

# TOWN OF GRIMESLAND



## Land Use Plan



*Town of Grimesland*

*Mid-East Commission*

*Pitt County Planning Department*



**Adopted \_\_\_\_\_ 2020**

## ACKNOWLEDGEMENTS

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## 1. Introduction

A land use plan is a formally adopted document that maps out a collective vision for the future of the town. It provides goals and objectives to help implement this vision. A land use plan serves as a guide for development that represents the desires of the town and should be referred to frequently by developers and town officials when making important decisions regarding the growth and development of the community.

A land use plan also lays the groundwork for regulatory laws that govern development in a community, e.g. zoning ordinances, subdivision regulations, etc. Information about the community, spanning from demographical analysis to the identification of soils most suitable for development, is also detailed in the plan. In most cases a land use plan will illustrate current uses of the land as well as projected future uses. It will identify areas that will be encouraged for development as well as areas that are less suitable or unable to be developed.

In 2019, the Town of Grimesland solicited assistance in updating the land use plan, which was originally adopted in 2007 (the 2007 land use plan replaced the previous comprehensive plan which was adopted in 1998). Assistance was sought from the Mid-East Commission and the Pitt County Planning Department.

The land use plan was updated over the course of a one and a half year period through a joint effort by the town's Planning Board, the Board of Aldermen, the citizens of Grimesland, Pitt County Planning, and the Mid-East Commission. Through several planning sessions data was collected and analyzed, including public input data gleaned from a public survey and a public open house. The future vision statement was updated, the existing and future land use maps were updated, goals and objectives were identified, and implementation strategies were developed. The plan is intended to serve as a guide for the future growth and development of the community.

**Vision Statement:**

The vision statement is the collective vision of the future for the community as a whole. It is a statement of what the town desires to be.

*“Abounding with history and southern charm, Grimesland is by and large a single-family residential community surrounded by abundant farmlands, further enriched by a dynamic, budding town center along Main Street, striving to offer a variety of activities including dining, shopping, and entertainment.”*

## 2. Background/History

The Town of Grimesland, situated on the southern banks of the Tar River, is the eastern-most town in Pitt County, North Carolina. The population of Grimesland is 483 residents within the town limits which span approximately 0.47 square miles along NC Highway 33 and includes a satellite annexation of approximately 0.13 square miles in size. The extraterritorial jurisdiction (ETJ) boundary adopted by the Board of Aldermen in July of 1999 includes an additional 6.99 square miles bringing the total area within the planning jurisdiction to approximately 7.59 square miles.

The town is governed by a four-member Board of Aldermen, a Mayor, and employs a professional staff of four full-time employees to handle the day-to-day dealings of the town. The staff of Pitt County Planning is responsible for the enforcement and administration of the development related ordinances and regulations.



Prior to the municipal incorporation of the town in 1893, Grimesland enjoyed a rich history dating back to the 1700s. The area near what is now Grimesland was the first area in Pitt County to be settled by the English colonists. In 1714, Luis Duvall acquired approximately 1,650 acres of land along the Tar River. He named his estate on the bluffs Mount Calvert. After his death, his daughter sold the estate to Edward Salter, who changed the name to Salter's Ferry.

By 1768 a mail route was established between Williamsburg, VA and Charleston, SC passing over Salter's Ferry. The transient traffic allowed the small riverside settlement to flourish. Around this same time a plantation called Avon was established by Dempsie Grimes of Norfolk,

VA near Salter's Ferry. His son William Grimes purchased land down the river from Avon and named it Grimesland. His grandson, Bryan Grimes Jr. inherited the estate in 1848.



In May of 1861, North Carolina seceded from the Union and ratified the constitution of the Confederate States of America. Bryan Grimes Jr. received a commission as Major in the 4<sup>th</sup> NC Regiment later that same month. Throughout the Civil War, Major Bryan Grimes Jr. led valiantly and fought courageously. Forced to surrender in 1865, now a Major General, Grimes returned home to his estate. He was shot and killed by an unknown assailant in 1880 returning to his estate from Washington, NC.



In 1885 a post office was established in the area, which at the time was called Boyd's Ferry. Its official name became Nelsonville. Then in 1887, the name was again changed. This time it was changed to Grimesland in honor of Major General Bryan Grimes Jr. The Town of Grimesland was officially incorporated in 1893.

In the early 1900's Grimesland prospered with the completion of the Norfolk and Southern



Railroad. Unfortunately, the town was ravaged by fire on several different occasions within this time frame and possibly never fully realized its potential.

Today, with the ever-growing Greenville to the west and a surging Beaufort County to the east, Grimesland is facing the most

significant development pressures in its long history, which helped to necessitate the development and update of this plan.

### 3. Demographic and Economic Data

#### Population

Grimesland's population grew by approximately 9.5% from 2010 - 2018, with the 2010 Census showing 441 people and the 2018 American Community Survey (ACS) showing 483 people. We can expect to see this number increase with the recent annexation of Summer Place Subdivision. The preliminary subdivision plat shows 234 lots with 51 of those lots being in development Phase One. (As of February 2020, a total of 25 building permits for single family residences have been issued to date.)

The age of Grimesland's population is older than the state and the country on average, with Grimesland's median age being 54.1 years, compared with 38.6 years for North Carolina and 37.9 years for the United States. The racial breakdown of Grimesland's population is approximately 61.5% white or Caucasian, 30.4% black or African American, 1.2% Asian, 4.6% some other race, and 2.3% two or more races. Of the total population, 5.8% identified as being of Hispanic or Latino ethnicity. The average household size in Grimesland was 2.34 persons and the average family size was 2.63 persons, just slightly lower than the state on average. Table 3.1 shows the general population characteristics of Grimesland as of the 2018 ACS. Figure 3.1 is a population pyramid for the Town of Grimesland which shows the population graphed by age group and sex.



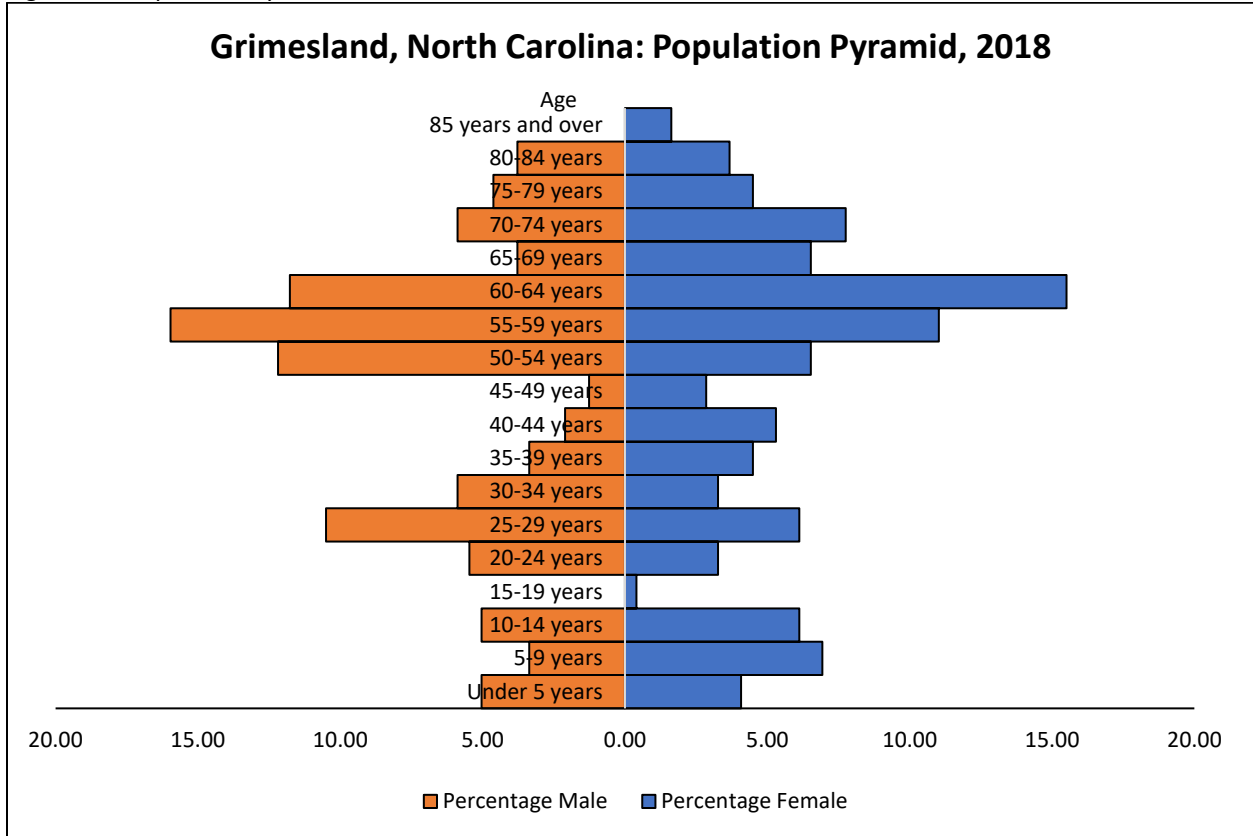
Table 3.1: General Population Characteristics

<b>Grimesland, North Carolina: General Population Characteristics, 2018</b>				
	Number	Percent	North Carolina	United States
Total Population	483	(X)	10,155,624	322,903,030
Male	238	49.3%	48.7%	49.2%
Female	245	50.7%	51.3%	50.8%
Median Age	54.1	(X)	38.6	37.9
Age Groups				
Under 5 years	22	4.6%	5.8%	6.0%
5-9 years	25	5.2%	6.0%	6.1%
10-14 years	27	5.6%	6.5%	6.5%
15-19 years	1	0.2%	6.8%	6.6%
20-24 years	21	4.3%	6.6%	6.6%
25-29 years	40	8.3%	6.9%	7.1%
30-34 years	22	4.6%	6.4%	6.7%
35-39 years	19	3.9%	6.4%	6.6%
40-44 years	18	3.7%	6.2%	6.1%
45-49 years	10	2.1%	6.7%	6.3%
50-54 years	45	9.3%	6.6%	6.4%
55-59 years	65	13.5%	6.5%	6.6%
60-64 years	66	13.7%	6.4%	6.3%
65-69 years	25	5.2%	5.4%	5.2%
70-74 years	33	6.8%	4.4%	4.1%
75-79 years	22	4.6%	3.0%	2.9%
80-84 years	18	3.7%	1.8%	1.9%
85 years and over	4	0.8%	1.7%	1.9%
Race				
White or Caucasian	297	61.5%	68.9%	72.7%
Black or African American	147	30.4%	21.5%	12.7%
American Indian and Alaska Native	0	0%	1.2%	0.8%
Asian	6	1.2%	2.8%	5.4%
Native Hawaiian or Other Pacific Islander	0	0%	0.1%	0.2%
Some Other Race	22	4.6%	3.0%	4.9%
Two or More Races	11	2.3%	2.6%	3.2%
Ethnicity				
Hispanic or Latino	28	5.8%	9.2%	17.8%
Not Hispanic or Latino	455	94.2%	90.8%	82.2%

Average Household Size	2.34	(X)	2.52	2.63
Average Family Size	2.63	(X)	3.10	3.23

Source: 2018 American Community Survey

Figure 3.1: Population Pyramid



Source: 2018 American Community Survey

## Education

Of the population aged 25 years and older in Grimesland, 89.1% are high school graduates or higher, which is slightly higher than the state and the country on average. Of the population aged 25 years and older in Grimesland, 15.5% have a Bachelor's degrees or higher, which is significantly lower than the state and the country on average. Table 3.2 summarizes educational attainment in Grimesland for the population aged 25 years and over as of the 2018 ACS.

Table 3.2: Educational Attainment

<b>Grimesland, North Carolina: Educational Attainment, 2018</b>				
Educational Attainment of Population 25 years and over	Number	Percent	North Carolina	United States
Less than 9th Grade	6	1.6%	4.7%	5.3%
9th to 12th Grade, No Diploma	36	9.3%	7.9%	7.1%
High School Graduate (includes equivalency)	157	40.6%	25.9%	27.1%
Some College, No Degree	96	24.8%	21.5%	20.6%
Associate Degree	32	8.3%	9.5%	8.4%
Bachelor's Degree	39	10.1%	19.6%	19.4%
Graduate or Professional Degree	21	5.4%	10.9%	12.1%
Percent High School Graduate or Higher	345	89.1%	87.4%	87.7%
Percent Bachelor's Degree or Higher	60	15.5%	30.5%	31.5%

Source: 2018 American Community Survey

Income

As of the 2018 ACS, the median household income in Grimesland was \$38,125. This is lower than Pitt County on average and significantly lower than the state on average. Table 3.3 summarizes household income in Grimesland.

Table 3.3: Household Income

<b>Grimesland, North Carolina: Household Income, 2018</b>				
Income and Benefits	Number	Percent	Pitt County	North Carolina
Total Households	206	100.0%	100.0%	100.0%
Less than \$10,000	18	8.7%	11%	6.8%
\$10,000 to \$14,999	22	10.7%	6.8%	5.4%
\$15,000 to \$24,999	32	15.5%	11.7%	10.7%
\$25,000 to \$34,999	21	10.2%	10.5%	10.7%
\$35,000 to \$49,999	45	21.8%	14.1%	14.2%
\$50,000 to \$74,999	36	17.5%	17.3%	18.1%
\$75,000 to \$99,999	9	4.4%	10.1%	12%
\$100,000 to \$149,999	10	4.9%	11.2%	12.5%
\$150,000 to \$199,999	5	2.4%	4.1%	4.7%
\$200,000 or more	8	3.9%	3.1%	4.9%
Median Household Income	\$38,125	\$38,125	\$44,315	\$52,413

Source: 2018 American Community Survey

## Housing

As of the 2018 ACS, there were approximately 235 total housing units in Grimesland, with 87.7% being occupied and 12.3% being vacant. Of the 206 total occupied housing units, approximately 67% were owner-occupied while 33% were renter occupied. This rate is very similar to the state on average. The renter occupied rate in Grimesland is lower than Pitt County on average, but this can be attributed to apartment rentals geared towards college students in Greenville. The median home value in Grimesland was \$57,100, which is significantly lower than Pitt County and the state on average. Table 3.4 shows general housing characteristics in Grimesland.

Table 3.4: General Housing Characteristics

<b>Grimesland, North Carolina: General Housing Characteristics, 2018</b>				
<b>Subject</b>	<b>Number</b>	<b>Percent</b>	<b>Pitt County</b>	<b>North Carolina</b>
Total Housing Units	235	100.0%	100.0%	100.0%
Occupied Housing Units	206	87.7%	88%	85.7%
Vacant Housing Units	29	12.3%	12%	14.3%
Occupied Housing Units	206	100.0%	100.0%	100.0%
Owner-Occupied Units	138	67%	52.4%	65%
Renter-Occupied Units	68	33%	47.6%	35%
Median Home Value	\$57,100	(X)	\$141,100	\$165,900

Source: 2018 American Community Survey

### Employment by Industry

The top three industries employing the working population of Grimesland are manufacturing, retail trade, and educational services, health care & social assistance. Manufacturing and retail trade employ a higher percentage of the population in Grimesland as compared to Pitt County and the state as a whole. Educational services, health care & social assistance employ a lower percentage of the population in Grimesland as compared to Pitt County and the state as the whole, although it still represents the third largest industry employing the town. The fourth largest industry employing the working population of Grimesland is transportation, warehousing, and utilities, which employs a significantly higher percentage of the population as compared to Pitt County and the state. Employment by industry for the civilian employed population aged 16 years and over in Grimesland is summarized in Table 3.5 (2018 ACS).

Table 3.5: Employment by Industry

<b>Grimesland, North Carolina: Employment by Industry, 2018</b>				
Industry	Number	Percent of Civilian Employed Population 16 Years and Over	Pitt County	North Carolina
Civilian Employed Population 16 years and over	178	100%	100%	100%
Agriculture, Forestry, Fishing, Hunting and Mining	0	0.0%	1.2%	1.3%
Construction	15	8.4%	5.8%	6.8%
Manufacturing	29	16.3%	11.1%	12.4%
Wholesale Trade	4	2.2%	1.8%	2.5%
Retail Trade	33	18.5%	11.4%	11.7%
Transportation, Warehousing and Utilities	21	11.8%	3.3%	4.5%
Information	0	0.0%	1.6%	1.8%
Finance, Insurance, Real Estate, Rental and Leasing	5	2.8%	5.1%	6.4%
Professional, Scientific, Management, Administrative and Waste Management Services	8	4.5%	6.3%	10.7%
Educational Services, Health Care and Social Assistance	30	16.9%	30.5%	23%
Arts, Entertainment, Recreation, Accommodation and Food Services	13	7.3%	11.9%	9.6%
Other Services (except public administration)	10	5.6%	5.6%	4.9%
Public Administration	10	5.6%	4.5%	4.3%

Source: 2018 American Community Survey



## 4: Existing Land Use

As of February 2020, the Grimesland planning jurisdiction (city limits and ETJ) consists of 4,857 acres of land or 7.59 square miles (SM). The city limits contain 380.27 acres (0.59 SM) and the area of the extraterritorial jurisdiction has 4476.73 acres (6.99 SM). Of the 4,857 acres in the total jurisdiction, 772.65 acres (1.21 SM) have been developed for urban use. The remaining 4,084.35 acres (6.38 SM) of land is vacant, wooded, or being utilized for agricultural purposes. A land use survey identified the following land uses in Grimesland and the ETJ: commercial, governmental, institutional, residential, and vacant/agricultural. Table 4.1 shows the existing land use in the total jurisdiction, Table 4.2 shows the existing land use in the city limits, and Table 4.3 shows the existing land use in the ETJ. Map 4.1 provides a visual of the existing land use. (Methodology for the existing land use survey is located in Appendix A.)

Table 4.1: Existing Land Use in Total Jurisdiction

Existing Land Use in Total Jurisdiction		
	Acres	Percent
Commercial	26.63	0.55%
Governmental	2.85	0.06%
Institutional	41.21	0.85%
Residential	701.96	14.45%
Vacant/Agricultural	4084.35	84.09%
Total	4857	100%

Table 4.2: Existing Land Use in City Limits

Existing Land Use in City Limits		
	Acres	Percent
Commercial	12.96	3.41%
Governmental	2.85	0.75%
Institutional	13.64	3.59%
Residential	109.1	28.69%
Vacant/Agricultural	241.72	63.57%
Total	380.27	100%






Table 4.3: Existing Land Use in ETJ

Existing Land Use in ETJ		
	Acres	Percent
Commercial	13.67	0.31%
Governmental	0	0%
Institutional	27.57	0.62%
Residential	592.86	13.24%
Vacant/Agricultural	3842.63	85.84%
Total	4476.73	100%

**Boundaries**

-  Tar River
-  City Limit
-  ETJ

**Land Use**

-  Commercial
-  Governmental
-  Institutional
-  Residential
-  Vacant/Agricultural

Existing Land Use in City Limits	
Commercial	3.41%
Governmental	0.75%
Institutional	3.59%
Residential	28.69%
Vacant/Agricultural	63.57%

Existing Land Use in ETJ	
Commercial	0.31%
Governmental	0.0%
Institutional	0.62%
Residential	13.24%
Vacant/Agricultural	85.84%

Existing Land Use in Total Jurisdiction	
Commercial	0.55%
Governmental	0.06%
Institutional	0.85%
Residential	14.45%
Vacant/Agricultural	84.09%

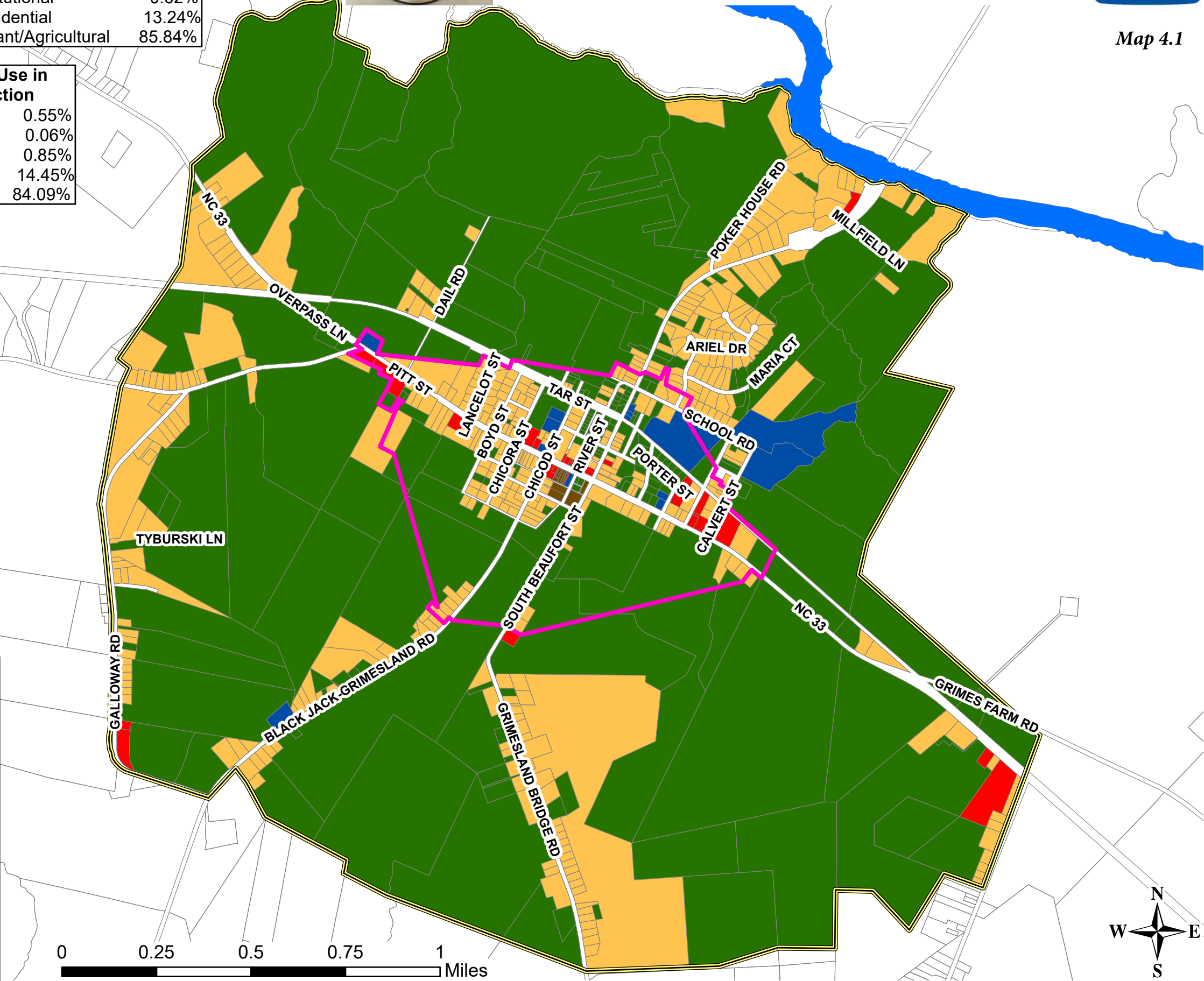
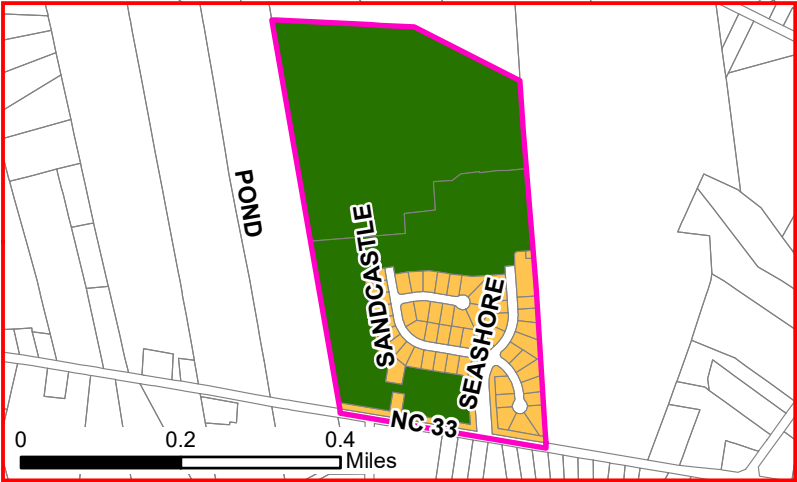


# Town of Grimesland, North Carolina

## Existing Land Use



Map 4.1



## 5: Community Facilities and Infrastructure

### Water Service

Water service in and around the Town of Grimesland is provided by several different sources. Water service within the city limits is supplied by two underground wells located in the city limits. One well house is located beneath the water tower in the Grimesland Park, and the other well is located near the eastern border of the town. The water from these wells is owned, operated, and provided to customers by the Town of Grimesland. As of January 2020, there are 250 billed customers receiving town water, serving approximately 1200 persons per day during the school year. The current system is operating at about 30-40% capacity and could efficiently accommodate and serve new developments and industry with relative ease.

Residents of the extraterritorial jurisdiction living to the west and northwest of the city limits receive water service from Eastern Pines Water Corporation. Residents to the northeast of the Tar River are supplied by on-site private wells, with the exception of the Silverado Subdivision just to the northeast of the city limits which receives water service from the Town of Grimesland.

### Sewer Service

The Town of Grimesland's sewer system serves all areas within the city limits and extends west down Highway 33 to serve the satellite annexation. Wastewater is collected by the town and piped to the Greenville Utilities Commission treatment facility in nearby Greenville. Grimesland's sewer capacity is operating in the 30-40% range, and like the town's water system, could also accommodate and serve substantial growth in the area. Wastewater for the residents of the extraterritorial jurisdiction is collected in private on-site septic systems that serve individual properties.

Map 5.1 shows water and sewer lines owned by the Town of Grimesland, as well as Eastern Pines Water Corporation lines within the extraterritorial jurisdiction.

### Electric Service

Electric service to the town and the extraterritorial jurisdiction is provided by Duke Energy Carolinas (parent company Progress Energy Inc.) headquartered in Raleigh, NC.

### Natural Gas

Natural gas service is currently not available in the Grimesland area. Propane services are provided by several private companies through individual contracts with property owners. The lack of natural gas service is a potential barrier to attracting industrial development.





# Town of Grimesland, North Carolina

## Water and Sewer Service



Map 5.1

### Legend

Grimesland Sewer Lines

Grimesland Water Lines

Eastern Pines Water Lines

City Limit

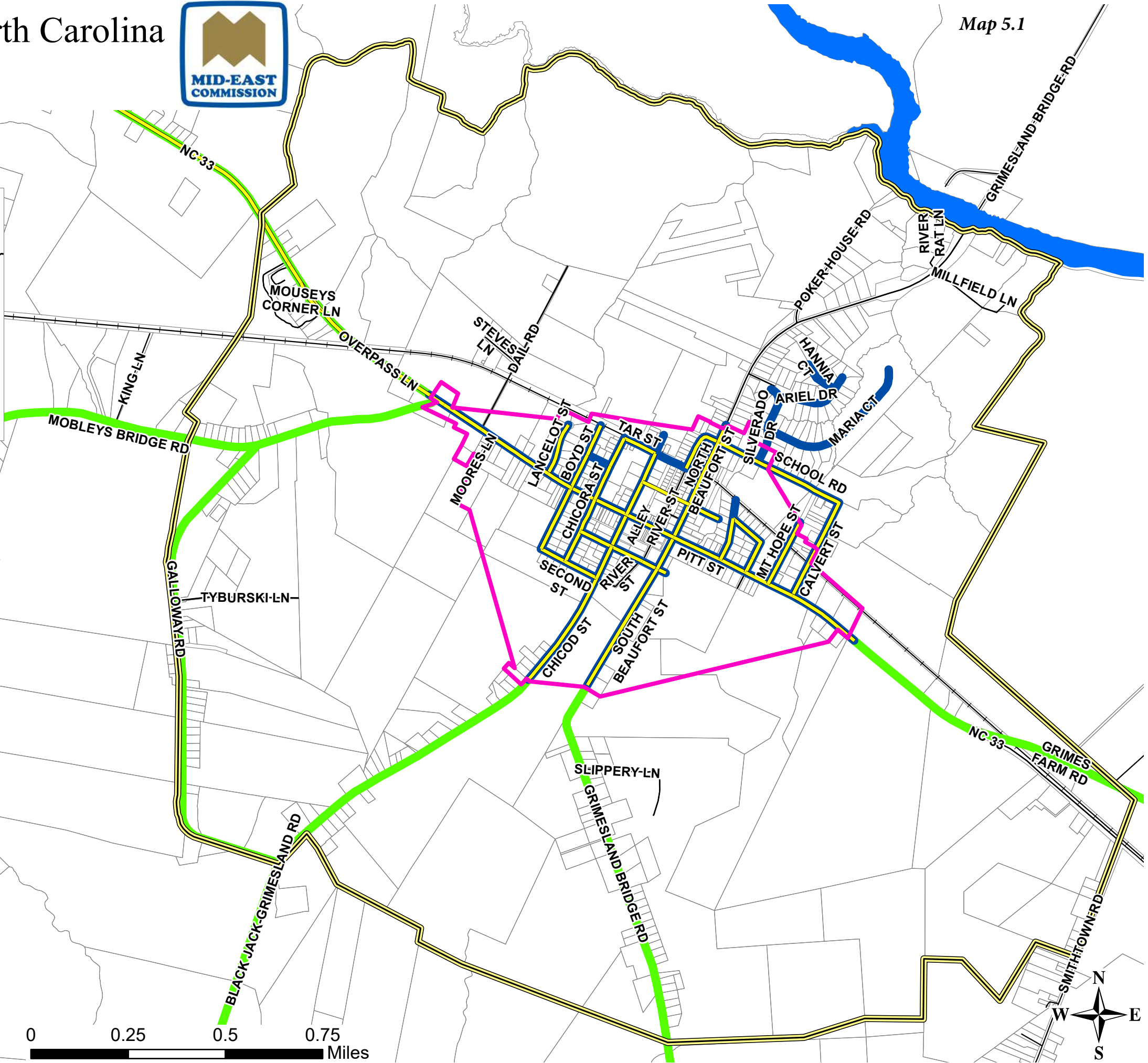
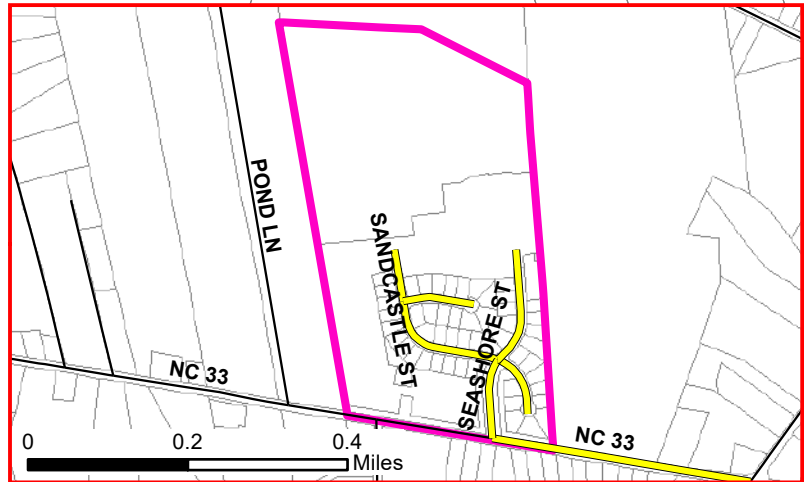
ETJ

Tar River

Rail

Roads

Parcels





## Schools

There are no public or private schools inside the city limits of Grimesland. However, G.R. Whitfield School, a combination elementary school and middle school is located on School Road, just to the northeast of the city limits in the extraterritorial jurisdiction. G.R. Whitfield offers a curriculum that varies from a Pre-Kindergarten (Pre-K) program that enrolls children as young as four years old and continues through the 8<sup>th</sup> grade where the average student age ranges in the early teens.



G.R. Whitfield School is part of the Pitt County School District and serves students of Grimesland and the surrounding area. Currently there are 490 children enrolled at the school. According to school administration, there are currently three classrooms available which could accommodate additional growth. Plans for expansion could possibly be considered in the future if new neighborhoods in the district continue to impact enrollment at G.R. Whitfield School. However, no expansion plans have been considered to date.

After completing 8<sup>th</sup> grade, students then generally attend D.H. Conley High School for grades 9 through 12. D.H. Conley High School is located on Worthington Road in Pitt County approximately nine (9) miles from Grimesland. The Pitt County School District currently offers open enrollment for most public high schools, meaning students may attend a different school outside their district if they provide their own transportation. Public options outside of

traditional high schools include the Pitt County Early College High School in Winterville (buses available) and the Innovation Early College Program at East Carolina University in Greenville, both of which students must apply to and be accepted in order to attend. There are also several private high school options within Pitt County.

## Transportation

### *Roads and Bridges*

Grimesland is served primarily by North Carolina Highway 33. NC-33 is a major east/west route originating just to the north of Rocky Mount, NC. From the point of origination NC-33 continues in a southeasterly direction reaching its termination point in Hobucken, NC on the Pamlico Sound. It is for the most part a two-lane rural highway. In the Grimesland city limits, NC-33 is primarily three-lanes with center turn lane and curb and gutter. In the Grimesland ETJ, it is primarily two-lanes without curb and gutter.

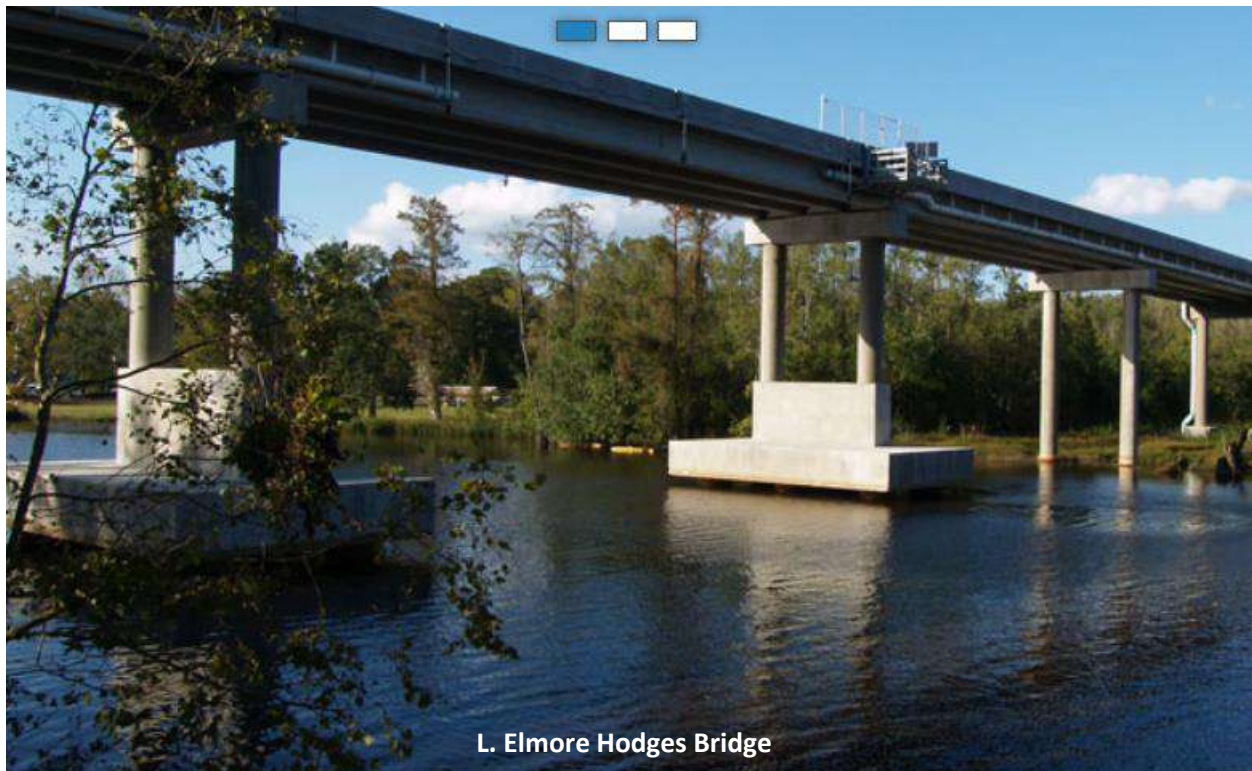
NC-33 accommodates approximately 10,000 automobile trips per day as counted within the Grimesland city limits just west of Beaufort Street. East of the city limits in the ETJ (heading towards Chocowinity) the average daily traffic (AADT) is approximately 4,600 automobiles per day and west of the city limits in the ETJ (heading towards Greenville) the AADT is approximately 7,300 automobiles per day (NCDOT, AADT Map). This gives us an average of 7,300 vehicles per day on NC-33 in the Grimesland planning jurisdiction  $(10,000 + 4,600 + 7,300 / 3)$ .

The traffic volume on NC-33 in the Grimesland area was 6,500 automobiles per day as of the 2007 Land Use Plan, compared with 7,300 automobile trips per day currently. This represents a 12.3% increase in traffic volume during the twelve-year period. With improvements for NC-33 in the planning stages and the continued growth of the Greenville metropolitan area, traffic volumes on NC-33 in the Grimesland area are likely to continue increasing into the foreseeable future.

Beaufort Street / Grimesland Bridge Road (SR-1565) is a well-traveled, state-maintained secondary road in Grimesland. Named Beaufort Street in the city limits and Grimesland Bridge Road in the extraterritorial jurisdiction, this north-south route provides connection from US Highway 264 to NC-33, and then continues south heading out of the Grimesland jurisdiction. Grimesland Bridge Road accommodates approximately 4,600 vehicles per day as counted

within the Grimesland extraterritorial jurisdiction just north of the city limits (this number drops to 520 vehicles per day heading out of Grimesland to the south).

When the 2007 Land Use Plan was created, a small swing-style drawbridge on Grimesland Bridge Road provided passage over the Tar River. The bridge was replaced in 2012 with a new modern and high-level bridge, tall enough to allow passage of river traffic without a drawbridge. It is located just west of where the original drawbridge was located and was named L. Elmore Hodges Bridge in honor of a Pitt County magistrate who passed away in 2009 after serving the county for 38 years.



Other state-maintained roads within Grimesland's planning jurisdiction include Calvert Street/School Road, Bryant Street, Poker House Road, Grimes Farm Road, Smithtown Road, Chicod Street/Blackjack-Grimesland Road, Galloway Road, and Mobley's Bridge Road. The Town of Grimesland currently maintains approximately 2.73 miles of town-owned roads. This number will grow by 0.64 miles for a total of 3.37 miles of local roads when the Summer Place Subdivision roads are added in the near future. Powell Bill Funds from the state help cover the cost of maintaining local roads, with the remainder of that burden resting on the town. With a population of under 500 residents in the city limits, funding to complete road

maintenance projects is a constant challenge for the town. This is a common challenge for most small towns in the eastern part of the state.

### *Bicycle and Pedestrian Facilities*

Sidewalks have been installed along NC-33/Pitt Street in Grimesland's downtown district. NCDOT in partnership with the town recently completed a traffic calming and beautification project along NC-33/Pitt Street in Grimesland's downtown district which includes medians and pedestrian bulb outs, crosswalks, signage, and landscaping. The project has been well received by residents and visitors and has improved the aesthetics of the town. It has also improved pedestrian safety, as many people cross NC-33/Pitt Street in the downtown area to access businesses, Grimesland Town Hall, and the public park.



With maintenance projects requiring nearly all of the town's available road funding, complete streets related upgrades such as the addition of sidewalks and bicycle lanes become very difficult or even impossible without state and federal funding or private contributions. Sidewalks, bicycle lanes and greenways/walking trails were the most requested improvements



from the public input survey and public open house, indicating a high demand for pedestrian and bicyclist improvements amongst Grimesland residents.

The pedestrian improvements along NC-33 in the Grimesland downtown district are a major accomplishment and can potentially serve as a catalyst for development of complete streets throughout the town. There is an immediate need for additional pedestrian improvements connecting to G.R. Whitfield School. Map 5.2 shows existing sidewalks in the Grimesland city limits, including the walking trail at Grimesland Park (Mid-East RPO, 2017). The map details whether sidewalks are on one side of the road or both. No dedicated bicycle facilities were identified within the Grimesland city limits.

# Legend

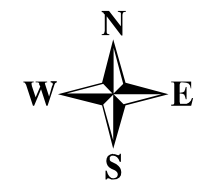
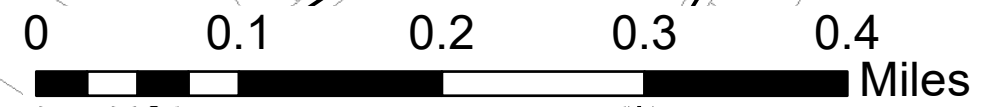
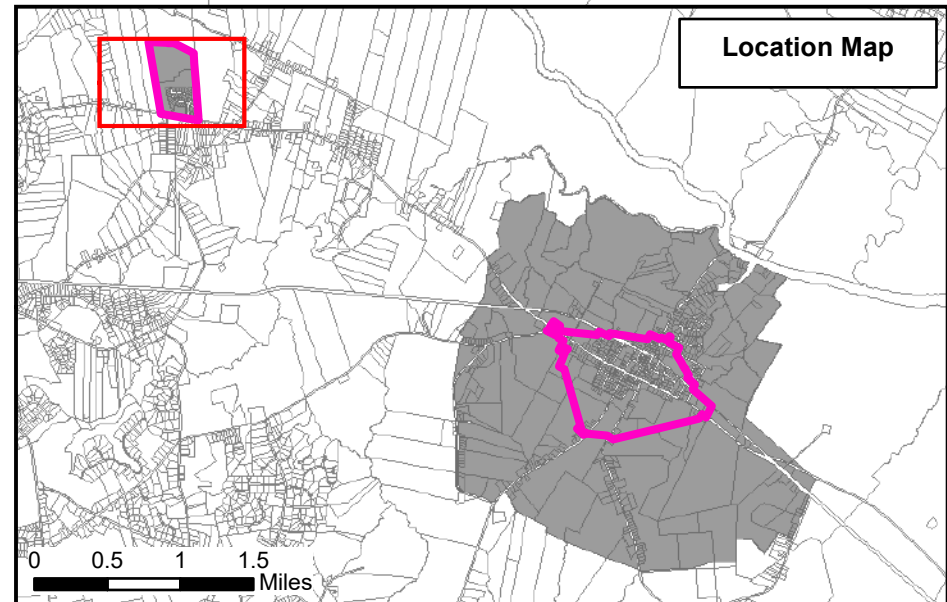
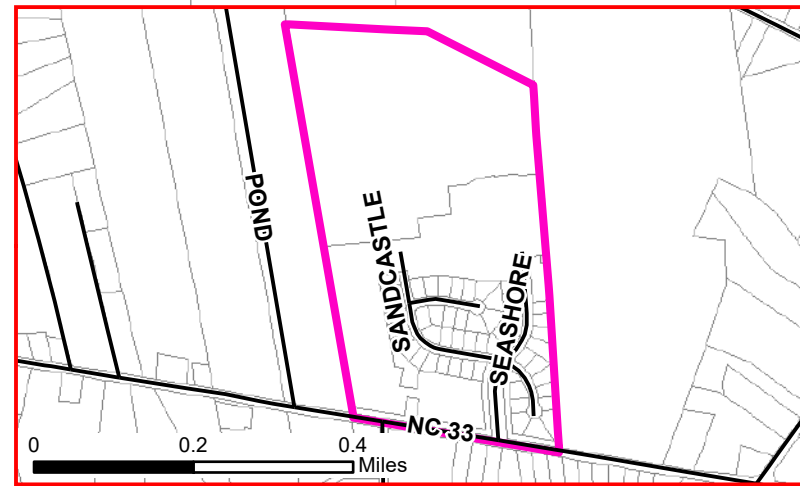
- Existing Sidewalks
- Roads
- Rail
- Tar River
- Parcels
- City Limit



## Town of Grimesland, North Carolina Existing Pedestrian Facilities



Map 5.2





### *Projects in 2020-2029 State Transportation Improvement Program (STIP)*

The Greenville Metropolitan Planning Organization (MPO) and the Mid-East Rural Planning Organization (RPO) have submitted projects to the NC Dept. of Transportation (NCDOT) to have the NC-33 corridor widened to multi-lanes from the Town of Simpson in Pitt County to the Town of Chocowinity in Beaufort County (the Grimesland commercial corridor would remain as is). NCDOT included the portion of the NC-33 improvement project from Simpson to Grimesland (Blackjack-Simpson Road intersection to Mobley's Bridge Road intersection) in the 2020-2029 State Transportation Improvement Program (STIP) as project H090628. Right-of-way is scheduled to begin in 2020 and construction is scheduled to begin in 2024.

The bridge on NC-33 over the Norfolk-Southern Railroad near the intersection of Mobley's Bridge Road in Grimesland (Bridge 87) is scheduled to be replaced in 2021. The bridge replacement project is included in the STIP as project B-5301. These are the only projects in the Grimesland area included in the 2020-2029 STIP.

### *Projects in the Pitt County Comprehensive Transportation Plan*

The Pitt County Comprehensive Transportation Plan (CTP) is currently undergoing an update which is a partnership between Pitt County, its municipalities, NCDOT, the Mid-East RPO and the Greenville MPO. The update is in the early stages and the project list in the plan has yet to be updated.

The current Pitt County Comprehensive Transportation Plan (CTP) was developed in 2005 (the current plan does not include the Greenville MPO area as the updated plan will). The 2005 CTP replaced the 1993 Pitt County Thoroughfare Plan.

The only project identified in the 2005 CTP for the Grimesland area is an improvement project for NC-33. The details of that project from the CTP are as follows.

"NC-33 is a Major Thoroughfare in the Comprehensive Transportation Plan. Widening of this road to a 4-lane facility is recommended. There is a need to improve NC 33 to provide access to the planning area and relieve growing congestion."

While the CTP does not include specific project details going through Grimesland, it should be noted that the improvement project for NC-33 being submitted to NCDOT by the Mid-East RPO calls for the Grimesland commercial corridor to remain as is.

### *Public Transit*

There is not currently a fixed route public transportation system operating within the Town of Grimesland. However, Grimesland is served by the Pitt Area Transit System (PATs). PATs is a

rural, on-demand public transit system open to all citizens of Pitt County living outside the city limits of Greenville. PATS provides nearly 400,000 miles of service in over 40,000 trips annually and consists of a fleet of twenty vehicles. The mission of PATS is to provide safe, reliable, cost effective transportation that enables individuals to access necessary medical care and other essential resources that improve and enhance their quality of life.

Riders of PATS are required to pay a fare. Trips within the county cost \$7 one-way or \$14 round-trip, with each additional stop costing \$1. While this rate is much more affordable than a private taxi-cab service, low income residents may still experience a challenge in paying the fare, especially if they need to use the service daily to access employment or higher education opportunities. Another challenge is that the system only operates until 7:00 pm on weekdays, 6:00 pm on Saturdays, and is closed on Sundays. This can be a challenge for those working nontraditional hours, or those taking night classes.

Despite these challenges, which are common for rural areas and rural transit systems across the country, PATS provide residents without vehicles or with unreliable vehicle access an option to receive transportation to needed services and opportunities to improve the quality of their lives. PATS provides connection to Greenville's GREAT bus system, further enhancing employment and higher education opportunities for riders. PATS also provides a safe and convenient transportation option for people with disabilities, with handicapped accessible vehicles included in the fleet and drivers ready and willing to assist disabled passengers.

### *Rail*

The Norfolk-Southern Railroad operates a rail line dissecting Pitt County from east to west, which nearly divides the Grimesland planning jurisdiction in half. The railroad is in the northern section of town and runs parallel to NC-33 through the town. The line is active and provides rail freight service to points east of Grimesland. The nearest opportunity for passenger rail service is at the CSX terminal in the City of Rocky Mount, approximately 55 miles west of Grimesland.



### *Airports*

The airports nearest to Grimesland include the Pitt-Greenville Airport (PGV) located seventeen miles away in Greenville, and the Washington Warren Airport (OCW) located twelve miles away in Washington. The Pitt-Greenville Airport provides passenger service to the Charlotte-Douglas International Airport (CLT), the second largest hub for American Airlines. The Washington-Warren Airport serves commercial and private flights only. The nearest international airport is Raleigh Durham International Airport (RDU), which is located between the cities of Raleigh and Durham approximately 107 miles west of Grimesland.

Map 5.3 shows the transportation network for the Grimesland planning jurisdiction (not including pedestrian infrastructure which is shown on Map 5.2).





# Town of Grimesland, North Carolina Transportation Network



Map 5.3

**Legend**

NC-33 East

State Maintained Roads

Town Maintained Roads

Private Roads

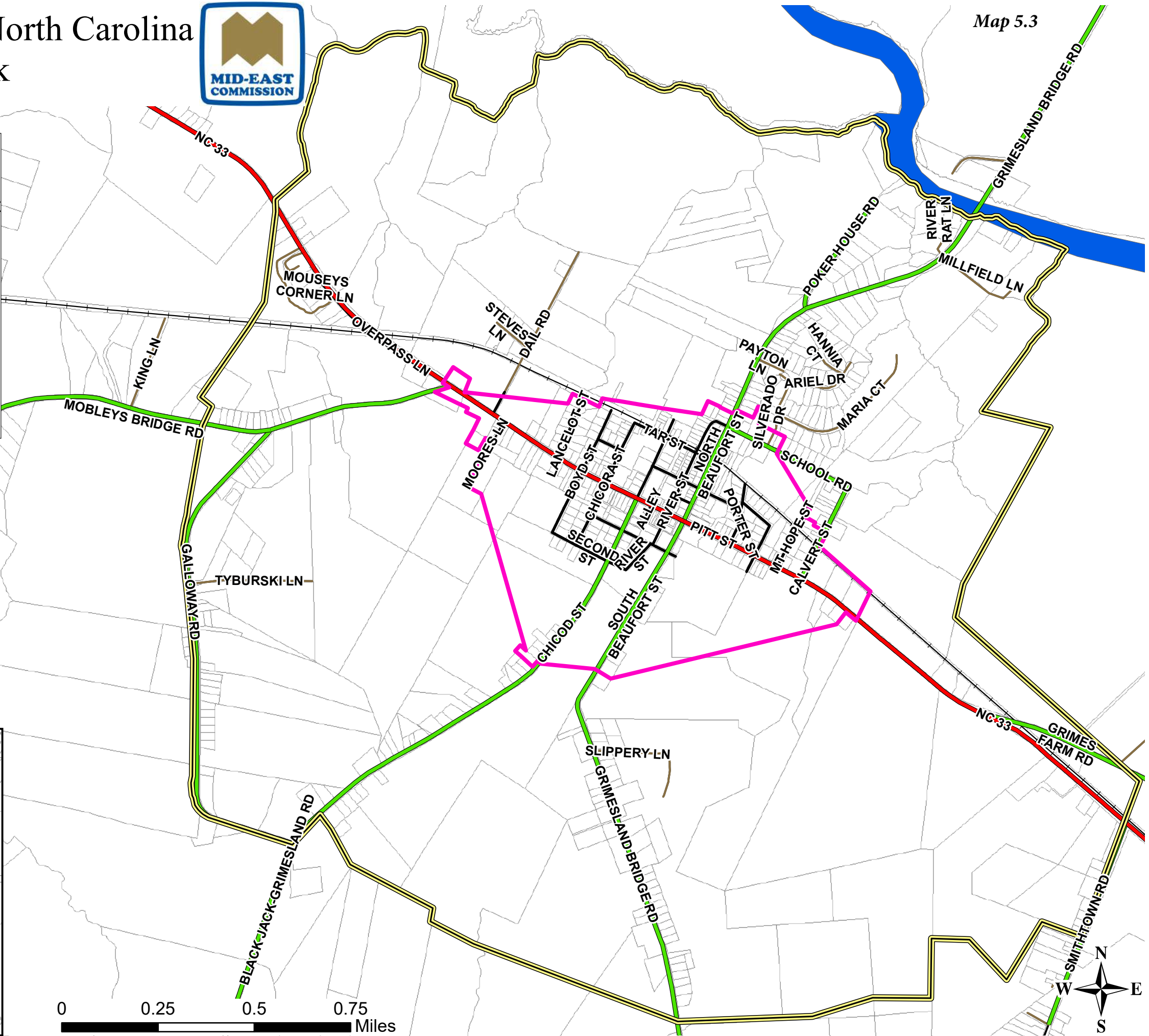
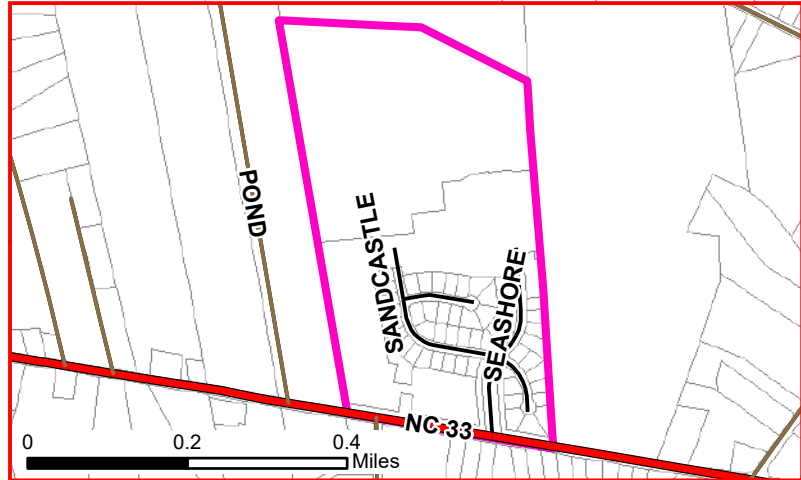
City Limit

ETJ

Rail

Tar River

Parcels



## Recreation

Grimesland Community Park is located near the center of town off Pitt Street (NC-33) next to the Grimesland Town Hall Complex. The park was under construction and nearing completion when the 2007 Land Use Plan was adopted. The park has been completed and is a popular location for community youth and families. Community events sponsored by the town held at the park, such as Music in the Park and Movie in the Park events have gained popularity, drawing visitors from many surrounding areas to Grimesland.

Park amenities include a half-mile walking trail, playground equipment, a covered picnic shelter with tables and grills, and a covered stage for performances that was added in 2019. The park is open from 6:00 am to 9:00 pm daily. The town is currently in the process of acquiring additional land to expand the park, and public input will be solicited to determine what improvements will be included in the project. In response to public demand, the town has indicated that expansion of the walking trail is likely to be included.



Grimesland Community Park



Grimesland is an area with a plethora of natural beauty including both natural and managed woodlands, abundant agricultural fields, and the scenic Tar River with its associated opportunities for fishing, boating and water sports. There was previously a public access point to the Tar River in Grimesland named Seine Beach, which was well used by both residents and visitors. When the new bridge was constructed on Grimesland Bridge Road in 2012, access to the site was eliminated.

There is currently no public access point to the Tar River in the Grimesland area. There is potential for the town to partner with the NC Wildlife Resources Commission, the Division of Coastal Management, or other agencies for development of a community access point and boat launch facility. A paddle launch at the site would complement the Tar-Pamlico Water Trail camping platforms constructed by the Sound Rivers Foundation, including the “Cypress Hideaway” platform just outside of Grimesland’s planning jurisdiction near Clark’s Neck Road.

#### Public Safety

Fire protection services for the Town of Grimesland are provided by the Grimesland Town and Rural Fire Department, located on First Street within the city limits. The Fire Chief and the volunteers of “Station 31” proudly protect the lives of citizens every day in both municipal and rural Grimesland. Station 31 serves as an extension of the Pitt County Fire Marshal’s Office.



Grimesland Town and Rural Fire Department



Emergency Medical Service (EMS) is provided by Eastern Pines Fire and Rescue. Law enforcement service is provided by the Pitt County Sheriff's Department and the North Carolina State Highway Patrol. The Pitt County Sheriff's Department maintains a satellite office in the Grimesland Town Hall complex.

## 6. Environmental Resources and Natural Hazards

### Tar-Pamlico River

The Tar River is a mostly navigable body of water that originates as a freshwater stream in the Piedmont near Roxboro, then meanders in a southeasterly direction to Beaufort County, where the water changes to brackish and its name changes to the Pamlico River. The River continues from the Washington area eventually draining into the Pamlico Sound.

Major tributaries include Swift, Fishing and Tranters Creeks, and Cokey Swamp in the upper basin, as well as Pungo River in the lower basin. The Grimesland area is in the most easterly section of the upper basin of the Tar River, with the beginning of the lower basin and the name transition occurring in neighboring Washington.

*Some have suggested the river's name comes from the Indian word, "tau", for beautiful water. Most historians concur, however, that the name derives from the fact that the area was heavily forested in pines, an important source of tar to early settlers. Legend has it that the state's nickname, "The Tar Heel State", originated during the American Revolution when British soldiers under General Cornwallis complained of tar-stained feet after crossing the river en route to their eventual defeat at Yorktown. -Sound Rivers Foundation*

The predominate land use in the Tar-Pamlico River Basin is wetlands and forests, accounting for approximately 55% of its area. Approximately 25% of the basin is agricultural, with the remaining 20% being urban developed areas. A gateway to the coast, the Tar-Pamlico feeds



Tar-Pamlico River

into a highly productive estuary that is a nursery for more than 90% of all the commercial seafood and recreational fish caught in North Carolina. Combined, the Albemarle and Pamlico Sounds comprise the second largest estuary system in the U.S. (Sound Rivers Foundation).

Unfortunately, the Tar-Pamlico River has experienced some issues with pollution. Since the 1980s, nutrient-related pollution has created water quality problems in the Pamlico estuary. Excess amounts of nutrients like nitrogen and phosphorus have caused problems including low oxygen levels, extensive fish kills, and harmful algal blooms. In response to these issues, North Carolina developed the Tar-Pamlico Nutrient Strategy, a set of rules designed to equitably regulate sources of nutrient pollution in the basin including wastewater, stormwater, and agricultural nutrient sources. The rules also protect riparian buffers and mandate training for professionals that apply fertilizer. This program has been successful in reducing nitrogen and phosphorus levels in the system, although fish kills, and algal blooms can still be an issue (NC Dept. of Environmental Quality). The riparian buffer rule dictates that no development may occur within fifty feet of the Tar-Pamlico River and its streams, with very limited exceptions (such as an access point for a public fishing pier).

### Wetlands

Wetlands are an essential part of an ecosystem. Federally protected under Section 404 of the Clean Water Act, wetlands serve to protect water quality, function as a natural storm water control system, and provide a necessary habitat for many plants and animals that would not survive in a different environment.

Section 404 of the Clean Water Act defines wetlands as part of the “system of waters of the United States” and requires protection from development, dredging, and depositing fill in the wetlands. These areas need to be identified and considered in relation to new development and how such development may impact the wetlands.

Most wetlands in the Grimesland area are pocosin wetlands, a type of wetland with deep, acidic, sandy, peat soils. Groundwater saturates the soil except during brief seasonal dry spells and during prolonged droughts. Most wetlands in the Grimesland area are located along Chicod Creek



Pocosin wetland north of the Tar River in Grimesland's ETJ

in town, as well as in the ETJ to the north of the Tar River. Map 6.1 shows Grimesland's hydrology including surface water, wetlands, and flood zones.





# Town of Grimesland, North Carolina Hydrology



Map 6.1

Tar River

Hydrology

Floodway

100-year Floodplain

Wetlands

City Limit

ETJ

Roads

Rail

Parcels

## Soil

Agriculture has been and continues to be a large part of the local economic base in Grimesland. The soil is fertile allowing area farmers to grow a wide range of crops such as tobacco, corn, and soybeans. The lush pastures are ideal for horse stables offering plentiful open space for running and grazing.

Grimesland is in the coastal plain region of North Carolina. The coastal plain is characterized by broad, flat uplands and broad, sandy drainage ways. The predominant soil associations within Pitt County are Norfolk-Exum-Goldsboro, Roanoke-Lakeland-Altavista, Lynchburg-Rains-Goldsboro, Lenoir-Bladen-Craven, Coxville-Exum, Bibb-Portsmouth, and Bladen-Byers. In the Grimesland area the predominant soil associations are Lynchburg-Rains-Goldsboro, Lenoir-Bladen-Craven, and Bibb-Portsmouth (U.S. Department of Agriculture Natural Resources Conservation Service, Pitt County Soil Survey).

### *Lynchburg-Rains-Goldsboro Soil*

Moderately well drained to poorly drained soils that have a subsoil of dominantly friable sandy clay loam; on uplands.

### *Lenoir-Bladen-Craven Soil*

Moderately well drained to poorly drained soils that have a subsoil of very firm and firm sandy clay to clay; on uplands.

### *Bibb-Portsmouth Soil*

Poorly drained to very poorly drained soils that are underlain by very friable fine sandy loam, or that have a subsoil of friable sandy loam and sandy clay loam; on flood plains and stream terraces.

Table 6.1 shows each soil type's suitability for development. Map 6.2 shows soil suitability for development in Grimesland.

Table 6.1 Soil Suitability for Development

Soil Name	Symbol	Dwellings	Light Industry	Road Fill	Septic Fields	Flooding
Lynchburg	Ly	Severe	Severe	Fair	Bad	None
Rains	Ra	Severe	Severe	Poor	Bad	Frequent/brief
Goldsboro	Go	Moderate	Moderate	Fair	Fair	None
Lenoir	Ln	Severe	Severe	Poor	Bad	Infrequent/brief
Bladen	Bd	Severe	Severe	Poor	Bad	Frequent/brief
Craven	Cr	Severe	Severe	Poor	Bad	None
Bibb	Bb	Severe	Severe	Poor	Bad	Very frequent/brief
Portsmouth	Po	Severe	Severe	Poor	Bad	Frequent/brief

Source: US Dept. of Agriculture Soil Conservation Service, North Carolina Agriculture Experiment Station





# Town of Grimesland, North Carolina

## Soil Suitability for Development



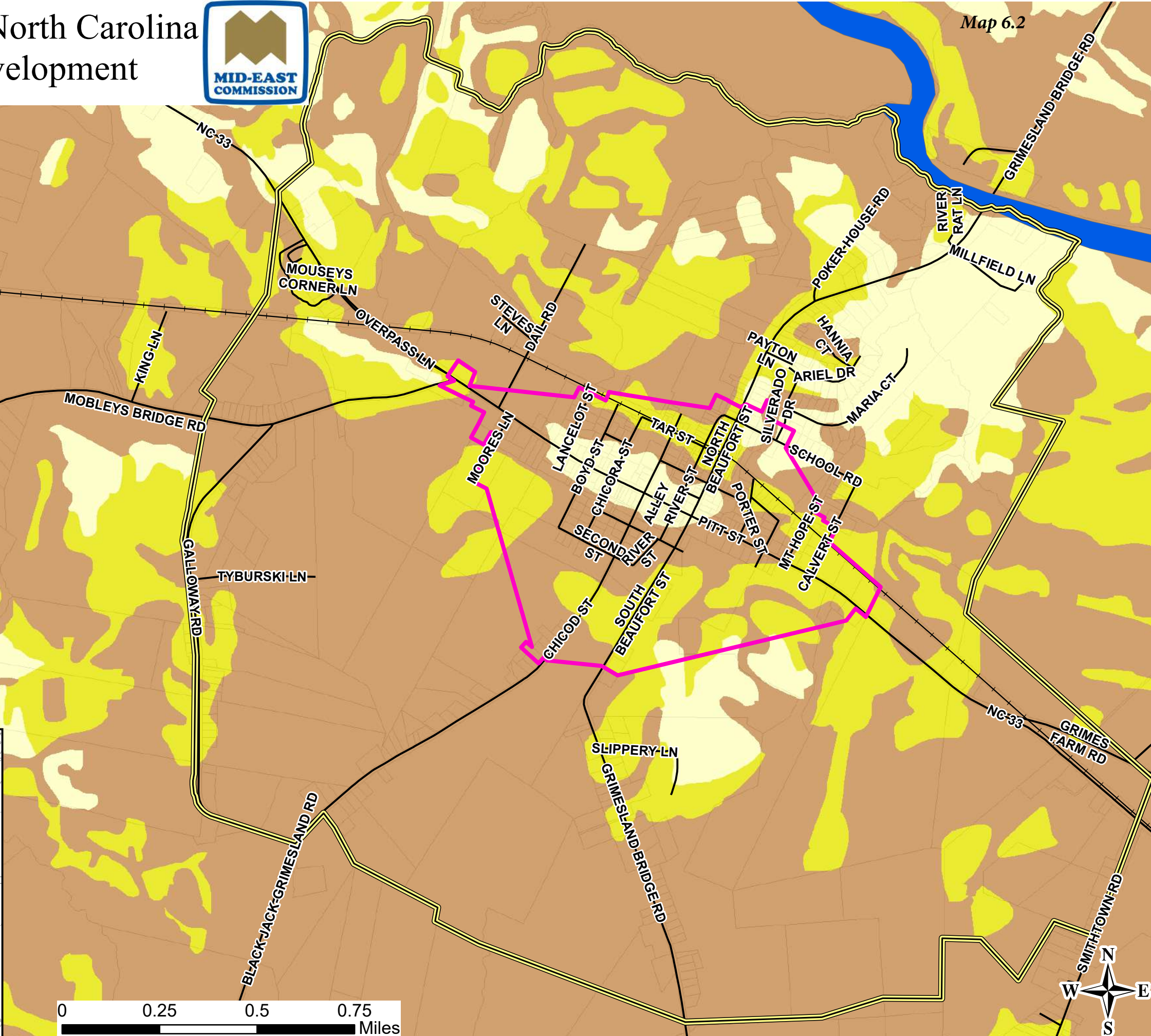
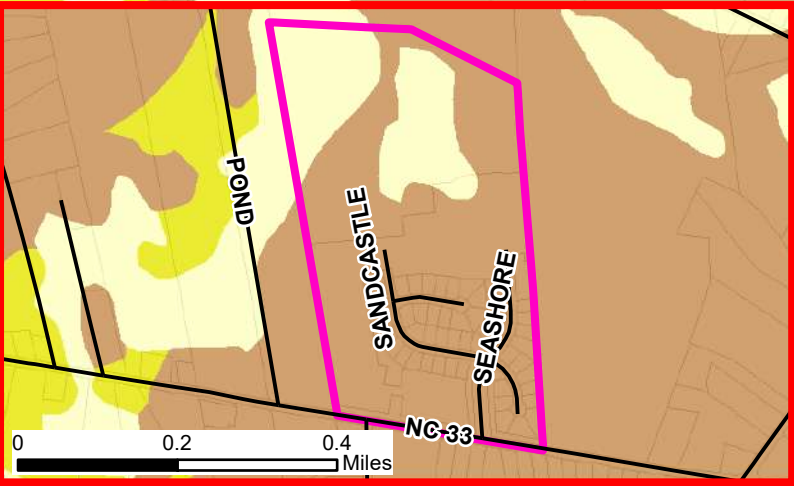
Map 6.2

### Legend

#### Soil Suitability

	Most Suitable
	Marginally Suitable
	Least Suitable

	ETJ
	City Limit
	Tar River
	Rail
	Roads
	Parcels



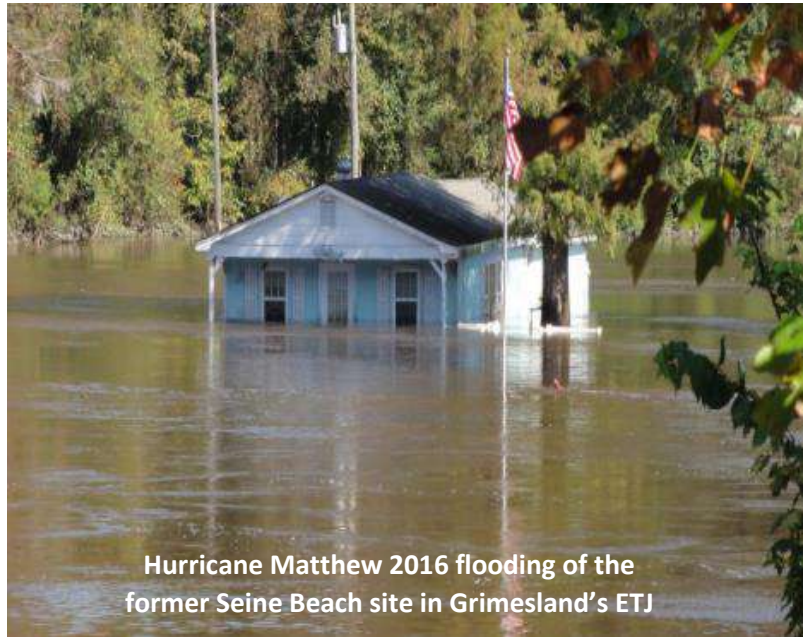


## Natural Hazards

### *Hurricanes*

The greatest natural threat to Eastern North Carolina and Grimesland is hurricanes and the side effects sometimes produced by such events, such as tornadoes (which may develop once a storm makes landfall), excessive wind and rain contributing to wind related damage, and possible flooding of low-lying areas.

No portion of the Grimesland city limits is located within the flood hazard area. However, portions of the ETJ, mostly near the river and streams are included in the floodway and the 100-year floodplain (see map 6.1 for flood zone locations). In October 2016, many of these areas experienced flooding due to Hurricane Matthew, a storm which produced the highest flood levels the Tar River has seen since the catastrophic Hurricane Floyd hit Eastern NC in 1999.



Hurricane Matthew 2016 flooding of the former Seine Beach site in Grimesland's ETJ

The floodway, or AEFW zone, is the channel of a stream plus any additional floodplain areas that must be kept free of encroachment so that the 1% annual chance flood, i.e. 100-year flood, can be carried without increases in flood heights. Development is prohibited in the floodway. The 100-year floodplain, or AE zone, is an area likely to be inundated by the 1% annual chance flood. Residential construction in AE zones must be elevated to the determined base flood elevation (BFE) and non-residential construction must be floodproofed to the BFE. The 500-year floodplain, or X Shaded zone, is defined as an area likely to be inundated by a 0.2% annual chance flood, i.e. 500-year flood. Elevation and floodproofing is not required for construction in the X Shaded zone. No property within Grimesland's city limits is located within a flood hazard zone.

The Fujita Scale or F-Scale is the official classification system of the National Weather Service (NWS). The system classifies the intensity of a tornado's wind speed through analysis of the damage incurred on the ground. The system ranks tornados from F-0 through F-5. It was officially adopted by the NWS in 1973.

### *Tornados*

Grimesland is also susceptible to tornado activity not related to a hurricane event. The Grimesland area historical tornado activity is slightly above the North Carolina state average, and 26% greater than the overall US average. An F3 tornado (max wind speeds 158-206 mph) occurred on May 15, 1972 twelve miles from the town center, injuring four people. An F4 tornado (max wind speeds 207-260 mph) occurred on March 28, 1984 eight miles from the town center, killing 16 and injuring 153 people ([www.city-data.com](http://www.city-data.com)). Fortunately, no major tornados have hit Grimesland since the F4 tornado in 1984. The town has been hit by F1 category tornados in more recent years, some of which caused minor property damage in the area.

### *Hazard Mitigation*

The Hazard Mitigation strategy for the Town of Grimesland is covered in depth in the 2015 Neuse River Basin Regional Hazard Mitigation Plan, which is scheduled to be updated in 2020.

## 7. Existing Plans and Ordinances

The North Carolina General Statutes afford to towns statutory authority to plan and regulate growth and development within their respective jurisdiction, including the power to conduct studies, determine growth goals and objectives, prepare and adopt plans that strive to achieve those goals and objectives, create and adopt regulatory ordinances, and the administrative means to enforce and implement plans and regulations. The Board of Aldermen has created and appointed a Planning Board to serve as an advisory board on matters related to planning and development.

Grimesland has used this authority to adopt and implement plans and ordinances to help regulate growth and development within its planning jurisdiction. Pitt County administers and enforces many of the development regulations that Grimesland has adopted.

### Plans

#### *Town of Grimesland Land Use Plan*

A land use plan serves as a guide for development that represents the desires of the town and should be referred to frequently by developers and town officials when making important decisions regarding the growth and development of the community. A land use plan also lays the groundwork for regulatory laws that govern development in a community, e.g. zoning ordinances, subdivision regulations, etc. Information about the community, spanning from demographical analysis to the identification of soils most suitable for development, is also detailed in the plan. In most cases a land use plan will illustrate current uses of the land as well as projected future uses. It will also set future goals and objectives and identify a long-range vision for the town.

In 2006, the Town of Grimesland solicited assistance in developing an updated land use plan to replace the existing comprehensive plan that was adopted in 1998. Assistance was sought from the North Carolina Division of Community Assistance and the Pitt County Planning Department.

The land use plan was created over the course of several months through a joint effort by the town's Planning Board, the Board of Alderman, the citizens of Grimesland, Pitt County Planning and the North Carolina Division of Community Assistance. Through several planning sessions data was collected and analyzed, a future vision statement was created, goals and objectives were identified, and implementation strategies were developed. The Town of Grimesland Land

Use Plan was adopted in 2007. The plan is intended to serve as a guide for the future growth and development of the community.

In 2019, the Town of Grimesland solicited assistance in updating the land use plan. Assistance was sought from the Mid-East Commission and the Pitt County Planning Department. Public input was sought through Planning Board meetings, a Public Open House, and a public survey. Through several planning sessions data was collected and analyzed, the future vision statement was updated, goals and objectives were updated, implementation strategies were updated, and the existing and future land use maps were updated.

#### *Pitt County Comprehensive Transportation Plan*

The Pitt County Comprehensive Transportation Plan (CTP) recommends the improvements that are needed to provide an efficient transportation system within the 2010-2030 planning period. It serves as an official guide to providing a well-coordinated, efficient, and economical transportation system utilizing all modes of transportation. The CTP is currently in the process of being updated and will cover the 2020-2040 planning period.

#### *Neuse River Basin Regional Hazard Mitigation Plan*

In June 2015, FEMA approved the Neuse River Basin Regional Hazard Mitigation Plan. The plan serves as an update to existing mitigation plans within a five-county study area including Pitt, Greene, Wayne, Lenoir, and Jones Counties, with Pitt County serving as the lead agency for the planning effort. The plan not only impacts each county, but also each municipality located within the five-county region. Through the regional planning effort, hazard issues were addressed specifically for each county as well as the region overall. With the plan approval, all participating jurisdictions are eligible applicants for grant funding administered by FEMA. The plan is approved for a period of five years and there is currently an update scheduled for 2020.

### Ordinances

#### *Town of Grimesland Zoning Ordinance*

Grimesland adopted a Zoning Ordinance in May of 1999. The ordinance was updated in September 2019. The Zoning Ordinance regulates the types of land uses and the location of land uses inside Grimesland's planning jurisdiction (inside the city limits and the extraterritorial jurisdiction). The Zoning Ordinance is designed to protect the health, safety, and general welfare of the public by promoting orderly growth and development, while keeping incompatible land uses separated from one another, thereby protecting property values and

quality of life. An official Zoning Map, an important component of a Zoning Ordinance, depicts where certain land uses are allowed in Grimesland's jurisdiction. The Pitt County Planning Department administers the Zoning Ordinance for Grimesland.

#### *Pitt County Flood Damage Prevention Ordinance*

North Carolina General Statutes empower local governments to regulate designated floodways for the purpose of controlling and minimizing the extent of floods by preventing obstructions which inhibit water flow and increase flood height and damage and other losses (both public and private) in flood hazard areas. The Flood Damage Prevention Ordinance regulates development within floodplains by providing for issuance of development permits for construction, and for periodic inspections to ensure compliance with the permit. The ordinance also provides the authority to issue stop work orders until problems are resolved or corrective actions have been taken, and for revocation of permits in extreme cases. Pitt County enforces the Flood Damage Prevention Ordinance for Grimesland.

#### *Pitt County Subdivision Ordinance*

Subdivision Ordinances regulate the creation of new lots or separate parcels of land, usually giving standards on how new lots are laid out and what common improvements, such as roads and utilities, must be provided. The regulations require that subdivision plans be approved prior to the sale of land. Subdivision regulations are a more limited tool than zoning and only indirectly affect the type of use made of land or minimum specifications for structures. The Pitt County Planning Department administers the Subdivision Ordinance for Grimesland.

#### *Pitt County Soil Erosion and Sedimentation Control Ordinance*

The purpose of the Soil Erosion and Sedimentation Control Ordinance is to regulate land disturbing activities to control accelerated erosion of soil and loss of sediment. Controlling erosion and sedimentation reduces the loss of valuable topsoil and reduces the likelihood of water pollution and damage to watercourses. Pitt County administers the Soil Erosion and Sedimentation Control Ordinance for Grimesland.

#### *North Carolina State Building Code*

In 1981, Pitt County adopted a local Building Code Enforcement Ordinance that incorporated the North Carolina State Building Code. The ordinance provides that any revisions, amendments, or additions to the state code are automatically included in the Pitt County ordinance. In 2001, the state began using the International Building Code in lieu of the old



Southern Building Code. The county enforces the Building Code within the unincorporated areas of the county and also has the authority to enforce the code in any municipality if requested to do so by a resolution adopted by the municipality, which Grimesland has done.

## 8. Goals, Objectives, and Implementation Strategies

The following goals and objectives were identified by the town's Land Use Plan Steering Committee (Planning Board), Board of Aldermen, and the citizens of Grimesland over the course of seven working sessions during the Planning Board's regularly scheduled meetings and at the public open house held in September 2019. In April 2019, a community survey was distributed to the residents of the town to gain valuable input on key issues facing the town. The results were displayed and reviewed in detail at a Planning Board meeting and at the public open house. Results of the public survey and public open houses are located in Appendix B.

The results of the planning sessions and public input received served as the foundation used by the Land Use Plan Steering Committee in the creation and prioritization of the following goals and objectives. Implementation strategies were developed for each objective.

### ***Goal 1: Improve the overall appearance and safety of Grimesland.***

Objective 1.1: Improve the appearance of the streetscape along Highway 33/Pitt Street within the Town's jurisdiction.

Implementation Strategies:

1. Minimize conflicting land uses by amending the town's Zoning Ordinance to establish buffering, landscaping, paved parking for commercial businesses, setbacks for products in commercial areas, and other necessary design standards to produce desired effect.
2. Interview and survey local property and business owners to determine future intentions regarding their business and property.

Objective 1.2: Development of Complete Streets (sidewalks, bike lanes, crosswalks, lighting, shade trees, etc.)

Implementation Strategies:

1. Develop a Comprehensive Bicycle and Pedestrian Plan utilizing NCDOT's Bicycle and Pedestrian Planning Grant Program.
2. Research both public and private funding sources to finance improvements.
3. Submit projects from the adopted Comprehensive Bicycle and Pedestrian Plan to NCDOT for funding through the Mid-East RPO (currently a 20% local match is required for funded bicycle and pedestrian projects).

Objective 1.3: Improve the appearance of town gateway (entrance) areas.

Implementation Strategies:

1. Determine any additional desired improvements to the Highway 33/Pitt Street gateway area including streetlights and street trees/landscaping.
2. Build on the progress made to the Pitt Street gateway by making improvements to the Grimesland Bridge Rd./Beaufort St. gateway area.
3. Explore the feasibility of creating a beautification committee composed of citizen volunteers.

Objective 1.4: Improve the appearance of residential neighborhoods and commercial buildings.

Implementation Strategies:

1. Continue enforcing the town's General Nuisance Ordinance and Junked Vehicle Ordinance.
2. Continue enforcing the town's Minimum Housing Code.
3. Explore the feasibility of adopting a Non-Residential Maintenance Code.
4. Research the use of design standards to ensure that new commercial developments meet the town's expectations and standards.
5. Review landscaping and buffering requirements for non-residential land uses in the Grimesland Zoning Ordinance to determine whether requirements are adequate to buffer from residential uses.

Objective 1.5: Support improvements to safety for drivers and pedestrians during drop-off/pick-up at G.R. Whitfield School.

Implementation Strategies:

1. Conduct a corridor study to determine appropriate projects and processes to recommend as solutions, possibly utilizing NCDOT's State Planning and Research (SPR) grant program.
2. Partner with NCDOT and G.R. Whitfield School to support improvements.

***Goal 2: Improve the function and vitality of the commercial district including strategies for attracting small and local businesses.***

Objective 2.1: Create an atmosphere conducive to the recruitment of new, sustainable businesses to the Grimesland area.

Implementation Strategies:

1. Partner with a non-profit organization, state agency, or university for a free or low-cost economic development report.
2. Explore the feasibility of the NC Dept. of Commerce's "Small Town Main Street" certification.
3. Explore incentive opportunities that may be offered to encourage business recruitment.
4. Research and pursue grant opportunities geared toward business and commercial improvements through state and federal funding sources.

Objective 2.2: Market Grimesland as an entrepreneur-friendly community.

Implementation Strategies:

1. Explore partnership opportunities with Pitt Community College's Small Business Center, the Pitt County Chamber of Commerce, and the Pitt County Economic Development Commission.

***Goal 3: Encourage the development of new, well designed residential subdivisions in and around the Grimesland area that preserve the rural lifestyle and create quality housing opportunities for all socioeconomic classes.***

Objective 3.1: Develop subdivision design standards that promote affordable housing, land conservation, open space, and connectivity.

Implementation Strategies:

1. Encourage developers to utilize the cluster development option of the Pitt County Subdivision Ordinance, which applies to Grimesland through an interlocal agreement between the Town and Pitt County.
2. Encourage developers to utilize the Planned Building Group option within Grimesland's Zoning Ordinance.
3. Consider incorporating requirements for complete streets and/or pedestrian infrastructure in the Planned Building Group regulations.
4. Encourage higher density development in areas where public sewer and water are available.

5. Encourage the development of a wide range of single-family properties ranging in price to allow for affordable options for all residents of Grimesland.

Objective 3.2: Develop strategies to attract desired residential developments.

Implementation Strategies:

1. Develop or utilize existing marketing materials geared toward developers and potential new residents.
2. Research potential incentives for desired residential developments.
3. Research funding opportunities and explore the feasibility of public-private partnerships for the development of affordable housing.

***Goal 4: Expand town infrastructure to attract a greater variety of economic development opportunities.***

Objective 4.1: Expand sewer infrastructure to areas outside the current town limits in conjunction with voluntary annexations.

Implementation Strategies:

1. Develop partnerships with local, regional, state, federal and non-profit economic development organizations and utilize resources available through these groups.
2. Create or utilize existing marketing materials for developers/business owners advertising available land and utility capacity/willingness to extend utilities to qualified businesses/developments.
3. Explore funding options for expansion of infrastructure through private contributions and grant opportunities (e.g. CDBG, NC Rural Center, Golden Leaf Foundation).
4. Perform a feasibility study for areas surrounding Grimesland to locate areas ideal for annexation.
5. Encourage the voluntary annexation of new developments surrounding Grimesland by offering quality public services.
6. Encourage voluntary annexation of property by developing an array of incentives to be offered by the town.

Objective 4.2: Explore the feasibility of an industry ready site.

Implementation Strategies:

1. Develop partnerships with local, regional, state, federal and non-profit economic development organizations and utilize resources available through these groups.



2. Perform a feasibility study on the potential benefits and cost of providing a source for natural gas service throughout the town.

***Goal 5: Preserve areas of environmental and historic significance to increase the aesthetic beauty of the area.***

Objective 5.1: Protect areas of environmental or historical interest from intensive development.

Implementation Strategies:

1. Identify areas of environmental significance utilizing resources such as the NC Wildlife Commission's Green Growth Toolbox.
2. Consider amending the town's Zoning Ordinance to protect these areas through the creation and use of overlay districts.
3. Utilize areas of natural beauty for recreational and/or educational purposes.
4. Identify and acquire a site along the Tar River to provide secure, safe public access to the water.
5. Encourage the preservation of land for agricultural use.

Objective 5.2: Develop ways to involve citizens in protection of natural resources and environmental preservation.

Implementation Strategies:

1. Install signs educating citizens and visitors on natural resources and environmental preservation.
2. Host events such as community clean-up days and tree planting days.
3. Provide information on recycling, water conservation, etc. on the town website/Facebook page and through utility billing.

Objective 5.3: Develop ways to educate citizens and visitors on the history of Grimesland.

1. Install historic markers and placards educating citizens and visitors on the history of Grimesland.
2. Post information on the history of Grimesland on the town website and at the Town Hall Complex.

***Goal 6: Expand public parks/recreation facilities and recreational programming.***

Objective 6.1: Continue making improvements to the existing Grimesland Park.

Implementation Strategies:

1. Acquire additional land to expand Grimesland Park.
2. Expand the existing walking trail.
3. Consider installing playground equipment for toddler-aged children.
4. Survey town residents to determine other desired improvements.

Objective 6.2: Continue holding community events such as “Music in the Park” and “Movie in the Park” at Grimesland Park.

Implementation Strategies:

1. Continue advertising events through the town’s website and Facebook page.
2. Advertise events using signs and banners along Main Street/Highway 33 and through flyers sent with utility bills.
3. Explore the feasibility of business sponsorships to cover entertainment, printing and other costs associated with the events. Recognize sponsors at the event and on associated advertising materials.

Objective 6.3: Explore the feasibility of offering recreation programming and/or classes at Grimesland Park.

Implementation Strategies:

1. Survey town residents to determine which programs would be in demand and draw adequate participation.
2. Explore the feasibility of having college interns assist with managing recreation programming and classes.
3. Explore the feasibility of partnering with non-profit organizations for recreational programming and classes.

Objective 6.4: Expand on the existing walking trail and explore the feasibility of developing a greenway.

Implementation Strategies:

1. Explore public and private funding options to offset the cost of expanding the walking trail (Parks and Recreation Trust Fund, fundraising events, business sponsorships, Kate B. Reynolds Foundation, Blue Cross Blue Shield of NC Foundation, Golden Leaf Foundation, etc.).

2. Conduct a feasibility study for development of a greenway, possibly utilizing NCDOT's State Planning and Research (SPR) grant program.

## 9. Future Land Use

The purpose of the future land use map is to graphically display a general land use pattern that seeks to implement the land use plan goals and objectives. Public input was sought on the future land use map at a public open house event held in September 2019. Results from the public open house event are located in Appendix B.

The following land use categories comprise the future land use map:

**Agricultural / Natural Resources** (dark green)

Agriculture, forestry, open space, resource conservation or critical natural areas. Most of the land placed within this category is classified as being within the 100-year floodplain.

**Commercial** (red)

Commercial uses, office, and public/institutional uses.

**Heavy Commercial / Light Industrial** (grey)

Commercial uses, heavy commercial uses, light industrial uses.

**Low Density Residential** (light green)

Low-density residential uses (single-family site-built and manufactured homes); agriculture; forestry; churches; limited commercial, office, or public/institutional uses meeting location criteria.

**Medium-High Density Residential** (yellow)

Residential uses that contribute to a quiet, medium density area composed primarily of single-family and two-family dwellings; limited churches and limited manufactured homes on individually owned lots; limited recreational uses. This category is intended to maintain the strictest control of land use within the corporate limits and in areas of the extraterritorial jurisdiction closest to the corporate limits.

**Recreation** (teal)

Recreational uses such as public parks.



# Town of Grimesland, North Carolina

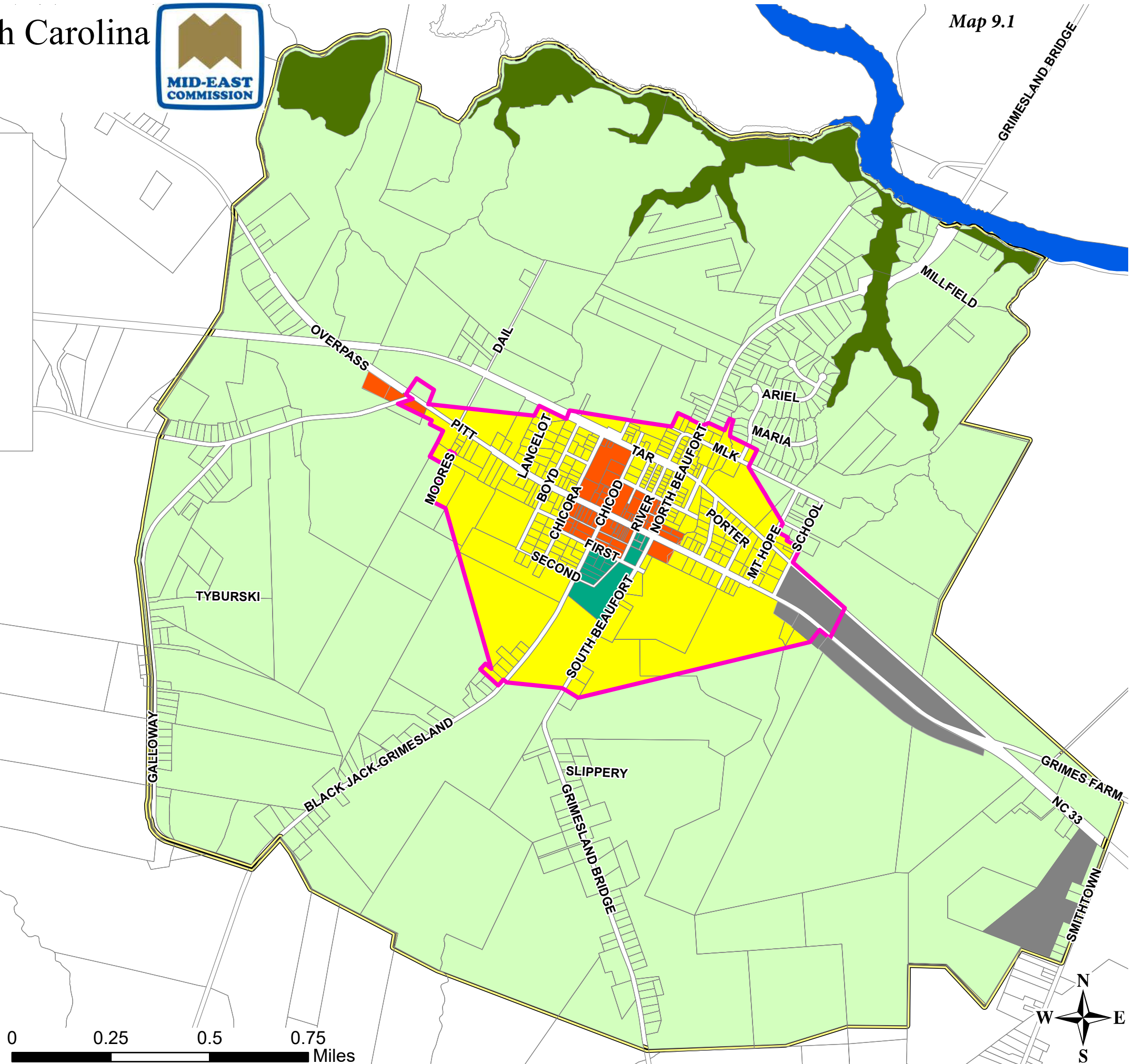
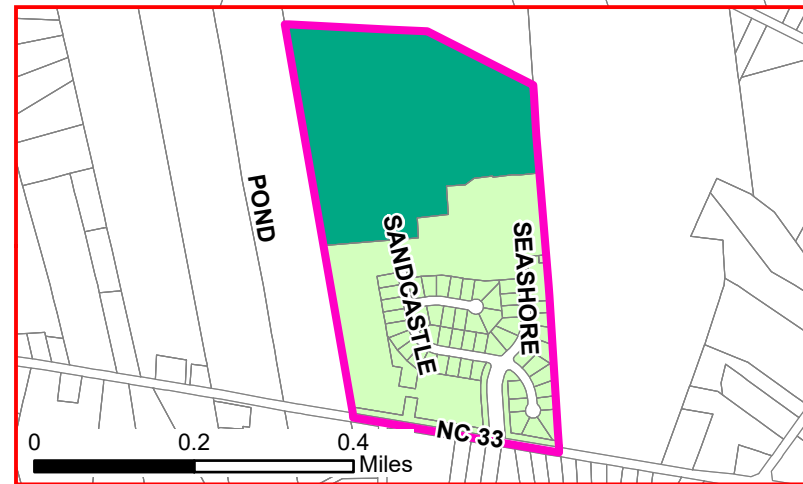
## Future Land Use



Map 9.1

### Legend

	Agricultural/Natural Resources		Recreation
	Commercial		City Limit
	Heavy Commercial/Light Industrial		ETJ
	Low Density Residential		Tar River
	Medium-High Density Residential		Parcels





## 10. Use of the Land Use Plan

### **Land Use Policy Decisions**

The Land Use Plan, as adopted by the Grimesland Board of Aldermen and as may be amended from time to time, should serve as the primary basis upon which to make land use policy decisions. Every land use policy decision, such as a rezoning request, must be measured for consistency with the goals, objectives, policies, and recommendations of the Land Use Plan. Statutory amendments to zoning laws require that the governing board adopt a statement of consistency with the land use or comprehensive plan as a basis for approval or rejection of proposed zoning amendments. The Board of Aldermen, Planning Board, Board of Adjustment, and Town Staff shall utilize the Land Use Plan as the basic policy guide in the administration of the zoning ordinance, subdivision regulations, and other land development regulatory tools. Persons involved in the land development business as well as the general public can also utilize the Land Use Plan to guide private decisions regarding land use and land development.

### **Long-Range Planning and Program Implementation**

The policy statements and recommendations of the Land Use Plan can also be of assistance to the Board of Aldermen in making long-range decisions regarding matters such as the provision of water and wastewater services, infrastructure expansion, thoroughfare planning, watershed protection planning, implementation of an economic development strategy, recreational facility planning, preparation of annexation feasibility reports, and implementation of housing and community development programs.

### **Procedures for Amending and Updating the Plan**

The goals, policies and land classifications of the Land Use Plan may and should be amended from time to time to meet the changing needs and goals of the Town. An amendment to the Land Use Plan should be initiated only by the Town's Board of Aldermen, either at its own initiative or upon the recommendation of the Planning Board of Grimesland, Pitt County Planning Staff, Town Staff, or any other person or agency. A major update of the land use plan document is recommended on a ten-year schedule.

Prior to amending the Land Use Plan, the Planning Board should review the request. In deciding whether to recommend approval or denial of the amendment request, the Planning Board should consider whether or not the proposed amendment is necessary based upon one or more of the following factors:

- There are errors or omissions made in the identification of issues or needs during the preparation of the original Land Use Plan.
- New issues or needs have been identified which were not adequately addressed in the original plan.
- There has been a change in projections or assumptions from those on which the original plan was based.

Upon receiving the recommendation of the Planning Board, the Board of Aldermen must hold a public hearing (which can be held simultaneously with a public hearing on a rezoning request for property within the area affected by the proposed Land Use Plan amendment). The Board of Aldermen should review the Planning Board recommendation, any report or recommendation from the staff, and any oral or written comments received at the public hearing. Following that review, the Board of Aldermen should decide whether to approve, deny, or modify the amendment request.

### **Land Use Plan Implementation**

Achievement of the goals and objectives of the Land Use Plan will require major effort on the part of the Board of Aldermen, the Planning Board, the Board of Adjustment, and citizens in the Grimesland planning area. Existing ordinances and land use control tools and enforcement of these controls are the most efficient methods of implementing the Land Use Plan. The zoning ordinance is the most effective tool for implementation as it is concerned with land use, intensity, and placement of buildings. Other tools currently in force in the planning area are building codes and subdivision regulations. These tools, when properly enforced, will assure implementation of the Land Use Plan.

The issues, policy statements, and implementation strategies identified within this plan should serve as primary decision-making tools to aid the Town of Grimesland in the day-to-day operation of the planning program. Adherence to these policies will minimize arbitrary planning decisions. Any deviation from the policies contained within this plan should be discouraged. If deviation is necessary, the Board of Aldermen and the Town Planning Board will, for the record, specify the reasons for the nature of such deviation, and if necessary, amend this plan to reflect the new policy direction.

## Appendix A: Existing Land Use Methodology

Surveyed existing land use using a combination of google maps and in person site visits. Used the Pitt County parcel GIS file, City Limits and ETJ files. Selected parcels within Grimesland City Limits and ETJ and created feature class from selected parcels. Added an attribute field for existing land use (category choices commercial, governmental, institutional, residential, vacant/agricultural).

Summed acreage for total jurisdiction, city limits parcels only and ETJ parcels only using acreage attribute field ("calculated" field) from Pitt County parcel GIS file. Summed acreage for each existing land use category using the same acreage attribute field (with the desired existing land use type selected, i.e. commercial, governmental, etc.). Divided results by the total acreage to get percentages. Did this for parcels in total jurisdiction, city limits only, and ETJ only.

## Appendix B: Public Input Results

### **Public Input Survey**

A public input survey was developed by the Land Use Plan Steering Committee and released to the public in April 2019. A total of 52 people responded to the survey. The Land Use Plan Steering Committee (Planning Board) reviewed the results closely and used these results to guide the development of plan goals and objectives. The results of the public input survey are as follows.

## Grimesland Land Use Plan Survey

## Q1 What do you like most about Grimesland?

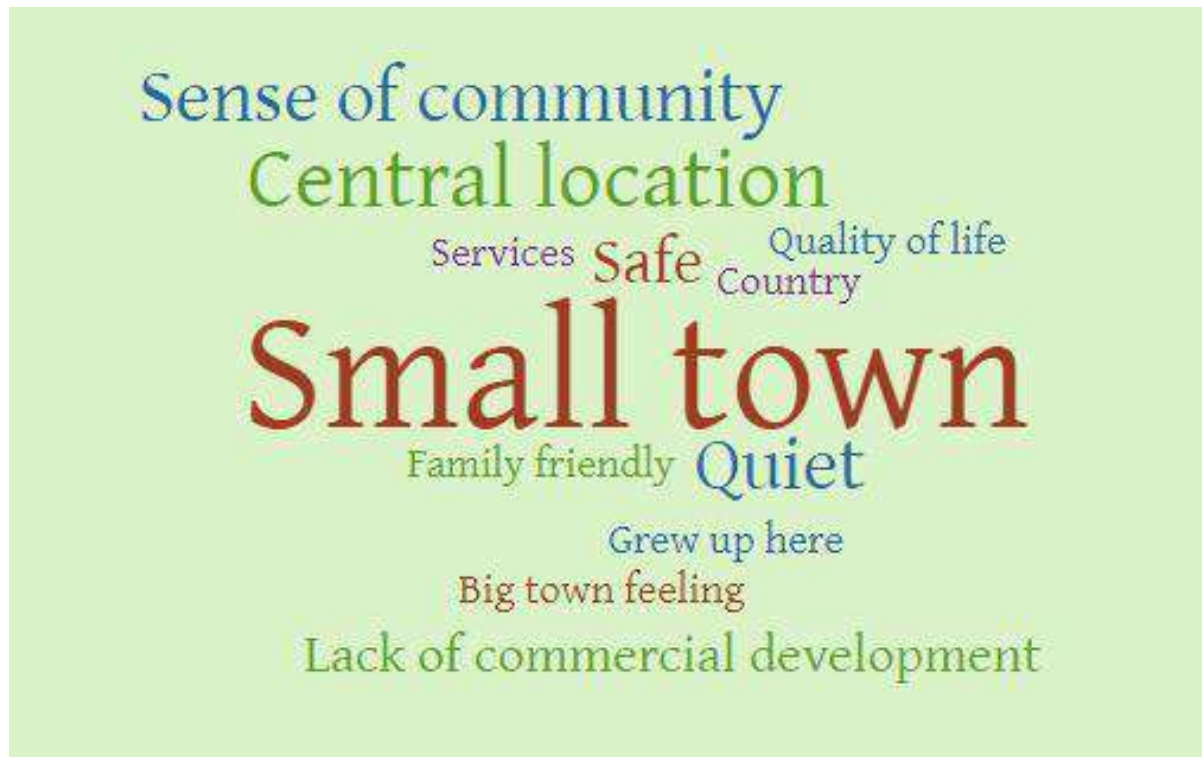
Answered: 48 Skipped: 4

#	RESPONSES	DATE
1	The hometown feeling, the people.	12/20/2019 6:01 PM
2	My home	12/20/2019 5:58 PM
3	Taxes relatively low (property)	12/20/2019 5:56 PM
4	Easy living	12/20/2019 5:46 PM
5	Churches, Community Living	12/20/2019 5:42 PM
6	GR Whitfield	12/20/2019 5:38 PM
7	City limited move.	12/20/2019 5:29 PM
8	Conveniently located	12/20/2019 5:18 PM
9	Small close nit community	8/27/2019 7:34 PM
10	The convenient location to Greenville and Washington. The small town feel.	8/27/2019 7:31 PM
11	Small, friendly people and town.	8/27/2019 7:28 PM
12	Fire Dept.	8/27/2019 7:26 PM
13	Everything. People, Town Board.	8/27/2019 7:24 PM
14	Everything	8/27/2019 7:21 PM
15	Everything / Fire Dept.	8/27/2019 7:19 PM
16	Small town charm	8/27/2019 7:15 PM
17	Its a small town with a great town feeling.	8/27/2019 7:12 PM
18	New way they have done the road. Park, and the music in it. I like the original buildings.	8/27/2019 7:09 PM
19	Dee's Grill	8/27/2019 7:04 PM
20	Small town values	8/27/2019 7:02 PM
21	The friendly small town atmosphere and they always decorate the town on every holiday!	8/27/2019 6:58 PM
22	I like that its small and most of my family lives here. Everyone seems to know each other. It has a family feel.	8/27/2019 6:51 PM
23	The small community.	7/26/2019 3:45 PM
24	Quiet small town nestled between Greenville, Chocowinity-Washington.	6/27/2019 9:54 PM
25	Small town living! Is the best! Friendly community.	6/27/2019 6:49 PM
26	small town atmosphere and friendliness	6/27/2019 5:54 PM
27	Sense of Community	5/13/2019 3:28 PM
28	It's small	5/2/2019 8:58 PM
29	I grew up in Grimesland and like the small town feel.	5/1/2019 2:01 AM
30	I like the quality to life and security that I am able to experience. The services offered by the Town of Grimesland are compatable with surrounding municipalities. The new subdivision is the boost that we have been waiting and planing for. We have to make sure those new residents will find resources they need right here!	4/30/2019 11:34 PM
31	Wonderful small town atmosphere, nice to be away from the "busy-ness" of Greenville. Safe.	4/30/2019 11:31 PM
32	Small town family feel	4/26/2019 3:11 PM



## Grimesland Land Use Plan Survey

33	Community	4/26/2019 2:54 PM
34	Quaint, quiet little town	4/26/2019 2:37 PM
35	Its quiet	4/25/2019 5:11 PM
36	Quiet, peaceful	4/16/2019 11:01 PM
37	Small town yet close to big town feeling.	4/16/2019 12:03 AM
38	The small town feeling	4/15/2019 9:54 PM
39	For the most part it's safe in the Town of Grimesland	4/15/2019 8:04 PM
40	Small town feel, easy access to post office and all other places here!! Don't change anything!!	4/13/2019 12:53 AM
41	Central location	4/12/2019 2:59 AM
42	Love that grimesland has been untouched by the commercial companies. I mean really we are right between Washington and greenville. Drive📍	4/10/2019 11:03 PM
43	Small Town location situated perfect location between Greenville and Washington.	4/10/2019 7:11 PM
44	Small town feel; community events (Christmas concert, movies on the lawn, etc)	4/10/2019 1:10 PM
45	The Community, location	4/10/2019 3:20 AM
46	Private, small town. Not a lot of real real busy traffic	4/9/2019 5:54 PM
47	Its proximity to Greenville and Washington with a country setting.	4/9/2019 5:37 PM
48	Small town feel	4/9/2019 4:55 PM



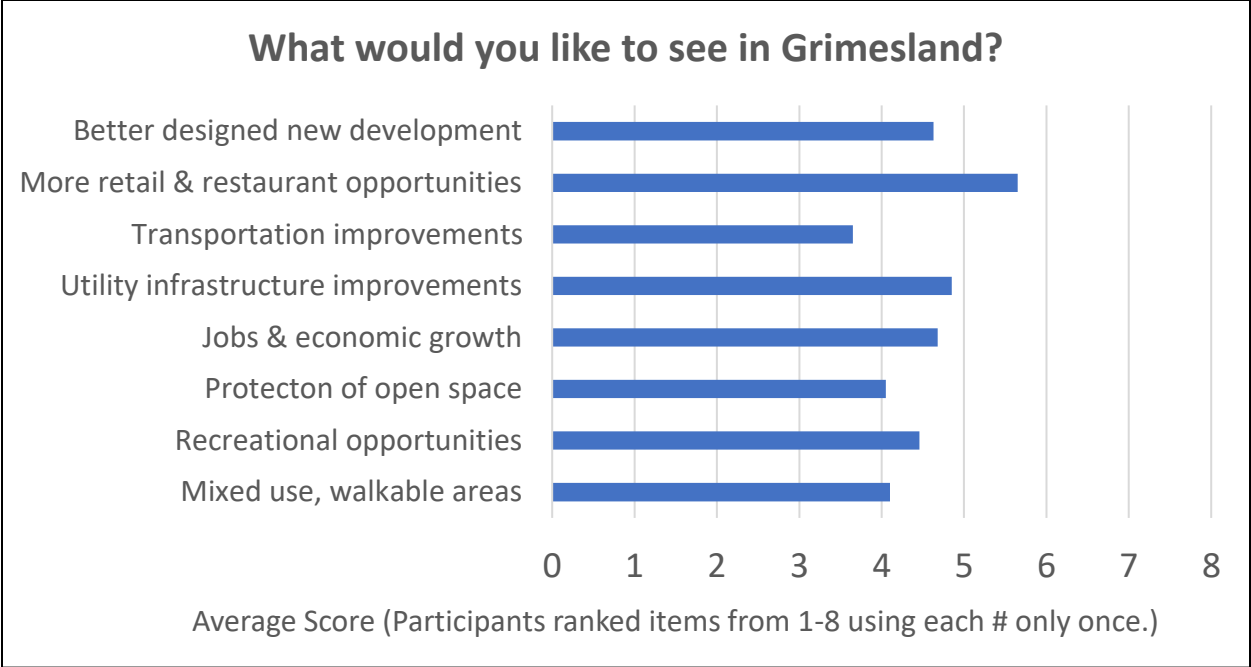
## Grimesland Land Use Plan Survey

**Q2 What would you like to see in Grimesland? (Please rank on a scale of 1-8 with 1 being least desired and 8 being most desired. Use each number only once.)**

Answered: 43 Skipped: 9

	1	2	3	4	5	6	7	8	TOTAL	SCORE
Mixed use, walkable areas	12.20% 5	19.51% 8	12.20% 5	12.20% 5	14.63% 6	12.20% 5	9.76% 4	7.32% 3	41	4.90
Recreational opportunities	7.69% 3	23.08% 9	5.13% 2	15.38% 6	10.26% 4	12.82% 5	17.95% 7	7.69% 3	39	4.54
Protection of open space	17.95% 7	12.82% 5	23.08% 9	7.69% 3	10.26% 4	2.56% 1	10.26% 4	15.38% 6	39	4.95
Jobs & economic growth	12.20% 5	7.32% 3	9.76% 4	14.63% 6	17.07% 7	19.51% 8	4.88% 2	14.63% 6	41	4.32
Utility infrastructure improvements	4.88% 2	7.32% 3	7.32% 3	21.95% 9	24.39% 10	12.20% 5	14.63% 6	7.32% 3	41	4.15
Transportation improvements	30.00% 12	12.50% 5	10.00% 4	10.00% 4	10.00% 4	10.00% 4	10.00% 4	7.50% 3	40	5.35
More retail & restaurant opportunities	11.63% 5	4.65% 2	9.30% 4	6.98% 3	0.00% 0	13.95% 6	23.26% 10	30.23% 13	43	3.35
Better designed new development	4.88% 2	12.20% 5	21.95% 9	9.76% 4	14.63% 6	14.63% 6	7.32% 3	14.63% 6	41	4.37

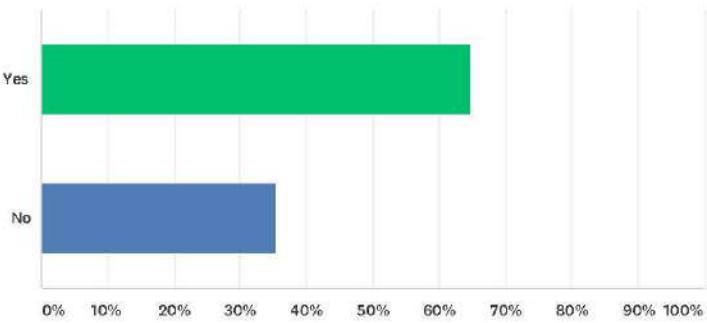
BASIC STATISTICS										
	MINIMUM		MAXIMUM		MEDIAN		MEAN		STANDARD DEVIATION	
Mixed use, walkable areas	1.00		8.00		4.00		4.10		2.16	
Recreational opportunities	1.00		8.00		4.00		4.46		2.22	
Protection of open space	1.00		8.00		3.00		4.05		2.44	
Jobs & economic growth	1.00		8.00		5.00		4.68		2.18	
Utility infrastructure improvements	1.00		8.00		5.00		4.85		1.82	
Transportation improvements	1.00		8.00		3.00		3.65		2.40	
More retail & restaurant opportunities	1.00		8.00		7.00		5.65		2.47	
Better designed new development	1.00		8.00		5.00		4.63		2.12	



Grimesland Land Use Plan Survey

Q3 Do you live within one mile of Grimesland Town Hall?

Answered: 51 Skipped: 1



ANSWER CHOICES		RESPONSES	
Yes		64.71%	33
No		35.29%	18
TOTAL			51



## Grimesland Land Use Plan Survey

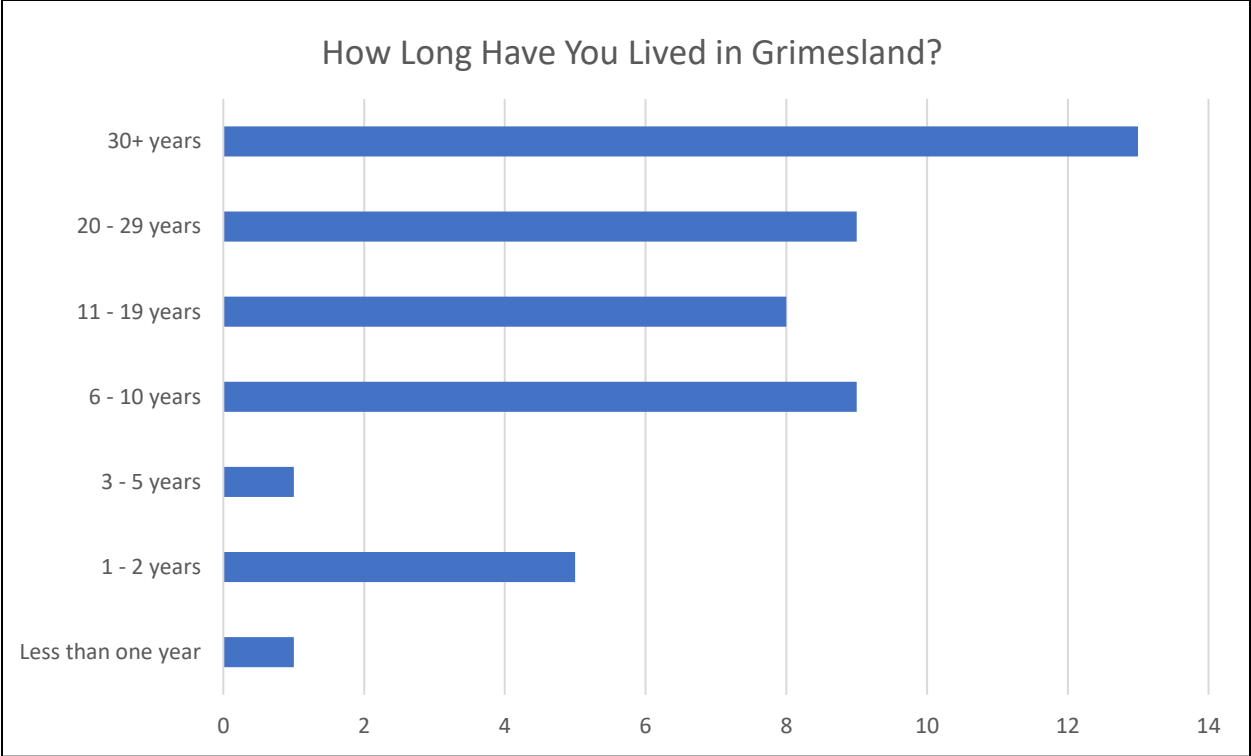
## Q4 How long have you lived in Grimesland?

Answered: 49 Skipped: 3

#	RESPONSES	DATE
1	45 years	12/20/2019 6:01 PM
2	13 years	12/20/2019 5:58 PM
3	14 years	12/20/2019 5:56 PM
4	25 years	12/20/2019 5:46 PM
5	20 years	12/20/2019 5:42 PM
6	42 years	12/20/2019 5:38 PM
7	74 years	12/20/2019 5:29 PM
8	Since 1985	12/20/2019 5:18 PM
9	8 years	8/27/2019 7:32 PM
10	Self and husband 6 years. Mom and Dad 30 years.	8/27/2019 7:31 PM
11	1 1/2 years	8/27/2019 7:28 PM
12	30 years	8/27/2019 7:26 PM
13	50 years	8/27/2019 7:24 PM
14	My whole life	8/27/2019 7:21 PM
15	All my life	8/27/2019 7:19 PM
16	2 years, in area 5-6 years	8/27/2019 7:15 PM
17	N/A	8/27/2019 7:12 PM
18	N/A	8/27/2019 7:09 PM
19	Lived near Grimesland for 20 years	8/27/2019 7:04 PM
20	13 years	8/27/2019 7:02 PM
21	35 years	8/27/2019 6:58 PM
22	11 years	8/27/2019 6:51 PM
23	My whole life	7/26/2019 3:45 PM
24	6 years	6/27/2019 9:54 PM
25	1	6/27/2019 7:49 PM
26	15 yrs	6/27/2019 6:49 PM
27	15 years	6/27/2019 5:54 PM
28	23 years	5/13/2019 3:28 PM
29	21	5/2/2019 8:58 PM
30	Although I don't currently live in Grimesland, I own property there and have family in town.	5/1/2019 2:01 AM
31	24 years	4/30/2019 11:34 PM
32	23 years	4/30/2019 11:31 PM
33	50 years	4/26/2019 3:11 PM
34	10 years	4/26/2019 2:54 PM
35	22 years	4/26/2019 2:37 PM

## Grimesland Land Use Plan Survey

36	1 year	4/25/2019 5:11 PM
37	5yrs	4/16/2019 12:03 AM
38	6 months	4/15/2019 10:06 PM
39	8 yrs	4/15/2019 9:54 PM
40	10 years	4/15/2019 8:04 PM
41	26 years	4/13/2019 12:53 AM
42	18 years	4/12/2019 2:59 AM
43	6 years	4/10/2019 11:03 PM
44	2 Years	4/10/2019 7:11 PM
45	10 years	4/10/2019 1:10 PM
46	10 yrs	4/10/2019 3:20 AM
47	19 years	4/9/2019 5:54 PM
48	25 years	4/9/2019 5:37 PM
49	31 years	4/9/2019 4:55 PM



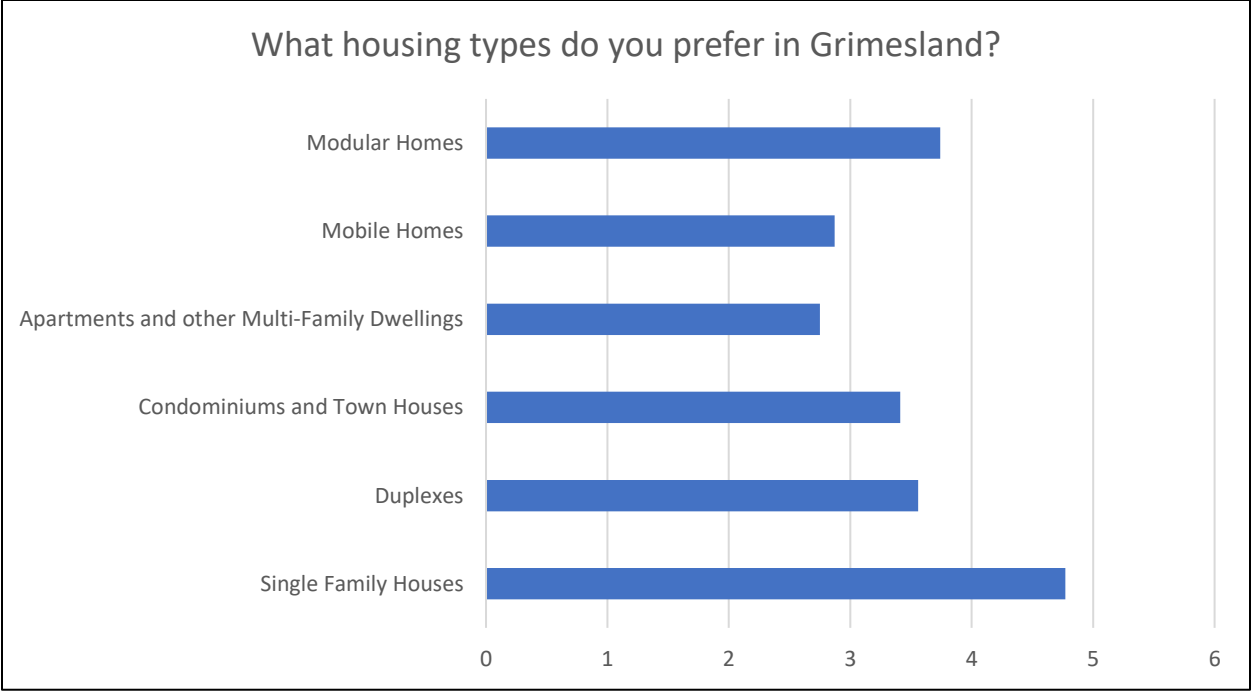
## Grimesland Land Use Plan Survey

**Q5 What housing types do you prefer in Grimesland? (Please rank on a scale of 1-6 with 1 being least desired and 6 being most desired. Use each number only once.)**

Answered: 44 Skipped: 8

	1	2	3	4	5	6	TOTAL	SCORE
Single family houses	18.60% 8	4.65% 2	2.33% 1	2.33% 1	0.00% 0	72.09% 31	43	2.23
Duplexes	7.69% 3	10.26% 4	30.77% 12	20.51% 8	30.77% 12	0.00% 0	39	3.44
Condominiums & townhouses	7.69% 3	15.38% 6	23.08% 9	38.46% 15	12.82% 5	2.56% 1	39	3.59
Apartments & other multi-family dwellings	25.00% 10	27.50% 11	20.00% 8	10.00% 4	10.00% 4	7.50% 3	40	4.25
Mobile homes	42.11% 16	10.53% 4	5.26% 2	18.42% 7	7.89% 3	15.79% 6	38	4.13
Modular homes	0.00% 0	28.21% 11	17.95% 7	10.26% 4	38.46% 15	5.13% 2	39	3.26

BASIC STATISTICS						
	MINIMUM	MAXIMUM	MEDIAN	MEAN	STANDARD DEVIATION	
Single family houses	1.00	6.00	6.00	4.77	2.04	
Duplexes	1.00	5.00	4.00	3.56	1.24	
Condominiums & townhouses	1.00	6.00	4.00	3.41	1.19	
Apartments & other multi-family dwellings	1.00	6.00	2.00	2.75	1.55	
Mobile homes	1.00	6.00	2.00	2.87	1.92	
Modular homes	2.00	6.00	4.00	3.74	1.35	





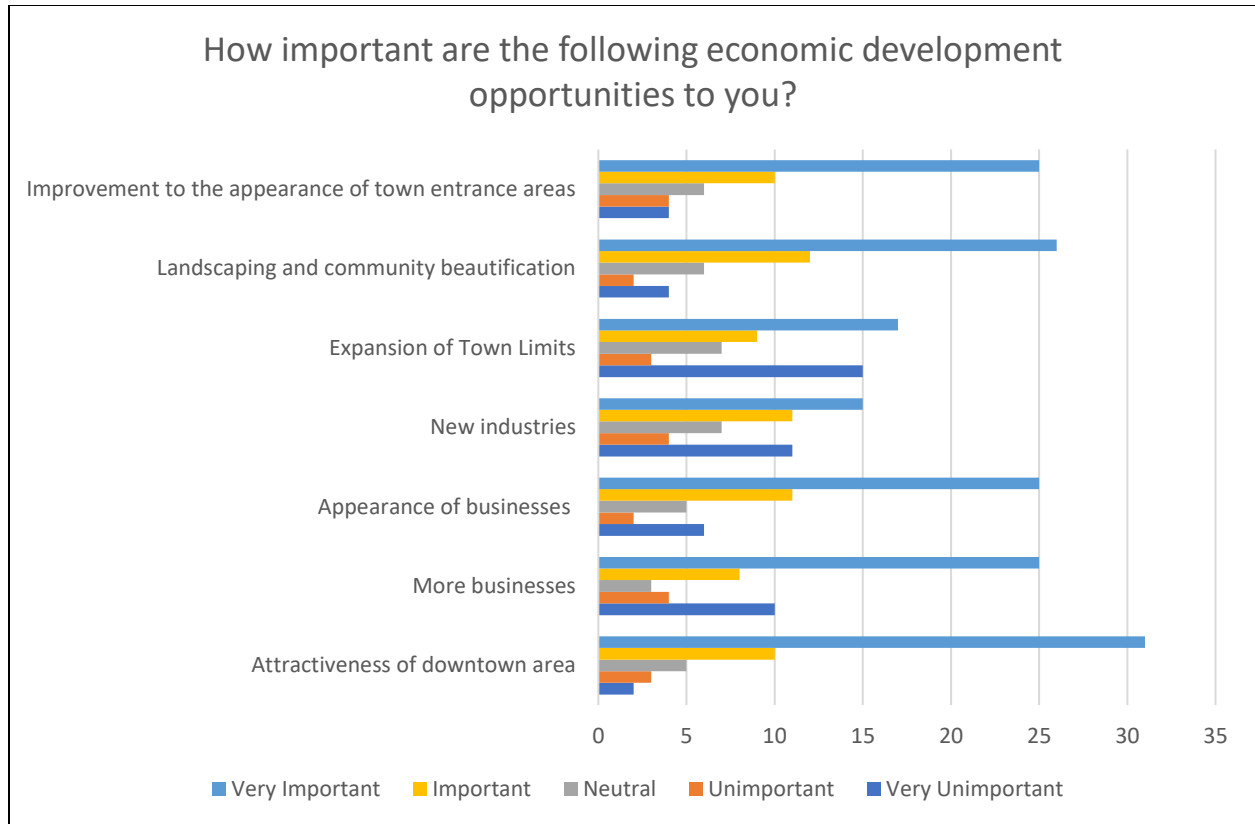
## Grimesland Land Use Plan Survey

**Q6 How important are the following economic development opportunities to you? (Please answer on a scale of 1-5 with 1 = very unimportant, 2 = unimportant, 3 = neutral, 4 = important, and 5 = very important. Numbers may be used more than once.)**

Answered: 52 Skipped: 0

	1 (1)	2 (2)	3 (3)	4 (4)	5 (5)	TOTAL
Attractiveness of downtown area	3.92% 2	5.88% 3	9.80% 5	19.61% 10	60.78% 31	51
More businesses	20.00% 10	8.00% 4	6.00% 3	16.00% 8	50.00% 25	50
Appearance of businesses (signage, landscaping, paved parking, etc.)	12.24% 6	4.08% 2	10.20% 5	22.45% 11	51.02% 25	49
New industries	22.92% 11	8.33% 4	14.58% 7	22.92% 11	31.25% 15	48
Expansion of Town Limits	29.41% 15	5.88% 3	13.73% 7	17.65% 9	33.33% 17	51
Landscaping & community beautification	8.00% 4	4.00% 2	12.00% 6	24.00% 12	52.00% 26	50
Improvement to appearance of town entrance areas	8.16% 4	8.16% 4	12.24% 6	20.41% 10	51.02% 25	49

BASIC STATISTICS					
	MINIMUM	MAXIMUM	MEDIAN	MEAN	STANDARD DEVIATION
Attractiveness of downtown area	1.00	5.00	5.00	4.27	1.10
More businesses	1.00	5.00	4.50	3.68	1.61
Appearance of businesses (signage, landscaping, paved parking, etc.)	1.00	5.00	5.00	3.96	1.37
New industries	1.00	5.00	4.00	3.31	1.54
Expansion of Town Limits	1.00	5.00	4.00	3.20	1.65
Landscaping & community beautification	1.00	5.00	5.00	4.08	1.23
Improvement to appearance of town entrance areas	1.00	5.00	5.00	3.98	1.30



## Grimesland Land Use Plan Survey

## Q7 What types of businesses would you like to see in Grimesland?

Answered: 49 Skipped: 3

#	RESPONSES	DATE
1	Restaurant, major gas station, entertainment	12/20/2019 6:01 PM
2	Food	12/20/2019 5:58 PM
3	Grocery, fast food, convenience	12/20/2019 5:56 PM
4	Industrial, commercial	12/20/2019 5:46 PM
5	Restaurants, bank, supermarket	12/20/2019 5:42 PM
6	Grocery store	12/20/2019 5:38 PM
7	Small businesses	12/20/2019 5:29 PM
8	Bank, super market, gas station	12/20/2019 5:25 PM
9	Small businesses, cafe/eateries, job training, industry	12/20/2019 5:18 PM
10	Nice restaurants - seafood	8/27/2019 7:34 PM
11	Retail and restaurants	8/27/2019 7:32 PM
12	Don't want it commercialized. Close enough to Greenville/Washington.	8/27/2019 7:31 PM
13	Grocery stores, small clothing stores	8/27/2019 7:28 PM
14	Food	8/27/2019 7:26 PM
15	Food	8/27/2019 7:24 PM
16	None	8/27/2019 7:21 PM
17	Sheets, Walmart, grocery stores, Cook Out!	8/27/2019 7:19 PM
18	Restaurant, hardware/general purpose store, entertainment	8/27/2019 7:15 PM
19	Hwy 55, Auto store	8/27/2019 7:12 PM
20	CBD - Art type businesses	8/27/2019 7:09 PM
21	Think there is a nice balance.	8/27/2019 7:04 PM
22	Restaurants, service oriented businesses	8/27/2019 7:02 PM
23	Antiques, thrift stores, hardware, garden flowers like plant and see, childcare, gym, movies	8/27/2019 6:58 PM
24	I would like to have had my business here in Grimesland. I run a transport servic for businesses, dealers and individuals for vehicle title work and license plates. However, when I tried I was told that the type of building I wanted wasn't allowed. Small business, local money, is what Grimesland needs.	8/27/2019 6:51 PM
25	I think we have enough business	7/26/2019 3:45 PM
26	More retail stores and restaurants	6/27/2019 9:54 PM
27	Upscale dining	6/27/2019 7:49 PM
28	Family restaurant, independent shops, local owners.	6/27/2019 6:49 PM
29	restaurants, bank, auto parts store, and hardware store	6/27/2019 5:54 PM
30	Restaurants	5/2/2019 8:58 PM
31	restaurants retail services	5/1/2019 2:01 AM
32	Retail clothing, etc. and a restaurant (with available indoor seating) serving American cuisine	4/30/2019 11:34 PM

## Grimesland Land Use Plan Survey

33	1. Restaurant(s), outdoor seating would be nice! 2. Build on antique business - already 2 successful businesses here 3. Focal on growing local businesses, less chain stores 4. Not exactly a business, but place for farmer's market? 5. Small movie theater? Old fashioned, not a chain.	4/30/2019 11:31 PM
34	Restaurant, retail, recreation, walking trails	4/26/2019 3:11 PM
35	Grocery Store, Speedway/Sheetz	4/26/2019 2:54 PM
36	More food Shopping	4/26/2019 2:37 PM
37	Restaurants, retail stores.	4/25/2019 5:11 PM
38	Restaurants. Grocery stores	4/16/2019 11:01 PM
39	A restaurant and family owned grocery store	4/16/2019 12:03 AM
40	Family restaurant	4/15/2019 9:54 PM
41	Restaurants, grocery store	4/15/2019 8:04 PM
42	I would like it to stay the way it is, a small quiet little town.	4/13/2019 12:53 AM
43	Don't want to see any.	4/10/2019 11:03 PM
44	Professional businesses - insurance company, law offices, doctors, dentist, gas station, Walgreens or CVS	4/10/2019 7:11 PM
45	Technology related	4/10/2019 1:10 PM
46	Small grocery store, Day Care (part time and full time spots for children), restaurant, salon, feed store.	4/10/2019 3:20 AM
47	Maybe a grocery store? Clothing store shoe dept?	4/9/2019 5:54 PM
48	Small restaurant, coffee shop, or bakery.	4/9/2019 5:37 PM
49	Restaurants	4/9/2019 4:55 PM





## Grimesland Land Use Plan Survey

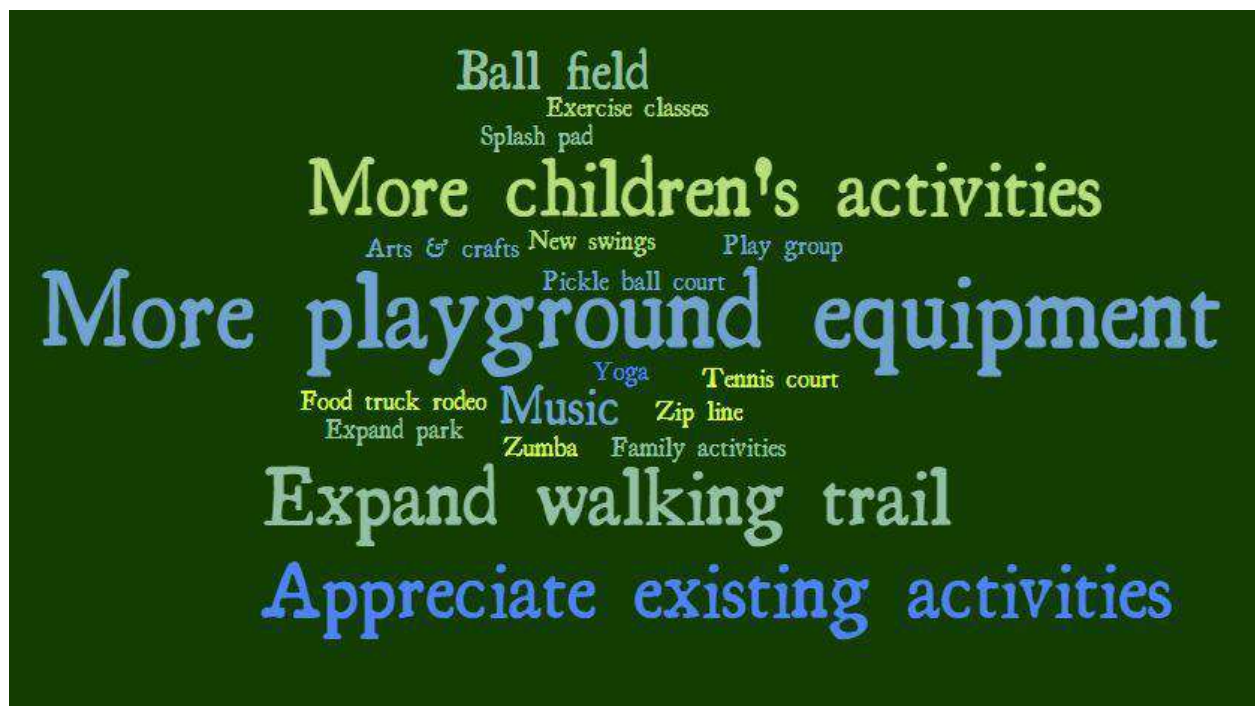
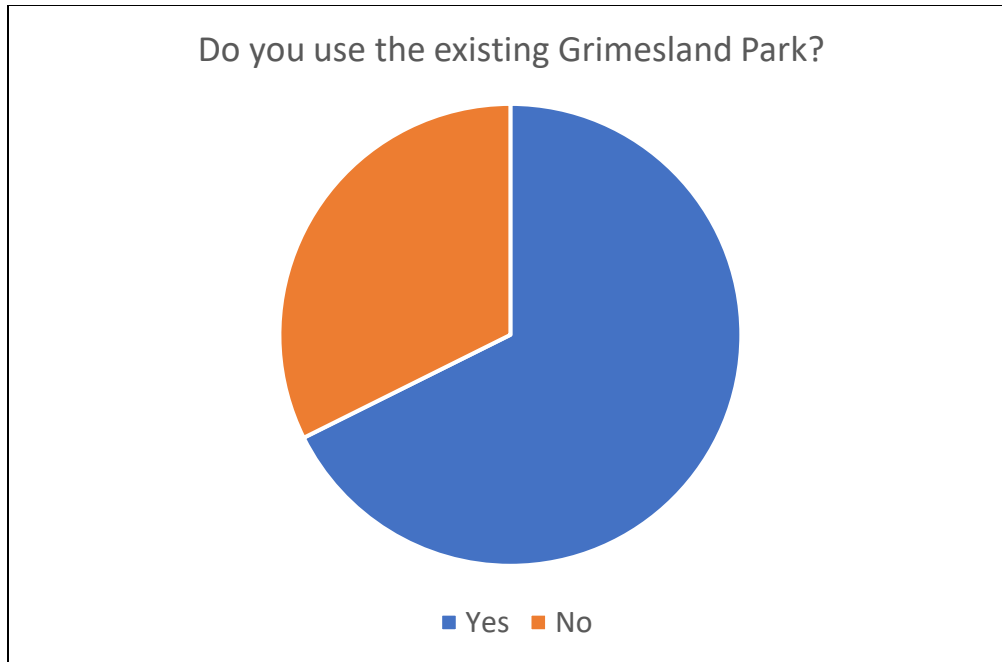
### Q8 Do you use the existing Grimesland Park? If so, what types of amenities and activities would you like to see offered at Grimesland Park?

Answered: 51 Skipped: 1

#	RESPONSES	DATE
1	The park is fine.	12/20/2019 6:01 PM
2	Not sure	12/20/2019 5:58 PM
3	Rarely. Children's activities.	12/20/2019 5:56 PM
4	Better bathroom	12/20/2019 5:46 PM
5	Basketball court, baseball or softball field	12/20/2019 5:42 PM
6	Yes	12/20/2019 5:38 PM
7	Yes, more activities for girls and boys.	12/20/2019 5:29 PM
8	No	12/20/2019 5:18 PM
9	Yes, Music, bike rides, road races	8/27/2019 7:34 PM
10	N/A	8/27/2019 7:32 PM
11	Public restroom. More community functions.	8/27/2019 7:31 PM
12	No	8/27/2019 7:28 PM
13	Yes	8/27/2019 7:26 PM
14	Yes. Bathrooms, water.	8/27/2019 7:24 PM
15	Yes	8/27/2019 7:21 PM
16	Yes, carnivals, fun activities	8/27/2019 7:19 PM
17	Yes - some is fine for the size of the town at this time.	8/27/2019 7:15 PM
18	N/A	8/27/2019 7:12 PM
19	Yes. Bathrooms, basketball court, craft hut.	8/27/2019 7:09 PM
20	Yes - Music	8/27/2019 7:04 PM
21	No	8/27/2019 7:02 PM
22	Yes, take my grandkids to the playground. Kid things.	8/27/2019 6:58 PM
23	Yes, my children play here and have for years. A splash park would be an amazing thing for the children here. More events, that has been building now with the music and movies in the park. Possibly events like powerwheels races for kids.	8/27/2019 6:51 PM
24	Yes, I would like to see better landscaping	7/26/2019 3:45 PM
25	Not much but I find it satisfactory. A town festival is needed to me	6/27/2019 9:54 PM
26	No. Nice area but short track	6/27/2019 7:49 PM
27	No	6/27/2019 6:49 PM
28	no	6/27/2019 5:54 PM
29	yes	5/13/2019 3:28 PM
30	No	5/2/2019 8:58 PM
31	no	5/1/2019 2:01 AM

## Grimesland Land Use Plan Survey

32	Yes.	4/30/2019 11:34 PM
33	Yes, I use the park. Expand park to include area where building was torn down - build a community ball field there? Otherwise can't add to the nice array of activities that are already offered.	4/30/2019 11:31 PM
34	Exercise classes at the park	4/26/2019 3:11 PM
35	Yes, Splash fountain for children	4/26/2019 2:54 PM
36	Yes	4/26/2019 2:37 PM
37	No	4/25/2019 5:11 PM
38	No	4/16/2019 11:01 PM
39	Yes More activities/equipment for children Expand/lengthen the walkway areas	4/16/2019 12:03 AM
40	Family activities	4/15/2019 10:06 PM
41	Music, kids programs	4/15/2019 9:54 PM
42	yoga and/Zumba in the park during spring and summer	4/15/2019 8:04 PM
43	Maybe a food truck rodeo?	4/13/2019 12:53 AM
44	Yes,, tennis courts/pickle ball court	4/12/2019 2:59 AM
45	Can't wait for music	4/10/2019 11:03 PM
46	No I would like to see walking trails	4/10/2019 7:11 PM
47	More playground equipment	4/10/2019 1:10 PM
48	Yes Planned play dates for kids to come and play with kids their age during days in summer (ie: Monday 2-4 kids 2 and under, tue 2-4 kids age 2&3, wed 2-4 kids age 4&5 and so on) We have lived here for a long time and our kids are young and have no play mates. More recreation for children is needed. Set up craft days in summer months or something like that would be nice. We have noticed you all are trying and moving in right direction. Thank you *Sports area needed badly.	4/10/2019 3:20 AM
49	We use it all the time maybe a new play set for smaller kids and one for bigger kids or more play options like take town commons in Greenville lots of play options slides the zip line thing different options to bring more attentions and make people wanna stop new swings maybe ?	4/9/2019 5:54 PM
50	Occasionally. Playground equipment for small children.	4/9/2019 5:37 PM
51	Walking	4/9/2019 4:55 PM



## Grimesland Land Use Plan Survey

## Q9 What other type of recreational facilities or programs would you use if offered in Grimesland?

Answered: 43 Skipped: 9

#	RESPONSES	DATE
1	Boys and Girls Club type of facility	12/20/2019 6:01 PM
2	Not sure	12/20/2019 5:58 PM
3	Senior citizen group. Business owners group.	12/20/2019 5:56 PM
4	Senior Center	12/20/2019 5:46 PM
5	Games room, Golf	12/20/2019 5:42 PM
6	Daycare, Boys and Girls Club, Planet Fitness, Grocery store	12/20/2019 5:38 PM
7	Family Dollar	12/20/2019 5:29 PM
8	Housing for seniors, store, free internet	12/20/2019 5:25 PM
9	Community center - sports, exercise, special events, etc.	12/20/2019 5:18 PM
10	Dog park	8/27/2019 7:34 PM
11	Don't know	8/27/2019 7:32 PM
12	?	8/27/2019 7:31 PM
13	Don't know	8/27/2019 7:28 PM
14	Softball field	8/27/2019 7:24 PM
15	Hunting/fishing	8/27/2019 7:21 PM
16	Hunting clubs, public fishing holes, night clubs, bars, ABC store	8/27/2019 7:19 PM
17	Unsure - Water access for boating and fishing.	8/27/2019 7:15 PM
18	N/A	8/27/2019 7:12 PM
19	Music in the Park. Horse shoes. Yoga under shelter.	8/27/2019 7:09 PM
20	N/A	8/27/2019 7:04 PM
21	Hiking and bike trails	8/27/2019 7:02 PM
22	Movies	8/27/2019 6:58 PM
23	A public rec park with basketball courts, tennis, baseball or soccer - not through the school.	8/27/2019 6:51 PM
24	None	7/26/2019 3:45 PM
25	Gym or pool	6/27/2019 9:54 PM
26	greenway	6/27/2019 7:49 PM
27	None	6/27/2019 6:49 PM
28	bike trail	6/27/2019 5:54 PM
29	Grimesland river access	5/2/2019 8:58 PM
30	family oriented	5/1/2019 2:01 AM
31	Location for indoors exercise; especially during extreme weather conditions. A collaboration between the Town of Grimesland and the local Elementary school/ Pitt Co. BOE to use their gym two to three times a week, with Council on Aging also being a partner.	4/30/2019 11:34 PM
32	Not sure	4/30/2019 11:31 PM

## Grimesland Land Use Plan Survey

33	Shooting range, educational workshops.	4/26/2019 3:11 PM
34	Walking trail	4/26/2019 2:54 PM
35	Theater	4/25/2019 5:11 PM
36	Nature trails and any activity outside	4/16/2019 12:03 AM
37	Adult programs	4/15/2019 8:04 PM
38	Community anything	4/12/2019 2:59 AM
39	Walking Trails / paths	4/10/2019 7:11 PM
40	Sports areas for older children	4/10/2019 1:10 PM
41	Gym, batting cages, ball field, basketball goals. Sports area for kids. Some type of Rec room/area	4/10/2019 3:20 AM
42	A gym exercise facility basketball court ?	4/9/2019 5:54 PM
43	Dog park	4/9/2019 4:55 PM





## Grimesland Land Use Plan Survey

## Q10 Are there any improvements you would like to see to the pedestrian system (sidewalks, bicycle lanes, crosswalks, street lights, etc.)?

Answered: 45 Skipped: 7

#	RESPONSES	DATE
1	No	12/20/2019 6:01 PM
2	Sidewalks, Street light at Grimesland Bridge Rd.	12/20/2019 5:58 PM
3	Sidewalks, street lights, speed cameras	12/20/2019 5:56 PM
4	Extend throughout main parts of city	12/20/2019 5:46 PM
5	Street lights, bicycle lanes	12/20/2019 5:42 PM
6	Red light	12/20/2019 5:38 PM
7	See that bushes are cut down.	12/20/2019 5:29 PM
8	Sidewalk, crosswalks, lanes	12/20/2019 5:18 PM
9	The Main Street is starting to look better.	8/27/2019 7:34 PM
10	All	8/27/2019 7:32 PM
11	Golf carts allowed. Find a way to slow down cars (Chicod St.)	8/27/2019 7:31 PM
12	Not sure	8/27/2019 7:28 PM
13	No	8/27/2019 7:26 PM
14	No	8/27/2019 7:24 PM
15	No	8/27/2019 7:21 PM
16	Traffic light!	8/27/2019 7:19 PM
17	No	8/27/2019 7:15 PM
18	Stop light	8/27/2019 7:12 PM
19	Bicycle lanes, crosswalks.	8/27/2019 7:09 PM
20	N/A	8/27/2019 7:04 PM
21	No	8/27/2019 7:02 PM
22	Maybe a few benches	8/27/2019 6:58 PM
23	So glad you asked! Please put a turning right lane on S. Beaufort St. I lose my mind in the mornings trying to get my kids to school. A roundabout, a light, something please Jesus!	8/27/2019 6:51 PM
24	None	7/26/2019 3:45 PM
25	Update some sidewalks in town	6/27/2019 9:54 PM
26	No	6/27/2019 6:49 PM
27	stop light at 33 and North Beaufort streets	6/27/2019 5:54 PM
28	Sidewalks and crosswalks	5/13/2019 3:28 PM
29	More side walks	5/2/2019 8:58 PM
30	no	5/1/2019 2:01 AM
31	Continuous sidewalks on both sides of Pitt Street / Hwy 33.	4/30/2019 11:34 PM

## Grimesland Land Use Plan Survey

32	Love the current improvements with crosswalks Would be great to begin to expand sidewalks around town Would be beautiful to have tree lined Main Street (Hwy 33). Hardwood trees - something with appropriate root system for sidewalk area but type of tree that wouldn't blow over in tropical storm/hurricane. Brick crosswalks at 3-4 key intersections. This is being done in some areas in Greenville and looks nice.] Slow down traffic entering town on either end of Hwy 33, Grimesland Bridge Rd coming from 264 and Chicod St coming from Black Jack.	4/30/2019 11:31 PM
33	Traffic parked in the road on Highway 33 blocks view when stopped at the stopsign....dont like the parking on the street	4/26/2019 3:11 PM
34	Street Lights!!!	4/26/2019 2:54 PM
35	street lights and sidewalks	4/25/2019 5:11 PM
36	No	4/16/2019 11:01 PM
37	Sidewalk all the way through town	4/15/2019 9:54 PM
38	I think they are pretty good	4/15/2019 8:04 PM
39	Sidewalk & criss walks	4/12/2019 2:59 AM
40	I would like to see a street light installed to Slow Down Traffic. Clean up and beautify the town.	4/10/2019 7:11 PM
41	Sidewalks refreshed; crosswalks highlighted by brick	4/10/2019 1:10 PM
42	Street light at 33 and Beaufort street/Grimesland Bridge Rd needed badly. Especially during business hours (7 am to 7 pm), can turn to caution after 7 pm to not slow 33 traffic after hours	4/10/2019 3:20 AM
43	Street lights yes ! Safety first. Keep the park lit up also	4/9/2019 5:54 PM
44	Crosswalks, ie, post office to taco truck	4/9/2019 5:37 PM
45	No	4/9/2019 4:55 PM



## Grimesland Land Use Plan Survey

## Q11 Do you have any other suggestions for the improvement of Grimesland?

Answered: 44 Skipped: 8

#	RESPONSES	DATE
1	No	12/20/2019 6:01 PM
2	Lower water and sewer bills	12/20/2019 5:58 PM
3	More police presence	12/20/2019 5:56 PM
4	Better communications	12/20/2019 5:46 PM
5	Planet Fitness	12/20/2019 5:42 PM
6	More small businesses	12/20/2019 5:38 PM
7	Have more patrolling down on all street	12/20/2019 5:29 PM
8	Everything. Cutting grass.	12/20/2019 5:25 PM
9	Properly maintain ditches! Town has a lot of right-of-way from me to the town - Nothing done.	12/20/2019 5:18 PM
10	Keep growing.	8/27/2019 7:34 PM
11	No	8/27/2019 7:32 PM
12	Not really. Love calling Grimesland home.	8/27/2019 7:31 PM
13	No	8/27/2019 7:28 PM
14	Nope	8/27/2019 7:26 PM
15	No	8/27/2019 7:24 PM
16	No	8/27/2019 7:21 PM
17	No	8/27/2019 7:19 PM
18	Expansion of city limits	8/27/2019 7:15 PM
19	No	8/27/2019 7:12 PM
20	Unity of storefront, exterior appearances. (Not the same, but similar ideas.)	8/27/2019 7:09 PM
21	Elect Terry Strickland Mayor...	8/27/2019 7:04 PM
22	As business grows, a facelife or renovation of the town shops.	8/27/2019 7:02 PM
23	Make businesses improve looks and better parking	8/27/2019 6:58 PM
24	Nothing other than bringing more small business and events to Grimesland. Maybe a town bonfire, overseen by the Fire Dept. of course. Teenagers love that.	8/27/2019 6:51 PM
25	None	7/26/2019 3:45 PM
26	Lower water bill so people will come to this area instead of move away	6/27/2019 9:54 PM
27	No	6/27/2019 6:49 PM
28	remove visible yard clutter and junk from street view	6/27/2019 5:54 PM
29	Proactively patching holes in streets and ensuring ditches are functioning properly	5/13/2019 3:28 PM
30	Improve the response time when we lose power in communication with duke energy	5/2/2019 8:58 PM
31	More options for goods and services so that you don't have to leave town to get things done.	5/1/2019 2:01 AM
32	More attention to beautification (general appearance) of our streets and main entrances in general...	4/30/2019 11:34 PM



## Grimesland Land Use Plan Survey

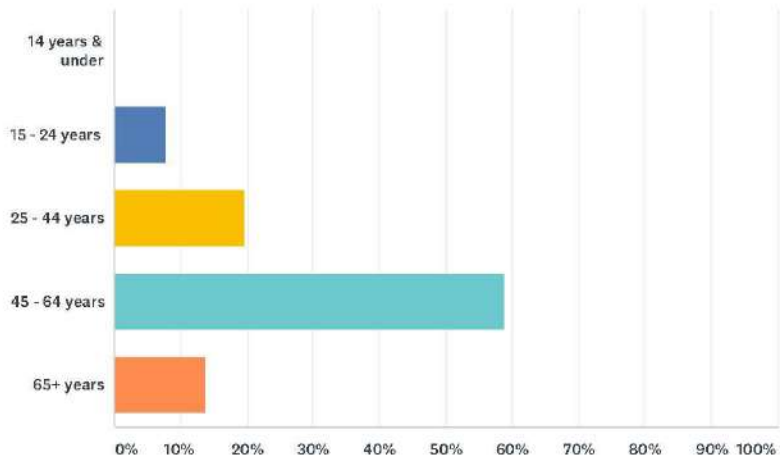
33	Move the power lines on Main Street (hwy 33) underground. This would make it easier to landscape this street (hardwood trees) and as the trees grow, would make the Main Street a very beautiful thoroughfare. If this were successful, work to put other town power lines underground. Duke Energy put out a survey re: interest in this and other utility improvements several years ago. Not sure what results of this were.	4/30/2019 11:31 PM
34	Enforce clean-up of overgrown yards and have junk removed	4/26/2019 3:11 PM
35	Street sweeper, Property owners need to keep their property neat and mowed.	4/26/2019 2:54 PM
36	Spraying for Mosquitoes	4/25/2019 5:11 PM
37	Clean out ditches Enforce yard maintenance	4/16/2019 11:01 PM
38	I love how the poles are decorated for holidays, maybe some new brighter flags, brighter Christmas lights too.	4/13/2019 12:53 AM
39	Control the drug traffic. Grimesland is getting a bad reputation	4/12/2019 2:59 AM
40	The town is situated as a perfect corridor between Greenville and Washington. With growth from Greenville headed this direction, Grimesland should strive to improve the image of the town and grow in a responsible matter that improves home values and encourages single family residential growth.	4/10/2019 7:11 PM
41	A town sign to let residents know functions that are going on and info needed. We only have Facebook to rely on and we miss a lot.	4/10/2019 3:20 AM
42	Sometime I wanna say a stop light especially when it's in the morning and people trying to get to work it can get backed up or hard to get out .. updated shelter or bathroom facilities for people who have parties or even just for park use ? But biggy is update the play area for the kids update equipment or even a splash pad for the summer time	4/9/2019 5:54 PM
43	Would love to see something done for the restoration and tourism of Grimes Plantation.	4/9/2019 5:37 PM
44	No	4/9/2019 4:55 PM



Grimesland Land Use Plan Survey

Q12 What group does your age range fall within?

Answered: 51 Skipped: 1



ANSWER CHOICES	RESPONSES	
14 years & under	0.00%	0
15 - 24 years	7.84%	4
25 - 44 years	19.61%	10
45 - 64 years	58.82%	30
65+ years	13.73%	7
TOTAL		51

## Public Open House

A Public Open House event was held in September 2019 to solicit feedback from the public on the land use plan vision statement, goals, and future land use map. Results from the Public Open House are as follows.

### September 2019 Public Open House

Goals:

Improve the overall appearance and safety of Grimesland.				
5: Fully Support x x x x x	4	3	2	1: No Support
Comments? I see Grimesland is improving				
Improve the function and vitality of the commercial district.				
5: Fully Support x x x x x	4	3	2	1: No Support
Comments?				
Develop strategies to attract local/small businesses.				
5: Fully Support x x x x x	4	3	2	1: No Support
Comments?				

Expand the current Town Limits.

5: Fully Support x x x x x x x x	4	3 ✓	2	1: No Support
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Comments?

Expand town infrastructure to attract a greater variety of economic development opportunities.

5: Fully Support x x x x x x x x	4	3	2	1: No Support
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Comments?

Encourage the development of new, well-designed residential subdivisions in and around the Grimesland area that preserve the rural lifestyle and create quality housing opportunities for all socioeconomic classes.

5: Fully Support x x x x x x x x	4 ✓	3	2 x	1: No Support
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Comments?



Preserve areas of environmental and historic significance to increase the aesthetic beauty of the area and provide additional recreational opportunities for citizens and visitors, while protecting the area's natural resources.				
5: Fully Support X X ✓ X	4 ✓ X	3	2	1: No Support
Comments?				
Expand public parks/recreation facilities and recreational programming.				
5: Fully Support X X ✓	4 ✓ X	3 X X	2	1: No Support
Comments?				
Development of complete streets. (sidewalks, bike lanes, crosswalks, lighting, shade trees, etc.)				
5: Fully Support X ✓ X X	4 X ✓ X	3	2	1: No Support
Comments?				

# Other suggested goals?

Increase City Limits

LOWER WATER + SEWER BILLS! ✓

Sewer Bill

Reach every citizen with info regarding land use  
use public mailings

Internet for the city (free)

Need a Bank

Doctor office

DENTAL office

Farmers Market - JB

Mentoring Program for Youth

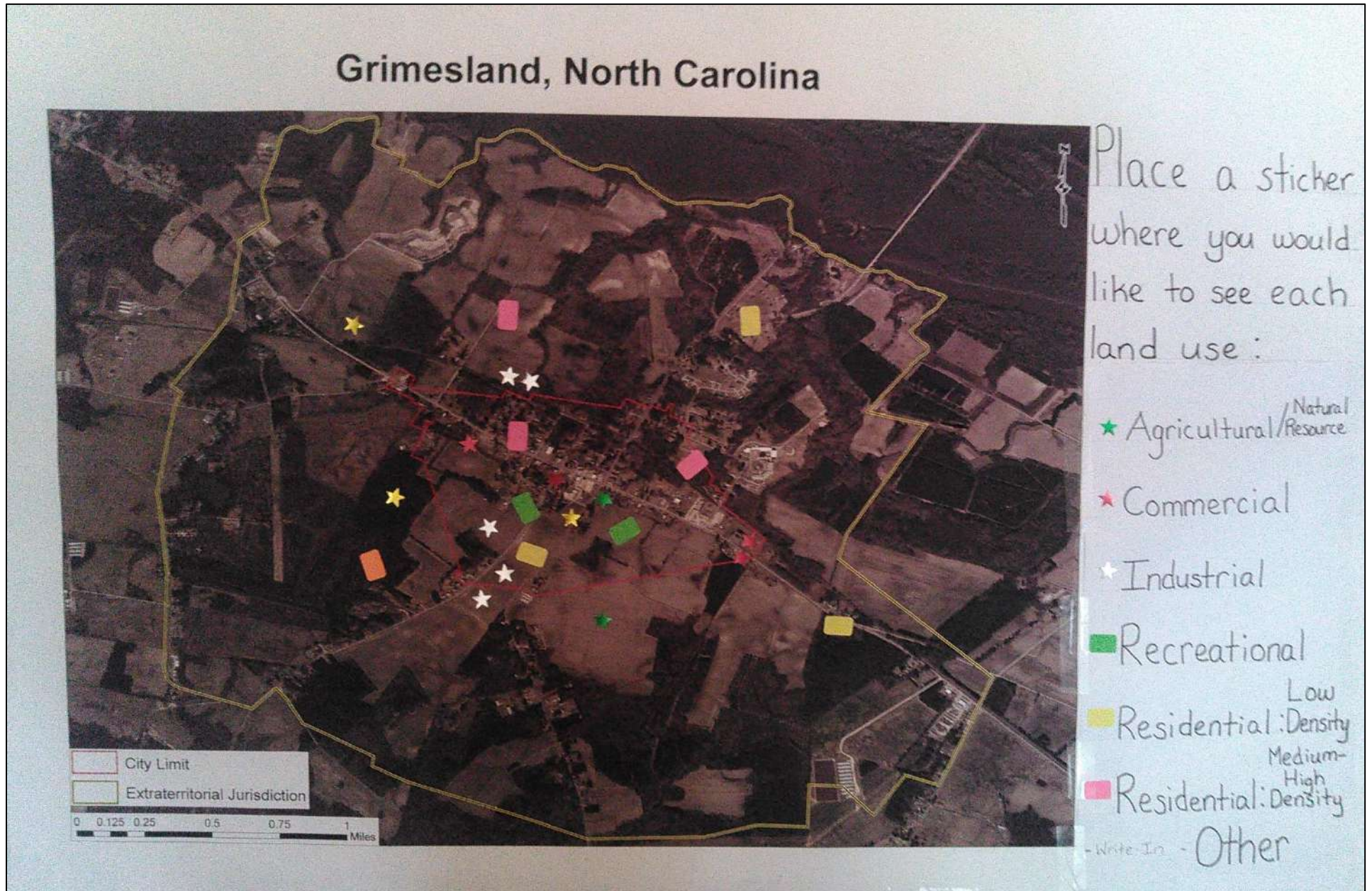
Hardee's

McDonald's

Chick-fil-a



Future Land Use Map:





Place a  
sticker where  
you would like  
to see each  
land use:



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