2040 Land Use Plan

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"

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The Original 2020 Land Use Plan was performed by the NC Department of Commerce. The 2040 update has been performed using the most current Census data as well as other information avaible from various agencies.

The plan is not a regulatory document. It is a policy guide that details the Town's long term goals and objectives and provides a foundation for other zoning and other land development regulations.

The Kerr- Tar Regional Council of Governments appreciates the opportunity to provide this update and thanks the citizens of Bunn who participated in the community survey as well as the Town of Bunn Planning Board and Board of Commissioners.

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Chapter 1

1.0 Introduction and Overview

This introduction and overview describes the overall purpose and scope of the update to the existing land use 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. This plan will provide an update to conditions since the original plan was developed and approved and provide a reasonably up-to-date land use plan consistent with Chapter 160D of the North Carolina General Statutes.

1.01: Purpose of the updated Plan

The Bunn 2040 updated Land Use Plan is the long range growth management plan for the Town of Bunn. The plan is not a regulatory document however it 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. Rezoning and zoning ordinance amendments must be considered in relation to the Land Use Plan.

1.02: Scope of updated Plan

The scope of the updated plan, in order to achieve its purpose, involved a comprehensive study of past and present growth and possible development issues in Bunn. Due to minimal growth, the Town continued to use its existing corporate and extraterritorial jurisdiction areas that were originally studied in the 2020 Land Use Plan. Second, the town studied a broad range of issues that can influence how development occurs, where development occurs, and when development occurs. Finally, the updated plan reviewed strategy being utilized to address those growth and development issues previously. The plan is applicable within Bunn's Municipal limits as well as the ETJ area.

1.03: Plan Process

Key considerations were used in evaluating the existing plan using existing and new data. 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 an updated 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

Community involvement by the citizens in the study area was a critical component of understanding the status of a community and its needs. Therefore, several meetings were held to evaluate existing needs and help identify community issues and gain valuable insights. The Kerr Tar Regional Council of Governments and the Town of Bunn staff made an extensive public outreach effort to maximize public participation in the planning process. Citizen input was solicited through use of a community needs survey and a town meeting to help identify community issues and preferences and what has taken place since the last comprehensive land use plan was done. An announcement in the local newspaper encouraged citizens to attend meetings held to discuss revisions to the plan. Finally, the town held a public hearing as required by statute 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 updated 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 the 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, planners, engineers, 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 2020 Plan together with the plan elements of the recent surveys and community engagement are the essence of the Bunn 2040 Land Use Plan. They contain the guidelines for establishing development programs and regulations. The 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.

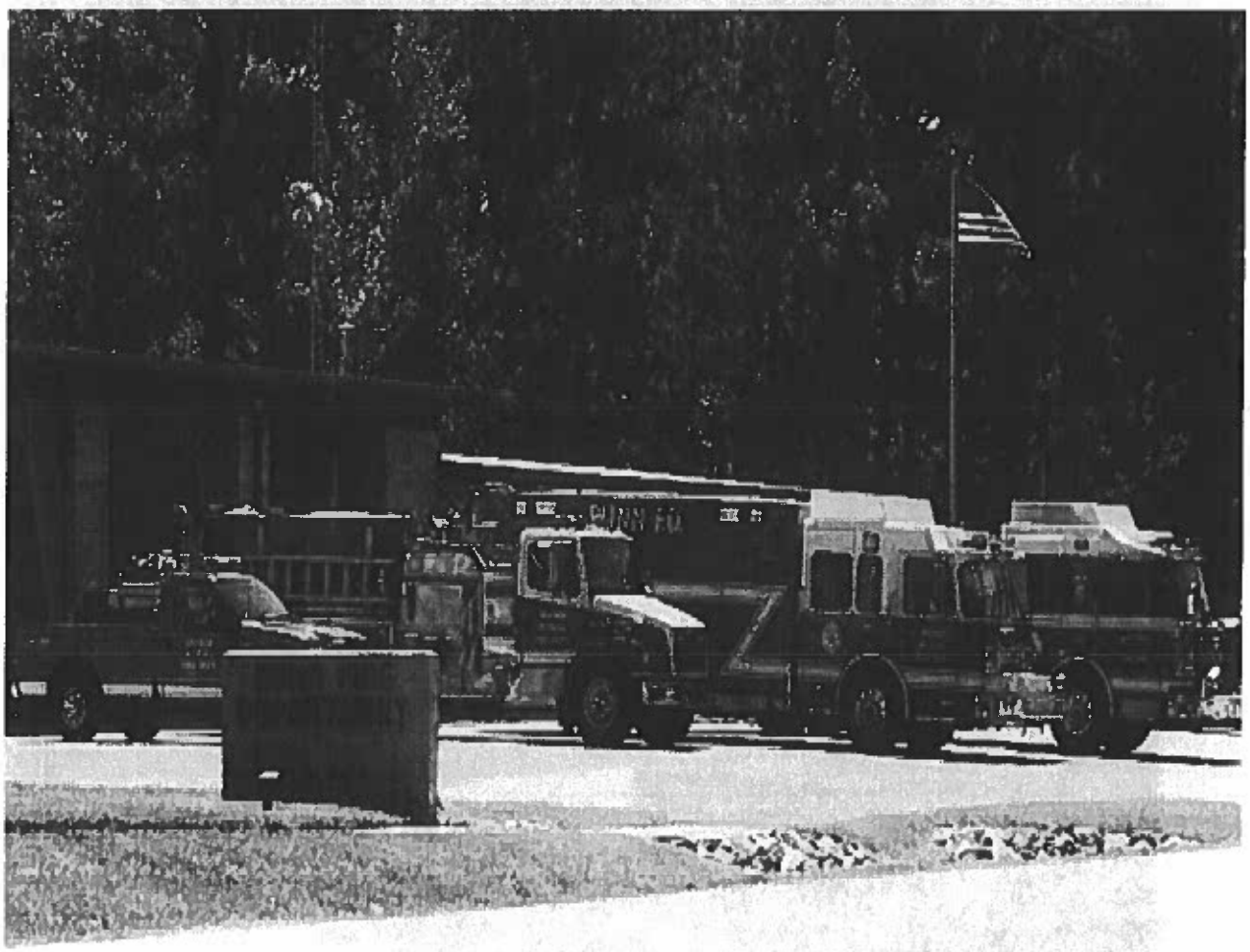
* Objective: A concise statement or method of action that addresses a goal, and if pursued and accomplished, will ultimately result in achievement of the goal to which it is related. An objective should be achievable and, when possible, measurable and time specific.

* 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 Entrance Sign

Bunn Community Park

Bunn Town Hall



Bunn Fire Department

CHAPTER

2

2.0 Population and Economy

This chapter presents a current 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 updating land use, housing and infrastructure needs.

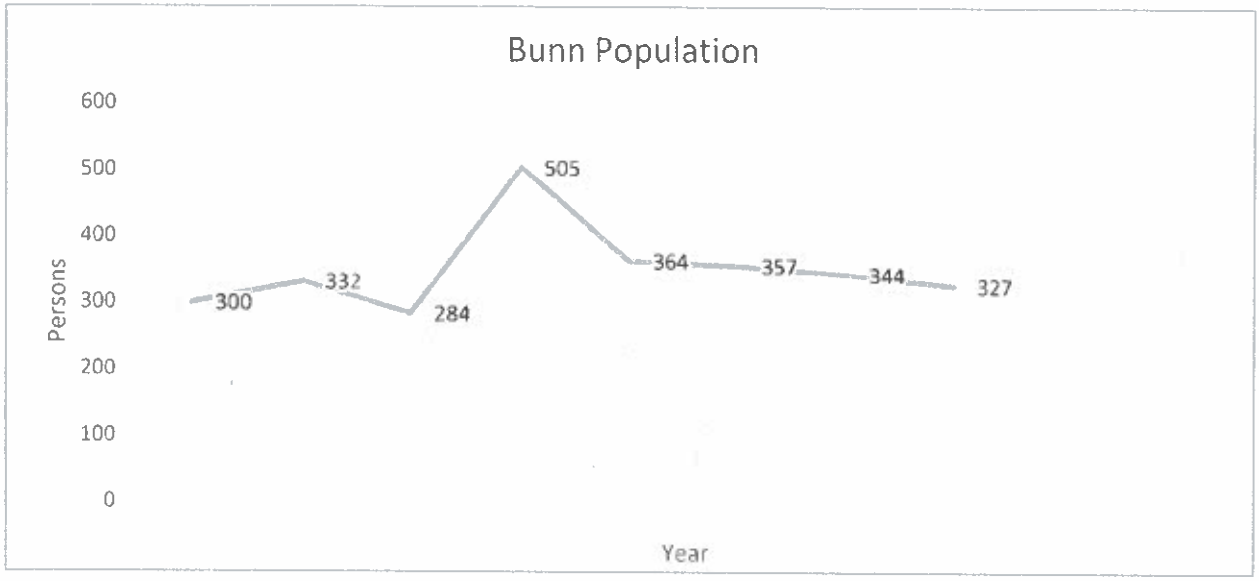
2.01: Community Profile

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 2020 was 327 persons. Bunn is the fourth largest among the incorporated areas in Franklin County as Centerville was dissolved on July 22, 2017. FIGURE 1 shows that Bunn continues to experience periods of population loss between 2010 and 2020 with a 4.9 % decrease.

Population for FIGURE I: Bunn from 1960 to 2020



Source: US Census

B. Age Structure

A review of the median age reported in the 2020 Census indicates that Bunn's population is older than the general population of the state. Bunn's median age of 43.7 years is nearly 5 years higher than both North Carolina's median age of 38.7 years, and' Franklin County's median age of 41.4 years.

C. Educational Attainment

The most recent data published on the educational attainment level of the population was reported in the 2020 Census.

FIGURE 2: Educational Attainment of Population 25 Years or Older in 2020

	Franklin County	NC	Bunn
No High School Degree	13.9%	12.2%	18.40%
High School Grad	29.8%	25.7%	29.72%
Some College, no degree	23.9%	21.2%	22.64%
Associate Degree	10.5%	9.7%	15.09%
Bachelor's Degree	13.5%	20.0%	13.21%
Grad or Professional Degree	6.5%	11.3%	.9

Source: American Community Survey and US 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 2020 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 21 % percent lower than the state's. Bunn's per capita income was approximately 21 percent lower than Franklin County.

FIGURE 3: Medium Household Income of Population in 2020

North Carolina- $56, 642

Franklin County- $55,193

Bunn- $44,750

E. Household Characteristics

This section presents a summary of household characteristics, based on the 2020 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. The 2020 estimate indicates that the town of Bunn had a total of 205 households. The average size for all households was 2.19 persons per unit. Owner-occupied household are estimated at 69.3% and renter occupied units at 30.70%.

2. Household Composition

In Bunn, 18.9 % of children live in Bunn with 2.7% under 5 years old, 10.9 % from 5-14 years and 5.3% from 15 to 17 years old.

2.02: Population Growth Trends

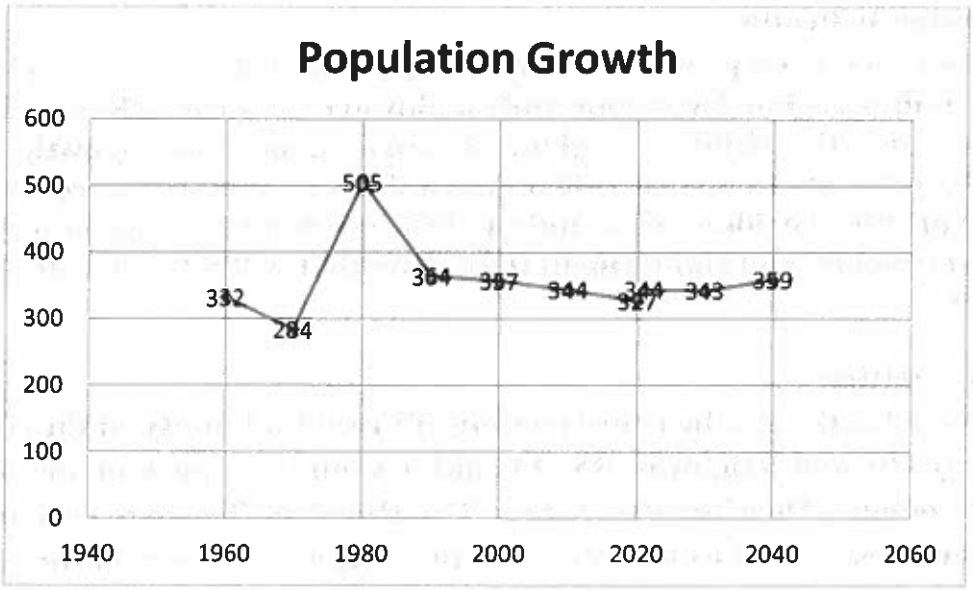
Population growth in a town is influence by both internal and external forces. Forces are trends influenced by conditions in the community such as housing opportunities, infrastructure capacity, public facilities, and other community amenities. External forces are trends influenced by forces outside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

Predicting future population growth with certainty is difficult because of the possibility of future annexations and the external forces that influence growth however projecting based on historical growth trends provide a reasonable indicator of future growth. Population projections provide a starting point for examining fixture land use and infrastructure However, because the implications of underestimating, or overestimating future needs are go 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 4 shows the historical percentage growth rates for Bunn, Franklin County, and North Carolina from 1960 to 2020. 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 and has continued to decline during a time when Franklin County's growth rate had increased to its highest level. While Franklin County's population has increased significantly over the last decade, the growth from the Research Triangle Region has had a limited historical impact on the Town's population and growth. There has been significant interest in development of new housing in and around Bunn and the Town was proactive since the original land use was approved in developing and approving a subdivision ordinance and updating other subdivision regulations.

FIGURE 4: Historical Population Growth Rates from 1960 to 2020



Note: Population projections for Bunn were not available for 2030 or 2040, therefore a .50% growth rate was used which is less than the growth rate experienced by Franklin County

Source: US Census for year's 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.

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 2030, will add an additional 22,734

persons to its population—79 percent, 17,953 persons, will be from net immigration; 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 off 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 30 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 and also has access to Interstate Highway 95. Highway 98 is a state highway that connects 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 through its regional and county profile-reports. The State Employment Securities Commission prepares monthly reports on unemployment for the state and its counties. The 2020 Census contains the latest published data on the employment base of Bunn's workforce.

1. Regional Profile

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 continues to be among the better performing counties economically in the state. The State, using a 3-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 3 indicates the lowest level of economic distress. Franklin County is currently assigned a tier 2 designation.

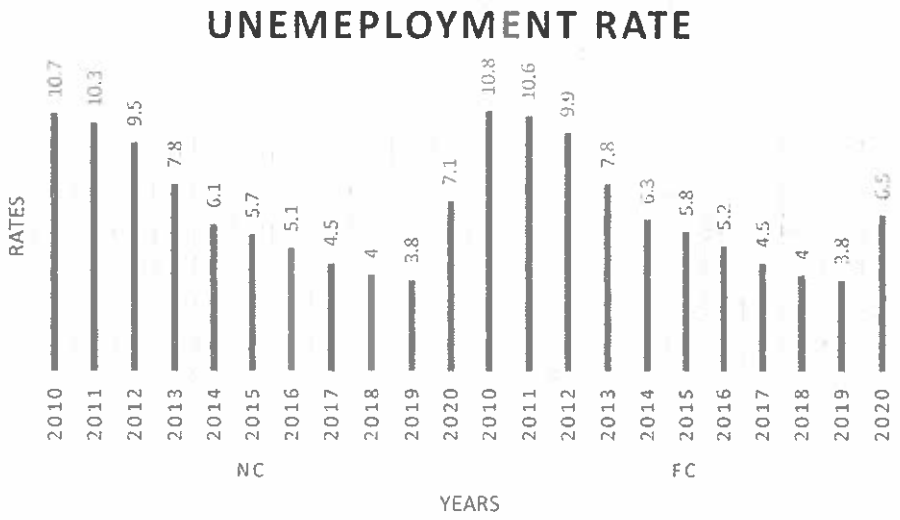
3. Average Weekly Wages

According to the Department of Commerce, Franklin County's work force was compensated at an average of $910 per week.

4. Levels

Franklin County's unemployment rates remain lower than the state average based on data from 2010 to 2020. FIGURE 5 shows the annual unemployment rates for Franklin County and North Carolina from 2010 until through 2020.

FIGURE 5: Annual Unemployment Rates from 2010 to 2020



Source: State Employment Securities Commission

C. Class of Workers

According to Census Data, 74.6% are employees for private companies, 1.3% are self-employed in own incorporated business, 6.4% in private not-for-profit organizations, 13.1 % in local, state, or federal government and 4.7% self-employed in own not incorporated business workers.

1. The average travel time to work is 28.7 minutes and the Means of Transportation to work (workers 16 years and older) in Bunn is the following:

Drove alone- 70.9%

Carpool- 3.0%

Public Transportation- 0.0%

Walked -6.1%

Other Means- 4.8%

Worked at Home- 15.2%

Figure 6· Employment by industry of Workers 16 years or older in 2020

Industrial Sector	Bunn	County	State
Services	25.40	31.9	40.0
Manufacturing	5.9	11.4	12.1
Trade	22.5	18.10	24.1
construction	30.1	9.60	7.00
Finance, insurance, and real estate	4.2	5.00	6.17
Transportation, Communication, Utilities	9.3	4.60	4.80
Government	2.5	5.20	4.10
Agriculture inc mining	2.56	1.10	1.2

Source: 2020 Census

2. Commuting Patterns

Bunn continues to serve as a "bedroom" community for workers who are employed in other locations.

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. This chapter includes newcitizen input gathered from the community needs survey and from public meetings held with the Planning Board and Town Board including citizens that were present at these 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 updating the Bunn 2040 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. The Town of Bunn has also worked with the North Carolina Department of Commerce in providing an Economic Development Assessment which is nearing completion and being considered for approval by the Town board.

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. Condition of various streets and lack of sidewalks
2. Lack of recreation facilities such as a community center and new Town Hall
3. Poor appearance of community including trash in back yards, removal of deteriorated buildings
4. Problems attracting business and industry including more food stores, another grocery store.
5. Storm water runoff, lack of underground utilities
6. Availability of adequate housing and new homes to replace derelict properties
7. Amount of land that is available for growth.
8. Lack of commercial development.
9. Enforcement of nonconforming uses and issues such as loud music, mufflers.

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, orresources 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 aimis 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 however there are concerns relative to creating safe downtown parking and speed of traffic along this corridor.
- Town has excess sewer capacity
- Small Town Atmosphere and great community feel

B. Community Weaknesses

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

- Old and deteriorating buildings that owners have not shown any desire to upgrade
- Not enough activities for youth and adults such as greenspace, walking paths, bike trails, etc.
- lack of competitive grocery stores
- More opportunity for the elderly folks
- Old and Deteriorating water and sewer infrastructure

Chapter
4

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 activitiesare 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. Thisinventory 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 andmaintenance 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.

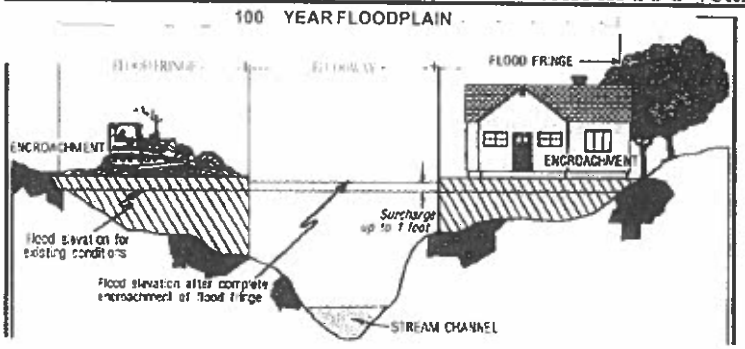
B. Steep Slopes

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 responsetime. 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 7: Illustration of Encroachment in 100-year Floodplain



Map 3 presents an inventory of the 100-year floodplain in the designated study area based on theNFIP 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 areafor 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 WetlandsInventory Maps.

4.02 : Related Issues

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

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 andbuilt environment.**

   Policies:

   - All dwellings, structures, and properties shall be properly maintained and buffered soas 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 naturalfeatures 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 economicappeal 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 environmentalresources.
   - Encourage use of environmentally sensitive areas as protected open space designedand 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 bythe physical characteristics of a site.**
- **Building and site design shall minimize potential hazards to the development and the community.**

Chapter 5

5.0 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.

5.1: Existing Conditions

Bunn currently operates or maintains the public water public sewer system, and the local street network. In most cases Bunn has sufficient capacity to accommodate current and anticipated development. Like other cities and towns, Bunn does have some issues with the age and condition of its infrastructure. Old water and sewer lines are subject to frequent breaks and leaks, which increase maintenance costs for the town. According to system information provided on the NC Division of Water Resources (DWR) for Local Water Supply Plans (LWSP), Bunn has approximately 11 miles of water mains of various material type but predominately asbestos cement and polyvinyl chloride (pvc).

Bunn adopted a Water Shortage Response Plan in 2018.

The Town of Bunn owns the public water system servicing the community. The system's water supply is provided by Franklin County via contract. The town no longer has community wells as they have all been capped off. The town owns one 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 47 percent of the maximum daily water supply. According to the Local Water Supply Plan (LWSP) the Town has 500,000 Gallons per day) available from Franklin County however this number has not been able to be verified at this time.

FIGURE 9 shows water consumption levels by user group for a 12-month period beginning June of 2020. The state prison and other institutional users and residential users accounted for 83 percent of water consumed.

FIGURE 9: Water Consumption in 2020

Residential-	.0234	MGD
Commercial-	.0103	MGD
Industrial-	.0005	MGD
Institutional-	.0900	MGD

Source: Bunn Water Supply Plan

B. Wastewater System

The Town of Bunn owns the public wastewater collection and treatment facilities. Bunn's wastewater treatment plant (NC 0042269) currently has a permitted treatment capacity of .30 MGD following the rehabilitation of the original package treatment plant and operating two identical treatment trains with the various components. The Bunn Water Department reports for a 12-month period beginning June of 2020 show that the system has an average daily discharge of 124,700 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 and the planning board has discussed setting up meetings to begin this process. See Map 8 for 2020 Powell Bill Map prepared by Municipal Engineering Services Company, P.A.

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 fiction 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 volume of traffic, 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 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 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 vehicle or pedestrian to "give war. 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

Improve condition of streets and roads

Speeding and other traffic related enforcement concerns

Adequate parking in the Downtown and increased safety relative to parking

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:

- **Continue to cooperate with DENR, NCDOT, and other agencies to identify' and address deficiencies in existing public infrastructure.**

Require new development to update 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, and acquire land necessary for 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 improvement shall meet current 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 equably distributed an-long those who benefits.

Policies

- **The town will explore user and developer charges in accordance with North Carolina General Statutes 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:

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 NCDOT, CAMPO and regional transportation agencies to identify and improve streets and other transportation facilities that are operating below an acceptable level of service.

Chapter 6

6.0 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 the most recent Census reports. .

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.

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 incorporated portion of the study area contained 311.22 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 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. There are signs of more commercial development with a new restaurant being permitted recently.

* 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 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 are the state prison and the middle school.**

- **Industrial development in the ETJ has occurred primarily along Highway 98 .**

TABLE 3: Existing land Use Summary.

Note: Other than annexation data that could be verified this information was not changed from the original data in the 2020 due to the limited amount of development that has taken place.

	Acres in Use				
Land Use Category	**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%
Mum—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	.91%
Commercial	113.06	12.45	4.09%	100.60	2.37%
Industrial		1.70	0.56%	76.46	1.80%
Utilities	30.05	7.48	2.45%	22.57	0.53%
Institutional	239.37	47.48		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%
Agriculture	105.67	0.00	0.00%	105.67	2.49%
Vacant land	2243.87	107.49	35.25%	2136.41	50.31%
Total undeveloped	3659.29	142.04	46.60%	3517.25	82.82%
Total land area	4551.59	304.82		4246.77	

B. Existing Housing Supply

Census data for the year 2020 shows that Bunn had a total of 166 housing units—151 of housing units were occupied and 15 units were vacant.

1. Housing Type

TABLE 4 presents a percentage breakdown of housing types that existed in Bunn in 2000 and 2020. Housing types for 2000 and 2020 were compiled from the census reports. In 2000 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.

TABLE 4: Housing Type in 2000 and 2020

Housing Type	2000	2020
Single-family	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 %	NIA
Total units	194	204

Source: 2000 Census and 2020 Land Use Survey (DCA)

2. Housing Cost

The 2020 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.

TABLE5: Housing Cost Comparison in 2020

Place	Median rent	Renter/cost income ratio	Median Value (owner units)	Owner Cost/income ratio (w/mortgage)
Bunn	$753	23%	$147,500	21.7%
Franklin County	$855	25%	$191,336	21.40%
North Carolina	$932	24%	$187,915	20.5%

Source: 2020 Census

6.02:_ Related Issues

Land available for growth

Setback of buildings

Enforcement of Nonconforming uses

Nursing Homes and Daycare

Availability of suitable housing

Attraction of business and industry

6.03: Goals, Objectives, and Policies

Goal: A pattern and mix of land uses that enhances the towns 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 character Bunn and navigate areas 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.

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.**

*** Allow a variety of housing types and densities in appropriate areas; however promote single-family dwellings as the predominant housing type.**

(Pages 51-56 Left Blank Intentionally)

7.0 Land Use Plan

The updated 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 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 updated land use plan integrates the community's vision and the plan elements into a diagram of the preferred development patterns, which are supported by zoning and land use policy decisions.

7.01: Land Classification System

The land classification system establishes minimum location criteria for new development and redevelopment. 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 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 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 dwellings 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 Multi-family 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 units 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 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 thig 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 assigned 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 its does not negatively impact local resources.

7.02: Land Use Map

The land use map was originally adopted by the Town Board in (date). It 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 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 original or updated land use map if revised.

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

Chapter 8

8.01 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 assure the plan remains relevant to All-rent conditions- A successful implementation program requires & strong commitment from local officials, developers, and citizens to the resources necessary to carry out policies and programs. The implementation plan has three components: an action plan, a plan evaluation and monitoring 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

Implementation Measure	Lead Agency	Time Frame
Adopt the proposed landscape ordinance (ref, current zoning ordinance)	Town Board	Completed
Strengthen buffering requirements in zoning and subdivision ordinance between incompatible land uses (ref. current zoning ordinance)	Town Board	Completed
Draft Flood Management provisions Along with	Planning and Town Board	1.0-1.5 years

National Flood insurance Program		
Develop "scenic district plans to define minimum appearance standards for corridors and special districts	**Planning Board**	**2 Years**
Continue to implement a program to identify and clean – up dilapidated buildings and properties	**Town Board**	**Ongoing**

B. Public Facilities and Infrastructure

Implementation Measure	Lead Agency	Time Frame
Add transportation management access provisions in zoning and subdivision ordinances. (ref. current subdivision regs)	Planning Board	1.0 year
Develop a Capital improvement planning and budgeting program.	Town Board	1-3 years
Adopt provisions to require new development to upgrade (see below)		

Infrastructure capacity to a level required to service it (ref. Development Agreement)	**Planning Board**	**Ongoing**
Develop and adopt a thoroughfare plan in conjunction with NCDOT and Campo	**Planning Board NCDOT and Campo**	**1-1.5 years**
Hire consultant to identify and prepare public and private grants and loan programs for public improvements	**Town Board Kerr Tar Engineering consultants**	**Ongoing**
Study use of Impact fees and other development fees to fund public Improvement in accordance with NC Gen Statutes	**Town Board Consultants**	**2 years**

C. Land use and Housing

Implementation Measure		
Prepare economic development Strategic plan to recruit and retain businesses	NC Dept. of Commerce Town Board	Present
Coordinate with local businesses, county, and state agencies to pursue economic development opportunities	Town Board and Franklin County EDC	Ongoing
Recommend zoning map amendments to reflect the current Land Use Plan as needed	Planning Board	Ongoing

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 repost 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**

*** Monitor the plan and recommend any adjustments to the plan that may be required. The town should conduct a comprehensive update of the Bunn 2040 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 2040 Land Use plan should be flexible enough to address the changing and evolving needs of the community. It will require the town to utilize its 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 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.**