

# UNION COUNTY LAND USE PLANNING

Town of Wingate

“

WINGATE IS A VIBRANT, FRIENDLY AND CARING COLLEGE TOWN FOR PEOPLE OF ALL AGES AND RACES. WINGATE IS RESPONSIVE TO THE NEEDS OF ITS RESIDENTS, HONORS ITS HISTORY WHILE PLANNING FOR GROWTH, AND VALUES THE EDUCATIONAL AND CULTURAL BENEFITS OF THE UNIVERSITY. WINGATE STRIVES TO BE PEDESTRIAN-FRIENDLY AND ENVIRONMENTALLY RESPONSIBLE WHILE PROVIDING A HEALTHY ECONOMIC INFRASTRUCTURE AND SOCIAL OPPORTUNITIES FOR ALL.

”

*2020 Comprehensive Plan*

VISION

“

*A SUSTAINABLE WATER AND WASTEWATER INFRASTRUCTURE SYSTEM IS NECESSARY FOR WINGATE TO PROVIDE FOR SUSTAINABLE GROWTH.*

”

2020 Comprehensive Plan

## VISION

For town leaders and residents, the most important factor in moving our community forward was the ability to provide sustainable infrastructure.

## INVESTMENT IN INFRASTRUCTURE

- Wingate has received and dedicated a tremendous amount of funding towards the planning and construction of our water, wastewater, and sidewalk infrastructure

## PLANS

	Grant	Match	Total
Water & Sewer	\$40,000	\$40,000	\$80,000
Sidewalk & Greenway	\$44,000	\$11,000	\$55,000
Development	\$25,000	\$4,500	\$29,500
			\$164,500

## CONSTRUCTION

	Grant	Match	Total
Water	\$830,000	\$1,839,000	\$2,669,000
Sewer	\$3,316,675	\$1,899,868	\$5,216,543
Sidewalk	\$521,000	\$11,500	\$532,500
			\$8,418,043



# INVESTMENT IN INFRASTRUCTURE

- Water & Wastewater Rehabilitation Projects
  - 2007 - Diane St. Sewer Line Rehab
  - 2008 - Phase 1 Sewer Line Rehab
  - 2011 - Phase 2 Gravity System Rehab
  - 2013 - Phase 1 Camden St. Waterline Rehab
  - 2017 - Phase 2 Highland Park Waterline Rehab
  - 2019 – CDBG funding for Waterline Rehab
- Addition of Sidewalks
  - 2015 – Safe Routes to Schools – Bivens & Maye St. Sidewalks
  - 2015 – Haskins St. Sidewalk
  - 2019 – CDBG funding for East Wilson St. Sidewalk
- Preparation for Extension of Infrastructure
  - 2017 – Installation of Steel Casing under Monroe Expressway to allow for future extension of infrastructure

# LONG-RANGE PLANS

- Wingate 2020 Comprehensive Plan (October 2010)
  - Created a focus on the Highway 74 and Main Street intersection as a downtown area for Wingate
  - Encourages the re-design, landscaping, and streetscaping of Highway 74 to become more aesthetically appealing
- Water & Sewer Master Plan (November 2010)
  - Aids in the planning of rehabilitation to the existing system and improvements required to address growth
- Greenway System Master Plan (2012)
  - Provides guidance to create a greenway system through and around town that can connect to nearby communities and the Carolina Thread Trail



# FOCUS SHIFTED TOWARDS BYPASS

Highway 74 & Main St.

Expressway Interchange

Figure 16 Highway 74 & Main Street



Downtown Plan



As plans continue to be developed and progress towards the Monroe Expressway continues, focus is shifted. With the revitalization of North Main St buildings and construction of a new government center, Wingate's downtown area develops around Main St and Wilson St

# LONG-RANGE PLANS (CONTINUED)

- Downtown Development Plan (May 2013)
  - Focuses on the development of a downtown around the intersection of Main St and Wilson St
- Comprehensive Pedestrian Plan (May 2013)
  - Provides guidance on creating a connection between the university, elementary school, and surrounding neighborhoods by filling in gaps within the existing sidewalk network
- Economic Development Strategic Plan (August 2015)
  - Aids in the connection of the downtown area with the Monroe Expressway interchange while incorporating Wingate University to create a pedestrian-friendly environment



# GROWTH NEAR BORDERS



- Bypass Interchange Node calls for a mixed-use village including:
  - Variety of housing types
  - Flex campus with light industrial and commercial uses

# ISSUES FACING OUR COMMUNITY

- Business Turnover – small businesses that are not sustainable
- Highway 74 Upfit – non-compliant structures in need of upfit
- Lack of Greenway Connections – high cost associated with land acquisition and construction

# RESOLUTION TO ISSUES

We recently completed a comprehensive update to Land Use Ordinance in order to incorporate goals, strategies, and tools suggested by various long-range plans.

- Building Design Standards
  - will create an aesthetically pleasing community and attract future growth
- Tools to Bring Buildings into Compliance
  - changes in use trigger upfit requirements
- Flexibility of Conditional Zoning
  - securing land development proposals that are compatible with goals, objectives, and policies of adopted plans