

VILLAGE OF SIMPSON, NORTH CAROLINA



Land Use Plan



Village of Simpson

Mid-East Commission



Adopted September 2022

ACKNOWLEDGEMENTS

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Mid-East Commission

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Table of Contents

1. Introduction.....	1
2. Background/History	2
3. Demographic and Economic Data.....	4
Table 3.1 – General Population Characteristics.....	5
Figure 3.1 – Population Pyramid.....	6
Figure 3.2 – Population Trends	7
Table 3.2 – Educational Attainment	8
Table 3.3 – Household Income	9
Table 3.4 – General Housing Characteristics	10
Table 3.5 – Average Household Size	11
Table 3.6 – Housing Units by Type.....	11
Table 3.7 – Housing Units by Year Structure Built	12
Table 3.8 – Average Value of Owner Occupied Dwellings.....	13
Table 3.9 – Employment by Industry	15
4. Existing Land Use.....	16
Table 4.1 – Existing Land Use in Total Jurisdiction	16
Table 4.2 – Existing Land use in Village Limits	16
Table 4.3 – Existing Land Use in ETJ.....	17
Map 4.1 – Existing Land Use	18
5. Community Facilities and Infrastructure.....	19
Map 5.1 – Water and Sewer Service.....	20
Map 5.2 – Transportation Network	29
6. Environmental Resources and Natural Hazards.....	33
Map 6.1 – Hydrology	36
Table 6.1 – Soil Suitability for Development.....	38
Map 6.2 – Soil Suitability for Development	39
7. Existing Plans and Ordinances	42
8. Goals, Objectives, and Implementation Strategies.....	46
9. Future Land Use.....	52
Map 9.1 – Future Land Use.....	53
10. Use of the Land Use Plan	54
Appendix A: Public Input Results	56

1. Introduction

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

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

In 2021, the Village of Simpson solicited assistance in updating the land use plan, which was originally adopted in 2008. Assistance was sought from the Mid-East Commission to update the plan.

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

Vision Statement:

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

"The Village of Simpson is a small, safe, attractive community which offers all the necessary services and amenities along with a slow-paced lifestyle, plentiful recreational opportunities and a family-oriented atmosphere."

2. Background/History



The Village of Simpson is located just east of the City of Greenville in eastern Pitt County. The village is located in the Grimesland Township. The village is approximately one-mile south of NC-33 Highway, at the intersection of SR 1755 and SR 1759 and the Norfolk and Southern Railroad. The Tar River lies two miles north of the Village of Simpson's corporate limits and runs adjacent to the northern border of the village's

extraterritorial jurisdiction. The latitude/longitude coordinates for the village are 35°34'31" North, 77°16'43" West (35.575205, -77.278515).

The area is characterized by broad and flat to gently rolling uplands, dissected by swampy stream valleys and interspersed with low to medium density residential uses. For more than 200 years, the uplands have been cultivated. Current cash crops are tobacco, corn, and soybeans.

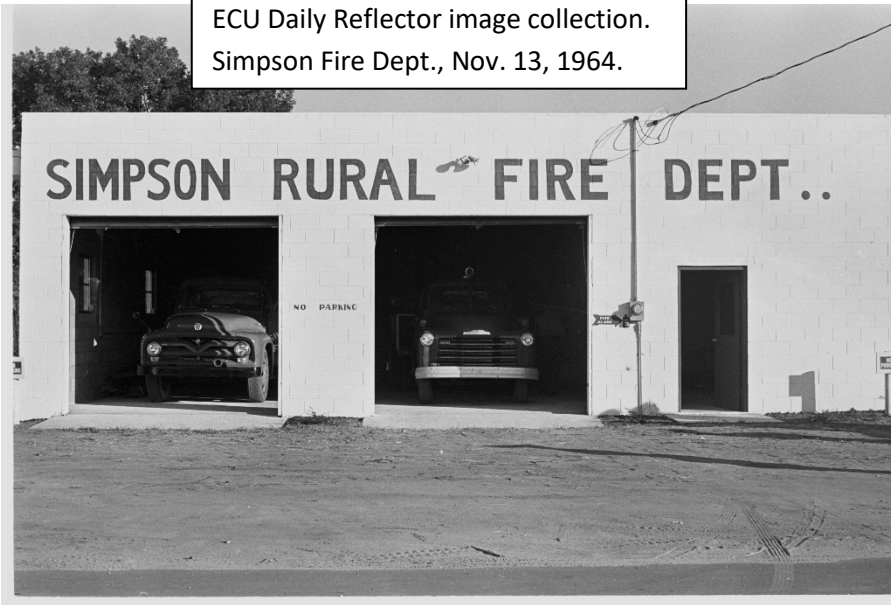
The population of Simpson is 400 residents within the village limits (2019 American Community Survey) which span approximately 0.31 square miles (199 acres). The extraterritorial jurisdiction (ETJ) boundary includes an additional 4.9 square miles bringing the total area within the planning jurisdiction to approximately 5.21 square miles. The population within Simpson's ETJ is estimated at 3,706 persons (1,519 addressed structures times 2.44 person average household size).

The village is governed by a three-member Village Council, a Mayor, and employs a professional staff of one full-time employee to handle the day-to-day dealings of the village. The five-member Village of Simpson Planning Board is currently responsible for the enforcement and administration of the development related ordinances and regulations.

ECU Daily Reflector image collection. Simpson sign. May 6, 1961.



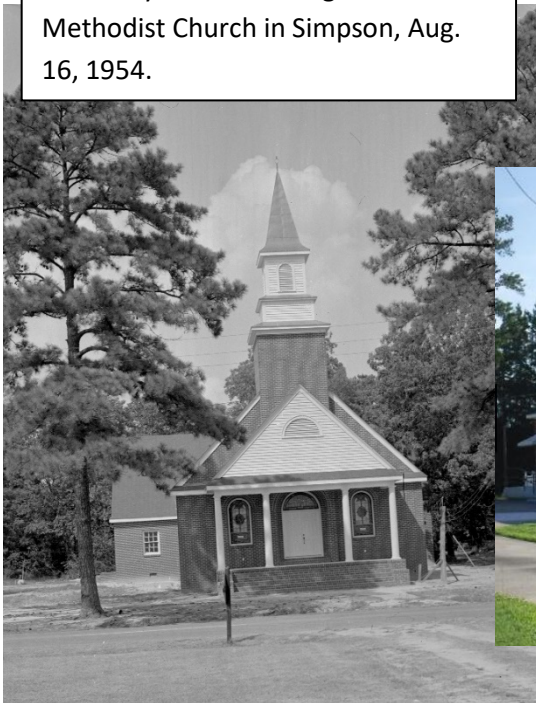
ECU Daily Reflector image collection.
Simpson Fire Dept., Nov. 13, 1964.



Simpson is a small, close-knit village that dates back to the early 1900's. The Village is named for John Simpson, an early settler and general in the Revolutionary War. The community prospered with the completion of the Norfolk and Southern Railroad, which was

built through the village in 1911. In 1916, a post office opened and in 1918, the community was incorporated. During its early years, the village was known as Chicod. During the 1960's, Simpson lost its municipal status. In 1975, the Village of Simpson was incorporated again by the NC General Assembly.

ECU Daily Reflector image collection.
Methodist Church in Simpson, Aug. 16, 1954.



Pitt County OPIS. Phillipi Missionary Baptist Church in Simpson.
Constructed in 1967.



Development pressure has been moving closer to the Village of Simpson in recent years. Just west of the village in the City of Greenville, there are major commercial uses along NC-33 Highway. This includes a Walmart which was opened in 2013, located approximately 1.5 miles from the village limits (half a mile from the ETJ). With the ever-growing Greenville just outside its door, Simpson is facing the most significant development pressures in its long history, which helped to necessitate the development and update of this plan.

3. Demographic and Economic Data

Population

According to the 2019 US Census American Community Survey (ACS), the Village of Simpson has a total population of 400 people within the corporate limits. The population within Simpson's ETJ is estimated at 3,706 persons (1,519 addressed structures times 2.44 person average household size). The following ACS data applies only to the village limits of Simpson.

The age of Simpson's population is slightly older than the state and the country on average, with Simpson's median age being 48.8 years, compared with 39.1 years for North Carolina and 38.5 years for the United States (2019 ACS). When the 2008 Land Use Plan was developed, Simpson's median age was 39 years.

Approximately 16% of Simpson's population is under 18 years of age (2019 ACS), compared with 22.8% cited in the 2008 Land Use Plan. Approximately 19.3% of Simpson's population is 65 years and over (2019 ACS), compared with 14.2% cited in the 2008 Land Use Plan. The data indicates that the population of Simpson is getting older. Figure 3.1 is a population pyramid for the Village of Simpson which shows the population graphed by age group and sex.

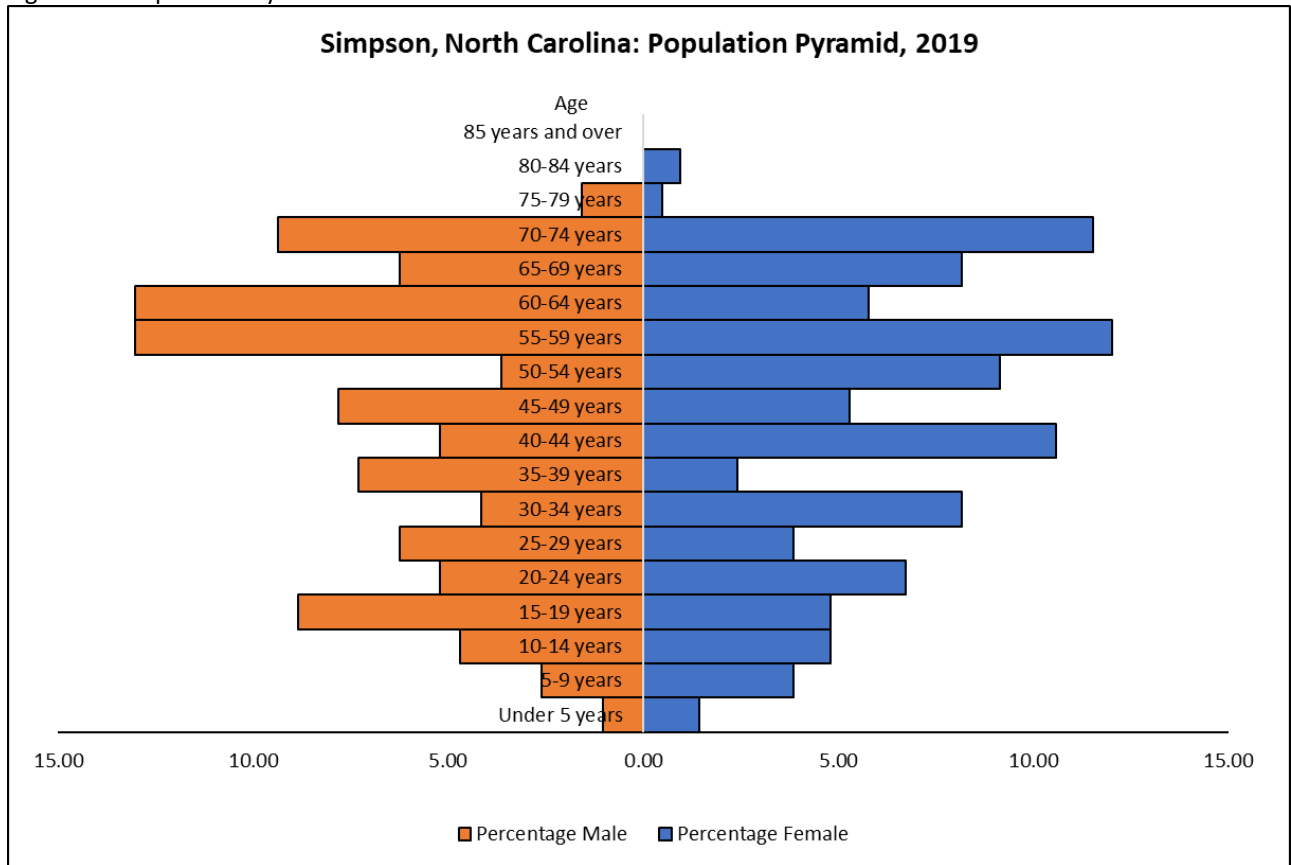
The racial breakdown of Simpson's population is approximately 51.8% white or Caucasian, 43% black or African American, 0.5% American Indian or Alaskan Native, 2.5% some other race, and 2.3% two or more races. Of the total population, 3.8% identified as being of Hispanic or Latino ethnicity. The average household size in Simpson is 2.44 persons and the average family size is 2.61 persons, slightly lower than the state and the country on average. Table 3.1 shows the general population characteristics of Simpson as of the 2019 ACS.

Table 3.1: General Population Characteristics

Simpson, North Carolina: General Population Characteristics, 2019				
General Characteristics	Number	Percent	North Carolina	United States
Total Population	400	100.0%	100.0%	100.0%
Male	192	48.0%	48.6%	49.2%
Female	208	52.0%	51.4%	50.8%
Median Age	48.8	(X)	39.1	38.5
Age Groups				
0-4 years	5	1.3%	5.7%	5.9%
5-14 years	32	8.0%	12.4%	12.6%
15-24 years	51	12.8%	13.4%	13.0%
25-44 years	96	24.0%	25.9%	26.7%
45-64 years	139	34.8%	26.0%	25.4%
65+ years	77	19.3%	16.7%	16.5%
Race				
White or Caucasian	207	51.8%	68.1%	72.0%
Black or African American	172	43.0%	21.5%	12.8%
American Indian and Alaska Native	2	0.5%	1.2%	0.9%
Asian	0	0.0%	3.0%	5.7%
Native Hawaiian or Other Pacific Islander	0	0.0%	0.1%	0.2%
Some Other Race	10	2.5%	3.4%	5.0%
Two or More Races	9	2.3%	2.8%	3.4%
Ethnicity				
Hispanic or Latino	15	3.8%	9.8%	18.4%
Not Hispanic or Latino	385	96.3%	90.2%	81.6%
Average Household Size	2.44	(X)	2.52	2.61
Average Family Size	2.61	(X)	3.11	3.23

Source: 2019 US Census American Community Survey

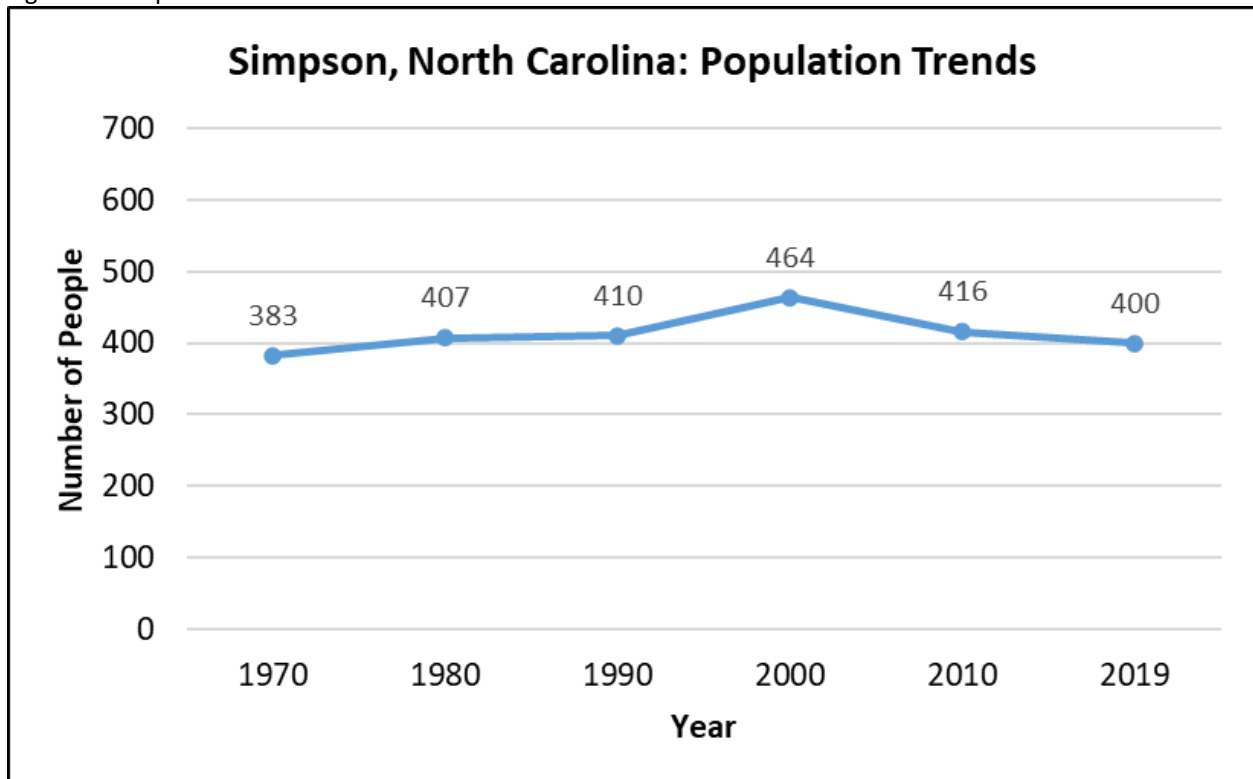
Figure 3.1: Population Pyramid



Source: 2019 American Community Survey

Simpson's population declined by approximately 10.3% from 2000 – 2010, with the 2000 Decennial Census showing 464 people and the 2010 Decennial Census showing 416 people. Simpson's population had a further slight decline of 3.8% from 2010 – 2019, with the 2019 American Community Survey (ACS) showing 400 people. Figure 3.2 shows population trends for Simpson.

Figure 3.2: Population Trends



Education

Of the population aged 25 years and older in Simpson, 92% are high school graduates or higher, which is slightly higher than the state and the country on average. Of the population aged 25 years and older in Simpson, 18.9% have a Bachelor's degrees or higher, which is lower than the state and the country on average. Table 3.2 summarizes educational attainment in Simpson for the population aged 25 years and over as of the 2019 ACS.

Table 3.2: Educational Attainment

Simpson, North Carolina: Educational Attainment, 2019				
Educational Attainment of Population 25 years and over	Number	Percent	North Carolina	United States
Less than 9th Grade	8	2.6%	4.2%	4.8%
9th to 12th Grade, No Diploma	17	5.4%	7.2%	6.6%
High School Graduate or GED	96	30.8%	25.6%	26.9%
Some College, No Degree	73	23.4%	20.6%	20.0%
Associate Degree	59	18.9%	10.1%	8.6%
Bachelor's Degree	40	12.8%	20.5%	20.3%
Graduate or Professional Degree	19	6.1%	11.8%	12.8%
High School Graduate or Higher	287	92.0%	88.6%	88.6%
Bachelor's Degree or Higher	59	18.9%	32.3%	33.1%

Source: 2019 American Community Survey

Income

As of the 2019 ACS, the median household income in Simpson was \$56,458. This is slightly higher than Pitt County on average and comparable to the state on average. Table 3.3 summarizes household income in Simpson.

Table 3.3: Household Income

Simpson, North Carolina: Household Income, 2019				
Income	Number	Percent	Pitt County	North Carolina
Households in 2019	164	100.0%	100.0%	100.0%
Less than \$5,000	3	1.8%	4.0%	3.2%
Less than \$10,000	0	0.0%	4.5%	3.0%
\$10,000 to \$14,999	10	6.1%	5.4%	4.6%
\$15,000 to \$19,999	8	4.9%	5.5%	4.6%
\$20,000 to \$24,999	16	9.8%	5.2%	5.0%
\$25,000 to \$34,999	9	5.5%	8.5%	9.7%
\$35,000 to \$49,999	14	8.5%	13.0%	13.8%
\$50,000 to \$74,999	43	26.2%	21.1%	18.0%
\$75,000 to \$99,999	15	9.1%	11.1%	12.7%
\$100,000 to \$149,999	26	15.9%	13.2%	13.8%
\$150,000 or more	20	12.2%	8.4%	11.5%
Median Household Income	\$56,458	(X)	\$53,401	\$57,341

Source: 2019 American Community Survey

Housing

As of the 2019 ACS, there were approximately 191 total housing units in Simpson, with 85.9% being occupied and 14.1% being vacant. This vacancy rate is slightly higher than the county on average and comparable to the state on average. (There are an additional 1,519 housing units in Simpson's ETJ, but the US Census does not tabulate data based on ETJ boundaries.)

Of the 164 total occupied housing units, approximately 84.1% were owner-occupied while 15.9% were renter occupied. The renter occupied rate in Simpson is significantly lower than Pitt County on average, but part of this can be attributed to apartment rentals geared towards college students in Greenville. However, the renter occupied rate in Simpson is also significantly lower than the state on average.

The median home value in Simpson was \$144,800, which is slightly lower than Pitt County and lower than the state on average. Table 3.4 shows general housing characteristics in Simpson.

Table 3.4: General Housing Characteristics

Simpson, North Carolina: General Housing Characteristics, 2019				
Subject	Number	Percent	Pitt County	North Carolina
Total Housing Units	191	100.0%	100.0%	100.0%
Occupied Housing Units	164	85.9%	87.3%	85.2%
Vacant Housing Units	27	14.1%	12.7%	14.8%
Occupied Housing Units	164	100.0%	100.0%	100.0%
Owner-Occupied Units	138	84.1%	50.3%	65.3%
Renter-Occupied Units	26	15.9%	49.7%	34.7%
Median Home Value	\$144,800	(X)	\$155,700	\$193,200

Source: 2019 American Community Survey

As of the 2019 ACS, the average household size in Simpson was 2.44 persons, which is comparable to Pitt County and to the state on average. The average household size for owner occupants was 2.43 persons while the average household size for renter occupants was 2.5 persons, also comparable to Pitt County and the state on average.

Table 3.5: Average Household Size

Simpson, North Carolina: Average Household Size, 2019			
	Per Unit		
	Total Occupants	Owner Occupants	Renter Occupants
Simpson	2.44	2.43	2.5
Pitt County	2.44	2.49	2.39
North Carolina	2.52	2.59	2.4

Source: 2019 American Community Survey

As of the 2019 ACS, there were approximately 191 total housing units in Simpson, with 81.7% being single family detached homes. The remaining 18.3% of housing units in Simpson are mobile homes. There are no duplexes or apartments in the Village of Simpson. Table 3.6 shows housing units by type in Simpson.

Table 3.6: Housing Units by Type

Simpson, North Carolina: Housing Units by Type, 2019				
Housing Units	Number	Percent	Pitt County	North Carolina
Total Units	191	100.0%	100.0%	100.0%
Single Family Detached Units	156	81.7%	47.6%	65.1%
Single Family Attached Units	0	0.0%	9.7%	4.2%
Duplexes	0	0.0%	2.3%	1.9%
Multi-Family Units	0	0.0%	26.4%	16.5%
Mobile Homes	35	18.3%	13.9%	12.2%
Boat, RV, Van, etc.	0	0.0%	0.1%	0.1%

Source: 2019 American Community Survey

The majority of Simpson’s housing units were built between 1970 – 2009, with the peak of construction occurring in the 1990s. There is also a significant percentage of historic homes in Simpson, with 8.4% of homes having been built in 1939 or earlier. There are fewer new homes in the village, with approximately 2.1% being built in 2014 or later. Table 3.7 shows housing units by year structure built in Simpson.

Table 3.7: Housing Units by Year Structure Built

Simpson, North Carolina: Housing Units by Year Structure Built, 2019				
Subject	Number	Percent	Pitt County	North Carolina
Total Housing Units	191	100.0%	100.0%	100.0%
Built 2014 to 2019	4	2.1%	6.6%	6.3%
Built 2010 to 2013	0	0.0%	4.2%	3.9%
Built 2000 to 2009	41	21.5%	21.2%	18.2%
Built 1990 to 1999	61	31.9%	24.1%	19.4%
Built 1980 to 1989	38	19.9%	15.7%	14.9%
Built 1970 to 1979	22	11.5%	12.6%	13.5%
Built 1960 to 1969	3	1.6%	6.9%	8.7%
Built 1950 to 1959	0	0.0%	5.2%	6.8%
Built 1940 to 1949	6	3.1%	1.0%	3.3%
Built 1939 or earlier	16	8.4%	2.4%	5.0%

Source: 2019 American Community Survey

The median value of owner occupied dwellings in Simpson is \$144,800, slightly lower than Pitt County and the state on average. While there are some outliers in higher and lower brackets, most houses in Simpson fall in the \$50,000 - \$299,999 value brackets. Table 3.8 shows the average value of owner occupied dwellings in Simpson.

Table 3.8: Average Value of Owner Occupied Dwellings

Simpson, North Carolina: Average Value of Owner Occupied Dwellings, 2019				
Value	Number	Percent	Pitt County	North Carolina
Owner Occupied Units	138	100%	100%	100%
Less than \$50,000	9	6.5%	9.1%	7.3%
\$50,000 to \$99,999	30	21.7%	19.4%	12.9%
\$100,000 to \$149,999	36	26.1%	18.6%	15.2%
\$150,000 to \$199,999	45	32.6%	22.3%	16.4%
\$200,000 to \$299,999	17	12.3%	15.6%	21.8%
\$300,000 to \$499,999	1	0.7%	11.6%	18.2%
\$500,000 to \$999,999	0	0.0%	3.1%	6.8%
\$1,000,000 or more	0	0.0%	0.2%	1.3%
Median Value of Owner Occupied Dwellings	\$144,800	(X)	\$155,700	\$193,200

Source: 2019 American Community Survey

Employment by Industry

By far the top industry employing the working population of Simpson is educational services, health care & social assistance, employing 44.7% of the working population. This percentage is higher than Pitt County (31.1%) and significantly higher than the state (22.8%). The percentage of the working population employed in health care & social assistance in Simpson has increased recently, with the 2008 Land Use Plan citing 31.4% employed in the industry.

The second top industry employing the working population of Simpson is retail trade, employing 15.3% of the working population. This percentage is slightly higher than the county and the state on average.

Employment in Simpson is basically spread out over other industries, with less than 10% of the working population being employed in each. As of the 2008 Land Use Plan, manufacturing employed 18.1% of the working population of the Village. Now, manufacturing employs only 4.2%, a significant decline. The data indicates a trend in people losing or leaving manufacturing jobs and taking employment in other industries, primarily educational services, health care & social assistance; and retail trade, which both grew in numbers during the same period. A similar trend was seen in Pitt County with the loss of manufacturing jobs and growth in other industries during this period.

Employment by industry for the civilian employed population aged 16 years and over in Simpson is summarized in Table 3.9 (2019 ACS).

Table 3.9: Employment by Industry

Simpson, North Carolina: Employment by Industry, 2019				
Industry	Number	Percent of Civilian Employed Population 16 Years and Over	Pitt County	North Carolina
Civilian Employed Population 16 Years and Over	190	100%	100%	100%
Agriculture, Forestry, Fishing, Hunting and Mining	0	0.0%	1.9%	1.1%
Construction	8	4.2%	6.3%	7.7%
Manufacturing	7	3.7%	8.2%	11.8%
Wholesale Trade	4	2.1%	2.8%	2.5%
Retail Trade	29	15.3%	11.8%	11.1%
Transportation, Warehousing and Utilities	4	2.1%	3.3%	5.1%
Information	0	0.0%	2.4%	1.6%
Finance, Insurance, Real Estate, Rental and Leasing	5	2.6%	3.6%	6.4%
Professional, Scientific, Management, Administrative and Waste Management Services	17	8.9%	7.4%	11.2%
Educational, Healthcare, and Social Services	85	44.7%	31.1%	22.8%
Arts, Entertainment, Recreation, Accommodation and Food Services	7	3.7%	12.5%	10.0%
Other Services (except public administration)	8	4.2%	5.0%	4.8%
Public Administration	16	8.4%	3.6%	3.9%

Source: 2019 American Community Survey

4: Existing Land Use

As of April 2022, the Simpson planning jurisdiction (city limits and ETJ) consists of 3,334 acres of land or 5.21 square miles (SM). The city limits contain 199 acres (0.31 SM), and the area of the extraterritorial jurisdiction has 3,135 acres (4.90 SM).

Of the 3,334 acres in the total jurisdiction, 1,336 acres (2.09 SM) have been developed for urban use. The remaining 1,998 acres (3.12 SM) of land is vacant, wooded, or being utilized for agricultural purposes.

A land use survey identified the following land uses in Simpson and the ETJ: commercial, governmental, institutional, residential, and vacant/agricultural. Table 4.1 shows the existing land use in the total jurisdiction, Table 4.2 shows the existing land use in the village limits, and Table 4.3 shows the existing land use in the ETJ. Map 4.1 provides a visual of the existing land use.

Table 4.1: Existing Land Use in Total Jurisdiction

Existing Land Use in Total Jurisdiction		
	Acres	Percent
Commercial	65.69	1.97%
Governmental	8.34	0.25%
Institutional	32.88	0.99%
Residential	1,229.12	36.86%
Vacant/Agricultural	1,998.35	59.93%
Total	3,334.38 acres	100%

Table 4.2: Existing Land Use in Village Limits

Existing Land Use in City Limits		
	Acres	Percent
Commercial	10.22	5.13%
Governmental	8.34	4.19%
Institutional	5.73	2.88%
Residential	119.03	59.76%
Vacant/Agricultural	55.86	28.04%
Total	199.18 acres	100%

Table 4.3: Existing Land Use in ETJ

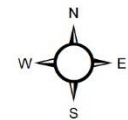
Existing Land Use in ETJ		
	Acres	Percent
Commercial	55.47	1.76%
Governmental	0	0%
Institutional	27.15	0.87%
Residential	1,110.09	35.41%
Vacant/Agricultural	1,942.49	61.96%
Total	3,135.2 acres	100%

Map 4.1

Village of Simpson Existing Land Use

Legend

- Simpson Village Limits
- Simpson ETJ
- NC-33 Hwy
- Roads
- Railroad
- Tar River
- ELU**
- Commercial
- Governmental
- Institutional
- Residential
- Vacant/Agricultural



0 750 1,500 2,250 3,000
Feet

5: Community Facilities and Infrastructure

Water Service

The Village of Simpson's water supply is provided by Eastern Pines Water Corporation. In the village, the system maintains a 200 gallon per minute well and a 100,000 gallon elevated storage tank. The entire planning jurisdiction of Simpson is located within the Eastern Pines Water Corporation's service area.

Sewer Service

The Village of Simpson and the entire planning area are dependent on on-site sewage disposal systems. As development increases, the risk of septic tank failure increases, as well as the possible contamination of ground and surface waters.

The lack of a sewage treatment plant restricts the development of multi-family housing and industrial land uses in the Simpson area. It additionally restricts potential voluntary annexations into the village's corporate limits. There would likely be opportunities to increase the village's tax base through voluntary annexations if sewer were available, as the area surrounding Simpson continues to develop due to growth in the City of Greenville. The lack of sewer service limits the village's ability to take advantage of these opportunities.

Map 5.1 shows water and sewer service within the corporate limits and extraterritorial jurisdiction of the Village of Simpson.

Electric Service

Electric service to the village and the extraterritorial jurisdiction is provided by Greenville Utilities Commission, headquartered in the neighboring City of Greenville, NC.




Natural Gas

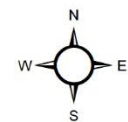
Natural gas service to the village and the extraterritorial jurisdiction is provided by Greenville Utilities Commission, headquartered in the neighboring City of Greenville, NC. The availability of natural gas is an advantage available to Simpson which many small towns in Eastern NC lack and provides an opportunity to attract industrial development if desired.

Map 5.1

Village of Simpson Water and Sewer Service

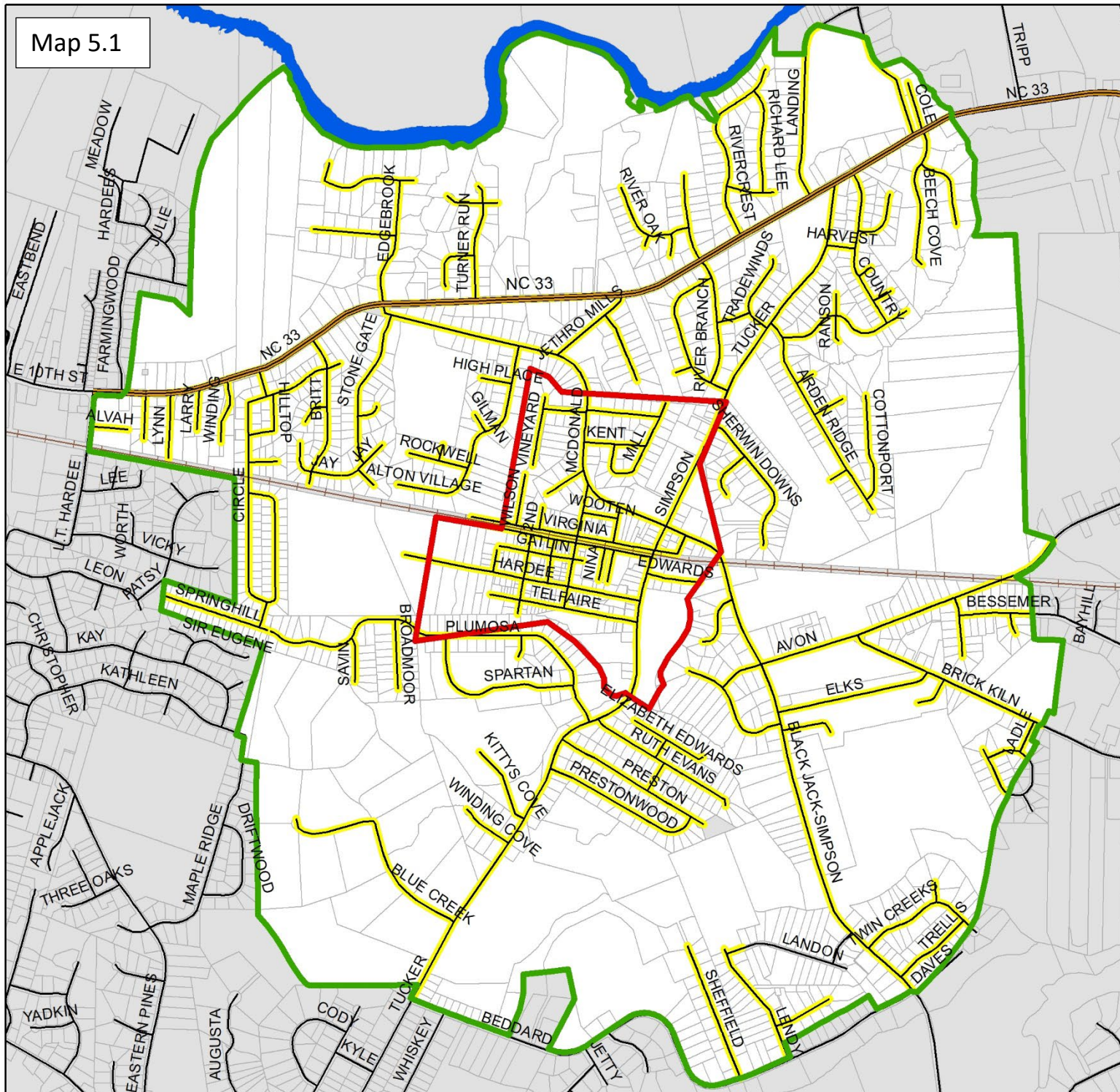
Legend

-  Simpson Village Limits
-  Simpson ETJ
-  NC-33 Hwy
-  Roads
-  Railroad
-  Eastern Pines Water Lines
-  Tar River
-  Parcels



0 750 1,500 2,250 3,000
Feet

Map produced by: Mid-East Commission
Dept. of Planning, Economic Development
and Community Services



Schools

There are no public or private schools inside the village limits or ETJ of Simpson. The majority of children in Simpson's jurisdiction are zoned through Pitt County Schools to attend Wintergreen Primary and Intermediate School (K-5) and Hope Middle School (K-8), both located in Greenville. Students in the northwest corner of Simpson's ETJ are zoned for Eastern Elementary School (K-5) and Hope Middle School (K-8), both located in Greenville. Students in the southeast corner of Simpson's ETJ are zoned for GR Whitfield School (K-8) located in Grimesland for both elementary and middle school. There are also several private elementary and middle school options within Pitt County.

After completing 8th grade, students then generally attend DH Conley High School for grades 9 through 12. D.H. Conley High School is located on Worthington Road in Pitt County approximately three (3) miles from Simpson. The Pitt County School District currently offers open enrollment for most public high schools, meaning students may attend a different school outside their district if they provide their own transportation. Public options outside of traditional high schools include the Pitt County Early College High School in Winterville (buses available) and the Innovation Early College Program at East Carolina University in Greenville, both of which students must apply to and be accepted in order to attend. There are also several private high school options within Pitt County.



Transportation

Roads and Bridges

Simpson is served primarily by North Carolina Highway 33, SR-1755 (Black Jack Simpson Road/McDonald Street), and SR-1759 (Tucker Road/Simpson Street).

NC-33 is a major east/west route originating just to the north of Rocky Mount, NC. From the point of origination NC-33 continues in a southeasterly direction reaching its termination in Hobucken, NC on the Pamlico Sound. It is for the most part a two-lane rural highway. In the Simpson ETJ, NC-33 is primarily a two lane highway without curb and gutter, with a short three lane section transitioning back to two lanes, then a five lane section with curb and gutter on the west side approaching Greenville.

NC-33 accommodates approximately 16,500 automobile trips per day (NCDOT AADT, 2018) as counted within the Simpson ETJ just west of the intersection with Black Jack Simpson Road and accommodates approximately 8,000 automobile trips per day (NCDOT AADT, 2018) as counted within the Simpson ETJ just east of the intersection with Black Jack Simpson Road. The 2008 Land Use Plan cited a count of 13,000 vehicles per day (NCDOT AADT, 2006) at the site west of the intersection with Black Jack Simpson Road, representing a 27% increase in traffic volume at this location during the twelve year period. With improvements for NC-33 in the planning stages and the continued growth of the Greenville metropolitan area, traffic volumes on NC-33 in the Simpson area are likely to continue increasing into the foreseeable future.

SR-1755 (Black Jack Simpson Road/McDonald Street) is a north/south route providing connection from NC-33 in Simpson to NC-43 in the Black Jack/Chicod area of Pitt County. It is a major secondary route in Pitt County. SR-1755 is named Black Jack Simpson Road outside the village limits of Simpson and is a two lane road without curb and gutter. Within the village limits, SR-1755 is named McDonald Street and is a three lane road with curb and gutter.

Black Jack Simpson Road accommodates approximately 7,200 automobile trips per day (NCDOT AADT, 2018) as counted within the Simpson ETJ just south of the intersection with NC 33. This location showed a count of 5,600 (NCDOT AADT, 2006) in the 2008 Land Use Plan, representing a 27% increase in traffic volume. McDonald Street accommodates approximately 6,700 automobile trips per day (NCDOT AADT, 2018) as counted within the Simpson village limits near the intersection with Kent Drive, and accommodates approximately 5,200 (NCDOT AADT, 2018) automobiles per day as counted within the Simpson village limits near the intersection with the

eastern village limits boundary. These numbers were 5,300 (NCDOT AADT, 2006) and 3,800 (NCDOT AADT, 2006) in the 2008 Land Use Plan, representing a 26% increase and a 37% increase in traffic volume at these locations.

SR-1759 (Tucker Road/Simpson Street) is a north/south route providing connection from NC-33 in Simpson to Ivy Road in the Winterville area of Pitt County. SR-1759 is named Tucker Road outside the village limits of Simpson and named Simpson Street within the village limits of Simpson. The entirety of SR-1759 is a two lane road without curb and gutter.

Tucker Road accommodates approximately 800 (NCDOT AADT, 2018) automobile trips per day as counted within the Simpson ETJ near the intersection with Rosalind Lane. Simpson Street accommodates approximately 2,100 (NCDOT AADT, 2018) automobile trips per day as counted within the Simpson village limits near the intersection with McDonald Street. This location showed a count of 2,500 (NCDOT AADT, 2006) in the 2008 Land Use Plan, representing a 16% decrease in traffic volume at this location.

There are several secondary roads that branch off of these main arteries and serve adjacent properties. In the village limits there are both village maintained roads and state maintained roads. In the ETJ there are both state maintained roads and private roads. The Village of Simpson currently maintains 2.69 miles of village-owned roads. Powell Bill Funds from the state help cover the cost of maintaining local roads, with the remaining costs being the responsibility of the village.

There are no major bridges within Simpson's village limits or ETJ.



NC 33 at intersection with Black Jack Simpson Road

Bicycle and Pedestrian Facilities

There is only one sidewalk in Simpson's planning jurisdiction. This sidewalk is approximately 1,500 feet (0.28 miles) in length and runs on the west side of McDonald Street in the village limits from the intersection with Queen Street to the intersection with Virginia Street. There is a marked crosswalk at the intersection with Virginia Street. No dedicated bicycle facilities were identified within Simpson's village limits or ETJ.

There is currently a walking trail available at Simpson's Community Park. The village was recently awarded a NC Park and Recreation Trust Fund (PARTF) grant to pave the walking trail. This will make the trail accessible for seniors and disabled persons.

With maintenance projects requiring nearly all of the village's available road funding, complete streets related upgrades such as the addition of sidewalks and bicycle lanes become very difficult or even impossible without state and federal funding or private contributions. Walking and biking trails were the most requested improvements from the public input survey, indicating a high demand for pedestrian and bicyclist improvements amongst Simpson residents.



McDonald Street sidewalk and crosswalk at Virginia Street intersection

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

The Village of Simpson is part of the Greenville Metropolitan Planning Organization (MPO), which includes the Cities of Greenville, Ayden, and Winterville. The MPO in partnership with the Mid-East Rural Planning Organization (RPO) have submitted projects to the NC Dept. of Transportation (NCDOT) to have the NC-33 corridor widened to multi-lanes from the Village of Simpson to the Town of Chocowinity in Beaufort County.

NCDOT included the portion of the NC-33 improvement project from Simpson to Grimesland (Blackjack-Simpson Road intersection to Mobley's Bridge Road intersection) in the 2020-2029 State Transportation Improvement Program (STIP) as project H090628 (U-6215). Right-of-way is currently in progress. Construction was scheduled to begin in 2024 but is now showing as delayed in the STIP schedule due to NCDOT funding issues. This is the only project in the Simpson area included in the 2020-2029 STIP.

Projects in the Pitt County Comprehensive Transportation Plan

The Pitt County Comprehensive Transportation Plan (CTP) is currently undergoing an update which is a partnership between Pitt County, its municipalities, NCDOT, the Mid-East RPO and

the Greenville MPO. The update is in the early stages and the project list in the plan has yet to be updated. The current Pitt County Comprehensive Transportation Plan (CTP) was developed in 2005 (the current plan does not include the Greenville MPO area, but the updated plan will). The 2005 CTP replaced the 1993 Pitt County Thoroughfare Plan.

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

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

While the CTP does not include specific project details going through Simpson, it should be noted that the improvement project for NC-33 submitted to NCDOT by the Greenville MPO calls for the NC-33 corridor in Simpson’s ETJ to be widened to three lanes between Simpson and Grimesland, instead of the four lanes recommended in the 2005 CTP.

The updated Pitt County CTP will include the Greenville MPO area, including the Village of Simpson.

Projects in the Greenville MPO Comprehensive Transportation Plan

The Greenville MPO Comprehensive Transportation Plan (MPO CTP) was adopted in 2017 and was a partnership between NCDOT, the Greenville MPO, the Village of Simpson, and the Cities of Greenville, Ayden and Winterville. The only project identified in the 2017 MPO CTP for the Simpson area is an improvement project for SR-1759 (Tucker Road/Simpson Street). The project spans the entirety of SR-1759 from NC-33 to Ivy Road. The project is classified as an improvement and calls for widening shoulders and adding turn lanes.

Public Transit

There is not currently a fixed route public transportation system operating within the Village of Simpson. However, Simpson is served by both the Greenville Area Transit System (GREAT) and the Pitt Area Transit System (PATs).

GREAT is owned and operated by the City of Greenville as the Transit Division of the Public Works Department. It is the policy of GREAT to provide equal opportunities to all people who

participate in, or are the recipients of, the GREAT services. GREAT operates a fixed route public bus system, with the nearest bus stop located approximately 1.5 miles from the village limits and half a mile from the ETJ boundary at the Hardee's Crossing Shopping Center (the location of the Walmart which opened in 2013). Service is available weekdays from 6:25 am – 7:00 pm and Saturdays from 9:25 am – 6:00 pm. Riders of GREAT are required to pay a fare. Regular one-way passes cost \$1.00, unlimited ride day passes cost \$2.00, and discounts are available for frequent riders such as a block of 100 single-ride tickets for \$90.00.

Simpson is also served by PATS, which is owned and operated by Pitt County. PATS is a rural, on-demand public transit system open to all citizens of Pitt County living outside the city limits of Greenville. PATS provides nearly 400,000 miles of service in over 40,000 trips annually and consists of a fleet of twenty vehicles. The mission of PATS is to provide safe, reliable, cost effective transportation that enables individuals to access necessary medical care and other essential resources that improve and enhance their quality of life. Service is available weekdays from 6:00 am – 7:00 pm and Saturdays from 6:00 am – 6:00 pm. Riders of PATS are required to pay a fare. Trips within the county cost \$7 one-way or \$14 round-trip, with each additional stop costing \$1. PATS provides connection to Greenville's GREAT bus system, further enhancing employment and higher education opportunities for riders.

A primary challenge for Simpson residents relying on public transit is the operating hours, with both systems operating only until 7:00 pm on weekdays, 6:00 pm on Saturdays, and having no operation on Sundays. The lack of nighttime operating hours in both public transit systems makes it challenging for those working non-traditional hours or taking night classes to utilize the systems regularly.

Rail

The Norfolk-Southern Railroad operates a rail line dissecting Pitt County from east to west, which nearly divides the Simpson planning jurisdiction in half. The railroad runs straight through the center of the village and runs nearly parallel with NC-33. The line is active and provides rail freight service to points east of Simpson. The nearest opportunity for passenger rail service is at the CSX terminal in the City of Rocky Mount, approximately 50 miles west of Simpson.



Norfolk Southern rail line in Simpson

Airports

The airports nearest to Simpson include the Pitt-Greenville Airport (PGV) located nine miles away in Greenville, and the Washington Warren Airport (OCW) located 19 miles away in Washington. The Pitt-Greenville Airport provides passenger service to the Charlotte-Douglas International Airport (CLT), the second largest hub for American Airlines. The Washington-Warren Airport serves commercial and private flights only. The nearest international airport is Raleigh Durham International Airport (RDU), which is located between the cities of Raleigh and Durham approximately 104 miles west of Simpson.

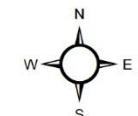
Map 5.2 shows the transportation network for the Simpson planning jurisdiction.

Map 5.2

Village of Simpson Transportation Network

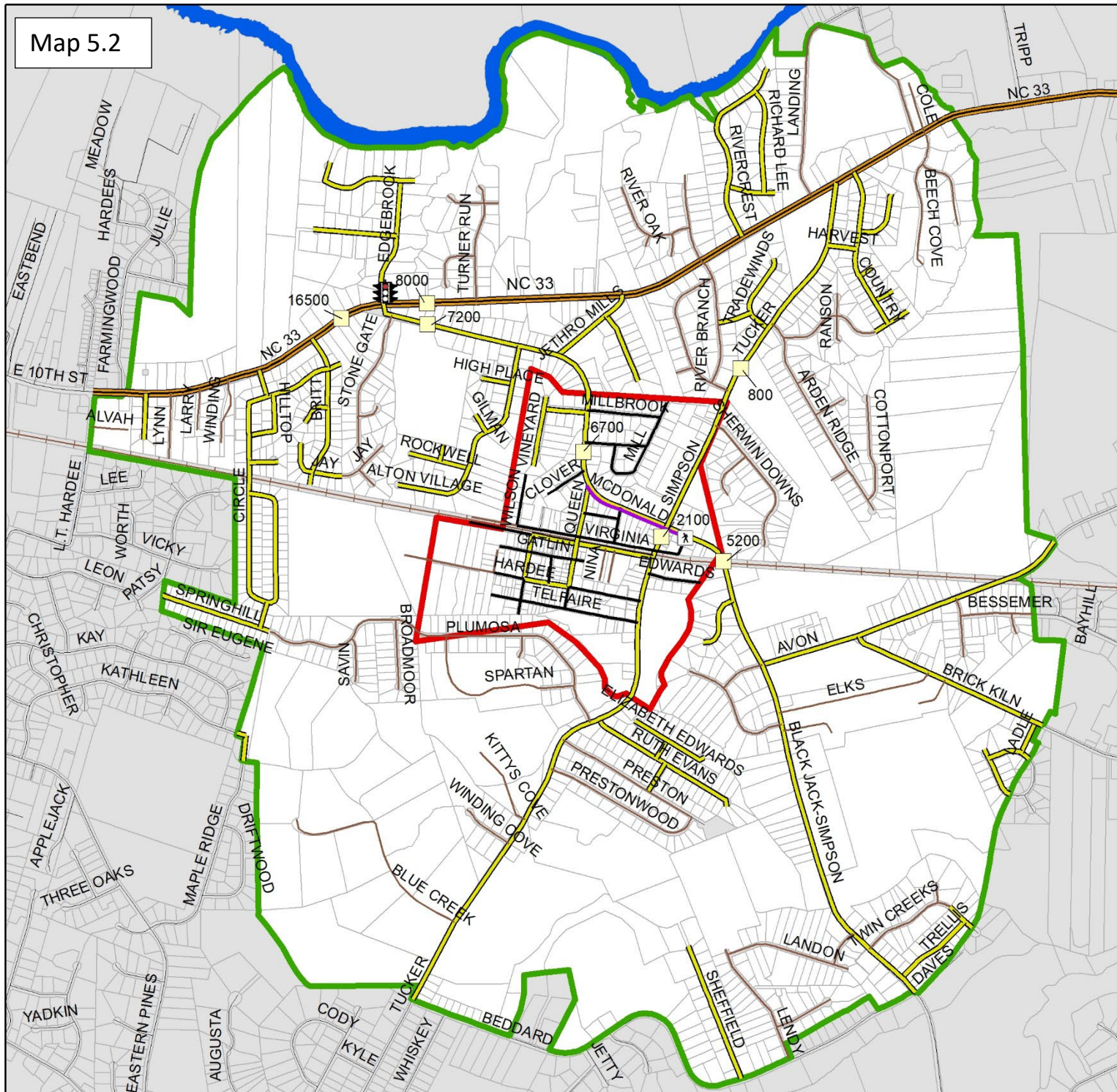
Legend

- Simpson Village Limits
- Simpson ETJ
- NC-33 Hwy
- State Maintained Roads
- Village Maintained Roads
- Private Roads
- Roads outside Simpson
- Stop Lights
- Sidewalks
- Crosswalks
- NCDOT AADT 2018
- Railroad
- Tar River
- Parcels



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Feet

Map produced by: Mid-East Commission
Dept. of Planning, Economic Development
and Community Services



Recreation

Simpson Community Park is located on Telfair Street, a low traffic volume residential street in the south side of the village limits. Park amenities include a baseball field, basketball court, playground equipment, walking trail, picnic tables, grills, and a restroom facility. The village was recently awarded a PARTF grant to have the walking trail paved. The park is open from sunrise to sunset daily and is a popular location for community youth and families. The park is available to reserve for birthday parties or events through Simpson Village Hall.

The playground and walking trail located at Salem United Methodist Church is also open to the public. Hours are sunrise to sunset, except during program hours at the church.





Simpson is an area with a plethora of natural beauty including both natural and managed woodlands, abundant agricultural fields, and the scenic Tar River with its associated opportunities for fishing, boating and water sports, all right next door to the conveniences of a large city.

There is a North Carolina Wildlife Resources Commission operated public boat ramp providing access to the Tar River located just 2.5 miles from the village limits and 1.5 miles from Simpson's ETJ boundary in the neighboring City of Greenville. The Port Terminal Public Boat Ramp is located at 940 Port Terminal Road and is handicap accessible. Nearby the boat ramp on Barber Creek is the Tim Barkley Memorial Platform, a water access only camping platform which was constructed by the Sound Rivers Foundation and is part of the Tar-Pamlico Water Trail.

Public Safety

Law enforcement service is provided by the Pitt County Sheriff's Department and the North Carolina State Highway Patrol. Fire protection services for the village limits and ETJ are provided by the Simpson Rural Volunteer Fire Department, located on Virginia Street in the village limits. The Fire Chief and the volunteers of "Station 32" proudly protect the lives of citizens every day

in both municipal and rural Simpson. Station 32 serves as an extension of the Pitt County Fire Marshal's Office. Emergency Medical Service (EMS) is provided by Eastern Pines Fire and Rescue.



6. Environmental Resources and Natural Hazards

Tar-Pamlico River

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

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

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

The predominate land use in the Tar-Pamlico River Basin is wetlands and forests, accounting for approximately 55% of its area. Approximately 25% of the basin is agricultural, with the



Tar-Pamlico River

remaining 20% being urban developed areas. A gateway to the coast, the Tar-Pamlico feeds into a highly productive estuary that is a nursery for more than 90% of all the commercial seafood and recreational fish caught in North Carolina. Combined, the Albemarle and Pamlico Sounds comprise the second largest estuary system in the U.S. (Sound Rivers Foundation).

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

Wetlands

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

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

Most wetlands in the Simpson area are riverine swamp forests and bottomland hardwood forests. Surface water is present for extended periods especially early in the growing season but is absent by the end of the growing season in most years. The water table after flooding ceases is variable, extending from saturated to the surface to a water table well below the ground surface.

Most wetlands in the Simpson area are located along streams and tributaries of the Tar River. The majority of wetlands are located in Simpson's ETJ. There is a small wetland area in the southeast corner of the village limits adjacent to the Bates Brunch stream.



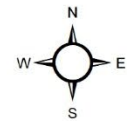
Map 6.1 shows Simpson's hydrology including surface water, wetlands, and flood zones.

Map 6.1

Village of Simpson Hydrology

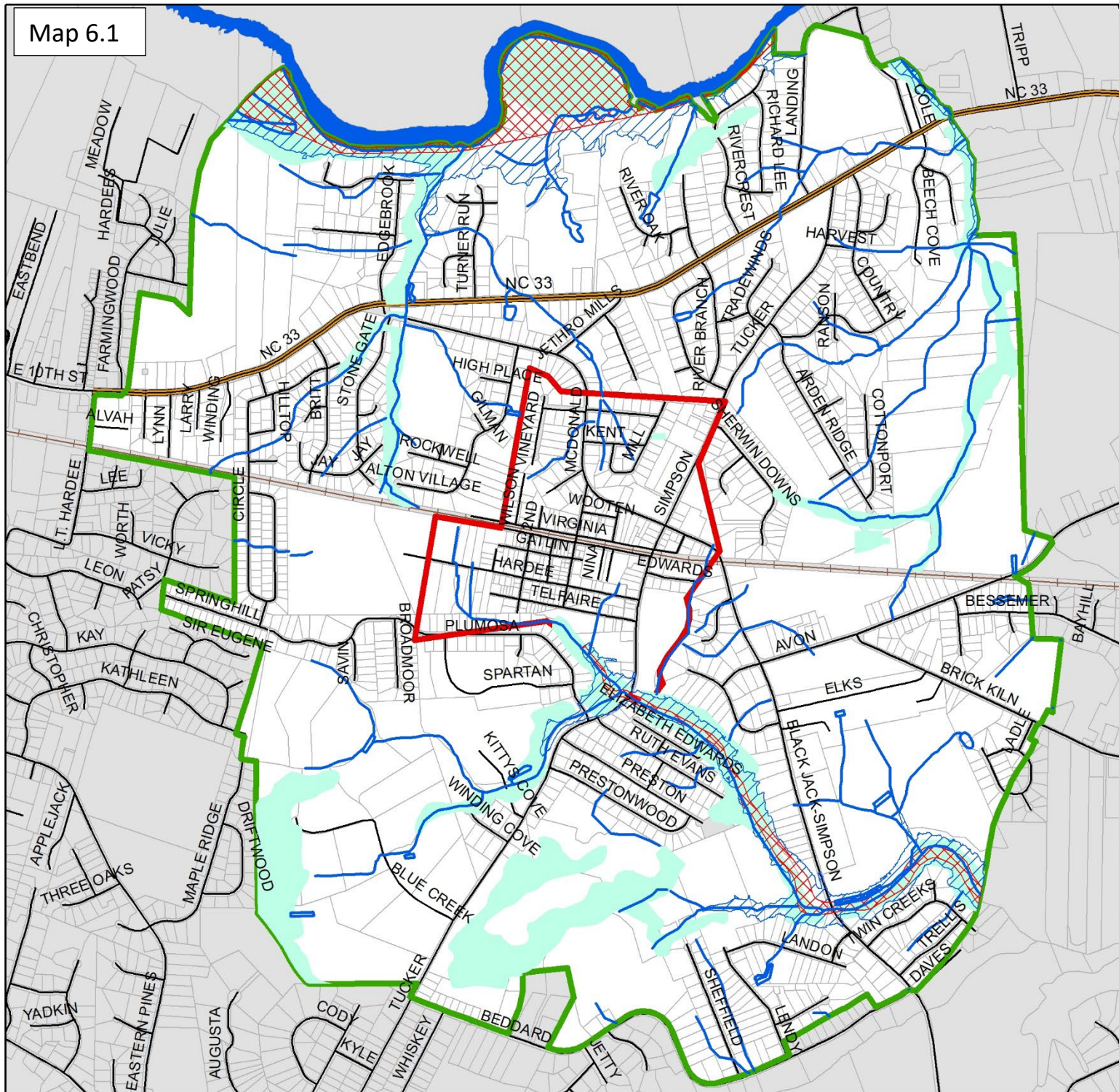
Legend

-  Tar River
-  Hydrology
-  Floodway
-  100-year Floodplain
-  Wetlands
-  Simpson Village Limits
-  Simpson ETJ
-  NC-33 Hwy
-  Roads
-  Railroad
-  Parcels



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Feet

Map produced by: Mid-East Commission
Dept. of Planning, Economic Development
and Community Services



Soil

Simpson is in the coastal plain region of North Carolina. The coastal plain is characterized by broad, flat uplands and broad, sandy drainage ways. A general soil map of Pitt County is included in the Pitt County Soil Survey published by the US Department of Agriculture Soil Conservation Service in 1974. The predominant soil associations within Pitt County are Norfolk-Exum-Goldsboro, Roanoke-Lakeland-Altavista, Lynchburg-Rains-Goldsboro, Lenoir-Bladen-Craven, Coxville-Exum, Bibb-Portsmouth, and Bladen-Byers. Most of these soil types are present in the Simpson area. The soils of Pitt County are nearly level to gently sloping. All of the soils are classified as acidic with mostly low to very low natural fertility.

A soil association is a landscape that has a distinctive proportional pattern of soils normally consisting of one or more major soils and at least one minor soil. These associations are further divided into soil series. Each soil series was placed into one of several categories according to overall suitability for development. The categories were based on five criteria – suitability for dwellings, light-industry, road fill, septic tank filter fields and flooding frequency.

Table 6.1 shows each soil type's suitability for development and places each soil series within one of three categories – Category 1 – soils most suitable for development, Category 2 – soils marginally suitable for development, or Category 3 – soils least suitable for development (Pitt County Planning Department data). Map 6.2 shows soil suitability for development in Simpson.

Table 6.1: Soil Suitability for Development

Category	Soil Name	Symbol	Dwellings	Light Industry	Road Fill	Septic Fields	Flooding
1	Alaga	Ag	Slight	Slight	Good	Good	None
2	Altavista	Al	Moderate	Moderate	Fair	Fair	Infrequent/brief
1	Aycock	Ay	Slight	Moderate	Fair	Good	None
3	Bibb	Bb	Severe	Severe	Poor	Bad	Very frequent/brief
3	Bladen	Bd	Severe	Severe	Poor	Bad	Frequent/brief
3	Byars	By	Severe	Severe	Poor	Bad	Infrequent/brief
3	Cape Fear	Ca	Severe	Severe	Poor	Bad	Frequent/brief
2	Chipley	Ch	Moderate	Moderate	Fair	Fair	Infrequent/brief
3	Coxville	Co	Severe	Severe	Poor	Bad	Frequent/brief
3	Craven	Cr	Severe	Severe	Poor	Bad	None
2	Exum	Ex	Moderate	Moderate	Fair	Fair	None
2	Goldsboro	Go	Moderate	Moderate	Fair	Fair	None
1	Lakeland	La	Slight	Slight	Good	Good	None
3	Leaf	Le	Severe	Severe	Poor	Bad	Frequent/brief
3	Lenoir	Ln	Severe	Severe	Poor	Bad	Infrequent/brief
3	Lynchburg	Ly	Severe	Severe	Fair	Bad	None
1	Masada	Ma	Slight	Slight	Good	Good	None
3	Nahunta	Na	Severe	Severe	Fair	Bad	None
1	Norfolk	Nr	Slight	Slight	Fair	Good	None
2	Ocilla	Oc	Moderate	Moderate	Fair	Fair	None
3	Olustee	Oe	Severe	Severe	Poor	Bad	Frequent/brief
3	Osier	Os	Severe	Severe	Poor	Bad	Frequent/brief
2	Pactolus	Pa	Moderate	Moderate	Fair	Fair	None
3	Pantego	Pg	Severe	Severe	Poor	Bad	Frequent/brief
3	Portsmouth	Po	Severe	Severe	Poor	Bad	Frequent/brief
3	Rains	Ra	Severe	Severe	Poor	Bad	Frequent/brief
3	Roanoke	Ro	Severe	Severe	Poor	Bad	Frequent/brief
3	Swamp	Sw	Soil features variable	“ “	“ “	“ “	Frequent/long
3	Tuckerman	Tu	Severe	Severe	Poor	Bad	Infrequent/brief
1	Wagram	Wa	Slight	Slight	Good	Good	None
3	Wickham	Wk	Severe	Severe	Good/Fair	Fair	Infrequent/brief

Source: US Dept. of Agriculture Soil Conservation Service Pitt County Soil Survey 1974, Pitt County Planning Department

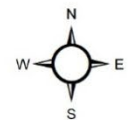
Map 6.2

Village of Simpson Soil Suitability for Development

Legend

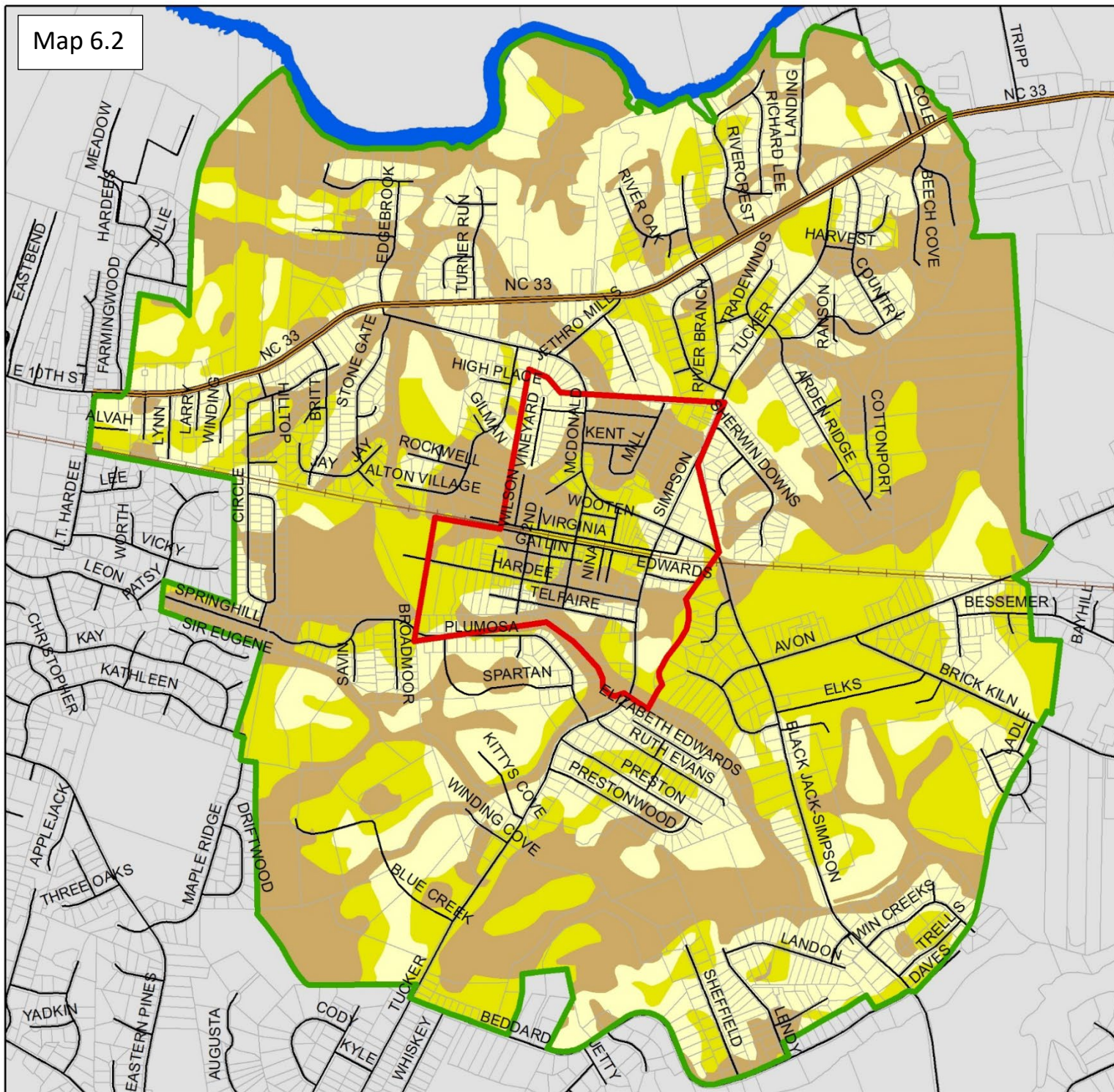
Soil Suitability

-  Most Suitable
-  Marginally Suitable
-  Least Suitable
-  Simpson Village Limits
-  Simpson ETJ
-  NC-33 Hwy
-  Roads
-  Railroad
-  Tar River
-  Parcels



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Feet

Map produced by: Mid-East Commission
Dept. of Planning, Economic Development
and Community Services



Natural Hazards

Hurricanes

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

Almost all of the Simpson village limits is located outside the flood hazard area. A very small portion of the southern end of the village limits around the Bates Branch stream is located within the flood hazard area. Most of Simpson's ETJ is also outside the flood hazard area. However, portions of the ETJ, mostly near the river and streams are included in the floodway and the 100-year floodplain (see map 6.1 for flood zone locations). In October 2016, many of these areas experienced flooding due to Hurricane Matthew, a storm which produced the highest flood levels the Tar River has seen since the catastrophic Hurricane Floyd hit Eastern North Carolina in 1999.



Hurricane Matthew 2016 damage to Tucker Road in Simpson's ETJ (Image credit: Daily Reflector)

Flood hazard areas present an obstacle to development and require mitigation techniques to avoid flood damage. A combination of river basin physiographic, amount of precipitation, past soil moisture conditions and the degree of vegetative clearing determine the severity of a flooding event. Protecting floodplains from inappropriate development will protect lives; reduce losses from future flood hazard events and save public dollars that would have to be spent on recovery and repair activities.

The floodway, or AEFW zone, is the channel of a stream plus any additional floodplain areas that must be kept free of encroachment so that the 1% annual chance flood, i.e., 100-year flood, can be carried without increases in flood heights. Development is prohibited in the floodway. The 100-year floodplain, or AE zone, is an area likely to be inundated by the 1%

annual chance flood. Residential construction in AE zones must be elevated to the determined base flood elevation (BFE) and non-residential construction must be floodproofed to the BFE. The 500-year floodplain, or X Shaded zone, is defined as an area likely to be inundated by a 0.2% annual chance flood, i.e., 500-year flood. Elevation and floodproofing is not required for construction in the X Shaded zone.

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

Tornados

Simpson is also susceptible to tornado activity not related to a hurricane event. The Simpson area historical tornado activity is slightly above the North Carolina state average, and 7% greater than the overall US average.

An F3 tornado (max wind speeds 158-206 mph) occurred on May 15, 1972 5.4 miles from the village center. The tornado injured four people and caused between \$500,000 and \$5,000,000 in damages. An F4 tornado (max wind speeds 207-260 mph) occurred on March 28, 1984 8.5 miles from the village center. The tornado killed 16 people, injured 153 people, and caused between \$5,000,000 and \$50,000,000 in damages (www.city-data.com).

Fortunately, no major tornados have hit the Simpson area since the F4 tornado in 1984. The area has been hit by F1 category tornados in more recent years, some of which caused minor property damage in the area.

Hazard Mitigation

The Hazard Mitigation strategy for the Village of Simpson is covered in depth in the 2020 Neuse River Basin Regional Hazard Mitigation Plan.

7. Existing Plans and Ordinances

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

Plans

Village of Simpson Land Use Plan

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

In 2008, the Village of Simpson solicited assistance in developing an updated land use plan to replace the existing land use plan that was adopted in 1980. Assistance was sought from the North Carolina Division of Community Assistance and the Pitt County Planning Department.

The land use plan was created over the course of several months through a joint effort by the Village Planning Board, the Village Council, the citizens of Simpson, Pitt County Planning and the North Carolina Division of Community Assistance. Through several planning sessions data was collected and analyzed, a future vision statement was created, goals and objectives were identified, and implementation strategies were developed, and existing and future land use maps were created. The Village of Simpson Land Use Plan was adopted in on October 20, 2008. In 2021, the Village of Simpson solicited assistance in updating the land use plan. Assistance was sought from the Mid-East Commission Regional Council of Governments. Public input was

sought through Planning Board meetings, a Public Open House, and a public survey. Through several planning sessions data was collected and analyzed, the future vision statement was updated, goals and objectives were updated, implementation strategies were updated, and the existing and future land use maps were updated. The plan is intended to serve as a guide for the future growth and development of the community.

Pitt County Comprehensive Transportation Plan

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

Neuse River Basin Regional Hazard Mitigation Plan

In September 2020, FEMA approved the Neuse River Basin Regional Hazard Mitigation Plan. The plan serves as an update to existing mitigation plans within a five-county study area including Pitt, Greene, Wayne, Lenoir, and Jones Counties, with Pitt County serving as the lead agency for the planning effort. The plan not only impacts each county, but also each municipality located within the five-county region. Through the regional planning effort, hazard issues were addressed specifically for each county as well as the region overall. With the plan approval, all participating jurisdictions are eligible applicants for grant funding administered by FEMA. The plan is approved for a period of five years and there is currently an update scheduled for 2025.

Ordinances

Village of Simpson Zoning Ordinance

Simpson adopted a Zoning Ordinance in March of 1990. The ordinance was updated in February 2021. The Zoning Ordinance regulates the types of land uses and the location of land uses inside Simpson's planning jurisdiction (inside the village limits and the ETJ). The Zoning Ordinance is designed to protect the health, safety, and general welfare of the public by promoting orderly growth and development, while keeping incompatible land uses separated from one another, thereby protecting property values and quality of life. An official Zoning Map, an important component of a Zoning Ordinance, depicts where certain land uses are allowed in Simpson's jurisdiction. The Simpson Planning Board currently administers the Zoning Ordinance.

Village of Simpson Property Upkeep Ordinance

Simpson adopted a Property Upkeep Ordinance in January of 1987. The Property Upkeep Ordinance requires weeding and tidying of properties in the village limits.

Village of Simpson Flood Damage Prevention Ordinance

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

Pitt County Subdivision Ordinance

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

Pitt County Soil Erosion and Sedimentation Control Ordinance

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

North Carolina State Building Code

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

areas of the county and also has the authority to enforce the code in any municipality if requested to do so by a resolution adopted by the municipality, which Simpson has done.

8. Goals, Objectives, and Implementation Strategies

The following goals and objectives were identified by the Village's Land Use Plan Steering Committee (Planning Board), Village Council, and the citizens of Simpson over the course of seven working sessions during the Planning Board's regularly scheduled meetings and at the public open house held in February 2022. In July 2021, a community survey was distributed to the residents of the village to gain valuable input on key issues facing the village. The results were displayed and reviewed in detail at a Planning Board meeting and at the public open house. Results of the public survey and public open house are located in Appendix A.

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

Goal 1: Growth and Development

Manage the physical growth and development of Simpson to preserve and protect the Village's physical character and assets.

Objective 1.1: Encourage future growth in areas within the village limits and adjacent to the village limits that will allow the village to grow in a manner that preserves the quality of life and small town charm.

Implementation Strategies:

1. Review the Village of Simpson Zoning Ordinance and update as necessary to ensure consistency with the Land Use Plan. Use the Land Use Plan consistently as a guide in planning for new public facilities and when approving proposed private development.
2. Consider requiring community amenities as part of new developments, such as sidewalks and community open space.
3. Identify potential areas for creation of a Historic Overlay District.
4. Update the Village of Simpson Land Use Plan on a 5-10 year schedule, or as needed to account for major changes in or around the community.
5. Partner with community organizations and neighborhood leaders to encourage increased citizen participation in community meetings and in planning for the future growth of the village.

Objective 1.2: Improve the transportation network in and around Simpson.

Implementation Strategies:

1. Partner with the Greenville Metropolitan Planning Organization (MPO) to incorporate desired transportation projects into long-range plans such as the Pitt County Comprehensive Transportation Plan.
2. Apply for NCDOT's Bicycle and Pedestrian Planning grant for development of a Comprehensive Bicycle and Pedestrian Plan for the village. (Greenville MPO staff may be able to provide assistance with the application.)
3. Implement smaller projects such as crosswalks which are financially feasible for the village's budget.
4. Submit transportation projects to NCDOT for funding through the Greenville MPO.
5. Pursue options for a connector through Simpson's western jurisdiction to NC Highway 33.
6. Continue to budget for the regular maintenance of the village's streets.

Goal 2: Land Use

Promote an orderly and efficient land use development pattern, which allows for a variety of land uses and is sensitive to environmental and social concerns.

Objective 2.1: Retain the small town atmosphere and low density residential development, while providing a mix of housing options.

Implementation Strategies:

1. Review the Village of Simpson Zoning Ordinance and Subdivision Ordinance. Update as necessary to ensure consistency with the Land Use Plan.
2. Consider adding options for environmentally sensitive developments into local ordinances, such as conservation subdivisions, which allow for a smaller minimum lot size in exchange for provision of conservation land and community open space.
3. Gather existing information on incentives available for low to moderate income (LMI) housing developments and promote materials to local developers.
4. Explore the feasibility of providing a local incentive for desired residential developments.

Objective 2.2: Discourage undesirable or unattractive land uses, especially within high visibility areas.

Implementation Strategies:

1. Review the Village of Simpson Zoning Ordinance and Code of Ordinances. Update as necessary to ensure consistency with the Land Use Plan. Research conditional zoning regulations.
2. Continue to issue notices of violations and fines for violation of the Zoning Ordinance and Code of Ordinances.
3. Explore the feasibility of hiring a part-time Code Enforcement Officer to handle nuisance violations and other code violations.
4. Research and consider landscaping requirements for new development.
5. Revisit the Village's sign regulations to determine what size and type of signs are appropriate within Simpson's jurisdiction.

Goal 3: Economic Development

Encourage commercial and industrial development that enhances job opportunities while also maintaining the desired quality of life.

Objective 3.1: Promote commercial and office/institutional land uses.

Implementation Strategies:

1. Explore the feasibility of partnering with the NC Main Street and Rural Planning Center or other organizations on a place making initiative.
2. Develop marketing materials geared towards attracting small businesses which enhance opportunities for residents while maintaining the small town atmosphere.
3. Partner with organizations such as Pitt County Economic Development Commission, Greenville-ENC Alliance, Greenville Pitt County Chamber of Commerce, Pitt Community College Small Business Center, ECU Small Business Technology and Development Center and other organizations to advertise marketing materials to local small business owners and entrepreneurs.

Objective 3.2: Provide a sewer system to the village.

Implementation Strategies:

1. Approach Greenville Utilities about the possibility of extending sewer service into the village.
2. Explore the feasibility of using a water and sewer privatization company to provide sewer service to the village.
3. Explore the feasibility of offering village owned and operated water and sewer service. Partner with the Mid-East Commission, Pitt County Economic Development, or other organizations to research potential grant programs for system development (e.g., CDBG, NC Rural Center, Golden Leaf Foundation).

Goal 4: Beautification and Public Safety

Improve the overall appearance and safety of Simpson.

Objective 4.1: Improve drainage in the village.

Implementation Strategies:

1. Develop and implement a Drainage Ditch and Tributary Maintenance Plan. Explore options such as the Golden Leaf Flood Mitigation Grant to have the plan developed and implemented.
2. Partner with Sound Rivers or other organizations to identify potential locations for stormwater features such as bioswales and rain gardens.
3. Consider charging a local Stormwater Utility Fee. Use the revenue to implement stormwater projects.
4. Gather existing materials on low impact development (LID) practices and promote these materials to residents and developers. Encourage use of LID techniques during the permitting process.
5. Consider a local incentive for developments utilizing LID techniques.

Objective 4.2: Improve the appearance of village and ETJ gateways (entrance areas) and improve the appearance of residential neighborhoods in the village.

Implementation Strategies:

1. Contact NCDOT and/or private landowners for permission to add gateway signs and landscaping to gateway areas on state roads. (Greenville MPO is a potential partner on securing NCDOT permission.)
2. Consider using community fundraising events to implement gateway improvements.
3. Use local volunteers and/or local construction or landscaping companies to implement gateway projects. Ensure that local volunteers will maintain landscaping or have a landscape maintenance contract with a local company as needed.
4. Explore the feasibility of creating a Village Beautification Committee.
5. Consider adding community events such as Community Clean-Up Days and a Yard of the Month Award.

Objective 4.3: Ensure that Simpson remains a safe, family-friendly community with a low crime rate.

Implementation Strategies:

1. Partner with the Pitt County Sheriff's Office for increased presence in the community. Consider providing space for a Sheriff's Satellite Office.
2. Explore the feasibility of partnering with the Pitt County Sheriff's Office on a Community Policing Program (a program in which officers spend time interacting with the community).
3. Explore the feasibility of creating a Community Watch Program or Neighborhood Watch Programs (a program that enlists the active participation of citizens in cooperation with law enforcement to reduce crime in their neighborhoods) in partnership with the Pitt County Sheriff's Office, residents, and Homeowner's Associations.

Goal 5: Recreation

Improve existing parks/recreation facilities and expand recreational programming.

Objective 5.1: Improve Simpson Community Park.

Implementation Strategies:

1. Conduct maintenance activities at Simpson Community Park. Consider involving local groups such as scouts or church groups to volunteer.
2. Engage and encourage the community to watch over the park and report acts of vandalism.
3. Develop a Master Plan for Simpson Community Park.
4. Apply for NC Parks and Recreation Trust Fund (PARTF) and other recreation grants to fund improvements at Simpson Community Park.

Objective 5.2: Implement youth and senior recreational programming.

Implementation Strategies:

1. Explore the feasibility of partnering with ECU, Pitt County, and other organizations for Parks and Recreation interns to assist with managing programs.
2. Advertise for parents and other local volunteers to assist with managing programs.
3. Start with one or two youth or senior programs. Survey the community to determine which programs to implement.

Objective 5.3: Host family-friendly community events at Simpson Community Park.

Implementation Strategies:

1. Consider starting a local Artisan's and Farmer's Market at Simpson Community Park.
2. Consider holding Community Clean-Up Days at Simpson Community Park on a recurring basis.
3. Consider holding community events such as Music in the Park or Movie in the Park events at Simpson Community Park.

9. Future Land Use

The purpose of the future land use map is to graphically display a general land use pattern that seeks to implement the land use plan goals and objectives. Public input was sought on the future land use map at a public open house event held in February 2022. Results from the public open house are located in Appendix A.

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

Commercial (red)

Commercial uses and light industrial uses.

Office and Public/Institutional (blue)

Office and public/institutional uses.

Rural Residential (light green)

Low-density residential, agriculture, forestry, churches, very limited commercial, office, recreational or public/institutional uses.

Suburban Residential (yellow)

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

Multi-Family Residential (brown)

Medium to high-density housing in multiple-family structures such as town houses and apartments, churches and recreational uses.

Agricultural / Natural Resources (dark green)

Agriculture, forestry, open space, resource conservation or critical natural areas.

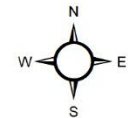
Map 9.1 provides a visual of the desired future land use in Simpson's planning jurisdiction.

Map 9.1

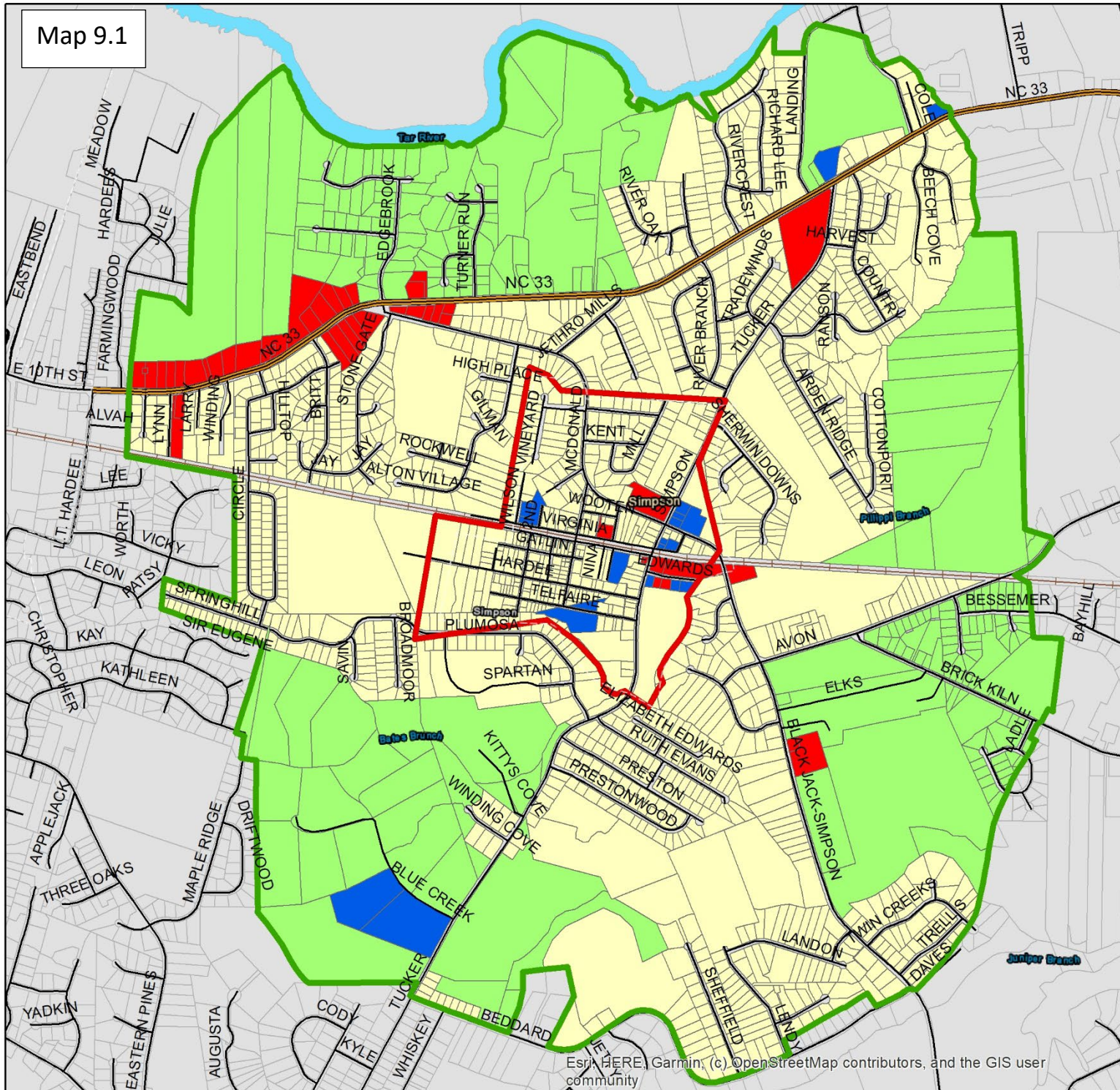
Village of Simpson Future Land Use

Legend

- Simpson Village Limits
- Simpson ETJ
- NC-33 Hwy
- Roads
- Railroad
- Tar River
- FLU**
- Commercial
- Office and Public/Institutional
- Rural Residential
- Suburban Residential
- Multi-Family Residential
- Agricultural/Natural Resources



0 750 1,500 2,250 3,000
Feet



10. Use of the Land Use Plan

Land Use Policy Decisions

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

Long-Range Planning and Program Implementation

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

Procedures for Amending and Updating the Plan

The goals, policies and land classifications of the Land Use Plan may and should be amended from time to time to meet the changing needs and goals of the Village. An amendment to the Land Use Plan should be initiated only by the Village Council, either at its own initiative or upon the recommendation of the Simpson Planning Board, Village Staff, or any other person or agency.

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

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

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

A major update of the land use plan document is recommended on a 5-10 year schedule, or as needed to account for changes in or around the community.

Land Use Plan Implementation

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

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

Appendix A: Public Input Results

Public Survey

The public input survey was available online and in hard copy format at Simpson Village Hall from July 25, 2021 – October 29, 2021. Flyers advertising the survey were hung at the Post Office and at Town Hall. The survey was advertised online on the Village's website and Facebook page. There were 28 total responses to the survey.

1. What do you like most about Simpson?

- It is a small quiet rural community.
- It's close to any major necessities but far enough away from the busiest parts of G-ville
- It's safe, great schools, and the officials keep us informed through a Facebook page.
- It is quiet
- Growth of single family homes in the ETJ.
- -it's quiet
- small town
- That it is Quiet!
- Small community 20
- The community
- It's unique and small Village atmosphere!! Should emphasis to a greater effort - signs Village of Simpson. It points a small district, uniqueness!!
- Rural & private feel!
- Simpson is small, quiet and quaint.
- Possibility for development
- The "Openess" and Welcoming Spirit of the citizens. The overall sense of community.
- Being a small town
- The small size and quietness.
- The quiet; low traffic
- My house
- Quiet neighborhoods, proximity to Greenville, Washington.
- Peace and tranquility
- fill of community togetherness
- quitness
- ANIN
- Quiet
- Small Town atmosphere
- small - quiet

Question 1 – Word Cloud

The more often a word or phrase was used as a response, the larger it appears.



2. What do you like least about Simpson?

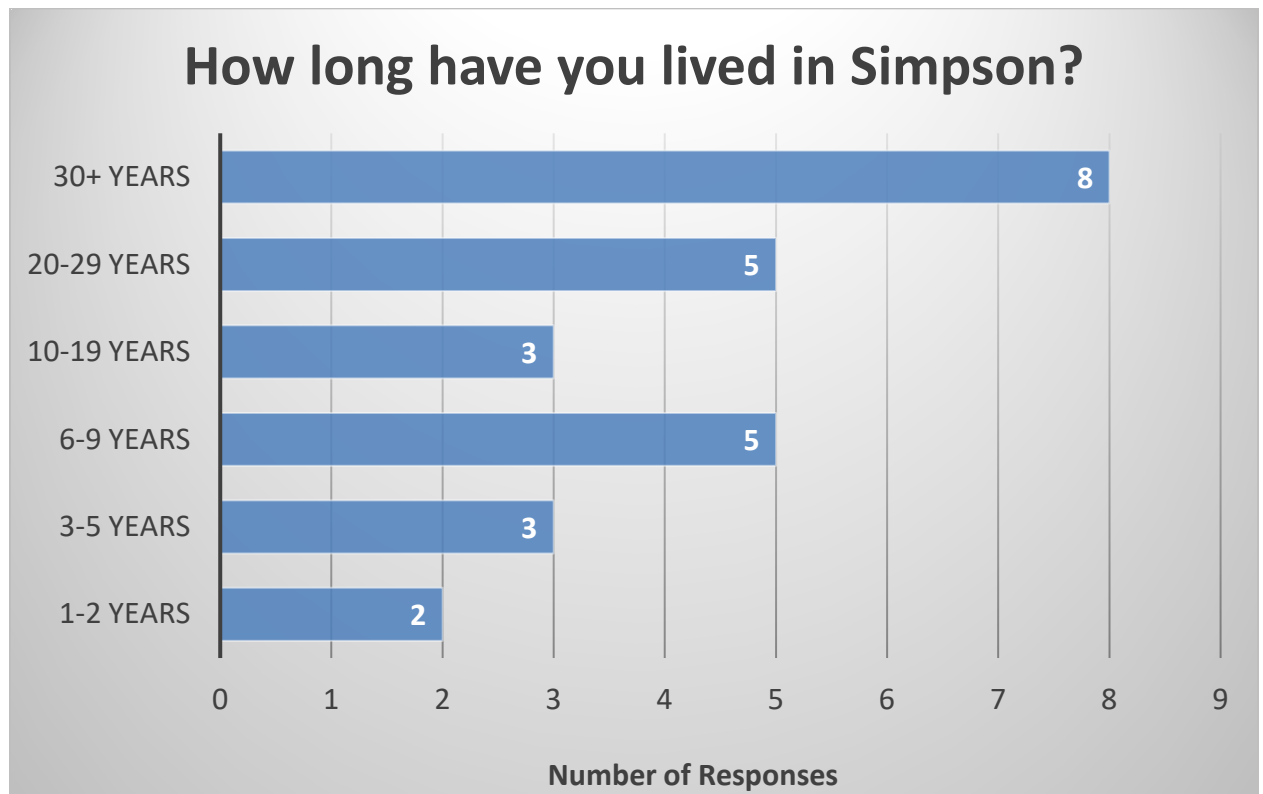
- When it rains, water stands everywhere.
- We wish recycling could be taken more than just once a month
- I wish there was a larger community park (better equipment) and a walking trail.
- There is no sewer system
- Tall grass on Railroad Track and Ditches. No visible Law enforcement. Christmas decorations outdated. Recreation facilities; restroom/shelter need/lack upkeep. Destruction of Park recreation equipment, i.e. basketball goals. grass clipping blown into streets. No Sewer Service that Prevent Commercial businesses development. Broken pavement And grass growing on West Hardee Street.
- taxes too high / my ditch i still full of H2O
- too many strange cats and grass need to be cut by the railroad track
- I like it like it is.
- Traffic on blackjack Simpson road
- There is no city sewage
- Really not anything I really dislike!! Concentrate of being special through a small incorporate Village. Vining in Atlanta Georgia is this!!
- you keep giving land away to Greenville
- New neighborhood developments
- Nepotism in local leadership.
- Train tracks
- Lack of economic opportunities.
- The train
- N/A
- Lack of amenities/ restaurants.
- There are 3 homes still burning trash. Some special people continue to burn in their yard. Some still brings in dirt and causes other property to flood. We get trash pick up and is the only benefit we have for tax we pay.
- Lack of walking/biking trails, recreational activities, etc.
- No local venues of entertainment
- The streets. Ditches.
- Building more himes
- No city sewage, having a septic tank
- No sewage

Question 2 – Word Cloud

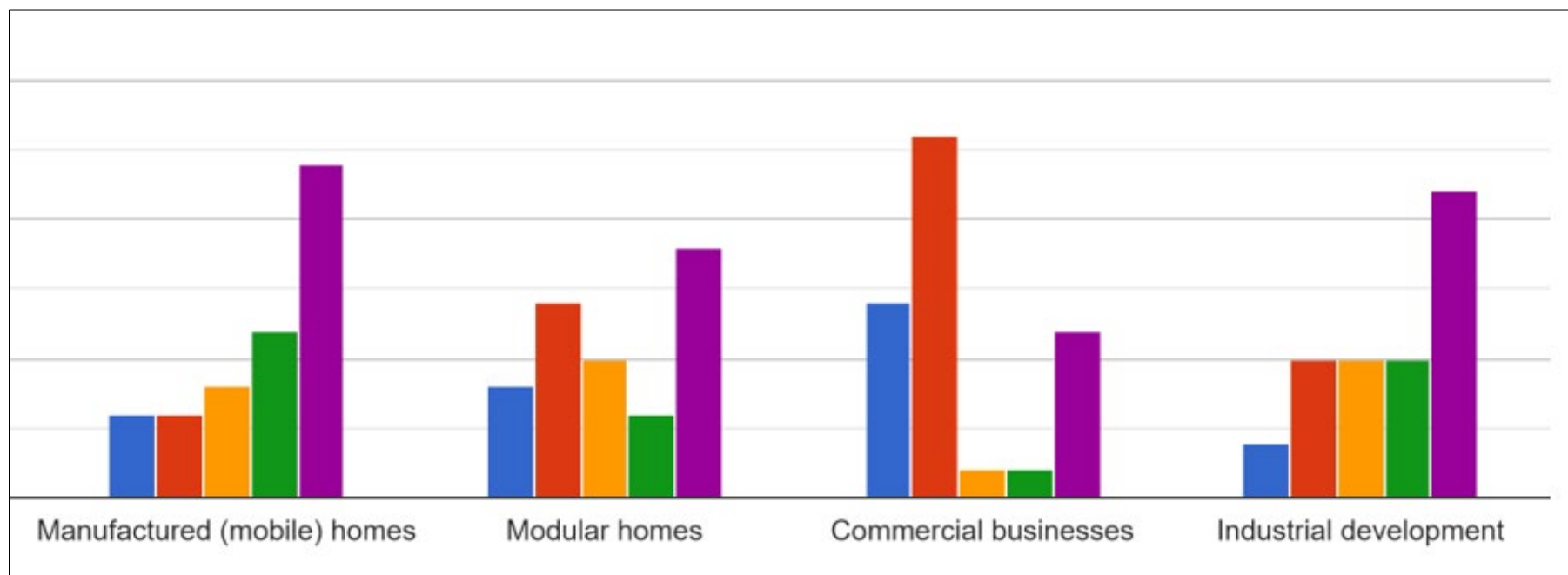
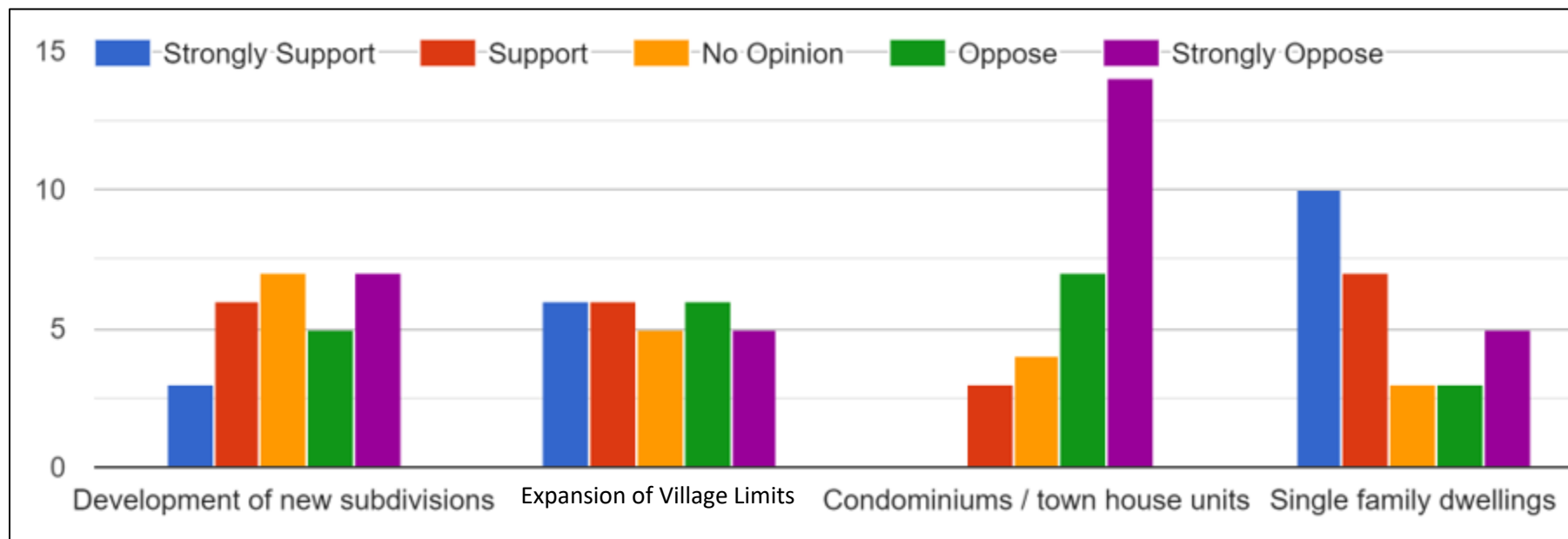
The more often a word or phrase was used as a response, the larger it appears.



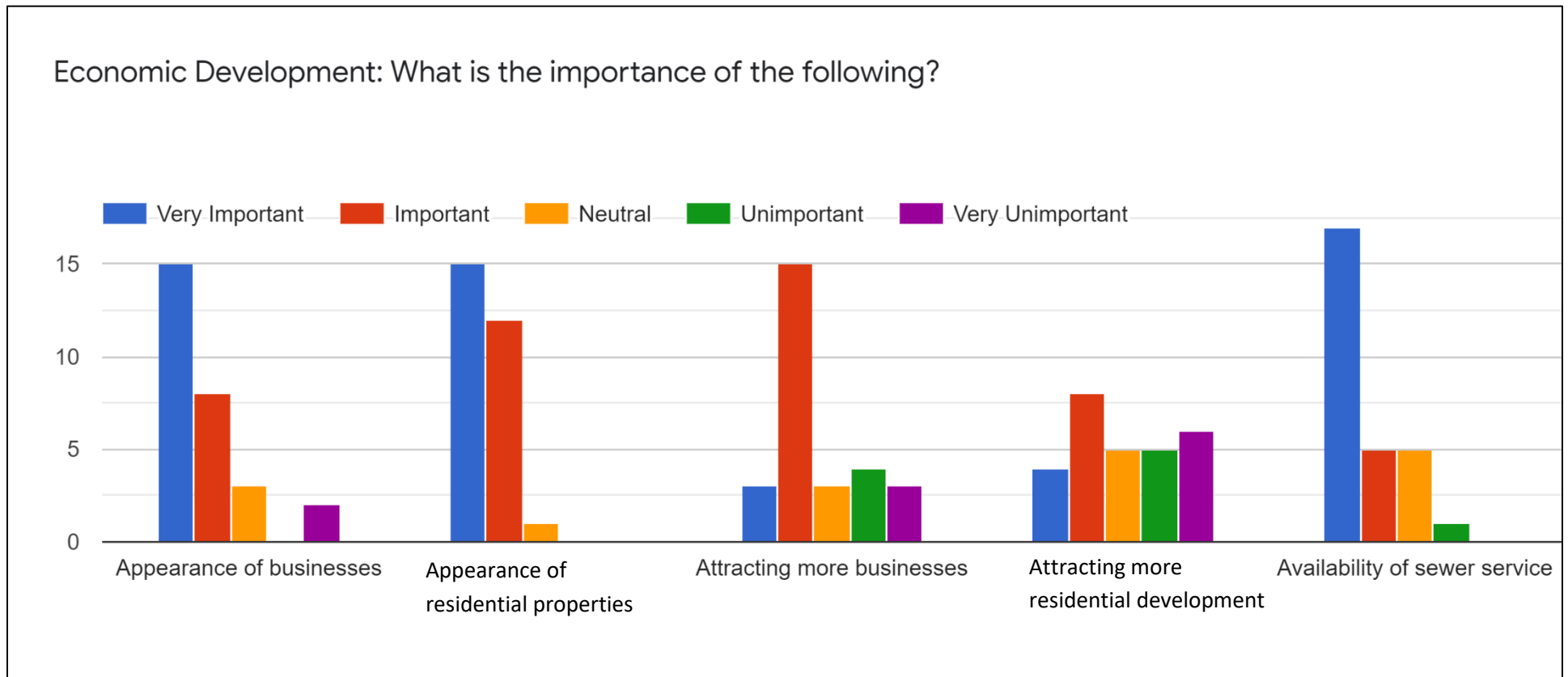
3. How long have you lived in Simpson?



4. Do you support development of the following?



5. Economic Development: What is the importance of the following?



6. What types of businesses would you like to see in Simpson?

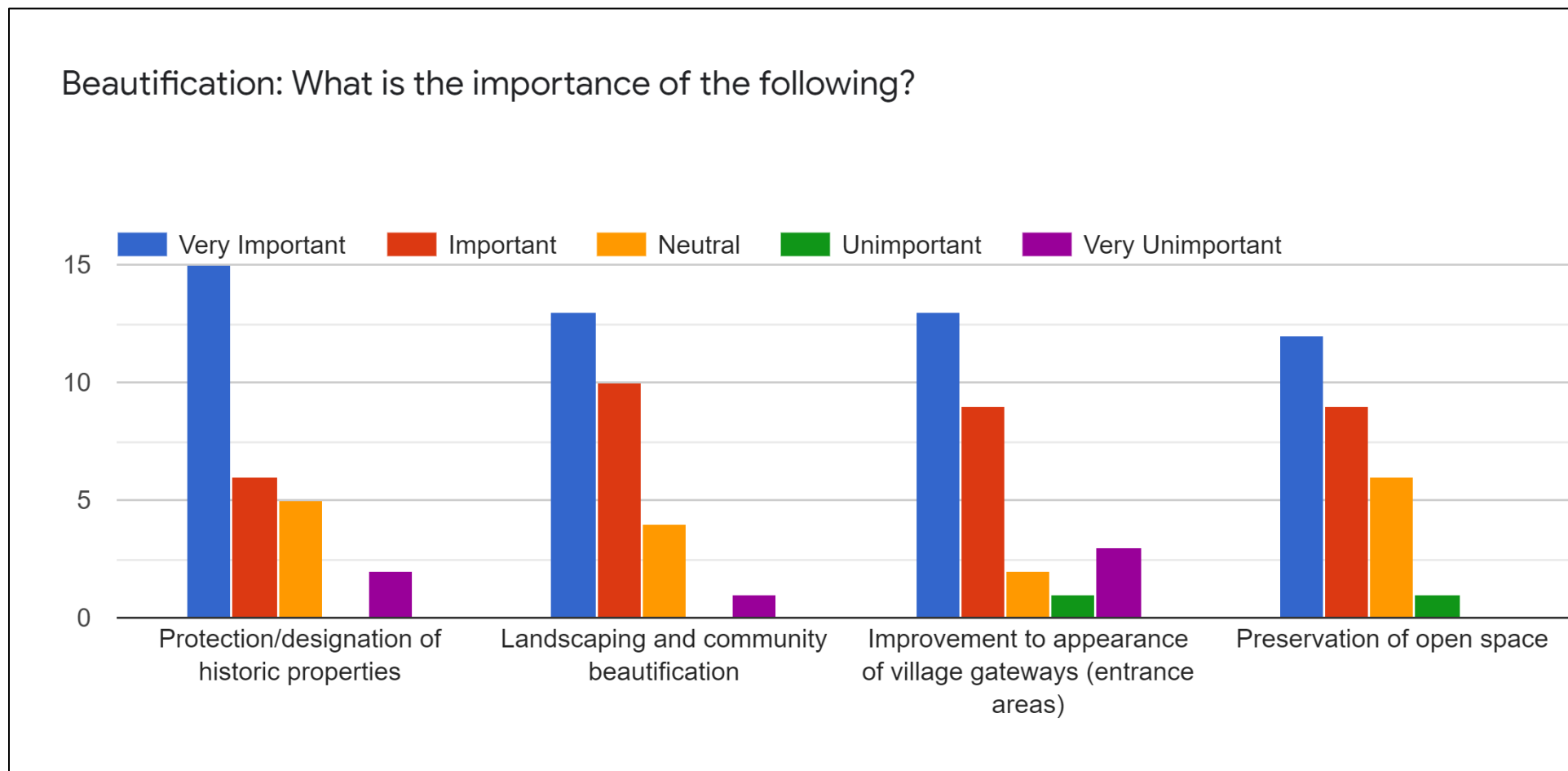
- Entertainment
- Other than the churches, and a country store I believe it is fine like it is.
- Small clothing boutiques
- Restaurant
- I would like to see a small grill, a boutique, and a shooting range
- Restaurant
- Mom and pop restaurant no chain
- Restaurants/food
- Restaurant, small business
- Family owned restaurants or Chick-fil-A
- Small businesses like restaurants, coffee shops, and boutiques
- Grocery services.
- Sewer businesses
- Local restaurants, bakery, etc.
- Corporate, retail, industrial, agricultural.
- Restaurant, washer And dryer/laundromat, car wash, car repair shop, barber shop
- None, I live in Simpson to escape the hustle and bustle of businesses.
- - a nice restaurant, - a plant place
- NONE
- none
- Have limited space so business must be carefully consider due to compliment our Village!! Done a good job so far!

Question 6 – Word Cloud

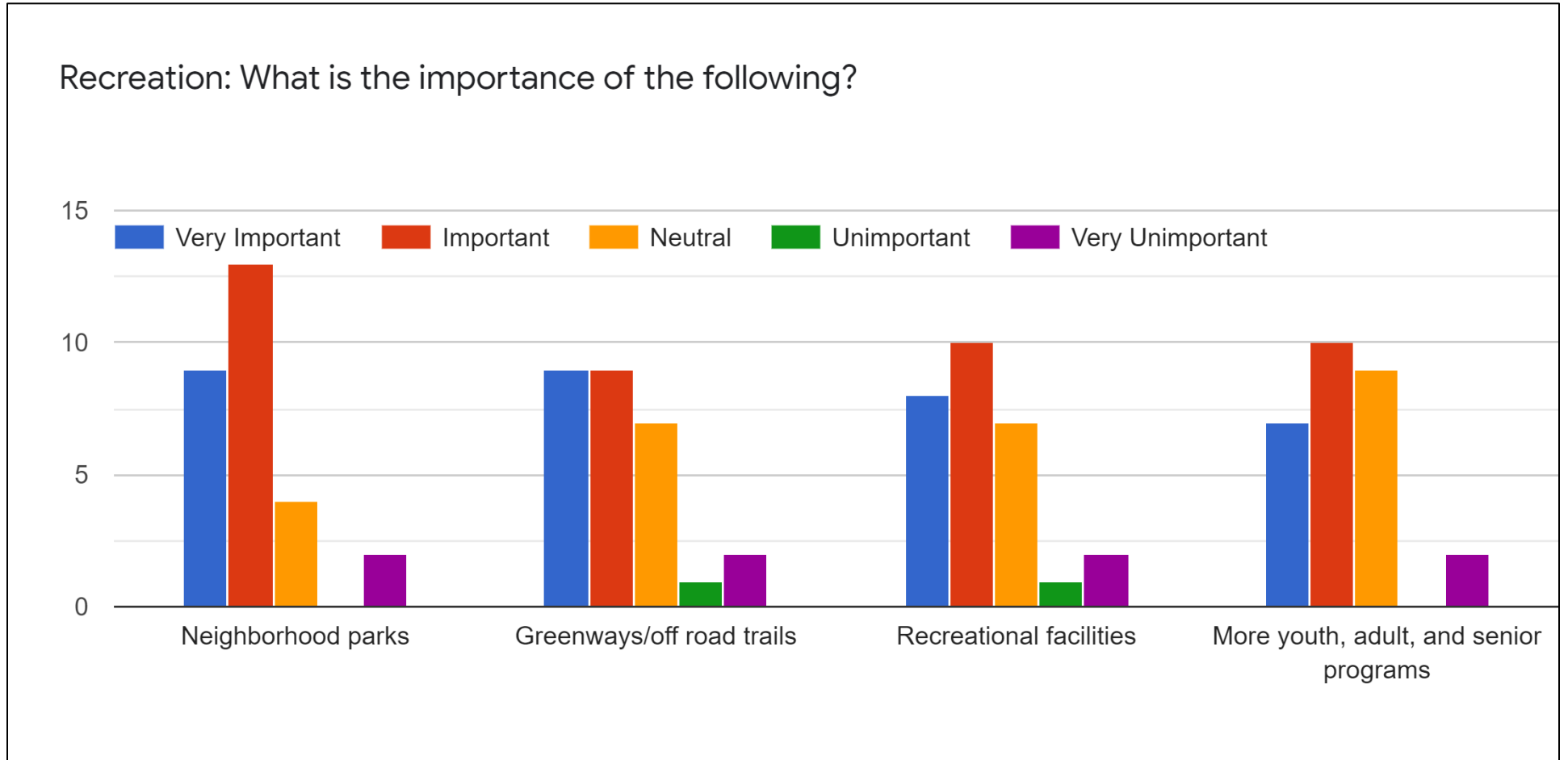
The more often a word or phrase was used as a response, the larger it appears.



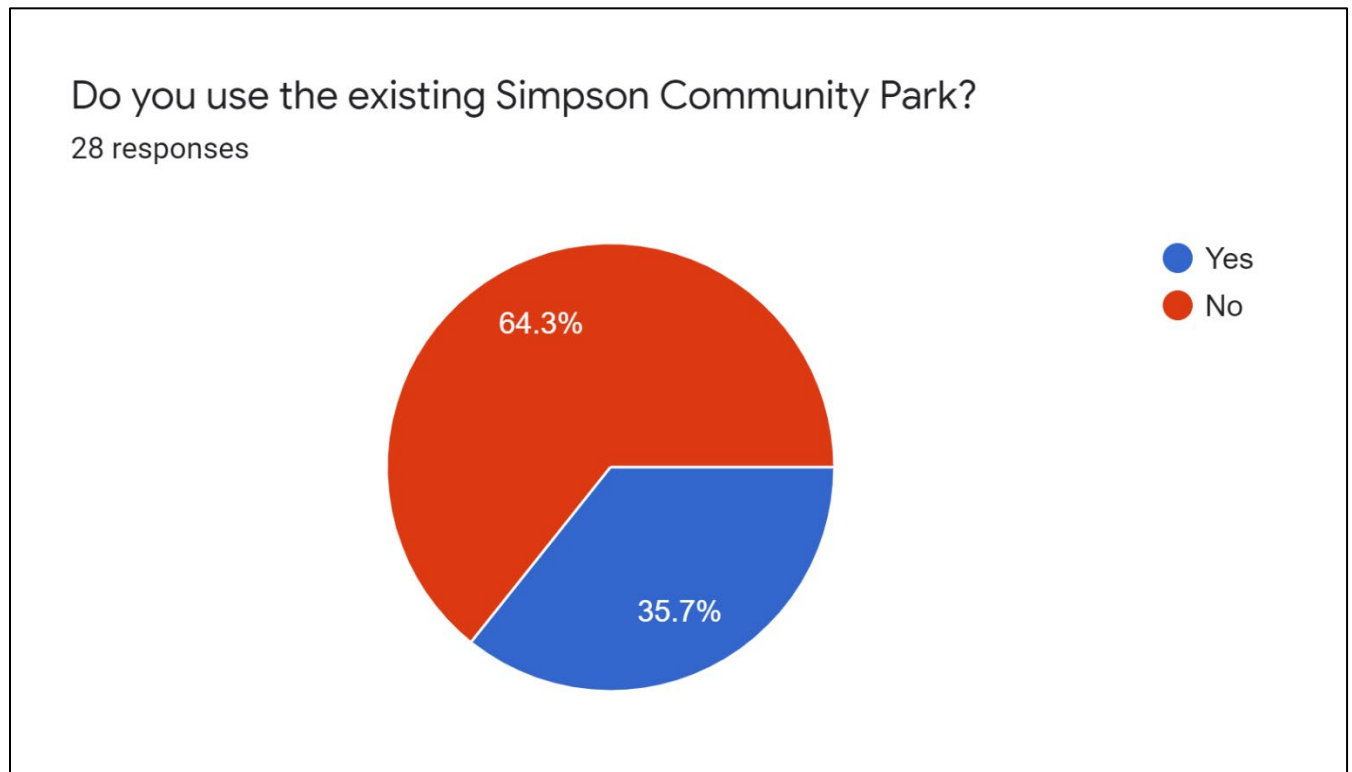
7. Beautification: What is the importance of the following?



8. Recreation: What is the importance of the following?



9. Do you use the existing Simpson Community Park?



10. What types of amenities and activities would you like to see offered at Simpson

Community Park?

- Access to people with special needs
- Yoga, walking trails, picnic shelter, farmers market or at the minimum a produce stand.
- Baseball
- CrossFit area maybe outdoor gym
- Community days
- Bike paths or sideways for bike riding
- Community events
- Organized activities, food truck
- Youth sports
- I don't know. I've never been to the Simpson Community Park.
- A bathroom with sewer system
- Walking/Biking trails, community pool, tennis court, basketball court.
- Things for seniors.
- Community driving range, walking/hiking trails and activity center for seniors and activity center available to youth as well.
- a building Large enough to use for family reunion gatherings that can be Leased to the public. Covered Shelters with Picnic tables.
- 5K community runs
- don't use it (afraid to) / activities for kids
- none
- Family attivy
- Activies for the youth
- farmer market- offer different vegetables and fruits/allow residents to use the parking for family gathering
- No Ideas! Must be used more before to consider options!!

Question 10 – Word Cloud

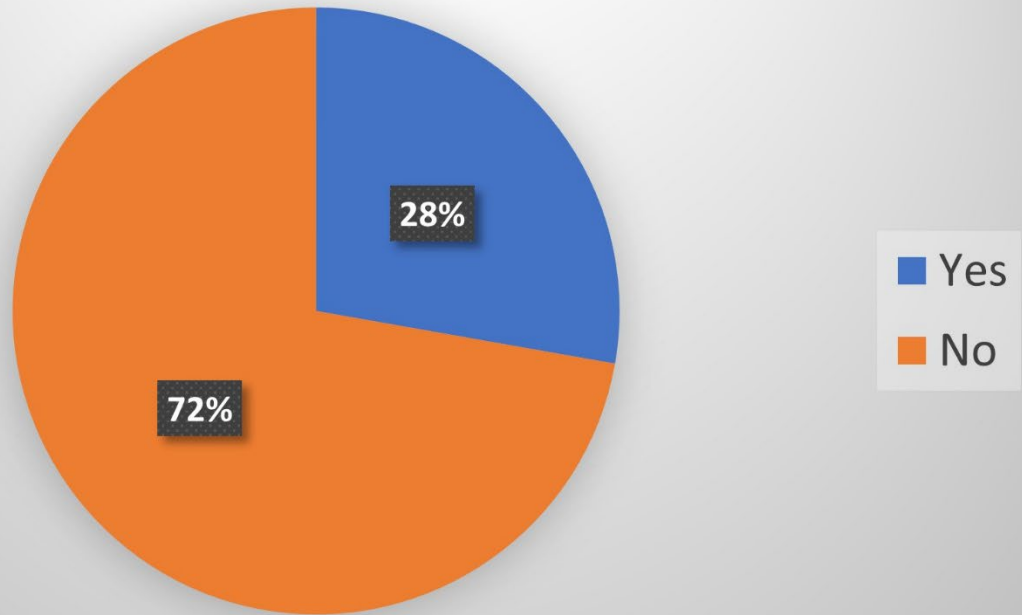
The more often a word or phrase was used as a response, the larger it appears.



11. Are there other location(s) you would like to see neighborhood parks developed?

- No
- No
- No
- No
- No
- Yes
- No, just upfitting what is there.
- The intersection of Tucker and highway 33 where the farmland is. I'd rather see it turn into a park than a shopping center/commercial space.
- I would love to see a park with a pond in the middle. On the corner of HWY 33 and tucker rd. Offered by Ron Harrell
- Arden Ridge
- NA
- Not really
- Green-spaces on the edges of the village
- No - must do better management of the current only one first.
- NO
- no - could invite unsavory visitors and need much upkeep
- no
- No!

Are there other location(s) you would like to see neighborhood parks developed?



12. What type of recreational facilities, youth programs, adult programs, and senior programs would your family utilize if offered in Simpson?

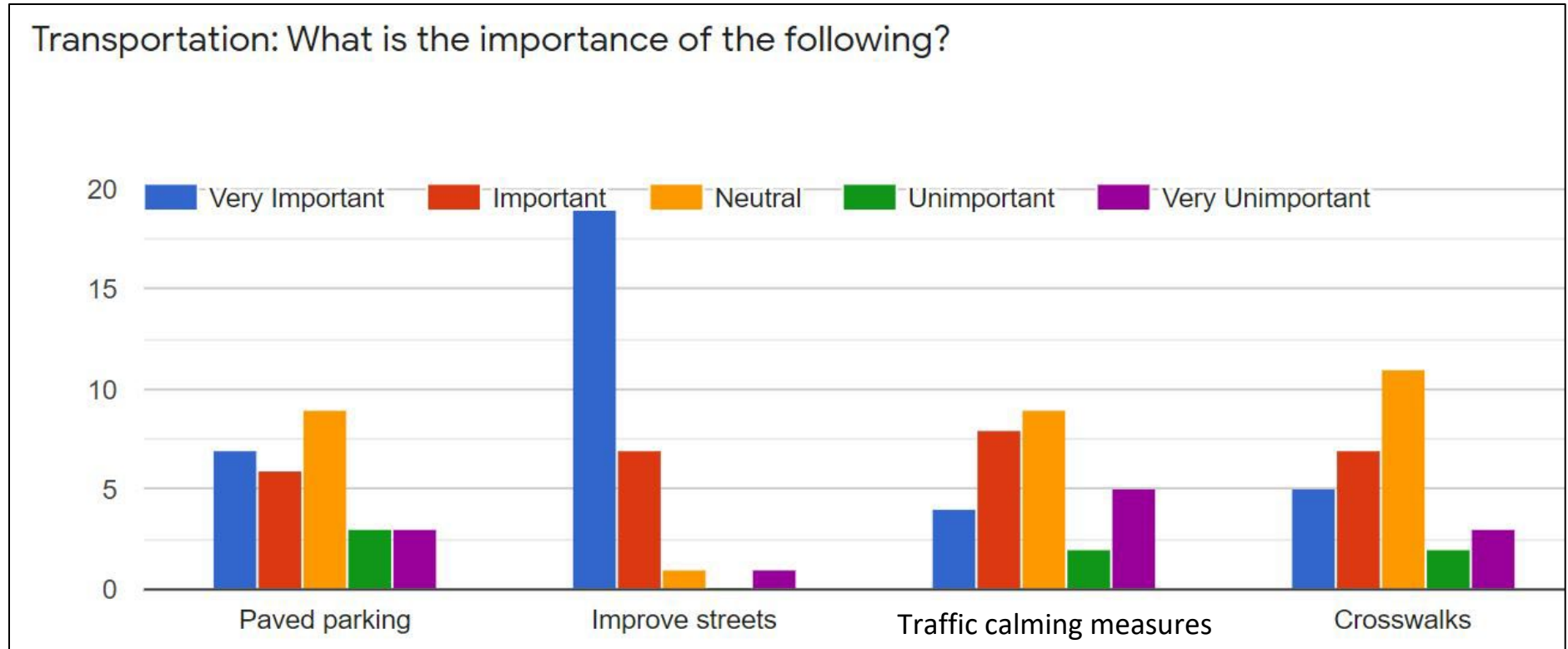
- Healthy activities (yoga, self defense, etc)
- Park
- Archery targets/range. Walking trails, movies in the park
- Baseball
- Greenway
- Pool and youth sports
- Walking trails/greenways. community center
- Book mobile, senior center
- Community pool
- Football, soccer, baseball, pool and splashpad
- Unknown.
- A pool, gym
- Personal Interest classes, swimming lessons, adult basketball league.
- Driving range, hiking trails.
- ALL of the above
- probably none
- none
- adult and senior program
- No Ideas

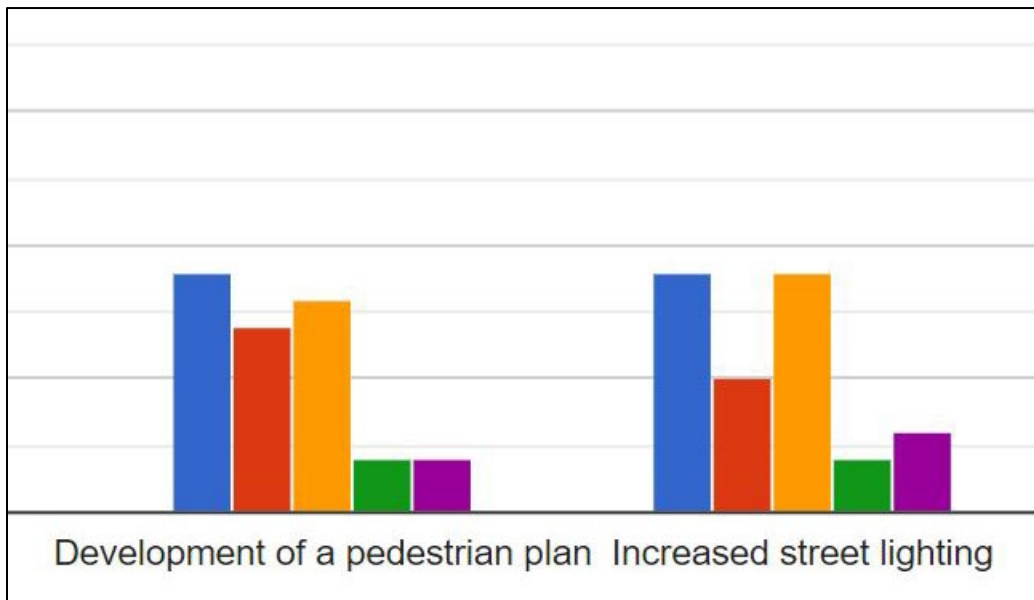
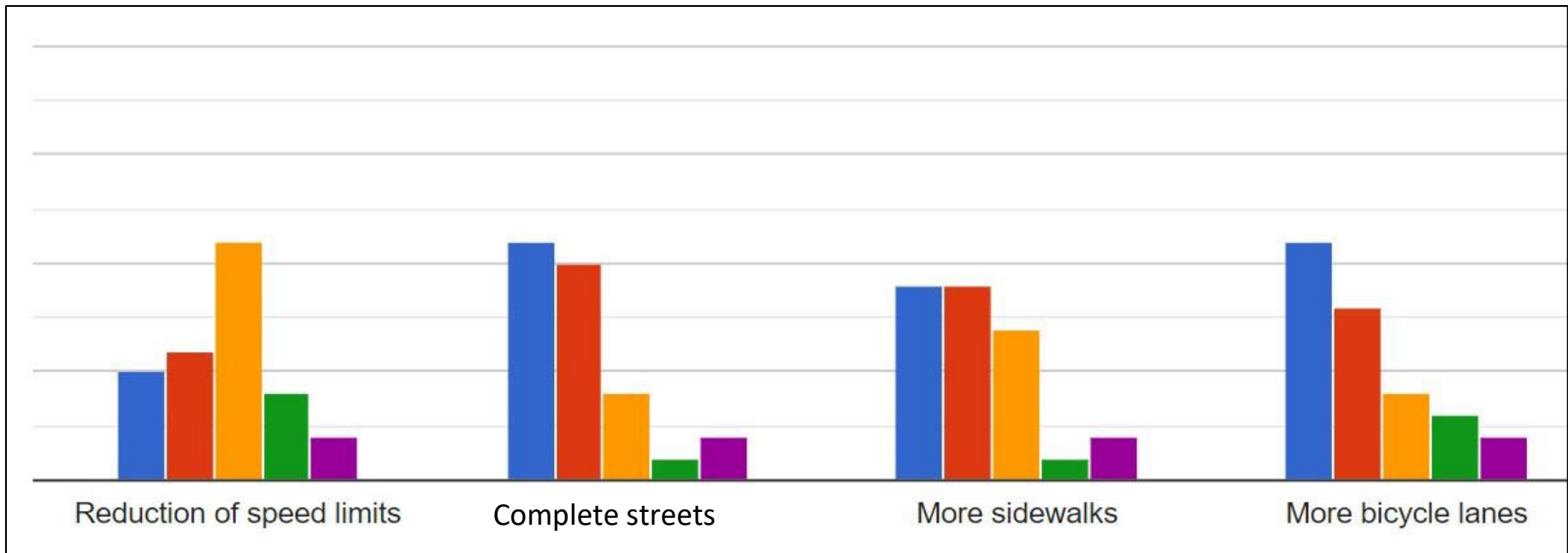
Question 12 – Word Cloud

The more often a word or phrase was used as a response, the larger it appears.



13. Transportation: What is the importance of the following?



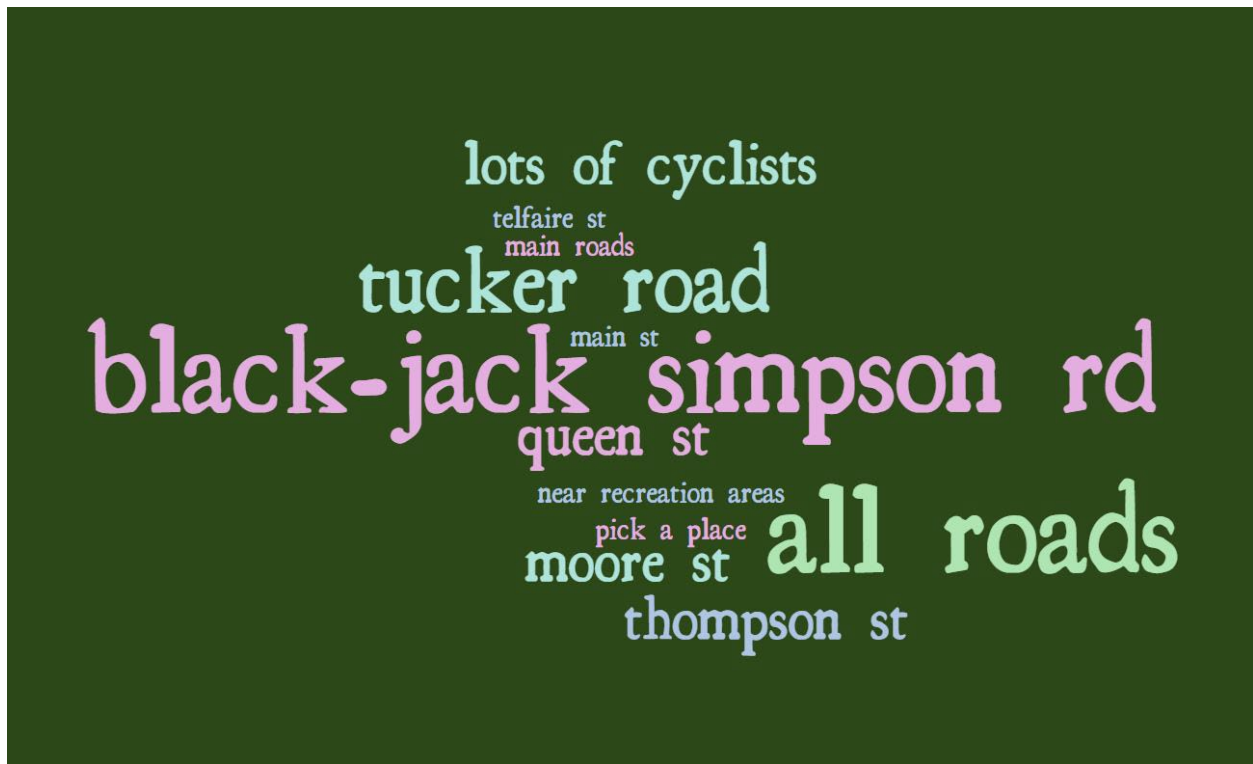


14. Where would you like to see more sidewalks and bicycle lanes?

- Near recreation areas
- No
- Yes!
- Yes. There are lots of cyclists
- All roads in Simpson
- All over for bike riding. Too much traffic to ride
- Tucker Rd,
- NA
- All through town and down both ends of Tucker Rd.
- On main roads.
- We are a half mile square/ pick a place
- Blackjack-Simpson Road, Tucker Road.
- Sidewalk Queen
- Sidewalks Thompson, Moore, Queen, Blackjack Simpson
- N.A
- Beginning of City Limits on Black Jack/Simpson to railroad tracks. Thompson St., Moore Street, and Telfaire St.
- along main street only (I often see people walking in unsafe areas)
- no
- all streets
- blackjack simpson road
- No Idea!!

Question 14 – Word Cloud

The more often a word or phrase was used as a response, the larger it appears.



15. Where do you think crosswalks are needed?

- Areas of community facilities
- No
- Just the main intersection of tucker and BJ Simpson rd
- By the church
- Near post office
- Not particularly
- In main intersection
- Where ever legally required.
- Probably close to the intersection
- N/A
- All over Queen
- Crosswalk - Thompson and Queen Street
- Simpson 5 - 9
- N.A
- Black Jack /Simpson, and Simpson St. Intersection 2. Queen / Hardee St. Intersection 3. Queen St./and Telfaire near Park 4. Black Jack Simpson @ Salem Church to office.
- around our soon-to-be round-a-about.
- no
- On all streets
- No Idea!!

Question 15 – Word Cloud

The more often a word or phrase was used as a response, the larger it appears.

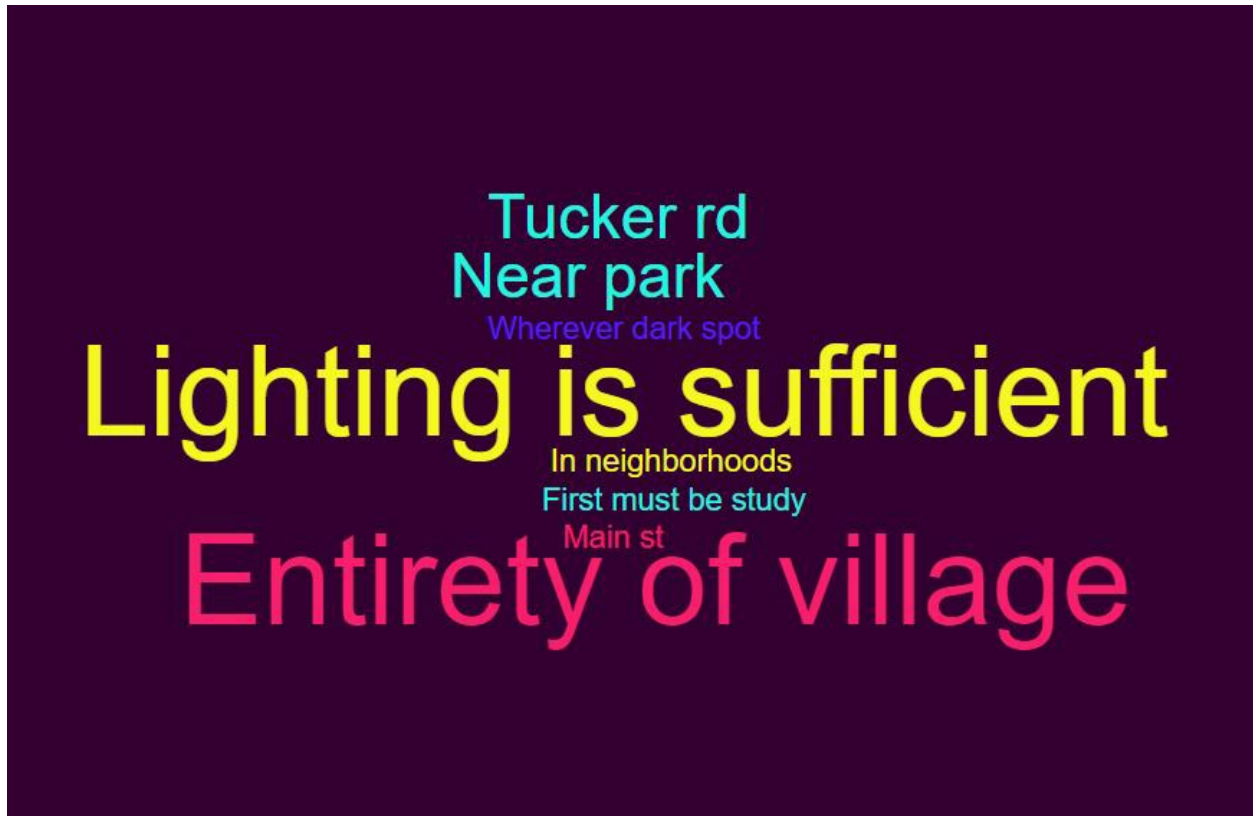


15. Where do you think increased street lighting is needed?

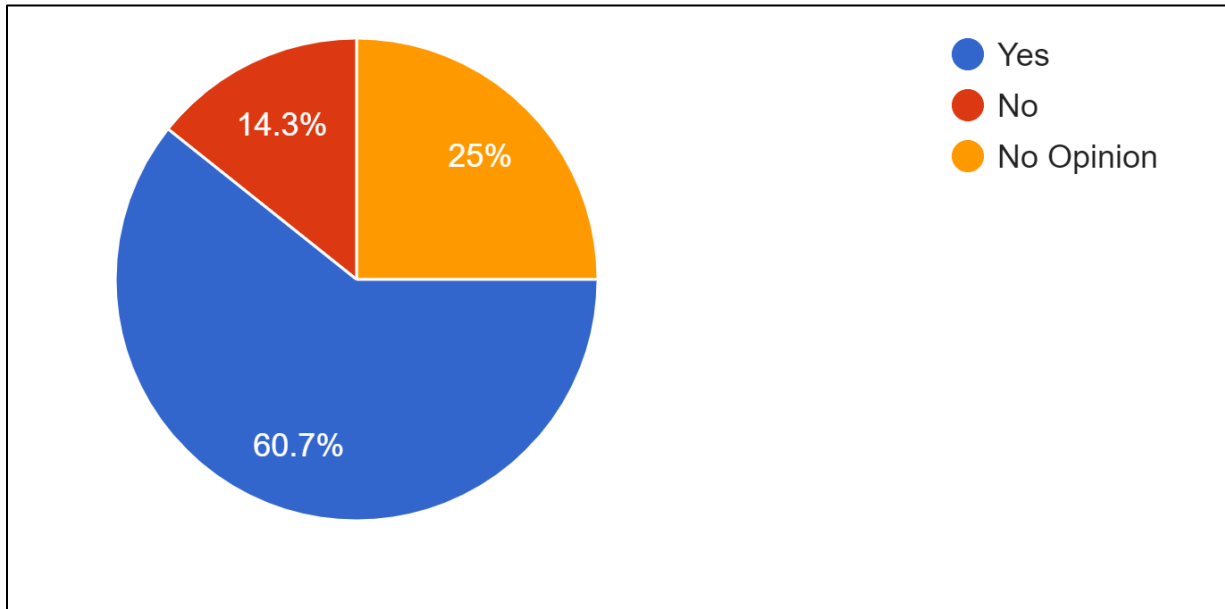
- Close to recreational areas
- Near the park.
- Along tucker rd
- Main street
- Tucker
- No where
- All over
- In the entirety of the village.
- Not needed
- N/A
- Over Simpson
- Everywhere.
- ?
- Lighting is sufficient!
- in neighborhoods
- none
- Where ever there's a dark spot
- First must be study!!

Question 16 – Word Cloud

The more often a word or phrase was used as a response, the larger it appears.



16. Do you support the recently adopted ordinance which allows golf carts to operate on Village of Simpson streets?

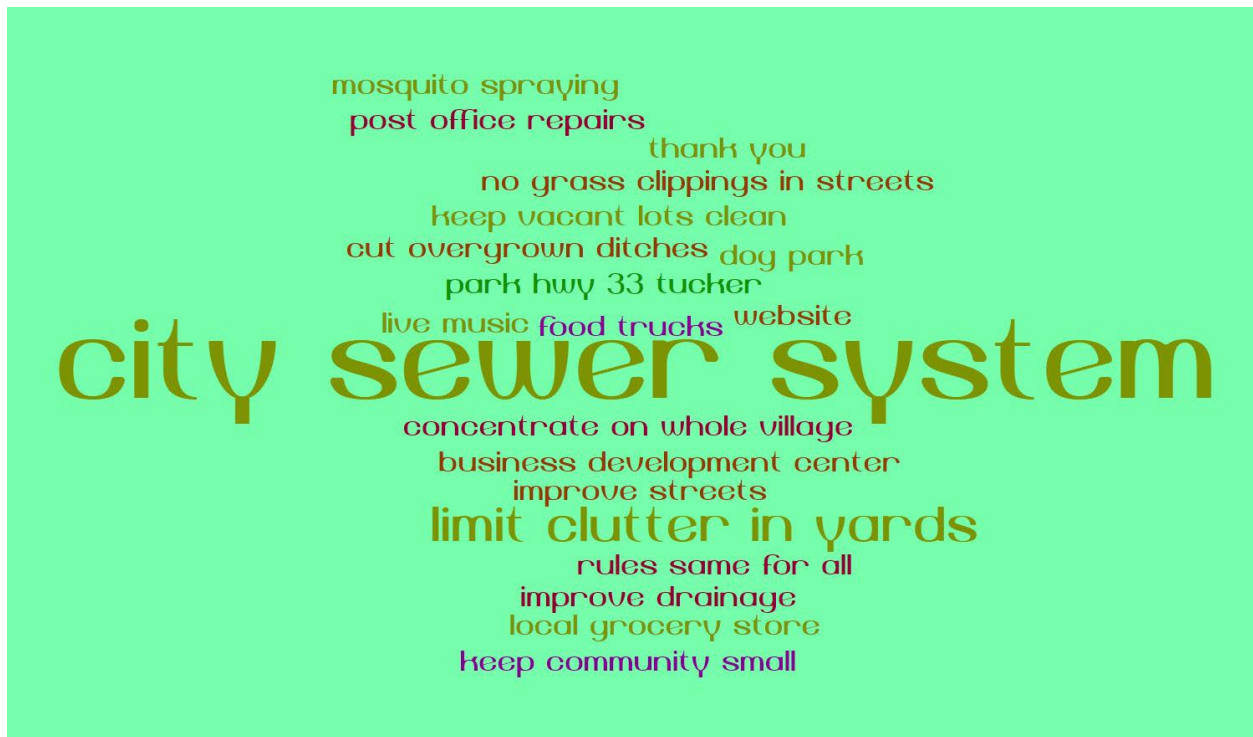


17. Do you have any other suggestions for the improvement of Simpson?

- N/A
- Thank you for soliciting the input of the community!
- Need to have an area for food trucks and live music like a park on hwy 33 and tucker
- No
- City sewage. When hurricanes and heavy rains come thru that go on for weeks and days, septic cannot keep up with the water intake of rain when the ground is totally saturated
- Website for news, decisions, activities
- Lawn care ordinance should be put in place and/or limit to clutter in yards.
- Keep the community small. We could use a local grocery store.
- City sewer system
- Put in a sewer system right away!!!
- A village dog park, mosquito spraying.
- A business development center to promote the town and spark interest would be great.
- 63
- No Sewage System
- Continue to keep vacant Lots clean. Do Not allow people to mow grass and throw clipping into the streets.
- crack down on residents w/ overgrown ditchbanks
- SEWER
- Rules the same for everyone. Post Office lot needs repair. The house on Simpson St. across from Church needs to get the trash up in his yard.
- paved or patched up holes on Gatlin st and Queen st
- Continue to concentrate on the whole of the Village to be Great an Special!!

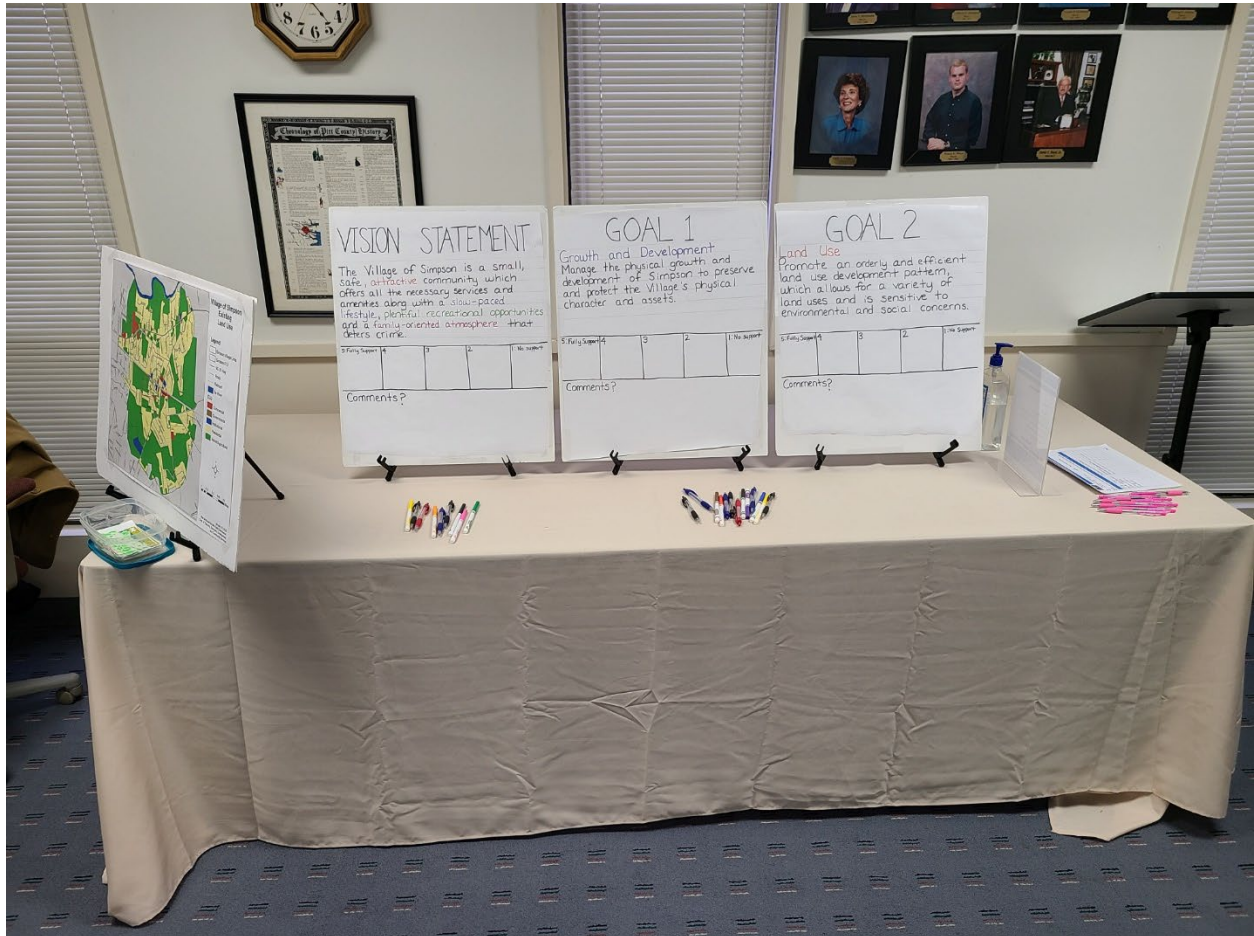
Question 18 – Word Cloud

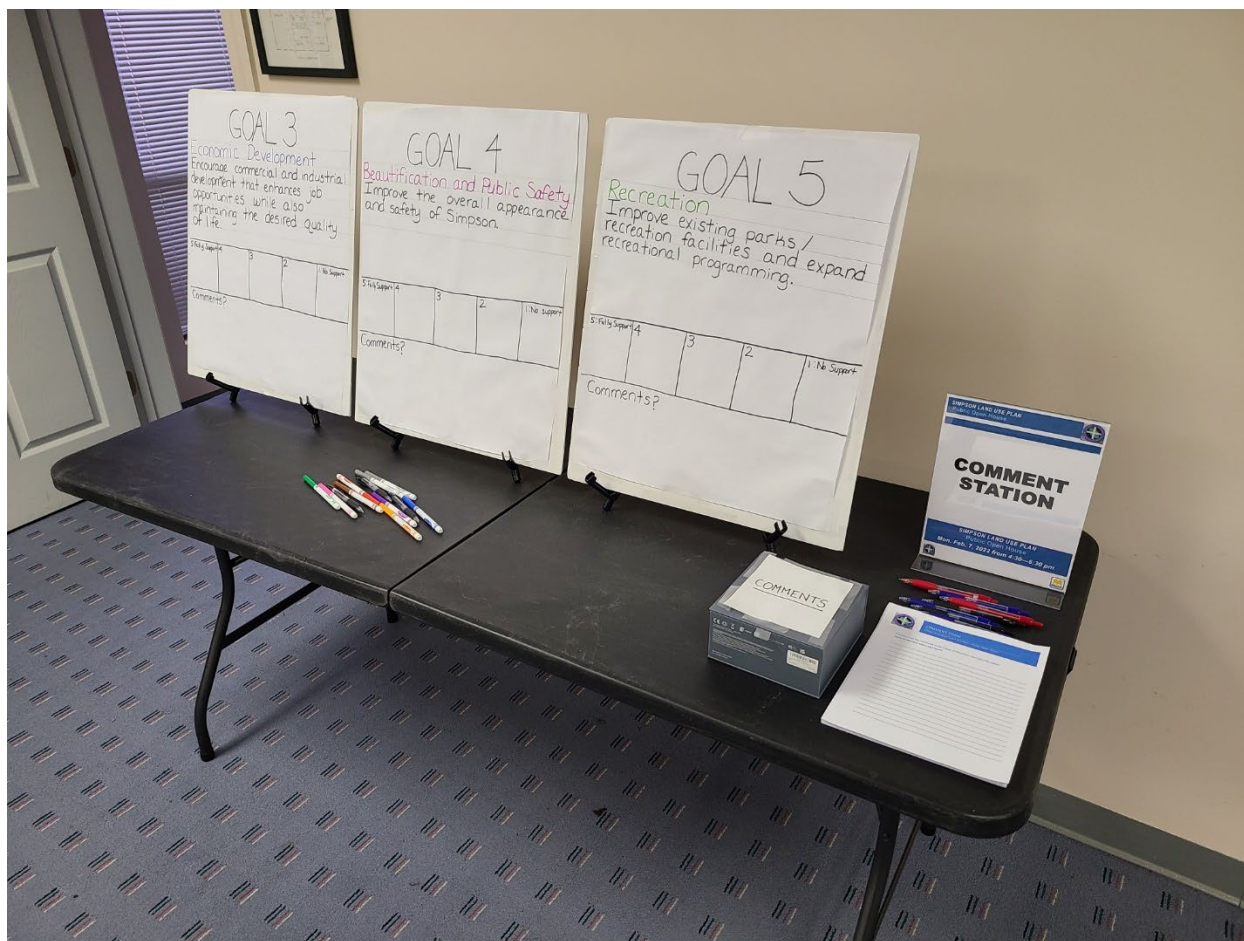
The more often a word or phrase was used as a response, the larger it appears.



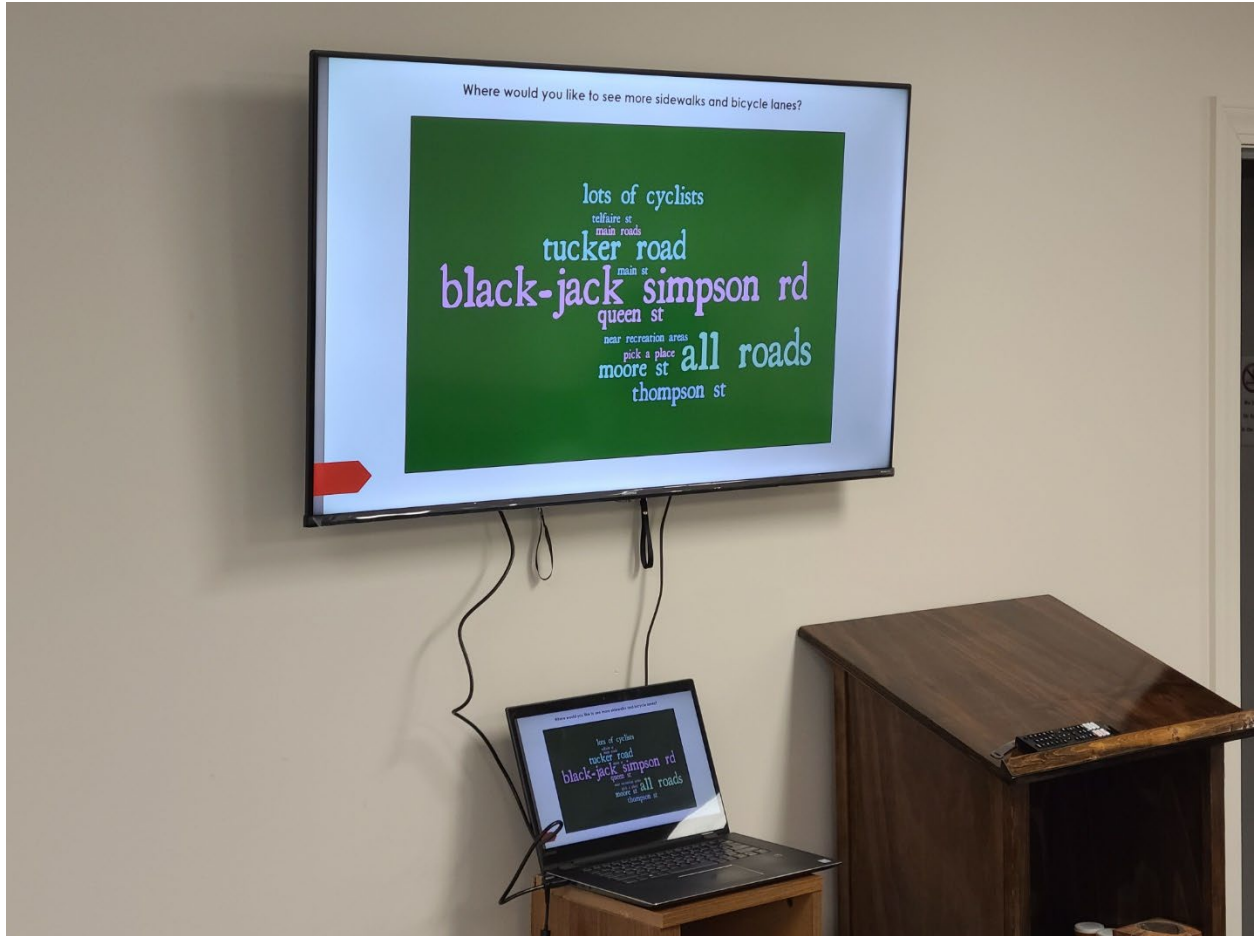
Public Open House

A Public Open House event was held in February 2022 at Simpson Village Hall to solicit feedback from the public on the land use plan vision statement, goals, and future land use map. The following pictures were taken at the Public Open House event.











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