



Town of Warsaw,

North Carolina

2023 Land Use Plan





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1



INTRODUCTION



Chapter 1: Introduction

1.1 Purpose and Scope

The Town of Warsaw Land Use Plan provides the framework for future growth and redevelopment throughout the town's planning jurisdiction. The plan serves as a policy guide for decisions regarding land use, development, and public improvements. Town officials will utilize this plan when making decisions regarding the growth of the community.

The plan will not change existing conditions or current regulations; however, future development proposals will be assessed to determine their consistency with the plan's guiding principles and future land use categories. Implementation tools, including development regulations and incentives, administrative procedures, and capital improvement planning will continue to be utilized to promote responsible growth.

The plan should be adaptable and able to respond to changing conditions. Ideally the plan should be reviewed and updated every five to ten years to ensure that current trends, changing demographics, and ongoing development are accounted for. This plan should be used to guide and complement the future actions of the community. It presents a strategy for the future, with long range goals and objectives to make the community vision a reality.

1.2 Authority to Plan

Chapter 160D, Article 5 of the North Carolina General Statutes requires adoption and reasonable maintenance of a land use plan as a condition of adopting and applying zoning regulations. The plan is intended to set forth goals, policies, and programs to guide the present and future physical, social, and economic development of the jurisdiction. When adopting or rejecting any zoning text or map amendment, the Board of Commissioners must approve a brief statement describing whether its action is consistent or inconsistent with the adopted land use plan.

This statement of reasonableness may consider, among other factors, (a) the size, physical conditions, and other attributes of the area proposed to be rezoned, (b) the benefits and detriments to the landowners, the neighbors, and the surrounding community, (c) the relationship between the current actual and permissible development on the tract and adjoining areas and the development that would be permissible under the proposed amendment, (d) why the action taken is in the public interest, and (e) any changed conditions warranting the amendment.

1.3 Planning Area

The current planning jurisdiction includes, the incorporated town limits and an extraterritorial jurisdiction (ETJ) boundary, which encompasses unincorporated areas that average between one and one-half mile from the formal town limits.



Another component of this plan is the capacity of infrastructure; therefore, it is important to consider development trends in adjacent lands, not regulated under current town zoning authority, and the potential impacts to the Town of Warsaw's vision.

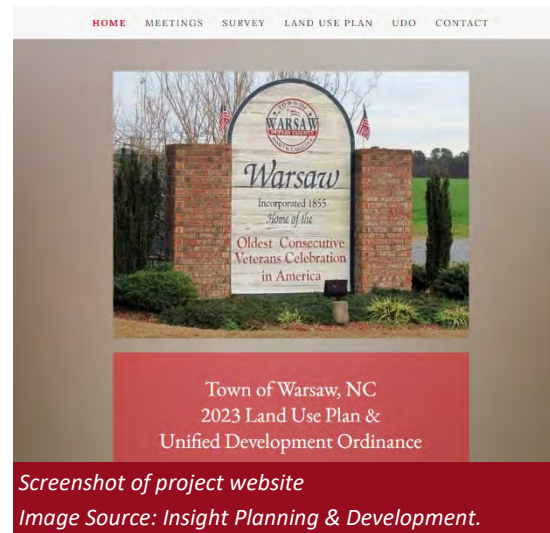
1.4 Development of the Land Use Plan

The development of this plan was initiated in 2022 by the Town of Warsaw Board of Commissioners. A joint committee consisting of the Board of Commissioners and the Planning Board was appointed to supervise the preparation of the Land Use Plan. The town's staff and consultant served in an advisory capacity to the joint committee. Final approval will be by the Warsaw Board of Commissioners.

The planning process provides for public input as well as research and analysis of demographic information, economic, land use, transportation, and environmental factors. It utilizes census data and public opinion to project future needs of the community, including physical improvements and public facilities, and further defines implementation strategies to ensure the community vision prevails. The Land Use Plan will provide the foundation for consolidation of the Town's existing land development regulations into a Unified Development Ordinance.

1.5 Public Input

The Town of Warsaw Land Use Plan took into consideration public input throughout the planning process (see Appendix A for Citizen Participation Plan). The public engagement campaign included an interactive project website, public input survey, stakeholder interviews, and various work sessions to ensure the community vision included diverse perspective and was an adequate representation of the community vision.



1.6 Regional Location

The Town of Warsaw is located in western Duplin County. US Route 117 passes through the center of town and leads north 30 miles to Goldsboro and south 19 miles to Wallace. NC Highway 50 intersects US 117 at the north end of town and leads east 8 miles to Kenansville, the Duplin County seat. Interstate 40 passes to the south and west of Warsaw, with access via US 117 and NC 24. According to the US Census Bureau, the town has a total area of 3.1 square miles (all land). See Map 1 for regional location.

Map 1. Regional Location

Town of Warsaw

Warsaw





1.7 History

Warsaw's existence is commonly tied to the establishment of the north-south railroad route through eastern North Carolina. The Wilmington and Raleigh Railroad Company was chartered in 1834, with a goal of creating a navigable connection from the state capital to the port.

By 1838, Warsaw was laid out into lots, one square mile from the fifty-fifth milepost on the railroad from Wilmington, by Henry Moore. Originally identified as Duplin Depot, the formal division of land and investment opportunity, created interest in merchants across the area, including that of Thaddeus Love (Love). Love moved to the vicinity from Rockfish Creek in southern Duplin County to become the stationmaster. Some historians believe Warsaw is later renamed as a result of Love's nickname, "Thaddeus of Warsaw," formally incorporating in 1855.

Warsaw's economy is suggested to originate with a successful turpentine distillation industry, formally housed near Hill Street, immediately west of the railroad. By 1855, the community continued to flourish due to its central location adjacent the agricultural hinterland, several stores, warehouses, and an established post office.

Warsaw managed to survive the Civil War and Reconstruction without much economic disruption. The local economy continued to thrive on agricultural products from neighboring communities and the distribution of finished products by means of the railroad. The late 1800's and early 1900's recognized the importance of Duplin County produce.

The soils and ideal growing season continued to subsidize the local economy in the late nineteenth century. Eastern North Carolina continued experimental farming, and found specific success with cultivating the tuberose bulb, a desirable plant across America and Europe.

Warsaw's population continued to grow and by 1920, the town's population was 1,108, over six times the population reported in 1880. The town had a thriving commercial district, proximate to a successful railroad, extending three blocks from College to Pollock. Modest residential structures began to transition to grand estates. Industries housed by the town included tobacco warehouses, stemmery and redrying plants, lumber mills, and three cotton gins.



Eastern side of Front Street north of College Street

Water and sewer were extended between 1915 and 1918. Electricity found its way into town in 1920 by the Tidewater Power Company. Traveling salesmen and buyers came to Warsaw by train and were pleased to find lavish hotels and boarding houses, supportive of a transient lifestyle. Much of the town's current architecture mirrors the brick commercial structures built during the early twentieth century boom.



The railroad station has been relocated three times. The initial station was built at the southeast corner of College and Railroad streets but was burned during the civil war. A second station was erected at Hill and Railroad, where it stood until 1916. The third station was constructed around 1920, located at Chelly and Front Streets. This station was dismantled and moved in 1982.

The 1930s Depression resulted in a declining population and economy for Warsaw, similar to many eastern North Carolina communities. Over the years, Warsaw slowly transformed into a rural agricultural service center with some industrial diversity. Today, Warsaw still reflects the character of a late nineteenth and early twentieth century agricultural town.



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DEMOGRAPHIC PROFILE



Chapter 2: Demographic Profile

2.1 Introduction

The Demographic Profile section outlines various demographic information, including population, housing, and economic indicators. Duplin County is utilized for comparison purposes throughout this section. For the purposes of this plan, and for the sake of consistency, demographic data are sourced primarily from the US Census Bureau, American Community Survey. Census data may also be supplemented with figures from the NC Office of State Budget and Management (NCOSBM).

2.2 Population Growth

Table 2-1 provides an overview of population growth from 1990 to 2020. Since 1990, population growth in Warsaw has been steady. Over this period, the Town's total population has increased at a rate of 7.7%. Within the same period, Duplin County experience an overall population increase of 47.4%. Even with this growth, both the Town of Warsaw and Duplin County grew at a lower rate than the State of North Carolina. Duplin County ranks 48th out of 100 North Carolina counties in terms of population.

Table 2-1. Regional Population Growth, 1990-2020

Jurisdiction	1990	2000	2010	2020	% Change '90 to '00	% Change '00 to '10	% Change '10 to '20	% Change '90 to '20
Warsaw	2,886	3,051	3,054	3,108	5.7%	0.1%	1.8%	7.7%
Duplin County	39,995	49,063	58,505	58,967	22.7%	19.2%	0.8%	47.4%
North Carolina	6,632,448	8,049,313	9,535,483	10,264,876	21.4%	18.5%	7.6%	54.8%

Source: US Census Bureau and 2020 American Community Survey 5-Year Estimates.

2.3 Population Profile

2.3.1 Age Composition

Warsaw's population has remained fairly steady over the last 20 years as illustrated by the median age of 33.5 in 2000 compared to 33.7 in 2020. The population of young teens, age 10 to 14, grew the most from 2000 to 2020 by 97.5%. The second largest shift in population was in the 35 to 44-year-old age group, experiencing a 32.2% change.

The current majority of the population is 25-34 years of age (17.3%), followed closely behind by the 35-44 years of age group at 15.6%. Of equal importance is the percent of the population which is 65 and older (13.8%). Therefore, the needs of the community will need to strike a balance to ensure families and younger generations have recreation opportunities and the aging population have access to social services, including healthcare.



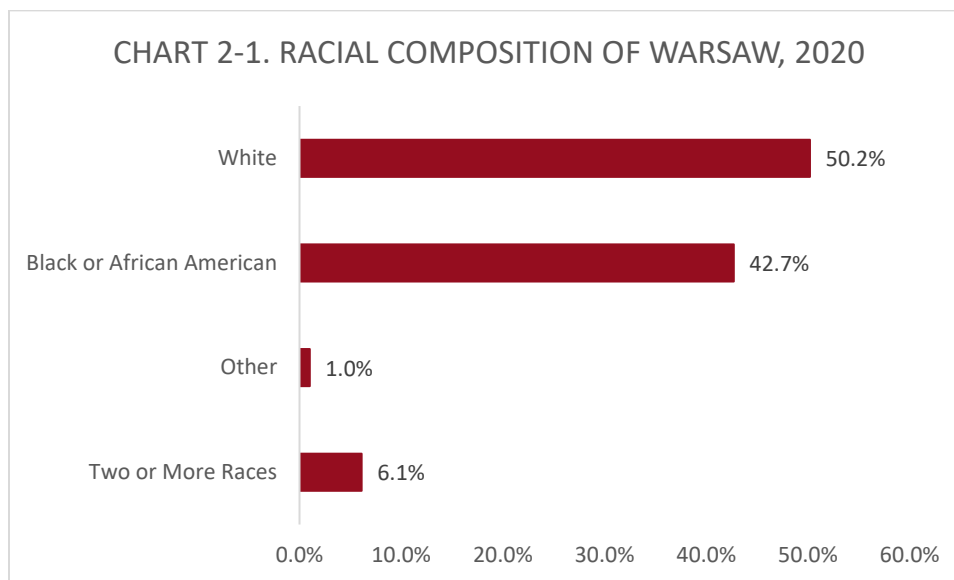
Table 2-2. Age Composition 2000 to 2020

Age Group	Population			% of Total Population	
	2000	2020	% Change	2000	2020
Under 5 years	285	239	-16.1%	9.3%	7.7%
5 – 9 years	240	41	-82.9%	7.9%	1.3%
10 – 14 years	198	391	97.5%	6.5%	12.6%
15 – 19 years	170	141	-17.1%	5.6%	4.5%
20 – 24 years	239	310	29.7%	7.8%	10.0%
25 – 34 years	442	538	21.7%	14.5%	17.3%
35 – 44 years	366	484	32.2%	12.0%	15.6%
45 – 54 years	312	306	-1.9%	10.2%	9.8%
55 – 59 years	129	70	-45.7%	4.2%	2.3%
60 – 64 years	147	160	8.8%	4.8%	5.1%
65 and older	523	428	-18.2%	17.1%	13.8%
Total Population	3,051	3,108	1.9%	100.0%	100.0%
Median Age (years)	33.5	33.7	---	---	---

Source: US Census and American Community Survey 2020 5-Year Estimates.

2.3.2 Race Composition

According to 2020 Census data, approximately 50.2% of the town's residents are White, 42.7% are Black or African American, 1.0% is listed in the Census data as "Some Other Race", and 6.1% of the population is listed as being of two or more races. In comparison, Duplin County's 2020 racial composition was 68.9% White, 23.2% Black or African American, and 7.9% Other.



Source: US Census Bureau, 2020 American Community Survey 5-Year Estimates.



2.3.3 Educational Attainment

In 2020, roughly 75% of Warsaw's population age 25 years or older have attained a high school diploma or higher degree compared with 75% of those in Duplin County and almost 88% in North Carolina. While most employment opportunities will require at least a high school diploma, higher paying positions will require additional training and education at Trade, Colleges, and Universities. The nearest college to Warsaw is James Sprunt Community College located approximately 7 miles away in Kenansville, NC.

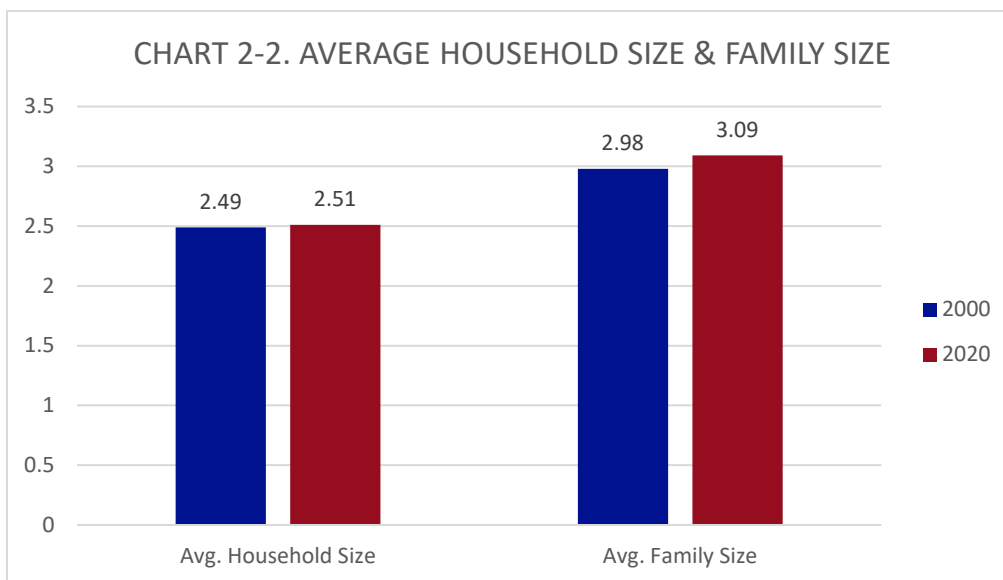
Table 2-3. Educational Attainment 2020

Education	Warsaw	Duplin County	North Carolina
Less than 9 th grade	282	4,983	322,916
9 th to 12 th grade, no diploma	213	5,334	546,950
High school graduate (includes equivalency)	714	12,972	1,780,253
Some college, no degree	376	8,457	1,479,791
Associate degree	204	3,754	652,658
Bachelor's degree	112	3,019	1,345,846
Graduate or professional degree	55	1,417	753,360
Total Population 25 Years & Over	1,956	39,936	6,881,774

Source: US Census Bureau, American Community Survey 2020 5-Year Estimates.

2.3.4 Households

A household consists of all persons living in a housing unit and is useful for estimating future land use and service needs. Chart 2-2 shows that the average household size in Warsaw has remained steady, only increasing slightly from 2.49 in 2000 to 2.51 in 2020. The average family size is also steady, increasing slightly to 3.09 in 2020 from 2.98 in 2000.

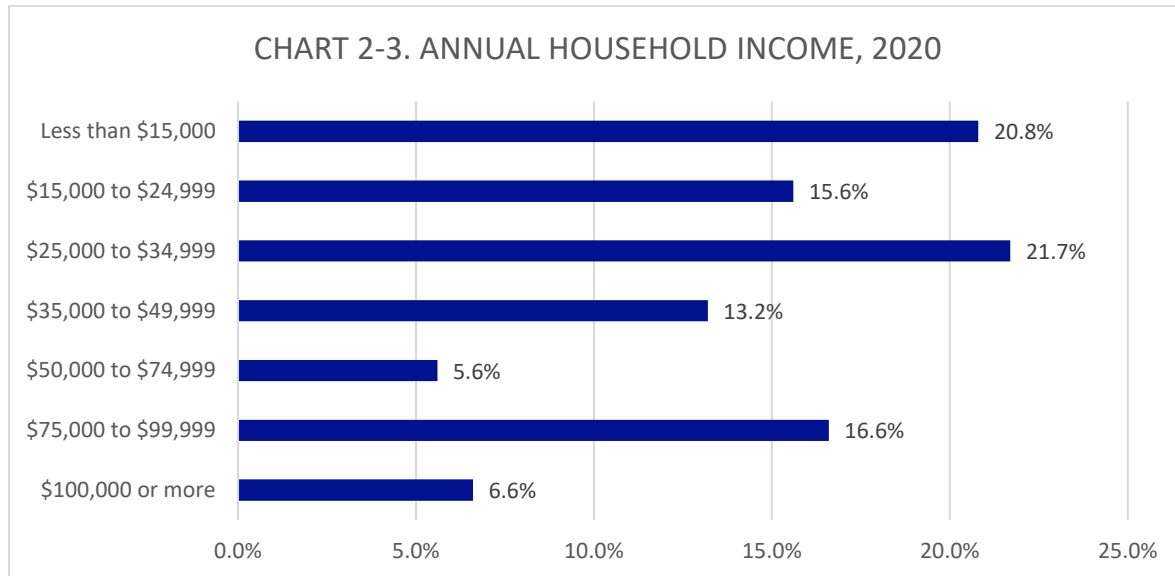


Source: US Census Bureau, 2019 American Community Survey 5-Year Estimates.



2.3.5 Household Income and Poverty

The 2020 census reported that the median household income in Warsaw (\$28,589) was approximately 50.5% below the state median household income of \$56,642. Also, Chart 2-3 shows that a large majority of households in Warsaw earned less than \$50,000 annually.



Source: US Census Bureau, 2020 American Community Survey 5-Year Estimates.

According to the US Census Bureau, almost 7.0% of Warsaw's population lived below the poverty line in 2020, which is half the rate in North Carolina (14.0%). Children, identified as those under the age of 18, represent 1.3% of those living below the poverty rate, and seniors, identified as 65 years of age or older, represent 17.6% of those living below the poverty rate. These families and community members may rely on federal and state services to meet basic living needs.

2.4 Housing

2.4.1 Dwelling Unit Growth

From 2010 to 2020, the total dwelling units in Warsaw increased from 1,390 to 1,487, an increase of 7.0%. During the same time period, the total dwelling units in Duplin County increased 4.4%, from 24,914 to 26,014 (see Table 2-4). The number of owner-occupied dwelling units in Warsaw decreased by 31.5%, while rental units increased by 34.8%. Additionally, the number of vacant housing units also increased in Warsaw – increasing from 18.3% of total units to 22.5%.



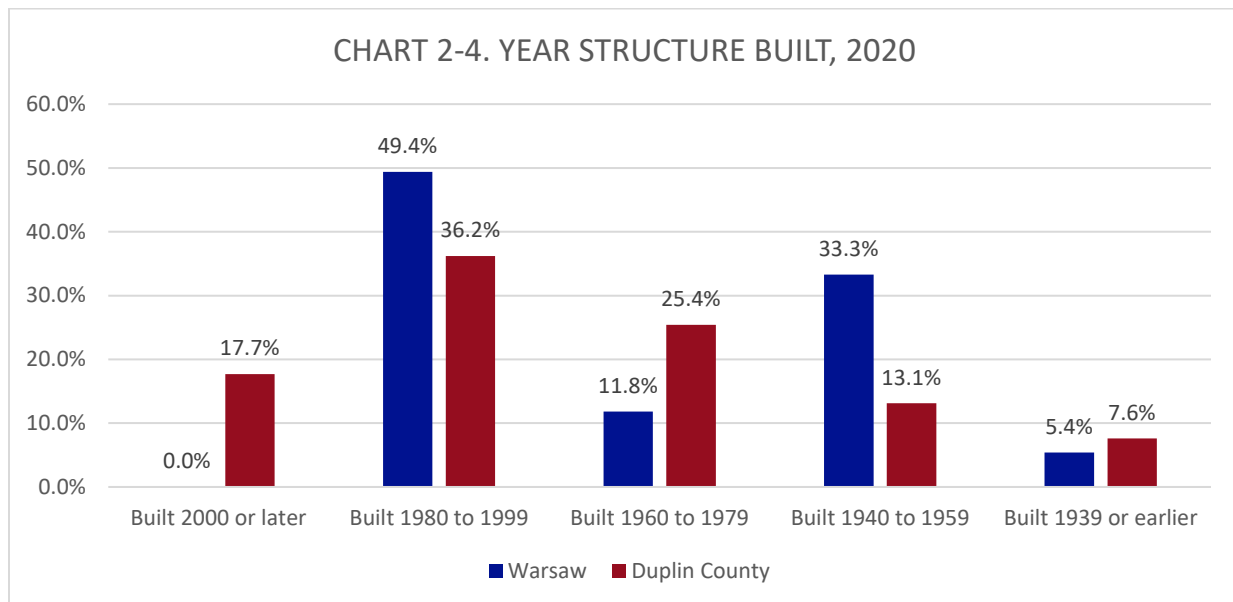
Table 2-4. Housing Characteristics, 2010 and 2020

	2010 Census				2020 Census			
	Warsaw		Duplin County		Warsaw		Duplin County	
	Number	%	Number	%	Number	%	Number	%
Owner-Occupied	570	41.0%	14,802	59.4%	390	26.2%	15,415	59.3%
Renter-Occupied	566	40.7%	6,167	24.8%	763	51.3%	6,022	23.1%
Vacant	254	18.3%	3,945	15.8%	334	22.5%	4,577	17.6%
Total	1,390	100.0%	24,914	100.0%	1,487	100.0%	26,014	100.0%

Source: US Census Bureau, 2010 and 2020 American Community Survey 5-Year Estimates.

2.4.2 Age of Dwelling Units

In 2020, over 50% of Warsaw's housing units were more than 40 years old (see Chart 2-4), compared to 45% of Duplin County's housing units. These percentages are slightly higher than the state's percentage of older housing units (37.5%). For comparison, in 2010, 52.6% of Warsaw's housing units and 37.0% of Duplin County's housing units were more than 40 years old. The age of the housing inventory continues to increase significantly.



Source: US Census Bureau, 2020 American Community Survey 5-Year Estimates.

2.4.3 Housing Type

According to the 2020 American Community Survey, 73.3% of Warsaw's 1,487 total housing units were single-family houses. Duplin County and North Carolina had slightly lower single-family shares of 63% and 69%, respectively. Additionally, Warsaw's 8.7% manufactured home share in 2020 was much less than 33.0% for Duplin County.

**Table 2-5. Housing Units by Type, 2020**

Housing Type	Warsaw		Duplin County		North Carolina	
	Number	% of Total	Number	% of Total	Number	% of Total
Single-Family Residential	1,090	73.3%	16,410	63.1%	3,204,014	69.2%
Multi-Family Residential	267	18.0%	1,012	3.9%	825,417	17.8%
Manufactured Homes	130	8.7%	8,586	33.0%	594,578	12.9%
Boat, RV, Van, etc.	0	0.0%	6	0.0%	3,080	0.1%
Total Units	1,487	100.0%	26,014	100.0%	4,627,089	100.0%

Source: US Census Bureau, 2020 American Community Survey 5-Year Estimates.

2.4.4 Housing Affordability

The United States Department of Housing and Urban Development (HUD) defines affordable housing as housing in which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Households that exceed this threshold are considered by HUD to be cost burdened and may not be able to meet other basic living costs, including food, clothing, healthcare, and transportation.

Just over thirty-five percent (36.1%) of renters residing inside the Warsaw town limits were above the affordability threshold in 2020, compared to 45.1% of Duplin County renters and 47.4% of the renters statewide. Homeowners in Warsaw fair better, with 81.9% of owner-occupied structures deemed to be affordable.

Table 2-6. Percent of Household Income Spent on Housing 2020

Income	Warsaw		Duplin County		North Carolina	
	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied
Less than 30%	63.9%	81.9%	54.9%	76.6%	52.6%	75.0%
More than 30%	36.1%	18.1%	45.1%	23.5%	47.4%	25.0%

Source: US Census Bureau, 2020 American Community Survey 5-Year Estimates.

2.5 Employment

2.5.1 Labor Force Characteristics

The civilian labor force is described by the US Census as nonmilitary persons 16 years or older who are either workers or actively employed. Table 2-7 shows that 60.3% of Warsaw's eligible persons participated in the town workforce in 2020, which was comparable to Duplin County's 57.6% and the statewide average of 61.2%.



Table 2-7. Civilian Labor Force 2020

Labor Force	Warsaw		Duplin County		North Carolina	
	Total	%	Total	%	Total	%
Persons 16 years +	2,340	--	46,689	--	8,352,255	--
Civilian Labor Force	1,412	60.3%	26,881	57.6%	5,112,231	61.2%
• Employed	1,362	58.2%	25,284	54.2%	4,833,687	57.9%
• Unemployed	50	2.1%	1,597	3.4%	278,344	3.3%

Source: US Census Bureau, 2020 American Community Survey 5-Year Estimates.

2.5.2 Employment by Industry

Approximately 80% of Warsaw workers were employed in five industrial sectors: Manufacturing; Retail Trade; Transportation and warehousing, and utilities; Educational services, and health care and social assistance; and Arts, entertainment, and recreation, and accommodation and food services. By comparison, only 64.3 of Duplin County workers and 60.6% of state workers were employed in the top five sectors. Diversifying the employment base will make the town less dependent on a few employers and will mitigate the impact that an economic downturn in one industry could have on the local economy.

Table 2-8. Percent of Workers by Industry in 2020

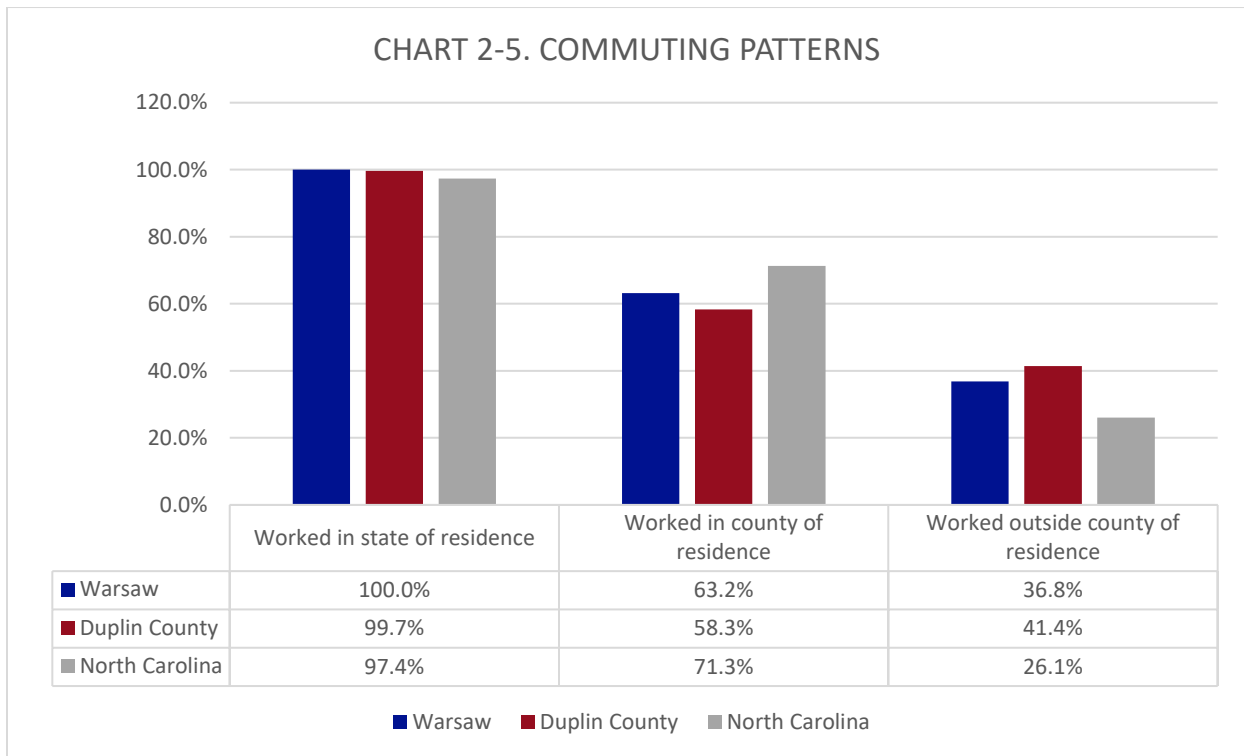
Industrial Sector	Warsaw	Duplin County	North Carolina
Agriculture, forestry, fishing and hunting, mining	1.0%	8.5%	1.2%
Construction	7.0%	10.0%	7.0%
Manufacturing	23.3%	19.3%	12.1%
Wholesale trade	1.1%	2.8%	2.5%
Retail trade	13.8%	10.7%	11.6%
Transportation and warehousing, and utilities	18.4%	8.4%	4.8%
Information	0.0%	0.4%	1.7%
Finance and insurance, and real estate and rental and leasing	0.0%	2.1%	6.7%
Professional, scientific, and management, and administrative and waste management services	1.3%	5.3%	11.2%
Educational services, and health care and social assistance	11.9%	19.2%	22.8%
Arts, entertainment, and recreation, and accommodation and food services	13.1%	6.7%	9.3%
Other services, except public administration	6.4%	3.8%	5.0%
Public Administration	2.7%	2.6%	4.1%

Source: US Census Bureau, 2020 American Community Survey 5-Year Estimates.



2.5.3 Commuting Patterns

The 2020 American Community Survey Estimates report that 63.2% of Warsaw workers travelled from within the county to their place of employment and the mean travel time to work was 21.3 minutes. In comparison, Duplin County reports 58.3% of workers commute within county limits for employment with a mean travel time of 25.8 minutes.



Source: 2020 American Community Survey 5-Year Estimates.

2.6 Economic Conditions

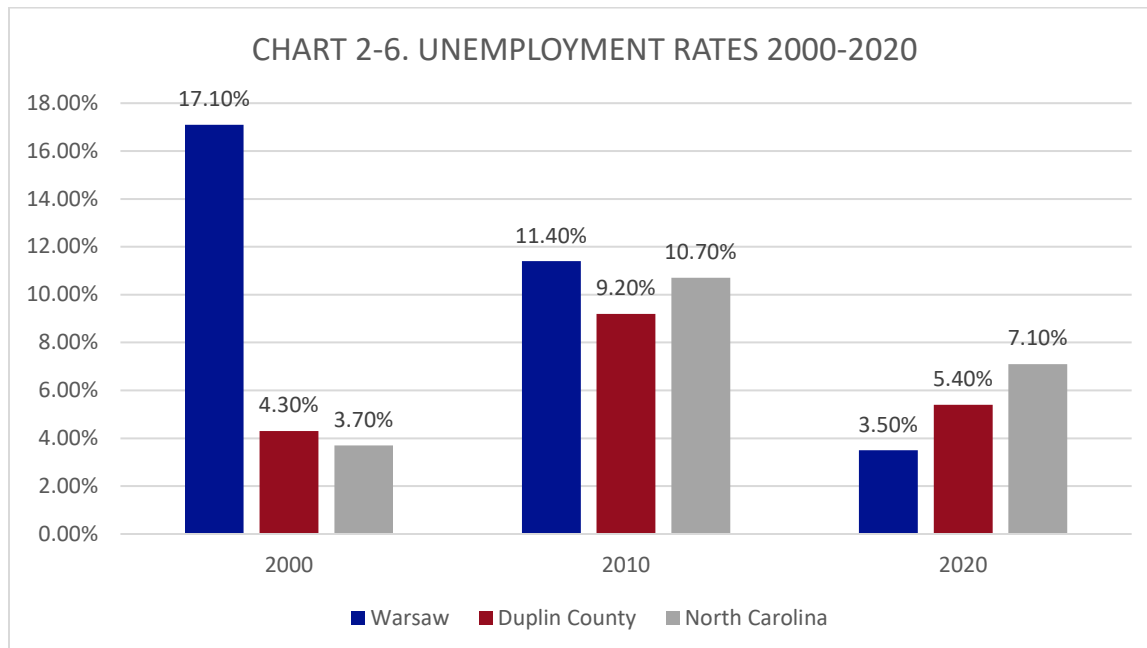
Each of the North Carolina counties are assigned a tiered rank by the North Carolina Department of Commerce based on economic well-being. The tier system is incorporated into various state programs to encourage economic activity in less prosperous areas across the state. The evaluation criteria for the tier designation includes average unemployment rate, median household income, percentage growth in population, and adjusted property tax base per capita. The forty most distressed counties are designated as Tier 1, the next 40 as Tier 2, and the 20 least distressed as Tier 3.

Duplin County has been consistently rated as a Tier 1 county under the system. While conditions within individual municipalities in a county sometimes vary, the 2020 American Community Survey estimates data on income and poverty indicate the economic climate in Warsaw is consistent with that of a Tier 1 county.



County Distress Rankings (Tiers). Image Source: NC Department of Commerce.

The unemployment rate in Warsaw continues to decrease over the last 20 years, and is lower than the current county and state averages. According to the North Carolina Department of Commerce, Labor and Economic Analysis Division, of the 100 counties Duplin County is 1 of 40 that are Tier 1, with 40 NC counties identified as Tier 2, and 20 NC counties identified as Tier 3. Durham County is reported to have the highest private sector wages at \$82,247, and Swain County has the lowest, at \$31,311. For comparison, Duplin County's average private sector wage is \$39,111, while the North Carolina average private sector wage is \$57,926.



Source: Bureau of Labors Statistics; US Census Bureau.



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ENVIRONMENTAL RESOURCES

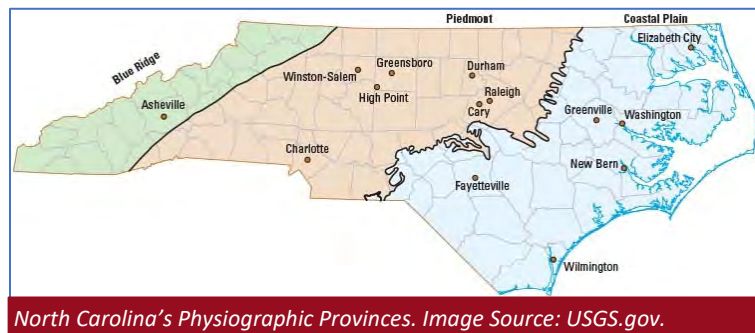
Chapter 3. Environmental Resources

3.1 Introduction

This section of the plan provides critical natural features that perform a valuable environmental function or can potentially pose a threat to life or property if not managed properly. The Town of Warsaw planning jurisdiction includes the corporate limits and extraterritorial jurisdiction (ETJ). The ETJ allows the town to extend its regulatory and police powers beyond the town limits with specific legislative authority. The ETJ is an important land use tool in transitional land areas that encourages county and local regulators to work together where their jurisdictions meet. The information contained in this section provides many tools used to identify land uses that are appropriate for future development or conservation consideration.

3.2 Geography and Topography

The Town of Warsaw is located in western Duplin County, which is part of the Coastal Plain region of North Carolina. Duplin County is the 9th largest county in the state in area and is situated approximately 90 miles from Raleigh and 50 miles from Wilmington and the Atlantic Ocean. The topography ranges from nearly flat to gently rolling. Slopes rarely exceed 5%.



3.3 Flood Hazard Areas

According to the 2020 flood maps, approximately 1.48% of the Town's planning jurisdiction is impacted by a Special Flood Hazard Area (SFHA). This percentage does not include areas impacted by the X flood zone. A SFHA is defined as a land area with a greater than 1% chance per year of flooding and is also known as a "floodplain." Special Flood Hazard Areas are indicated on Flood Insurance Rate Maps (FIRMs), which are considered the most reliable and consistent source for delineating SFHAs and are the source used to determine whether or not the purchase of flood insurance is mandatory for developed properties with a mortgage.

SFHAs are broken into "A/AE" zones and "VE" zones. "A/AE" zones, formerly known as the 100-year floodplain, are areas subject to risk of flooding by standing or relatively static flood waters, while "VE" zones are areas subject to wave action. "Shaded X" is a supplemental flood hazard area in which there is a 0.2% annual chance of flooding, also known as the "500-year floodplain." Land bordering the Atlantic Ocean is most susceptible to wave inundation, whereas land bordering estuarine areas are most susceptible to flooding/rising waters.



As noted above, approximately 1.5% of the Town's planning jurisdiction is impacted by the AE zone. This percentage is based on flood maps prepared by the National Flood Insurance Program in June 2018. The geographic location of the flood hazard area is displayed on Map 2. Digital FEMA Flood Insurance Rate Maps are available for review at <http://fris.nc.gov>.

Table 3-1. Flood Hazard Areas

Flood Zone	Acres	% of Planning Jurisdiction
AE	118.70	1.48%

Source: Federal Emergency Management Agency.

3.4 Soils

Like many coastal plain region locations, Warsaw is fortunate to have moderately well drained, loamy and clay soils. A brief description and slope analysis is provided in Table 3-2 (see Map 3)

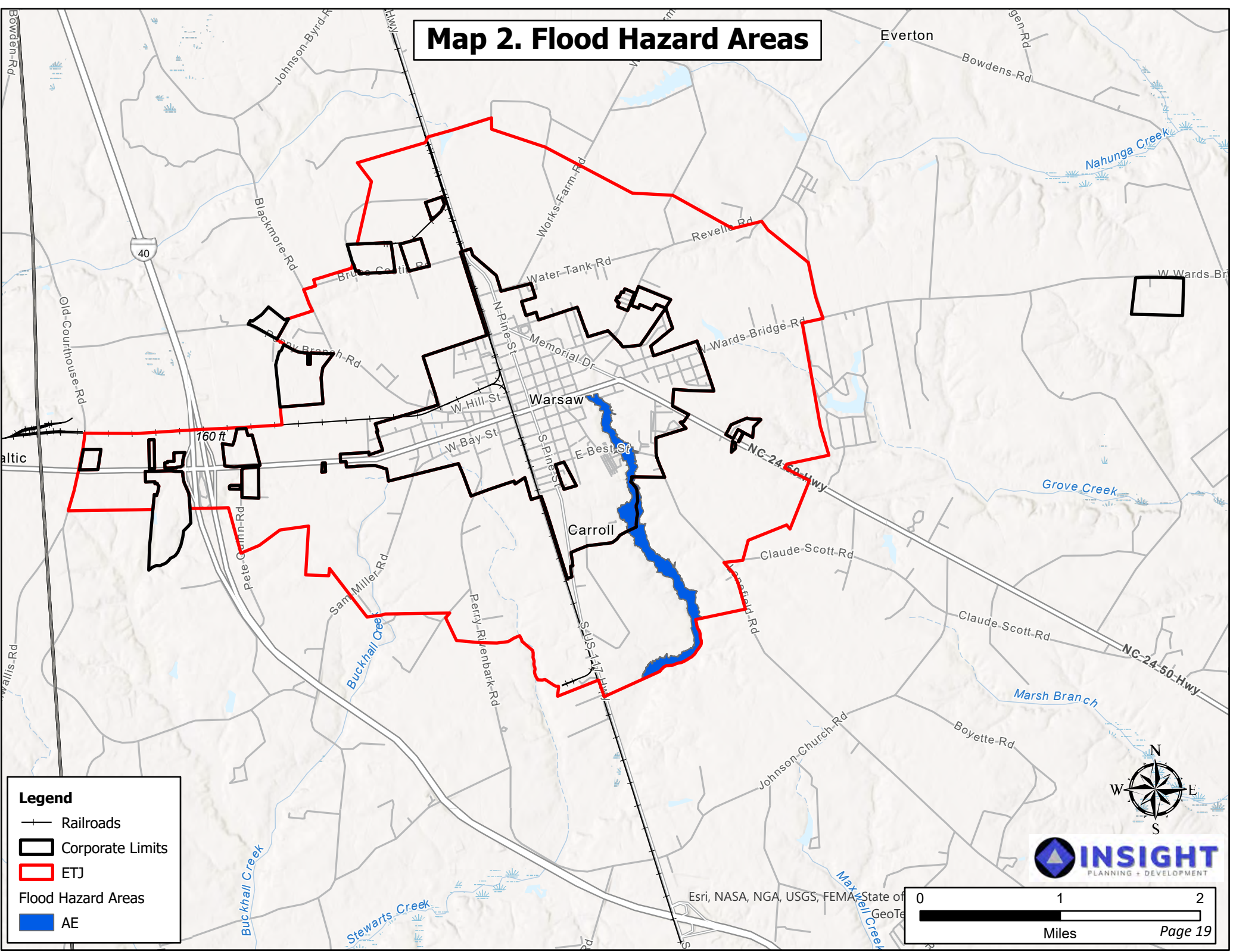
Table 3-2. Soils

Soil Name	Abbreviation	Slope Analysis
Autryville loamy fine sand	AuB	0-6% slopes
Bibb sandy loam	BbA	0-1% slopes, frequently flooded
Blanton sand	BnB	1-6% slopes
Craven loam	CrB2	1-4% slopes, eroded
Foreston loamy fine sand	FoA	0-2% slopes
Goldsboro loamy sand	GoA	0-2% slopes, Southern Coastal Plain
Lumbee sandy loam	LuA	0-1% slopes, rarely flooded
Marvyn and Gritney soils	McC	6-15% slopes
Norfolk loamy sand	NoA	0-2% slopes
Norfolk loamy sand	NoB	2-6% slopes
Orangeburg loamy sand	OrB	2-6% slopes
Pantego loam	PnA	0-1% slopes
Pits, quarry	Pt	--
Rains fine sandy loam	RaA	0-2% slopes, Southern Coastal Plain
Rumford loamy fine sand	RuA	0-2% slopes
Rumford loamy fine sand	RuB	2-6% slopes
Water	W	--
Woodington loamy fine sand	WoA	0-1% slopes

Source: Natural Resources Conservation Service.

The Town of Warsaw should consider utilizing smart growth principles to preserve the existing soil resources and prevent contamination, whenever possible. Smart growth directs development towards existing communities already served by infrastructure, while strengthening the tax base and protecting open space.

Map 2. Flood Hazard Areas



Legend

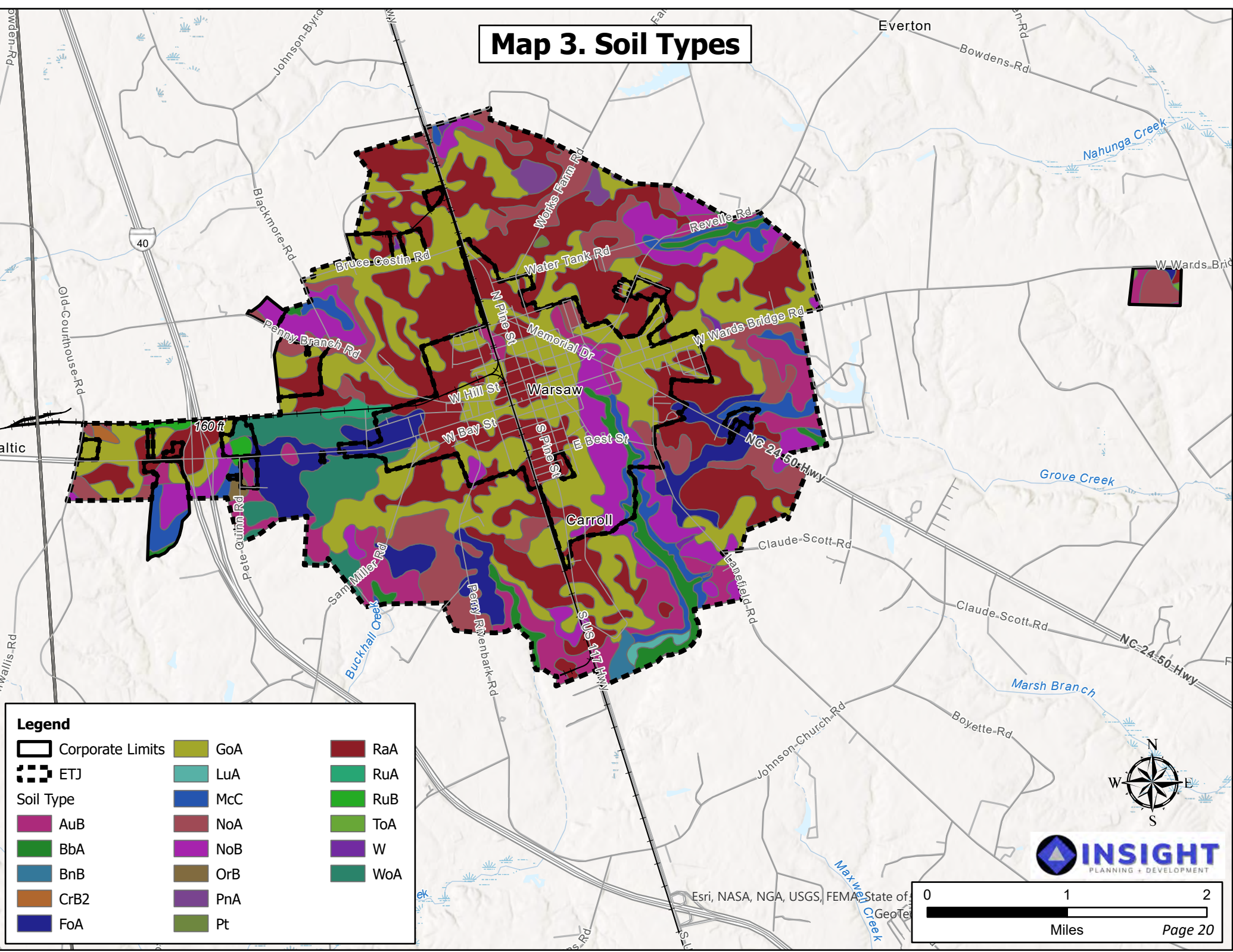
- Railroads
- ▭ Corporate Limits
- ▭ ETJ
- Flood Hazard Areas
 - AE



Esri, NASA, NGA, USGS, FEMA, State of North Carolina, GeoT



Map 3. Soil Types



Legend

Corporate Limits

ETJ

Soil Type

AuB

BbA

BnB

CrB2

FoA

GoA

LuA

McC

NoA

OrB

PnA

Pt

RaA

RuA

RuB

ToA

W

WoA

0 1 2

Miles

Esri, NASA, NGA, USGS, FEMA, State of NC, GeoT

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3.5 Wetlands

Wetlands help preserve or improve water quality, protect wildlife and vegetative habitats, control flooding and soil erosion, and provide recreation and education opportunities. Wetlands in the planning jurisdiction are mostly along swamp and forest areas.

Development of regulated wetlands must be identified and permitted under federal or state wetland protection laws. The probable wetlands indicated on Map 4 are based on the National Wetlands Inventory. Warsaw's development is minimally impacted by wetlands. As indicated in Table 3-3, wetlands encumber approximately 5.27% of the planning jurisdiction.

Table 3-3. Wetlands

Wetland Type	Acreage	% of Planning Jurisdiction
Freshwater Forested/Shrub Wetland	365.87	4.51%
Freshwater Emergent Wetland	2.57	0.03%
Freshwater Pond	19.66	0.24%
Riverine	40.74	0.50%

Source: Federal Emergency Management Agency, Insight Planning & Development.

3.6 Water Classifications

Each stream mile of water in North Carolina is evaluated and rated by the NC Division of Water Resources. The classifications are based upon the existing or contemplated best usage of the various stream segments of streams within a basin, as determined through studies, evaluations, and comments received at public hearings. The state water classification system is summarized in Table 3-4.

Table 3-4. NC Division of Water Resources Water Body Classifications

PRIMARY FRESHWATER AND SALTWATER CLASSIFICATIONS*	
Class	Best Uses
C and SC	Aquatic life propagation/protection and secondary recreation
B and SB	Primary recreation and Class C uses
SA	Waters classified for commercial shellfish harvesting
WS	<i>Water Supply Watershed.</i> There are five WS classes ranging from WS-I through WS-V. WS classifications are assigned to watersheds based on land use characteristics of the area. Each water supply classification has a set of management strategies to protect the surface water supply. WS-I provides the highest level of protection and WS-V provides the least protection. A Critical Area (CA) designation is also listed for watershed areas within a half-mile and draining to the water supply intake or reservoir where an intake is located.
SUPPLEMENTAL CLASSIFICATIONS	
Sw	<i>Swamp Waters:</i> Recognizes waters that will naturally be more acidic (have lower pH values) and have lower levels of dissolved oxygen.
Tr	<i>Trout Waters:</i> Provides protection to freshwaters for natural trout propagation and survival of stocked trout.



Class	Best Uses
HQW	<i>High Quality Waters:</i> Waters possessing special qualities including excellent water quality, Native or Special Native Trout Waters, Critical habitat areas, or WS-I and WS-II water supplies
ORW	<i>Outstanding Resource Waters:</i> Unique and special surface waters that are unimpacted by pollution and have some outstanding resource values.
NSW	<i>Nutrient Sensitive Waters:</i> Areas with water quality problems associated with excessive plant growth resulting from nutrient enrichment.
CA	<i>Critical Area:</i> Area adjacent to a water supply intake or reservoir where risk associated with pollution is greater than risk associated with pollution from the remaining portion of the watershed.
PA	<i>Protected Area:</i> Area adjoining and upstream of the critical area in a WS-IV water supply in which protection measures are required.
<i>*Primary classifications beginning with an "S" are assigned to salt waters. Source: NC Department of Environmental Quality.</i>	

The water classifications relevant to Warsaw's planning jurisdiction are provided in Table 3-5 (see Map 5). The Town's surface water streams are classified by the North Carolina Department of Environmental Quality as Class C; Sw waters. This classification designates waters suitable for aquatic life propagation and survival, fishing, wildlife, secondary recreation, and agriculture.

Table 3-5. Waterbody Classifications

Waterbody	Description	Classification
Stewarts Creek	From source to Six Runs Creek	C; Sw
Buckhall Creek	From source to Stewarts Creek	C; Sw
Turkey Creek	From source to Six Runs Creek	C; Sw
Grove Creek	From source to Northeast Cape Fear River	C; Sw

Source: NC Department of Environmental Quality.

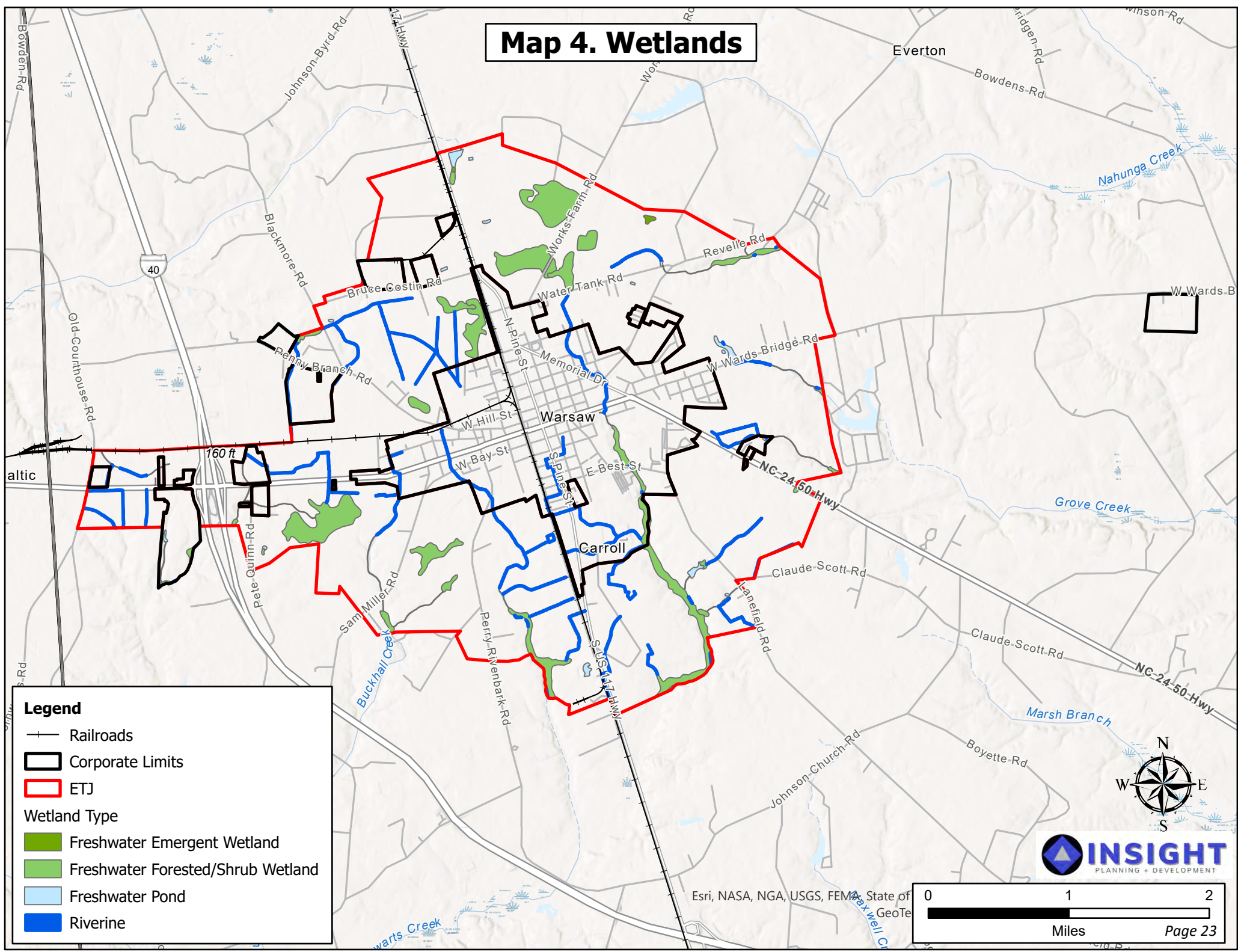
3.7 Historic Resources

Historic preservation promotes sustainability through the reuse of existing buildings, sites, and infrastructure. Through adaptive reuse (adapting historic buildings for new uses), the town can reduce fiscal and environmental toll of growth since extending water and sewer to new development is generally, more costly than serving existing development with existing infrastructure.

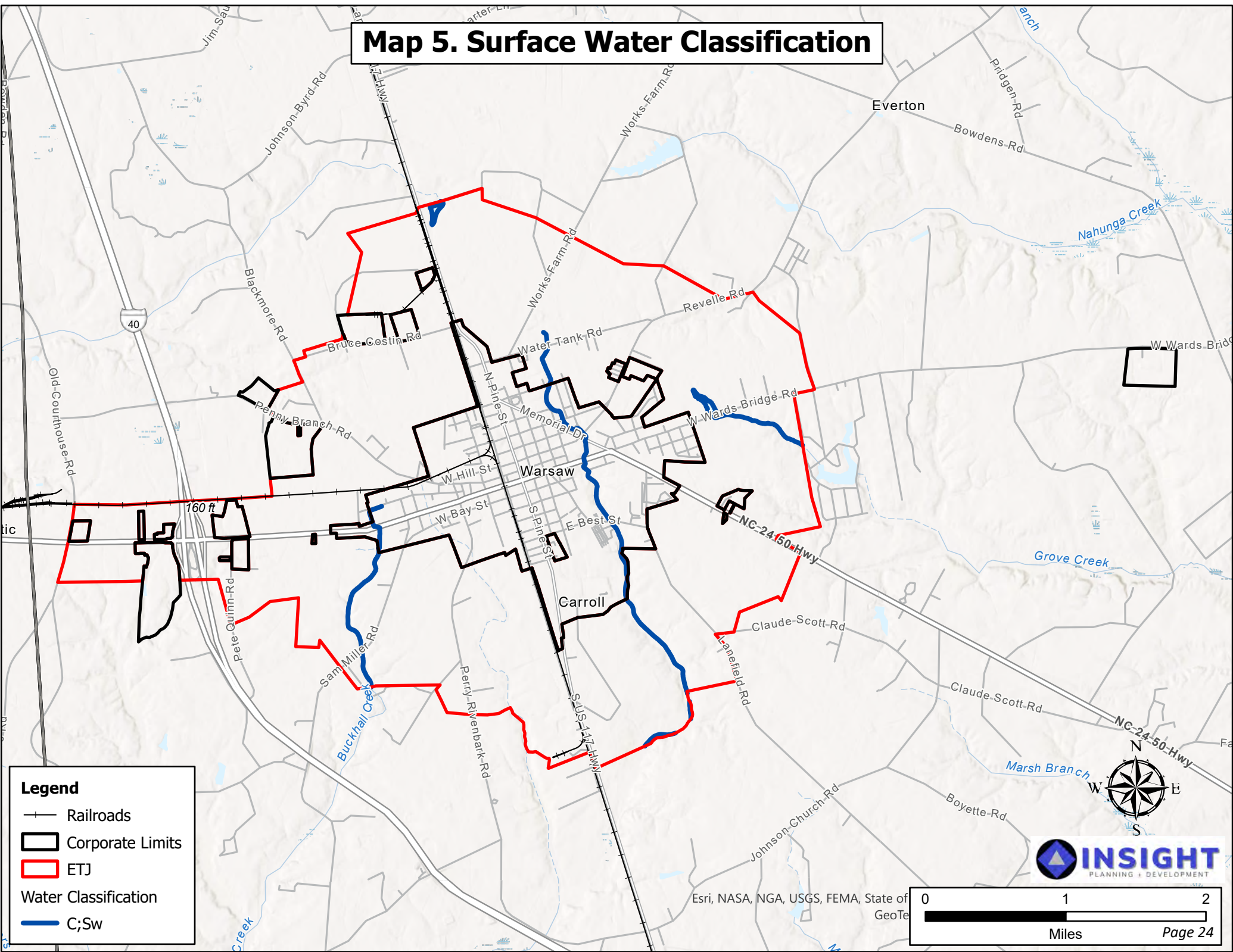
Historic preservation is an important economic development tool for communities. Historic properties give Warsaw a unique "sense of place" that can attract heritage tourism, defined by the National Trusts as "traveling to experience the places, artifacts, and activities that authentically represent the stories and people of the past and present."

Historic resources are defined as districts or sites that are valuable to the development, heritage, or culture of the city, state, or nation. Properties on the National Register are eligible for state and federal tax credits if preserved to federal guidelines.






Map 4. Wetlands



Map 5. Surface Water Classification

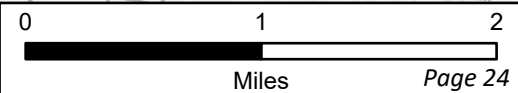


Legend

-  Railroads
-  Corporate Limits
-  ETJ
-  Water Classification
-  C;Sw



Esri, NASA, NGA, USGS, FEMA, State of North Carolina, GeoEye



There is one individual property within the vicinity of Warsaw that is included on the National Register of Historic Places (see Map 6). The Joshua James Blanchard House (listed 8/28/2012) was built around 1898 and is located about five miles southwest of Warsaw. Although of late 19th century construction, the house incorporates the form and features of plantation architecture dating to an earlier period in surrounding areas such as Warsaw, Wallace, Magnolia, Rose Hill, and Faison. Additionally, there are two properties located in Warsaw which have a “Determination of Eligibility” status. These properties include the Bell-Jordan House and the National Guard Motor Vehicle Storage Building.



*Joshua James Blanchard House
Image Source: Insight Planning & Development.*

Warsaw also has a Historic District listed in December of 1996, which is roughly bounded by the former Atlantic Coastline railroad right-of-way, North and South Front Street, Pollock Street, Frisco Street, Plank Street, and Railroad Street. The district contains a total of 56 contributing buildings and structures (see Appendix B). The Warsaw historic district includes a mixture of one-, two- and three story, commercial-style, brick buildings ranging in date from 1880 through the mid-1920s. The adjoining residential neighborhood east of the commercial area includes homes dating from the mid-19th century to the early 20th century.

3.8 Existing Land Use

3.8.1 Introduction

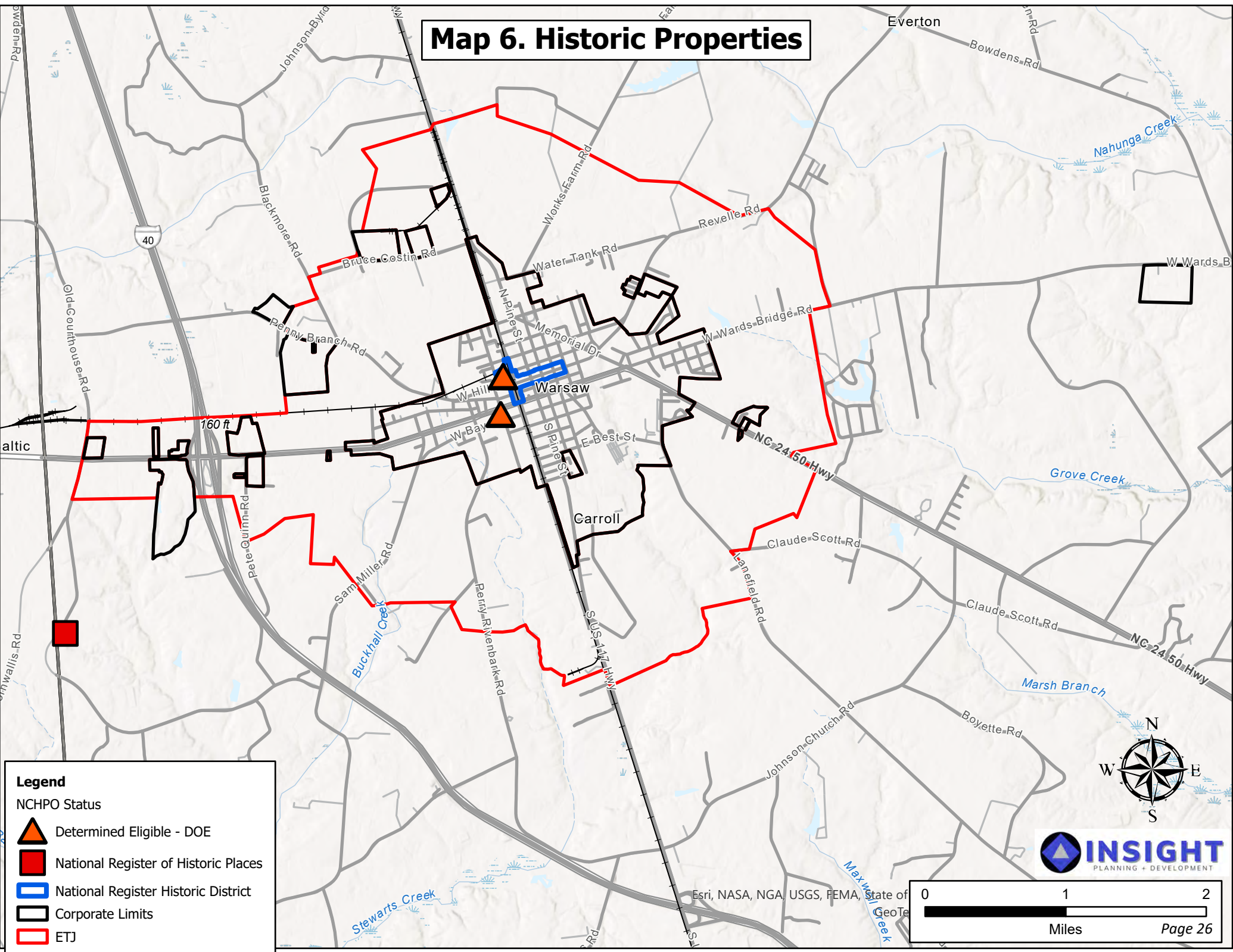
The following provides a summary of Warsaw’s existing land use. Land use patterns with maps and associated data enable policy makers to make more informed decisions about future service needs and future land use demands. This effort, in turn, assists elected officials, planning board members, and citizens at-large in making educated decisions about rezoning cases (map amendments), quasi-judicial hearings, and zoning ordinance text amendments.

3.8.2 Methodology

Existing land use should not be confused with zoning. Existing land use classifies the current land use, which may differ from current zoning. Existing land use information for the Town was obtained and validated from Duplin County GIS. The following provides a summary of the existing land use categories utilized:

- Commercial
- Institutional
- Industrial
- Manufactured Homes
- LDR/Agricultural
- Single-Family Residential
- Multi-Family Residential
- Vacant

Map 6. Historic Properties



Legend

NCHPO Status

- Determined Eligible - DOE
- National Register of Historic Places
- National Register Historic District
- Corporate Limits
- ETJ

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0 1 2
Miles

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Esri, NASA, NGA, USGS, FEMA, State of GeoTe



3.8.3 Existing Land Use Map

Map 7 illustrates the existing land uses in the Town of Warsaw, including identification of vacant, unprotected land available for either future development or permanent preservation. The approximate acreage for each land use category displayed on the existing land use map is summarized in Table 12.

Table 3-6. Existing Land Use						
Land Use Category	Town Limits		ETJ		Planning Jurisdiction	
	Acres	%	Acres	%	Acres	%
Commercial	426.87	23.70%	429.37	7.40%	856.24	11.27%
Institutional	2.47	0.14%	0.00	0.00%	2.47	0.03%
Industrial	102.62	5.70%	169.28	2.92%	271.90	3.58%
Manufactured Homes	5.74	0.32%	0.12	0.002%	5.86	0.08%
LDR/Agricultural	36.26	2.01%	1,120.43	19.32%	1,156.69	15.22%
Single-Family Residential	464.29	25.77%	1.60	0.03%	465.89	6.13%
Multi-Family Residential	102.97	5.72%	0.16	0.003%	103.13	1.36%
Vacant	659.84	36.64%	4,077.57	70.32%	4,737.41	62.33%
Total	1,801.06	100.00%	5,798.53	100.0%	7,599.59	100.0%
<i>*Does not include 506.21 acres of right-of-way. Source: Insight Planning & Development.</i>						

The majority of the Town's developed land area falls within the Low-Density Residential/Agricultural land use category. Commercial and institutional uses are located primarily along major roads and around major intersections. The Town's industrial areas are largely found along the rail line and outskirts of Town.

Commercial

Just over 11% of the total planning jurisdiction is currently categorized as commercial, including 426.87 acres inside the corporate limits and 429.37 acres in the ETJ. The Commercial land use category represents parcels zoned Central Business District (CB) and Highway Business (HB) District.

The majority of the commercial property is located centrally along US Highway 117, which transitions to Pine Street inside town limits. Additionally, there are pockets of commercial property located along Highway 50, Hill Street, and Bay Street.

Institutional

The institutional land use category is currently limited to 0.03% of the total planning jurisdiction, all of which is located within the municipal boundary. The Institutional land use category is specific to the property zoned Office and Institutional (O&I) and is primarily located at the intersection of W. Wards Bridge Road and Memorial Drive.

Industrial

The area currently dedicated to Industrial land uses are limited to 3.58% of the total planning jurisdiction, including 102.62 acres inside the corporate limits and nearly 170 acres in the ETJ.



Inside the corporate boundary, Industrial property is presently situated on the outskirts of town, along Bruce Sotin Road, Penny Branch Road, Water Tank Road, and the rail lines. This category encompasses the Industrial (I) and Light Industrial (LI) zoning districts.

Manufactured Homes

The Manufactured Home land use category comprises less than 1% of the total planning jurisdiction. This land use category encompasses the areas zoned R-8MH Residential.

Low-Density Residential/Agricultural

Just over 15% of the total planning jurisdiction is presently designated as Low-Density Residential/Agricultural land use, 36.26 acres within the corporate limits and 1,120.43 acres developed inside the ETJ. This category includes the areas zoned R-20 Residential.

Single-Family Residential

Roughly 6% of the planning jurisdiction is dedicated to Single-Family Residential development, including in excess of 464 acres within the municipal limits and 1.6 acres in the ETJ. The single-family residential land use category includes parcels presently zoned R-10 and R-8 Residential. Existing single-family development is clustered west and east behind the commercial node along Highway 117.

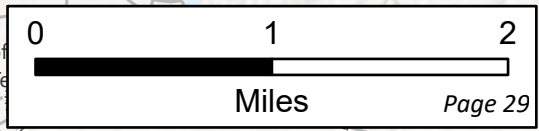
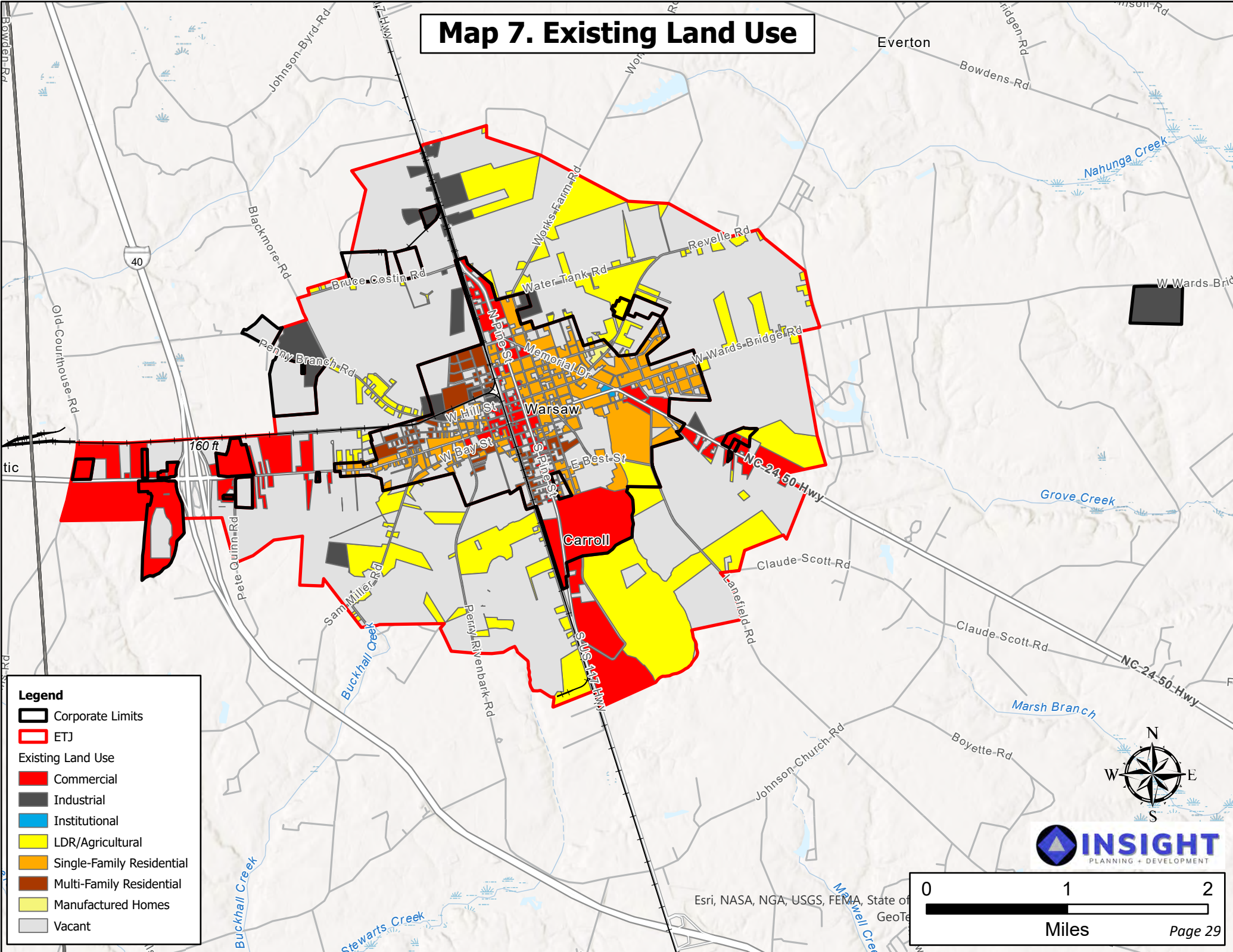
Multi-Family Residential

Multi-family residential development captures 1.36% of the entire planning jurisdiction, including roughly 6% of the corporate limits. The multi-family land use category incorporates R-6 Residential zoning districts. Present multi-family developments have been located along the commercial corridor on Highway 117 and westward along Bay and Hill Streets.

Vacant

Approximately 62.33% of the planning jurisdiction is considered vacant or undeveloped. This represents an opportunity for the town to be intentional with policy and code requirements.

Map 7. Existing Land Use



Esri, NASA, NGA, USGS, FEMA, State of North Carolina, GeoT...



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COMMUNITY FACILITIES & SERVICES



Chapter 4. Community Facilities & Services

4.1 Introduction

This chapter highlights the community facilities and infrastructure needed to support development and provide amenities to the Town's citizens (see Map 8 for Community Facilities).

4.2 Administration

The Warsaw Town Hall is located at 121 South Front Street. It is the home to the town administration. The Administration Department is responsible for implementing policies adopted by the Town Board of Commissioners. The Department ensures implementation of local, state, and federal laws and regulations. The Town Manager and other administrative staff have the primary responsibility for coordinating and directing the activities of all Town departments, translating Town Board policy into action to make Warsaw a town of the highest standard.

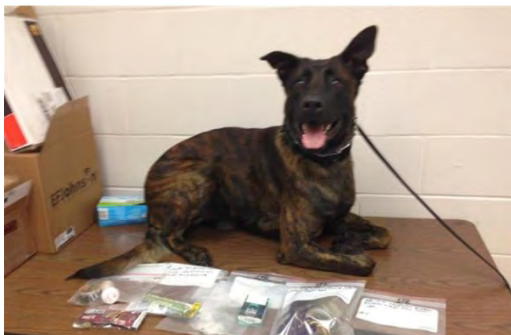
4.3 Police Department

The Town of Warsaw Police Department is a full-service law enforcement agency that provides routine, emergency, and investigative police services. All requests for police response are streamlined through the emergency 911 system, including requests for an officer to respond to take a minor police report or to report a suspicious or unsafe condition.



Warsaw Police Department Vehicle Image Source: Insight Planning & Development.

The Police Department prides itself on providing excellent quality service to the community. The department is committed to faithfully and selflessly performing their duties while striving to be responsive, effective, and dependable. Officers are dedicated to enhancing public safety and reducing the fear and the incidence of crime and are committed to working in partnership with the citizens to solve problems that affect public safety and the quality of life in the community.



*K9 Odin
Image Source: Warsaw Police Department.*

The Department also has a K-9 division dedicated to specially bred service dogs who undergo extensive training, enabling them to assist their human partners with a variety of important tasks. Common K9 duties include suspect tracking and apprehension, narcotic and explosive detection, and search and rescue.

Map 8. Community Facilities

151 ft









157 ft

157 ft

155 ft

152 ft

Legend

-  Kornegay Public Library
-  Memorial Park
-  Stacy Britt Gardens
-  Veterans Memorial Museum
-  Wellness & Recreation Center
-  Warsaw Fire Department
-  Warsaw Police Department
-  Warsaw Town Hall

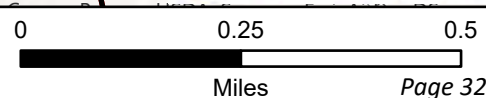
Warsaw

Pine Crest Cemetery



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Esri Community Maps Contributors, State of North Carolina DOT, E
GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US
USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, O
Geolar





In addition to their professional responsibilities, these service dogs and their human officers build fundamental relationships with Warsaw's youth. The Department has paired with Warsaw Elementary to promote the Say Something Anonymous Reporting System, which allows youth to submit secure & anonymous safety concerns to help identify and intervene upon at-risk individuals BEFORE they hurt themselves or others. Say Something is a youth violence prevention program that evolved from the Sandy Hook Promise. It is a national violence prevention organization that enables school administrators and law enforcement to create effective interventions and to help prevent violence, suicide, bullying, self-harm and other forms of threatening behavior. With Warsaw's Anonymous Reporting System, it's easy and completely confidential to report safety concerns to help prevent violence and tragedies.

4.3 Fire Department

The Warsaw Fire Department was established in 1927. Honor, service, and integrity were the foundation of the department and remain core values today. The Warsaw Fire Department has grown since the late 20's and now provides services to not only the Town of Warsaw, but also to residents of the Stacy Britt Fire District. Superior fire protection is assured to the community through 30 dedicated members, 12 apparatus, and 2 operational stations.

The Warsaw Fire Department's district name, the Stacy Britt Fire District, is in honor of fallen Warsaw Fire Chief Stacy Britt. Chief Britt died in the Line of Duty while responding to an emergency call in Rose Hill, on December 31, 1949. The community continued to honor the late chief with the purchase and dedication of Engine 5 in 1988.

4.3.1 Pine Street Station

The Pine Street Station serves as the administrative and operational headquarters of the Warsaw Fire Department. The facility was completed in 2015 to support the growth of the department. The station has served the community well and is able to accommodate significant personnel during times of emergencies, as was demonstrated during Hurricane Florence. The station maintained its own operational Emergency Operation Center (EOC) while also distributing disaster relief materials and serving as a point of evacuation during the storm.



Warsaw Fire Department
Image Source: Insight Planning & Development.

Home of:

**Engine 1, Engine 3, Truck 4,
Squad 4, Command 4,
Tankers 1&2, Brush 2&3**

The station houses offices for the department's Chief Officers, Captains, Lieutenants, and other administrative personnel. Several apparatuses, living quarters for personnel, a fully stocked kitchen, dining area, and training area that is equipped with the latest technology complete the floor plan.



4.3.2 Bay Station



Bay Street Fire Station
Image Source: Town of Warsaw.

The Bay Street Station was the former administrative and operational headquarters for the Department from 1970 to 2015. Today the facility serves as a substation for the Department. Interior and exterior renovations were completed in 2020 to ensure the facility will continue to serve the department and community into the foreseeable future. The facility remains the home of the annual Warsaw Fire Department BBQ sale, which coincides with the Veteran's Day Parade.

The station houses an administrative office for a duty officer, several apparatuses, a kitchen, dining area, meeting and training room, and expanded storage space.

Home of:
Engine 2, Engine 5, Rescue 4

Warsaw continues to proudly maintain their ISO 3 rating. An ISO fire rating is a score provided to a fire department and an insurance company by the Insurance Services Office. The score is a reflection of how prepared a community is. While the score is assigned based on several components, the main focus is on the local fire department and water supply. ISO assigns its rating using the Fire Suppression Rating Schedule (FSRS), which sorts communities into Classes 1 through 10, with Class 1 being the best and Class 10 being the worst. To achieve an ISO fire rating of Class 1, your community has to score 90 or higher on the FSRS.

"The preservation of life and property from and during fires or other emergencies as may occur in the Town of Warsaw, North Carolina and the Stacy Britt Fire District. While exceeding the training standards set by the state so we can serve our community and return to our families with the knowledge of a job well done."

4.3.3 Junior Firefighters Program

The Junior Firefighter Program is designed for teenagers between the ages of 16 and 17. The purpose is for volunteers to develop a sense of responsibility in their community and learn the dedication required of regular firefighters. Junior firefighters attend department functions, attend training programs, and learn the fundamentals of firefighting. The hope is that the junior firefighters program provides insight to a possible career opportunity in the fire service.

4.3.4 NFPA Smoke Alarms

The National Fire Protection Association campaign reminds the community that smoke alarms save lives. Smoke alarms that are properly installed and maintained play a vital role in reducing fire deaths and injuries. If there is a fire in a home, smoke spreads fast and the smoke alarms give you time to get out. The annual campaign is usually hosted in March across the nation, simultaneous to daylight savings time. The campaign encourages households to check batteries and ensure their smoke alarms are in prime working order.



4.4 Parks & Recreational Facilities

The mission of the Warsaw Parks and Recreation Department is to provide health, wellness, and recreational opportunities for the people of the Warsaw community through the creation of quality programs, facilities, parks, and community events. The department provides both adult and youth recreational programs, including soccer, football, basketball, baseball, and softball. Park facilities include Memorial Park, Veterans Park, and Stacy Britt Gardens.

4.4.1 Memorial Park

Memorial Park is approximately a 10-acre community park located at 309 Memorial Drive. Warsaw's Memorial Park provides a spacious, friendly recreational area including a playground, a baseball/softball field, as well as a large open area designated for large events and festivals held throughout the year.

The Town of Warsaw is currently in the process of completing extensive renovations to Warsaw Memorial Park in an effort to provide a safer, more modern park for the town's children and community as a whole. The first and largest phase of this project has been completed and included a new community center gymnasium, playground, walking/bike trail, volleyball court, and renovations to the existing baseball/softball field.



Memorial Park Redevelopment Project Phase I
Image Source: Town of Warsaw.

4.4.2 Veterans Park

Veterans Park is located on N. Railroad Street and consists of a covered stage, open space area, and monument dedicated to all veterans.



4.4.3 Stacy Britt Gardens



Stacy Britt Gardens
Image Source: *Insight Planning & Development*

The Warsaw community has honored Late Chief Britt in numerous ways since his death. In addition to renaming the fire district and Fireman of the Century award, the community designed the Stacy Britt Gardens on property he once owned. The 0.77-acre park/garden is located off College Street and provides an area for people to relax and admire nature.

A memorial garden is an area planted intended to remember someone special. Stacy Britt Gardens was planted as a tribute to the late Chief Stacy Britt. Chief Britt was a 38-year-old, former Fire Chief of nine years and longtime member of Warsaw Volunteer Fire Department who died while enroute to a mutual aid call. Chief Britt responded from the Shell Station he owned when dispatched by the town clerk, his wife. He drove the responding apparatus along with a crew of 3 firefighters. As the fire truck was passing through Magnolia, a vehicle pulled into the path of the fire truck causing it to lose control and flip over. Chief Stacy Britt was the only one who lost his life to the fatal accident.

4.5 Dream Works Warsaw

Dream Works Warsaw (formerly the Warsaw Wellness and Recreation Center) is located at 210 W. Hill Street. While the town maintains ownership of the facility, Dream Works Bladen is the management group contracted to provide facility maintenance and daily operations. The facility features a ¼ mile outdoor track that is available to the public in addition to 24/7 gym access, fitness equipment, group training classes, and tanning facilities for its members. Dream Works Warsaw provides a variety of membership options for the Warsaw community to pursue health and wellness opportunities.



Dream Works Warsaw
Image Source: *Dream Works Warsaw Website.*



4.6 Duplin County Memorial Veterans Museum

Warsaw, North Carolina is famous for having the longest ongoing celebration of Veterans Day in America. The town actually observed its first Veterans Day in 1921 before the holiday was formally recognized. To truly appreciate the military history of the U.S. and the County, the Veteran's Museum was established.

The museum is located in the historic L.P. Best House, 119 East Hill Street, a beautifully restored Queen Anne-style house in the Warsaw National Register Historic District. The museum houses military artifacts and memorabilia from many periods in military history displayed primarily on the second floor. The first floor is a restored tribute to the L.P. Best family.



Duplin County Memorial Veterans Museum
Image Source: Town of Warsaw

4.7 Warsaw-Kornegay Public Library



Warsaw-Kornegay Library
Image Source: Insight Planning & Development

The Warsaw-Kornegay Public Library is located at 117 East College Street. Hours are currently limited to Monday, Thursday, and Friday from 9 am to 5:45 pm. Even with limited capacity, the public library is a participant in NC Live and NC Kids Digital, offering electronic book share programs. These programs create a variety of inventory housed across NC public libraries, including digital downloads for those who are interested.

The NC Library is not limited to public library participation. Membership includes Community Colleges, Independent Colleges and Universities, and UNC System members. Participation in this particular program provides the community career development, language, and test preparation software in addition to an increased book loan program.

4.8 Public Works

The primary function of the Warsaw Public Works Department is to ensure that high quality maintenance of existing infrastructure occurs to produce a high level of customer service. The Department provides the following services:

- Water
- Wastewater
- Household Garbage and Recycling
- Yard Debris, Bulky Trash Collection



- Street Maintenance and Sign Maintenance on Town Streets (non-DOT streets)
- Sidewalk Maintenance in Town Right-of-Way
- Storm Drainage Maintenance in Town Right-of-Way
- Town Buildings and Grounds Maintenance

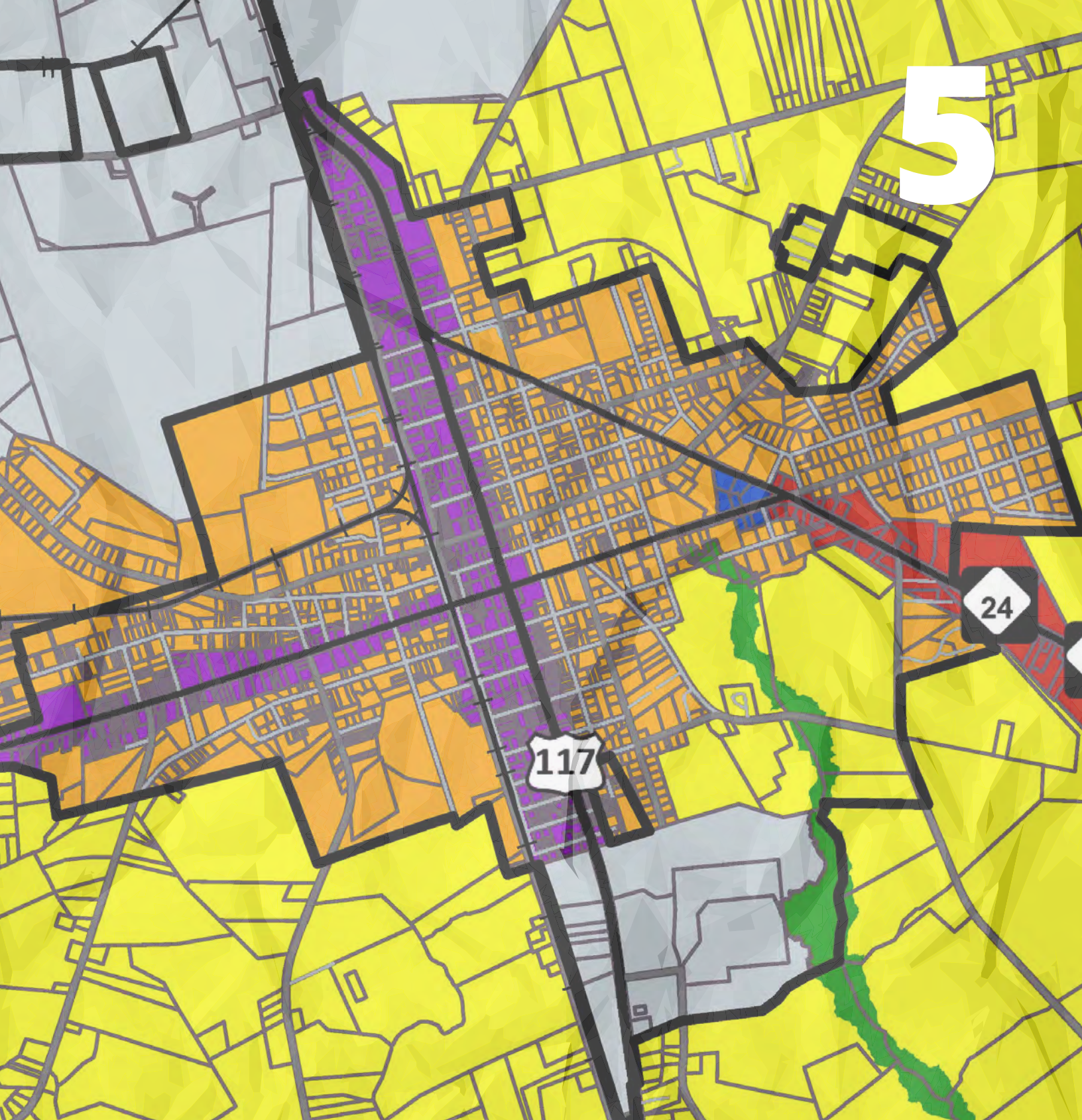
4.8.1 Solid Waste

The town currently contracts with Tons of Trash, Inc., to provide weekly curbside garbage and recycling collection. Yard debris items are removed on a weekly basis by Public Works. These items are limited to limbs, plants, grass clippings, and straw.

4.8.2 Water and Sewer

The Water & Sewer Unit of the Public Works Department maintains the Town's water and sewer infrastructure, including all existing and new water and sewer lines to ensure that all applicable guidelines and regulations are met. The department is responsible for ensuring the Town's compliance with all State and Federal regulations regarding water quality issues for water and sewer. The Town's wastewater treatment plant and sewer line infrastructure provides for safe and efficient collection and treatment of the Town's wastewater. Wastewater effluent quality reports are submitted to the State on a monthly basis. The Town has an ongoing infiltration and inflow (I&I) program, to reduce the amount of water from other sources that reach the Town's wastewater plant for treatment. The main source of inflow and infiltration is excess groundwater during heavy rainfall events.

5



FUTURE LAND USE



Chapter 5. Future Land Use

5.1 Introduction

If Warsaw continues to experience growth at its current rate (1.8%), the 2040 population will exceed approximately 3,220 full-time residents. Residents will desire a high quality of life, emphasizing the importance of diverse, walkable neighborhoods with a variety of easily accessible services. Now is the time to outline how this desirable future can be obtained.

In coordination with community input, the Future Land Use Map outlines a path to successfully guide decisions on rezoning and development regulations to cultivate a thriving family-friendly community. The Future Land Use Map was formulated in consideration of the following:

- Existing land use patterns.
- Elimination of conflicting land uses.
- Protection of existing residential areas.
- Protection of natural resources and public and private investment.
- Proximity of existing and planned infrastructure improvements.

A general description of each of the future land use categories is identified below.

5.2 Commercial

These areas are intended to serve the commercial and service needs of neighborhoods, the town and county, and the greater region. Commercial land uses are primarily dedicated to retail, entertainment, office, and service uses. These land uses have been strategically located along the town's commercial corridors and nodes to ensure a harmonious development pattern is maintained. These areas provide necessary services in close proximity to nearby residents without creating undesirable impacts.

Development Criteria:

- Revitalize commercial corridors and blighted areas through infill and redevelopment.
- Use public infrastructure improvements to leverage private investments.
- Support business success.
- Aerial or major collector road access.

5.3 Industrial

Land used primarily for industrial uses, including but not limited to manufacturing, processing, warehousing and distribution, resource extraction, research and development, flex space, and service uses. Industrial areas are better served when located in areas with immediate access to major thoroughfares and essential infrastructure capacity.

**Development Criteria:**

- Arterial or major collector road access.
- Public water and sewer available or planned.

5.4 Office & Institutional

These are areas identified for office and institutional infill, redevelopment, and new development. It is an appropriate classification to serve as a transition between more intense commercial and low-density residential land uses. Land uses accommodated within this classification include institutional uses, including but not limited to educational facilities, government facilities, and civic uses.

Development Criteria:

- Use public infrastructure improvements to leverage private investments.
- Support workforce development and economic prosperity for all.
- Arterial or major collector road access.
- Public water and sewer available or planned.

5.5 Mixed Use

Mixed Use areas support planned mixed use development patterns that serve multimodal travel. These areas include a combination of retail, office, light industrial, recreation, and residential uses. While preference is to integrating vertical mixed uses on a project site, a horizontal mix of uses that support one another, can be considered. Civic uses, recreation and public gathering places are also encouraged. Lower density single-family development may be acceptable when limitations to mixed use development exists.

Development Criteria:

- Multimodal design features.
- Public water and sewer available or planned.

5.6 Conservation

These areas are established to protect environmentally sensitive lands, preserve historic and archeological sites, protect scenic views, and conserve prime agricultural lands while encouraging more efficient use of the land and permitting up to one-third the density of other developable areas.

Development Criteria:

- Increased density is discouraged.
- Low impact development methods are required.



5.7 Low Density/Agricultural

Primarily land used as farmland or forestry land protected for long-term agricultural use or by detached single family developments at rural densities. These outlying areas should retain their rural character but may be considered for more intensive development as public services become available.

Development Criteria:

- Rural density: Between 3 and 5 dwellings per acre.
- On-site water and sewer may be allowed on suitable lands.
- Access from local streets.

5.8 Medium/High Density

Medium/High Density Residential land uses have been located primarily in areas that have already been developed or require buffering to prevent potential conflicting land uses. High Density Residential areas have historically served as traditional land uses between low-density residential and more intense commercial land uses throughout the town's planning jurisdiction. Medium/High Density Residential land uses have been utilized along transportation corridors to help preserve carrying capacity and to serve as a buffer from the roadway. Multi-family residential uses are preferred, though higher-density single-family developments will not be prohibited. Mixed uses are encouraged in the same footprint in a vertical pattern, but they can also be adjacent, or separated by lower traffic local and collector roads in a horizontal pattern.

Development Criteria:

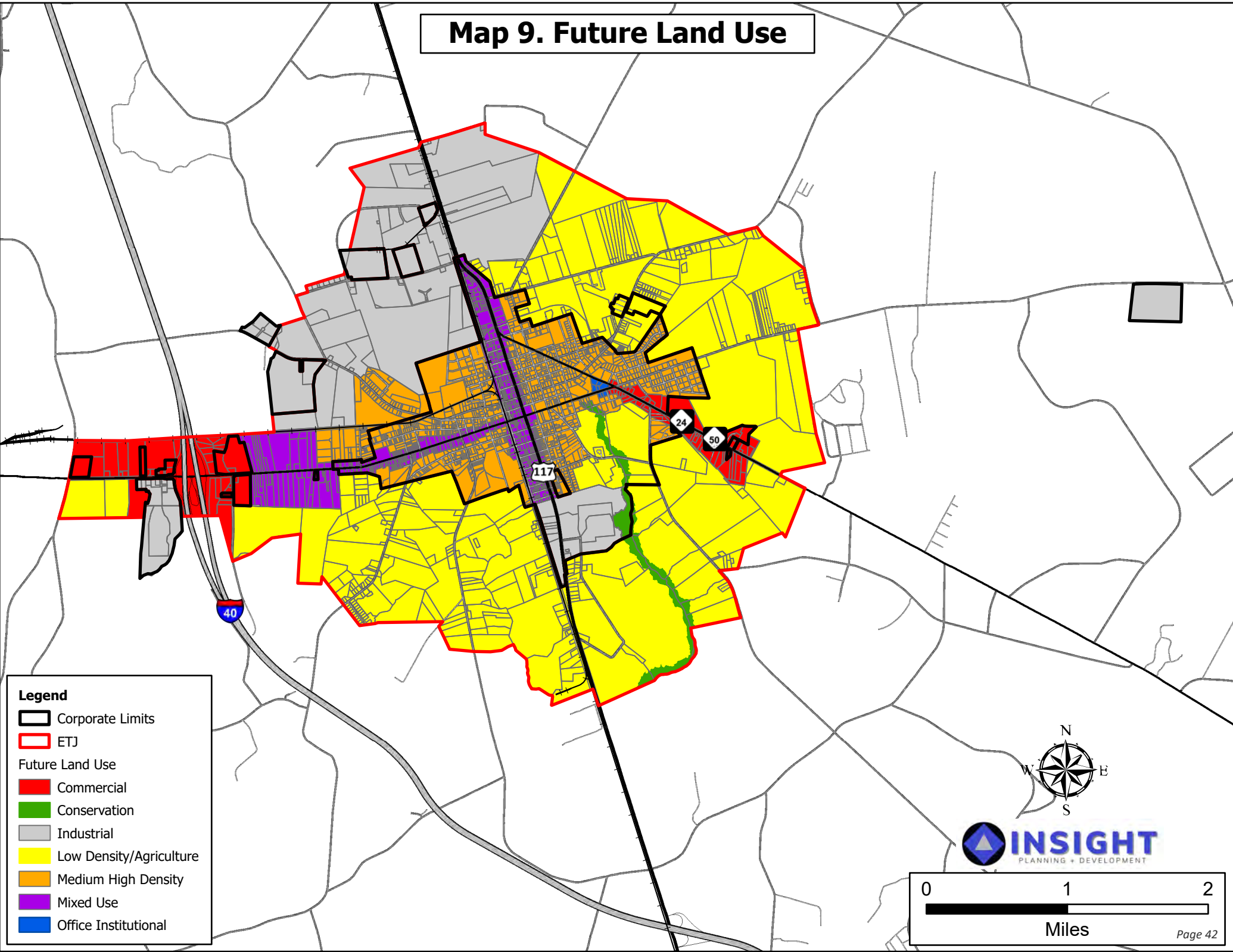
- Access from local streets with connections to arterial roadways.
- Limiting cul-de-sacs is encouraged to promote internal circulation.
- Appropriate density is between 5 and 12 dwellings per acre.
- Public water and sewer connections.

5.9 Future Land Use Map

Map 9 outlines the desired location of the future land use categories. Boundaries on the map are approximate and may be adjusted to accommodate existing parcel lines and development patterns. Exact boundaries of development and conservation areas will be designated by zoning, subdivision, and other development regulations.

The Future Land Use Map defines the location of coordinated and appropriate land use classes and is designed to accommodate a particular combination of land uses that would achieve a desired pattern of development. Table 5.1 below provides a breakdown of acreage for the recommended land use categories.

Map 9. Future Land Use



Legend

Corporate Limits

ETJ

Future Land Use

Commercial

Conservation

Industrial

Low Density/Agriculture

Medium High Density

Mixed Use

Office Institutional

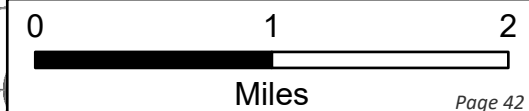




Table 5-1. Future Land Use

Land Use Category	Town Limits		ETJ		Planning Jurisdiction	
	Acres	%	Acres	%	Acres	%
Commercial	127.77	6.25%	356.88	5.89%	484.65	5.98%
Industrial	490.32	23.98%	1,297.07	21.40%	1,787.39	22.05%
Office & Institutional	8.68	0.42%	0.00	0.00%	8.68	0.11%
Mixed Use	306.12	14.97%	200.68	3.31%	506.80	6.25%
Conservation	47.43	2.32%	71.27	1.18%	118.70	1.46%
Low Density/Agricultural	177.66	8.69%	3,963.21	65.40%	4,140.87	51.09%
Medium/High Density	886.78	43.37%	171.30	2.82%	1,058.08	13.06%
Total	2,044.76	100.00%	6,060.41	100.00%	8,105.17	100.00%

Source: Insight Planning & Development.

The primary land use will remain Low Density/Agriculture, recognizing the built environment and need to balance quality housing and protection of agricultural land. Residential uses are also accommodated in the Medium/High Density classification. The difference between Medium/High Density and Low Density/Agricultural is going to be the housing type and density allocation. Low Density residential development should be capped at 3 to 5 units per acre to ensure rural development patterns are maintained. Medium/High Density residential development should encourage higher densities with a range between 5 and 12 units per acre.

The creation of a Mixed Use land use category is to encourage integration of land uses rather than antiquated separation. As population grows and the market shifts, more residents desire the convenience of services located within the immediate vicinity of their homes. This category provides a degree of flexibility as it is intended to accommodate residential and non-residential land uses. It may serve as a transitional zone between low-density residential and non-residential land uses. Density in this category should be encouraged to support the non-residential land uses that locate vertically or horizontally.

The town should continue to grow the industrial job sector through marketing the community's direct access to major transportation connections while preserving the conservation areas that make Warsaw attractive to families and young professionals. The Office and Institutional land use will remain a transitional zone, providing appropriate separation of low-density and more intense commercial developments.



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6



STRENGTHS & OPPORTUNITIES



Chapter 6: Strengths and Opportunities

6.1 Introduction

Community engagement is summarized as intentional interactions between communities and public decision makers. Emphasis is provided on the lived experience of community members and local knowledge throughout the decision-making processes to improve the quality of life for present and future community members. The community shaped the highlighted strengths of Warsaw and identified areas which seek to be improved upon through participation in a community survey and workshop. The community survey was available from November 2022 to May 2023 and solicited 37 responses, roughly 1.19% of the total population. A full report is available in Appendix C. Additionally, a public engagement workshop was hosted at the Warsaw Community Center on April 18, 2023, with 18 people in attendance.

6.2 Analysis

Strengths are the resources, capabilities, and experience that can be used to develop a progressive advantage. Weaknesses are things that the community should work to overcome to create a desirable quality of life and thriving economy.

This section explains the context in which the policy recommendations of this plan were formulated. Analysis includes a Strengths, Weaknesses, Opportunities, and Threats (SWOT) analysis of community assets and liabilities. Additionally, the analysis defines key issues that should be considered over the horizon of the planning period.

6.3 Community Assets and Liabilities

Community strengths and opportunities are characteristics that should be preserved or pursued, and community weaknesses and threats represent conditions that should be improved or eliminated.

6.3.1 Community Strengths and Opportunities:

- The Town of Warsaw's location with direct access to US Route 117, NC Highway 50, and Interstate 40 will demand the attention of developers in the next twenty years, as nearby communities experience limitations on available land.
- The majority of Warsaw's population is 25-34 years of age (17.3%), followed closely behind by the 35-44 years age group at 15.6%. All of which are prime working age and contributors to the local tax base.
- 77.5% of the Town's housing stock is occupied. Vacant and abandoned properties are linked to increased rates of crime (particularly arson) and declining property values.
- The majority of the planning area is developable. A minimal 1.46% of the planning area restricts development due to conservation resources.



- Availability of basic needs, including food, water, and sewer is the most important asset according to 67.57% of survey respondents.
- The close-knit community bonds ranked second in importance of community members (40.54%).
- Access to recreational opportunities and programs and the historic downtown rounded out the top three strengths of the community per 27.03% of survey participants.
- The unemployment rate in Warsaw continues to decline, with 3.5% of the population reporting unemployment in the 2020 Census.

6.3.2 Weaknesses and Threats:

- The 2020 census reported that the median household income in Warsaw is approximately 50.5% below the state median household income.
- 64.86% of survey respondents report they work outside of the Town of Warsaw planning boundary and suggest that access to employment opportunities is a challenge the community faces.
- Over 50% of Warsaw's housing units are more than 40 years old. 21.62% of survey respondents state the lack of housing inventory is a burden the community needs to overcome in the next twenty years.
- Crime in the community has been identified as the most troublesome challenge to address in the immediate future.
- Appearance is the second largest concern reported by survey respondents. They acknowledge the potential the town has and the need to increase enforcement mechanisms to redevelop gateways into the town.
- Diversity of businesses, including family-oriented establishments, is a significant challenge on the minds of survey respondents.
- 83.78% of survey respondents expressed a desire to invest in additional recreational facilities, including parks, multi-use and bicycle paths, and sidewalk infrastructure.

6.4 Key Issues

The key issues identified in this plan can be categorized into five themes, including:

- Housing and Neighborhoods
- Land Use, Growth Management, & Economic Development
- Community Character and Identity
- Infrastructure, Public Services, and Transportation
- Downtown Development and Historic Resources

The goals, objectives, and policies are designed around these categories.



GOALS OF THE COMMUNITY



Chapter 7: Goals of the Community

7.1 Introduction

Thoughtful decisions emerge and a more credible plan is created when the community engages and is provided opportunities to share personal experiences and opinions without judgement. While citizens can influence the decision-making process in a variety of ways and at distinct times, the initial invitation and arguably the most opportune circumstance is found during the planning process.

The creation of this land use plan is no different. Citizen priorities were identified during the comprehensive planning process, including the input received through the public engagement survey initiative and a community workshop. The feedback received helped to shape the goals, objectives, and policies which will be utilized in the future of the Town of Warsaw.

Five predominant themes can be utilized to describe the goals of the community:

- Housing & Neighborhoods
- Land Use, Growth Management, & Economic Development
- Community Character and Identity
- Infrastructure, Public Services, and Transportation
- Downtown Development and Historic Resources

7.2 Housing & Neighborhoods

Quality, diverse housing stock at an affordable rate is a critical component to creating a high quality of life. According to the 2020 American Community Survey Estimates, 73.3% of the town's existing housing units are single-family residential. The Multiple Listing Service (MLS) further summarizes the average listing in the vicinity is 1,834 square feet. Additionally, more than half of the existing housing inventory was built more than 40 years ago. The existing inventory leaves little variety for those that desire less maintenance responsibilities, smaller footprints, or architectural variety. As the town looks to guide future development patterns, there is an immediate need to acknowledge the desire of the community to diversify housing stock and provide equitable housing solutions for existing and future populations.

Goal 1: Encourage the creation and maintenance of livable neighborhoods that provide quality housing for people of all ages and income levels.

Objective 1.1: Preserve and rejuvenate neighborhoods.

- *Policy 1.1.1:* Mixed-income neighborhoods should be promoted throughout the town, rather than concentrating low-income housing.
- *Policy 1.1.2:* Quality design and compatible appearance should be encouraged for all housing units.



- *Policy 1.1.3:* Preservation of existing housing, rather than demolition, should be encouraged, especially structures with historical significance.
- *Policy 1.1.4:* New housing and development patterns within established neighborhoods should integrate compatible features of the existing neighborhood character.
- *Policy 1.1.5:* Infill and redevelopment should respect and improve the integrity of existing neighborhood open space.

Objective 1.2: Create livable neighborhoods.

- *Policy 1.2.1:* Location-efficient communities should be encouraged with walkable streets, access to transit, proximity to jobs, and mixed land uses.
- *Policy 1.2.2:* Construction of accessory dwelling units, granny flats, and mother-in-law suites should be allowed to provide a diverse housing inventory where infrastructure capacity and access to goods and services exist.
- *Policy 1.2.3:* Clear and safe pedestrian networks should be established and maintained within, through, and between neighborhoods.

Objective 1.3: Pursue public and private partnerships.

- *Policy 1.3.1:* Partnerships with non-profit organizations to expand housing programs and opportunities should be pursued.
- *Policy 1.3.2:* Coordination between public and nonprofit agencies providing support of affordable housing and subsidiary services should be strengthened.

Objective 1.4: Provide affordable housing options for diverse populations.

- *Policy 1.4.1:* Production of affordable and workforce housing units, housing with universal design elements, and senior housing units should be promoted throughout the planning area.
- *Policy 1.4.2:* The development of accessible housing for residents with disabilities, near transit stations and corridors, should be encouraged.

Objective 1.5: Continue to encourage and support homeownership opportunities.

- *Policy 1.5.1:* Maintain zoning regulations that provide opportunities for developers to build a variety of housing types, including single-family, multi-family, and accessory dwelling units at a variety of price points.
- *Policy 1.5.2:* New diverse housing types at different price points should be encouraged.

Objective 1.6: Attract retirees and commuters to Warsaw.

- *Policy 1.6.1:* Universal design should be encouraged to facilitate the ability of homeowners to age in place.



- **Policy 1.6.2:** Street patterns that consider multimodal transportation alternatives and access to circulation between adjacent neighborhoods, parks, commercial, and employment centers should be encouraged.
- **Policy 1.6.3:** Construction or redevelopment of vertical mixed-use buildings, including housing options, should be encouraged throughout the downtown area.

7.3 Land Use, Growth Management, & Economic Development

The Town of Warsaw is uniquely positioned to proactively plan a healthy, inclusive, and thriving community based on the reality that the majority of the planning area is vacant property (62.33%). To date, the community has been laid out in a traditional Euclidean land use design with much of the developed land area lying within the Low-Density Residential and Agricultural land use categories. Further, non-residential uses have been located primarily along major roads and around major intersections and industrial areas siloed along the rail line and outskirts of Town. The creation of mixed-use opportunities and transitional zones will ensure the community is progressive when establishing appropriate development patterns for the next twenty years. This tactic will balance the need to manage growth with respect to environmental resources and will provide economic tools to solicit innovative entrepreneurship.

Goal 2: Promote a sustainable land development pattern that complements the character of the Town, utilizes existing resources, and promotes economic development.

Objective 2.1: Enhance the aesthetic value of the built environment.

- **Policy 2.1.1:** Tree preservation should be a priority in development where significant trees can be protected for meaningful impact and appearance.
- **Policy 2.1.2:** Brownfield redevelopment, redevelopment of underutilized sites and blighted properties, and adaptive reuse of existing structures should be encouraged.

Objective 2.2: Mitigate natural hazards.

- **Policy 2.2.1:** Environmentally sensitive areas should be identified, protected, and maintained.
- **Policy 2.2.2:** Protective development standards should be enforced, such as elevation requirements for buildings located within recorded floodplains.

Objective 2.3: Preserve critical natural and cultural resources and wildlife habitats.

- **Policy 2.3.1:** Low impact development, infill, and redevelopment projects should be encouraged.
- **Policy 2.3.2:** The design and construction of public facilities, including roadways and stormwater controls, should utilize best management practices.



Goal 3: To create a diverse economy that provides local employment opportunities, provides a living wage, and helps the town sustain a high level of public services.

Objective 3.1: Support development of a qualified workforce.

- *Policy 3.1.1:* Job training, retraining, and related programs should be supported to help Warsaw's workforce transition to a more modern workforce.
- *Policy 3.1.2:* Collaborations that provide youth with job opportunities should be supported.

Objective 3.2: Provide residents with access to quality jobs.

- *Policy 3.2.1:* The needs of niche industry should be supported, and space and infrastructure needs to support these businesses should be proactively provided.
- *Policy 3.2.2:* Land use and zoning regulations should support retail, office, and mixed-use infill and should not enforce segregated land use patterns, forcing non-residential users to the periphery of the planning jurisdiction.

Objective 3.3: Implement a coordinated economic development strategy.

- *Policy 3.3.1:* Investments in public infrastructure, including parks, schools, sidewalks, and streetscapes, should be done in a targeted manner, prioritizing neighborhoods of greatest need.
- *Policy 3.3.2:* Intensification and retrofitting of existing office and retail clusters with new interconnected multimodal-friendly residential and retail uses should be encouraged where appropriate.
- *Policy 3.3.3:* An equitable approach to economic development efforts, funding, and planning should be supported throughout the town.

Objective 3.4: Recruit industrial development.

- *Policy 3.4.1:* Business recruitment efforts should focus on industry and business that are environmentally conscious, promote sustainable practices, and reduce negative impacts on the natural environment.

Objective 3.5: Support development of local businesses.

- *Policy 3.5.1:* Training, technical assistance, incentives, and incubator facilities that foster small business should be provided to help create a diverse local economy.
- *Policy 3.5.2:* Small businesses and entrepreneurs should be encouraged to locate in underserved areas of the community.
- *Policy 3.5.3:* Low-impact, home-based businesses should be supported, where appropriate.



7.4 Community Character and Identity

The Town of Warsaw's location with direct access to US Route 117, NC Highway 50, and Interstate 40 will demand the attention of developers in the next twenty years, as nearby communities experience limitations on available land. The community should have the foresight now to improve its community identity and to differentiate itself from nearby communities with its vibrant small-town character.

Goal 4: Cultivate the identity of the Town of Warsaw as a hub of economic activity in the region with small town atmosphere.

Objective 4.1 Improve, maintain, and market Warsaw's small-town character, charming downtown, and recreational amenities as desirable assets and key factors in attracting and retaining business, industry, residents, and tourism.

- *Policy 4.1.1:* Utilize code enforcement and nuisance abatement to improve residential and non-residential areas.
- *Policy 4.1.2:* Improve landscaping and lighting requirements for new developments and work with existing developments to retrofit outdated sites.
- *Policy 4.1.3:* Establish building design requirements to set an architectural standard for construction in the Town and work with existing developments to retrofit outdated buildings.
- *Policy 4.1.4:* Improve sign regulations for commercial development to reduce visual clutter and enhance rather than detract from the built environment.
- *Policy 4.1.5:* Install wayfinding signs to direct residents and visitors to area attractions.

Objective 4.2: Implement a Neighborhood Planning Initiative plan for each definable neighborhood in Warsaw.

- *Policy 4.2.1:* Identify neighborhood leaders to become governmental liaisons and collaborate with each to ensure representation during policy discussions.
- *Policy 4.2.2:* Hold regular neighborhood meetings to identify problems, areas of need, and issues that could be addressed by or in cooperation with the Town.
- *Policy 4.2.3:* Utilize a multi-department approach in addressing community concerns and issues.
- *Policy 4.2.3:* Develop a list of strategies for each neighborhood and identify funding for needed improvements.

7.5 Infrastructure, Public Services, and Transportation

The town's geographic location continues to make it a viable location for growth. With growth comes the need for reliable facilities, services, and transportation. To maintain a desirable quality of life, the town will need to invest in new and existing facilities and programming.

Goal 5: To provide public services efficiently and equitably so that a high quality of life for residents is sustained and the current and future needs of development are satisfied.



Objective 5.1: Extend public services at an affordable cost.

- *Policy 5.1.1:* Standards and programs that coordinate development to the adequate provision of infrastructure and public service will ensure orderly and cost-efficient administration of public utilities.
- *Policy 5.1.2:* Provide adequate facilities to facilitate growth across the planning jurisdiction.

Objective 5.2: Maintain sufficient public infrastructure capacity.

- *Policy 5.2.1:* Growth and redevelopment should be encouraged in areas already served by adequate utilities.
- *Policy 5.2.2:* Water and wastewater system planning should account for climate and precipitation patterns prior to forecast projections and expansion plans.

Objective 5.3: Promote public safety in neighborhoods.

- *Policy 5.3.1:* Crime prevention through environmental design techniques (CPTED) should be encouraged as a way to maximize crime prevention and community safety.
- *Policy 5.3.2:* Police presence and services should be planned for in order to protect the public health and safety of Warsaw's citizens.
- *Policy 5.3.3:* Community policing programs should be encouraged and supported.

Objective 5.4: Provide quality recreation and other public services for all age groups.

- *Policy 5.4.1:* Community facilities and programs should be distributed equitably.
- *Policy 5.4.2:* Community facilities should be planned for which address the needs of the community, in terms of programming, recreation, access, and services.
- *Policy 5.4.3:* Community facilities should share locations, where possible, to maximize citizen and business access, and encourage efficient use of land and resources.

Objective 5.5: Maintain a safe and convenient multimodal transportation system.

- *Policy 5.5.1:* Comprehensive transportation impacts, including parking and impacts to all modes of transportation, should be identified and addressed before development or redevelopment is implemented.
- *Policy 5.5.2:* New residential, commercial, and mixed-use developments that require roadway improvements should include a multimodal network.
- *Policy 5.5.3:* Ongoing regional transportation planning efforts should be supported to coordinate planning, operations, and funding priorities.
- *Policy 5.5.4:* Investigate grant opportunities to retrofit existing community schools and provide safe pedestrian routes.



Objective 5.6: Maintain quality educational programs for citizens of all ages and experiences.

- *Policy 5.6.1:* Equity in school facilities should be considered when making determinations about school construction, closures, and rehabilitation plans.
- *Policy 5.6.2:* School siting and assignment policies should account for inclusion, walkability, and health impacts.
- *Policy 5.6.3:* Workforce programs and initiatives should be a community priority.

7.6 Downtown Development and Historic Resources

Land use and development best practices and priorities have evolved over the years. Today's concentration is afforded to placemaking. Placemaking exploits a local community's assets, inspiration, and potential, with the intention of creating public spaces that promote people's health, happiness, and well-being. The community's history is one of its largest assets; therefore, protection of historical resources should be a consideration as the town looks at the planning horizon. Additionally, the Town should seek to remind residents and visitors the beauty and charm that can exist in the downtown area.

Goal 6: To provide a compatible mix of land uses, both vertically and horizontally, that provide suitable locations for residents to live, work, shop, and recreate. Development decisions should promote the principles of sustainable development.

Objective 6.1: Promote vitality of downtown.

- *Policy 6.1.1:* Mixed-use development should be promoted as a means of revitalizing and enhancing economic development.
- *Policy 6.1.2:* The redevelopment of underutilized sites, including surface parking lots and brownfield sites, should be prioritized.
- *Policy 6.1.3:* Any publicly owned properties not needed for public use should be made available for redevelopment.

Objective 6.2: Historic preservation.

- *Policy 6.2.1:* Historic resources, including buildings, landmarks, landscapes, natural areas, public viewsheds, cemeteries, and archaeological resources should be identified, preserved, and protected.
- *Policy 6.2.2:* The town's historic resources should be recognized and promoted as an economic asset.
- *Policy 6.2.3:* Adaptive reuse of historic buildings and sites should be encouraged.



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APPENDICES

Appendix A. Citizen Participation Plan



TOWN OF WARSAW LAND USE PLAN/UNIFIED DEVELOPMENT ORDINANCE CITIZEN PARTICIPATION PLAN

Introduction

The Town of Warsaw has initiated the preparation of a Land Use Plan (LUP) and Unified Development Ordinance (UDO) for the Warsaw planning jurisdiction. The final documents will serve as a comprehensive plan for future public investment to achieve the community's overall vision. The intent of this project is to identify development goals, policies, and initiatives supported by the community.

Recognizing that a collaborative effort with the public is essential, the initial step in the planning process is the adoption of this Citizen Participation Plan (CPP) by the Warsaw Board of Commissioners. Approval of the CPP was accomplished on November 14, 2022.

Responsibility

A joint committee comprised of the Warsaw Board of Commissioners and Planning Board (the Board) has been appointed to supervise the preparation of the Land Use Plan and Unified Development Ordinance. The town's staff and consultant will serve in an advisory capacity to the Board. The Land Use Plan and Unified Development Ordinance will be drafted by Insight Planning & Development, the town's consultant. Final approval will be by the Warsaw Board of Commissioners.

Meetings

All Board meetings will be conducted in an open format which will encourage public involvement/engagement. The Board will conduct up to six (6) work sessions to prepare the draft Land Use Plan and Unified Development Ordinance. At a minimum, the following meetings will be conducted throughout the plan preparation process:

- Work sessions with the Board of Commissioners/Planning Board. At each meeting, the location, date, and time of the succeeding meeting will be determined.
- Submit the final draft plan/UDO to the Planning Board for review and recommendation to the Board of Commissioners for adoption of the Land Use Plan.

- Present the final plan/UDO to the Board of Commissioners for public hearing and adoption.

Public Notification

As public bodies, all meetings of the Board of Commissioners/Planning Board are conducted in an open and transparent manner. All meetings are open to the public and Warsaw citizens are encouraged to attend and participate.

To ensure public awareness of the Land Use Plan/Unified Development Ordinance project, meeting times and dates, project updates, and public participation opportunities, and to increase ease of access to Land Use Plan/UDO-specific information, the following are proposed:

- The project team will create and maintain an interactive LUP/UDO-dedicated website to both collect and disseminate information. Project progress, public notifications, and the draft documents will be posted on this website for ease of public review and comment.
- Advertisements will be placed on the specialized LUP/UDO-dedicated website, the Town's website (<https://www.townofwarsawnc.com/>), posted on all Town bulletin boards, the Town's phone tree notification system, and published in the local newspaper.
- Sign-up sheets will be placed in the Warsaw Town Hall in all public greeting areas, at the Warsaw-Kornegay Library, 117 East College Street, and at all meetings of public bodies and other groups held at the Town Hall, for interested persons and groups to register to receive electronic messaging, including meeting notifications, update information, and opportunities for review of the draft documents. Similar opportunities for registration will be placed on the project website and Town's website. Staff will transmit lists updates to the consultant on an at-least bi-weekly basis. Individuals who place their names on this list will be emailed notices announcing meeting times for review of the Land Use Plan/Unified Development Ordinance.

Dissemination of Information

The following procedures will be utilized to ensure the availability of information:

- Copies of the draft documents will be available for public review in the Town Hall, 121 S. Front Street, Warsaw, NC.

- Using the sites and methods of public notification provided in the ***Public Notification*** section, the availability of the draft plan will be publicly announced, and the draft documents will be posted for public review and/or printing. Information regarding the location of the online documents will be included in all published notices of Board meetings and communicated at all meetings of the Board of Commissioners.
- As they are readied for discussion, sections of the draft documents will be provided to the Board prior to any meetings at which they will be discussed. Planning Board meeting materials, as well as Board of Commissioners meeting materials, will all be posted on the Town's website, for public information and review.
- Copies of the draft documents or sections of the draft documents may also be obtained from the Town Hall, 121 S. Front Street, Warsaw, NC.

Public Comment

Throughout the process, the public will have the following opportunities for input:

- At each Board of Commissioners/Planning Board meeting, time will be allocated for public comment, both written and oral, which includes the opportunities for questions.
- At any time during the preparation of the draft documents, the public may submit written or email comments. Information on how to submit such comments will be provided on public notices and websites.
- The work sessions and public hearings will all provide additional opportunities for public input and questions.

Schedule

The planning process will utilize the following schedule:

Phase	Project Task	Timeframe
Phase I:	• Project Kickoff	November 2022
Phase II:	• Land Use Plan Development • Completion, Review, and Adoption	December 2022-February 2023 March-April 2023
Phase III:	• UDO Development • Completion, Review, and Adoption	May-August 2023 September-October 2023

NOTE: This schedule may be subject to change as project milestones are achieved.

Appendix B. Warsaw Historic District

Roughly bounded by the (former) Atlantic Coastline Railroad right-of-way, N. Front Street, Pollock Street, Frisco Street, Plank Road Street, S. Front Street, College Street, and the west lines of the properties on Railroad Street.

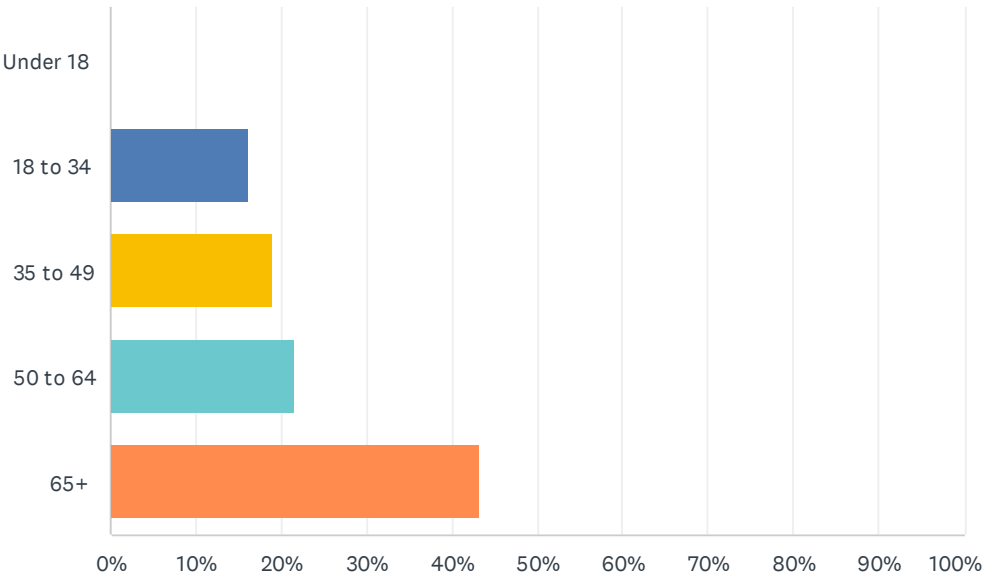
C = Contributing Building N = Noncontributing Building S = Contributing Structure

List #	Date	Description	Status
1	1838	Wilmington & Weldon Railroad Tracks	S
2	1909	Warsaw Inn	C
3	1960	Smith Dry Cleaners	N
4	1918	Hobbs Building	C
5	1918	Quinn-McGowan Furniture Company	C
6	c. 1919	Quinn-McGowan Funeral Home	C
7	1946	Askew Ice Cream Parlor	C
8	1880	Former Bank of Warsaw	C
9	1927	West Market	C
10	c. 1915	John R. Barden Building	C
11	c. 1915	John Frederick Grocery Store	C
12	c. 1915	Evans Jewelers	N
13	c. 1900	Slossberg Store	C
14	c. 1915	Pender Grocery Store	C
15	c. 1960	Warsaw Drug Store	N
16	c. 1915	Warsaw Hardware Store	C
17	c. 1920	D.E. Best General Merchandise	C
18	c. 1920	A. Brooks Department Store	C
19	c. 1915	Brown Drug Store	C
20	c. 1900	Former First National Bank	C
21	c. 1915	W.L. Hill Building	C
22	c. 1915	S.A. Frost and G.P. Pridgen Grocery	C
23	c. 1915	G.E. Pickett Grocery	C
24	c. 1915	J.C. Russ Building	C
25	c. 1915	Taylor Grill	C
26	c. 1915	Sheffield Building	C
27	c. 1920	Farrior Garage	C
28	c. 1930	West Skating Rink	C
29	c. 1930	Warsaw Furniture Company	C
30	1964	Warsaw Post Office	N
31	c. 1980	B.C. Thompson, III Law Offices	N
32	1970	First American Bank	N
33	c. 1960	Swinson House	N
34	c. 1885	Kennedy-Middleton House	C
34A, B	c. 1950	Sheds	N
35	c. 1950	Jones House	N
35A	c. 1950	Garage	N
36	c. 1894	L. P. Best House	C

List #	Date	Description	Status
36A	c. 1894	Carriage House	C
37	1884	Warsaw Presbyterian Church	C
38	1910	F.L. (Lon) Faison House	C
38A	c. 1940	Garage	C
38B	c. 1980	Shed	N
39	c. 1908	Herbert Best House	C
40	1909	George S. Best House	C
41	c. 1945	Leslie Brown, Sr. House	C
42	1889	William P. Kennedy House	C
42A	c. 1908	Garage	C
43	c. 1920	Earl Wall House	C
43A	c. 1920	Garage	C
44	c. 1920	Middleton House	C
44A	c. 1920	Shed	C
45	c. 1880	Samuel Edward Hines House	C
46	c. 1885	Oscar Pearsall Middleton House	C
46A	c. 1950	Garage	N
47	1935	C.W. Surratt House	C
47A	1935	Shed	C
48	1935-40	E.C. Thompson House	C
49	c. 1940	A.J. Jenkins House	C
49A	c. 1940	Garage	C
50	c. 1915	W.L. Hill House	C
50A	c. 1915	Garage	C
50B	c. 1915	Pump House	C
51	1896	Henry L. Stevens House	C
51A	c. 1950	Garage	N
52	c. 1910	John Carter House	C
53	c. 1970	Scotchman Store	N
54	c. 1980	BB&T Building	N
55	c. 1885	Seymour Johnson House	C
56	c. 1908	Barden Hotel	C
57	1850-60	Former Kenansville Post Office	C

Q1 What is your age range (age of person completing this survey)?

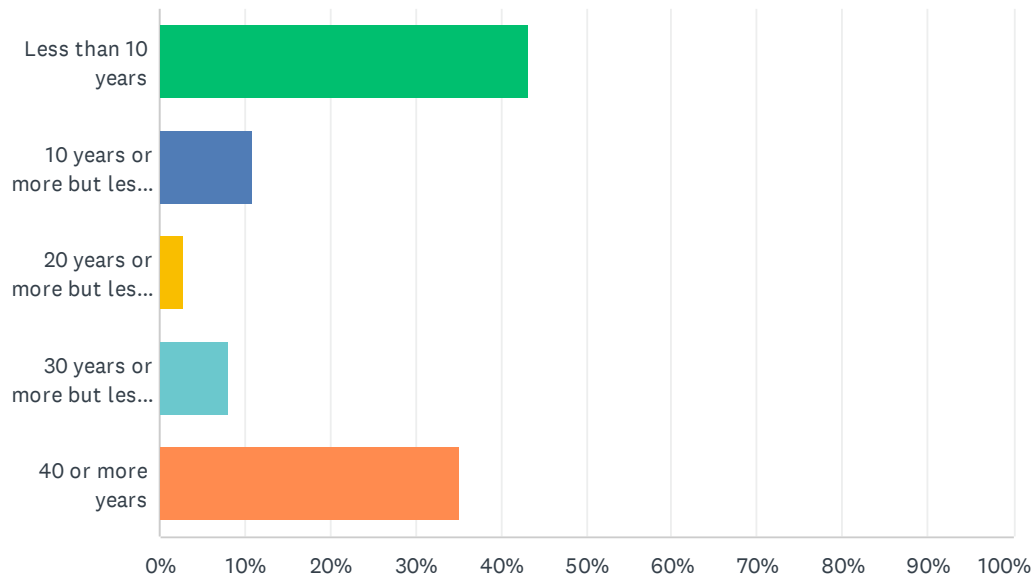
Answered: 37 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18 to 34	16.22%	6
35 to 49	18.92%	7
50 to 64	21.62%	8
65+	43.24%	16
TOTAL		37

Q2 How many years total have you lived in the Town of Warsaw?

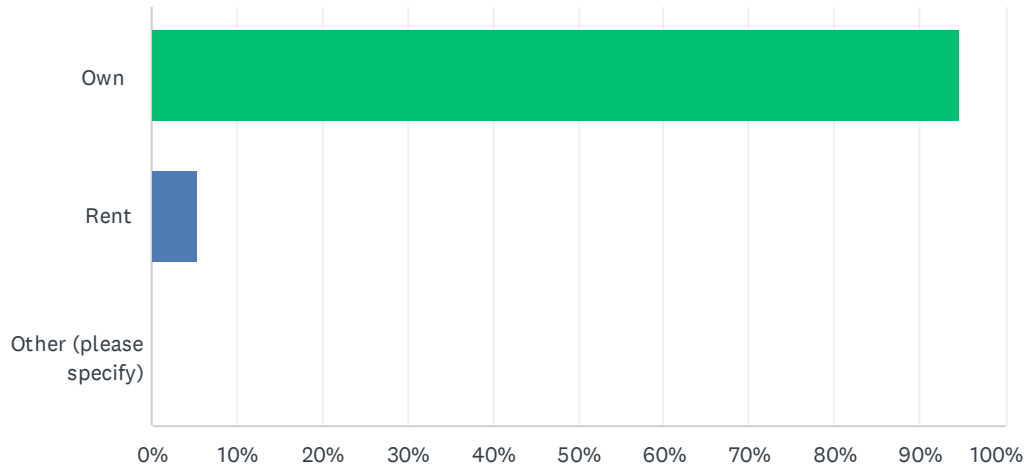
Answered: 37 Skipped: 0



ANSWER CHOICES	RESPONSES	
Less than 10 years	43.24%	16
10 years or more but less than 20 years	10.81%	4
20 years or more but less than 30 years	2.70%	1
30 years or more but less than 40 years	8.11%	3
40 or more years	35.14%	13
TOTAL		37

Q3 Do you own or rent your home?

Answered: 37 Skipped: 0

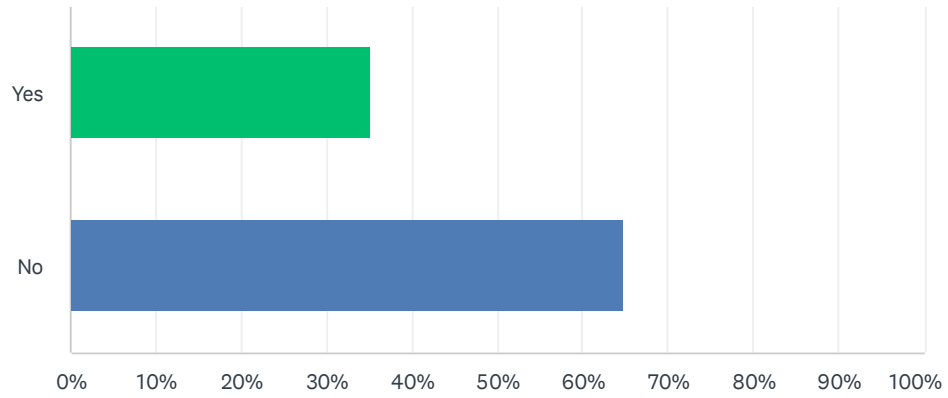


ANSWER CHOICES	RESPONSES	
Own	94.59%	35
Rent	5.41%	2
Other (please specify)	0.00%	0
TOTAL		37

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q4 Do you work within the Town of Warsaw?

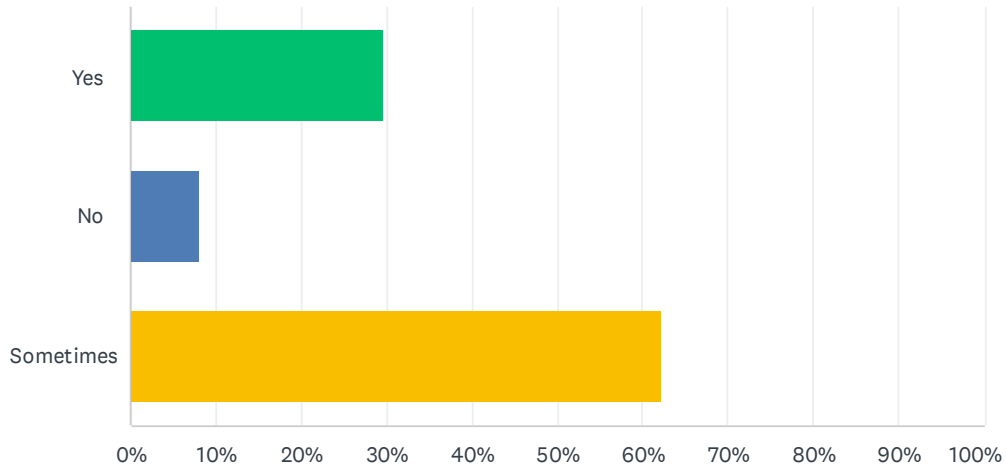
Answered: 37 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	35.14%	13
No	64.86%	24
TOTAL		37

Q5 Do you follow your local government plans and initiatives?

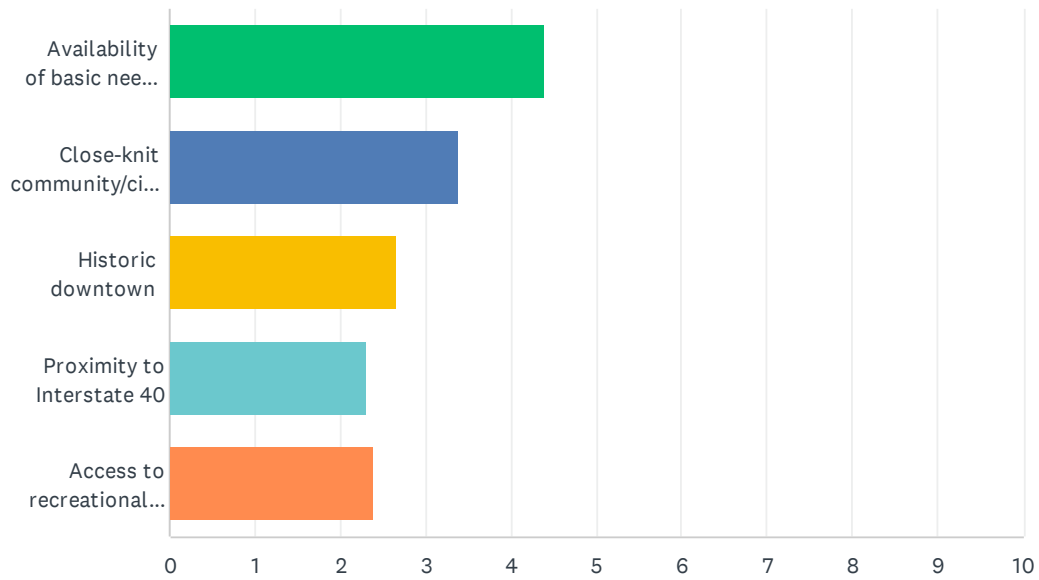
Answered: 37 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	29.73%	11
No	8.11%	3
Sometimes	62.16%	23
TOTAL		37

Q6 Please rank the following Town assets with 1 being the most important.

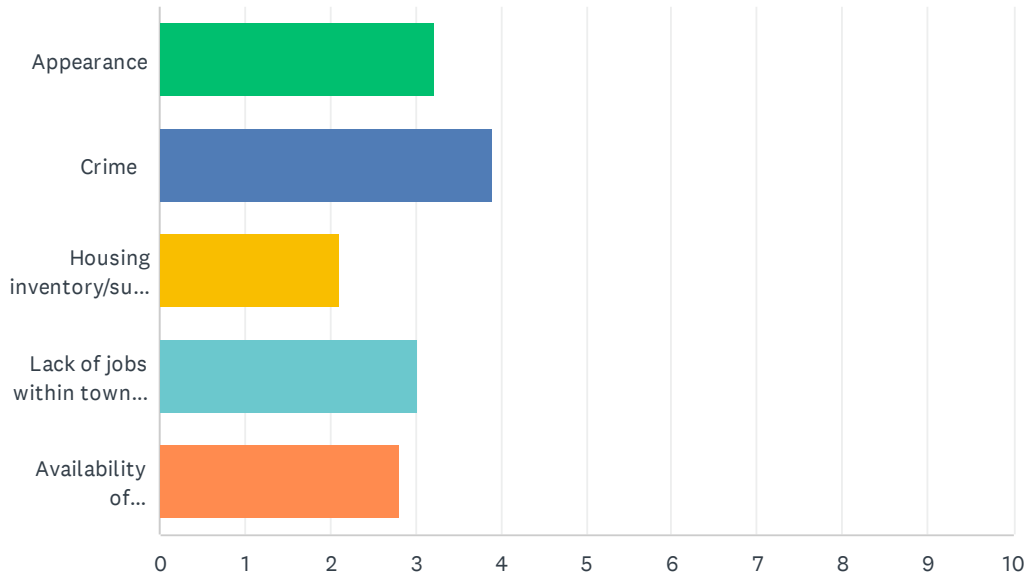
Answered: 37 Skipped: 0



	1	2	3	4	5	N/A	TOTAL	SCORE
Availability of basic needs, including food, water, and sewer	67.57% 25	10.81% 4	13.51% 5	0.00% 0	5.41% 2	2.70% 1	37	4.39
Close-knit community/citizens	10.81% 4	35.14% 13	40.54% 15	2.70% 1	8.11% 3	2.70% 1	37	3.39
Historic downtown	10.81% 4	16.22% 6	18.92% 7	27.03% 10	21.62% 8	5.41% 2	37	2.66
Proximity to Interstate 40	8.11% 3	10.81% 4	8.11% 3	45.95% 17	24.32% 9	2.70% 1	37	2.31
Access to recreational opportunities	2.70% 1	24.32% 9	16.22% 6	18.92% 7	35.14% 13	2.70% 1	37	2.39

Q7 Please rank the following challenges facing the Town of Warsaw with 1 being the biggest challenge.

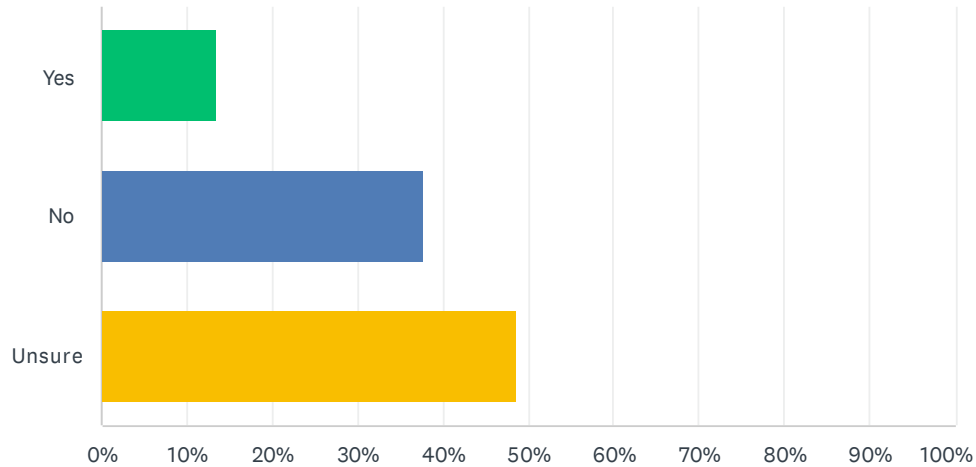
Answered: 37 Skipped: 0



	1	2	3	4	5	N/A	TOTAL	SCORE
Appearance	24.32% 9	10.81% 4	32.43% 12	16.22% 6	10.81% 4	5.41% 2	37	3.23
Crime	40.54% 15	27.03% 10	8.11% 3	16.22% 6	2.70% 1	5.41% 2	37	3.91
Housing inventory/supply	2.70% 1	10.81% 4	21.62% 8	16.22% 6	40.54% 15	8.11% 3	37	2.12
Lack of jobs within town limits	18.92% 7	16.22% 6	21.62% 8	29.73% 11	10.81% 4	2.70% 1	37	3.03
Availability of family-oriented establishments	10.81% 4	29.73% 11	10.81% 4	13.51% 5	27.03% 10	8.11% 3	37	2.82

Q8 Do you think the Town of Warsaw is focused on policy that contributes to citizen's quality of life?

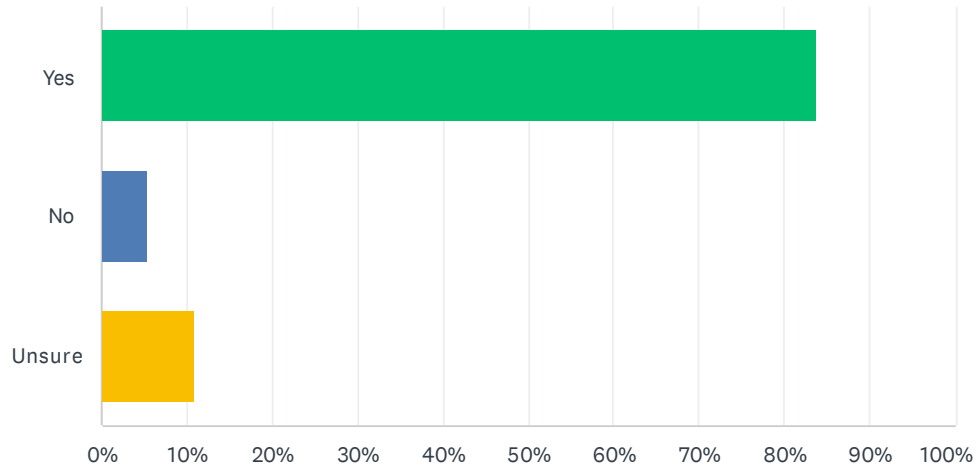
Answered: 37 Skipped: 0



ANSWER CHOICES		RESPONSES	
Yes		13.51%	5
No		37.84%	14
Unsure		48.65%	18
TOTAL			37

Q9 Would you like to see more recreational facilities (i.e., parks, sidewalks, bike/multi-use paths)?

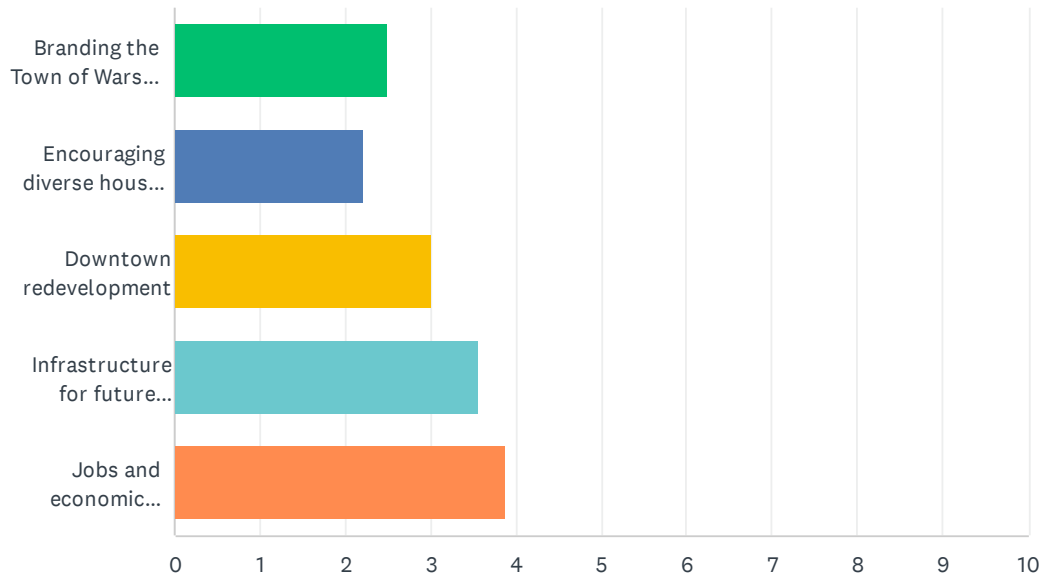
Answered: 37 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	83.78%	31
No	5.41%	2
Unsure	10.81%	4
TOTAL		37

Q10 I think the Town government should prioritize the following and provide funding towards (please rank 1-5, with 1 being most important and 5 being least important):

Answered: 37 Skipped: 0



	1	2	3	4	5	N/A	TOTAL	SCORE
Branding the Town of Warsaw with an identity that is marketed to companies and people	10.81% 4	2.70% 1	24.32% 9	29.73% 11	18.92% 7	13.51% 5	37	2.50
Encouraging diverse housing options	2.70% 1	18.92% 7	8.11% 3	21.62% 8	35.14% 13	13.51% 5	37	2.22
Downtown redevelopment	18.92% 7	18.92% 7	18.92% 7	13.51% 5	21.62% 8	8.11% 3	37	3.00
Infrastructure for future growth	32.43% 12	13.51% 5	24.32% 9	16.22% 6	5.41% 2	8.11% 3	37	3.56
Jobs and economic development	29.73% 11	35.14% 13	13.51% 5	5.41% 2	5.41% 2	10.81% 4	37	3.88

Q11 Finish this sentence: In 5 years, I wish the Town of Warsaw would...

Answered: 37 Skipped: 0

#	RESPONSES	DATE
1	Improve drainage and streets. Improve availability of housing. Address structural decline on Front & Railroad Streets. Strengthen law enforcement against major crime.	5/10/2023 1:15 PM
2	Have downtown redeveloped and full of businesses.	5/10/2023 1:11 PM
3	Improve and draw people to want to live here.	5/10/2023 1:10 PM
4	Be improved, where people would love to live here.	5/10/2023 1:08 PM
5	Partner with nearby townships for county activities to achieve self sufficiency.	5/10/2023 1:05 PM
6	Increase educational activities for our youth. For example, community gardens. Recognize achievements and creative gifts of our youths countywide as well as local (Warsaw).	5/10/2023 1:03 PM
7	be consistent with all. Such as making things look nicer. Helping those who cannot pay for housing improvements. More stores to shop from and places such as parks to walk and relax.	5/10/2023 1:00 PM
8	have jobs and adequate housing.	4/27/2023 11:48 AM
9	Be committed to a plan of growth for better community and citizen growth	4/26/2023 11:22 AM
10	Have a better appearance. Be more diverse business wise, especially downtown.	4/19/2023 10:02 PM
11	Have a better appearance. Be more diverse business wise, especially downtown.	4/19/2023 9:55 PM
12	Would have employees in government offices who are committed to all citizens regardless of race and economic standing	4/19/2023 11:36 AM
13	have more shopping.	4/19/2023 9:48 AM
14	N/A	4/19/2023 9:46 AM
15	grow with jobs and recreation.	4/19/2023 9:43 AM
16	learn to develop better housing, learn to promote new business, citizens would learn to work together.	4/19/2023 9:42 AM
17	Clean up old buildings and use space for inward growth.	4/19/2023 9:39 AM
18	Revitalize downtown, demolish vacant deteriorated homes and buildings, clean up gas stations on 117.	4/18/2023 6:02 PM
19	Clean up the gas stations on 117. They make us look like we live in the hood!	4/18/2023 6:00 PM
20	enforce noise ordinances after 9 pm.	4/18/2023 5:37 PM
21	expand to include more opportunities to assist students & families, more family-friendly restaurant options (ex. Olive Garden, Cracker Barrel), grocery & retail options (ex. Food Lion, Walmart, etc.), bowling alley (attractions), skating rink. Hotels need to be more appealing to bring in more business. Provide a workspace for tourist to go and work in town with internet & printing capabilities.	3/16/2023 3:47 PM
22	communicate, work together.	3/16/2023 3:38 PM
23	consider all citizens of Warsaw as a whole to make it a better place of living, with schools and stores so we won't have to travel 30 miles to shop.	3/16/2023 3:37 PM
24	concentrate on the overall "look" and appearance when entering Warsaw from all 4 directions - 24 & 117. We need to attract businesses that will pull clientel from other cities/towns	3/9/2023 3:35 PM
25	Get the crime rate down	2/24/2023 4:10 PM

Town of Warsaw Land Use Plan Survey

26	Would have events for all people	2/17/2023 3:19 PM
27	provide more culture and unique recreational opportunities.	2/14/2023 8:41 AM
28	Look for new people on board	2/13/2023 6:59 PM
29	Bring more people of color into the businesses downtown. Make it available for businesses to open downtown.	12/19/2022 10:00 PM
30	Clean up the town and reduce crime	12/15/2022 10:26 PM
31	Improve its appearance, especially as you come into town and improve the buildings downtown.	12/13/2022 3:57 PM
32	Have recreation activities for teens	12/13/2022 12:22 PM
33	Have less crime	12/13/2022 4:13 AM
34	Have more people involved with activities instead of everyone wanting to receive. (There was more people trick or treating than people giving out candy downtown) community needs to be more involved	12/12/2022 10:17 PM
35	Be more competitive.	12/12/2022 5:27 PM
36	Grow in size.	12/12/2022 4:42 PM
37	Have more things to do for our youth!	12/12/2022 3:44 PM

Q12 Please provide any additional comments you may have about the current or future aspects of Warsaw.

Answered: 24 Skipped: 13

#	RESPONSES	DATE
1	I would like to see Warsaw grow and have housing, jobs, and stores in and are easy to get to. Affordable housing also.	5/10/2023 1:10 PM
2	It would be nice to see a great improvement with our town and people. We all pull together. God made us all.	5/10/2023 1:08 PM
3	Recruit volunteers for community assistance programs, especially for seniors.	5/10/2023 1:05 PM
4	Engage all citizens/children in monthly tours of businesses to know "what is going on" - here in Warsaw.	5/10/2023 1:03 PM
5	Cops treatment, need to know how to talk and handle situations better. One sided! Make landlords clean up the trees and shrubs.	5/10/2023 1:00 PM
6	Warsaw is full of promise as are the other small towns around here. There just has to be citizen and city government support for the vision	4/26/2023 11:22 AM
7	I think some of the buildings downtown especially should be made available for purchase so that we can have a better looking, more diverse town. I'd like to see some positive black owned businesses as well.	4/19/2023 9:55 PM
8	None at this time	4/19/2023 11:36 AM
9	Would love to see the historic downtown be refurbished; so many beautiful buildings.	4/19/2023 9:48 AM
10	Do not outgrow infrastructure; any plan for growth or expansion should include provisions to grow infrastructure. Do not implement plans, growth, or programs that cause taxes to be a burden.	4/19/2023 9:46 AM
11	Warsaw is a town that needs changes. They are not willing to make the town better.	4/19/2023 9:42 AM
12	Any future land use plan should address future planning for public safety, including emergency vehicle access, development of robust infrastructure before growth arrives.	4/18/2023 6:02 PM
13	I'm worried about all the recent violence.	4/18/2023 6:00 PM
14	Ok	4/18/2023 5:37 PM
15	We are not informed. Digital communications should go out to citizens. Collection of email addresses, everyone doesn't purchase the newspaper, digital newsletter. I feel that the I-40W area (housing) should be rezoned to residential as it was not fairly advertised or voted on in years past. Families are stuck in limbo in the event that houses in said area are lost. We would still own our land/property but are currently unable to rebuild homes due to former rezoning. The Town of Warsaw needs to attract tourist & customers who frequent I-40 rest area and eateries when traveling. Build our town and market its history while adding a few fresh new places that people (tourists & citizens) will want to enjoy. Revamp rest area entry off I-40 to minimize accidents.	3/16/2023 3:47 PM
16	Fair and honorable!	3/16/2023 3:37 PM
17	Warsaw has great potential but the goal needs to be common and attainable.	3/9/2023 3:35 PM
18	Crime is at an all time high. Rent is too high and jobs in the area aren't paying enough to maintain bills, children, food, etc.	2/24/2023 4:10 PM
19	I am mostly concerned about the crime here. I think if people have more positive things to do with their time, they may not be so prone to engage in criminal activity.	2/14/2023 8:41 AM
20	New town. Board	2/13/2023 6:59 PM

Town of Warsaw Land Use Plan Survey

21	I feel like there are not a lot of opportunities for people of color to progress in this town, which is saddening given the demographics.	12/19/2022 10:00 PM
22	If Warsaw wants to encourage industry, restaurants, etc to be here they need to fix the water/sewer situation of the town.	12/13/2022 3:57 PM
23	There are no safe areas to run or cycle. No one here is accustomed to seeing athletes, so they don't pay attention to sharing the road.	12/13/2022 12:22 PM
24	Bring back things like fireworks for the kids to enjoy.	12/12/2022 3:44 PM