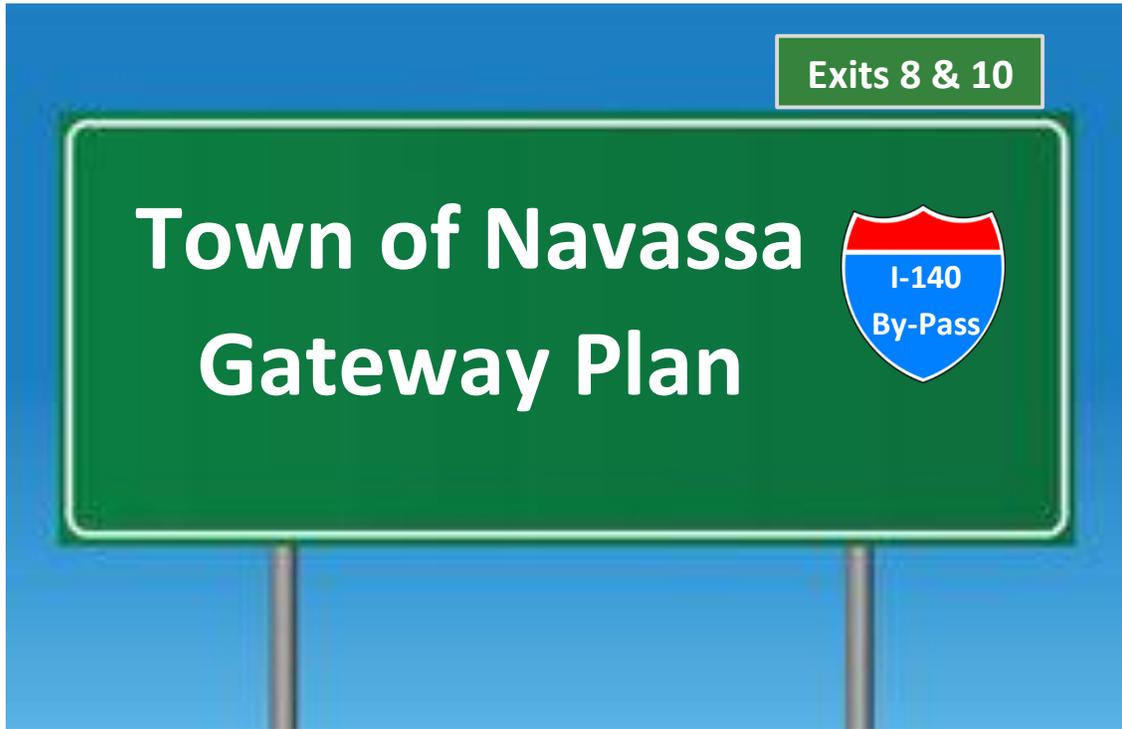


Town of Navassa – Gateway Plan 2016



For Town of Navassa by the
North Carolina Department of Commerce
NC Main Street and Rural Planning Center
Rural Economic Development Division



Acknowledgements

Town of Navassa Gateway Plan 2016

Work Group *additional public members – more information at 1st meeting*

Reviewed and recommended for adoption.

Planning Board

Reviewed and recommended for adoption.

Diane Graham, Chairwoman

Walter Ballard

Scott McCaffrey

Robert McMillan

Levi Moore, Jr.

Ernest Mooring, Ex-Officio

Town Council

Adopted: *date* _____

Eulis Willis, Mayor

Frank Willis, Councilman - District 1

Minnie Brown, Councilwoman – District 1

Ernest Mooring Jr., Councilman – District 1

Milton Burns, Councilman – District 2

Athelston Bethel, Councilman – District 3

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Staff would like to thank and recognize all who contributed their effort to the Plan Including: citizens, business persons, Work Group, Town Planning Board, Town Council, Town staff, NC Main Street and Rural Planning Center, Cape Fear Council of Governments, Brunswick County, and Economic Development Partnership of North Carolina. **Additional thank you:** Patrick Riddle, NC- Department of Transportation. Mike Hargett, Brunswick County.

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I-140 road interchange area - Mt. Misery Road (Exit 8) and Cedar Hill Road (Exit 10)

Map 1: Future land use – for example

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- Industrial
- Transition
- Park

Map 2: Infrastructure – for example

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- Sewer
- Roads
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Map 3: Development scenario – for example

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- Right-of-way
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C. Survey

Community meeting survey

- Where do you live?
- Do you own or rent property?
- Do you own land you would be interested in including in the development plan?
- What objectives do you consider most important?
- Do you support the Town's effort to promote growth and economic development?
- Your thoughts and comments would be helpful. Do you have any other thoughts to share?

Section 1. Introduction

1-1 Navassa area

The Town of Navassa is strategically located two to six miles west of Wilmington, and one to two miles north of Leland and the US 74/76/17 highway. Over 26,000 vehicles travel on the US 74/76 highway (at Old Fayetteville Road) through the area each day. NC-DOT is in the process of constructing approximately 7 miles of a four lane I-140 By-Pass highway across the Cape Fear River between US 421 and US 74/76. The under construction By-Pass road will go through Navassa just north and parallel of the CSX Railroad tracks. The By-Pass road will connect to the recently completed east-west I-140 segment west of Wrightsboro, and the north-south I-140 segment just west of Leland. There will be two I-140 By-Pass on off interchanges in Navassa at Mt. Misery Road (Exit 8) and Cedar Hill Road (Exit 10). The By-Pass is scheduled to open in late 2017 with full completion in spring 2018. The By-Pass highway presents an opportunity for Navassa to economically plan to capture some of the future road traffic with commercial and industrial serving development for the Town.

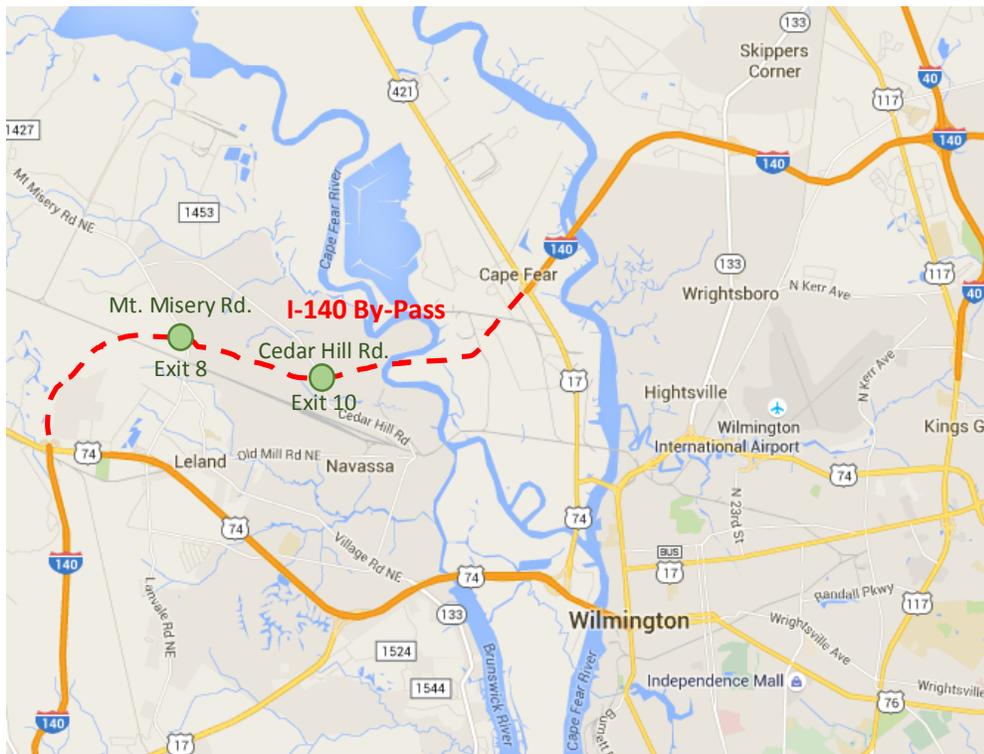


Figure 1-1. Navassa location of the I-140 By-Pass and the Mt. Misery Road and Cedar Hill Road exits.

1-2 Mt. Misery and Cedar Hill area planning

The following Figure 1-2 shows the general vicinity of the Mt. Misery Road and Cedar Hill Road areas. The aerial photo shows the I-140 By-Pass and interchanges under construction.



Figure 1-2. General vicinity of I-140 By-Pass and the Mt. Misery Road and Cedar Hill Road exits under construction.

The Mt. Misery Road and under construction (Exit 8) and I-140 By-Pass area (Figure 1-3) is characterized by vacant land to the northeast. To the southeast is vacant land between the interchange and the CSX railroad tracks. Southeast of the CSX railroad tracks is an industrial use, and a mini mart along Mt. Misery Road. Off Lincoln Road is an assisted medical care home facility, and the Eastbrook residential subdivision. To the southwest of the interchange area is largely vacant land with some development. There are industrial uses along Industrial Boulevard. Along Mt. Misery Road there is an auto junk yard, an auto body repair and paint shop, and a boat service facility. Manufactured homes are along Walker Street. To the northwest of the interchange area is largely vacant land. There is scattered residential development and a garage and salvage company along Mt. Misery Road. Further northwest is residential development along Quail Hollow Road.

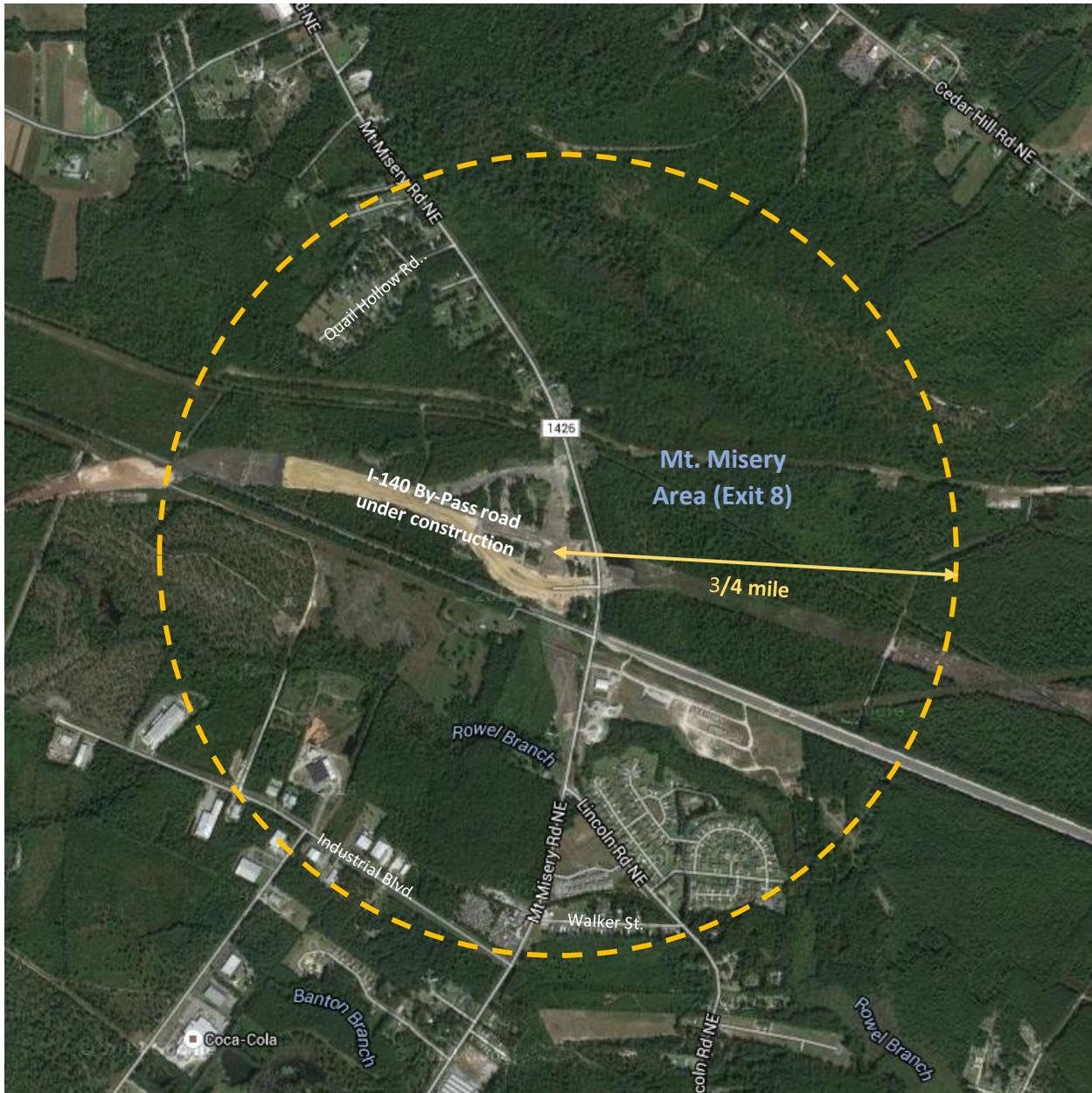


Figure 1-3. Aerial photo of the Mt. Misery Road (Exit 8) I-140 By-Pass interchange – 2016 (Google Maps).

Cedar Hill Road and the under construction (Exit 10) and I-140 By-Pass area (Figure 1-4) is characterized by generally vacant land to the northeast and south of the interchange. There are two earth borrow pit areas to the northeast with ponds. To the northwest is residential development along Davis Way and Wide Way roads. There is also scattered residential development along Cedar Hill Road. At the east end of Royster Road is industrial. CSX Railroad tracks are in the southern portion of the shown circle area.



Figure 1-3. Aerial photo of the Cedar Hill Road (Exit 10) I-140 By-Pass interchange – 2016 (Google maps).

1-3 Work Group meetings

The Navassa Town Council in late winter 2016 passed a resolution supporting this plan effort by the NC Department of Commerce to work with partners and proceed to prepare a Gateway economic plan for the By-Pass interchange areas at Mt. Misery Road, and Cedar Hill Road (Figures 1-3 and 1-4). In the spring of 2016 staff began to work with a Work Group to develop this Navassa Gateway Plan.

A Work Group was comprised of *wording may change depending on who participates* the Planning Board, interested Town residents, business persons, Town staff, NC Department of Commerce – NC Main Street and Rural Planning Center, and the Town planner from the Cape Fear Council of Governments. The Work Group met as the plan material was prepared on approximately a monthly basis. Additional input for the project was solicited from a Brunswick County Economic Development marketing specialist, the Economic Development Partnership of North Carolina southeast industrial manager, and the NC Department of Transportation Division-3 planning engineer.

Throughout the planning process the Town Council was kept informed of the progress. A public meeting was held at Town Hall on _____ to solicit input from citizens and developers on various aspects of the plan. Results of the community input survey from the meeting are found in the Appendix.

Project Tasks and Meeting List
Gateway Economic Development Area Plan
Town of Navassa

Notes: The following meetings will be up to one hour each.

The following tasks, meetings, and material preparation may need to be modified.

Task 1

- Town Council resolution of support for plan
- Planning Board and interested persons as Work Group with project plan
- Staff prepares project Booklet, general project tasks, and meeting list
- Staff prepares outline of plan
- Staff begins researching and preparing information
- Staff orders ESRI economic data (\$50.00 cost to Town) which is retail market place profile
- Staff gathers GIS shapefiles and aerials and begins making three project maps

Meeting 1 – Staff with Planning Board - Work Group

Project overview – Booklet

Plan outline

Review material

- Cover sheet
- Acknowledgements
- Table of contents
- Introduction
- Scope of Gateway area plan

Task 2

Staff summarizes Meeting 1 comments and adds it to the draft plan

Staff prepares material for Meeting 2

Meeting 2 – Staff with Planning Board – Work Group

Review material: Gateway plan focus area strategies

Task 3

Staff summarizes Meeting 2 comments and adds it to the draft plan

Staff prepares material for Meeting 3

Meeting 3 – Staff with Planning Board – Work Group

Policy recommendations and strategy implementation

Task 4

Staff summarizes Meeting 3 comments and adds it to the draft plan
Staff prepares material for Meeting 4

Meeting 4 – Staff with Public and Business Persons

Meeting attendees fill out and answer a questionnaire

Input by meeting attendees

- Issues
- Policy recommendations
- Strategy actions implementation

Task 5

Staff summarizes Meeting 4 information and adds it to the draft plan
Staff prepares material for Meeting 5

Meeting 5 – Staff with Planning Board - Work Group

How to use the Gateway plan

Final plan review

Task 6

Staff adds any comments or revisions
Work Group recommends approval and sends plan to Planning Board

Task 7

Staff adds any comments or revisions
Planning Board recommends approval and sends plan to Town Council

Task 8

Town Council reviews plan, makes any revisions
Staff adds any comments or revisions

Meeting 6 - Staff with Town Council

Town Council holds public hearing, makes any revisions with staff, and adopts plan