

Town of Weldon 2006 Land Development Plan

VISION STATEMENT

In the year 2015, Weldon is an attractive, vibrant community that celebrates its historic and natural heritage while embracing new development opportunities.

Downtown Weldon is renovated with specialty shops and museums attracting visitors from the interstate highways and surrounding towns. New residents are attracted to town by stable and pleasant neighborhoods. The town has taken full advantage of its unique waterfront resources providing both recreational opportunities for its citizens and economic opportunity. Weldon will accomplish this by:

- Capitalizing and promoting it's rich history, especially the railroad heritage
- Promoting and celebrating the town's connection to the Roanoke River and Roanoke Canal trail
- Taking advantage of transportation opportunities (rail and highway)
- Becoming a travel destination (for outdoor sports, history)
- Creating a vibrant downtown
- Re-Development of Commercial areas
- Serving as a site for museums
- Promoting clean attractive neighborhoods
- Continuing to grow and develop

GOALS AND STRATEGIES

Recreation and Cultural Resources

Goal:

- A. To provide a variety of recreation opportunities for all citizens in all areas of town through the improvement of existing parks and the development of new facilities.
- B. To identify, develop and promote cultural and historic resources.

Strategies:

1. *Take advantage of university assistance programs.*
2. *Continue to develop riverfront park by developing additional facilities such as:*
 - a. *volleyball courts*
 - b. *baseball /softball fields*
 - c. *picnic facilities*
 - d. *adding lights to Riverfront Park*

3. *Expand the public recreational use of the river.*
4. *Improve access to Riverfront Park athletic fields by returning the scheduling of the facility to the town.*
5. *Identify new sites for a multi-purpose athletic field.*
6. *Expand active recreation opportunities by exploring the development of regional sports leagues with neighboring towns and Northampton County.*
7. *Improve neighborhood recreational opportunities by locating sites for neighborhood pocket parks including basketball courts.*
8. *Increase safety by discouraging basketball play on town streets.*
9. *Develop greenway trails which will provide links to the Roanoke Canal Trail (especially linking the canal trail to riverfront park)*
10. *Develop safe, recreational rail watching spot to celebrate the town's railroad history and provide a tourist destination.*
11. *Identify ownership of the civil war cemetery and undertake clean up and promotion. Explore conducting archeological dig of Ft. Ransom along with a museum to link civil war and canal history.*
12. *Explore feasibility of community swimming facility.*

Commercial Corridors

Goal:

To recruit and retain attractive commercial development, which contributes to the economic growth of the area and serves as a catalyst for tourism.

- Strategies:**
1. *Amend the billboard standards in sign ordinance to limit the number of billboards, increase separation between signs and remove signs that are dilapidated.*
 2. *Amend sign ordinance to require removal of abandoned and dilapidated signs.*
 3. *Improve pedestrian safety along US 158 by constructing sidewalks.*

4. *Adopt a landscaping ordinance to improve the appearance of commercial properties along the business corridors.*
5. *Adopt a commercial appearance code to promote structures which are compatible with the historic nature of the community.*
6. *Form a coalition of interested business owners to help attract new businesses to the area and work together to improve the success of Weldon's commercial corridors.*

Downtown Revitalization

Goal:

To encourage and support the revitalization of Weldon's historic downtown into a vibrant commercial area which contributes to the town's financial health, provides employment opportunities and preserves historic resources.

Strategies:

1. *Support the development of downtown housing opportunities.*
2. *Update the zoning ordinance to encourage:*
 - *land uses which provide for a multi-purpose central business district including retail, offices, services, entertainment, and living space,*
 - *land uses which do not require large amounts of outdoor use areas*
 - *common or shared off-street parking.*
3. *Encourage and promote the adaptive reuse of existing historic commercial buildings.*
4. *Encourage the renovation of the building stock through development of a downtown facade grant program, streetscape improvements, etc.*

Housing

Goal:

To promote safe, attractive, housing in appropriate locations for all Weldon citizens.

Strategies:

1. *Provide senior housing opportunities.*

2. *Promote development of loft apartments in the downtown business district.*
3. *Promote renovation of historic or deteriorated homes.*
4. *Actively enforce and update the minimum housing ordinance.*
5. *Explore grant opportunities and collaborate with non-profit housing organizations to help improve the existing stock of affordable housing and to provide new affordable housing opportunities.*
6. *Develop a maintenance assistance program to help low and moderate income property owners clean and fix-up their properties.*
7. *Actively enforce junk car ordinance.*
8. *Promote areas for new residential development. Assist the development process through provision of adequate utilities and infrastructure.*
9. *Update mobile home park ordinance.*
10. *Promote redevelopment of blighted areas.*
11. *Promote quiet, clean neighborhoods.*
12. *Promote homeownership through partnerships with non-profit housing organizations.*

Transportation

Goal:

To develop a balanced transportation system that meets the needs of Weldon citizens.

Strategies:

1. *Requiring curb and gutter in new subdivisions*
2. *Amend subdivision ordinance to require sidewalks in new developments.*
3. *Extend Country Club Drive to connect with Becker Drive Extension.*
4. *Support the widening of US 158 to the coast, but discourage the bypassing of Weldon.*
5. *Consider trolley bus service from tourist areas to downtown*
6. *Promote the development of a service road along Interstate 95 to increase access to adjacent properties.*

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.