

FIRM OVERVIEW



STEWART

STRENGTHENING COMMUNITIES ACROSS THE SOUTHEAST

Stewart is located throughout the Carolinas, comprising nearly 150 employees with seven office locations. With a unique interdisciplinary collaborative approach that results in stronger and more creative design solutions, Stewart serves domestic and international clientele, offering a full range of services to meet the needs of our clients, including:

- Civil Engineering
- **Community Planning**
- Geomatics
- Landscape Architecture
- Structural Engineering
- Transportation

Founded in 1994 by Willy E. Stewart, PE, the firm is owned by a select group of professionals who are personally involved in our clients' success.

Stewart has developed a rich culture of servant leadership, summarized by the acronym, THREAD: Trust, Humility, Respect, Excellence, Accountability, Discipline. These core values are at the heart of how we work with each other, our clients, our partners, and our community. THREAD has evolved into a curriculum that is taught to employees through our THREAD Institute.

Stewart is a certified Historically Underutilized Business (HUB) with the State of North Carolina. The company has been recognized multiple times as a Best Place to Work in the Triangle and Charlotte markets by American City Business Journals. *Engineering News-Record* has nationally recognized Stewart as a Top 500 Design Firm.

COMMUNITY PLANNING AT STEWART

Stewart's community planning team responds to our clients' needs for building healthy, equitable, resilient, and connected communities. Now, more than ever, our towns, cities, and counties are adapting to changing demographics, land use trends, environments, and technologies.

What sets Stewart apart is the unique integration of our planners, landscape architects, and engineers who not only create these documents but also apply them in their daily work to support municipalities across the Carolinas. Stewart brings together team members across multiple practices to provide a data-driven and design-oriented approach that results in better plans and stronger communities. Our planners work with municipalities and counties across the Carolinas, focusing on small to mid-sized communities and building on Stewart's firm-wide focus of interdisciplinary collaboration.

As former public sector planners, we also possess insight into the complexities of governing. Our experience allows us to manage competing interests, clearly explain complex concepts, and develop realistic implementation strategies. We consistently strive to build long-lasting relationships with our clients and the communities where we work.

MISSION STATEMENT

Strengthening communities by serving, leading, and working in a creative and collaborative way.

LEGAL NAME

Stewart Engineering, Inc.
d/b/a Stewart

LEGAL ENTITY

S-Corp

OFFICE LOCATIONS

Headquarters

Downtown Raleigh

223 S. West Street
Suite 1100
Raleigh, NC 27603
919.380.8750

Charlotte Uptown

101 North Tryon Street
Suite 1400
Charlotte, NC 28202
704.334.7925

Downtown Durham

101 West Main Street
Durham, NC 27701
919.380.8750

Greensboro Office

800 Green Valley Road
Greensboro, NC 27408
919.380.8750

Wilmington Office

2018 Eastwood Road
Suite 207
Wilmington, NC 28403
910.796.0145

Columbia Office

808 Lady Street
Suite D #22
Columbia, SC 29201
803.203.6162

Geomatics-Raleigh

5410 Old Poole Road
Raleigh, NC 27610
919.380.8750

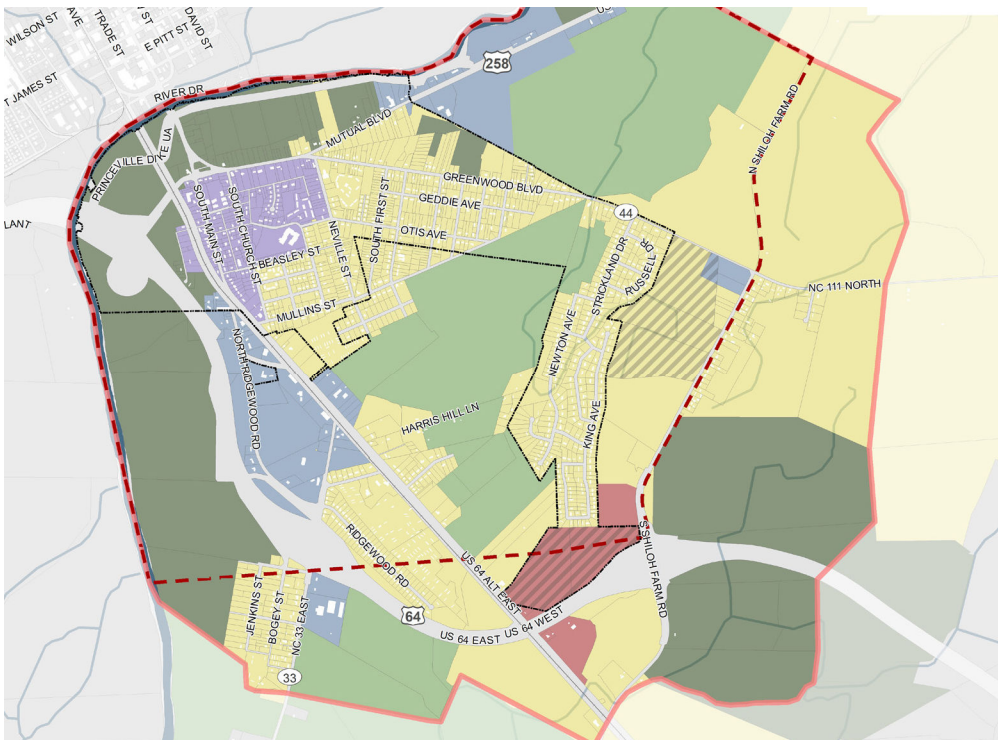


Fountain Inn, SC public meeting



Downtown Huntersville concept

COMPREHENSIVE PLAN & ORDINANCE UPDATE
TOWN OF PRINCEVILLE



LOCATION
Princeville, NC

CLIENT/OWNER
Town of Princeville
Alexis Carter
Assistant Town Manager
201 S. Main Street
Princeville, NC 27886
252.823.1057
acarter@townofprinceville.com

DATES
Start: September 2020
Completion of Comprehensive Plan: Fall 2021
Completion of Zoning Ordinance: Spring 2022
Completed on time and on budget

SERVICES
Long-Range Planning
Current Planning
Regulatory Amendments

PROJECT OVERVIEW

The Town of Princeville worked with Stewart planners to develop a Comprehensive Plan that will serve as a major tool in guiding Town activities over next several decades. In addition, there was a need to bring their Zoning Ordinance into compliance with NCGS Chapter 160D and adopt a Subdivision Ordinance. Princeville is located in Edgecombe County as part of the Rocky Mount, North Carolina Metropolitan Statistical Area, and is the oldest town incorporated by African Americans in the United States. It was established by freed slaves after the Civil War and incorporated in 1885. Stewart’s plan will help the Town prepare for future growth while respecting its history. Stewart also worked with the Town to develop a conceptual plan for a new town center located on 53 acres outside of the floodplain near US 64.

STEWART RESPONSIBILITIES

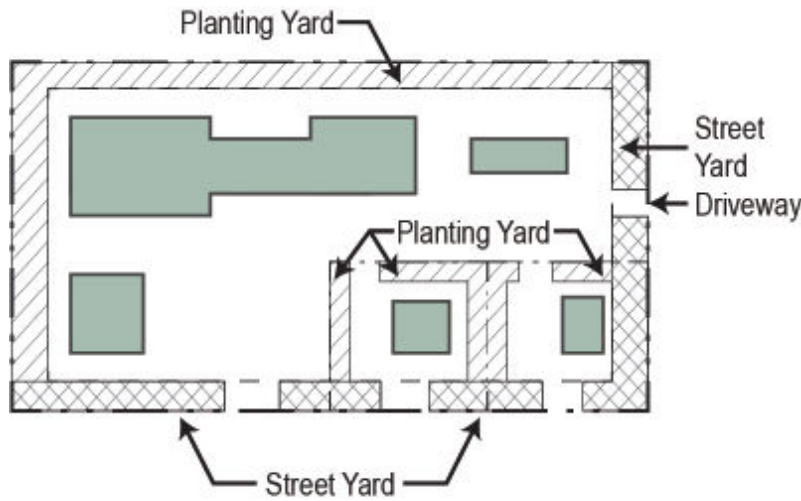
Stewart was hired by the Town to create a Comprehensive Plan, update the Town’s Zoning Ordinance to be compliant with NCGS Chapter 160D, and to develop a new subdivision ordinance. The Comprehensive Plan was completed in Fall of 2021 and the Ordinance Update was completed in the spring of 2022.



- Legend**
- Commercial
 - Office / Institutional
 - Multi-family
 - Townhomes
 - Single Family
 - Parks and Open Space



ZONING ORDINANCE UPDATE
TOWN OF SPRING HOPE



**Group Development at Time
of Out Parcel Development**

LOCATION

Spring Hope, NC

CLIENT/OWNER

Town of Spring Hope
Andrew DeIonno, Town Manager
118 W. Railroad Street
Spring Hope, NC 27882
252.478.5186 ext. 101
adeionno@springhope.net

DATES

Start: Summer 2022
Completion: Fall 2023
Completed on time and on budget

SERVICES

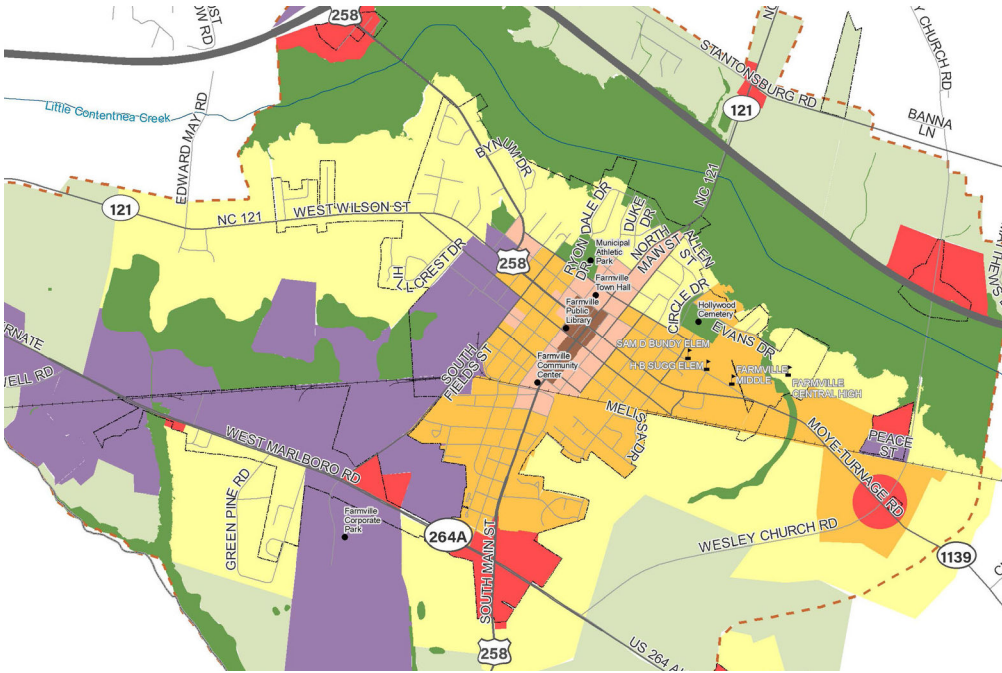
Current Planning
Regulatory Amendments

PROJECT OVERVIEW

Stewart reviewed the Town's Zoning Ordinance and Subdivision Ordinance to be compliant with NCGS Chapter 160D. In addition, Stewart reviewed the allowable uses and added specific use standards to update review processes to allow more flexibility to encourage growth in specific areas. The team reviewed chapters to prepare amendments regarding definitions, references, and citations, elected and appointed boards, administrations and staffing, enforcement, zoning ordinance and procedures, subdivision regulations, land development regulations, housing standards, development agreements, quasi-judicial procedures, and approvals processes.

This process was phased over a two-year time frame, with the first year bringing the ordinance into CH 160D compliance and the second year reviewing and modernizing the by-right uses with the addition of specific standards.

COMPREHENSIVE LAND USE PLAN & ZONING ORDINANCE UPDATE TOWN OF FARMVILLE



LOCATION
Farmville, NC

CLIENT/OWNER
Town of Farmville
Justin Oakes, Planning Director
3672 N. Main Street
Farmville, NC
252.735.5116
joakes@farmvillenc.gov

DATES
Start: Spring 2021
Completion: Spring 2022
Completed on time and on budget

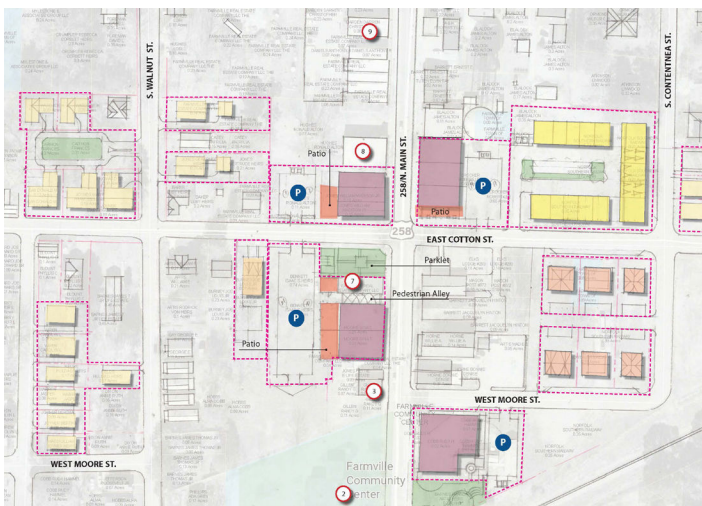
SERVICES
Long-Range Planning
Current Planning
Regulatory Amendments

PROJECT OVERVIEW

The Farmville Comprehensive Land Use Plan project included a community survey, stakeholder interviews, and public meetings to gather community input. Key recommendations centered around building on downtown revitalization efforts and preparing for new residential growth. The Zoning Ordinance updates included revisions to be compliant with state law (160D), implement key land-use plan recommendations, and modernize parking requirements. Since the completion of the ordinance updates, Stewart has worked with the town on developing a conceptual streetscape plan for West Horne Avenue, a key gateway into Downtown Farmville.

STEWART RESPONSIBILITIES

Stewart managed the plan development process and zoning ordinance updates. Responsibilities included mapping, public engagement, meeting facilitation, conceptual plans and document design.



UNIFIED DEVELOPMENT ORDINANCE
FRANKLIN COUNTY



LOCATION

Franklin County, NC

CLIENT/OWNER

Franklin County
Scott Hammerbacher, Planning
Director
215 E. Nash Street
Louisburg, NC 27549
919.496.2909
shammerbacher@franklincountync.us

DATES

Start: September 2020
Completion: September 2021
Completed on time and on budget

SERVICES

Current Planning
Regulatory Amendments

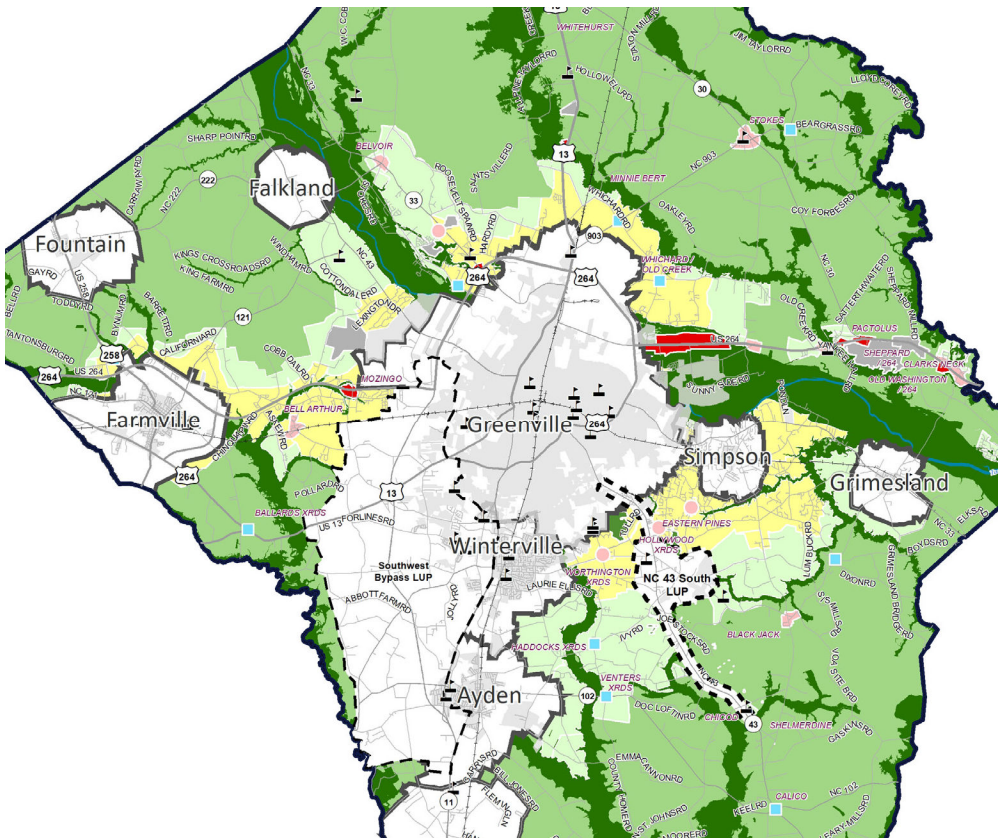
PROJECT OVERVIEW

Franklin County hired the Stewart team to update the County's Unified Development Ordinance to implement recommendations from their new Comprehensive Development Plan and to be compliant with 160D legislation. The County sought professional services that included research, analysis, engagement, and the preparation of draft UDO text including graphics and visualizations. There was a major need to demonstrate an understanding of project financing for the development community as it relates to development standards. The County's previous UDO was adopted in 2001, and has been largely updated in conformance with applicable state laws throughout the years but this was the first comprehensive update in nearly 20 years.

STEWART RESPONSIBILITIES

Our team completed a comprehensive update to the County's Unified Development Ordinance (UDO) to be compliant with N.C.G.S. 160D, implement applicable recommendations from their newly adopted comprehensive development plan (Franklin Next), and incorporate best planning practices for development ordinance writing. The County worked with our team to update these regulations so that they can be easily understood by the community and more efficiently administered by staff.

ENVISION PITT COUNTY COMPREHENSIVE PLAN PITT COUNTY



LOCATION

Pitt County, NC

CLIENT/OWNER

Pitt County
Eric Gooby, AICP, CZO
Senior Planner
252.902.3520
eric.gooby@pittcountync.gov

DATES

Start: 2022
Completion: 2023
Completed on time and on budget

PROJECT AREA

Approx. 655 square miles

SERVICES

Long-Range Planning

PROJECT OVERVIEW

Stewart worked with Pitt County to update its 2030 Comprehensive Land Use Plan between 2022 and the spring of 2023. The Envision Pitt County 2045 Comprehensive Plan was created during this process and reflects the vision and values of the County's residents that will help guide growth and development for the next 20 years.

STEWART RESPONSIBILITIES

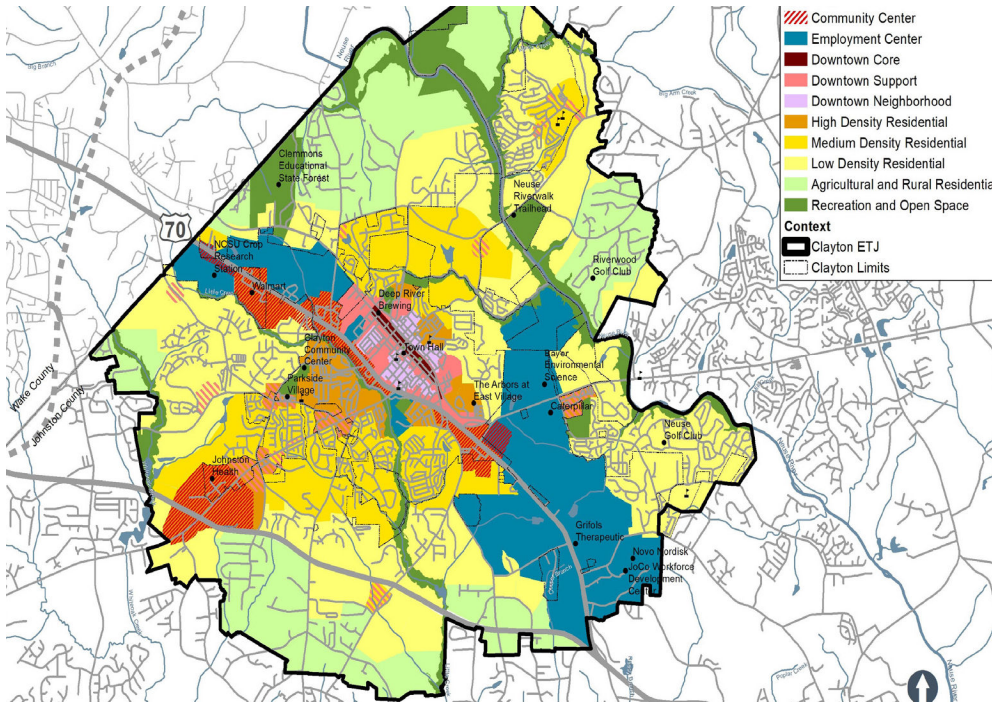
The planning process consisted of substantial community engagement paired with an in-depth analysis of the existing conditions in the County. The plan includes detailed recommendations on encouraging quality development, preserving rural character, and reducing impacts on existing uses. The parks and community health element included actions to address under served areas of the county. The transportation element included collector street recommendations for the growing southeastern area of the county and a revised planned greenways map.

PROJECT CHALLENGES & SOLUTIONS

As with any county plan, the large geographic area and number of stakeholders required extra attention to develop and refine recommendations.



COMPREHENSIVE GROWTH PLAN UPDATE TOWN OF CLAYTON



LOCATION
Clayton, NC

CLIENT/OWNER
Town of Clayton
Rich Cappola, Town Manager
919.553.5002
rcappola@townofclaytonnc.org

DATES
Start: April 2020
Completion: March 2022
Completed on time and on budget

SERVICES
Long-Range Planning

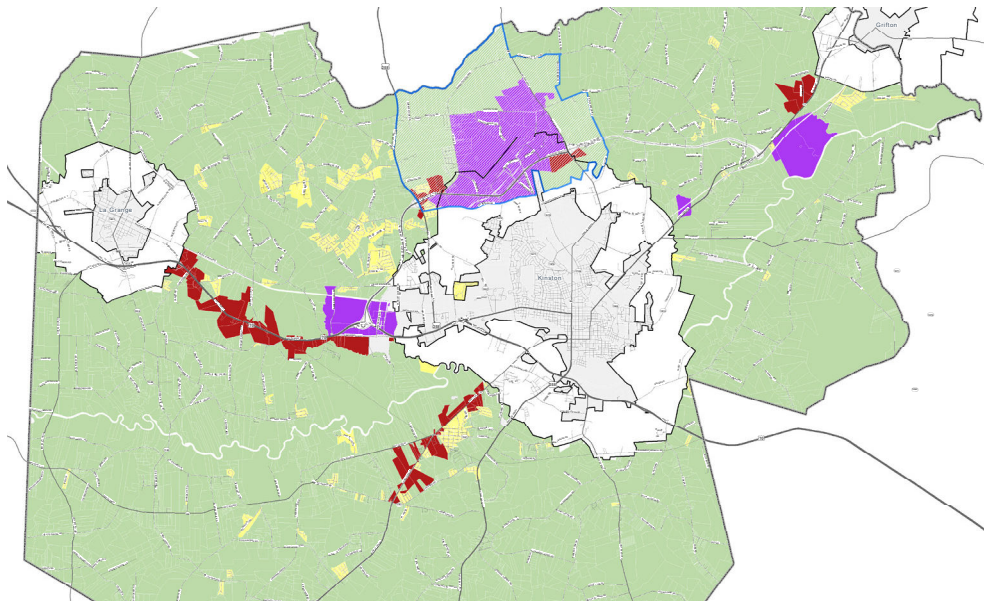
PROJECT OVERVIEW

Stewart worked to update the Town of Clayton’s Comprehensive Growth Plan. The Town’s population had grown by 63% in the previous ten years. A variety of new facilities have been built and infrastructure expanded to serve the growing population.

STEWART RESPONSIBILITIES

The planning process to create the new Growth Plan leveraged significant public engagement, including 2,300 survey responses, to develop strategic recommendations to support the continued quality of life in the Town. Elements focused on downtown, land use and housing, economic development, parks and natural resources, public services, mobility, and arts and culture. Recommendations centered on how to improve the design of new development, preserve neighborhood character, and continue the success of downtown.

ZONING ORDINANCE UPDATE LENOIR COUNTY



LOCATION

Lenoir County, NC

OWNER

Lenoir County
Adam Short
Assistant County Manager &
Planning Director
252.559.2260
adam.short@lenoircountync.gov

DATES

Start: Fall 2022
Completion: Winter 2024
Completed on time and on budget

SERVICES

Current Planning
Regulatory Amendments

PROJECT OVERVIEW

Stewart led the update of the Lenoir County Zoning Ordinance. The ordinance update focused on incremental improvements and built on direction from the county strategic plan to encourage clear and consistent standards. Updates included revising the table of permitted uses, implementing a variety of supplemental design standards for uses and reorganization of articles to improve usability. The update also formalized the zoning process around the Global Transpark and implemented recommendations from the Harvey Parkway Area Study.

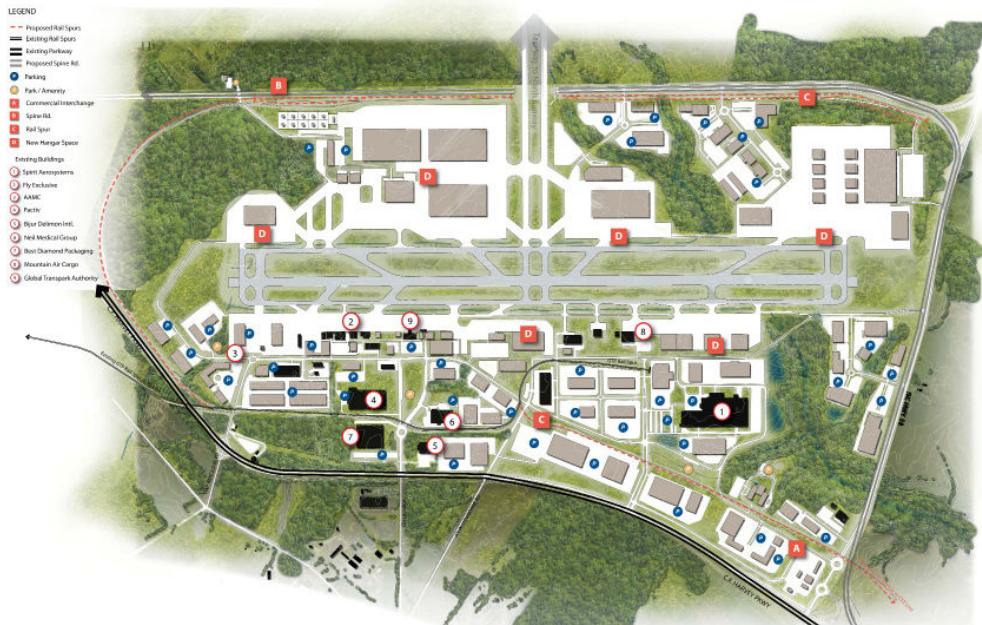
STEWART RESPONSIBILITIES

Stewart researched best practices from across North Carolina for comparable counties and situations and developed custom ordinance language, tables and graphics for the ordinance. Stewart also led document management, assisted with presentations to elected and appointed boards and provided guidance on ensuring compliance with state law related to notification and public review.

HARVEY PARKWAY AREA STUDY LENOIR COUNTY



CONCEPTUAL MASTER PLAN



LOCATION

Lenoir County

OWNER INFORMATION

Lenoir County
Adam Short, Planning Director
101 N. Queen Street
Kinston, NC 28501
adam.short@lenoircountync.gov

DATES

Start: Spring 2021
Completion: Winter 2022
Completed on time and on budget

SERVICES

Long-Range Planning
Current Planning
Regulatory Amendments

PROJECT OVERVIEW

The Harvey Parkway Area Study serves as a strategic plan for the northern portion of Lenoir County, including portions within the City of Kinston's extraterritorial jurisdiction (ETJ). This Plan aims to clarify the intended development pattern around the Parkway and make recommendations to that will guide infrastructure and quality of life investments. In order to make these recommendations and determine improvements, the Plan utilized multiple opportunities for stakeholders, business owners, and community members to provide input on the future of this area.

STEWART RESPONSIBILITIES

Stewart worked closely with Lenoir County staff and the Global Transpark to develop the plan and a master plan for the GTP area.

This plan included land use, transportation and natural resources planning. The plan led to zoning ordinance updates that are currently being drafted. These updates seek to modernize the Lenoir County zoning ordinance and implement key recommendations from the area plan.



The Harvey Parkway Area Study included an analysis of constraints and development opportunities which led to land use recommendations and zoning updates.

