

Weldon Land Use Plan Land Use Categories

Future Land Use Classification

The land development plan map identifies proposed land uses within the planning jurisdiction of the Town for a 15-20 year period. This section defines the land use categories as depicted on the map.

Light Industrial: This area is suitable for a variety of light manufacturing and warehouse/distribution uses. This category may also include office development in a planned "business park" type of setting. Uses in this category do not place a heavy burden on public utilities or the environment, and have relatively few off-site impacts.

General Commercial: These areas are generally located along major thoroughfares that contain a variety of commercial uses. Retail uses include shopping centers, convenience stores, restaurants and services catering to the traveling public. Heavier uses may include automobile dealerships and repair shops, min-warehouses and contractor's yards with appropriate landscaping and buffer requirements.

Future Mixed Use Development: This designation has been applied to areas potentially suitable for a variety of office, retail, high density residential or light industrial land uses, where no dominant land use type has emerged. Public utilities may not be currently available, but extensions are technically feasible over the time horizon of the plan.

Area 1: Suitable for multi-use development including single and multi-family residential. Retail commercial of a scale designed to serve the immediate neighborhood is desired.

Area 2: This area has direct access to NC Route 125 and is suitable for uses compatible with the entertainment complex including restaurants, hotels, and retail commercial development. Multi-family residential is also appropriate in this area.

Area 3: An existing residential area that is adjacent to the entertainment complex area. This area will most likely transition to uses compatible with the entertainment complex over time.

Public & Institutional: These areas include governmental facilities, schools and other institutional uses. They are also suitable for small office development and multi-family residential development.

Central Business District: This area includes Weldon's historic "downtown" and contains a variety of office, residential, retail and service uses. It is desired that Weldon's downtown remain "full service" and contain a mix of uses designed to serve the needs of both residents and visitors.

Agricultural - Rural Residential: These areas are either environmentally sensitive requiring low density development, or are located physically beyond utility service areas projected over the time line of the plan.

Medium Density Residential: These areas are suitable for general residential development at densities supported by public utilities

Multi-Family Residential: These areas have suitable public utilities and access to highways which make them suitable for multi-family uses. Development projects which include a mixture of single and multi-family development within a planned unified project are also encouraged.

Transitional: These areas consist of older historic residential neighborhoods transitioning to other uses. The primary goal of this category is to retain the residential character neighborhood. Retention of historic structures is important. These areas are suitable for small retail and services uses which are in harmony with the overall character of the neighborhood.

Recreation and Open Space: These areas include existing and proposed parks and open space areas. Golf courses are included in this category.