

# 2020 LAND USE PLAN

A 20-Year Land Development Strategy

Town of Bunn, North Carolina  
Zoning & Planning



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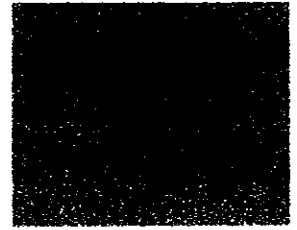
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# **1. Introduction and Overview**

This introduction and overview describes the overall purpose and scope of the plan and its role in guiding future land use and development decisions. With a clear understanding of the plan's purpose, both public and private decision makers can effectively prepare and promote development proposals that support the town's vision, address its needs, and respect the physical constraints of land.

## **1.01: Purpose of Plan**

The Bunn 2020 Land Use Plan is the long range growth management plan for the Town of Bunn. The plan establishes a guideline for local officials to follow when evaluating development proposals and when considering development regulations and programs. The plan presents a coordinated strategy to direct Bunn towards its vision by describing goals for the future, as well as policies to guide day-to-day decisions. The plan translates the community's needs, concerns, and aspirations into a comprehensive approach for managing growth and conserving the town's natural, physical, and financial resources.

## **1.02: Scope of Plan**

The scope of the plan, in order to achieve its purpose, involved a comprehensive study of growth and development issues in Bunn. To ensure comprehensiveness the town first, designated a study area (see MAP 1) that extends beyond the town's corporate limits to include its extraterritorial jurisdiction and areas where future growth and development pressures may affect town resources and service areas. Second, the town studied a broad range of issues that can influence how development occurs, where development occurs, and when development occurs. Finally, the plan outlines a coordinated strategy to address those growth and development issues identified during the study process.

## **1.03: Plan Process**

The Planning Board implemented a rational comprehensive planning process to produce this land use plan. The process involved a progression of steps that included a study of existing conditions and trends in the designated study area, formulation of goals and objectives to guide development decisions, and formulation of a strategy to address relevant growth and development issues. The process was adopted to produce a plan that effectively addresses Bunn's long-range development needs, and that helps Bunn to effectively manage its natural, physical, and financial resources.

### **1.04: Public Participation**

Bunn made an extensive public outreach effort to maximize public participation in the planning process. First, the town recruited citizens residing in the study area to serve on a plan advisory task force. Second, citizen input was solicited through use of a community needs survey and a town meeting to help identify community issues and preferences. Third, an announcement in the local newspaper encouraged citizens to attend meetings held to discuss the plan. Finally, the town held a public hearing to allow citizens to comment on the plan's proposals prior to its adoption by the Town Board.

### **1.05: Plan Organization and Structure**

The Bunn Land Use Plan is organized under a number of chapters that reports on the various components of the planning process. Chapters 2 and 3 provide background information on the community and its preferences, and set the foundation for preparing the plan elements. Chapters 4 thru 6 discuss the plan elements, which address issues related to the natural environment, public facilities and infrastructure, and land use and housing. Chapter 7 presents the future land use plan, which is a blueprint of the land development patterns that will be encouraged through planning policies and programs. Finally, Chapter 8 presents an implementation plan, which describes measures the town will take to ensure that the policies are implemented and the plan remains relevant to current conditions.

### **1.06: Users of Plan**

The plan is intended for the use of anyone who has an interest in the future of Bunn. Local officials will be the primary users of the plan. They will refer to the plan when evaluating development proposals, establishing development regulations and programs, and implementing an infrastructure improvement program. Other users of the plan will include developers, citizens, and other stakeholders. For them the plan will be an information resource for understanding the town's long range plans for certain areas and to base development decision on them.

The Future Land Plan together with the plan elements are the essence of the Bunn 2020 Land Use Plan. They contain the guidelines for establishing development programs and regulations. The Future Land Use Plan and the goals and policies should be given equal weight when evaluating development proposals. The definitions of goals, objectives, and policies are presented below.

- **Goal:** A concise statement that describes a desired condition to be achieved. A goal is a target or end towards which planning is directed. A goal is not quantifiable, time dependent, or suggestive of specific actions for achievement.
- **Objective:** A concise statement or method of action that addresses a goal, and if pursued and accomplished, will ultimately result in achievement of the goal to which it is related. An objective should be achievable and, when possible, measurable and time specific.

## **CHAPTER 1: INTRODUCTION AND OVERVIEW**





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- **Policy:** A specific statement that guides decision-making to achieve plan implementation. A policy is clear and unambiguous, and is formulated in response to the goals and objectives, as well as the results of the community assessment of issues, or state and federal mandates.

# Town of Bunn Study Area Map

**Map 1**

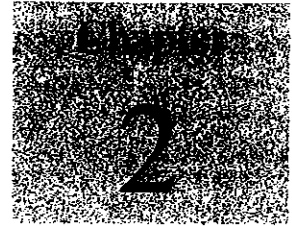


- Legend
-  Town Limits
  -  Extra Territorial Jurisdiction Boundary
  -  Study Area Boundary
  -  Parcels

\* Parcel data supplied by Franklin County GIS



**MAP 1: Study Area Map**



## 2. Population and Economy

This chapter presents a study of the population and economy in Bunn and the surrounding region. This chapter contains a profile of the current population, an analysis of historical and future population trends, and an analysis of economic and employment trends. The information contained in this chapter set the foundation for estimating land use, housing, and infrastructure needs.

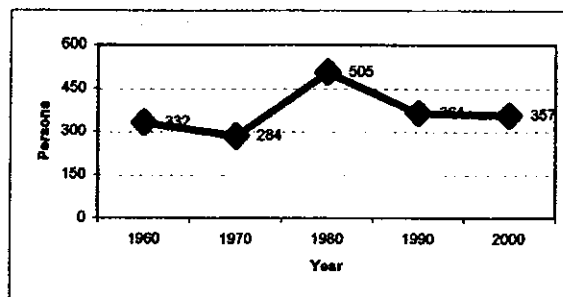
### 2.01: Community Profile

The community profile describes the social and economic characteristics, based on the most recently published census data, of Bunn's current population. The profile provides baseline data that are useful in planning for future land use, housing, and infrastructure needs. Additionally, the community profile provides indicators for population growth, and provides a mechanism to determine the impact proposed developments will have on local resources.

#### A. Population Size

Bunn's estimated population in 2000 was 357 persons. Bunn was the fourth largest among the five incorporated areas in Franklin County. FIGURE 1 shows that Bunn has experience periods of population loss and population growth between 1960 and 2000. Most recently Bunn's population change have become more stable, but it still experienced a 1.92 percent decrease between 1990 and 2000.

FIGURE 1: Bunn Population from 1960 to 2000



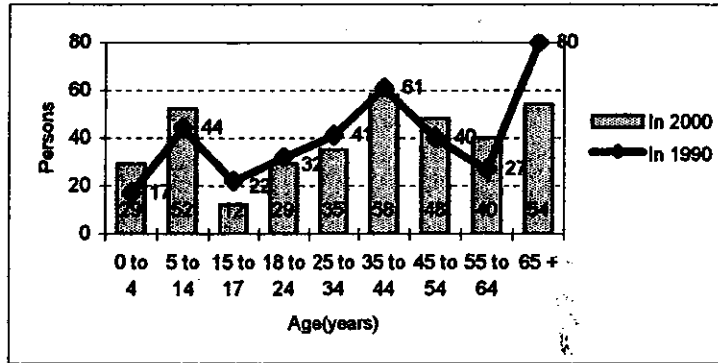
Source: US Census for years indicated

#### B. Age Structure

FIGURE 2 shows the age distribution of Bunn's population in 2000 and in 1990. In 2000 persons between the ages of 35 to 44 years represented the largest segment of Bunn's population. The second largest segment of the population was in the 65 years and over age group, however its

population experienced the largest loss of any other age group since 1990. There were three age groups that gained population between 1990 and 2000: the 5 to 14 year age group, the 45 to 54 year age group, and the 55 to 64 year age group.

**FIGURE 2: Age Distribution of Bunn Residents in 1990 and 2000**



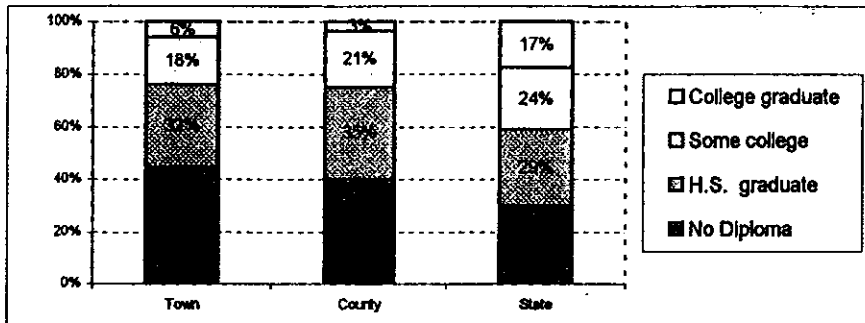
Source: US Census for 1990 and 2000

A review of the median age reported in the 2000 Census indicates that Bunn’s population is older than the general population of the state. Bunn’s median age of 40.2 years was nearly 5 years higher than both North Carolina’s median age of 35.3 years, and Franklin County’s median age of 35.8 years.

**C. Educational Attainment**

The most recent data published on the educational attainment level of the population was reported in the 1990 Census. FIGURE 3 illustrates that Bunn’s adult population in 1990 had attained lower educational levels than the state average. The high school dropout rate in Bunn was 14 percentage points higher than the state dropout rate. Conversely, the percent of state residents to complete at least a four-year college degree was 11 points higher than Bunn. The 2000 Census, when published, will likely show higher attainment levels for both Bunn and State residents due to the results of statewide education initiatives implemented since 1990.

**FIGURE 3: Educational Attainment of Population 25 Years or Older in 1990**

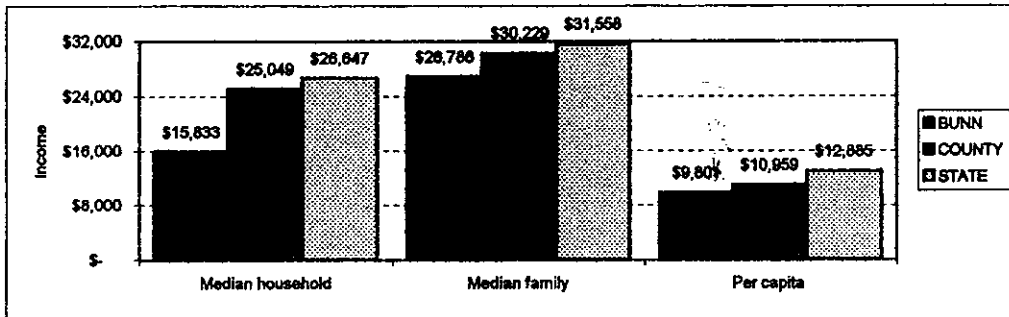


Source: 1990 Census

**D. Income Levels**

Personal and household income levels have a direct bearing on the cost of housing, goods and services that can be afforded by the community. The 1990 Census reports the most recent income data for Bunn, Franklin County and North Carolina (see FIGURE 4). The income levels reported for Bunn were below the state average in all income categories. Bunn's median household income was more than 40 percent lower than the state's. Bunn's per capita income was approximately 24 percent lower than the state's.

FIGURE 4: Annual Income Levels of Population in 1989



Source: 1990 US Census

**E. Household Characteristics**

This section presents a summary of household characteristics, based on the 2000 Census, in the town of Bunn. Household is a basic unit that can be used to measure development impacts on public services and infrastructure, and to monitor population growth in the study area. Household characteristics include an inventory of households, and their characteristics, including household size and composition.

**1. Household Size**

In 2000 the town of Bunn had a total of 162 households. The average size for all households was 2.2 persons per unit. Owner-occupied households, with an average household size of 2.44 persons, tended to be larger than renter-occupied households, which reported an average of 1.88 persons per unit. Households with less than 3 persons represented 68 percent of all units. Households with 3 or more persons represented 32 percent of all units.

**2. Household Composition**

Bunn had 112 households that reported having no children under the age of 18 residing in them. Approximately 69 percent of those households were composed of nonfamily members such as a roommate or a boarder. Among the 50 households that had children under the age of 18 years residing in them, 64 percent had married heads of household, and 36 percent had a single head of household, either a single parent or guardian.

Approximately 33 percent of households were headed by persons between the age of 15 and 44 years old, which are typically the prime childbearing years of the population. Approximately 28 percent of all households were headed by persons 65 years or older.

**2.02: Population Growth Trends**

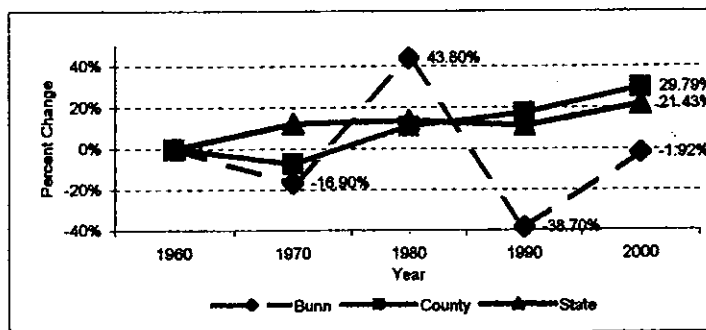
Population growth in a town is influence by both internal and external forces. Internal forces are trends influenced by conditions in the community such as housing opportunities, infrastructure capacity, public facilities, and other community amenities. External forces are trends influenced by forces outside the community such as development of employment centers in the region.

Predicting future populations growth with certainty is difficult because of the possibility of future annexations and the external forces that influence growth. However projections based on historical growth trends provide a reasonable indicator of future growth. Population projections provide a starting point for examining future land use and infrastructure needs. However, because the implications of underestimating, or overestimating future needs are so great, the town must carefully monitor growth trends in the region, and make any necessary adjustments to long rang population projections.

**A. Historical Growth Trends**

FIGURE 5 shows the historical percentage growth rates for Bunn, Franklin County, and North Carolina from 1960 to 2000. Bunn’s population growth rates have fluctuated between positive growth, and negative growth while Franklin County has consistently experienced positive growth. Between 1970 and 1980, Bunn experienced its highest growth rate since 1960. However, by 1990 Bunn experienced its greatest population loss during a time when Franklin County’s growth rate had increased to its highest level.

**FIGURE 5: Historical Population Growth Rates from 1960 to 2000**



Source: US Census for years indicated

**B. Population Projections**

The Office of State Planning calculates population projections on the state and county levels. Bunn projections assume the town’s share of the county’s future growth, will be proportionate with the town’s share of the county’s current population, which is .75 percent. TABLE 1 presents the

current population estimates, and future population projections for Bunn, Franklin County, and North Carolina.

**TABLE 1: Population Projections for the Years 2010 and 2020**

	Bunn	Franklin County	North Carolina
2000*	357	47,260	8,049,313
2010	438	58,435	9,468,787
2020	525	69,994	10,898,220
<b>Total Change</b>	<b>168</b>	<b>22,734</b>	<b>2,848,907</b>

Source: 2000 Census, Office of State Planning, and DCA

### **C. Components of Change**

There are two basic components to population change in a county—natural change, and net migration. The Office of State Planning estimates that most of the county’s new growth will result from the migration of people from other areas. Franklin County, by the year 2020, will add an additional 22,734 persons to its population—79 percent, 17,953 persons, will be from net in-migration, and 21 percent, 4781 persons, will be from natural increase.

### **2.03: Economic Profile**

This section presents a profile of economic and employment trends in Bunn and the surrounding region. Economic and employment growth influence the rate of population growth within a region. In turn, population growth within a community presents new economic opportunities to service new residents. The economic profile provides a description of the economic setting, and contains a report on economic and employment indicators that will influence the growth in the region.

#### **A. Economic Setting**

Bunn is located in the southeastern portion of Franklin County, at the crossroads of Highway 39 and Highway 98. Franklin County is part of the Research Triangle Economic Development region. The Research Triangle region is one of seven regions designated by the State for the purpose of coordinating economic development strategies. Bunn is located within 40 minutes of two major urban centers: the capital city of Raleigh, and Rocky Mount. Bunn’s central location makes it relatively accessible to the employment, economic, and shopping opportunities available in the two urban centers.

Highway 39 and Highway 98 link Bunn to the region. Highway 39 is a state highway that connects with US Highway 64. Highway 64 is primarily a limited access highway between Rocky Mount and Raleigh. The highway also has access to Interstate Highway 95. Highway 98 is a state highway that connects to Highway 401. Highway 401 services both the county seat of Louisburg, and the state capitol of Raleigh.

## **B. Economic Trends and Condition**

This section reports on the economic and employment trends in Bunn and the surrounding region. The State of North Carolina describes economic and employment trends for the state, its seven regions, and all 100 counties. The State Department of Commerce reports recent economic and employment trends through its regional and county profile reports. The State Employment Securities Commission prepares monthly reports on unemployment for the state and its counties. The 1990 Census contains the latest published data on the employment base of Bunn's workforce.

### **1. Regional Profile**

In its Regional Profile report for the 2<sup>nd</sup> quarter of 2000, the Department of Commerce describes the Research Triangle Economic Development Region as the fastest growing region in the state, both economically and in population. While business failure rate was slightly above state average, the business startup rate was the highest in the state. The per capita income and average wages were above the state averages by 12 and 9 percent respectively. The unemployment and poverty levels in the region were the lowest in North Carolina. For more information on the Research Triangle region, contact the North Carolina Department of Commerce.

### **2. Tier Designation**

Franklin County is among the better performing counties economically in the state. The State, using a 5-tier designation system, measures the economic climate of its counties. A tier designation is a measure of the economic distressed level, based on population growth, poverty level, and other economic indicators, experienced by a county in relation to other counties in the state. A tier 1 reflects the greatest amount of economic distress, and a tier 5 indicates the lowest level of economic distress. In the year 2000 Franklin County was assigned a tier 4 designation.

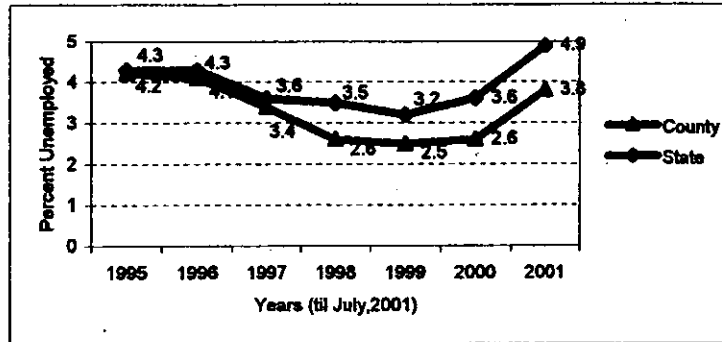
### **3. Average Weekly Wages**

During the 2<sup>nd</sup> quarter of 2000 Franklin County's workforce, according to the Department of Commerce, was compensated at an average of \$494 per week. Twenty-eight out of 100 counties reported an average weekly wage higher than Franklin County's. The three industrial sectors that employed the most Bunn workers in 1990 paid below the state average for those industries.

### **4. Unemployment Levels**

Franklin County's unemployment rates have been consistently lower than the state average since at least 1995. FIGURE 6 shows the annual unemployment rates for Franklin County and North Carolina from 1995 until July of 2001. For each year since 1995, the annual unemployment rates in the county have been increasingly lower than the state average. From 1995 to 1999 both the county and state had been experiencing an annual decrease in the unemployment rate. However, since 1999 there has been a trend of increasing unemployment. If this most recent trend is sustain for a long period of time the town may need to adjust its population projections.

FIGURE 6: Annual Unemployment Rates from 1995 to July 2001



Source: State Employment Securities Commission

### C. Employment Characteristics

This section summarizes the employment characteristics of Bunn's workforce in 1990. Bunn's workforce is comprised of its civilian population over the age of 16 years, who are actively employed. The size of Bunn's workforce, according to the 1990 Census, was 195 workers.

#### 1. Employment Base

A community's employment base is defined by the distribution of its workforce in the various industrial sectors. A community with a diversified employment base can sustain an economic downturn in a few industrial sectors, better than a community that has a less diversified employment base.

TABLE 2 shows the percent of workers employed by industrial sector in Bunn, Franklin County, and North Carolina in 1990. The top three employers of the Bunn workforce were the service industry, manufacturing industry, and trade industry respectively. Combined they employed more than 61 percent of all Bunn workers. Statewide these three industries employed almost 79 percent of the workforce. Based on the distribution employment among the industrial sectors, Bunn's employment base is more diverse than the state's.

**TABLE 2: Employment by Industry of Workers 16 years or Older in 1990**

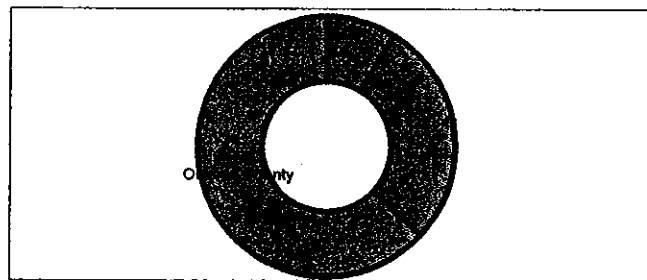
Industrial Sector	Bunn	County	State
Services	23.08	24.35	27.93
Manufacturing	21.54	29.29	26.69
Trade	16.92	17.53	20.34
Construction	12.82	8.00	7.03
Finance, insurance, and real estate	12.31	4.49	5.13
Transportation, Communication, Utilities	6.15	6.42	6.34
Government	4.62	5.16	3.61
Agriculture	2.56	4.49	2.77
Mining	0.00	0.28	0.16

Source: 1990 Census

**2. Commuting Patterns**

Bunn primarily serves as a “bedroom” community for workers who are employed in other locations. Meaning a significant amount of workers who live in Bunn, commutes to a place of work outside of Bunn. FIGURE 7 illustrates that 91 percent of Bunn’s workforce commuted to a place of work outside of Bunn, and mostly outside of Franklin County. When asked on the community needs survey to identify their place of employment, most respondents identified Wake County.

**FIGURE 7: Place of Employment for Bunn Workers in 1990**



Source: 1990 Census



### 3. Vision and Issues

The Vision and Issues Chapter reflects the community's preferences and perceptions regarding growth and development for the town of Bunn. To prepare this chapter, the town relied heavily on citizen input gathered from the community needs survey and from public meetings. The town translated the input received from the public into a vision of what the community should be, and identified issues that should be addressed to attain its vision.

#### 3.01: Community Vision

The vision statement presented below describes the ideal conditions that should exist in Bunn as it grows and develops over the next 10 to 15 years. The vision statement establishes a focal point towards which all growth and development goals are directed. The community's vision for the future set the direction for preparing the Bunn 2020 Land Use Plan. If the plan is fully implemented, Bunn should evolve into the community described in its vision statement. The community vision that was adopted, based on the community survey results, is presented below.

##### **Vision Statement**

"We envision Bunn to be an attractive and progressive community while maintaining its rural character. It will be a community that provides opportunities and services for growth of business, housing, and recreation while preserving its environmental and cultural resources. It will provide safe, accessible, and inviting areas for work, community, and commercial activities. It will be a community that celebrates its diversity while fostering unity among its citizens"

#### 3.02: Community Issues and Priorities

To gain a perspective on what issues were most important to the community, the town asked citizens through the community survey to identify key concerns, problems, or conditions the town must address in order to improve the quality of life in the community, and to accommodate positive growth. The issues identified below helped Bunn identify policies to address community concerns and problems. The top 10 issues, based on the results of the community needs survey, were as follows.

1. Poor condition of streets and sidewalks

2. Lack of recreation facilities
3. Poor appearance of community
4. Problems attracting business and industry
5. Cost and quality of water
6. Availability of adequate housing.
7. Amount of land that is available for growth.
8. Lack of commercial development.
9. Enforcement of nonconforming uses.

### **3.03: Community Strengths and Weaknesses**

Bunn, as with any town, has many strengths and weaknesses that influence its ability to attract positive growth, and accommodate development. Community strengths are assets, opportunities, or resources available to Bunn that add to the quality of life to its citizens, and contribute positively towards the town's vision. Bunn strengths make it an attractive place to live, work, and play. Community weaknesses are disadvantages, or resources the town lack that can hinder its ability to attract positive growth, or can be harmful to the health, pride, and image of Bunn. The town's aim is to develop strategies and policies that will allow Bunn to take advantage of its strengths and mitigate its weaknesses.

#### **A. Community Strengths**

Below is a list of conditions and opportunities that have been identified as community strengths:

- Bunn is centrally located between Rocky Mount and Raleigh.
- Bunn has a quality primary and secondary school system.
- Bunn has a fire and rescue department operating within its town limits.
- Heavy traffic volume on Highway 39.
- Town has excess sewer capacity

#### **B. Community Weaknesses**

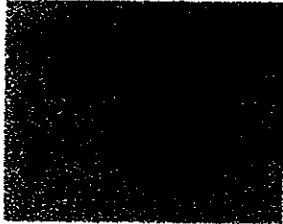
Below is a list of conditions, or threats that have been identified as community weaknesses.

- Old and deteriorating water and sewer infrastructure

## **CHAPTER 3: VISION AND ISSUES**

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- **Old and deteriorating buildings**
- **Large undeveloped lots are not available for new development**
- **Not enough activities for youth**



## **4. Natural Environment Element**

Bunn must strike a balance between providing for its growth and development needs, and protecting the natural environment from inappropriate development. The Natural Environment Element establishes the framework for managing development in a manner that will protect the town's natural resources, enhance its physical appearance, and mitigate the public's exposure to environmental hazards. This element expresses the town's plan to ensure development activities are sensitive to the natural and built environment.

### **4.01: Environmental Factors**

Several environmental factors can impact the development capacity of a site. Certain environmental conditions can severely limit the intensity of development or infrastructure improvements that can occur on a site. These conditions may require special development and maintenance controls to mitigate the negative impacts development may have on either natural resources, or on public safety. Environmental factors such as soil conditions, slope, floodplains, and wetlands must be considered when determining appropriate locations for development. This inventory set the foundation for identifying conservation areas, establishing development management policies, and identifying potential environmental issues.

#### **A. Soil Conditions**

Map 2 presents an inventory of soils with severe limitations for commercial or residential development according to the Franklin County Soil Survey published by the Natural Resource Conservation Service. Land with severe soil limitations may require extensive site controls and maintenance measures in order to be appropriately developed for commercial or residential activities. The types of soil conditions that can impact development potential of land include wetness, permeability, and shrink-swell potential.

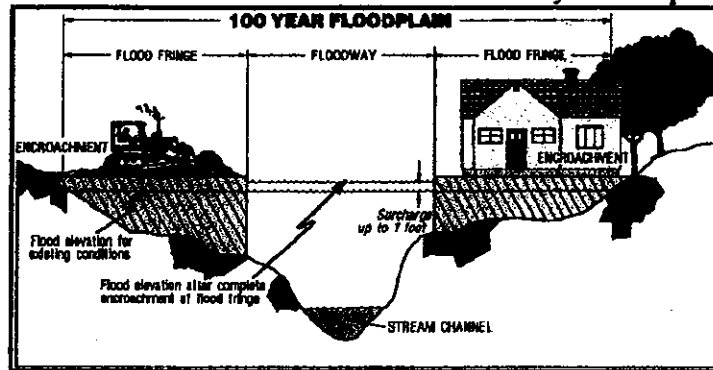
#### **B. Steep Slopes**

The contours of land within the study area can be viewed on the US Geological Survey Maps. The slope of land is the ratio of vertical rise over the horizontal distance. When the slope of land exceeds 15 percent it can present severe limitations for most development activities and infrastructure improvements. Steep slopes can increase erosion and sedimentation, and can increase costs of extending transportation and utilities infrastructure. Steep slopes can also enhance the visual appeal of the physical environment,

### C. Flood Prone Areas

Development in flood prone areas can present eminent danger to life and property if not managed properly. Development encroachment can cause flood levels to rise and the flow velocity of floodwaters to increase, thereby endangering adjacent properties and reducing emergency response time. Developments located in a 100-year floodplain are particularly vulnerable because there is a 1 percent probability that a flood event will occur in any given year. Therefore, flood controls measures are required to mitigate the potential hazards from a flood event. FIGURE 8 illustrates how the encroachment of development activities such as fill can impact flood levels in the 100-yr floodplain.

FIGURE 8: Illustration of Encroachment in 100-year Floodplain



Map 3 presents an inventory of the 100-year floodplain in the designated study area based on the NFIP Flood Maps produced by the Federal Emergency Management Agency.

### D. Wetlands

Wetlands are areas inundated or saturated by surface or groundwater at a frequency and duration sufficient to support a prevalence of vegetation adapted for life in saturated soils. State and federal laws, such as the US Clean Water Act, National Environmental Protection Act, and the State Environmental Protection Act, regulate development of wetlands in North Carolina based on their function. Wetlands can function as a filter of pollutants to the drinking water supply, a storage area for floodwaters, or as a habitat for fish and wildlife. The US Corp of Engineers, or the State Department of Environment and Natural Resource delineates wetlands during a development permitting process. The permitting process, in most cases, must be completed prior to the commencement of any development activity.

Map 4 presents an inventory of probable wetlands in the study area based on the National Wetlands Inventory Maps.

**4.02: Related Issues**

- Development in flood prone areas
- Erosion control near creeks and ponds
- The appearance of the community
- Preservation of building stock
- Buffering and landscaping
- Junk materials (cars) on properties
- Old or abandoned mobile homes

**4.03: Goals, Objectives, and Policies**

**Goal: The natural and built environment will be clean, healthy, and aesthetically pleasing, and will enhance the economic and social value of the community.**

1. **Objectives: Development in Bunn will enhance visual appeal of the town's natural and built environment.**

Policies:

- All dwellings, structures, and properties shall be properly maintained and buffered so as not to contribute to the visual blight of the community.
- Development shall improve or enhance to visual quality of the town's landscape.
- Encourage new development and public facilities to incorporate unique natural features into the physical design.
- Promote the use of natural landscape features to buffer incompatible land uses.
- Scenic views along major corridors should enhance the overall visual and economic appeal of Bunn.

2. **Objective: To preserve and enhance the environmental quality of Bunn's natural resources for the benefit of its citizens.**

Policies

- Approve development proposals only when it can be demonstrated that the proposed activities meet minimum standards imposed by local, state, and federal authorities.
- New development and public facilities will not degrade our natural and environmental resources.
- Encourage use of environmentally sensitive areas as protected open space designed and managed for the enjoyment of the community.
- To mitigate the town's exposure to unacceptable risks from environmental hazards.






- **Development activities shall be sensitive to the environmental constraints imposed by the physical characteristics of a site.**
- **Building and site design shall minimize potential hazards to the development and the community.**

# Town of Bunn Soils with Severe Development Limitations

**Map 2]**

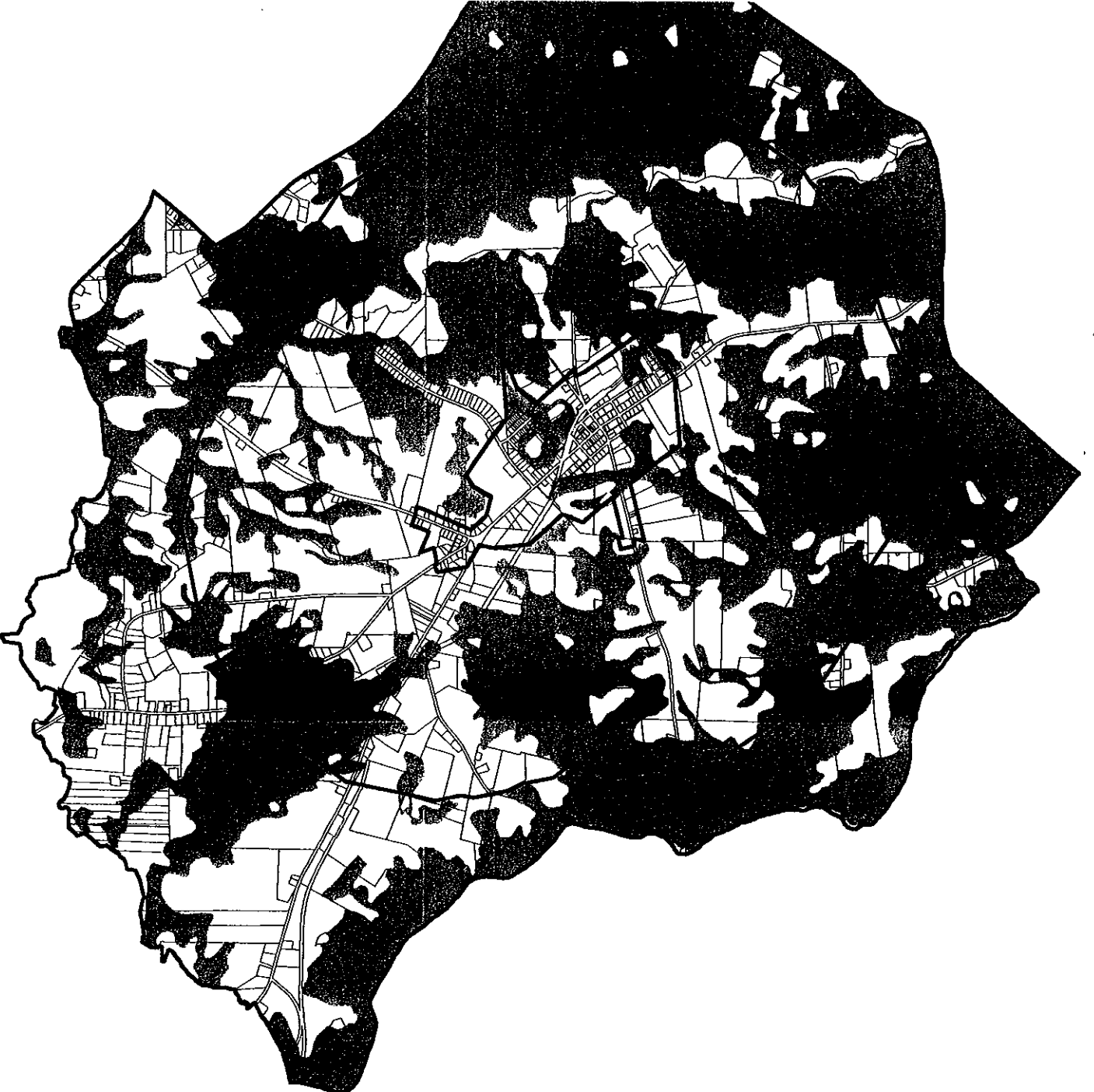



Legend

	Town Limits
	Extra Territorial Jurisdiction Boundary
	Study Area Boundary
	Parcels
	Soils with Severe Limitations

\*Parcel data supplied by Franklin County GIS

0 2500 Feet








# Town of Bunn State Flood Hazard Areas

## Map 3

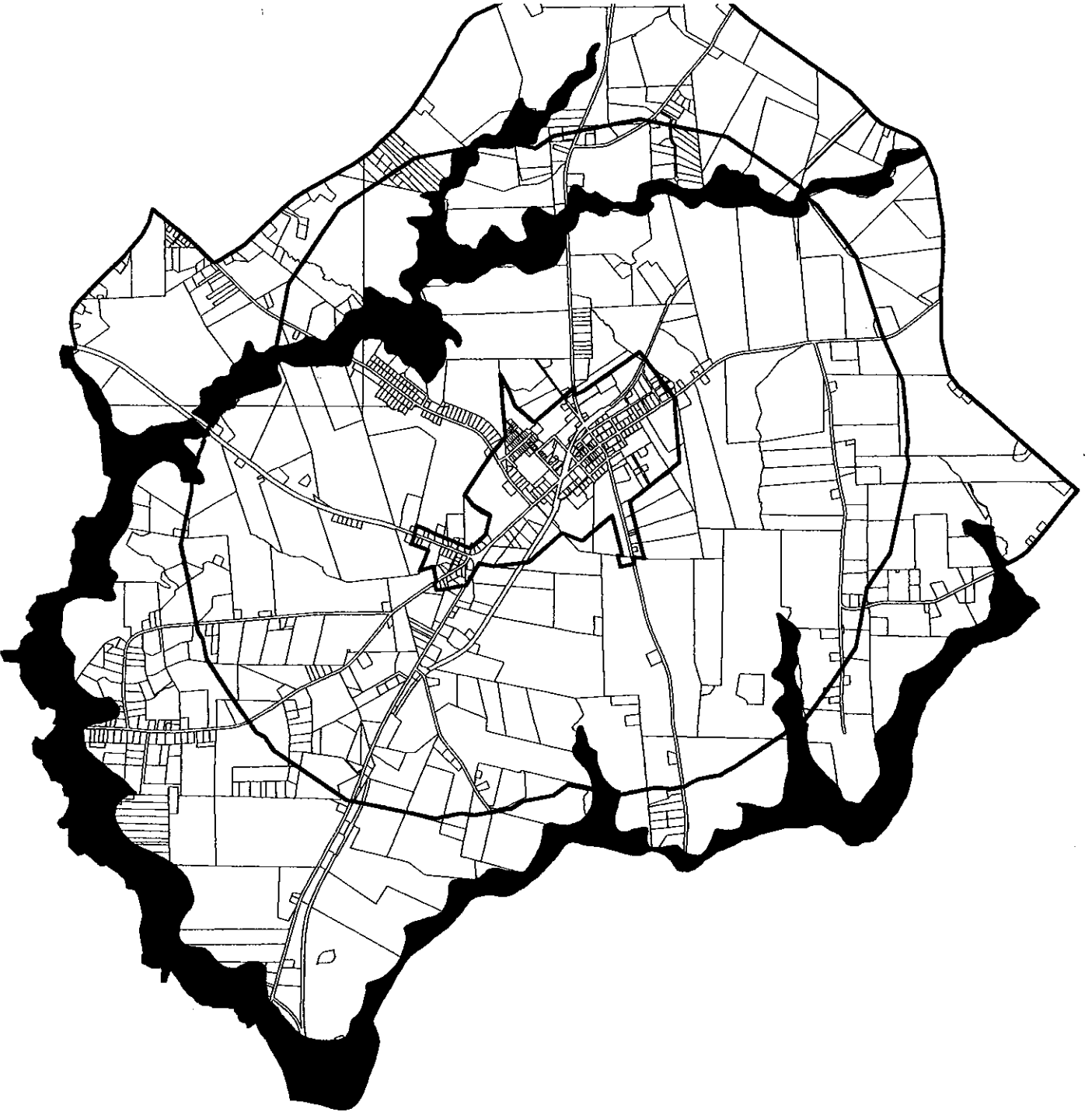


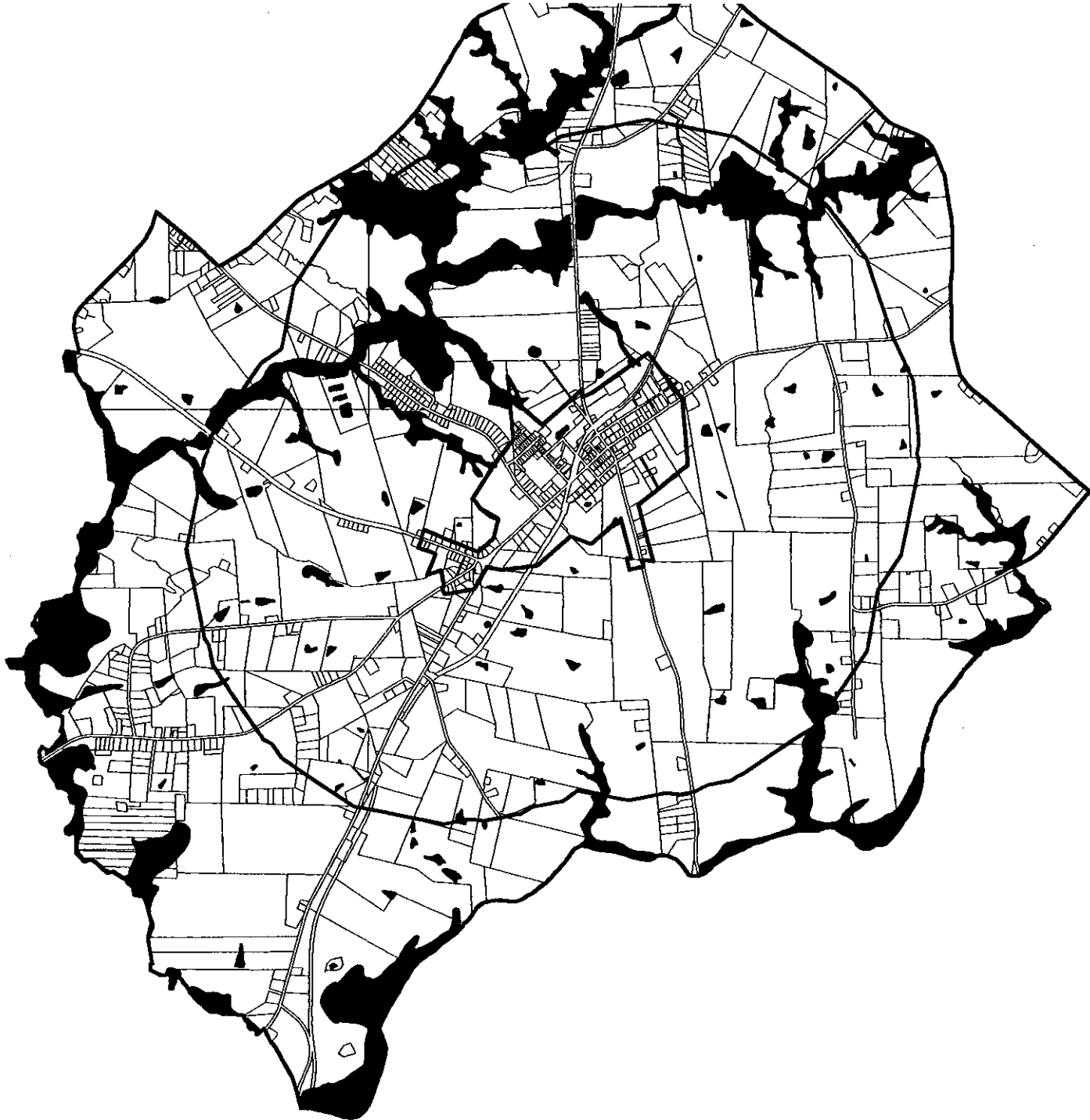
**Legend**

	Town Limits
	Extra Territorial Jurisdiction Boundary
	Study Area Boundary
	Parcels
	100 Year Flood Zone

\* Parcel data supplied by Franklin County GIS

0 2500 Feet










# Town of Bunn National Wetlands Inventory

**Map 4**



- Legend**
-  Town Limits
  -  Extra Territorial Jurisdiction Boundary
  -  Study Area Boundary
  -  Parcels
  -  National Wetlands Inventory

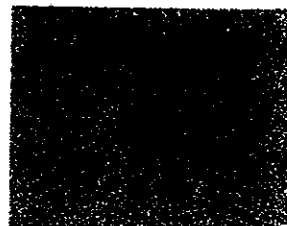
\* Parcel data supplied by Franklin County GIS

0 2500 Feet



A horizontal scale bar with a vertical tick mark at the left end, labeled '0' and '2500 Feet'.





## 5. Public Facilities and Infrastructure

The fundamental role of local government is to provide public services needed to enhance the quality of life of its residents, and to support development in the community. These services are extended through the town's public facilities and infrastructure. Public facilities are those buildings and facilities that support public services—such as education, recreation, and administrative services—that enhance the quality of life of its residents. Public infrastructure are the physical components of the public transportation network and utility system that support land development.

Local governments must maintain adequate service capacity to support both its current and anticipated needs. The operation and maintenance of public facilities and infrastructure often represents the largest expenditure for local communities. This element establishes a framework for managing growth so that new development will not overburden the town's physical and financial resources.

### 5.01: Existing Conditions

Bunn currently operates or maintains the public water system, public sewer system, and the local street network. In most cases Bunn has sufficient capacity to accommodate current and anticipated development. Bunn does have some issues with the age and condition of its infrastructure. Recently the town's water well failed and caused the town to contract with Franklin County to supply water. Old water and sewer lines are subject to frequent breaks and leaks, which increase maintenance costs for the town. A brief summary and inventory of the local infrastructure are presented below.

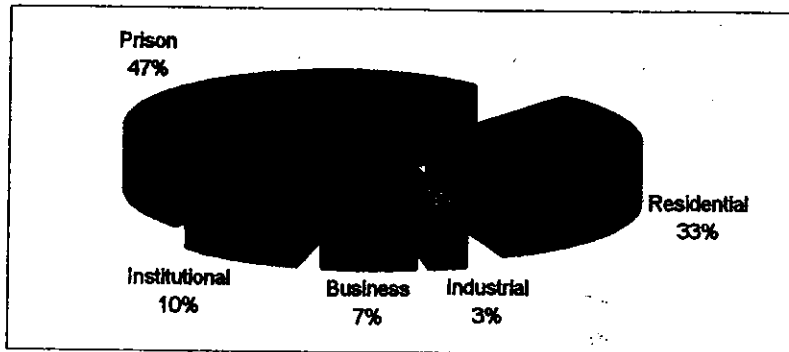
#### A. Public Water System

The Town of Bunn owns the public water system servicing the community. The system's water supply is provided by Franklin County, who supplies up to 100,000 gallons of water per day. Alternatively, the town has community wells that, if upgraded, can supply additional water. The town owns an elevated tank that has a storage capacity of 200,000 gallons. However, to maintain adequate water pressure the water volume in the tank should not fall below 50,000 gallons. This provides Bunn with a daily supply capacity of 250,000 gallons of water per day. Presently the average daily consumption level is almost 44 percent of the maximum daily water supply.

FIGURE 9 shows water consumption levels by user group for a 12-month period beginning June of 2000. The state prison and residential users accounted for 80 percent of water consumed.

Combined, business and industry accounted for 10 percent of all water consumed in that period—less than residential, and the same as institutional customers alone.

**FIGURE 9: Water Consumption by User From July 2000 to June 2001**



Source: Bunn Water Department, July of 2001

### **B. Wastewater System**

The Town of Bunn owns the public wastewater collection and treatment facilities. Bunn's wastewater treatment plant currently has a permitted treatment capacity of 150,000 gallons per day. The Bunn Water Department reports for a 12-month period beginning June of 2000 show that the system has an average daily discharge of 70,600 gallons of wastewater. The daily discharge was approximately 47 percent of the treatment capacity.

### **C. Thoroughfare System**

The goal of any thoroughfare system is to provide for the efficient movement of people and goods. The local thoroughfare system consists of a network of public streets and sidewalks. Public streets are those roads that are owned or maintained by either the State or Bunn. A local thoroughfare plan provides communities with a tool to identify deficiencies in its thoroughfare system and to plan for their improvements. The State Department of Transportation can assist Bunn in the preparation of a thoroughfare plan.

Two concepts that are useful in planning the local thoroughfare system are street functional classification system, and street level of service. With a general understanding of these concepts the town is able to identify deficiencies in the thoroughfare network, and design effective transportation management policies.

#### **Street Functional Classifications**

Streets perform two primary functions—traffic movement and land service. Streets are designed and managed based on the function they serve. Streets are classified as local streets, minor thoroughfares, and major thoroughfares. Below are the typical functional classifications of streets servicing Bunn.

- **Major thoroughfares** are the primary arteries of the town. Their function is to move intra-city and inter-city traffic. These streets may serve a secondary function to serve abutting properties, but their primary purpose is for the movement of traffic, therefore, direct property access should be limited. Major thoroughfares are generally maintained by the State.
- **Minor thoroughfares** are middle order roads. They collect traffic from local streets and distribute it to the major thoroughfares. They may in some instances supplement major thoroughfares by facilitating minor through-traffic movements. A third function that may be performed is that of providing access to abutting properties. However direct access points should be limited to minimize traffic movement conflicts.
- **Local streets** basic function is to provide direct access to abutting properties. They are not intended to carry heavy volumes of traffic, and should be designed so that their use by through-traffic will be discouraged. Local streets may be further classified as either residential, commercial, and/or industrial. Local governments generally maintain these roads.

### Level of Service (LOS)

The Highway Capacity Manual defines six levels of service that describe traffic conditions of streets and highways. A Street LOS is a letter assigned to a roadway intersection that reflects the level of driver satisfaction with traffic conditions. Factors that influence satisfaction levels include travel speed, travel delay, and traffic safety. Street design elements that impact LOS levels include lane width, access points, signage, and signalization. Streets may operate at a level of LOS A (indicating the best operating conditions), to LOS F (indicating the worst operating conditions).

- **LOS A:** Indicates a relatively free flow of traffic, with little or no limitation on vehicle movement or speed. The general level of comfort and convenience provided to the motorist, passenger, or pedestrian is excellent.
- **LOS B:** Describes a steady flow of traffic, with only slight delays in vehicle movement and speed. Freedom to select desired speeds is relatively unaffected, but there is a slight decline in the freedom to maneuver within the traffic stream because of the presence of others in the traffic stream begins to effect individual behavior.
- **LOS C:** Denotes a reasonably steady, high-volume flow of traffic, with some limitations on movement and speed, and occasional backups on critical approaches. Maneuverability is closely controlled by higher volumes. Most of the drivers are restricted in their freedom to select their own speed, change lanes, or pass. A relatively satisfactory operating speed is still obtained with service volumes perhaps suitable for urban design practice.

- **LOS D:** Designates the level where traffic nears an unstable flow. Intersections still function, but short queues develop and cars may have to wait through one cycle during short peaks. Fluctuations in volume and temporary restrictions to flow may cause substantial drops in operating speeds. Drivers have little freedom to maneuver, and comfort and convenience are low. These conditions are tolerable for short periods of time, but LOS D is the level at which the public begins to express dissatisfaction.
- **LOS E:** Represents traffic characterized by slow movement and frequent (although momentary) stoppages. This type of congestion is considered severe, but is not uncommon at peak traffic hours, with frequent stopping, long-standing queues, and blocked intersections. Maneuverability within the traffic stream is extremely difficult, and it is generally accomplished by forcing a vehicle or pedestrian to "give way". Traffic operating conditions are at or near capacity level.
- **LOS F:** Describes unsatisfactory stop-and-go traffic characterized by "traffic jams" and stoppages of long duration. Vehicles at signalized intersections usually have to wait through one or more signal changes, and "upstream" intersections may be blocked by the long queues. Traffic operating conditions at this level has exceeded its travel capacity.

### **5.02: Related Issues**

- Improved sidewalks and pedestrian facilities
- Adequate parking downtown
- Water quality and costs
- Improve condition of streets and roads
- More space in town hall
- More park and recreation opportunities

### **5.03: Goals, Objectives, and Policies**

**Goal:** Public facilities and infrastructure will be well maintained and sufficient to accommodate existing and anticipated growth and development.

1. **Objective:** To ensure public facilities and infrastructure have adequate capacity to meet the demands of existing and anticipated development.

**Policies:**

- Cooperate with DENR, DOT, and other agencies to identify and address deficiencies in existing public infrastructure.

## **CHAPTER 5: PUBLIC FACILITIES AND INFRASTRUCTURE**

- Require new development to upgrade public facilities when it is determined that the proposed development will reduce the level of service of affected facility to an unacceptable level.
- Installation and operation of public improvements shall meet all local, state, and federal requirements.
- The town will designate, reserve, and acquire land necessary maintaining and installing public improvements.

2. **Objective: To ensure public facilities are well maintained and capable of delivering a minimum level of service.**

### **Policies**

- Public improvements shall meet minimum design standards to accommodate anticipated development and meet state and federal requirements.
- The town shall not approve development proposals in areas that do not have reasonable access to adequate public facilities.
- The town will implement a program to maintain, operate, and expand public facilities and infrastructure as necessary to support existing and permitted development.

3. **Objective: To ensure the cost of maintaining, operating, and expanding public facilities are equitably distributed among those who benefits.**

### **Policies**

- The town shall impose user and developer charges adequate to cover cost of maintenance, operation, expansion, and improvement of public facilities and infrastructure.
- The town shall actively seek alternative resources that reduce the town's financial burdens for capital improvements and service delivery.
- New development shall reserve or dedicate land necessary to install and maintain public improvements that will benefit the public.

**Goal: The safe and efficient movement of people and goods within the community and region.**

4. **Objective: To promote a pedestrian-friendly transportation network that provides citizens with convenient access to work, shopping, and recreation opportunities.**

### **Policies:**

- The town will maintain a network of sidewalks and traffic control measures that promotes safe pedestrian travel with a development, between neighborhoods, to recreation areas, schools, and other pedestrian oriented activities.











- **Local streets should be designed to minimize use by non-local traffic but promote connectivity of residential areas to employment, commercial, and cultural activities.**
- **Development shall incorporate access management techniques that will enhance the level of service of public streets and thoroughfares.**
- **Local streets shall maintain a minimum level of service of “B” during peak hour traffic conditions.**
- **Thoroughfares shall maintain a minimum level of service “D” during peak hour traffic conditions.**
- **Cooperate with DOT and regional transportation agencies to identify and improve streets and other transportation facilities that are operating below an acceptable level of service.**

# Town of Bunn Water/Sewer Distribution

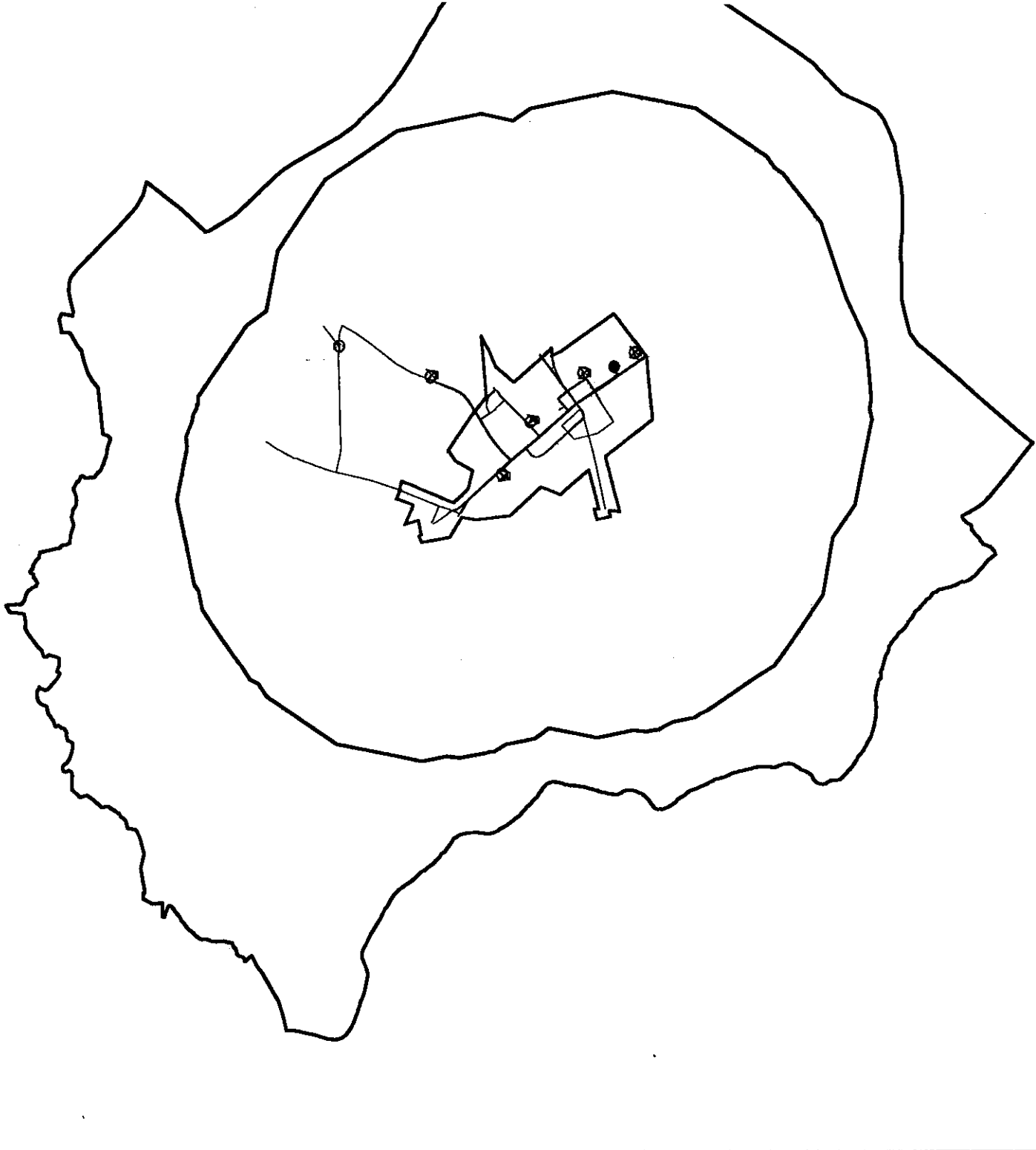
**Map 5**

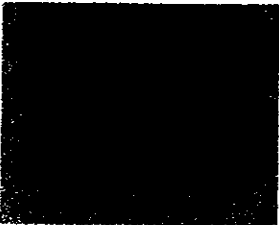


**Legend**

-  Town Limits
-  Extra Territorial Jurisdiction Boundary
-  Study Area Boundary
-  Parcels
-  Municipal Well
-  Water Tanks
-  Water Treatment Plant
-  Sewer Treatment Plant
-  Water Pipes
-  Sewer Pipes

\* Parcel data supplied by Franklin County GIS





# 6. Land Use and Housing

Bunn is a community with diverse land use and housing needs. The town seeks to accommodate a balance of land use activities that will sustain the population's social and economic well-being. The land use and housing element establishes a framework for developing residential neighborhoods, commercial centers, industrial areas, and social activity centers. This element is intended to encourage land use and housing patterns that supports the community's long term best interests and supports the community's vision.

## 6.01: Existing Conditions

This section presents an inventory and summary of existing land uses and housing in the study area. The summary is based on an existing land use survey and house count performed during the fall of 1999 by the Division of Community Assistance, and on the most recent Census reports. The land use survey inventoried only land use within Bunn's planning jurisdiction. Portions of the study area outside Bunn's jurisdiction were not survey. In cases where the 2000 data had not been published, the 1990 census data was used.

### A. Existing Land Use

The existing patterns of development in Bunn are important considerations when planning for the current and future needs of the community. Any future development will be designed and built in a manner sensitive to existing land use patterns. TABLE 3 presents a tabular summary of existing land uses in both the incorporated and etj portions of the study area. MAP 6 presents an inventory of existing land use for each parcel in the study area.

Land can be characterized as developed or undeveloped, depending on the intensity of development. Developed land is developed at a density that will not likely allow for new development, other than redevelopment or infill development. Undeveloped land includes vacant parcels or parcels that can be easily converted into a high intensity use and are usually un-served by existing public utilities. Undeveloped parcels will be the primary supply of land for future development.

#### 1. Incorporated Area

The incorporate portion of the study area contained 305.8 acres of land, excluding street right-of-ways. The incorporated area represents slightly more than 18 percent of the total study area. Approximately 53 percent of the incorporated land was characterized as developed. Below is a brief summary of the existing land uses in the incorporated area.

- Residential land uses consumed the largest acres of land among the developed land use categories. Most of the residential acres was for single-family use, with manufactured homes on individual lots a distant second. Historically residential neighborhoods have developed by metes and bounds rather than in subdivisions—and most developed prior to the institution of zoning and subdivision regulations. Consequently, residential development frequently occurred on lots of varying sizes and irregular dimensions.
- Commercial development has traditionally located in the downtown area along Highway 39. Most commercial activities in town are locally owned small businesses that offer consumer goods and services.
- Industrial uses consumed less than 1 percent of all land in town. Less than any other category of developed land in Bunn.
- Institutional uses include churches, the public library, the public high school, and town hall and other government buildings. Institutional land use is the second largest category of developed land.
- Undeveloped land represents less than 47 percent of all land in the incorporated area. Most of the undeveloped parcels were vacant and the remaining were categorized under residential estate. There were no agricultural land uses recorded in the incorporated area.

## **2. ETJ Area**

The etj area contains almost 4247 acres of land area. That represents about 83 percent of the total land area in the planning jurisdiction. Below is a summary of the land development characteristics of the etj area.

- Undeveloped land consumed most of the land in the etj area at the time of land use survey and continues to do so today. Vacant land consumed more acres than any other undeveloped land use category in the etj. All agricultural parcels in the town's planning jurisdiction were located in the etj. Undeveloped parcels in the etj were significantly larger than undeveloped lots in the town limits. Most etj parcels were over 1 acre in size.
- Residential developed used more acres of land than any other developed land use category. Manufactured homes consumed more acres than any other residential land use category in the etj. Single-family residential development was the second largest category of land use. Traditionally, in the etj area, residential development patterns tend to extend horizontally along major and minor thoroughfares.
- Commercial development in the etj was scattered on isolated sites. Commercial land development was less intense than in the corporate limits. Almost 89 percent of all

## CHAPTER 6: LAND USE AND HOUSING

commercial acres was in the etj, however, 41 of 44 commercial parcels were located in the town limits.

- The largest institutional developments in the etj were the state prison, and the recently constructed middle school.
- Industrial development in the etj has occurred exclusively along Highway 98.

TABLE 3: Existing Land Use Summary

Land Use Category	<i>Acres in Use</i>				
	Planning Jurisdiction	Incorporated Area	Pct of Total Incorporated Area	ETJ Area	Pct of Total ETJ Area
Single family residential	153.54	62.07	20.36%	91.47	2.15%
Two family residential	1.46	0.97	0.32%	0.49	0.01%
Multi-family residential	2.12	1.59	0.52%	0.53	0.01%
Manufactured Home	236.07	29.04	9.53%	207.03	4.88%
Manufactured Home Park	38.47	0.00	0.00%	38.47	0.91%
Commercial	113.06	12.45	4.09%	100.60	2.37%
Industrial	78.16	1.70	0.56%	76.46	1.80%
Utilities	30.05	7.48	2.45%	22.57	0.53%
Institutional	239.37	47.48	15.58%	191.89	4.52%
Total developed land	892.30	162.78	53.40%	729.52	17.18%
Estate	1309.75	34.58	11.34%	1275.17	30.03%
Agricultural	105.67	0.00	0.00%	105.67	2.49%
Vacant land	2243.87	107.49	35.25%	2136.41	50.31%
Total undeveloped land	3659.29	142.04	46.60%	3517.25	82.82%
<i>Total land area</i>	<i>4551.59</i>	<i>304.82</i>		<i>4246.77</i>	

### B. Existing Housing Supply

Census data for the year 2000 shows that Bunn had 179 total housing units—162 of housing units were occupied and 17 units were vacant. Bunn expects its population to increase by 168 persons by the year 2020. Based on an average household size, as reported by the 2000 Census, of 2.2 persons per unit, Bunn will require an additional 59 housing units by year 2020. Assuming that all 17 vacant units are suitable for occupancy, an additional 42 housing units will be required.

**1. Housing Type**

TABLE 4 presents a percentage breakdown of housing types that existed in Bunn in 1990 and 1999. Housing types for 1990 were compiled from the census report, and for 1999 were derived from the existing land use survey. In 1990 Bunn's housing stock primarily consisted of three housing types: single-family units, manufactured homes, and two-family units—with single-family being the predominant housing type. By 1998 multi-family housing was introduced into the housing supply mix and became the second most predominant housing type.

**TABLE 4: Housing Type in 1990 and 1998**

Housing Type	1990	1998
Single-family units	78.9%	68.6%
Manufactured homes	16.5%	12.7%
Two family units	2.6%	2.9%
Multi-family	0.0%	15.7%
Other	2.0%	N/A
Total units	194	204

Source: 1990 Census and 1998 Land Use Survey (DCA)

**2. Housing Cost**

The 1990 Census published the most recent information on housing costs in Bunn. TABLE 5 demonstrates a comparison of housing costs in Bunn, Franklin County, and North Carolina. The median rent charged for housing in Bunn was 26 percent lower than the state average. However, Bunn renters paid only 1 percent less of their annual household income toward renter costs than state households. Bunn's homeownership cost to income ratio was more than 1 percent higher than the state's, even though the median value of housing in Bunn was \$28,000 less than in the state.

**TABLE 5: Housing Cost Comparisons in 1990**

Place	Median Rent	Renter Cost/Income Ratio	Median Value (Owner units)	Owner Cost/Income Ratio (w/ mortgage)
Bunn	\$291	23%	\$37,000	21.7%
Franklin County	\$312	25%	\$55,000	21.40%
North Carolina	\$382	24%	\$65,000	20.5%

Source: 1990 Census

**6.02: Related Issues**

- Land available for growth
- Large tracts are not available for development
- Setback of buildings
- Control of growth

development

- Enforcement of Nonconforming Uses
- Compatibility of land uses
- Attraction of business and industry
- Prison
- More nursing homes and daycare
- Availability of suitable housing

### **6.03: Goals, Objectives, and Policies**

**Goal: A pattern and mix of land uses that enhances the town's rural character, conserves local resources, promotes a diverse economy, and provides a well-proportioned tax base.**

1. **Objective: Attract businesses and industries that expand the town's tax and employment base.**

Policies:

- Reserve sufficient amounts of land to allow commercial and industrial activities in the town limits of Bunn.
- Work with county and state economic development officials to identify economic development opportunities that benefit Bunn residents.
- Provide business and industries that provides employment opportunities with incentives to locate in Bunn.
- Developments that require town services should contribute to the town's tax base.

2. **Objective: Promote land use patterns that conserve the town's financial, physical, and environmental resources.**

Policies

- Prioritize development of areas currently serviced by adequate public utilities and infrastructure before extending infrastructure to un-served areas.
- The Town will consider the implication that zoning, subdivision approvals, and other planning decisions will have on the environmental and public infrastructure when reviewing development applications.
- The town will adopt and development policies, ordinances, and programs that support the future land use plan and the goals and policies identified under each plan element.
- Promote the adaptive reuse of buildings and infill development of under developed parcels.

- 3. Objective: Ensure that land development patterns reflect the rural character of Bunn and mitigate conflicts between incompatible land uses.**

Policies

- Residential areas shall have minimum intrusion from the impact of nonresidential development activities.
- Promote single-family neighborhoods with natural green space as the predominant residential development pattern.
- To provide inviting areas for work, community, and cultural activities that meets the needs of the community.
- Commercial, industrial, and other uses shall be conveniently located to benefit Bunn residents.

- 4. Objective: Promote development that provides goods and services needed or desired by Bunn residents and visitors.**

Policies

- Allow development that projects a village atmosphere and that contains some high density residential uses and provides a mix of retail and service activities, and amenities to benefit residents within a pedestrian friendly environment.
- Encourage new subdivisions, manufactured home parks, apartment complexes, and other multiple family developments to provide open space and other amenities to benefit potential residents.

**Goal: There will be safe and attractive housing for all persons desiring to live in Bunn.**

- 5. Objective: Provide safe and sanitary housing for Bunn inhabitants of all ages and income levels.**

Policies:

- All housing units shall conform to minimum housing standards of maintenance and repair.
- Encourage housing developments to provide housing opportunities for low to moderate-income families.
- Allow a variety of housing types and densities in appropriate areas; however promote single-family dwellings as the predominant housing type.

# Town of Bunn Existing Land Use

**Map 6**

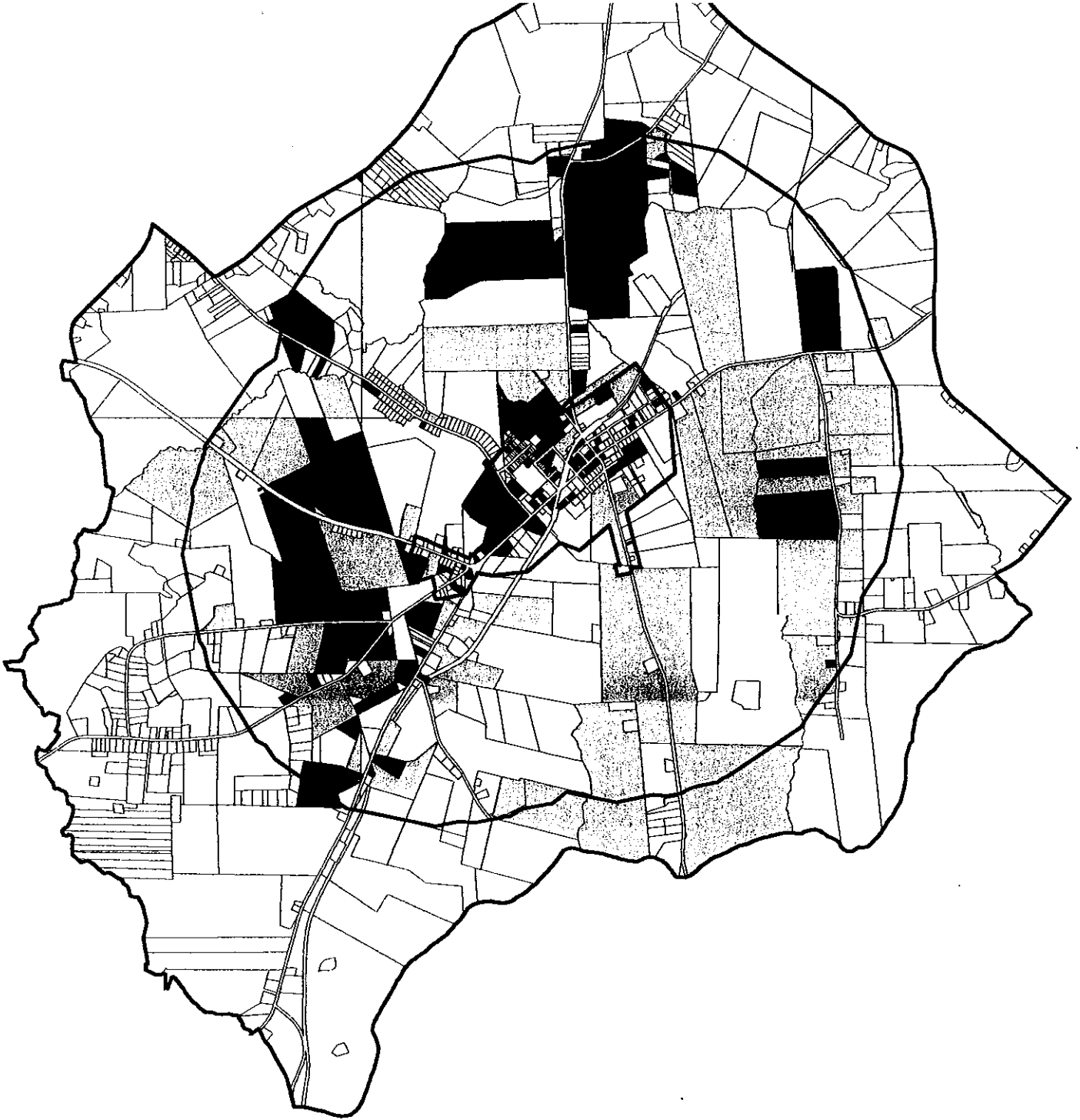


**Legend**

- Town Limits
  - Extra Territorial Jurisdiction Boundary
  - Study Area Boundary
- Existing Land Use**
- Single-family Residential
  - Two-family Residential
  - Multi-family Residential
  - Manufactured Home
  - Manufactured Home Park
  - Commercial
  - Industrial
  - Utilities
  - Institutional
  - Agricultural
  - Undeveloped Land
  - Unsurveyed
  - Estate

\* Parcel data supplied by Franklin County GIS

0 2500 Feet





## 7. Future Land Use Plan

The future land use plan will be adopted by the Town Board as Bunn's official planning document, and will serve as the town's long-range development guide. This element consists of both a written (land classification system) and graphic (future land use map) presentation on the general, economic, and physical development of Bunn and its study area over the next 20 years. The future land use plan integrates the community's vision and the plan elements into a diagram of the preferred development patterns, which will be supported by future zoning and land use policy decisions.

### 7.01: Land Classification System

The land classification system establishes minimum location criteria for new development and re-development. The land classification system is designed to promote development patterns that support the community's social and economic needs—but at the same time respect the constraints of the town's physical and natural resources, and promote the overall best interest of the community.

Each land classification category establishes minimum guidelines for evaluating development applications. Each category defines a range of land uses that **may** be permitted and minimum standards for development intensity levels and infrastructure availability. However, local officials, when evaluating zoning and development proposals, may impose stricter requirements based on the following conditions.

- Compatibility with surrounding land
- Compatibility with environmental conditions of land
- Availability of public services
- Protection of the health, safety and welfare of the community as a whole

## **Land Classification Categories**

### **Conservation Area**

The purpose of this category is to protect valuable natural resources and environmentally sensitive areas from inappropriate development. This category is also intended to protect areas that lack reasonable access to public infrastructure from premature development. Areas that may fall under this category may include lands within a 100-year flood plain, critical watershed areas, wildlife refuge areas, or any other local, state, or federal designated environmental resource areas. They may also include areas that have been identified as having environmental characteristics that pose risks to development.

Types of uses that may be permitted in this category include single-family residential, manufactured homes on individual lots, agricultural uses, passive recreational parks and open space. Other uses may be permitted provided they do not degrade the environment or natural resources. Uses that may be permitted under special conditions include cluster subdivisions. The maximum residential density shall be not more than 1 dwelling per acre of land. The use of individual water and sewer systems may be permitted if approved by County or State authorities.

### **Residential-Low Density**

The purpose of this classification is to promote low-density residential development patterns in areas where public water and sewer may not be readily available. The types of land uses that may be permitted include single-family residential, manufactured homes on individual lots, two-family dwellings, and limited institutional land uses. Development or redevelopment shall maintain a maximum density of 2 dwellings per acre. Use of individual water and sewer systems may be permitted on lots with a minimum square footage of 30,000 feet per lot and with the approval of the County Health Department.

### **Residential-Medium Density**

The purpose of this classification is to promote medium-density residential neighborhoods in areas having reasonable access to public water and sewer. Types of land uses that may be permitted include single-family residential, two-family residential, manufactured homes on individual lots, and some institutional land uses. Types of uses that may be considered under special conditions include manufactured home parks, planned unit developments, and similar land uses. Development or redevelopment shall have a maximum density of 4 dwelling per acre of land and must have reasonable access to public water and sewer.

### **Residential-High Density**

The purpose of this classification is to promote a high-density residential development pattern and to provide a wide mix of affordable housing opportunities. Types of land uses that may be permitted in this category include single-family residential and two-family residential, and some institutional land uses. Types of uses that may be permitted under special conditions include

multifamily residential uses, planned unit developments and some private and public institutional and other similar uses.

### **Downtown District**

The purpose of this district is to promote the town's central business district as a center for retail, business, government, and social activity that is attractive to residents and visitors of Bunn. The types of development that should be encouraged are a mix of residential, retail shopping, arts and crafts, professional offices and service establishments, tourism, entertainment, restaurants and inns (bed & breakfast), government and institutional uses, and a variety of other uses that are generally associated with traditional downtowns and central business districts. Flexibility in zoning and other requirements are typically required for Downtown districts.

### **Village Center-Mixed-Use**

The purpose of this district is to allow design flexibility that promotes development of village centers that contain a mix of compatible residential, retail, office, and institutional land uses.

Land uses that may be permitted include single-family and multifamily residential, neighborhood commercial, and institutional uses. Permitted special uses may include mixed-use unified developments that contain a mixture of compatible residential, retail, office, and institutional uses. New development or redevelopment shall have access from a thoroughfare and shall connect to public water and sewer. Mixed-use developments will typically occur on large acre sites.

### **Neighborhood Commercial**

This category is intended to allow uses that provide goods and services for the frequent and convenient needs of nearby residential neighborhoods. Development typically occurs on smaller lots and is within walking distance to nearby neighborhoods. Development in this category should be designed to be compatible with surrounding residential areas. Types of uses that may be appropriate for this designation include drug stores, small grocery or convenience stores, banks, barbershops and other personal services, video rentals, utility offices, and institutional uses. Commercial activity that generates significant traffic volume should be discouraged. New development and redevelopment shall connect to public water and sewer.

### **Highway Commercial**

This category is intended to allow commercial development that serves the needs of the motoring public. Types of uses that may be permitted in this category include commercial shopping malls, furniture stores, automobile sales, grocery stores, "big box" retail, (Wal-Mart, Target) and other commercial activities that generate heavy traffic volume and large-truck traffic. New development and redevelopment in these areas shall have primary access from a major thoroughfare, shall connect to public water and sewer, and shall be buffered from residential areas.

**Light Industrial**

This category is intended to provide for light manufacturing, warehousing, and other industrial land uses that have limited impact (noise, smoke, odor, etc.) on the surrounding environment and are conducted primarily in-doors with limited outdoor storage. Business and office parks, research and development, and some highway commercial uses may also be permitted. Development and redevelopment in this category shall have its primary access from major thoroughfares and shall connect to public water and sewer.

**Heavy Industrial**

This classification permits a range of assembling, fabricating, warehousing, and heavy manufacturing, or any other activities that have significant environmental impacts due to noise, odor, smoke, traffic, etc. Developments in this category shall be designed to minimize the negative impacts on surrounding neighborhoods and the community. Development and redevelopment shall have access to a major thoroughfare and appropriate shipping facilities, shall connect to public water and sewer, and shall provide adequate buffers between commercial and residential land uses.

**Extended Growth Area**

This category applies to land that is primarily beyond the town's planning jurisdiction, but is within a sphere of influence, where development can possibly impact the town's service area. The town has an interest in monitoring development in this area to ensure it does not negatively impact local resources.

**7.02: Future Land Use Map**

The future land use map, when adopted by the Town Board, establishes geographic boundaries to the land classification categories defined above. Local officials will use the map as a guideline when evaluating proposed changes to the zoning map. Any change to the zoning map should be consistent with the future land use map. If a property re-zoning is not consistent with the map, but the town finds that the change would be in the best interest of the town, the future land use should first be amended before the re-zoning is approved. Ideally, as Bunn develops over the next 20 years, both the future land use map and zoning map will look substantially the same. While that may not be feasible, any future development or redevelopment should be consistent with the future land use map.

The Future Land Use Map that was adopted by the Town Board is presented on MAP 7. A larger copy of the Future Land Use Map should be displayed in Town Hall for future reference.

# Town of Bunn Future Land Use \* Proposed \*

**Map 7**

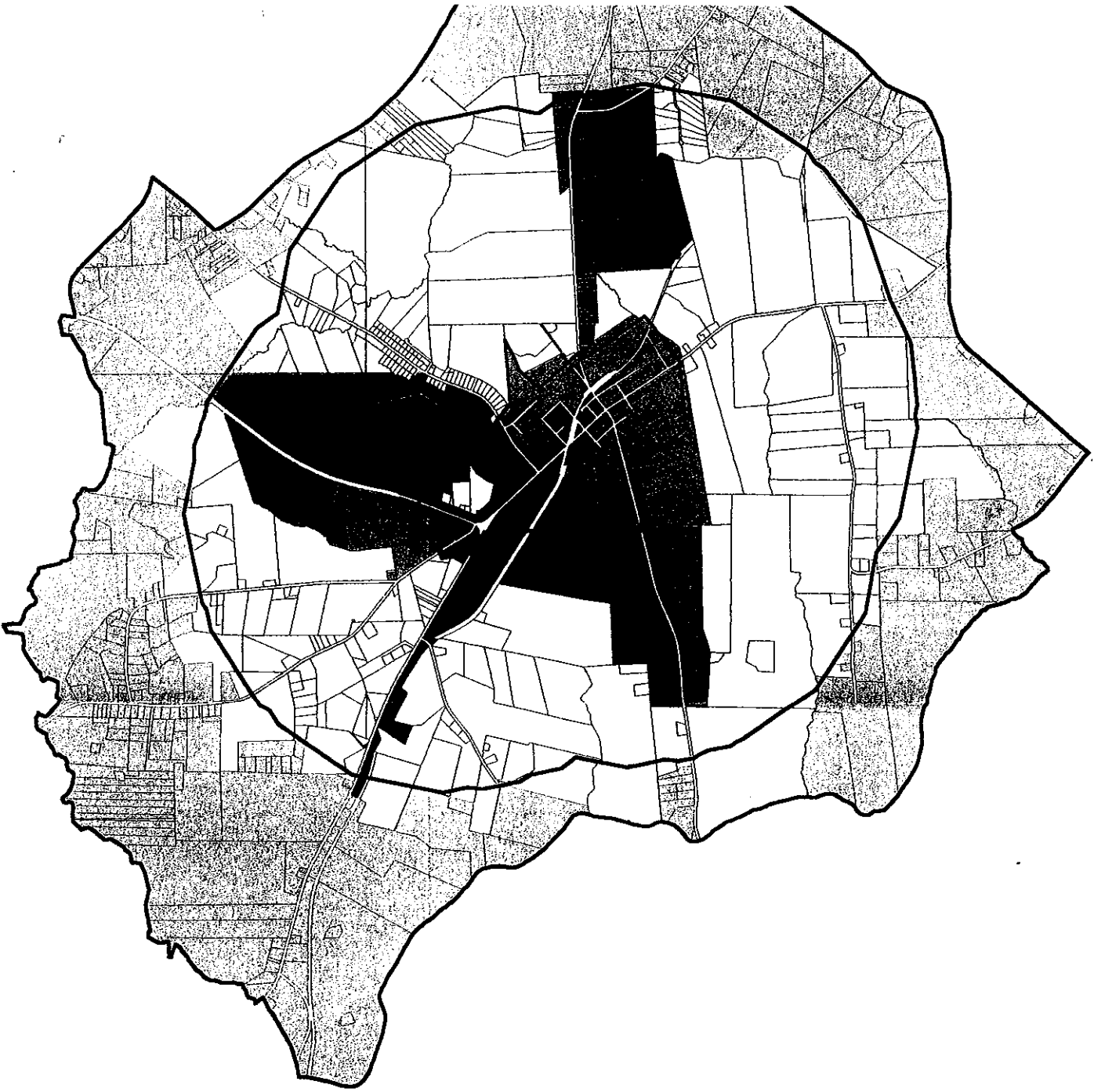


**Legend**

- Town Limits
- Extra Territorial Jurisdiction Boundary
- Study Area Boundary
- Proposed Future Land Use**
- Conservation Overlay
- Residential-Low Density
- Residential-Medium Density
- Residential-High Density
- Downtown District
- Village-Mixed Use
- Neighborhood Commercial
- Highway Commercial
- Light Industrial
- Heavy Industry
- Extended Growth Area

\* Parcel data supplied by Franklin County GIS

0 2500 Feet





## 8. Implementation Program

This chapter describes future actions the town should undertake to carry out the goals and policies presented in the plan, to evaluate if the plan's proposals are having the desired effects, and to ensure the plan remains relevant to current conditions. A successful implementation program requires a strong commitment from local officials, developers, and citizens to extend the resources necessary to carry out policies and programs. The implementation plan has three components: an action plan, a plan evaluation and monitoring program, and a plan amendment and update process.

### 8.01: Action Plan

The action plan lists future actions the town should undertake to carry out the goals and policies recommended in the plan. These actions may include a combination of adopting new ordinances, modifying existing ordinances, and establishing policies on public infrastructure and facilities improvements. Other actions can include entering intergovernmental agreements, offering development incentives, and adopting annexation policies.

The action plan for each plan element is presented in an Action Plan Matrix. The Action Plan Matrix has the following table headings:

- **Implementation Measure:** Lists the action necessary to carry out a policy listed in the Bunn Land Use Plan.
- **Lead Agency:** Identifies the parties responsible for accomplishing an implementation measure.
- **Time Frame:** Identifies and prioritize the time frame for the measure to be initiated and accomplished.

A. Natural Environment

Item	Responsible Party	Time Estimate
Adopt the proposed landscape ordinance.	Town Board	2-months
Strengthen buffering requirements in zoning and subdivision ordinance between incompatible land uses	Planning Board	1 to 2 years
Develop "Conservation Overlay" district that preserves natural resources and mitigates environmental hazards.	Planning Board	1 to 2 years
Draft flood management and erosion and sedimentation control provisions	Planning Board	1 year
Join National Flood Insurance Program	Town Board	1.5 years
Develop "scenic" district plans to define minimum appearance standards for corridors and special districts.	Design Review Team	2 years
Develop application and checklist to ensure documentation of environmental compliance for all planning and land use proposals and infrastructure improvements.	Planning Board	.5 years
Implement a program to identify and clean-up dilapidated buildings and properties.	Town Board	1 year
Appoint review committee to study environmental impact of development proposals.	Town Board	1 year

**B. Public Facilities and Infrastructure**

		Time Frame
Adopt land acquisition provisions for public improvements on new development.	Planning Board	1 to 2 years
Add transportation management access provisions in zoning and subdivision ordinances.	Planning Board	1 to 2 years
Develop a capital improvement planning and budgeting program.	Town Board	5 years
Adopt provisions to require new development to upgrade infrastructure capacity to a level required to service it.	Planning Board	.5 to 1 year
Develop and adopt a thoroughfare plan	Planning Board DOT	1.5 years
Update water supply plan	Planning Board DNER EnviroLink	.5 years
Hire consultant to identify and prepare public and private grants and loan programs for public improvements	Town Board	.5 year
Study use of impact fees and other development fees to fund public improvements	Planning Board	2 years
Participate in regional transportation planning efforts	Town Board	Ongoing

C. Land Use and Housing

Implementation Objectives	Responsible Agency	Time Frame
Zone appropriate areas in the town limits for commercial and industrial land use activities.	Planning Board	1 to 2 years
Adopt annexation policies and incentive programs that will encourage new commercial and industrial development to occur in Bunn town limits.	Planning Board	1 to 2 years
Develop infill development provisions in the zoning and subdivision ordinances.	Planning Board	1 to 2 years
Develop provisions for "adaptive reuse" and brown field to encourage redevelopment and preservation of existing buildings.	Planning Board	1 to 2 years
Adopt minimum housing codes	Town Board	1 year
Appoint an economic development committee	Town Board	.25 to .5 years
Prepare an economic development strategic plan to recruit and retain businesses	ED Committee	1.5 years
Coordinate with local businesses, county, and state agencies to pursue economic development opportunities.	ED Committee and Town Board	.5 years
Develop incentive program to encourage housing for low to moderate-income families.	Town Board	1 year
Zone appropriate areas to allow development of a variety of housing types in the town's planning jurisdiction.	Planning Board	1 year

		Time Frame
Draft provisions for a "Village Mixed Use" district that allows pedestrian friendly, mixed-use developments as a special use.	Planning Board	1 to 2 years
▪ Draft flexible zoning techniques in downtown district.	Planning Board	1 to 2 years
▪ Recommend zoning map amendments to reflect the Future Land Use Plan where necessary.	Planning Board	1 year

**8.02: Plan Monitoring and Evaluation**

The town should implement a plan evaluation program to ensure the action plan is being implemented and that the plan is having its desired effects. The evaluation program should be administered by the Planning Board with assistance from local officials. The Planning Board should monitor progress on the action plan; changes in baseline data on population, housing, and economic indicators; and changes in state and federal policies. The Planning Board should present an annual plan evaluation report to the Town Board. The report should contain the following details based on the results of the monitoring activities.

- Identify which goals and policies are still valid
- Report on the progress made on the action plan
- Recommend any adjustments to the plan that may be required

The town should conduct a comprehensive update of the Bunn 2020 Land Use Plan every 10 years, following a similar planning process used to produce the original document.

**8.03: Plan Amendment and Update**

The Bunn 2020 Land Use plan should be flexible enough to address the changing and evolving needs of the community. This will require the town to adopt a plan amendment process that encourages citizen participation. A plan amendment may be initiated as a result of recommendations presented in the plan evaluation report, or as part of an ordinance amendment process. Any amendments to the plan must be approved by the Town Board, but only after a review and recommendation from the Planning Board. Any proposed updates or amendments must first undergo intense public scrutiny. Therefore the plan amendment process should allow for:

- The broad dissemination of proposals and alternatives,
- The opportunity for written comments,
- Public hearings after effective notice,
- Open discussions, communications, and information services,
- Consideration of public comments, and
- Consultation with public agencies, the County, school districts, other appropriate government jurisdictions, public utility companies, property owners and citizens.

# Housing Development

Office  
For July council presentation

**Housing Development (HD) grants focus on the creation of multi-unit rental developments and single-family units.**

Housing Development (HD) grants focus on the **creation of multi-unit rental developments and single-family units**, while also providing support for homeownership activities for low and moderate-income families. The 2006 HD allocation of \$1.8 million are divided into two funding pools that include **Rental Housing and Homeownership**.

Preference for HUD funds goes to:

- Local governments in Tier 1 and Tier 2 Counties
- Municipalities that have designated State Development Zones (SDZs)
- 21st Century Communities

Funding for the Individual Development Account (IDA) Program is money from de-obligations and other uncommitted funds.

## Rental Housing

**Regular Multi-unit Development Requirements** - Eligible uses of CDBG funds include installation of public infrastructure (water, sewer or streets, sidewalks and drainage on a case-by-case basis), the removal of hazardous material, acquisition of vacant land or vacant historic buildings by an eligible non-profit, and certain rehabilitation activities (on a case-by-case basis).

**Maximum Amounts:** The maximum grant is \$250,000 with a \$6000 per unit maximum.

**CDBG/Tax Credit/Rental Production Requirements** - Eligible uses include:

- Installation of public infrastructure (water, sewer or streets, sidewalks and drainage on a case-by-case basis)
- Removal of hazardous material
- Acquisition of vacant land or vacant historic buildings by an eligible non-profit
- Certain rehabilitation activities (on a case-by-case basis)

**Maximum Amounts:** The maximum grant is \$250,000 with a \$6000 per unit maximum.

**Applications:** Housing Tax Credit program will receive letters of interest until April 15, 2008 with all applications due when the tax credit applications are due at the North Carolina Housing Finance Agency. The Regular Housing Development window opens June 30, 2008 with applications being accepted on a first come first served basis until December 31, 2008 or until funds are depleted, whichever comes first.

## Homeownership

**Single-family Housing Requirements**- Eligible uses include:

- Installation of public infrastructure (water, sewer, streets, sidewalks and drainage),
- Removal of hazardous material
- Vacant land acquisition by an eligible non-profit

**Maximum Amounts:** Funds will be available for developments up to \$250,000. There is a \$18,000 per unit assistance maximum for single-family projects.

## Applications and Documents:

For additional information, contact:

Iris Payne, Senior Development Specialist  
(919) 733-2850  
[jpayne@nccommerce.com](mailto:jpayne@nccommerce.com)

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