
Town of Franklinton 20-Year Land Use Plan



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Franklinton Land Use Advisory Committee

Adopted by Franklinton Town Board
February 20, 2001

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CHAPTER 1: INTRODUCTION AND OVERVIEW

1.1 Purpose

The Franklinton Twenty-Year Land Use Plan is intended to provide land development guidelines for the Town of Franklinton, North Carolina to follow when making land use decisions. The plan will cover various elements of land development including land use and housing, infrastructure and community facilities, environmental resources and community appearance. The Land Use Plan will:

- Provide a process for determining public policy on land use issues,
- Establish a logical and legal rationale for development policies and their implementation,
- Communicate the town's development policies to decision makers in both the public and private sectors, and
- Communicate a consensus on the desired growth and development patterns for the planning area.

1.2 Mission Statement

The mission of the twenty-year Franklinton Land Use Plan is:

- To propose a land use plan that will guide growth and development in a way that will improve the quality of life in Franklinton;
- To produce a workable land use plan so we may participate in our destiny rather than being victims of outside forces;
- To provide work opportunities and an environment where people who live in Franklin County may choose to work in Franklinton;
- To encourage appropriate opportunities for small and large businesses to grow in Franklinton;
- To discourage unnecessary restrictions on businesses and assure that land is appropriately zoned for business and industry; and
- To manage growth that will enhance and preserve the economic, natural, cultural, historical, and human resources of Franklinton.

1.3 Using the Plan

The plan is to be used by local elected and appointed officials, town staff, developers, and citizens as a guideline for making land development decisions. Public officials should refer to the plan when establishing land use policies and reviewing development proposals to be sure they are consistent with the goals identified in the plan. Developers and private citizens should refer to the plan when determining the type of development the town will likely approve on a certain parcel.

1.4 Plan Process and Structure

The Land Use Advisory Committee met monthly over an 18-month period preparing the plan. The committee, with assistance from DCA, consulted with local officials and staff as well as lay citizens to produce the plan. With significant public input, and the insight each member had on the needs of the community, the plan was prepared and submitted to the Planning Board and Town Board for review and approval.

The plan has three major components that work together to guide development decisions. First, it contains an information base that describes existing conditions and establishes the foundation for goals and policies. Second, it contains community goals, which should guide development decisions. Third, it contains an action plan that describes activities that will assist in attaining goals.

The plan is divided into seven chapters: Introduction and Overview; Issues and Vision; Inventory and Analysis; Goals, Objectives, and Policies; Implementation Strategies; an Executive Summary and a Glossary. Below is a brief summary of each chapter

1. Chapter 1 provides an introduction and overview of the plan. It defines the purpose and scope of the plan and explains the process used to prepare the plan.
2. Chapter 2 identifies key issues that impact development in the planning area and states the community's vision for the future. This section was instrumental to identifying the goals stated in Chapter 4.
3. Chapter 3 provides an inventory of existing conditions on population, land use, infrastructure, and environmental resources and evaluates its impact on existing and future development needs. This chapter describes where we are today.
4. Chapter 4 states the goals and objectives that will allow the town to realize its vision and address the key issues stated in Chapter 2. It also outlines the general policies that will guide the town's actions for meeting the stated goals. This chapter describes where we want to be tomorrow.
5. Chapter 5 contains the implementation strategies that describe specific actions that should be taken to meet the stated goals. It also contains the future land development plan and describes a program for monitoring and updating the plan. This chapter describes how we get from where we are today, to where we want to be tomorrow.
6. Chapter 6 contains a brief summary of key points expressed in the plan.
7. Chapter 7 is a glossary of key terms used in the plan.

1.5 Public Participation

The town recognizes that the participation of elected and appointed local officials, town staff, and lay citizens in the planning process will be necessary for successful implementation. Therefore, the town adopted a fully participatory planning process to ensure the plan reflected a consensus of the wants, needs, and desires of the community. Public participation was sought at various stages of the planning process.

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1. First a Land Use Advisory Committee was appointed to prepare the plan and present it to the Planning Board. The committee consisted of 12 citizens who resided in or owned property in Franklinton or in the unincorporated portion of the planning area. Each member was required to complete a questionnaire expressing an interest to serve on the committee. The questionnaire was also designed to ensure advisory member represented a broad range of community interests.
 2. The Advisory Committee held a town meeting with the Town Board, Planning Board, local staff, and citizens to identify and prioritize key development issues facing the town.
 3. Town and county officials were contacted by the Advisory Committee to discuss development issues that affect their areas of interest.
 4. A community-wide survey was distributed to each household in the planning area to obtain citizens opinions on local land use issues. The information provided was instrumental in identifying the goals and objectives presented in this plan.
 5. A draft of the plan was presented at a public meeting held on November 11, 2000. Copies of the plan were made available for public view. Revisions were made based on comments made at the public meeting.

Because a highly participatory planning process was used, the plan represents a true consensus of the town's wants and desires for future growth and development. In adopting this plan, the Town Board is expressing the commitment of local officials to implement the policies of the plan and to monitor and update the plan.

1.6 Planning Area

After the advisory committee was formed, one of the first steps in the planning process was to delineate a planning area. The planning area includes the incorporated boundary of Franklinton and its extraterritorial jurisdictional boundary. Map 1-1 shows the planning area boundary

Town of Franklin Planning Area Map

Map 1-1



Legend

-  Town Limits
-  Extra Territorial Jurisdiction Boundary

0 1800 Feet



Map prepared 11/01



CHAPTER 2: ISSUES AND VISION

2.1 Issues

A community survey was distributed to all households in the planning area. One of the goals of the survey was to obtain citizen input on issues affecting growth and development in the Franklinton planning area. An analysis of survey responses found that some of the top issues among local residents were:

- Maintaining a moderate population growth rate.
- Attracting more retail and industrial development.
- Providing more opportunities for youth.
- Not enough recreational facilities.
- The high cost of water and sewer.

Complete lists of the issues identified in the community survey, local officials and the Advisory Committee are provided in Appendix A: and Appendix B:.

2.2 Vision

Since 1990 Franklinton has been experiencing significant growth and development pressures over the previous 40 years. External forces that are beyond the town's jurisdiction to control cause these pressures. They include regional issues regarding employment and economic opportunities that attract potential residents, and state and federal laws that place mandates on development policies. The town realized that, while it has limited control over these external forces, it could control how it impacts future growth and development in the community through proper planning.

Before planning for the future development of Franklinton it is important to have a vision of how the town should grow and develop. The vision statement describes the values and ideals that are important to the town and to which it should aspire. The vision statement describes the desired appearance and physical form of the town, and sets the direction for identifying goals and objectives. To communicate Franklinton's vision for the future the following statement is adopted.

The Franklinton of tomorrow will be ...

...A community of involved citizens living comfortably in a town that is small but growing and where people can work and play.

...A community where one can safely stroll along the streets while viewing well-maintained buildings and neighborhoods.

...a town with an appropriate and compatible mix of residential, commercial, industrial, and recreational development to ensure that growth is both positive and controlled.

...a town that will offer economic opportunities, quality education and recreational facilities.

...a town that will provide infrastructure and community services that are necessary to ensure the quality of life of its residents in a manner that is efficient and cost effective.

...a town with a thriving downtown district offering shopping, dining, entertainment, office accommodations and housing opportunities.

...a town that provides quality and affordable housing for homeowners and renters.

CHAPTER 3: INVENTORY AND ANALYSIS

An inventory and analysis of existing conditions was performed to provide a factual basis for the goals, policies and actions presented in the plan. Data related to key issues on the population and economy, land use and housing, infrastructure and community facilities, and environmental resources were collected from various sources. The data was analyzed for its implication on growth and development in the planning area.

3.1 Population Characteristics

The population size and characteristics of a community has significant implications on land development needs. This section provides a description and analysis of key demographic characteristics and population growth trends and projections.

A. Demographic Profile

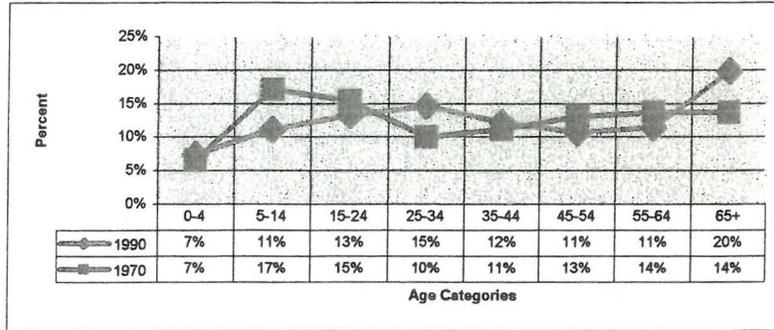
The demographic profile describes population, housing, and economic characteristics of Franklinton residents. These characteristics influence where people live and work, and the types of goods and services needed to sustain them. An analysis of age composition, household income, educational attainment, employment, and commuting patterns assists in determining the amount of space needed for schools, recreation, medical facilities, and other services.

The demographic data was compiled from the 1990 US Census. While this is the best and most recent data available at the municipal level, the growth that has occurred in the county and region since 1990 may have left some of the data outdated. Assumptions based on county, regional, statewide and national indicators were made when data was available. As data from the 2000 Census is released these assumptions should be verified and analyzed for their implications on local growth and development.

1. Age Composition:

Figure 1 shows the age composition of Franklinton residents in 1970 and 1990. The largest and fastest growing segment of the population was the 65 and over age category. In 1970 this age group was the third largest segment making up 14 percent of the total population. By 1990 the 65 and over category made up the largest segment of Franklinton residents at 20 percent of the population. The second largest segment of the population in 1990 was in the 25-35-age category. This group went from 10 percent of the population in 1970 to 15 percent in 1990. The most significant decrease occurred in the 5 to 14 year old category. The group went from 17 percent of the population in 1970 to 11 percent in 1990.

Figure 1: Age Composition— 1970 and 1990

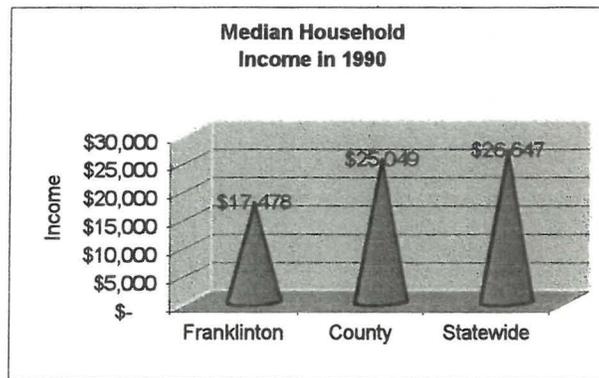


Consistent with national trends of an aging population who are living longer, the 65 and over population should continue to increase throughout the planning period. If the economic and employment growth in the Research Triangle Park region continues more people between the ages of 35 and 54 will be attracted to the Franklinton planning area.

2. Income

Figure 2 shows that the median household income for Franklinton households was less than both the county and state averages in 1990. Franklinton residents had a median income of \$17,478 per household in 1990. That was 34 percent below the statewide average and 30 percent below the county’s median household income. The Census Bureau estimates that in 1996, the County’s median income increased by almost 19 percent to \$31,267 and the State median income increased by almost 21 percent to \$33,634. It can be assumed that Franklinton’s median income level has increased proportionately but likely remains lower than the statewide median household income level.

Figure 2: Median Household Income in 1990



3. Educational Attainment

Table 1 shows that in 1990 the educational attainment level of persons 25 years or older living in Franklinton was lower than the statewide average. Franklinton’s high school dropout rate was 46 percent for persons 25 years or older. That was 16 percent higher than the statewide average of 30 percent. At the same time 9 percent of Franklinton residents attained a college degree compared to the statewide average of 17 percent.

The education level attained by State residents who are 25 years or older has increased since 1990. The Census Bureau estimates that in 1998, 81 percent had attained a high school diploma or higher, and 23 percent had attained a bachelor degree or higher. That is an increase of 11 percent and 6 percent respectively since 1990. New state and local education initiatives and minimum job requirements have contributed to the higher level of educational attainment. Local trends towards a more educated population is likely similar to the statewide trend.

Table 1: Educational Attainment of Persons 25 years or older in 1990

Education level attained	Franklinton	County	State
No diploma	46%	38%	30%
H.S diploma	29%	33%	29%
Some college	11%	13%	17%
Associate	5%	7%	7%
Bachelors	7%	7%	12%
Graduate	2%	2%	5%

Source: 1990 Census

4. Employment

Table 2 shows the percent of persons 16 years or older employed by industry in 1990. In 1990 the manufacturing industry was the leading employer of the Franklinton workforce employing 40 percent of all workers. Manufacturing was also the leading employer of the statewide workforce with 27 percent of total workers.

Table 2: Employment by Industry (persons 16 yrs or older) in 1990

Industry	Franklinton	Franklin County	State
Manufacturing	40%	29%	27%
Professional And Related Services	17%	17%	20%
Other services	6%	8%	8%
Government	5%	5%	4%
Retail trade	15%	14%	16%
Construction	5%	8%	7%
Finance, insurance, and real estate	5%	4%	5%
Agriculture, forestry, and fisheries	2%	4%	3%
Other	5%	11%	11%

Source: 1990 Census

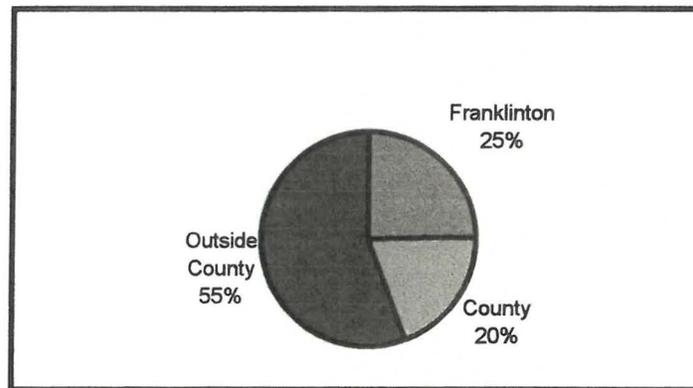
Since 1990 the employment base for Franklin County workers has been shifting from manufacturing to government and service. The State Department of Commerce reported that in the 3rd quarter of 1999, 23 percent of the county's workforce was employed in the

manufacturing industry, 20 percent in government, and 21 percent in the service industry. Between 1990 and 1999 the percent of county workers employed in manufacturing declined by 6 percent. At the same time the percent of county workers employed in the service and government industries increased by 11 percent from a combined total of 30 percent in 1990 to 41 percent in 1999.

5. Travel to Work

Figure 3 shows the place of work for employed persons 16 years or older living in Franklinton in 1990. Franklinton had a total workforce of 692 persons in 1990. Twenty-five percent of Franklinton's workforce worked in Franklinton. The remaining 75 percent worked in the county or outside the county.

Figure 3: Place of Work (workers 16yrs or older)—1990



B. **Growth Trends and Projections**

Population size gives an indication of the amount of land needed for various land use categories. Population size is the basic unit used to estimate land use needs and infrastructure capacity. This section will provide a description and analysis of historical and future population growth trends.

1. Historical Growth Trend

Table 3 below shows the historical growth trend for Franklinton, the county and statewide from 1960 to 1998. From 1960 to 1980 Franklinton was in a period of population decline. The population decreased by 3.6 percent from 1960 to 1970. In 1980 Franklinton's population declined by another 4.5 percent. However the 1980s marked a period of positive population growth in Franklinton. In 1990 Franklinton's population had increased by 15.9 percent. The Office of State Planning estimates that in 1998 Franklinton's population had increased by 35.9 percent, which is more than 3 times higher than the statewide average.

Table 3: Historical Growth Trends: 1960 to 1998

Year	Franklinton	Pct Chg	County	Pct Chg	State	Pct Chg
1960	1,513	0	28,755		4,456,153	
1970	1,459	(3.6)	26,820	(6.7)	5,082,059	14.0
1980	1,394	(4.5)	30,055	12.1	5,881,766	15.7
1990	1,615	15.9	36,414	21.2	6,628,637	12.7
1998*	2,195	35.9	44,438	19.7	7,547,090	12.1

Source: US Census for years indicated
 *Office of State Planning estimate

2. Population Projections

Table 4 shows the population projections for the State, Franklin County, and Franklinton for the years 2000, 2010, and 2020. The Office of State Planning calculated State and County projections. High and low projections were calculated for Franklinton. The low projections were calculated using a ratio projection model that assumes Franklinton would maintain a ratio of the county's future population based on its share of the county's historical population. The high projections are based on the assumption that Franklinton will maintain an annual growth rate of 73 persons, which was the annual growth rate between 1990 and 1998.

Table 4: Population Projection for Years 2000, 2010, and 2020

Year	State	County	Franklinton	
			Low	High
2000	7,713,383	46,022	2,128	2345
2010	8,543,312	54,878	2,467	3075
2020	9,345,962	63,875	2,799	3805

Table 5 shows the projected cause of population change from 1990 to 2000, 2000 to 2010, and 2010 to 2020. Net migration is expected to cause more than 80 percent of the growth during each projection period. Between 1990 and 2020 Franklin County will have added an estimated 27,461 persons to its population. It is projected that over 82 percent of the population increase between 1990 and 2000 will due to people moving into the county from other areas.

Table 5: Cause of Projected Population Change in Franklin County from 1990 to 2020

Projection Period	Natural Increase	Net Migration	Total change.	Pct. Net Migration
2000	1634	7974	9608	82.99%
2010	1540	7316	8856	82.61%
2020	1746	7251	8997	80.59%
Total	4920	22541	27461	82.08%

Source: Office of State Planning

High in-migration is an indicator that population growth is fueled by high economic and employment growth in the region—primarily the Research Triangle Park Economic Development Region. Franklinton’s proximity to major employment centers in Raleigh and the Research Triangle Park makes it attractive to future residents. Franklinton’s future growth trend should be closer to the high projection if the region’s economic growth remains strong. Future population growth will likely be closer to the low projections if the economic growth declines.

3.2 Land Use and Housing

This section of the plan provides an inventory and analysis of existing land uses and housing conditions in the planning area. It also provides a study of vacant and undeveloped parcels within the planning area. This will allow local officials to identify land use and housing needs and suggest a land development pattern to address those needs.

A. Existing Land Use

Table 6 summarizes the existing land uses in the unincorporated portion of the planning area and within the town limits. The planning area is characterized by a variety of land use categories and development patterns. Development in town has an urban form with high-density residential development (mostly single family) and other urban land uses, a low percentage of undeveloped land, and no agricultural land uses. The unincorporated portion of the planning area has a more rural character with low-density residential development, large undeveloped lots, and more agricultural based land uses. The exception is that most of the commercial development has occurred in the unincorporated portion of the planning area. More than 78 percent of the 137 commercial acres developed in the planning area were in the unincorporated portion.

Map 3-1 shows the existing land use observed on each parcel in the planning area.

Table 6: Existing Land Use Summary

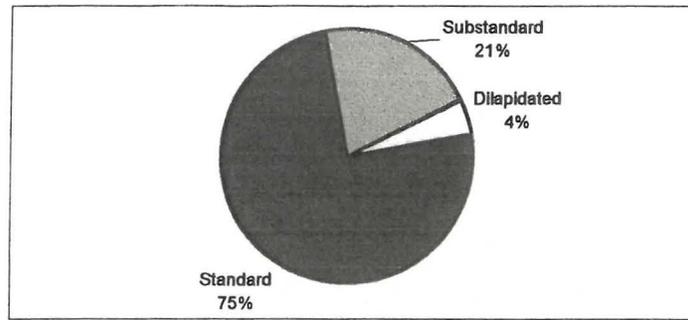
Land Use Category	Total Planning Area			In town limits		
	Acres	Pct of dev. acres	Pct of total acres	Acres	Pct of dev. acres	Pct of total acres
Residential	1601	70.93%	29.86%	302	54.91%	41.57%
<i>Single-family</i>	976	43.24%	18.20%	253	46.00%	34.83%
<i>Two-family</i>	5	0.22%	0.09%	3	0.55%	0.41%
<i>Multi-family</i>	9	0.40%	0.17%	9	1.64%	1.24%
<i>Manufactured home</i>	541	23.97%	10.09%	32	5.82%	4.40%
<i>Manufactured home park</i>	70	3.10%	1.31%	5	0.91%	0.69%
Commercial	137	6.07%	2.56%	30	5.45%	4.13%
Industrial	47	2.08%	0.88%	31	5.64%	4.27%
Institutional	79	3.50%	1.47%	63	11.45%	8.67%
Utilities	30	1.33%	0.56%	1	0.18%	0.14%
Road R-O-W	363	16.08%	6.77%	125	22.73%	17.21%
Total Dev. Acres	2257	100%	42%	550	100%	76%
Agricultural	301		6%	0		0%
Undeveloped	2804		52%	176.22		24.26%
Total Acres	5362		100%	726.47		100%

B. Housing Conditions

The Division of Community Assistance performed a housing condition inventory in conjunction with the existing land use inventory. Single-family residential units were rated as standard, substandard, or dilapidated. The units were rated based on visual observation of the external conditions of the structure.

There were 1121 total single-family housing units observed in the planning area. Figure 4 shows the percentage of those units that were rated standard, substandard, and dilapidated. Standard housing showed little signs of defects that required no more than general maintenance. Substandard housing appeared to be safe for occupancy but required some repairs to prevent further deterioration. Dilapidated housing appeared to be unsafe for occupancy and should be removed from the housing stock. Map 3-2 shows the location of single-family residential units and how they were rated.

Figure 4: Housing Conditions



Areas with high concentration of substandard housing can be targeted for housing revitalization efforts. Dilapidated housing should be targeted for removal due to the hazards they present.

C. Vacant Land Study

The vacant land study is concerned with the capacity of vacant and undeveloped land to accommodate future development. The ability of undeveloped parcels to accommodate development is affected by their environmental characteristics and accessibility to public water and sewer. Development capacity becomes severely limited when the environmental or infrastructure characteristics of a site are so unfavorable or so difficult to overcome that increased design costs, construction costs, and possibly maintenance costs are required. Local officials will use this information to identify areas where special development controls may be required.

Map 3-3 shows undeveloped parcels in the planning area and outlines areas within 1000 feet of water and sewer lines. This map combined with the maps showing environmental resources allows local officials to identify areas that may have severe development constraints.

3.3 Infrastructure and Community Facilities

This section of the plan provides an inventory of public infrastructure and its capacity to accommodate existing and future development. It pays special attention to the public water supply and sewer treatment systems, natural gas, and transportation facilities. Local officials must carefully monitor the impact new development will have on the service capacity of public infrastructure and facilities. Population growth and economic development efforts will attract more commercial and retail development to the planning area and place more demand on local infrastructure.

A. Public Water System

The public water supply system is owned and operated by the Town of Franklinton. The water system consists of a water supply source, water treatment facilities, and a distribution system. Information on the water supply system was obtained from the Water Supply Plan submitted to the Department of Environment and Natural Resources.

Taylor Creek and Cedar Creek reservoirs are the water supply source for the Franklinton water system. The treatment facility has 2 tanks with a total holding capacity of 10 million gallons. The plant has a permitted supply capacity of 1 million gallons per day. Water is delivered to customers through the distribution lines or pipes. The distribution lines consist of iron and PVC pipes ranging from 2 to 6 inches in diameter. Map 3-4 shows the Franklinton water distribution system.

Table 7 shows the current and projected average daily demand as a percentage of the daily available water supply. In 1997 the system was operating at 66 percent of its permitted capacity. By 2020 the system is projected to be operating at 69 percent of its permitted capacity. The average daily demand must not exceed 80 percent of the daily supply capacity.

Table 7: Average Daily Demand as Percent of Daily Water Supply

MG (millions of gallons)	1997	2000	2010	2020
Available Daily Supply, MG	1.0	1.0	1.0	1.0
Average Daily Demand, MG				
- Service Area Demand	.309	.318	.327	.337
- Sales Contract	.350	.350	.350	.350
Avg. Daily demand	.659	.668	.677	.687
Demand as percent of supply	66%	67%	68%	69%

Source: Franklinton Water Supply Plan, 1999

Based on the projected water demand the water system has sufficient supply to meet its needs throughout the planning period. However local officials have determined that the treatment plant facilities and portions of the distribution system must be upgraded to meet anticipated clean water regulations and to maintain adequate water pressure.

B. Public Sewer Treatment

The Town of Franklinton has contracted with the County to provide sewer treatment at its Cedar Creek Treatment Facility. Data on the sewer system was obtained from the draft 1997 Franklin County Water Supply Plan and the State Division of Water Resources. According to the Division of Water Resources, Cedar Creek has a permitted treatment capacity of 1 million gallons per day. The average daily discharge is 350,000 gallons per day, which is 35 percent of its permitted capacity. However discharge peaks at 100 percent capacity during periods of substantial rain due to infiltration into the system.

Planned upgrades and expansion of the County's sewer treatment facilities should be adequate to service Franklinton's existing and future needs.

Map 3-4 shows the sewer system servicing the Franklinton area.

C. Natural Gas Service

Public Service of North Carolina provides natural gas in the planning area. Service is available along US 1 to US 1A, along US 1A to NC 56, and along NC 56 east of US 1A.

The capacity is adequate to service potential customers along the service lines, but accessibility to most residential areas in the Franklinton planning area is limited.

D. Transportation

Streets and roads are the most significant portion of the transportation infrastructure in the planning area. The Franklinton Thoroughfare Plan provides an inventory and analysis of major streets and needs for improvements. The plan was prepared by the State Department of Transportation in cooperation with the Town of Franklinton and was officially adopted in 1997. Land use policies should be consistent with the officially adopted Thoroughfare Plan as well as the Land Development Plan.

3.4 Environmental Resources

This section provides an inventory of environmental resources in the planning area. Environmental resources are natural features of land that limit certain types of land uses. This includes lands that have been designated by federal, state, or local agencies as environmentally sensitive areas that should be protected or preserved, and lands that have environmental features that are unsuitable for development due to potential hazards. Environmental resources identified in the planning area include watersheds, soils, slopes, and wetlands. This inventory can be useful to local officials, landowners, and citizens when making development decisions. It can alert potential users that a parcel may have environmental features that require special design and development controls. The environmental resource inventory is for planning purposes only and does not eliminate the need for individual site analysis.

A. Watersheds

Critical watershed areas are lands adjacent to a water supply source such as a river or lake, where the risks associated with pollution are greater than in the remaining portions of the watershed. Map 3-5 shows the critical watershed boundary. Critical watershed areas should be protected from developments that pose high risks to the drinking water supply. The State Environmental Management Commission designates critical watershed areas.

B. Soils

Soil characteristics such as wetness, shrink-swell potential, slope and permeability suggest a range of appropriate and inappropriate land uses. The NRCS (Natural Resources Conservation Service) produced the Franklin County Soil Survey, which identified soil types and rated their suitability for development. The NRCS rated development limitations as slight, moderate, or severe based on soil characteristics and the type of development. Soils with severe limitations have properties that are such that it would require costly site planning and engineering to mitigate potential hazards.

Map 3-6 identifies approximate locations of soils with severe limitations for development.

C. Slope

Slope of land brings with it certain limitations to development. Steep slopes can increase soil instability and erosion. Erosion off steep slopes can have negative impacts on water quality. Slopes can also create a natural drainage way for storm water runoff and affect where water and sewer lines can be extended. Slopes above 20 percent are considered severely limited for most land uses. Slopes and contours are shown on US Geological Survey Maps.

D. Wetlands

Federal laws regulate development of certain types of wetlands in order to protect water quality. Wetlands can also be important for the preservation of natural habitat and ecosystem. Wetlands generally include swamps, marshes, bogs, and similar areas. The US Corp of Engineers is responsible for delineating regulated wetlands. Wetlands are delineated through an individual site analysis. However the presence of hydric soils is an indicator of wetlands. Map 3-5 shows the approximate location of hydric soils and should alert local officials, property owners, and developers that wetlands may be an issue in the development of a site.

Town of Franklin Existing Land Use Map

Map 3-1



Legend

	Town Limits
	Extra Territorial Jurisdiction Boundary
	Residential-Single family
	Residential-Two family
	Residential-Multifamily
	Manufactured Home
	Manufactured Home Park
	Commercial
	Industrial
	Institutional
	Utilities/Transportation
	Agriculture
	Undeveloped land

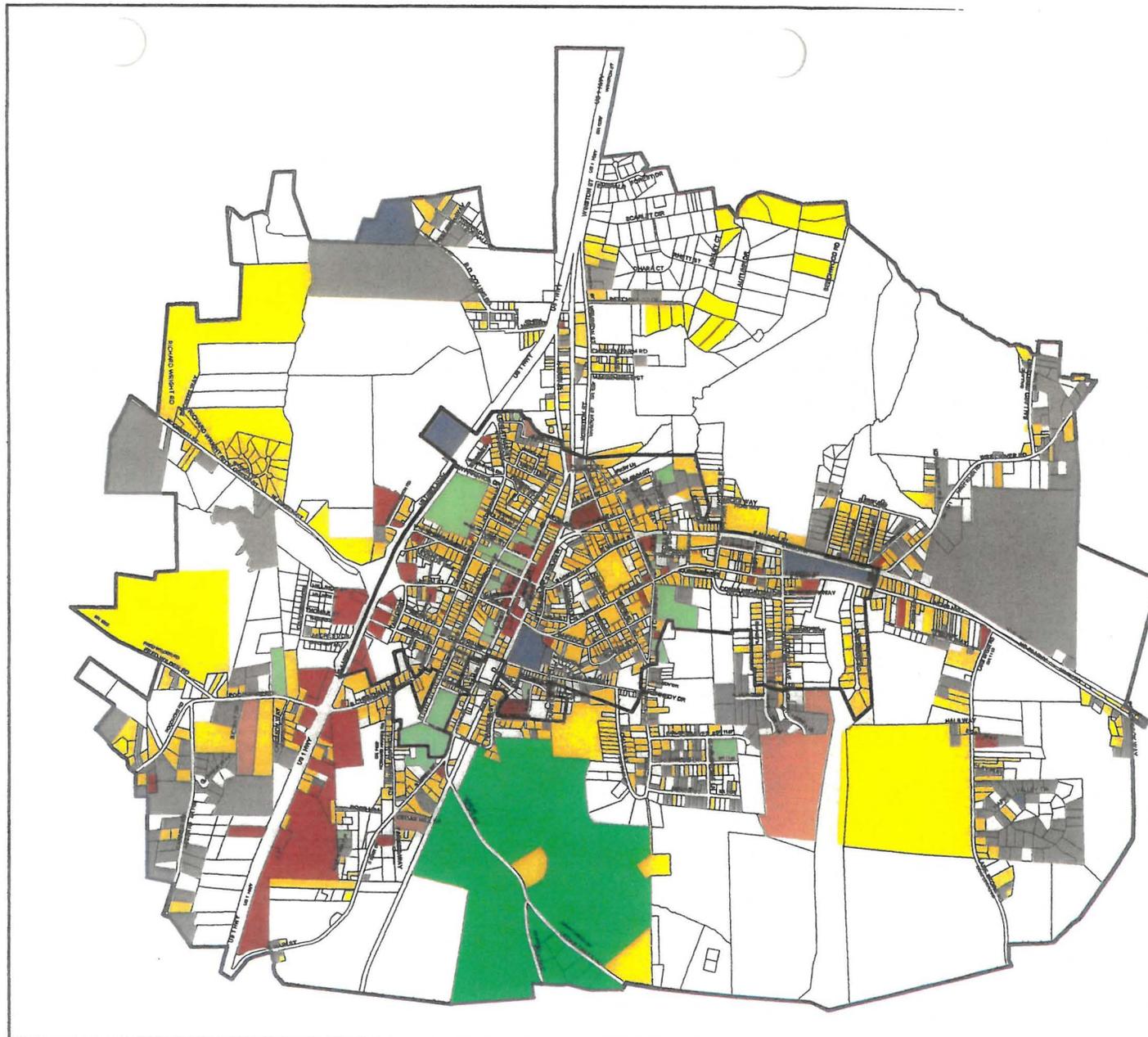
* Existing Land Use observed Summer of 1998

* Parcel data supplied by Franklin County GIS Summer 1998

0 1800 Feet



Map prepared 11/01



Town of Franklin Housing Conditions

Map 3-2



Legend

	Town Limits
	Extra Territorial Jurisdiction Boundary
Housing Condition	
	Standard
	Substandard
	Dilapidated
	Abandoned

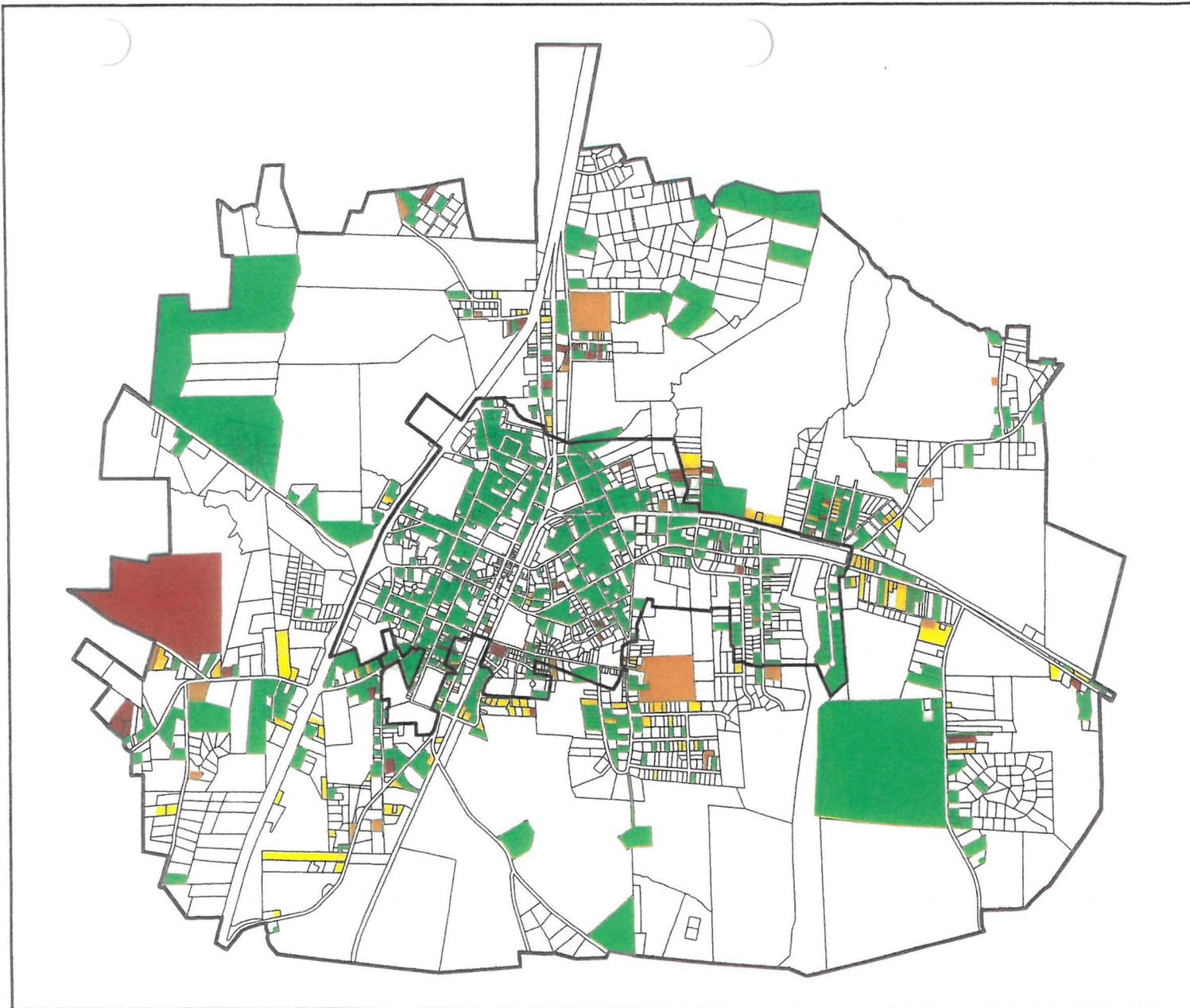
* Housing conditions observed Summer of 1998

* Parcel data supplied by Franklin County GIS Summer 1998

0 1800 Feet



Map prepared 11/01



Town of Franklin Undeveloped and Vacant Lands

Map 3-3



Legend

	Town Limits
	Extra Territorial Jurisdiction Boundary
	Sewer Buffer (1,000 ft)
	Water Buffer (1,000 ft)
	Undeveloped and Vacant Lands

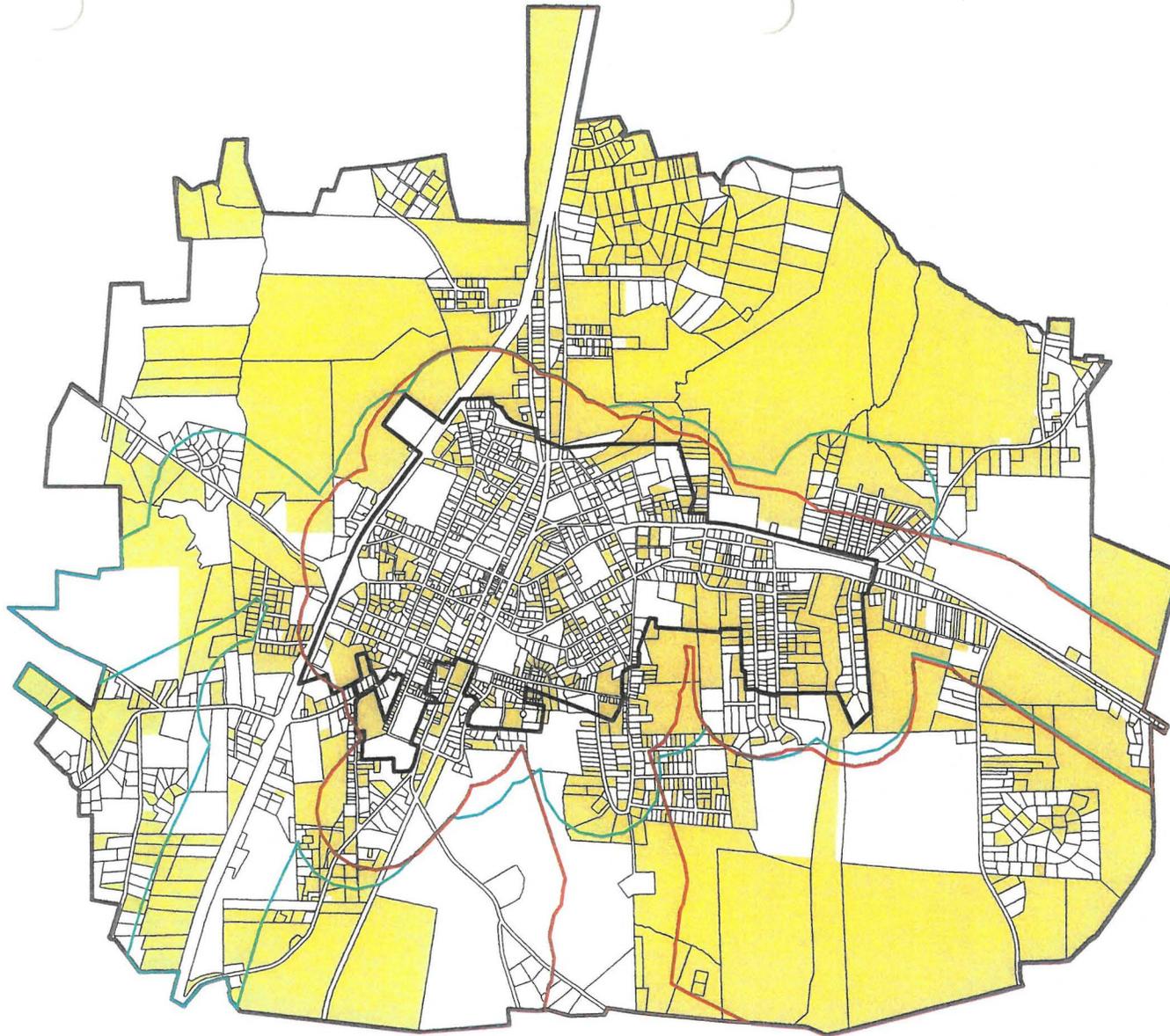
* Vacant Lands and Undeveloped Lands observed Summer of 1998

* Parcel data supplied by Franklin County GIS Summer 1998

0 1800 Feet



Map prepared 11/01



Town of Franklin Water and Sewer Distribution System

Map 3-4

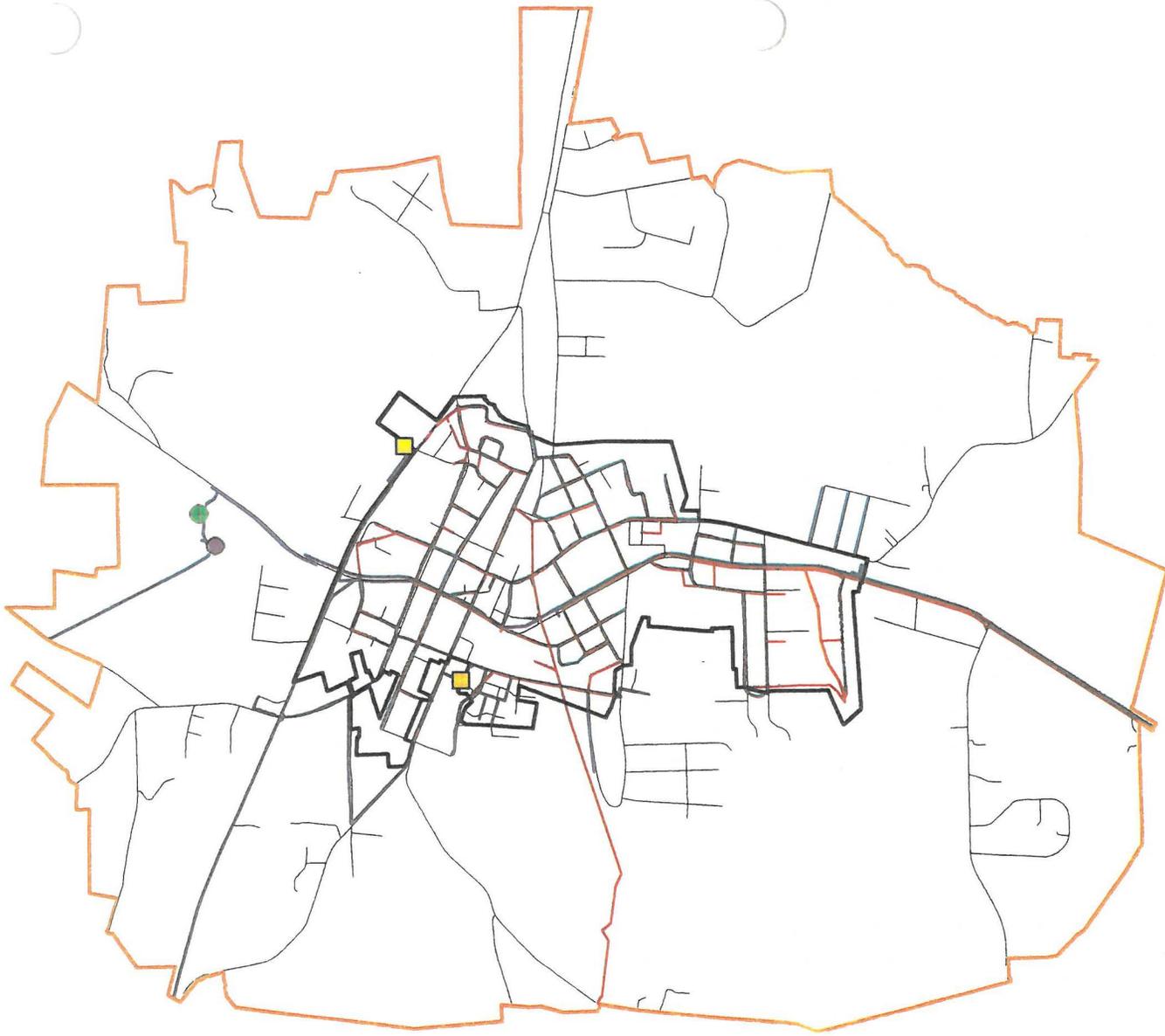


Legend

-  Town Limits
-  Extra Territorial Jurisdiction Boundary
- Water and Sewer System**
-  Sewer Lines
-  Water Lines
-  Water Tank
-  Surface Water Intake
-  Water Treatment Plant

* Water and Sewer Distribution Data created by the NC Rural Economic Development Center January 1997 and supplied by NC Geographic Information and Analysis

0 1800 Feet



Proposed

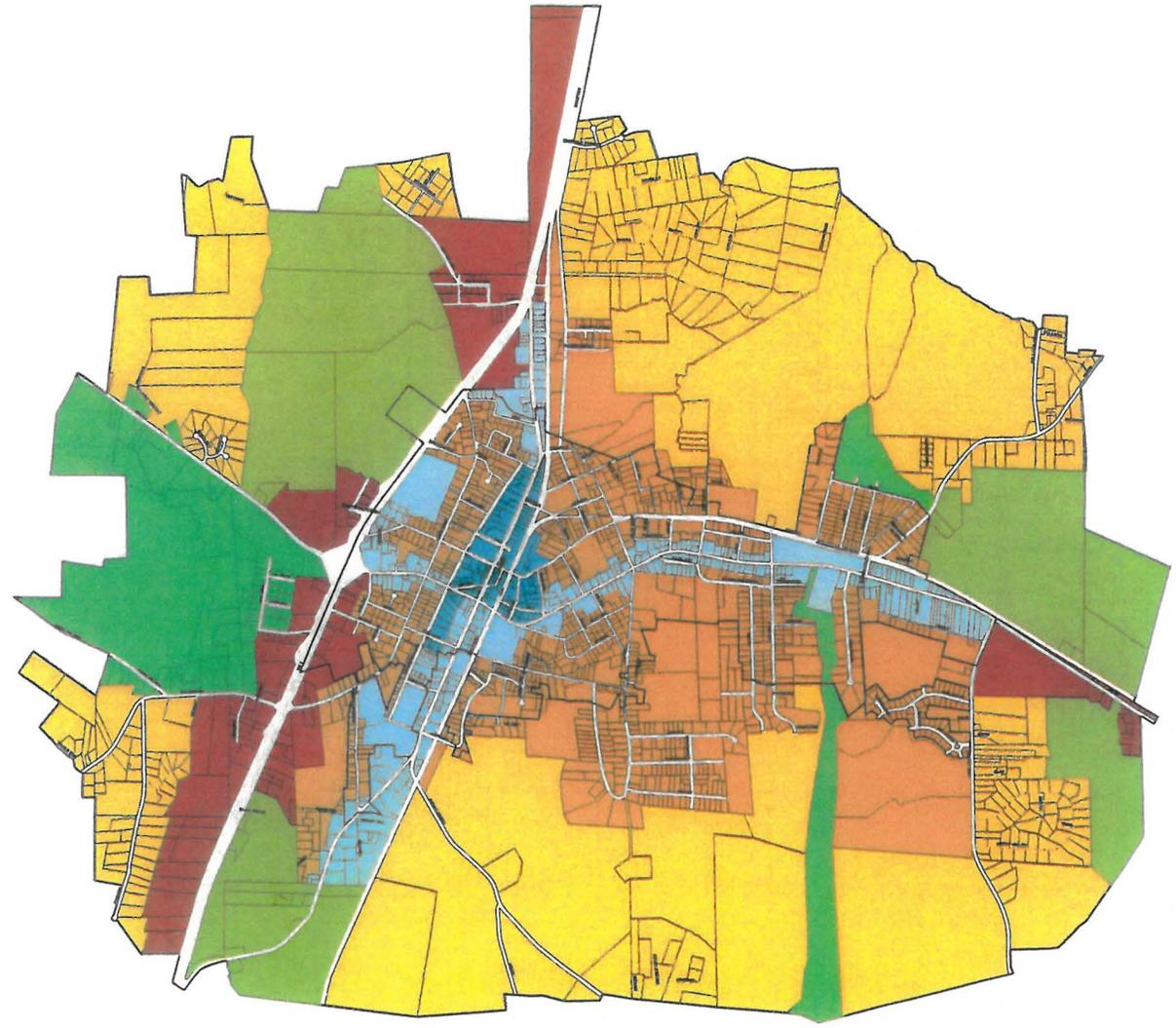
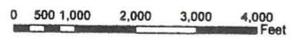
MAP 3 Town of Franklinton Future Land Use Map



Legend

- Town limits
- ETJ boundary
- Future Land Use
- Conservation Area
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Neighborhood Commercial
- Downtown District
- Mixed Use
- Highway Commercial
- Light Industrial
- Heavy Industry

Map prepared 05/03/2006



CHAPTER 4:

CHAPTER 5: GOALS, OBJECTIVES, AND POLICIES

This chapter identifies the goals, objectives, and policies for future development in the planning area. Goals are statements that describe in general terms a desired future condition or outcome. Objectives are statements that describe a more specific future condition or outcome. Policies are statements that describe the principles to be used for making decisions on courses of action to be taken to achieve goals and objectives.

The goal statements, and related objectives and policies are listed under the following general categories: Land Use and Housing, Infrastructure and Community Facilities, and Environmental Resources and Community Appearance. The goals were designed to address the strategic issues identified by local officials. The identified issues are listed under each category in which they were related. All policies, rezoning, and other development decisions should be consistent with the goals, objectives, and policies outlined in this section.

5.1 Land Use and Housing

A. Related Issues:

- Special zoning for downtown
- Managed buffers, setbacks, and landscaping
- Recruit quality commercial development.
- Open space preservation
- Low density development in ETJ
- Restrict single-wide MH in town
- Neighborhood development
- Housing identification.
- Availability of suitable rental housing.
- Substandard housing (properties)
- Affordable housing
- Increase density in town

B. Goal:

To encourage a future land development pattern that will support quality development and enhance the quality of life of Franklinton residents.

C. Objectives:

1. To ensure that all residents have access to decent and affordable housing.
2. To encourage quality employment and commercial development that is conveniently located to benefit residents.
3. To promote land development patterns that are compatible with surrounding development.
4. To ensure that development enhances the town's natural and environmental resources.
5. To promote downtown as a cultural, governmental, and retail center for Franklinton.

D. Policies:

1. Support housing developments that assist lower income and special needs populations.
2. Cooperate with local governments in developing compatible land uses on land adjacent to Franklinton's planning area.
3. Allow compatible mix of residential, commercial, and light industrial activities in neighborhoods that provide basic goods and services within walking distance of homes.
4. Protect residential areas from encroachment of incompatible activities that may have a negative impact on residential neighborhoods.
5. Encourage housing and office use on upper floors in downtown buildings.
6. Use flexible zoning and infill development that considers the unique development characteristics of downtown.
7. Encourage the preservation and maintenance of existing buildings.

5.2 Infrastructure and Community Facilities

A. Related Issues:

- | | |
|----------------------------------|---------------------------|
| - Preserve water quality | - Recreation |
| - Street repair and improvements | - Opportunities for youth |
| - Cost of water and sewer | - Schools |
| - Underground utilities | - Community safety |
| - Curb, gutter, and sidewalks | - Medical facilities |
| - Traffic | |

B. Goals:

To provide and maintain the necessary infrastructure and community facilities to sustain existing and future growth in a manner that is safe, efficient, and economical.

C. Objectives:

1. To manage and guide development in a manner to ensure that public infrastructure will be extended and maintained efficiently and cost effectively
2. Provide adequate community facilities to service existing and future population.
3. To develop a transportation system that integrates pedestrian and other non-motorized modes of travel with motorized traffic.

D. Policies:

1. Establish a capital improvement program for public infrastructure and facility improvements and extensions.

-
-
2. Require developers to upgrade public infrastructure when new development will put existing facilities at or near capacity.
 3. Require developers to pay fair share of cost for upgrading impacted community facilities such as schools, parks and roads.
 4. Reserve and dedicate land for future facilities during development process.
 5. Promote low density and land conservation in areas without access to public water and sewer.
 6. Design street system to operate at a level of service that is consistent with its functional class as defined in the officially adopted thoroughfare plan and land development plan.
 7. Require that new development be designed to accommodate motorized and non-motorized traffic such as bicycles and pedestrian.

5.3 Environmental Resources and Community Appearance

A. Related Issues:

- Managed buffer, setbacks, landscaping
- Town cleanup (junk cars)
- Scenic corridors
- Substandard housing (properties)
- Signage
- Appearance/maintenance of railroad properties

B. Goal:

To encourage a land use pattern that enhances the appearance and preserves the environmental resources of the community in a manner that promotes community pride and economic development.

C. Objectives:

1. To protect environmental and natural resources of the community from incompatible development and infrastructure.
2. To enhance the natural and aesthetic environment of public and private spaces.

D. Policies:

1. Implement a development review process that considers the impact development proposals will have on environmental resources.
2. Adopt minimum design and appearance standards for development along entrance corridors into the town limits.
3. Encourage use of well maintained vegetated buffers and open space to separate incompatible land uses.
4. Promote the preservation of existing vegetation during and after site development.

5. Allow cluster development and traditional neighborhood development that preserves environmental resources and open space.
6. Discourage development that poses significant risks to environmental resources.

CHAPTER 6: IMPLEMENTATION STRATEGIES

6.1 Future Land Use Plan

The future land use plan is intended to encourage a land use pattern that supports the vision, goals, objectives and policies of the community. The future land use plan is composed of a land classification system and a future land use map. The land classification system defines land use categories and establishes minimum development standards for each category. The future land use map shows the location in the planning area where each land use category will be encouraged. The future land use plan shall be implemented through the zoning ordinance and other development control tools. Land classification definitions present the minimum requirements. The town may impose more stringent requirements but not less stringent requirements.

Land Classification System

CONSERVATION AREA

This category is intended to promote the preservation and conservation of land that has been identified or designated as critical environmental or natural resource areas by local, state, or federal authority. Critical areas may include significant visual, historical and natural features, critical and protected watersheds, wetlands, floodplains, steep slopes, and other critical areas. Residential areas are intended to maintain a maximum density of 1 dwelling unit per 43,560 square feet of land.

Land uses and development permitted in these areas should be compatible with the resources being protected. Development should primarily be single family residential, recreation, or open space. Commercial and other uses may also be permitted if developed in a manner that is sensitive to the resource being protected.

Corresponding Zoning Districts

C-R1 and R-80

LOW DENSITY RESIDENTIAL

This category is intended to provide for primarily low-density residential development. Land under this category is intended to maintain a maximum density of 1 dwelling unit per 30,000 square feet of land when connected to a private well and septic system approved by the county. The maximum density may increase to 1 dwelling unit per 21,780 square feet should the property owner connect to the public water and sewer system. Cost of connection to public facilities shall be paid by the property owner. It is designed to preserve the rural character of an area, and to prevent a development pattern from occurring in an area before sufficient public infrastructure can be feasibly extended.

The typical types of residential development occurring within this designation are single family ~~and manufactured~~ homes on individual lots. Other types of developments or land uses that may be permitted are agricultural based industry not including animal operations. These areas may be considered for reclassification as public infrastructure becomes available.