

Winterville Land Use Plan



Winterville Comprehensive Land Use Plan Charrette Schedule

A Charrette is a series of meetings where the community and project team work together over a few days to develop ideas for land use, small areas, parks, transportation and more

MEETING LOCATIONS	TIME	Monday Feb. 25 DAY ONE Visioning	Tuesday Feb. 26 DAY TWO Plan Development	Wednesday Feb. 27 DAY THREE Debrief
Monday-Tuesday @ TOWN HALL 2571 Railroad St Wednesday @ THE DEPOT 217 Worthington St For more info see www.wintervillenc.com/ comprehensive- land-use-plan	8 am			Coffee Talk @ Depot
	9 am		Staff Meetings	
	10 am		Open Studio	Debrief & Staff Work Session
	11 am	Downtown Walking Tour start @ Town Hall		
	NOON			
	1 pm	Open Studio	Closed Studio & Stakeholder Meetings	
	2 pm			
	3 pm			
	4 pm		Steering Committee Meeting	
	5 pm	Steering Committee & Elected Official Preview		
	6 pm	PLEASE ATTEND Public Visioning Session @ Town Hall	Open House & Pin Up @ Town Hall	
	7 pm			
	8 pm			

- Public Meeting
- Work Session
- Drop In Opportunity



What's a Land Use Plan?

- **Documents a community conversation**
- Provides general land use guidance
- Future land use map that identifies intended development pattern (i.e. Agricultural, Residential, Commercial)
- Provides guide for infrastructure investment decisions
- Policy, not regulatory



Visioning Meeting Summary



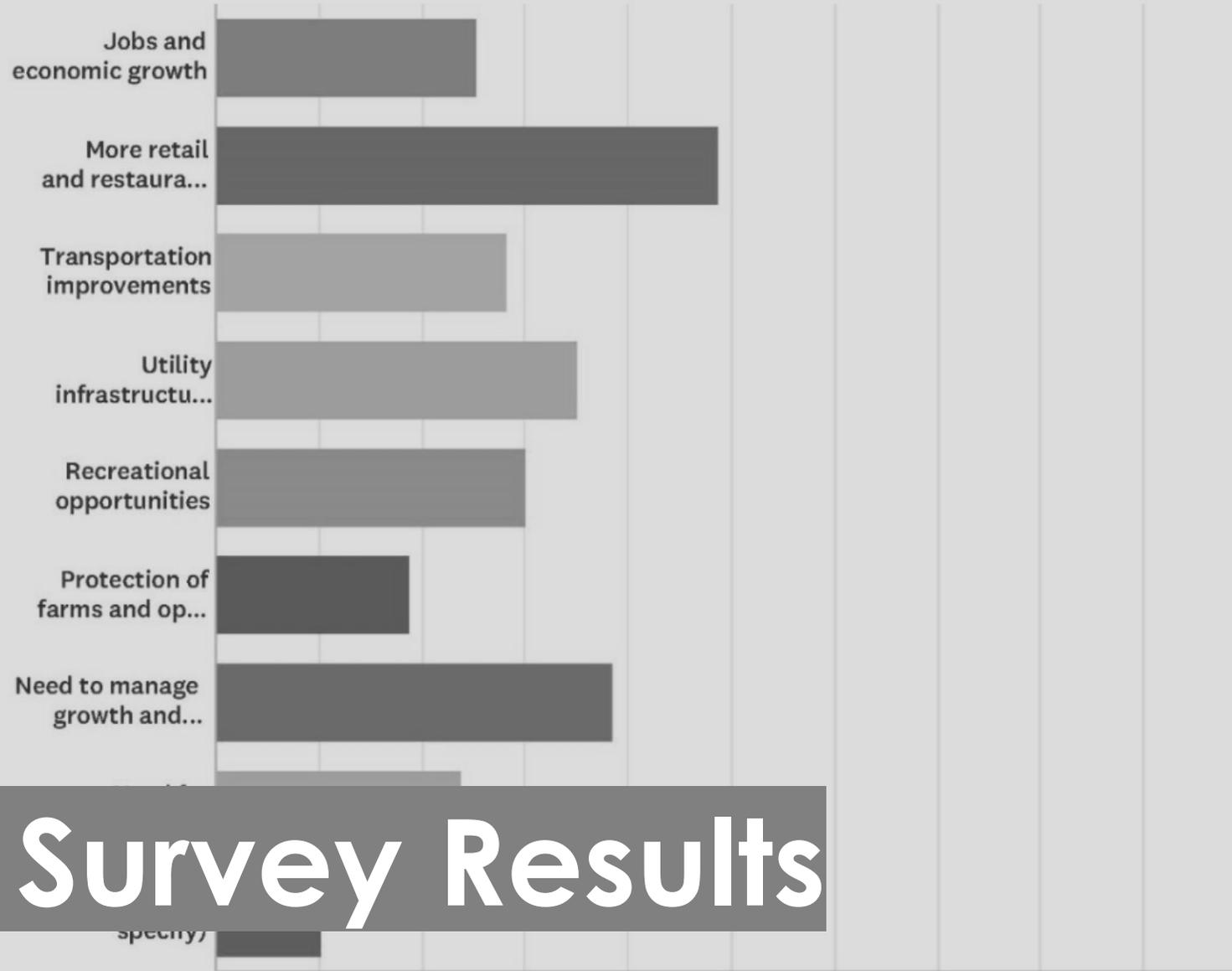
Visioning Meeting Summary

- ~40 attendees
- Direction on goals and vision for the Town
- Issues and ideas including neighborhood level recommendations



Q5 The most pressing issue in Winterville is: (Select up to three)

Answered: 265 Skipped: 0

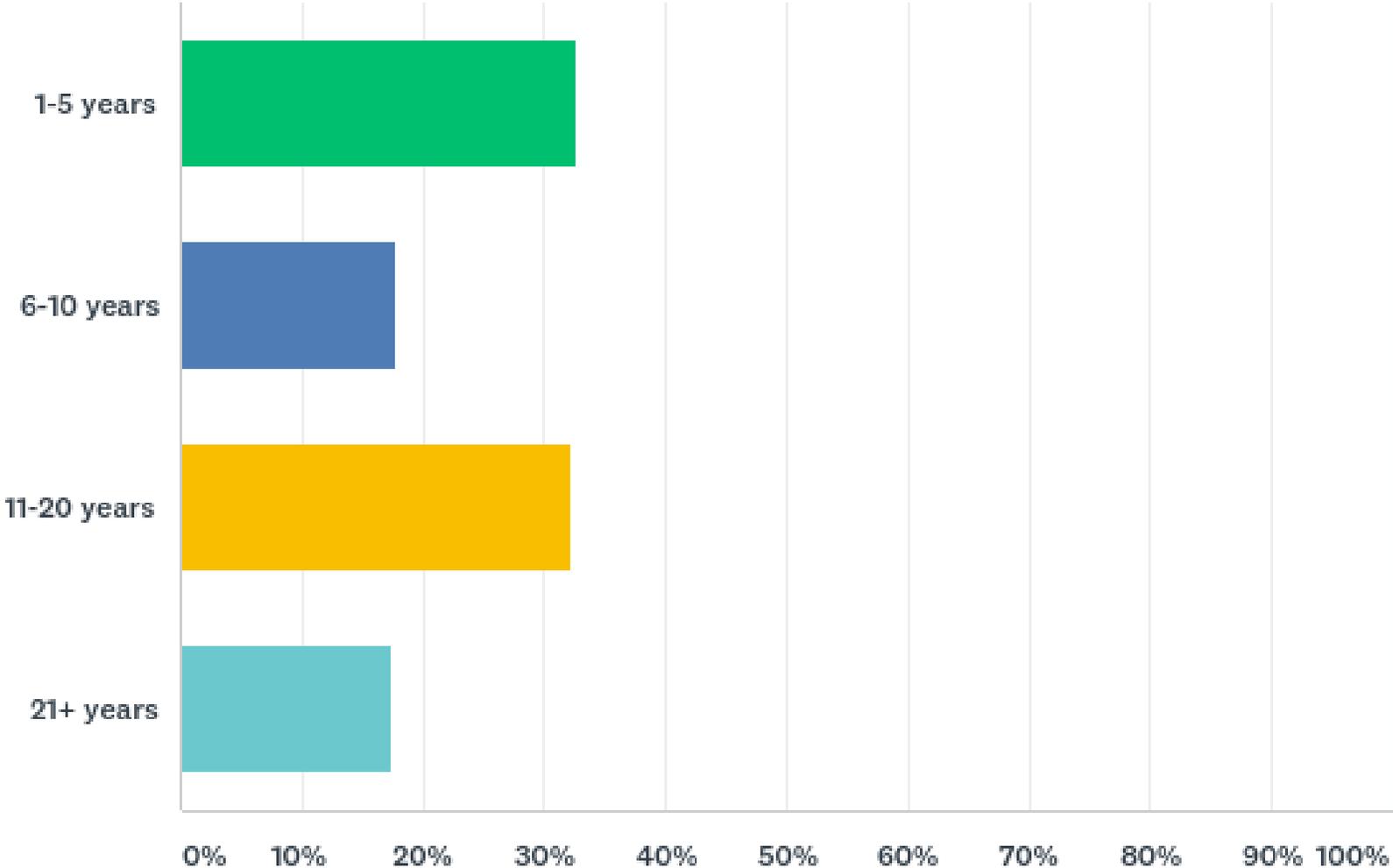


Draft Survey Results

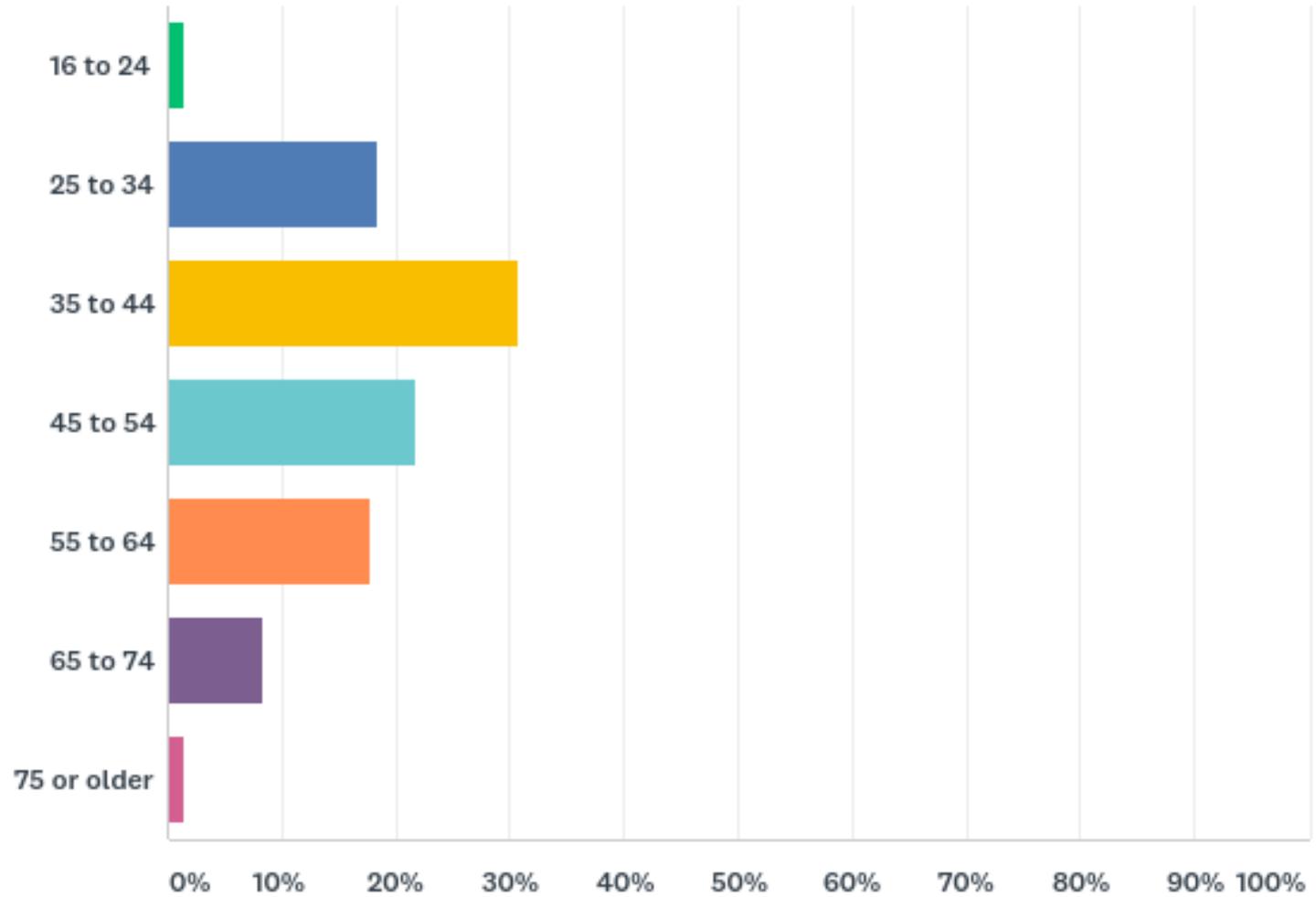


Winterville Land Use Plan

Q2 If a resident, how long have you lived in Winterville?



Q3 What is your age?



When deciding where to live, what factors were important to you?

1. low crime
2. housing choices
3. good schools
4. convenient location
5. sense of community

The most pressing issue in Winterville is....

1. More retail and restaurant options
2. Need to manage growth and control urban sprawl



What type of housing are you interested in?

- A house with a large yard, even if not near shopping and services **81%**
- A house with a smaller yard within walking distance of a shopping and services, with community open space **68%**
- A low maintenance patio home or townhome near shopping and services **51%**



What factors are important in establishing and maintaining residential neighborhood quality?

Highest Rankings

1. sidewalks
2. greenways, trails, parks & greenspace
3. landscaping/ beautification

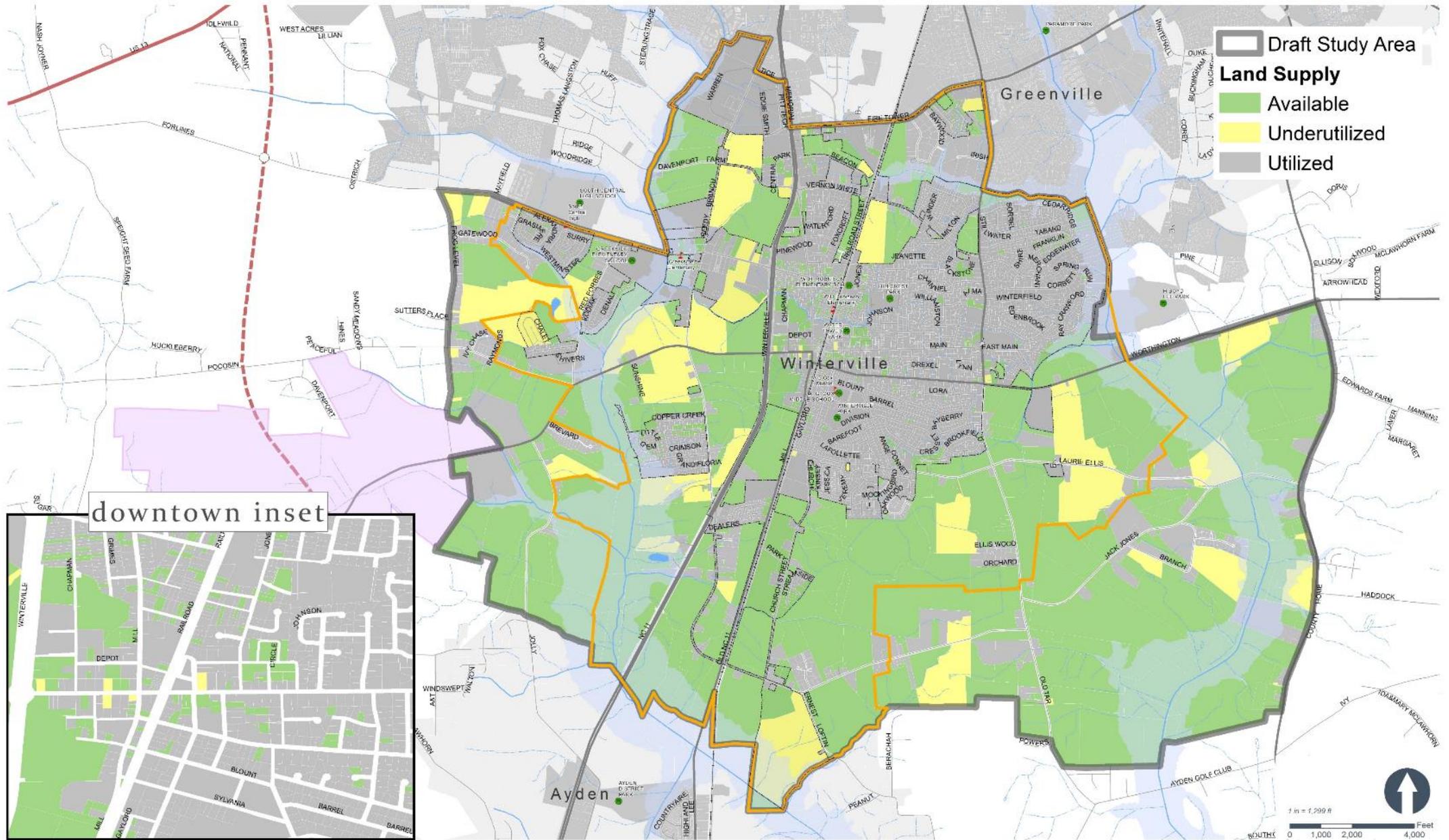


Future Land Use

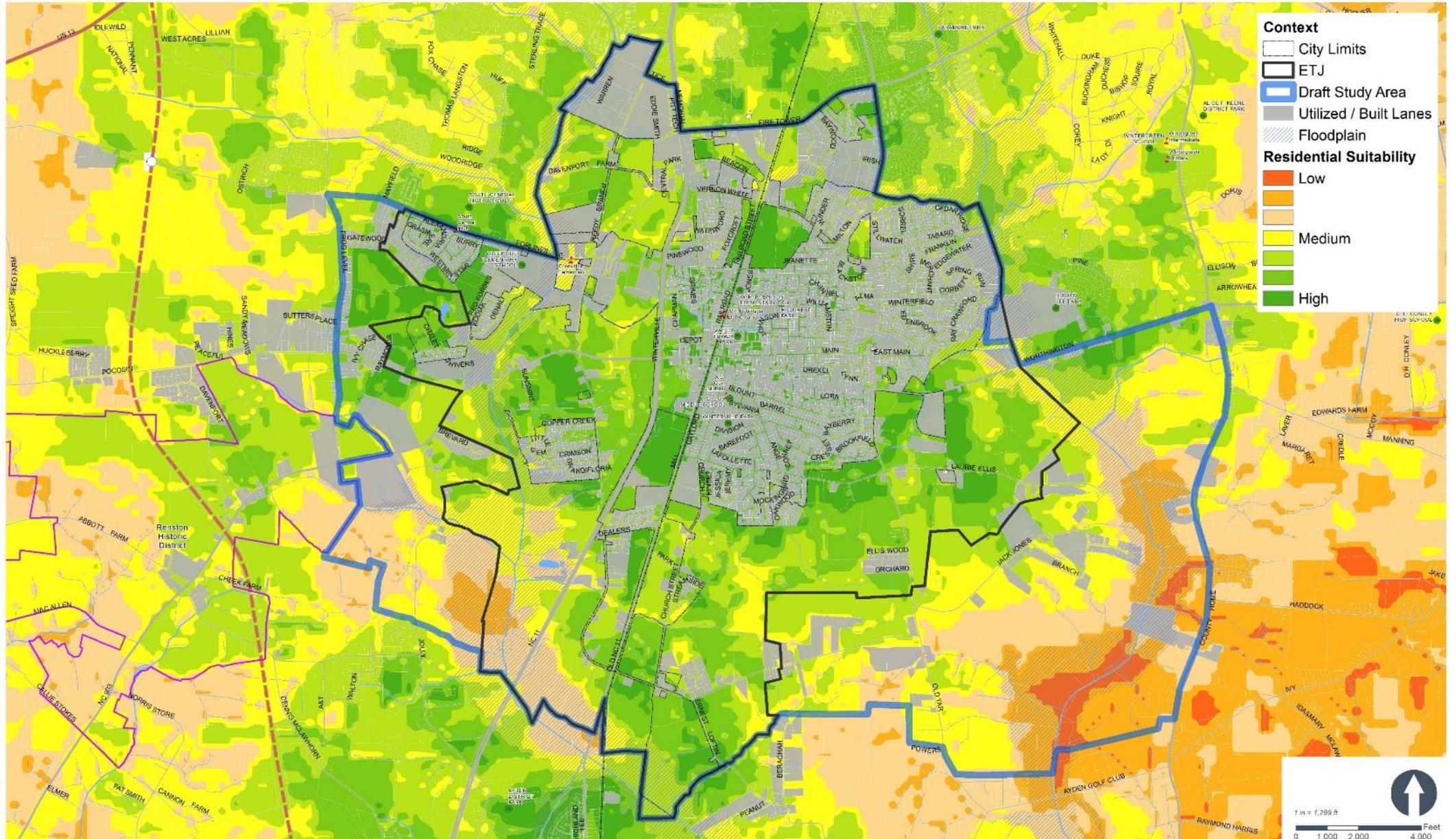


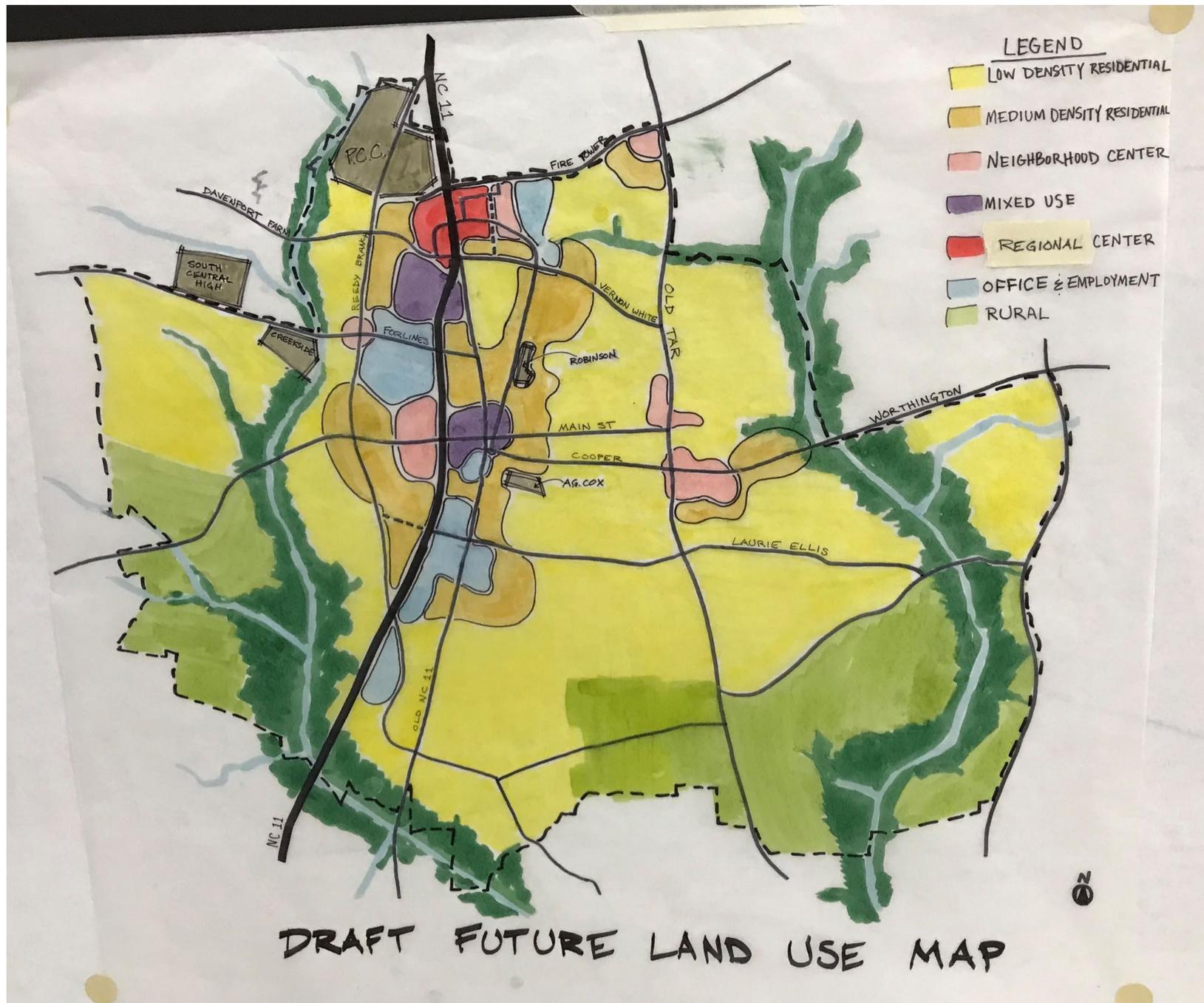
Winterville Land Use Plan

Land Supply



Residential Land Use Suitability





Rural

Agriculture, single family residential, small-scale subdivisions

- Very large lots
- Septic tanks / no town sewer service



Low Density Residential

Single family residential,
larger lots, traditional
subdivisions

- Front or side-loaded garages
- Less walkable neighborhoods



Medium Density Residential

Detached single-family homes on smaller lots. Townhomes and apartments allowed if adjacent to Mixed Use.

- Front driveways or Side-loaded rear alley-loaded (if small lots)
- Walkable with small yards and shared open space
- Homes occasionally have garage apartments (accessory dwelling)



Neighborhood Center

Smaller-scale centers with commercial and office serving nearby residential neighborhoods

- Context-sensitive parking and lighting
- Could include a mix of residential
- Pedestrian connections to residential



Mixed Use

Mix of commercial, retail, and service-oriented businesses with a variety of residential options including apartments and townhomes

- Buildings sited generally close to the street for downtown feel
- Walkable with outdoor spaces
- Pedestrian-focused



Regional Center

Lifestyle center with commercial, retail, and office. Outdoor seating and ample landscaping create ambiance.

- Primarily national or regional businesses
- Auto-oriented destination
- Pleasant outdoor spaces



Office & Employment

Office and higher-impact uses that primarily serve as employment centers.

- Easy access to transportation networks; auto-oriented
- Includes light to medium industrial uses



Parks, Greenways, Natural Resources

Existing Parks

- Hillcrest park
- Winterville park
- Water Tower Park
- Schools
- H Boyd Lee Park (Greenville)

Needs

- Indoor Rec Facility
- Connections (Sidewalks, Greenways)
- Facility Upgrades
- Downtown Park
- East/West parts of town
- Tree preservation / Plantings
- Dog Park



Transportation

- Problem intersections
 - Mill St. and Vernon White Rd
 - Reedy Branch and NC 11
- Flooding issues
- Upgrading 4-way Stop Signs to Signals
- Transit options / improvements
- Downtown
 - Parking
 - Pedestrian safety/experience



Police, Fire, EMS

- Space needs emerging with continued town growth
- Fire Station needed on east or west to support growth
- Crime prevention design recommended for greenway trailheads



Downtown



Downtown Winterville



Almost New Auto

Dollar General

First Citizens Bank

Cars Plus

Adventure Outfitters

Winterville Fire Department

North Carolina Driving School

Auto Zoom

Winterville Library

Winterville Insurance Agency

Cooper St

Dixie Queen Seafood

Winterville Baptist Church

7

Downtown Winterville



Downtown West



Downtown West

NC 11

Cooper St

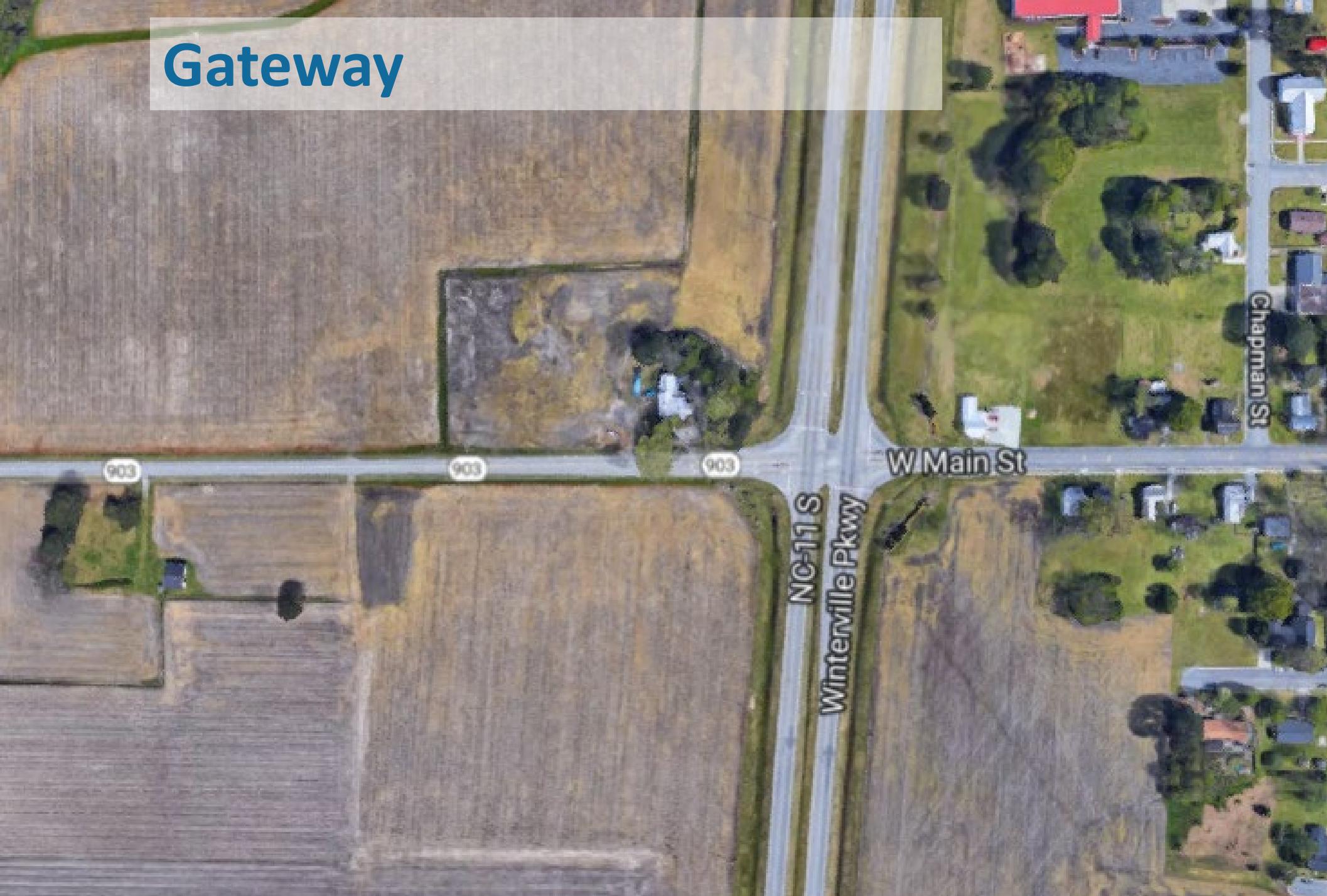
W Blount St



W McIntosh St

NC 11

Gateway



Gateway



Next Steps



Winterville Land Use Plan

Coffee Talk @ the Historic Railroad Depot (217 Worthington St)



8am Thursday
February 27th

Next Steps

- **Tomorrow**
 - Coffee Talk @ the Depot
- **March/April**
 - Steering Committee #4

Contacts

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