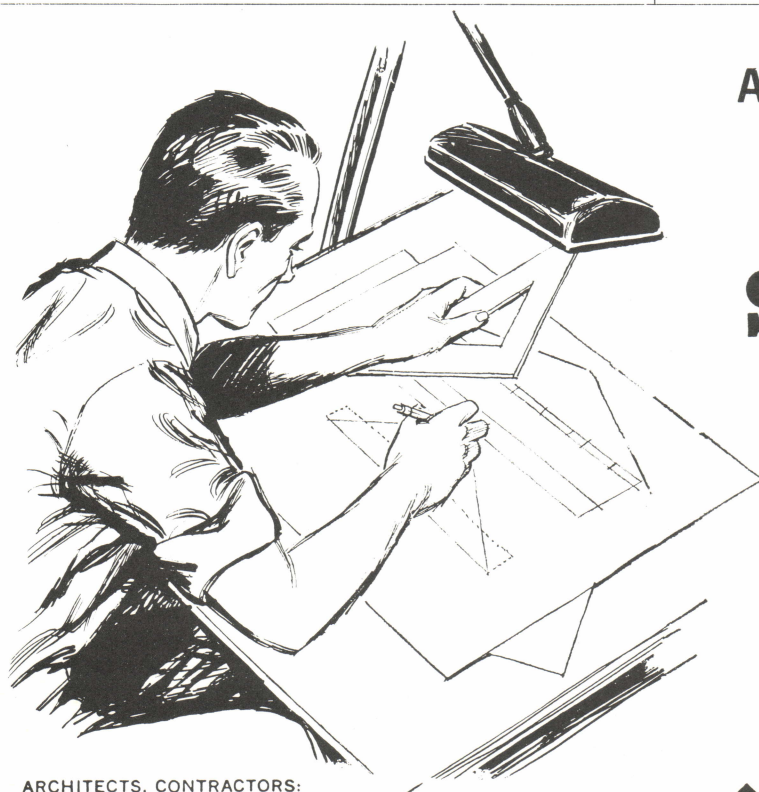
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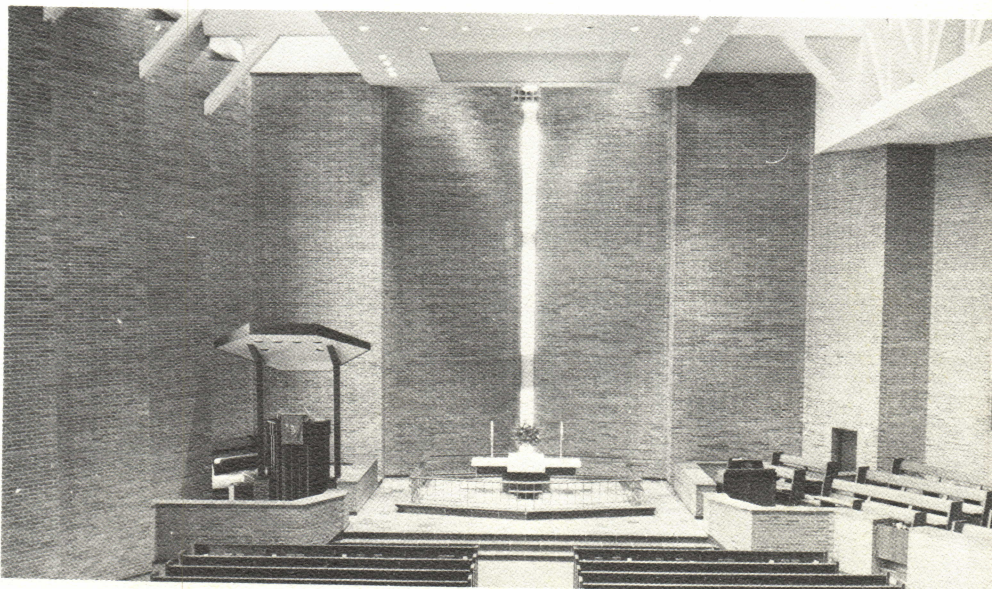
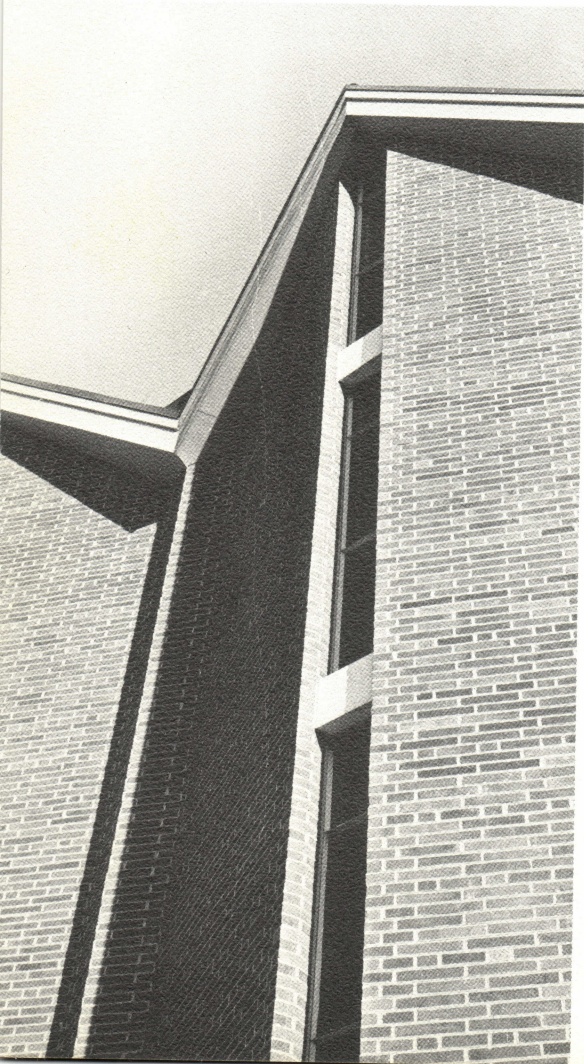


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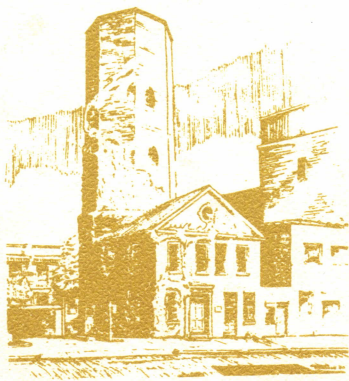
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