# GRANVILLE COUNTY BOARD OF COMMISSIONERS
# RETREAT
# February 20 & 24, 2023

**Monday, February 20, 2023**
**Granville Expo & Convention Center**
**4185 Highway 15**
**Oxford, NC 27565**

| | | | |
|---|---|---|---|
| 1. | 2:00 p.m. | - | Call to Order, Invocation & Pledge of Allegiance (p. 3) |
| 2. | 2:05 p.m. | - | Welcome and Introduction of County Manager – Chair Russ May (p. 4) |
| 3. | 2:10 p.m. | - | Comments by County Manager Drew Cummings (p. 5) |
| 4. | 2:15 p.m. | - | DSS and ABC Board Expansion Discussion – Board of Commissioners (p. 6) |
| 5. | 3:00 p.m. | - | SGWASA Update – Scott Schroyer (p. 11) |
| 6. | 3:30 p.m. | - | Planning/Comprehensive Plan Updates – Barry Baker (p. 55) |
| 7. | 4:00 p.m. | - | Granville County Public Schools Update – Dr. Alisa McLean, Staff & Board Liaisons (p. 136) |
| 8. | 5:30 p.m. | - | Dinner (p. 137) |
| 9. | 6:30 p.m. | - | Updates from Municipalities (p. 138)<br>A. Stem Mayor Casey Dover (p. 139)<br>B. Creedmoor Mayor Bobby Wheeler (p. 151)<br>C. Butner Mayor Terry Turner (p. 170)<br>D. Stovall Mayor Mike Williford<br>E. Oxford Mayor Jackie Sergent |
| 10. | 8:30 p.m. | - | Recess (p. 175) |

**Granville County**

104 Belle Street
Oxford, NC 27565
(919) 693-5240

| | |
|---|---|
| **To:** | Board of Commissioners |
| **From:** | Debra Weary |
| **Department:** | Administration |
| **Date:** | February 17, 2023 |
| **Title:** | **Call to Order, Invocation & Pledge of Allegiance** |

**PURPOSE:**

Chair Russ May will call the meeting to order. Commissioner Tony W. Cozart will have the invocation and Commissioner Timothy Karan will lead the Pledge of Allegiance.

**ACTION TAKEN:**

**Granville County**

104 Belle Street
Oxford, NC 27565
(919) 693-5240

| | |
|---|---|
| **To:** | Board of Commissioners |
| **From:** | Debra Weary |
| **Department:** | Administration |
| **Date:** | February 14, 2023 |
| **Title:** | **Welcome and Introduction of County Manager** |

**PURPOSE:**

Chair May will do a welcome and then introduce Drew Cummings, County Manager.

**ACTION TAKEN:**

**Granville County**

104 Belle Street
Oxford, NC 27565
(919) 693-5240

| | |
|---|---|
| **To:** | Board of Commissioners |
| **From:** | Debra Weary |
| **Department:** | Administration |
| **Date:** | February 15, 2023 |
| **Title:** | **Comments by County Manager Drew Cummings** |

**PURPOSE:**
Granville County Manager Drew Cummings will make comments.

**ACTION TAKEN:**

**Granville County**

104 Belle Street
Oxford, NC 27565
(919) 693-5240

| | |
|---|---|
| **To:** | Board of Commissioners |
| **From:** | Debra Weary |
| **Department:** | Administration |
| **Date:** | February 17, 2023 |
| **Title:** | **DSS and ABC Board Expansion Discussion** |

**PURPOSE:**
To discuss the expansion of the DSS (Department of Social Services) Board and ABC (Alcoholic Beverage Control) Board.

**BACKGROUND:**
The Board was given information in the January 17, 2023 regular meeting agenda packet regarding the DSS and ABC Boards.

The membership structure of local DSS boards are governed by statute. Since its creation, the Granville County DSS board has consisted of 3 members. They have supervisory authority over the DSS Director (subject to state personnel guidelines) and provide policy direction and other direction to the local Department of Social Services through the director. General statutes give fairly specific direction on the appointment authority and process for local DSS boards, and the relevant general statutes are attached to this item.

The creation and structure of local ABC boards are governed by statute. Since its inception several decades ago, the Granville County ABC system has been governed by a 3 member board. They are responsible for hiring the ABC system general manager and providing policy direction and other direction to the system through the general manager. The Granville County ABC system is currently in the middle of constructing a new store in Oxford, with the intention of using the old building as a warehouse. There has been some discussion of adding additional stores in the future. General statutes give fairly specific direction on the size and appointment processes for local ABC boards, and the relevant general statutes are attached to this item.

**ATTACHMENTS:**
DSS Board Structure and Appointment
Memo on Considerations for Possible ABC Board Expansion

**ACTION TAKEN:**

# Chapter 108A.

## Social Services.

Article 1.

County Administration.

Part 1. County Boards of Social Services.

### § 108A-1. Creation.

Every county shall have a governing board for social services, which may be a county board of social services created pursuant to this Part, a consolidated human services board created pursuant to G.S. 153A-77(b), a board of county commissioners that has assumed the powers and duties of a county board of social services or a consolidated human services board, or a regional board of social services created pursuant to G.S. 108A-15.8. The governing board shall establish policies for the programs established by this Chapter in conformity with the rules and regulations of the Social Services Commission and under the supervision of the Department of Health and Human Services. Provided, however, policies for the program of medical assistance shall be established in conformity with the rules and regulations of the Department of Health and Human Services. (1917, c. 170, s. 1; 1919, c. 46, s. 3; C.S., s. 5014; 1937, c. 319, s. 3; 1941, c. 270, s. 2; 1945, c. 47; 1953, c. 132; 1955, c. 249; 1957, c. 100, s. 1; 1959, c. 1255, s. 1; 1961, c. 186; 1963, c. 139; c. 247, ss. 1, 2; 1969, c. 546, s. 1; 1973, c. 476, s. 138; 1977, 2nd Sess., c. 1219, s. 6; 1981, c. 275, s. 1; 1995 (Reg. Sess., 1996), c. 690, s. 5; 1997-443, s. 11A.118(a); 2017-41, s. 4.2.)

### § 108A-2. Size.

The county board of social services of a county shall consist of three members, except that the board of commissioners of any county may increase such number to five members. The decision to increase the size to five members or to reduce a five-member board to three shall be reported immediately in writing by the chairman of the board of commissioners to the Department of Health and Human Services. (1917, c. 170, s. 1; 1919, c. 46, s. 3; C.S., s. 5014; 1937, c. 319, s. 3; 1941, c. 270, s. 2; 1945, c. 47; 1953, c. 132; 1955, c. 249; 1957, c. 100, s. 1; 1959, c. 1255, s. 1; 1961, c. 186; 1963, c. 139; c. 247, ss. 1, 2; 1969, c. 546, s. 1; 1973, c. 476, s. 138; 1981, c. 275, s. 1; 1995 (Reg. Sess., 1996), c. 690, s. 6; 1997-443, s. 11A.118(a).)

### § 108A-3. Method of appointment; residential qualifications; fee or compensation for services; consolidated human services board appointments.

(a) Three-Member Board. - The board of commissioners shall appoint one member who may be a county commissioner or a citizen selected by the board; the Social Services Commission shall appoint one member; and the two members so appointed shall select the third member. In the event the two members so appointed are unable to agree upon selection of the third member, the senior regular resident superior court judge of the county shall make the selection.

(b) Five-Member Board. - The procedure set forth in subsection (a) shall be followed, except that both the board of commissioners and the Social Services Commission shall appoint two members each, and the four so appointed shall select the fifth member by majority vote of the membership. If a majority of the four are unable to agree upon the fifth member, the senior regular superior court judge of the county shall make the selection.

(c) Provided further that each member so appointed under subsection (a) and subsection (b) of this section by the Social Services Commission and by the county board of commissioners or the senior regular resident superior court judge of the county, shall be bona fide residents of the county from which they are appointed to serve, and will receive as their fee or compensation for their services rendered from the Department of Health and Human Services directly or indirectly only the fees and compensation as provided by G.S. 108A-8.

(d) Consolidated Human Services Board. - The board of county commissioners shall be the sole appointing authority for members of a consolidated human services board and shall appoint those members in accordance with G.S. 153A-77(c). (1917, c. 170, s. 1; 1919, c. 46, s. 3; C.S., s. 5014; 1937, c. 319, s. 3; 1941, c. 270, s. 2; 1945, c. 47; 1953, c. 132; 1955, c. 249; 1957, c. 100, s. 1; 1959, c. 1255, s. 1; 1961, c. 186; 1963, c. 139; c. 247, ss. 1, 2; 1969, c. 546, s. 1; 1971, c. 369; 1973, c. 476, s. 138; 1981, c. 275, s. 1; 1995 (Reg. Sess., 1996), c. 690, s. 7; 1997-135, s. 1; 1997-443, s. 11A.118(a).)

**§ 108A-4. Term of appointment.**

Each member of a county board of social services shall serve for a term of three years. No member may serve more than two consecutive terms. Notwithstanding the previous sentence, the limitation on consecutive terms does not apply if the member of the social services board was a member of the board of county commissioners at any time during the first two consecutive terms, and is a member of the board of county commissioners at the time of reappointment. (1917, c. 170, s. 1; 1919, c. 46, s. 3; C.S., s. 5014; 1937, c. 319, s. 3; 1941, c. 270, s. 2; 1945, c. 47; 1953, c. 132; 1955, c. 249; 1957, c. 100, s. 1; 1959, c. 1255, s. 1; 1961, c. 186; 1963, c. 139; c. 247, ss. 1, 2; 1969, c. 546, s. 1; 1981, c. 275, s. 1; c. 770.)

**§ 108A-5. Order of appointment.**

(a) Three-Member Board: The term of the member appointed by the Social Services Commission shall expire on June 30, 1981, and every three years thereafter; the term of the member appointed by the board of commissioners shall expire on June 30, 1983, and every three years thereafter; and the term of the third member shall expire on June 30, 1982, and every three years thereafter.

(b) Five-Member Board: Whenever a board of commissioners of any county decides to expand a three-member board to a five-member board of social services, the Social Services Commission shall appoint an additional member for a term expiring at the same time as the term of the existing member appointed by the board of commissioners, and the board of commissioners shall appoint an additional member for a term expiring at the same time as the term of the existing member appointed by the Social Services Commission. The change to a five-member board shall become effective at the time when the additional members shall have been appointed by both the county board of commissioners and the Social Services Commission. Thereafter all appointments shall be for three-year terms.

(c) Change from Five-Member to Three-Member Board: The change shall become effective on the first day of July following the decision to change by the board of commissioners. On that day, the following two seats on the board of social services shall cease to exist:

(1) The seat held by the member appointed by the Social Services Commission whose term would have expired on June 30, 1983, or triennially thereafter; and

(2) The seat held by the member appointed by the board of commissioners whose term would have expired June 30, 1981, or triennially thereafter.

(1917, c. 170, s. 1; 1919, c. 46, s. 3; C.S., s. 5014; 1937, c. 319, s. 3; 1941, c. 270, s. 2; 1945, c. 47; 1953, c. 132; 1955, c. 249; 1957, c. 100, s. 1; 1959, c. 1255, s. 1; 1961, c. 1986; 1963, c. 139; c. 247, ss. 1, 2; 1969, c. 546, s. 1; 1973, c. 476, s. 138; c. 724, s. 1; 1981, c. 275, s. 1.)

**§ 108A-6. Vacancies.**

Appointments to fill vacancies shall be made in the manner set out in G.S. 108A-3. All such appointments shall be for the remainder of the former member's term of office and shall not constitute a term for the purposes of G.S. 108A-4. (1917, c. 170, s. 1; 1919, c. 46, s. 3; C.S., s. 5014; 1937, c. 319, s. 3; 1941, c. 270, s. 2; 1945, c. 47; 1953, c. 132; 1955, c. 249; 1957, c. 100, s. 1; 1959, c. 1255, s. 1; 1961, c. 186; 1963, c. 139; c. 247, ss. 1, 2; 1969, c. 546, s. 1; 1981, c. 275, s. 1.)

**§ 108A-7. Meetings.**

The board of social services of a county shall meet at least once per month, or more often if a meeting is called by the chairman. Such board shall elect a chairman from its members at its July meeting each year, and the chairman shall serve a term of one year or until a new chairman is elected by the board. A consolidated county human services board shall meet in accordance with the provisions of G.S. 153A-77. (1917, c. 170, s. 1; 1919, c. 46, s. 4; C.S., s. 5015; 1937, c. 319, s. 4; 1941, c. 270, s. 3; 1947, c. 92; 1959, c. 320; 1961, c. 186; 1969, c. 546, s. 1; 1981, c. 275, s. 1; 1995 (Reg. Sess., 1996), c. 690, s. 8.)

**§ 108A-8. Compensation of members.**

Members of the county board of social services may receive a per diem in such amount as shall be established by the county board of commissioners. Reimbursement for subsistence and travel shall be in accordance with a policy set by the county board of commissioners. (1917, c. 170, s. 1; 1919, c. 46, s. 4; C.S., s. 5015; 1937, c. 319, s. 4; 1941, c. 270, s. 3; 1947, c. 92; 1959, c. 320; 1961, c. 186; 1969, c. 546, s. 1; 1971, c. 124; 1981, c. 275, s. 1; 1985, c. 418, s. 3.)

**§ 108A-9. Duties and responsibilities.**

The county board of social services shall have the following duties and responsibilities:

(1) To select the county director of social services according to the merit system rules of the North Carolina Human Resources Commission;

(2) To advise county and municipal authorities in developing policies and plans to improve the social conditions of the community;

(3) To consult with the director of social services about problems relating to his office, and to assist him in planning budgets for the county department of social services;

(4) To transmit or present the budgets of the county department of social services for public assistance, social services, and administration to the board of county commissioners;

(5) To have such other duties and responsibilities as the General Assembly, the Department of Health and Human Services or the Social Services Commission or the board of county commissioners may assign to it. (1917, c. 170, s. 1; 1919, c. 46, s. 3; C.S., s. 5014; 1937,

# COUNTY OF GRANVILLE, NORTH CAROLINA

104 BELLE STREET | POST OFFICE BOX 906 | OXFORD, NORTH CAROLINA 27565

**TO:** County Commissioners
**FROM:** Drew Cummings, County Manager
**DATE:** February 17, 2023
**SUBJECT:** Considerations for Possible ABC Board Expansion

---

There has been some discussion of the possibility of expanding the Granville County ABC Board from 3 members to 5 members, a shift which General Statute does give the Board of County Commissioners clear authority to enact. There could easily be upsides and downsides to such a shift, which the board can discuss.

One concern which has been raised about such a small board is that two members represents a quorum and thus an official gathering of the board. Any two board members do need and would need to be careful talking about ABC business together, as that could potentially put them in violation of open meetings law. Quorum standards and open meetings law apply to boards of all sizes, of course, and board members always need to make sure to abide by those rules.

If the board does end up wanting to expand the ABC board, they would also need to decide *when and* how to proceed with the recruitment and appointment of the new members. The new appointments would likely need to be by the full board as there would not be enough board slots for each district to have one. Further, in my experience, board members and staff who have direct experience in retail business, hospitality, and other closely related fields can be of particular use to ABC systems. Implicitly or explicitly considering this kind of professional knowledge and experience during recruitment and appointment of ABC board seats could help enhance our ABC system.

**Granville County**

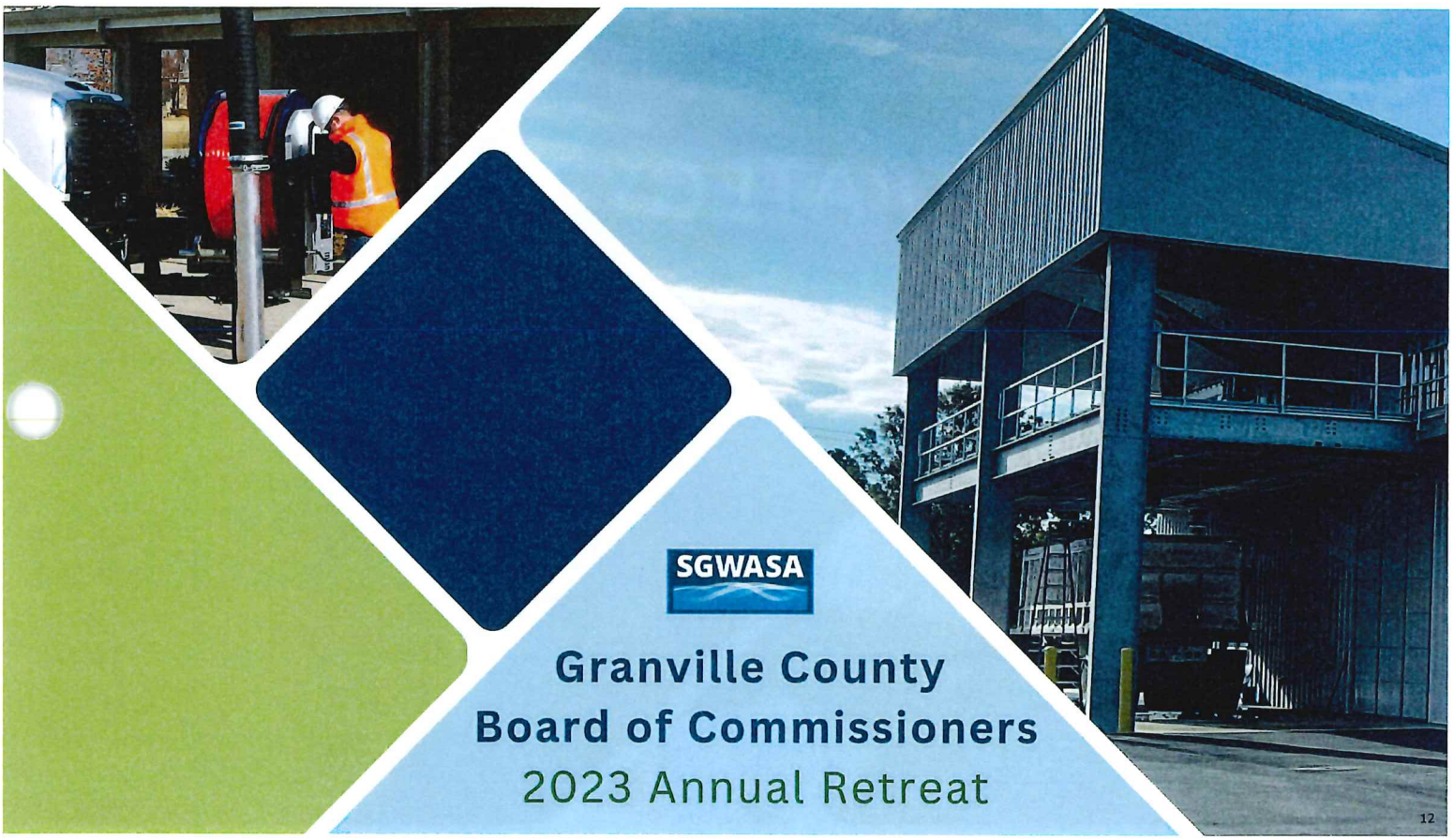
104 Belle Street
Oxford, NC 27565
(919) 693-5240

| | |
|---|---|
| **To:** | Board of Commissioners |
| **From:** | Debra Weary |
| **Department:** | Administration |
| **Date:** | February 15, 2023 |
| **Title:** | **SGWASA Update** |

**PURPOSE:**
Scott Schroyer, Executive Director, will give an update on the South Granville Water and Sewer Authority (SGWASA).

**ATTACHMENTS:**
SGWASA Presentation
SGWASA Utility Facts

**ACTION TAKEN:**


SGWASA
Granville County
Board of Commissioners
2023 Annual Retreat
12


STRATEGY TO SUCCEED
Upgrade - Enhance - Support
Presented by: Scott N. Schroyer, Executive Director
SGWASA

# Strategic Focus

SGWASA has prioritized completing utility system, service, and technology enhancements to best serve the needs of Southern Granville County.

Mission: Providing quality water and sanitary sewer services to our customers in an efficient, sustainable, and environmentally conscious manner.



SGWASA

14

# Vision

**SGWASA exists to be a superior utility service provider that contributes to the success of the region.**

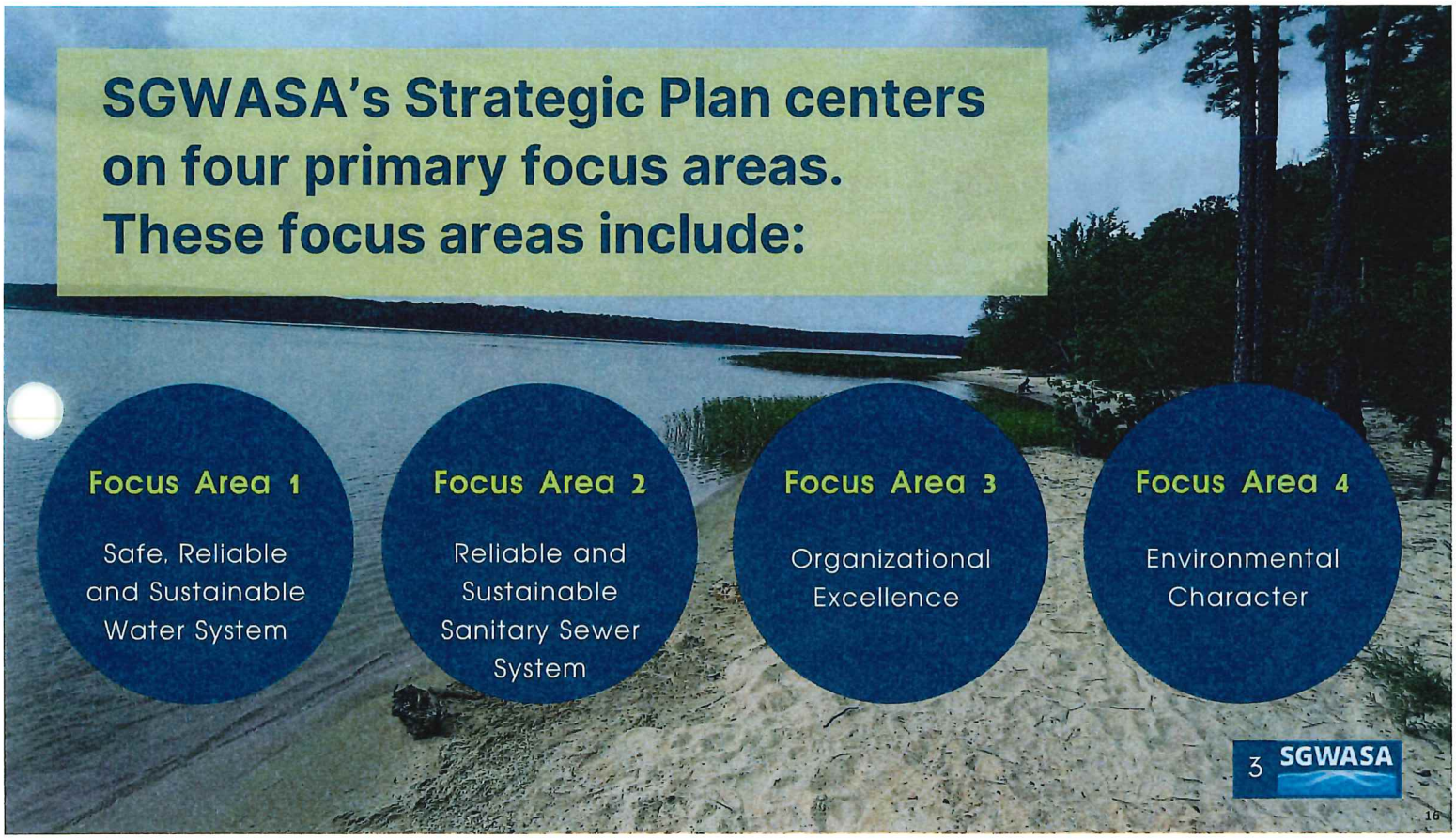
**To achieve our vision, we focus on:**

- Attracting and retaining the best employees
- Maintaining high satisfaction from customers, employees, and stakeholders
- Operational excellence
- Reliable and regularly scheduled updates to infrastructure
- Smart growth principles
- Being environmentally compliant



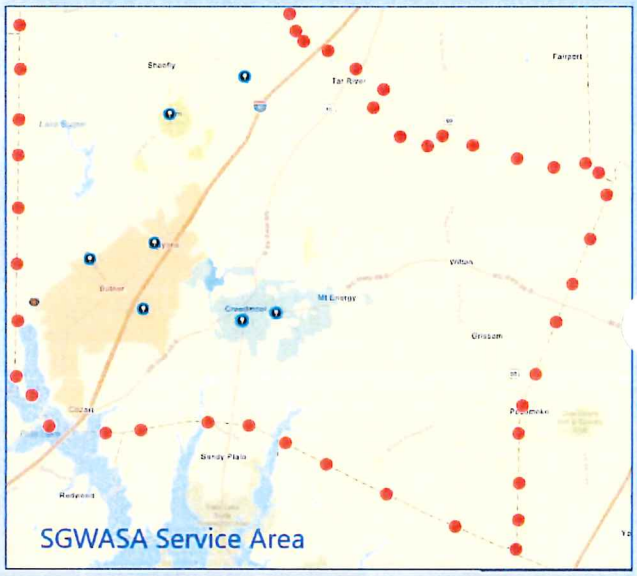
2 SGWASA

15


SGWASA's Strategic Plan centers on four primary focus areas. These focus areas include:
Focus Area 1
Safe, Reliable and Sustainable Water System
Focus Area 2
Reliable and Sustainable Sanitary Sewer System
Focus Area 3
Organizational Excellence
Focus Area 4
Environmental Character
3 SGWASA

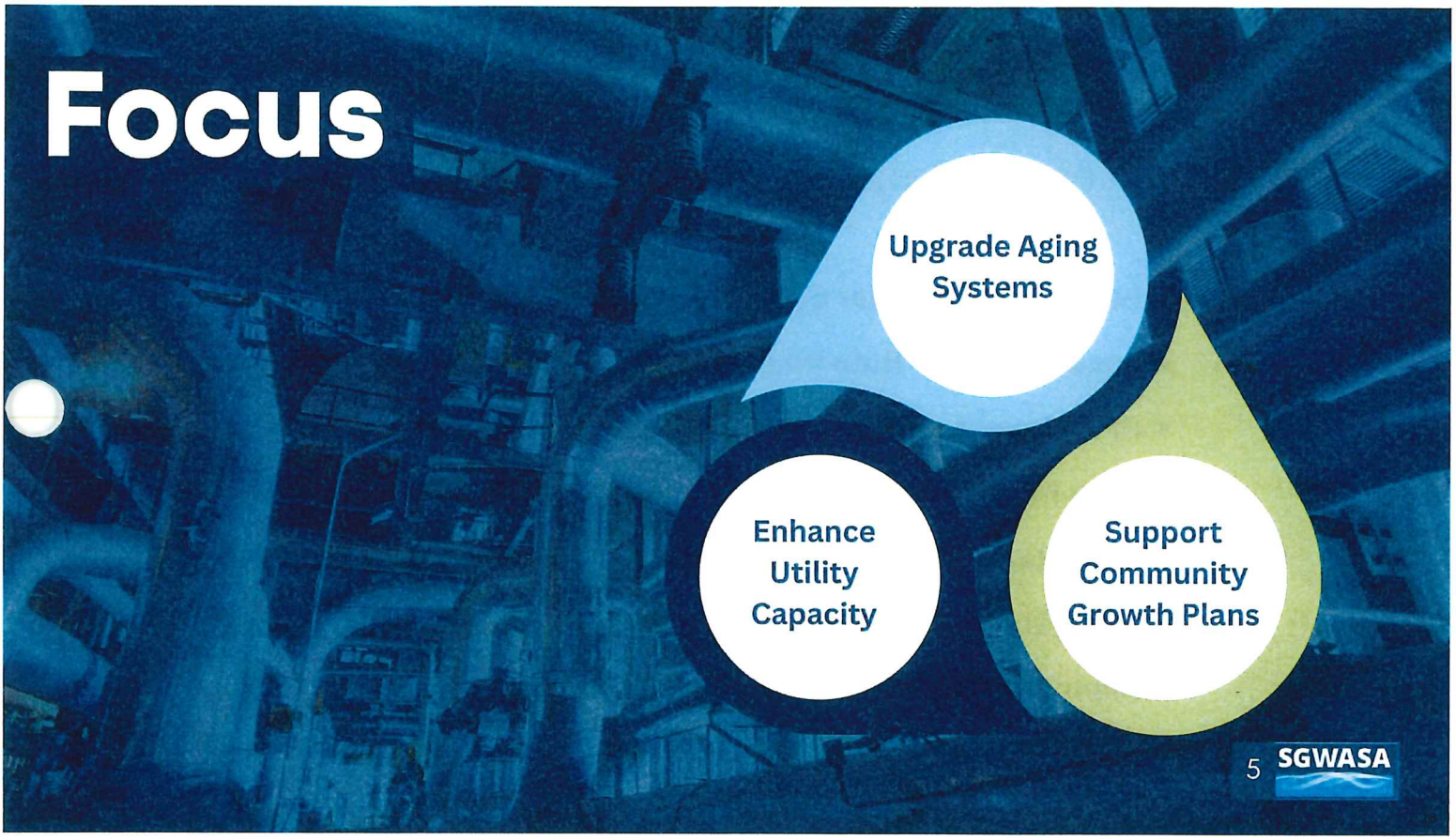
# Service Area

SGWASA is positioned to upgrade the aging system and enhance the service area's utility capacity throughout South Granville County.




4 SGWASA

17


Focus
Upgrade Aging Systems
Enhance Utility Capacity
Support Community Growth Plans
5
SGWASA

# Upgrade

## Current Improvement Projects

- I-85 Sanitary Sewer System Improvement Project
- Lead & Copper Rule Revision Compliance Project
- PFAS Investigation & Testing Project
- Lake Road Booster Pump Station Improvement Project
- Robertson Creek Pump Station Improvement Project
- NCDEQ Asset Inventory Assessment Project
- Manual-Read Water Meter Change Out Project

# Upgrade

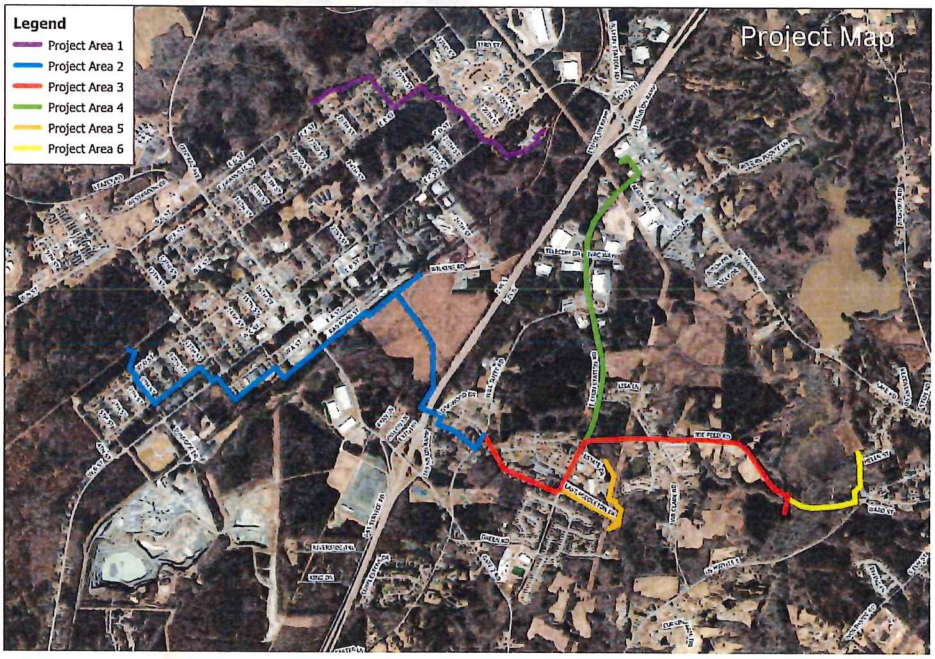
Priority Project




## Sanitary Sewer Improvement Project

7 SGWASA

# Upgrade

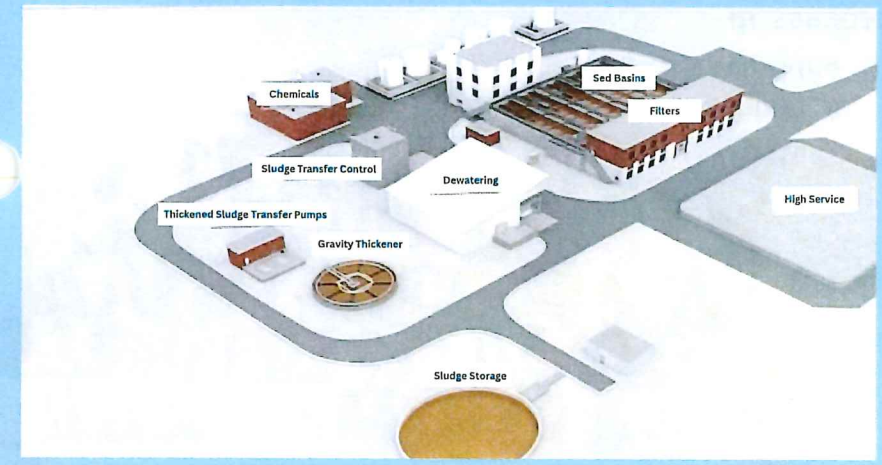



South Granville Water And Sewer Authority's I-85 Sanitary Sewer Improvement Project is the priority upgrade project, with a projected completion timeframe of **fall 2027**.

8 SGWASA

21

# Enhance
## Utility Capacity




SGWASA has added staff, technology, and software to support and enhance our service to the community.

**SCADA Software Showing SGWASA Plant**
SCADA = *Supervisory Control and Data Acquisition*

9 SGWASA

22

# Growth

Southern Granville County has experienced consistent growth trends that do not show signs of slowing down. SGWASA is in the process of working with community stakeholders to support the rapid growth and increased need for utility services.




23

# Growth

Area Population Growth 2020-2030

**GRANVILLE COUNTY (11.2%)**



2020: 61,059 → 2030: 67,873

**DURHAM COUNTY (13.5%)**



2020: 325,573 → 2030: 369,536

**VANCE COUNTY (-3.1%)**



2020: 42,587 → 2030: 41,266

**PERSON COUNTY (2.5%)**



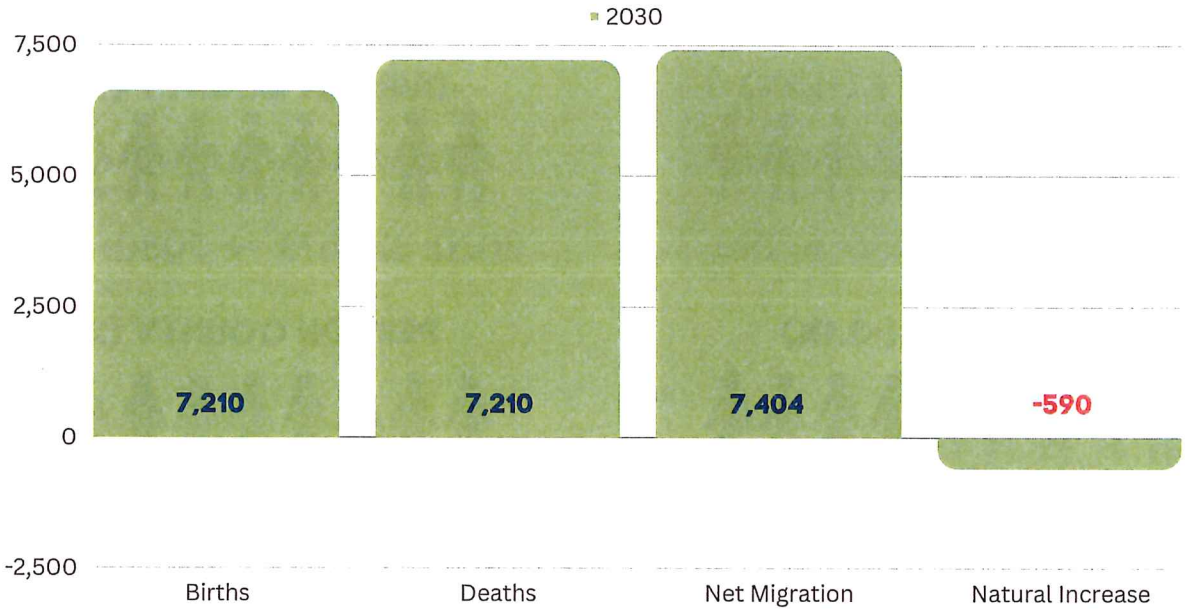
2020: 39,163 → 2030: 40,156

Source: North Carolina OSBM, Standard Population Estimates, Vintage 2021 and Population Projections, Vintage 2022

# Growth

12 SGWASA

## County Population Growth 2030 - Contributing Factors




Source: North Carolina OSBM, Standard Population Estimates, Vintage 2021 and Population Projections, Vintage 2022

25

# Growth

Recent studies show that Granville County supported a .67-1.6%* average annual growth trend.

SGWASA's services support the development of new schools, businesses, housing developments, and commercial organizations.



*www.census.gov/quickfacts/granvillecountynorthcarolina

13 SGWASA

26

# Support

## Organizational Collaboration



The SGWASA leadership team conducts regular planning, informational, service quality, and project collaboration meetings with community and local government groups to project service needs specific to the county areas we serve.

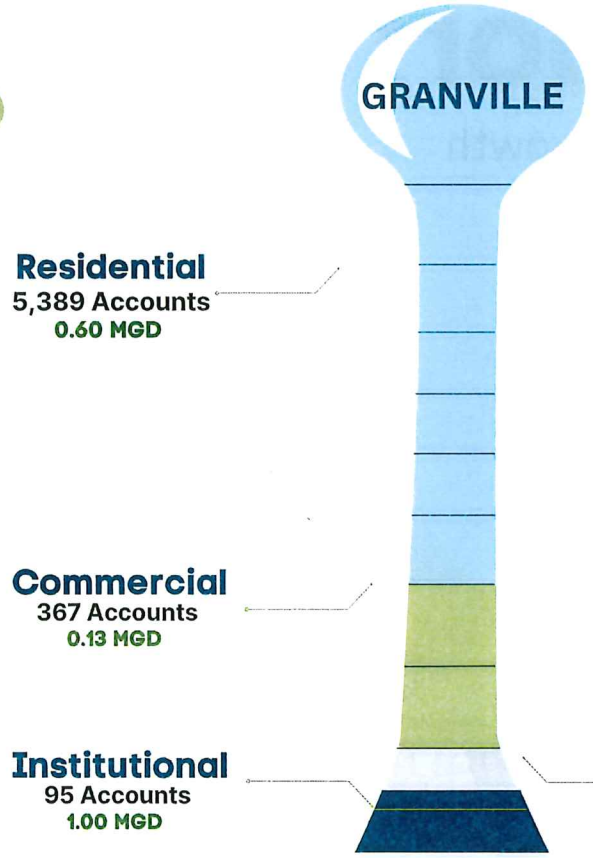
14

27

# Support

CY2021 Metered Accounts
& Usage in MGD

MGD = Million Gallons Per Day




15 28

# Support

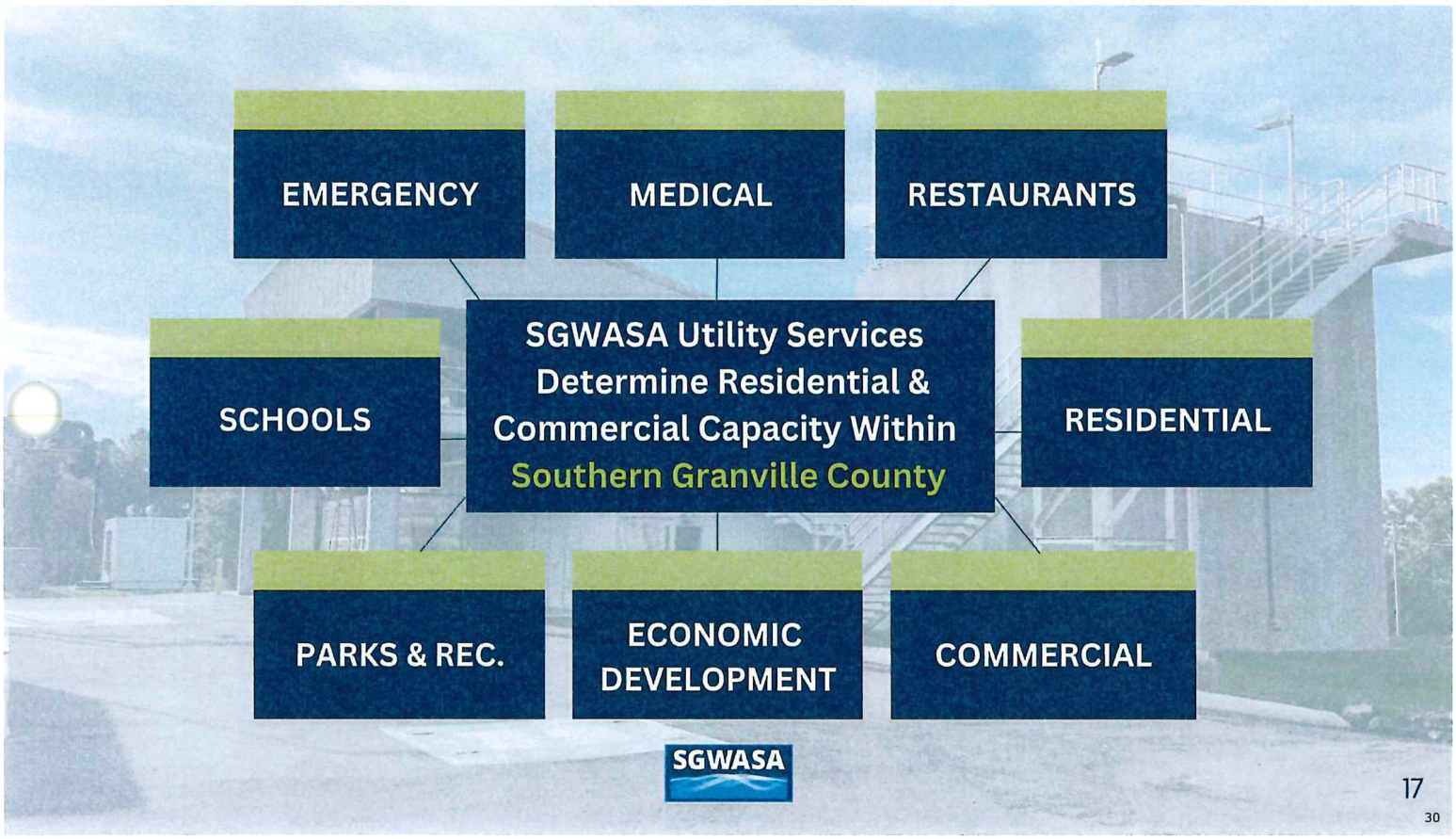
Community Growth

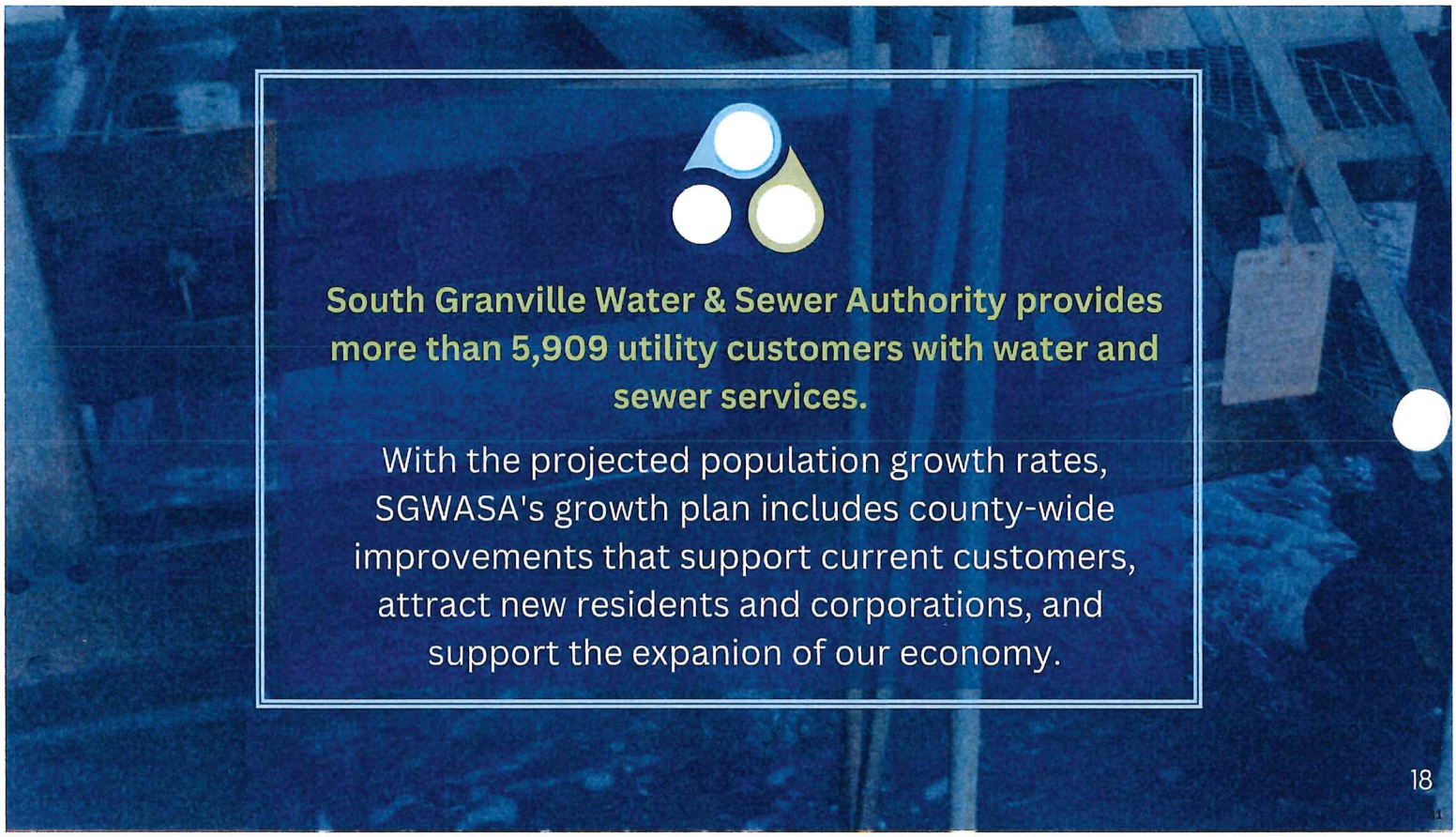



**Utility Services Are Vital To Economic Development**

16

29


EMERGENCY
MEDICAL
RESTAURANTS
SCHOOLS
SGWASA Utility Services Determine Residential & Commercial Capacity Within Southern Granville County
RESIDENTIAL
PARKS & REC.
ECONOMIC DEVELOPMENT
COMMERCIAL
SGWASA
17
30


South Granville Water & Sewer Authority provides more than 5,909 utility customers with water and sewer services.
With the projected population growth rates, SGWASA's growth plan includes county-wide improvements that support current customers, attract new residents and corporations, and support the expanion of our economy.
18

# Q&A

**Organizational Overview Presentation**

Executive Director Scott N. Schroyer



SGWASA

32

# SGWASA UTILITY FACTS



33

# Strategic Plan 2021-2026



- **Mission:**

Providing quality water and sanitary sewer services to our customers in an efficient, sustainable, and environmentally conscious manner.

- **Vision:**

SGWASA exists to be a superior utility service provider that contributes to the success of the region.

# Strategic View

- SGWASA anticipates residential and commercial classifications will dominate growth and demand for water and sewer services in the next 20-30 years.
- SGWASA is preparing to fund and install the necessary infrastructure to meet the 20-year planning projections of the municipalities served.
- SGWASA is preparing planning scenarios to provide water and sewer services throughout the service area limits of Granville County.

# Strategic Plan 2021-26 Goal Areas

## Focus Area 1: Safe, Reliable, and Sustainable Water System

- Maintaining quality water services by supporting and funding operating and capital components while pursuing partnerships and other regional opportunities when available.

# Strategic Plan 2021-26 Goal Areas

## Focus Area 2: Reliable and Sustainable Sanitary Sewer System

- Maintaining quality sanitary sewer services by supporting and funding both operating and capital components while pursuing partnerships and other regional opportunities (when available).

# Strategic Plan 2021-26 Goal Areas

## Focus Area 3: Organizational Excellence

- Maintaining a high-performance organization that is responsive to the needs of its stakeholders and provides a level of service that aligns with customer expectations.

# Strategic Plan 2021-26 Goal Areas

## Focus Area 4: Environmental Character

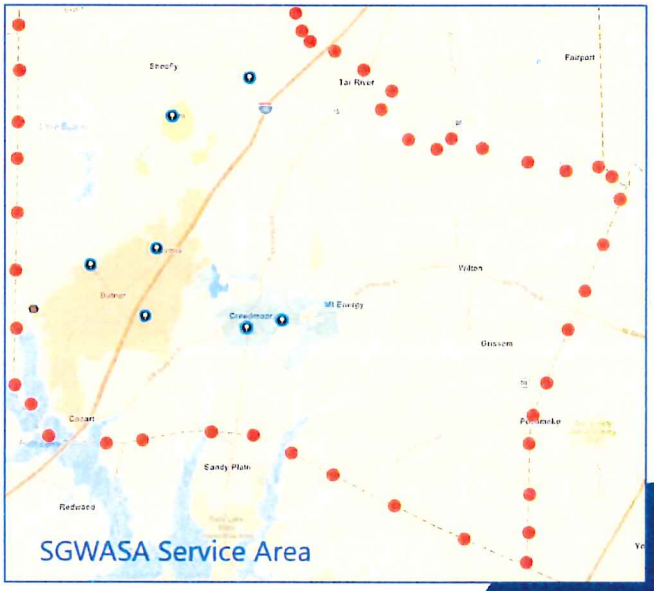
- Promoting, protecting, and enhancing a healthy and sustainable natural environment.

# Overview

- Serves residential, institutional, educational, commercial and industrial customers.
- Provides water and sewer service for the Southern area of Granville County.
- CY2021 Year-Round Population Served = 19,216
- Forecast increase of customers at 1% annually
- Withdraws water from Lake Holt (43 sq. mi.) for its water supply.
- 7-member Board of Directors comprised of representatives from Granville County, the Town of Butner, the City of Creedmoor, and the Town of Stem.

# Service Area

- SGWASA service area is bounded:
  - North by the Tar River
  - East by the Durham County Line
  - West by the Franklin County Line
  - South by the Wake County Line
- SGWASA serves:
  - The Town of Butner
  - The Town of Stem
  - The City of Creedmoor
  - Southern Granville County.

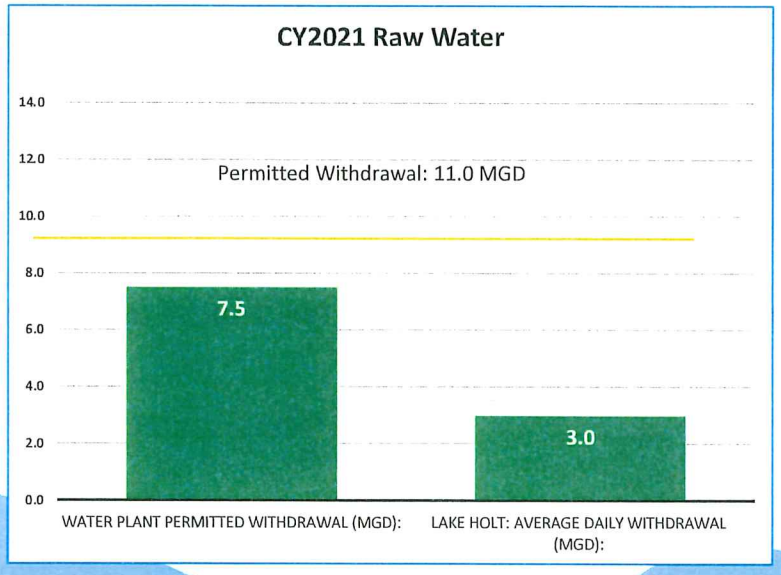


SGWASA Service Area

# SGWASA – Raw Water

## Raw Water for Treatment

- Lake Holt Usable On-Stream Raw Water Supply Storage: 2.2 Billion Gallons



# Water Facilities

- SGWASA recently completed a $15 million dollar water quality upgrade project to the existing water treatment plant to increase water quality.

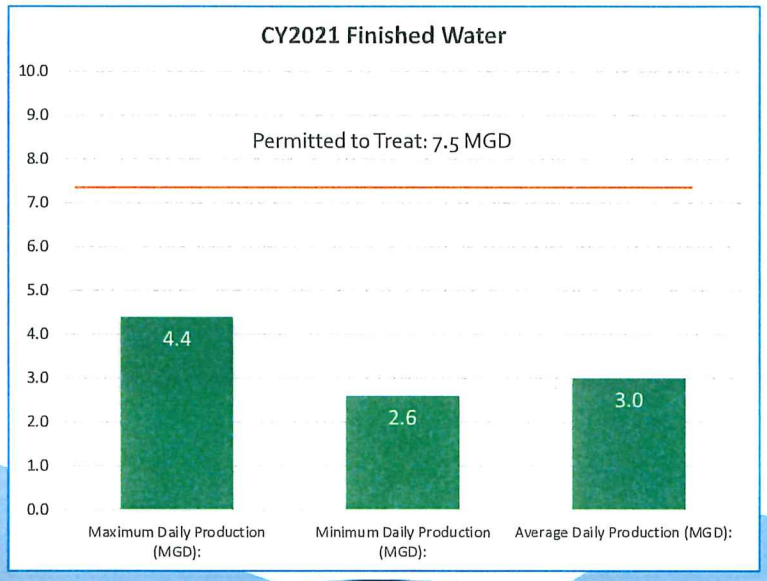
- Beyond the recent upgrade, additional water plant work is needed for improvements to other infrastructure, including:
  - Clear well
  - Chlorine contact chamber
  - 1942 water tower
  - Additional structures

- The Water Plant, being 80 years old and it will need to be replaced in the next 15-20 years.

*(Ongoing condition assessments are in place to determine capital improvement project costs and timelines.)*

# SGWASA – Finished Water

## Water Treatment Plant CY 2021 Finished Water



# SGWASA – Finished Water

## CY2021 Metered Accounts & Usage

| Type of Use | Metered Connections | Metered Avg. Use MGD |
|---|---|---|
| Residential | 5,389 | 0.60 |
| Commercial | 367 | 0.13 |
| Industrial | 58 | 0.06 |
| Institutional | 95 | 1.00 |

# Water Distribution System

- Finished Water Storage: 2.4 MG
- Total water lines: 144 mi.
- Composition of water lines and % of lines:

| Line Type | Size Ranges (inches) | Estimated % of Lines |
|---|---|---|
| AC | 6-12 | 6 |
| Cast Iron | 6-24 | 45 |
| Ductile Iron | 6-12 | 5 |
| Galvanized Iron | 2 | 4 |
| PVC | 4-16 | 40 |

# Water Distribution System

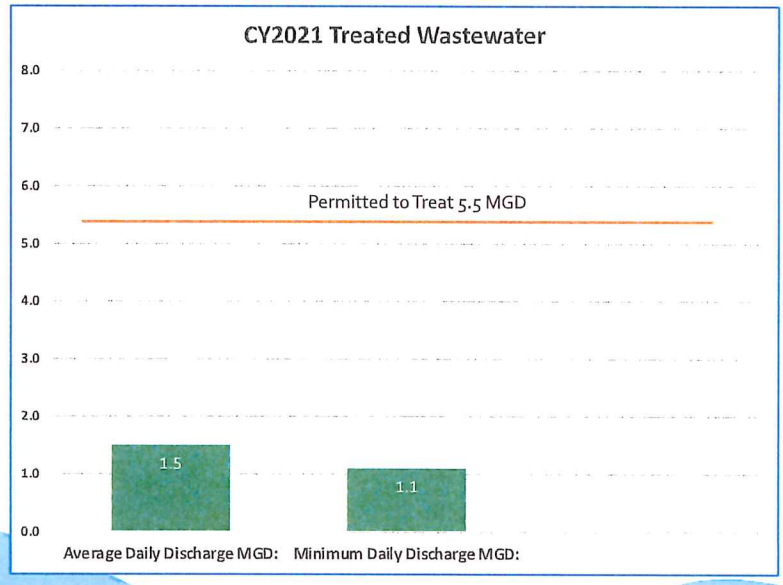
- SGWASA has completed 25% of a system-wide hydraulic model of the water distribution system.
  - The hydraulic model provides a vast amount of information relative to water flow characteristics, water use and age characteristics, water quality analysis, and improvements.
- SGWASA staff is developing improved methods for hydrant flushing programs, hydrant maintenance, and pipe and valve maintenance.
- SGWASA continues to perform proactive maintenance on its existing water towers.

# Wastewater Collection System

- SGWASA has completed 25% of a system-wide hydraulic model of the wastewater collection system.
  - The hydraulic model provides similar benefits as mentioned previously about the water system.
- Staff continues to work proactively on collection system maintenance, inflow and infiltration investigations and reductions, ongoing maintenance on pump stations, manholes, and other assets.
- Staff continues to work on developing critical infrastructure replacement strategies, such as the I-85 sanitary sewer system study.

# Wastewater Production

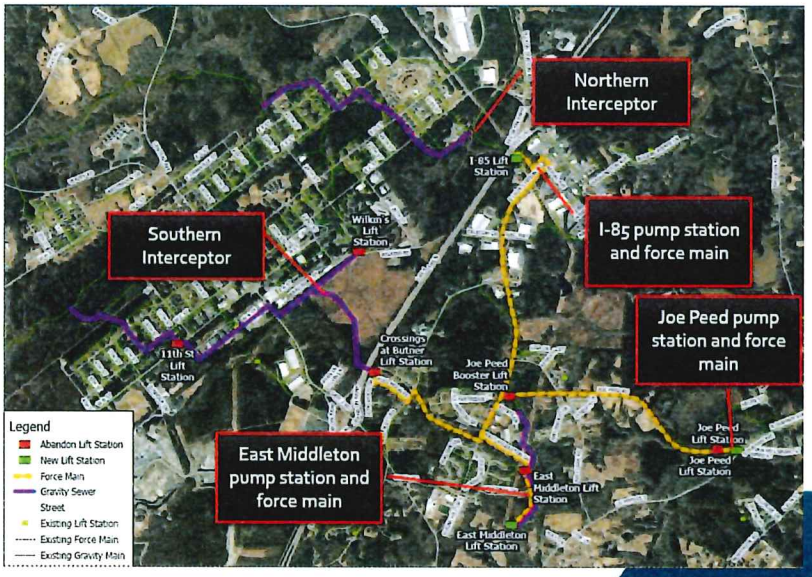
## Wastewater Treatment Plant CY 2021 Wastewater Production



# I-85 Sanitary Sewer Replacement Project

## Selected/Approved Route Summary

- Joe Peed Lift Station: Replace with New
- East Middleton Lift Station: Replace with New
- I- 85 Lift Station at New I-85 crossing: Add New.
- New Force Main from Joe Peed Lift Station to New I-85 crossing
- Northern Gravity Interceptor Pipes: Replace with New (except for I-85 crossing)
- Southern Gravity Interceptor Pipes: Replace with new.



# I-85 Sanitary Sewer Replacement Project

Schedule Update:

Past 60 Days:

- Evaluate route adjustments based on field investigation performed by CDM and SGWASA staff
- Revised location and alignment of I-85 lift station and force main
- Continue USDA Environmental Report
- Survey completed and received for Southern Gravity Interceptor route
- Stream, wetland and endangered species evaluation and delineation fieldwork in progress for all areas of the project

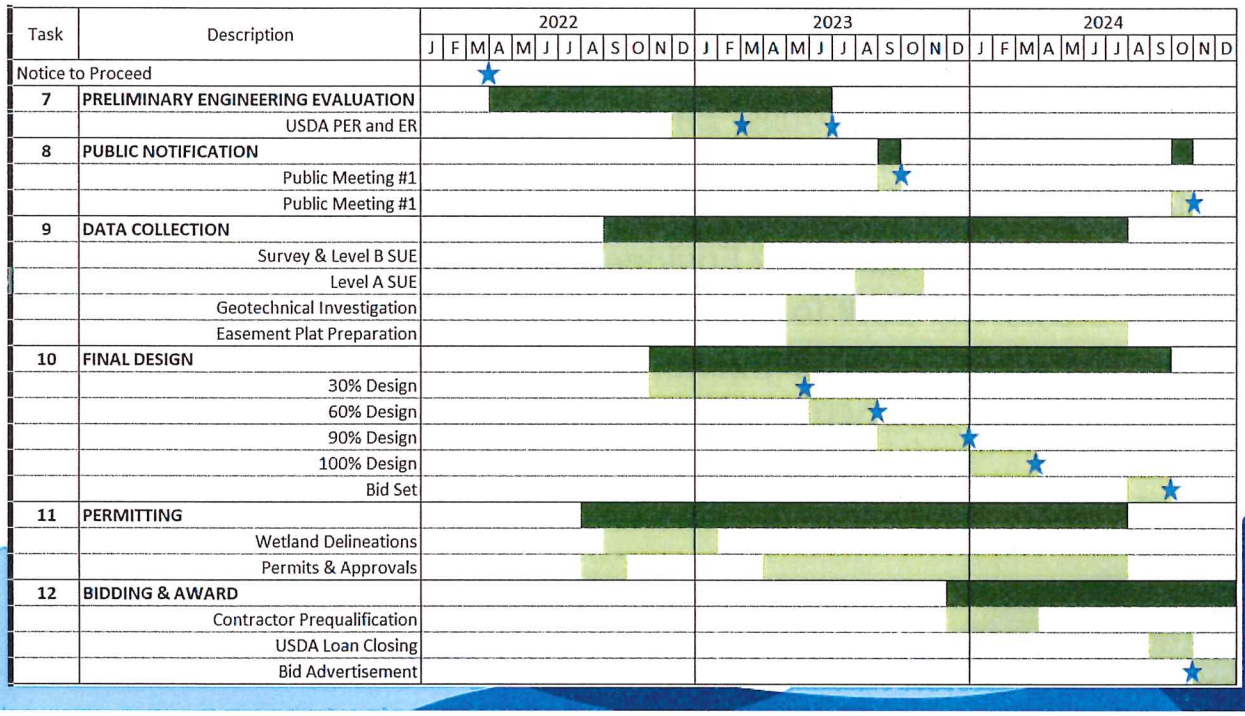
# I-85 Sanitary Sewer Replacement Project

Schedule Update:

Past 60 Days:

- Surveying and Subsurface Utility Engineering (SUE) in progress throughout the project
- Completion of final Flow Projection and Hydraulic Modeling memorandum
- Finalize and submit Preliminary Engineering Report
- Complete the survey work for the East Middleton lift station and force main
- Continue the survey work for the remaining lift stations and force mains
- Continue design of Northern and Southern Gravity interceptors

# I-85 Sanitary Sewer Replacement Project



# Items On The Horizon

SGWASA

- Asset Management Plan Development
- Asset Condition Assessments
- Utility Master Planning
- Creating more In-Depth Capital Planning Documents
- Updating meter reading technologies
- Continue working collaboratively with stakeholders sharing information regarding projected growth strategies.

**Granville County**
**Development Services**

104 Belle Street
Oxford, NC 27565
(919) 693-5240

| | |
|---|---|
| **To:** | Board of Commissioners |
| **From:** | Barry Baker |
| **Department:** | Development Services |
| **Date:** | February 16, 2023 |
| **Title:** | **Planning/Comprehensive Plan Updates** |

**PURPOSE:**
Barry Baker, Planning Director, will provide updates on the Planning/Comprehensive Plan.

**ATTACHMENTS:**
Planning Presentation - Comprehensive Plan
Comprehensive Plan Attachments

**ACTION TAKEN:**

# DEVELOPMENT SERVICES

## Planning

# GOALS

1. Protect the county's rural atmosphere
2. Expand economic development & business opportunities
3. Partner with & support municipalities to facilitate an efficient pattern of growth
4. Provide infrastructure, community services, & facilities to meet the needs of residents and businesses
5. Provide a mix of housing opportunities
6. Leverage recreational & open space assets
7. Plan for well designed, interconnected communities

57

# IMPLEMENTATION STEPS

1. Review and update zoning districts and other sections of the Land Development Code to implement land use recommendations from this plan.
2. Protect Agriculture
3. Economic Development Strategies
4. Promote tourism
5. Implement utility infrastructure recommendations
6. Review stormwater ordinances and expand outreach efforts
7. Transportation implementation strategies
8. Improve access to recreational facilities and open space
9. Coordination to improve schools
10. Fire/EMS service improvements



58

# Review and Update Zoning Districts

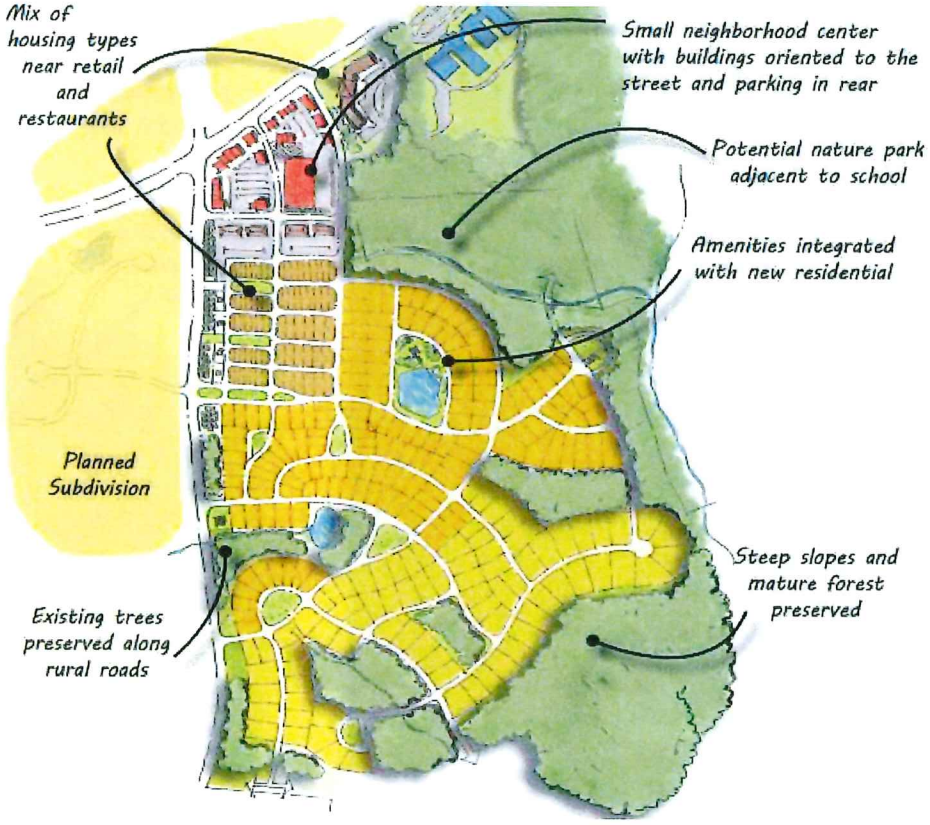
| Number | Action Item | Protect the county's rural atmosphere | Expand economic development & business opportunities | Partner with & support municipalities to facilitate an efficient pattern of growth | Provide infrastructure, community services, & facilities to meet the needs of residents and businesses | Provide a mix of housing opportunities | Leverage recreational & open space assets | Plan for well designed, interconnected communities |
|---|---|---|---|---|---|---|---|---|
| 1 | Review and update zoning districts and other sections of the Land Development Code to implement land use recommendations from this plan. | | | | | | | |
| 1.1 | Create overlay and update zoning ordinance to identify and describe standards for Rural Commercial areas. | | | | | | | |
| 1.2 | Consider a tiered approach to the conditional use process for rural businesses that factors in scale and impact of uses. | | | | | | | |
| 1.3 | Allow for Conservation Subdivisions or clustering in certain zoning districts. Options should be provided for development with access to water and sewer and for lower density areas that allows flexibility in subdivision design and encourages the preservation of open space. | | | | | | | |
| 1.4 | Address visual impacts of residential development in Suburban and Rural areas. | | | | | | | |
| 1.5 | Modifications to the Planned Unit Development Section to allow for mixed use development and specify design criteria | | | | | | | |
| 1.6 | Commercial overlay districts for commercial and mixed-use areas | | | | | | | |



59

# CREEDMOOR EAST CONCEPT

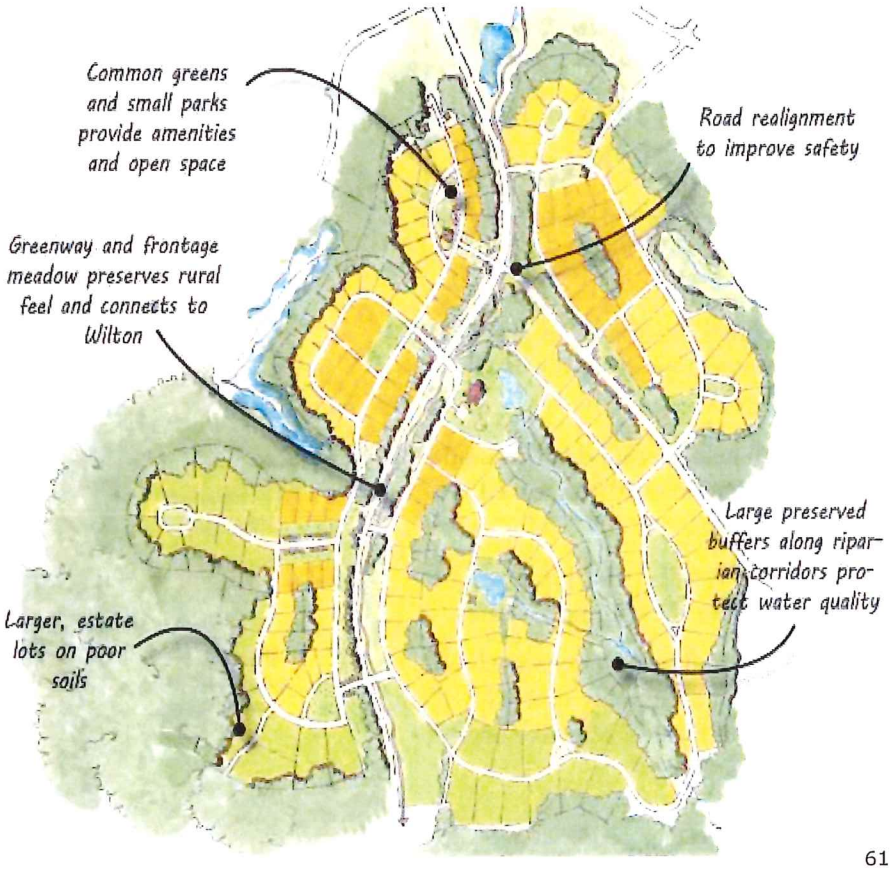
- Conceptual illustration of potential development on the east side of Creedmoor.
- A small neighborhood center could serve existing and recently approved subdivisions.
- A mix of residential types could be located near the commercial area.
- Lot sizes and overall density should decrease farther to the east away from town and closer to sensitive natural resources.




60

# WILTON CONCEPT

- The area south of the Wilton crossroads is in the Falls Lake Watershed.
- New residential development should have a low overall density and will largely be dependent on the quality of the soils on a site.
- Old Franklinton Road will be realigned, and new subdivisions designed to preserve the rural character of the area.
- Integrated open space in the form of frontage buffers and meadows could be used to conceal new homes and could double as septic-tank drainage fields in order to meet a growing market demand for smaller lots and common space.





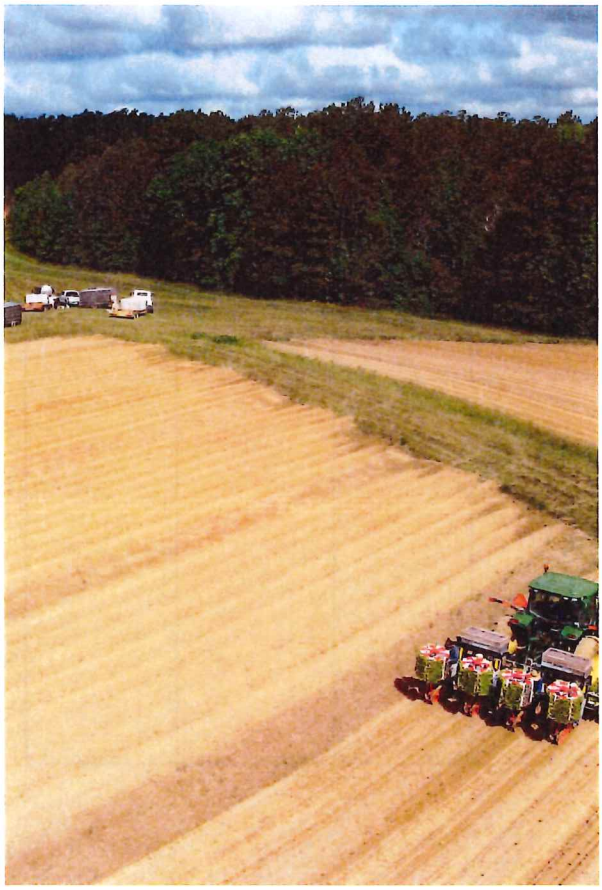

61

# Agriculture Protection

| Number | Action Item | Protect the county's rural atmosphere | Expand economic development & business opportunities | Partner with & support municipalities to facilitate an efficient pattern of growth | Provide infrastructure, community services, & facilities to meet the needs of residents and businesses | Provide a mix of housing opportunities | Leverage recreational & open space assets | Plan for well designed, interconnected communities |
|---|---|---|---|---|---|---|---|---|
| 2 | Protect Agriculture | | | | | | | |
| 2.1 | Monitor conversion of farms and forestry lands and consider the creation of an Agricultural Zoning District to further discourage residential encroachment. The zoning district could specify a very low overall gross density for new residential subdivisions or employ sliding scale zoning to maintain tracts of farmland. | | | | | | | |



62



## VOLUNTARY AGRICULTURAL DISTRICT

- Chapter 106, Article 61 of the NCGS enables counties to undertake a series of programs to encourage the preservation of farmland. One of those is the Voluntary Agricultural District.
- The purpose of the program is to encourage the preservation and protection of farmland from non-farm development.
- Farmers must meet certain eligibility requirements such as participating in the present-use tax program, meet minimum acreage requirements, and participate in erosion control practices defined by the State Soil Conservation Service.
- Benefits of this program include protection from nuisance suits brought about by surrounding landowners, and it also makes farmers eligible for certain types of farmland preservation funds.



63

# Economic Development

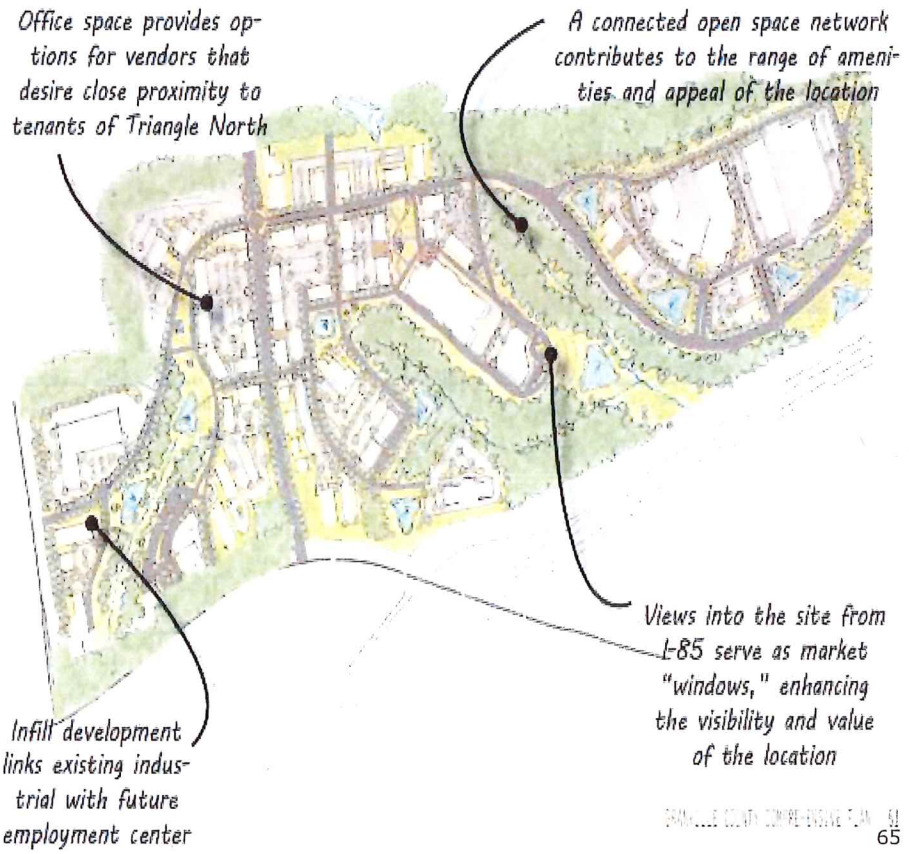
| Number | Action Item | Protect the county's rural atmosphere | Expand economic development & business opportunities | Partner with & support municipalities to facilitate an efficient pattern of growth | Provide infrastructure, community services, & facilities to meet the needs of residents and businesses | Provide a mix of housing opportunities | Leverage recreational & open space assets | Plan for well designed, interconnected communities |
|---|---|---|---|---|---|---|---|---|
| 3 | Economic Development Strategies | | | | | | | |
| 3.1 | Survey employers to determine challenges and priorities. | | | | | | | |
| 3.2 | Update economic development website, marketing materials, and branding. | | | | | | | |



64

# TRIANGLE NORTH CONCEPT

- A conceptual illustration of potential development on and near the Triangle North Site.
- The site is located just east of Oxford with direct access to I-85.
- The site would be ideal for a mix of non-residential uses closer to the interchange.
- Buildings and street trees could frame the street and create a gateway to a new employment center.
- Office, flex uses, and manufacturing uses could be located on different sized building sites east of the entrance.



# Tourism

| Number | Action Item | Protect the county's rural atmosphere | Expand economic development & business opportunities | Partner with & support municipalities to facilitate an efficient pattern of growth | Provide infrastructure, community services, & facilities to meet the needs of residents and businesses | Provide a mix of housing opportunities | Leverage recreational & open space assets | Plan for well designed, interconnected communities |
|---|---|---|---|---|---|---|---|---|
| 4 | Promote Tourism | | | | | | | |
| 4.1 | Tourism branding effort | | | | | | | |
| 4.2 | Monitor, continue and consider expansion of minigrant program for festivals and events | | | | | | | |



66

# Utility Infrastructure Implementation

| Number | Action Item | Protect the county's rural atmosphere | Expand economic development & business opportunities | Partner with & support municipalities to facilitate an efficient pattern of growth | Provide infrastructure, community services, & facilities to meet the needs of residents and businesses | Provide a mix of housing opportunities | Leverage recreational & open space assets | Plan for well designed, interconnected communities |
|---|---|---|---|---|---|---|---|---|
| 5 | Implement utility infrastructure recommendations | | | | | | | |
| 5.1 | Establish interlocal agreements for annexation and utility provision and revisit Extra-territorial Jurisdiction (ETJ) boundaries | | | | | | | |
| 5.2 | Pursue grants to improve utility capacity for economic development opportunities | | | | | | | |
| 5.3 | Develop sewer infill strategy and consider methods for multi-phase development approvals | | | | | | | |
| 5.4 | Coordination with SGWSA and Oxford to study and address water and sewer capacity needs, replace inefficient pump stations and plan for regional pump stations | | | | | | | |
| 5.5 | Work to increase broadband availability through participating in the Broadband Enhancement Study and implementing its recommendations. | | | | | | | |

# Review Stormwater Ordinances

| Number | Action Item | Protect the county's rural atmosphere | Expand economic development & business opportunities | Partner with & support municipalities to facilitate an efficient pattern of growth | Provide infrastructure, community services, & facilities to meet the needs of residents and businesses | Provide a mix of housing opportunities | Leverage recreational & open space assets | Plan for well designed, interconnected communities |
|---|---|---|---|---|---|---|---|---|
| 6 | Review stormwater ordinances and expand outreach efforts | | | | | | | |
| 6.1 | Review stormwater ordinances and identify ways to encourage low impact development techniques and green stormwater infrastructure | | | | | | | |
| 6.2 | Expand outreach education efforts related to innovative stormwater solutions that meet Falls Lake Rules | | | | | | | |



68

# Transportation Implementation

| Number | Action Item | Protect the county's rural atmosphere | Expand economic development & business opportunities | Partner with & support municipalities to facilitate an efficient pattern of growth | Provide infrastructure, community services, & facilities to meet the needs of residents and businesses | Provide a mix of housing opportunities | Leverage recreational & open space assets | Plan for well designed, interconnected communities |
|---|---|---|---|---|---|---|---|---|
| 7 | Transportation Implementation Strategies | | | | | | | |
| 7.1 | Coordinate with regional entities | | | | | | | |
| 7.2 | Review and update roadway and connectivity standards in the LDC | | | | | | | |



69

# OTHER TRANSPORTATION PLANS CONSULTED

- Draft 2045 Metropolitan Transportation Plan
  - Identifies roadway, transit, rail, bicycle, and pedestrian projects to be implemented through the year 2045.
- Roadway projects include a 4.48-mile widening of NC 56 and realignment through Creedmoor, widening I-85 from 4 to 6 lanes, as well as roadway widenings on NC 50 and US 15
  - Recommends a greenway along the Tar River and on-road bicycle facility improvements on NC 15 and NC 96.
- NC 56 Corridor Study: Focuses on a 4.5-mile section of NC 56 between 33rd Street in Butner and Darden Drive in Creedmoor
  - Recommends a context sensitive solution that includes widening the road to 3 or 4 lanes with a landscaped median on the gateway section, a roundabout at NC 56 and US 15, as well as safety improvements such as turn lanes and signalization.
- NC 50 Corridor Study: Entails a 14.5-mile road segment extension from I-540 in Raleigh to NC 56 in Creedmoor
  - Recommendations are based on improving residential and rural nature while supporting regional economic development; and supporting activities to protect recreation, water quality, and the environment in the Falls Lake Watershed.

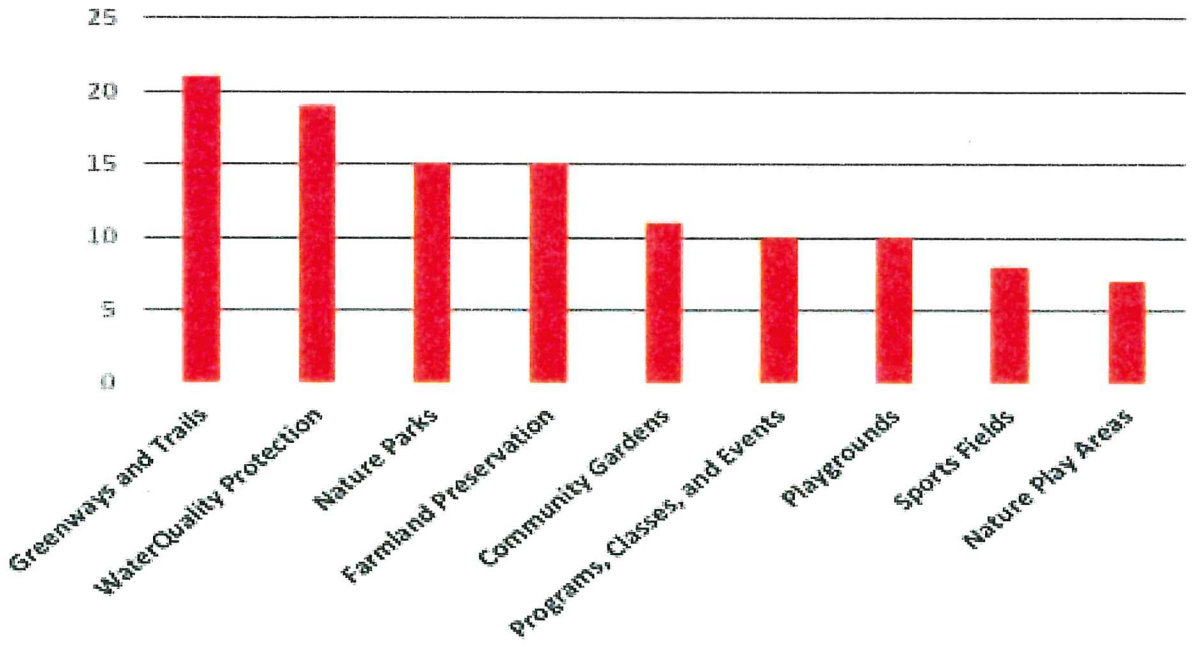
# Recreational Facilities and Open Space

| Number | Action Item | Protect the county's rural atmosphere | Expand economic development & business opportunities | Partner with & support municipalities to facilitate an efficient pattern of growth | Provide infrastructure, community services, & facilities to meet the needs of residents and businesses | Provide a mix of housing opportunities | Leverage recreational & open space assets | Plan for well designed, interconnected communities |
|---|---|---|---|---|---|---|---|---|
| **8** | Improve access to recreational facilities and open space | | | | | | | |
| **8.1** | Work with partners to create a public park and/or trail in the Brassfield Township | | | | | | | |
| **8.2** | Conduct feasibility analyses to determine cost and ROW needs for priority greenways. Local funds may be necessary to leverage federal and state grants. | | | | | | | |



71

# COMMUNITY RECREATION PRIORITIES






72

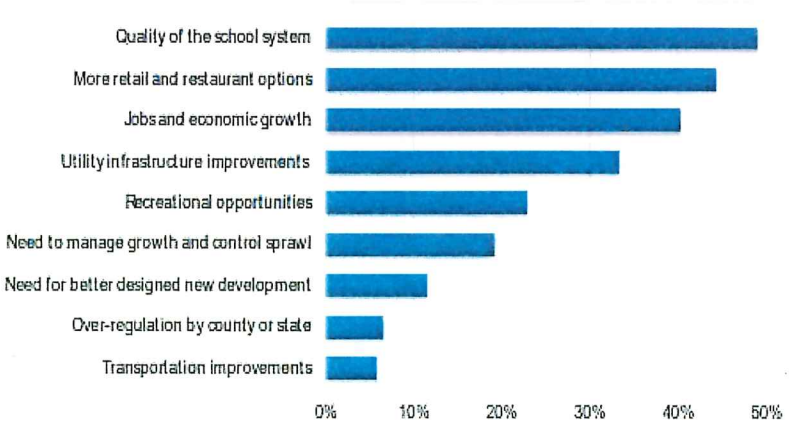
# School Improvement

| Number | Action Item | Protect the county's rural atmosphere | Expand economic development & business opportunities | Partner with & support municipalities to facilitate an efficient pattern of growth | Provide infrastructure, community services, & facilities to meet the needs of residents and businesses | Provide a mix of housing opportunities | Leverage recreational & open space assets | Plan for well designed, interconnected communities |
|---|---|---|---|---|---|---|---|---|
| **9** | Coordination to improve schools | | | | | | | |
| **9.1** | Coordination with Granville Public Schools and VGCC on STEM curriculum, technical training | | | | | | | |
| **9.2** | Work with schools to develop joint use agreements and facilities in areas underserved by recreational facilities | | | | | | | |
| **9.3** | Coordinate with school system to improve educational offerings and address facility needs | | | | | | | |



73

- Residents have shown that one of their greatest concerns is the impact that development will have or has had on their school system
- Residents want more of the options and amenities of a place with a larger commercial presence, such as more restaurants and retail.
- Residents hope that new growth will strengthen the local economy through economic growth.



# Fire/EMS Improvement

| Number | Action Item | Protect the county's rural atmosphere | Expand economic development & business opportunities | Partner with & support municipalities to facilitate an efficient pattern of growth | Provide infrastructure, community services, & facilities to meet the needs of residents and businesses | Provide a mix of housing opportunities | Leverage recreational & open space assets | Plan for well designed, interconnected communities |
|---|---|---|---|---|---|---|---|---|
| 10 | Fire/EMS service improvements | | | | | | | |
| 10.1 | Facilitate cross-departmental and inter-jurisdictional coordination to provide county services that support the recommendations in this plan. | | | | | | | |



75

## POLL: WHICH 5 ACTION ITEMS ARE THE MOST IMPORTANT?

- Go to **slido.com** and enter code **2505194** to vote on the top 5 most crucial action items



76

# COMMUNITY INPUT

The residents of Granville County provided guidance, review, and reaction to the plan throughout the planning and development process. Through stakeholder meetings, public workshops, steering committee meetings, surveys, public open houses, and discussions with staff, this plan was guided by the residents of Granville County.

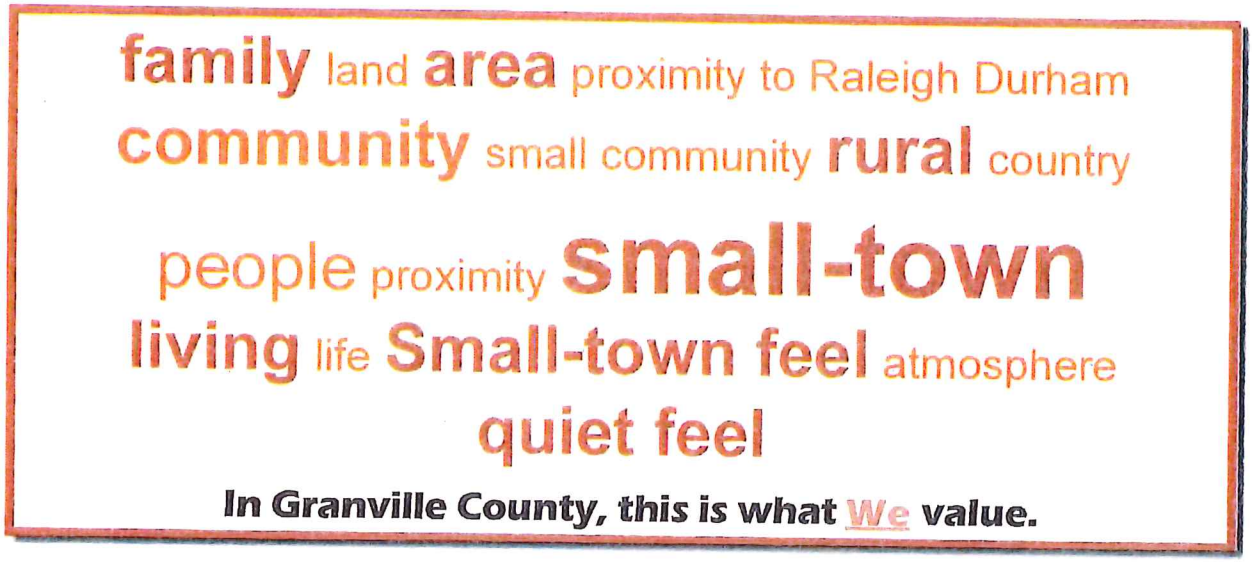



## Values

A comprehensive plan must be built on a strong foundation, and that strength comes from the values of the community. Through a survey that reached over 680 participants (nearly 1.5% of all adults in the county) and other public outreach, the residents communicated what they value and what is important to them. These values helped shape the goals and recommendations of this plan, bolster these core community values, and bring them forth in the decisions of local government.

## Concerns about Growth

It's no secret that the county is growing, and that growth is having its impact. The residents of Granville County can see the changes and they are primarily concerned with the quality of the school system and the status of their local



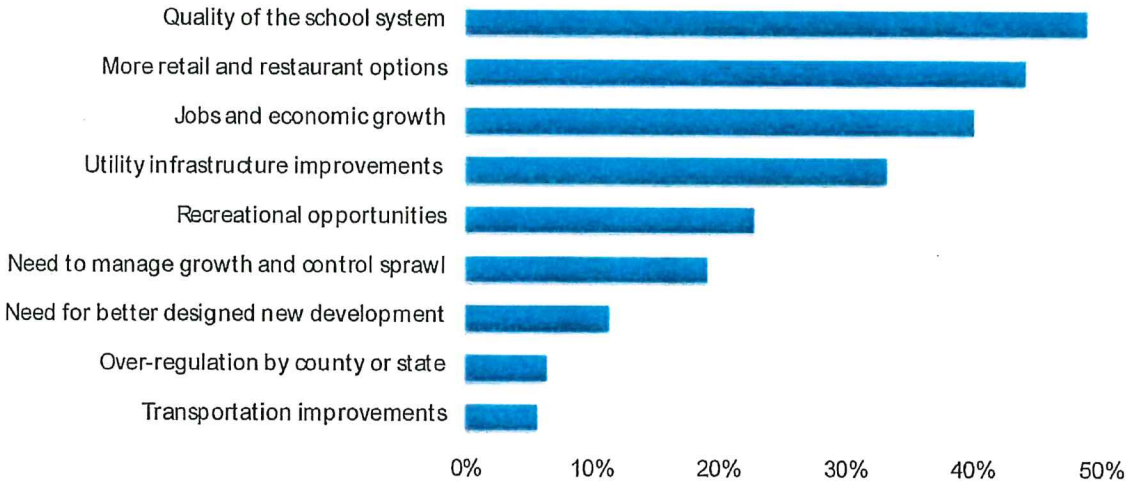
economy and supporting infrastructure. They also want more accessible amenities that support their daily life, such as more retail and restaurant options, and more recreational opportunities.

Comments received are a reflection of the range of diversity in the county, from the primarily rural lifestyle in the north, to the growing residential development pressures in the south. Those two extremes combine with participants from in- and near-towns to create a multitude of viewpoints and lifestyle preferences. All of this points to the need to customize the development guidelines for each part of the county to have policies and regulations that can serve a diverse county.

## Preferences

Residents are interested in a diversity of housing options (*See the Community Profile section for housing preferences*). When asked where residential growth should be encouraged there seemed to be some consensus that growth should be located away from environmental resources, and where infrastructure exists and near towns. Information was gathered on priority recreational facilities and preferences for the design of neighborhoods and commercial areas (see the graphs on the following pages for results).

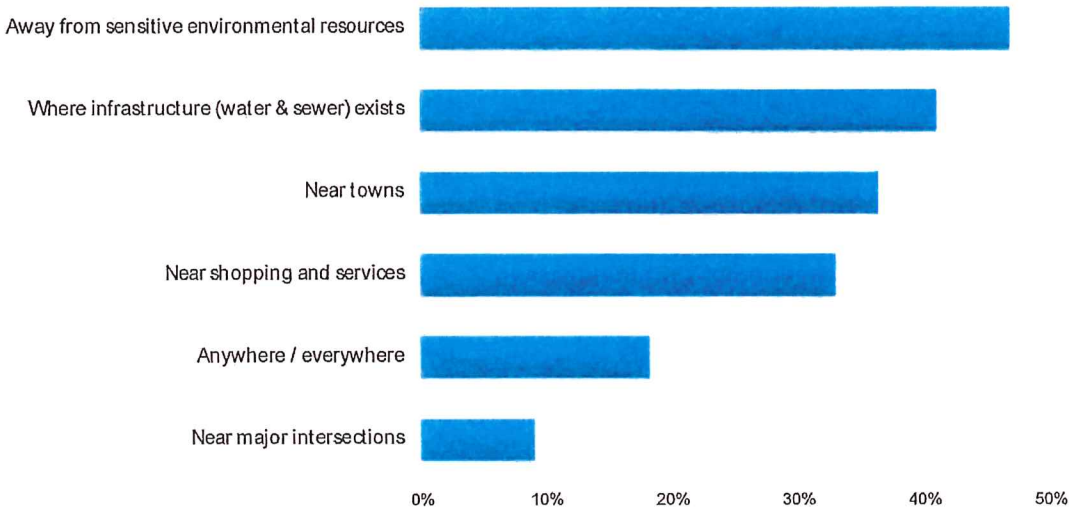
## MOST PRESSING COMMUNITY CONCERNS



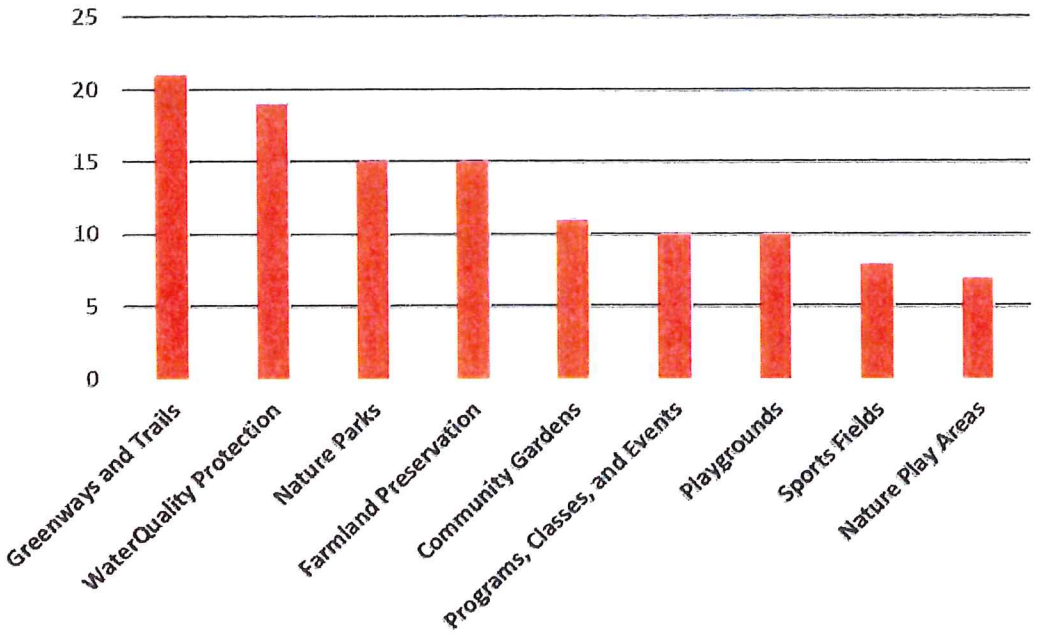

Residents are concerned about the impact that development will have or has had on their school system, and they also want more of the options and amenities of a place with a larger commercial presence, such as more restaurants and retail. They also want new growth to strengthen the local economy through economic growth.

# COMMUNITY PREFERENCES

## LOCATION PREFERENCE FOR NEW RESIDENTIAL DEVELOPMENT




## COMMUNITY RECREATION PRIORITIES



*The people of Granville County know what they want new growth and development to look like:*

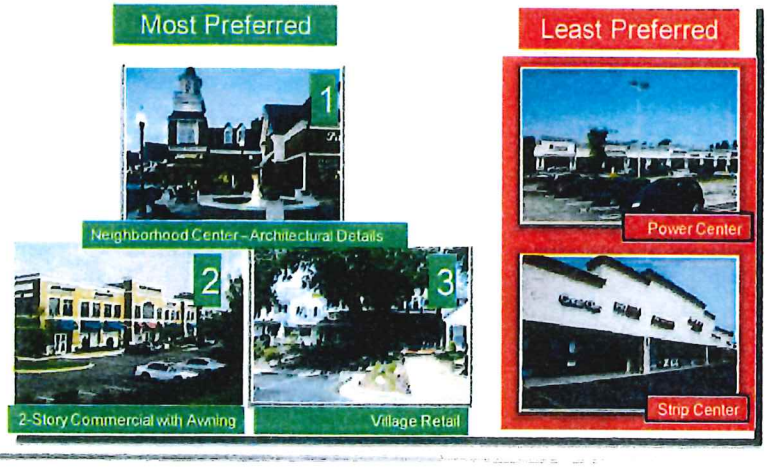
The **homes we prefer...**




...in the **neighborhoods we love...**




...with the **shopping we want!**



# ECONOMICS AND GROWTH

Granville County will continue to experience significant population growth into the future. By 2037, the population of the County is expected to exceed 70,000 people. The southern portion of the county, in particular, will see increased development pressure from an expanding Raleigh-Durham metropolitan area.

## Population Growth

Since 1790 (yes 1790!) Population has steadily grown from about 10,000 to almost 60,000. Granville County's population has seen steady gains since 1980. The majority of county-wide growth occurred from 1990 to 2010, with the County nearly doubling in size over 20 years. Compared to other surrounding counties, Granville County ranks above Person County in terms of population projection and below the pace of growth expected for Johnston and Harnett Counties.

*There are* **23,309** *Housing Units in Granville County.*

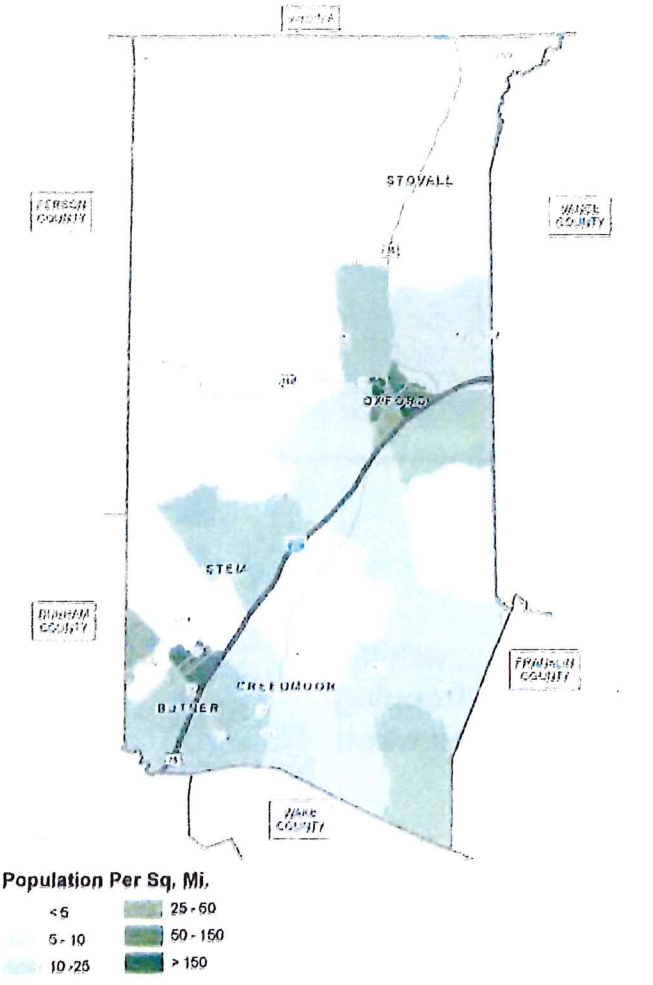


*2016 American Community Survey 5-Year Estimates*

Approximately 27% of the housing units in the county were built between 2010-2016. Residential building permits hit a peak of over 600 units in 2004 and 2005, but slowed significantly during and after the Great Recession dropping to a low of less than 150 permits in 2011. Permit activity began picking back up in 2012, and 2016 permit activity has been inching closer to pre-recession numbers.

Much of the population in the county is concentrated near Oxford, Butner, and Creedmoor and in the southeast part of the county in Brassfield Township.

Population Density by Census Tract
*Source: US Census ACS*



## Income and Employment

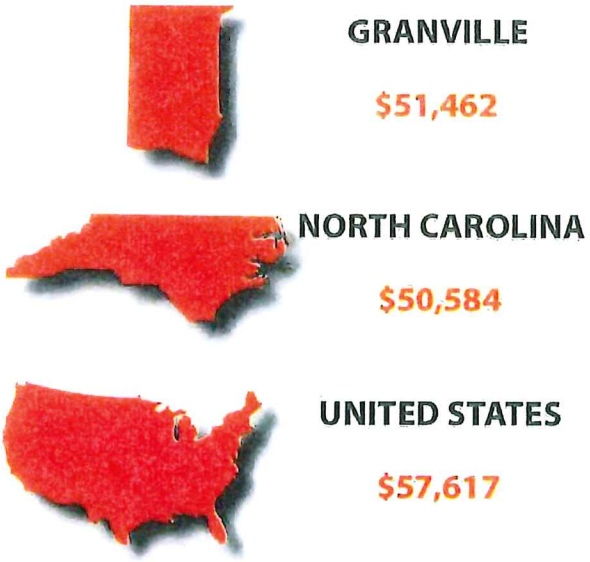
The median household income in the County is higher than the North Carolina median but lower than the U.S. median. Income and poverty rates vary throughout the County. For example, there are higher rates of poverty in Oxford and Butner than other areas of the county. The areas of the County with the highest median income are census tracts near Stem, south of Butner and Creedmoor, the southeast part of the county and northeast of Oxford.

Granville County enjoys one of the lowest unemployment rates in NC and the region, most recently at 3.9% (NC Dept. of Commerce August 2018 unadjusted rates). That is lower than the unemployment rate for North Carolina (4.5%) and peer counties including Johnston (4.1%), Harnett (5.2%), Franklin (4.6%), Durham (4.0%) and Vance (6.2%). The manufacturing, health care, and public administration sectors have the largest number employees in the county. Agriculture and forestry also contribute significantly to the local economy.

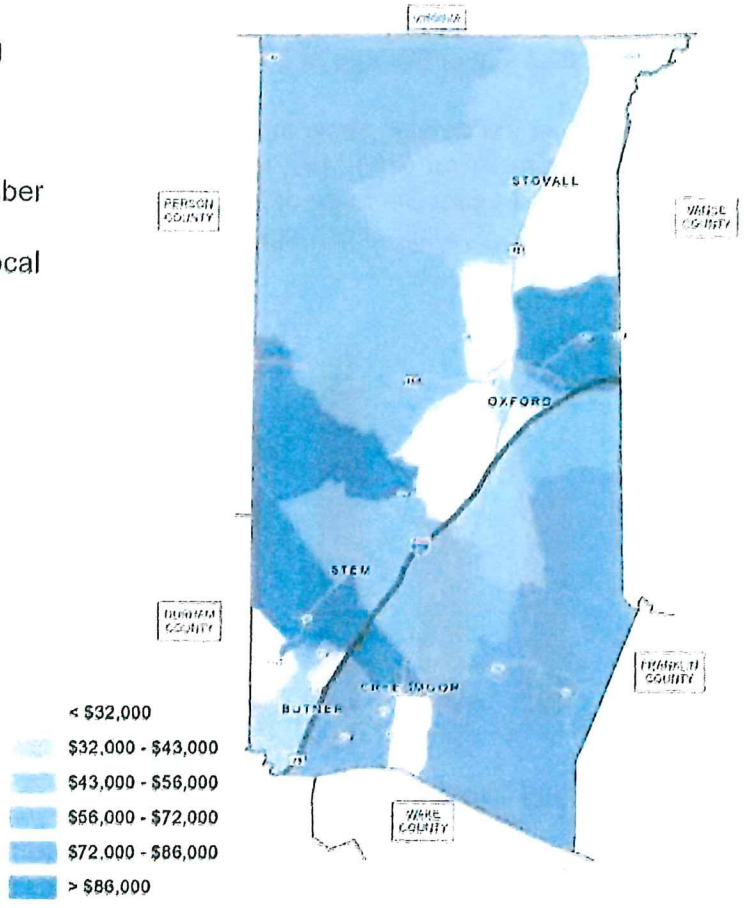
Major employers in the county include:

- *NC Department of Health & Human Services*
- *Revlon Consumer Products Corporation*
- *US Department of Justice*
- *Altec Industries Inc*
- *Granville County Schools*
- *Food Lion*
- *Granville Medical Center*

Median Household Income
*Source: US Census 2016 ACS*




Median HHI by Census Tract
*Source: US Census ACS*



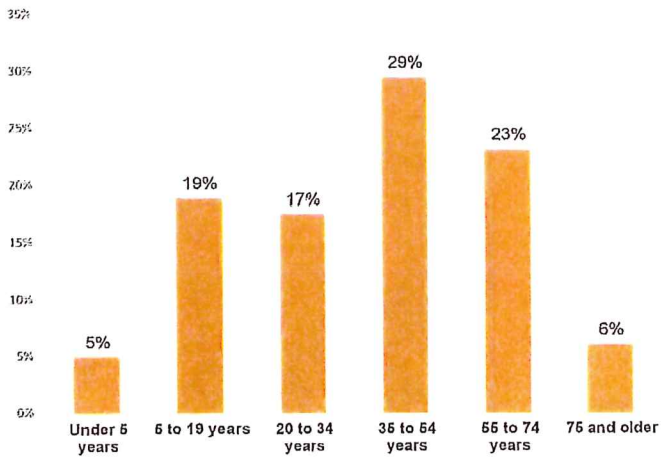
# HOUSING AND DEMOGRAPHICS

An aging population, a high quality of life, and proximity to centers of employment could mean housing and demographic changes are in store for Granville County.

## Age

Granville's population is, on average, older than its neighbors and the state as a whole. The median age of Granville is 41.4 years old. That is approximately 10% higher than both the State and the Nation. Over 29% of residents are over the age of 55, while 58% of residents are over the age of 35.

Demographic trends also show that Granville County is aging. From 2010 to 2016, residents aged under 34 years dropped from 44 % to 41%, while those aged 55 and over increased from 24% to 29%. Out of all municipalities within Granville, Stem has the lowest median age (33) while Stovall has the highest (44). The average age of Granville County farmers is much higher, at 61 years of age, according to the latest USDA Census of Agriculture (2012).




2016 Age Cohort Graph
*Source: Census American Community Survey*

## Education

Granville County has a highly educated population, with 29% of the adult population holding an Associate's Degree or higher. That represents an increase of 6% since 2010. Educational attainment by ethnicity shows that white residents are much more likely to have graduated from a 4 year college than African Americans. This disparity carries over to median household income as well. White householders have a 2016 median household income of $58,141 while African American households earn significantly less, making only $31,793 (US Census 2016 ACS).

## Housing Mix

The majority of housing in Granville County (including county jurisdiction and municipalities) is single family detached homes (65%). Mobile homes make up a significant share of the remainder (23%). Townhomes and duplexes account for 4% of the existing housing product.

60% of homes were built between 1980 and 2009. Recent residential has been on the east side of Butner and Creedmoor, in the southeastern part of the county, near Stem, and in Oxford Park on the northeast side of Oxford.

## Affordability

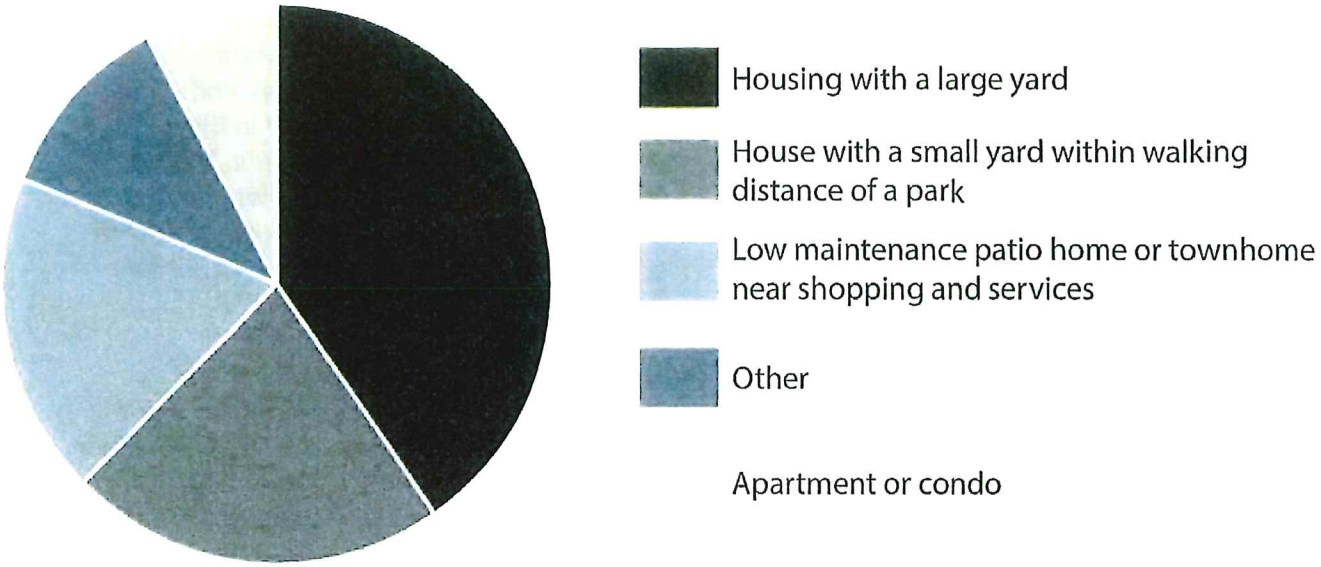
The median value of owner-occupied housing units in Granville is $142,600, which is lower than both the state and the nation. Variations in the value of homes is significant. For instance, median home value near Falls Lake, in the southeastern part of the county is $229,204 and is on the rise as new home prices regularly exceed $400,000.

In general, housing and transportation costs are quite high compared to other counties nearby. For instance, according to the Housing and Transportation Affordability Index (H+T) housing and transportation costs in Granville County average 55% of household income compared to 44% in Franklin County. A combined housing and transportation cost is considered affordable if under 45% of income.

## Housing Preference Trends

During the Comprehensive Plan process a survey was conducted to gather information on issues and concerns of residents. A question was also asked about housing preference. The most popular response was desire for a house with a large yard. However over 30% of respondents said they would be interested in housing with a smaller yard or a patio home or townhome if it was near a park or shopping.

An aging population combined with growing number of Millenials is changing housing preferences across the Raleigh-Durham metro region and throughout the United States. Increasingly, home buyers consider location and nearby amenities as a major factor in choosing where to live.




Housing Preference
*Source: Granville Comprehensive Plan Survey #1 (2018)*

# LAND USE

Granville County is bisected from east to west by the Tar River. Interestingly, this north/south divide has created differing parts of the County, each with distinct development patterns.

## Land Use Trends

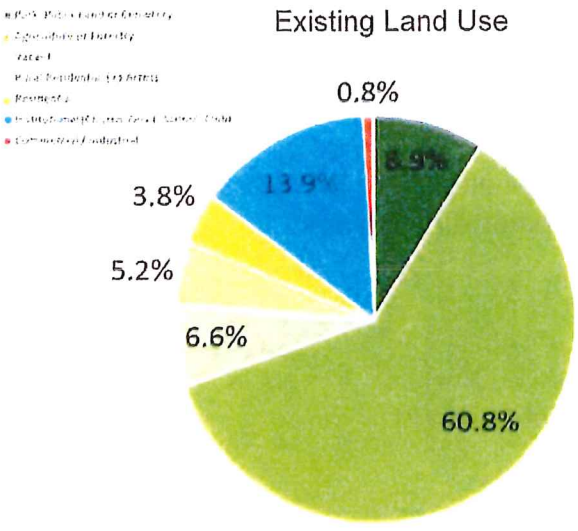
The majority of land in Granville County is utilized for agriculture and forestry. Agricultural uses account for approximately 60% of the land area in the County. Institutional and civic uses, which includes places of worship, government uses, and schools, makes up the second-largest land use category. Much of that group consists of open lands owned by the federal government in and around the Butner area.

Residential growth has been picking up rapidly in the southeast portion of the county. Areas on the east side of Creedmoor including areas near Wilton and Grissom have seen numerous residential subdivisions in recent years. Density in the southern part of the county, is limited by the Falls Lake Rules. These rules were established by the State of North Carolina to protect Falls Lake, which is a major source of drinking water for the City of Raleigh and other municipalities downstream. As growth is expected to continue in this area, there needs to be a concerted effort to balance residential subdivisions with protection of greenspace and adequate stormwater infrastructure.




The majority of commercial uses and professional offices are located in the downtowns of Oxford, Creedmoor, Butner, and along major routes near I-85 interchanges. Oxford has the largest downtown in terms of size, and has a rich history as a center for learning and academics.

Renewed interest in the downtowns of municipalities has occurred in recent years. New investment, festivals, and activities have been increasing in recent years. Like in many parts of the country, these areas will continue to serve as social and civic centers, and are prime candidates for infill and redevelopment.




*Source: Granville County Tax Records*

## Land Supply

Using data derived from County tax records, a land supply analysis was conducted to divide land into three categories; "available", "underutilized", and "utilized". Available land could be currently used for farming purposes, but do not have a significant structure onsite. Underutilized parcels are those that have a low structure value to land value ratio. Although some land identified as underutilized might already be developed, it provides insight into land that could conceivably be redeveloped if development pressures are experienced. Utilized or "built" lands are those that have homes, businesses, churches or schools on them. This exercise showed that approximately 75 percent of the land in Granville County is either available or underutilized. However, the amount of available land varies significantly in different areas of the county.

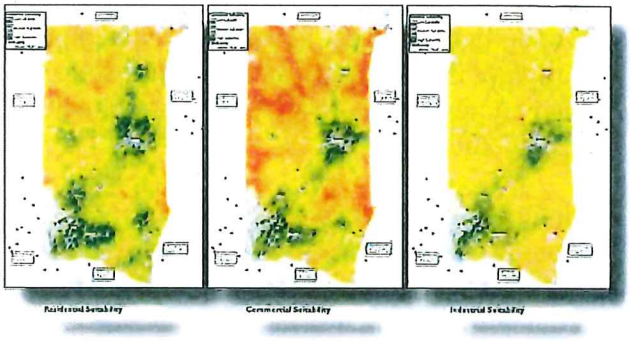
## Tax Base

Industrial and commercial development accounts for less than one percent of the land area, but produces approximately nine percent of the tax base. Granville County currently receives the vast majority of it's tax revenues from residential property. The County is most dependent on tax revenues from residential property owners to provide county services like law enforcement, fire protection, schools and social services.

*Commercial and industrial properties account for less than* **1%** *of the land area.*

*Source: 2017 Tax Parcel Records*

Creating a balanced tax base is important as research studies have shown that residential properties often cost more to serve than the tax revenues that those properties are able to generate. By contrast, commercial and industrial services tend to bring in more tax revenue than a local government's cost to provide services to those properties. According to a 2009 cost of services study for nearby Franklin County by NC State, it was estimated that commercial and industrial land uses in the county contribute $1.90 in revenues for each dollar of public services they receive. Conversely, residential development contributes only $0.89 for every dollar of services received.



## Land Use Suitability

A suitability analysis was conducted using geographic information systems (GIS) software to identify lands where residential and non-residential uses would be most viable. Factors included in this analysis included proximity to compatible uses, proximity to transportation infrastructure, availability of existing infrastructure, and lands located in close proximity to environmental constraints, such as areas prone to floods. See the appendix for maps of the suitability analysis results.

# AGRICULTURE

The annual market value of agricultural products sold in Granville County exceeded $22.8 million dollars in 2012, an increase of 16% from 2007 (2012 USDA Census of Agriculture).

Agriculture and forestry are valuable to the economy and culture in Granville County. Approximately 30% of the total acres within Granville County are dedicated to farming. Agriculture has a long and proud heritage in Granville County. According to the North Carolina Department of Agriculture and Consumer Services, there are 25 designated "Century Farms" registered with the state, with some farms tracing their history back nearly 200 years.

Unfortunately, farmland in Granville is disappearing. While cash receipts for crops and livestock have increased, nearly 21% of total farmland in Granville County was lost from 2007 to 2012. These losses account for 27,544 acres. Those losses are mirrored in the losses experienced in the number of farms (-12%) during the same period. Following a nationwide trend, the average age of the Granville county farmer is also increasing (61.1 years). Losing farmland can impact the economy, the culture, the landscape and the county's bottom line as agricultural land typically contributes more in taxes than it consumes in services.

## Assets

The majority of farms in Granville are forest (48.3%), followed by cropland (27.6%), pasture land (15.6%), and other uses (8.5%).

As one of the pioneering areas of flue-cured tobacco in the nation, 2012 tobacco sales surpassed $13 million. There is also a large presence of organic tobacco in Granville County which has brought operations such as Sante Fe Natural Tobaccos into the area. Remaining crops sold are fairly evenly valued and include grains ($1.9 million), vegetables ($1.5 million), cattle ($1.4 million), and milk ($1.2 million).

The majority of land (83%) in Granville County is considered "prime farmland" or "farmland of statewide importance" by the Natural Resource Conservation Service (NRCS). Prime farmland is defined as land having the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops.

The County has taken steps to preserve farmland including instituting a Voluntary Agricultural District (VAD) program. However, given the development pressure that comes from the County's proximity to Raleigh and Durham more work will need to be done to reduce conversion of agricultural lands and reduce conflicts with residential uses.

**27,544**

*Acres of farmland have been lost between 2007 and 2012*

*2012 USDA Census of Agriculture*

## What is a Voluntary Agriculture District (VAD)?

Chapter 106, Article 61 of the NCGS enables counties to undertake a series of programs to encourage the preservation of farmland. One of those is the Voluntary Agricultural District.

The purpose of the program is to encourage the preservation and protection of farmland from non-farm development. Farmers must meet certain eligibility requirements such as participating in the present-use tax program, meet minimum acreage requirements, and participate in erosion control practices defined by the State Soil Conservation Service.

Benefits of this program include protection from nuisance suits brought about by surrounding land owners, and it also makes farmers eligible for certain types of farmland preservation funds.



Old pine trees line a mix of hay farms and homesteads north of Butner.

# INFRASTRUCTURE

Infrastructure capacity and availability is a concern in many areas of Granville County.

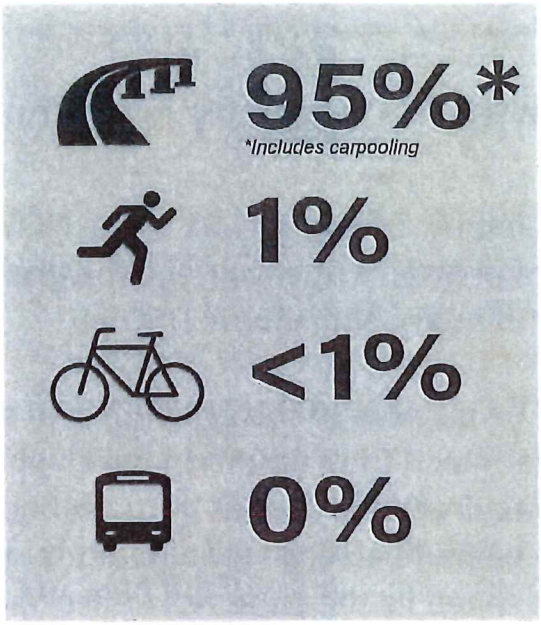
## Transportation

Granville County is an auto-centric county where a majority of residents commute outside the county for work. Not only has this affected development patterns, it also results in a lower daytime population that can have an impact on local businesses. Each day 76% of residents that are employed commute out of the county for work and only 24% live and work in Granville County (Census On the Map). Commute patterns and dependence on cars for most daily needs has led to significant transportation needs. The County has up-to-date transportation plans, but needs exceed the amount of funding that has been made available to the county over the last two decades.

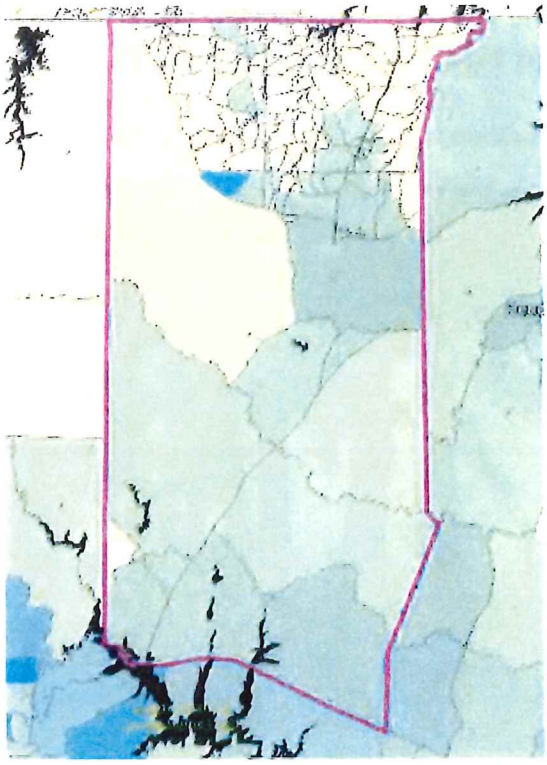
## Broadband Internet

Lack of consistent access to broadband & high speed internet was brought up as a concern during the planning process. Residents and businesses see broadband as a basic utility and essential for education and work. High speed internet access in rural areas is an issue throughout the State of North Carolina. The divide between north and south Granville, as it pertains to broadband access, is especially distinct. In the map on the right darker greens and blues represent better access to high-speed internet and lighter, yellow colors represent poor access.

How are Residents Getting to Work?
*Source: Census On the Map*




Broadband Internet Availability
*Source: Federal Communications Commission*



## Water and Sewer

Two utility systems serve the county. The City of Oxford maintains a water and sewer system, and the southern part of the county is served by the The South Granville Water and Sewer Authority (SGWASA).

Oxford's water system includes 2 million gallons per day (MGD) of capacity from Kerr Lake. This will be increasing to 4 MGD when an additional allocation request is processed. The City of Oxford sewer system has a treatment capacity of 3.5 MGD and an average daily use of 1.35 MGD.

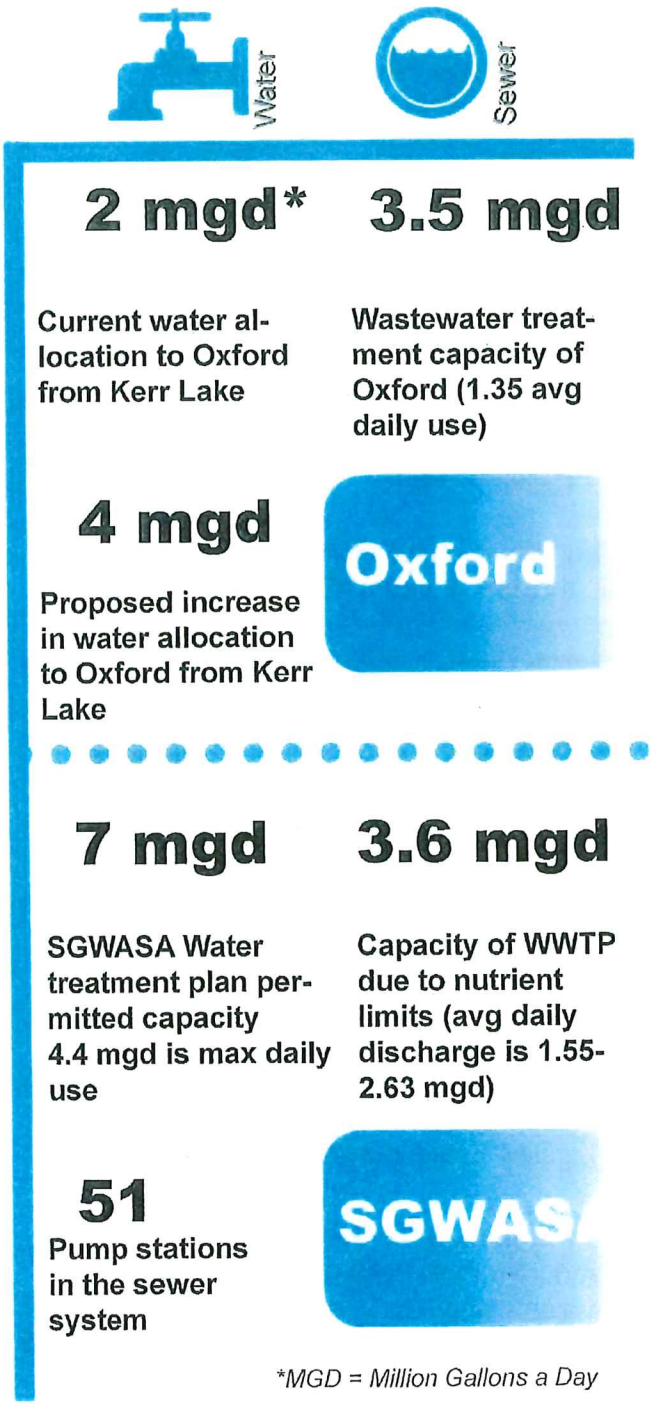
There have also been recent upgrades to the water and sewer infrastructure to increase capacity and redundancy near downtown and near the Triangle North industrial site.

## SGWASA

The South Granville Water and Sewer Authority (SGWASA), which provides water and sewer service to the southern portion of the County operates a water treatment plant with a capacity of 7.5 MGD. Maximum daily water use is 4.4 MGD. Water quality has been an issue in the south and plans are underway to address this through upgrades to the treatment and distribution systems.

SGWASA's sewer treatment capacity is limited due to nutrient limits for Falls Lake. The wastewater treatment plant is permitted for 3.6 MGD and has an average daily discharge between 1.55 and 2.63 MGD. Lack of sewer treatment capacity and distribution capacity on key force-mains, combined with poor soils south of Creedmoor and Butner may limit growth in the future.

Water and Sewer Usage and Capacity



# ENVIRONMENT, PARKS, & OPEN SPACE

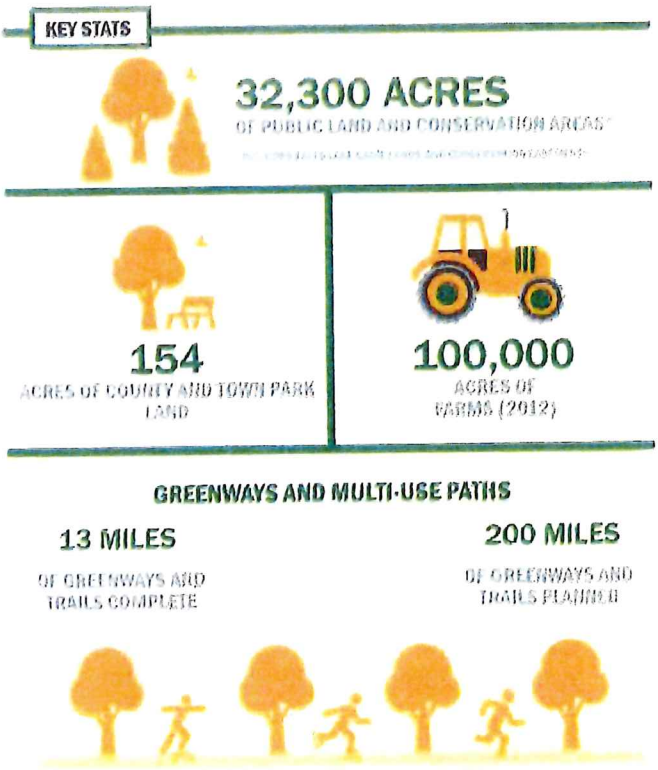
At the first public meeting, there was a desire expressed for more greenways and trails, water quality protection, nature parks, and farmland preservation.

Input received during the 2016 parks and recreation plan ranked the following facilities as being the most desired in the County:

» Walking & Hiking Trails
» Swimming Pool
» Picnic Shelters

Granville County currently ranks 69th in the state in terms of local park acres per resident (2016 Parks and Recreation Master Plan). A level of service analysis was conducted during the development of the Comprehensive Plan. This analysis found that only 28% of residential parcels in the county are within one mile of a trail or park and 50% of residential parcels are within two miles of a trail or park. Thirty-nine percent of children in Granville County are obese compared to 34% of children in NC (Robert Wood Johnson Foundation, 2009). The prevalence of obesity is one indicator of the overall health and lifestyle of a community. Access to parks can increase physical activity and can help to reduce obesity and other negative health outcomes.

State game lands north and west of Butner and near Falls Lake currently make up the majority of public land, however Granville County and municipalities have been working



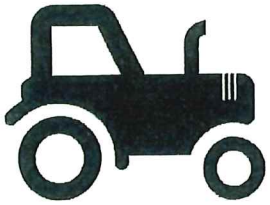

to increase recreational opportunities. The Tar River Land Conservancy has also been active in preserving land.

Environmental resources within Granville County include Falls Lake in the south, Kerr lake in the north, Lake Devin and the Tar River. Approximately 60 percent of Granville County is forest cover and there are numerous rare and endangered species found in the County's natural areas. The map on the next page shows the distribution of high-value habitats and designated Natural Heritage Natural Areas. There are 40 designated Natural Heritage Natural Areas in the county. These areas and other habitat is home to 13 rare or endangered animal species and 7 plant species.

# VISION

Maintain Granville County's rural character and sense of community while enhancing the quality of life for all citizens by creating vibrant destinations, supporting a healthy economy, and encouraging sustainable growth.

# GOALS



### GOAL 1: Protect the County's rural atmosphere

- **Objective 1A:** Conserve agricultural resources
- **Objective 1B:** Protect sensitive environmental areas



### GOAL 2: Expand economic development and business opportunities

- **Objective 2A:** Increase jobs
- **Objective 2B:** Increase opportunities for commercial development (i.e. retail, office, and entertainment uses)



### GOAL 3: Partner with and support municipalities to facilitate an efficient pattern of growth and provision of services

- **Objective 3A:** Coordinate an approach to land use and infrastructure to maximize resources
- **Objective 3B:** Increase interaction between commissioners, town leadership, and schools
- **Objective 3C:** Encourage development in and near towns



## GOAL 4: Provide infrastructure, community services, and facilities to meet the needs of residents and businesses

- **Objective 4A:** Provide infrastructure for new residential, businesses and industry including water, sewer, and broadband
- **Objective 5A:** Provide equitable community services and facilities in all council districts
- **Objective 6A:** Create an interconnected transportation system for all users



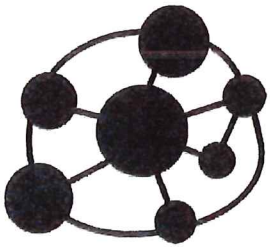
## GOAL 5: Provide a mix of housing opportunities

- **Objective 5A:** Increase housing diversity at all income levels to better serve the current and future population



## GOAL 6: Leverage recreational and open space assets

- **Objective 6A:** Increase tourism and recreational facilities for residents
- **Objective 6B:** Increase open space and amenities in new development



## GOAL 7: Plan for well-designed, interconnected communities

- **Objective 7A:** Encourage design of neighborhoods and commercial areas that reflect Granville's aspirations and unique character
- **Objective 7B:** Promote social interaction and foster a sense of belonging
- **Objective 7C:** Provide appropriately and suitably scaled and located development

# FUTURE LAND USE PLAN

**The Future Land Use Plan is a graphic representation of the vision Granville County has for managing future growth. The map will help guide future development within Granville County by identifying the ideal locations for different types and intensities of development based on the communities' current vision.**

The Future Land Use Plan and the descriptions and policies included in this chapter are meant to guide rezoning decisions, development design and public infrastructure investment in the county.

Major recommendations include:

- Preserve opportunities for future industrial and employment uses
- Encourage commercial and mixed use development in key locations
- Clarify the character of development desired in different residential areas
- Preserve rural character on Granville's green edges
- Reinforce towns by encouraging growth within and near municipal limits and extra-territorial jurisdictions

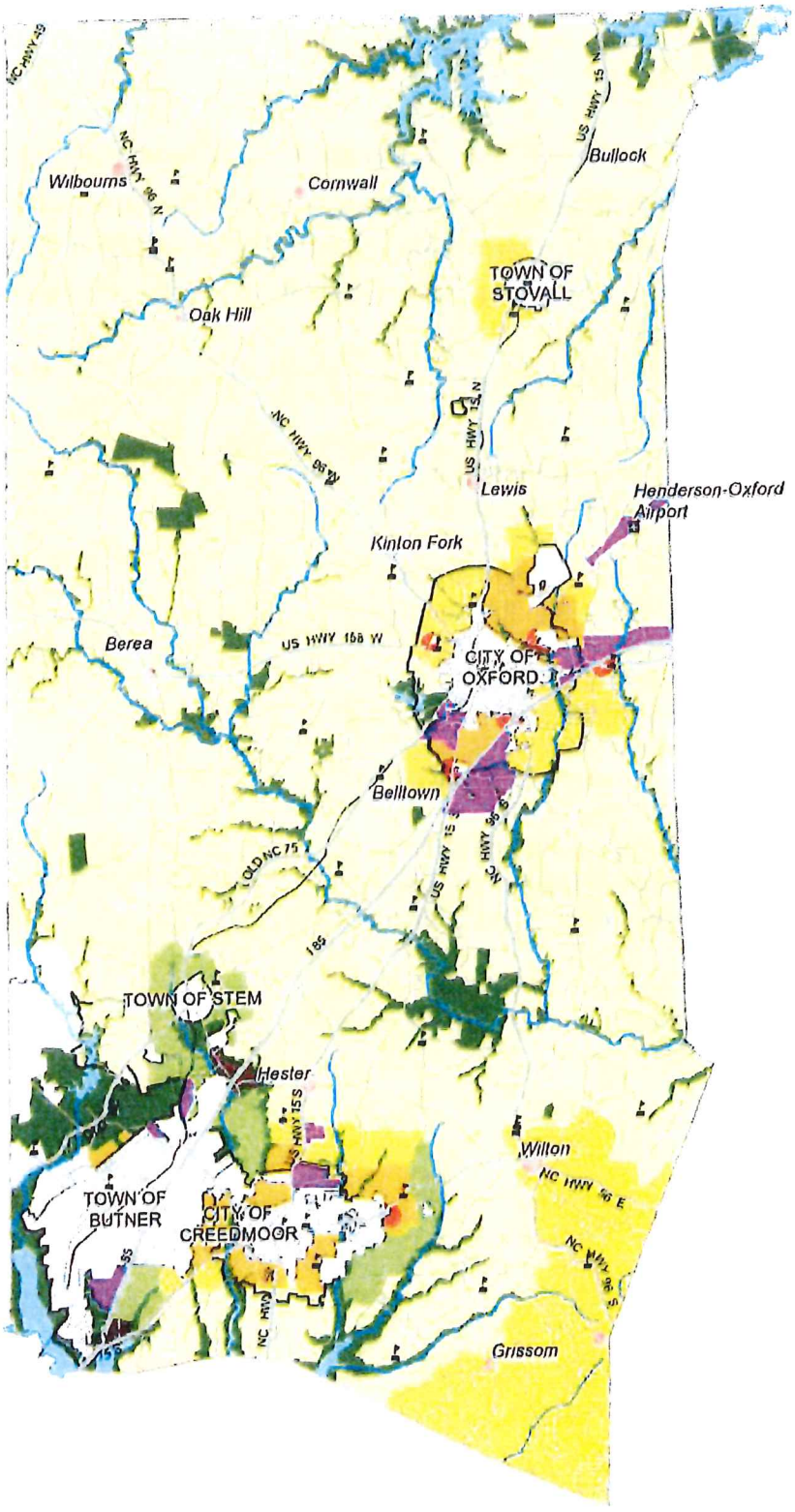
The Future Land Use Plan is a representation of the intended growth pattern and is meant to guide rezoning decisions, development design and infrastructure investments.

PLANNING GRANVILLE'S FUTURE

COMPREHENSIVE PLAN, 2018

**FUTURE LAND USE**

- STATE / INSTITUTIONAL
- PARK OR PUBLIC LAND
- RURAL
- CONSERVATION DESIGN
- SUBURBAN RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- RURAL COMMERCIAL
- COMMERCIAL
- MIXED USE
- OFFICE & INDUSTRIAL



# FUTURE LAND USE CLASSIFICATIONS

RURAL ← → URBAN

The following categories are descriptive, not prescriptive, and indicate the general types of land uses in each category of the Future Land Use Plan.



## Open Space & Parks

These areas typically are characterized by sensitive lands deemed inappropriate for development due to physical or environmental barriers, high flood risk, presence of existing parkland, or needed land use buffers. They can incorporate passive or active recreational facilities such as trails and greenways.



## Rural

These areas are devoted to agricultural uses which can include forestry, crop production, livestock rearing, and pasture land. Very low density residential is appropriate here (generally gross density of less than 1 dwelling units per acre). Policies related to design and scale of new subdivisions are intended to reduce conflicts with working agriculture and could include restrictions on density or size of subdivisions in key agricultural areas.



## Conservation Subdivision

Conservation subdivisions are encouraged in this area. In this type of subdivision, development is clustered away from sensitive natural resources. A greater amount of open space (parks, greenways and/or fields) is preserved in exchange for smaller minimum lot sizes or density bonuses. Gross density is generally 1 to 3 dwelling units per acre. Open space requirements are typically 30-50%.




## Rural Commercial

These areas are comprised of small-scale commercial, office and flex uses and are typically located at historic crossroads communities where there is a history of commercial and/or civic uses. Design guidelines for these areas should limit the size and intensity of uses and reduce impacts on neighbors and rural character.



## Suburban Residential

These areas are comprised of areas with decent soils and/or access to utilities. New development supported here includes subdivisions with single-family homes at densities ranging from 1-2 dwelling units an acre.



## Medium Density Residential

These areas are comprised of predominantly single-family detached homes in neighborhoods with a density range of 2 to 4 dwelling units per acre. These areas are generally located near municipalities and could potentially be served by water and sewer in the future. If future development in these areas is not served by utilities, then density will likely be more comparable to Low Density Residential areas (1-2 dwelling units per acre)



## Commercial

These areas are comprised of primarily community-scale commercial development such as retailers, restaurants, offices, and service uses. All such uses should be located along major corridors and concentrated at key intersections. Many of these areas provide gateways into towns and should be designed with buildings oriented to the street trees and landscaping.



## Mixed Use

These areas allow for a mix of uses including office, commercial and residential uses. Buildings are generally located closer to the street and parking should be located behind buildings or on street. Residential densities generally range from 4 to 8 dwelling units per acre.



## Industrial

These areas contain employment-generating industrial uses such as warehouses, light manufacturing, and multi-tenant flex spaces and should be located in areas with highway access.

# LAND USE

## Rec. LU 1
Capitalize on opportunities for future industrial and employment uses.

**Strategy LU 1.1**
» Discourage residential rezonings in prime industrial areas. Continue to disallow residential uses in industrial districts. Preemptive rezonings of Industrial Future Land Use areas by the County may be advisable in some circumstances.

**Strategy LU 1.2**
» Regularly review utility extension standards and policies, as well as state statutes, and modify accordingly in order to reserve utility capacity (especially sewer) for employment-generating uses.

**Strategy LU 1.3**
» Prioritize utility system upgrades for Industrial, Commercial, and Mixed Use areas.

## Rec. LU 2
Support the success of downtowns and short- and long-term mixed use opportunities.

**Strategy LU 2.1**
» Coordinate with municipalities to create a plan for serving these areas with water and sewer, and plan for appropriate transportation connectivity and infrastructure improvements to safeguard traffic flow.
- Short-term opportunities for mixed use development include municipal downtown areas of municipalities and the Butner Gateway area (NC 56 to Gate 2 Road).
- Long-term opportunities for mixed-use development include the areas around the US 15/I 85 Interchange and the future interchange at I 85 and Brodgen Road.

**Strategy LU 2.2**
» Partner with towns to develop conceptual designs for strategic opportunity areas. Incorporate dimensional and development standards for these areas, in coordination with municipalities, that will create vibrant, mixed-use areas at highway interchanges.



The downtowns of municipalities in Granville offer some of the best opportunities for providing destinations for events, shopping, dining and housing options. Other opportunities for new activity centers and mixed use development include the Butner Gateway area and other interchanges along I-85.

# LAND USE

**Strategy LU 2.3**

» Encourage mixed use Planned Unit Developments (PUDs) that include a mix of housing types within walking distance to retail and restaurants and require pedestrian facilities, shorter blocks, and connected parking lots and roads for these areas.

## Rec. LU 3

Encourage the scale and design of commercial development provides gateways into towns and reinforces the county's rural character.

**Strategy LU 3.1**

» Limit larger-scale (aka "big box") commercial development to areas within municipalities as well as Commercial and Mixed Use areas shown on the Future Land Use map.

**Strategy LU 3.2**

» Encourage annexation of commercial and mixed use development located on the edges of towns.

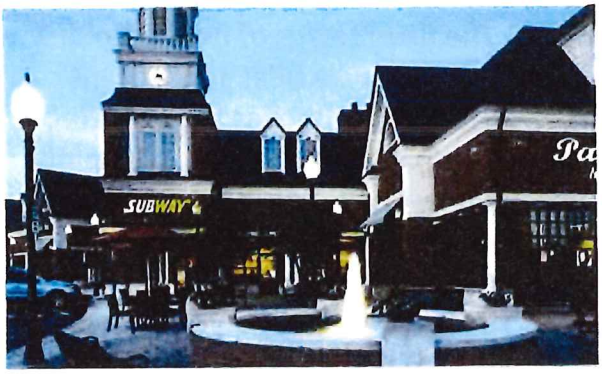
**Strategy LU 3.3**

» Consider impacts to existing downtowns during commercial rezoning requests.

**Strategy LU 3.3**

» Ensure design features provide attractive gateways into towns and include:

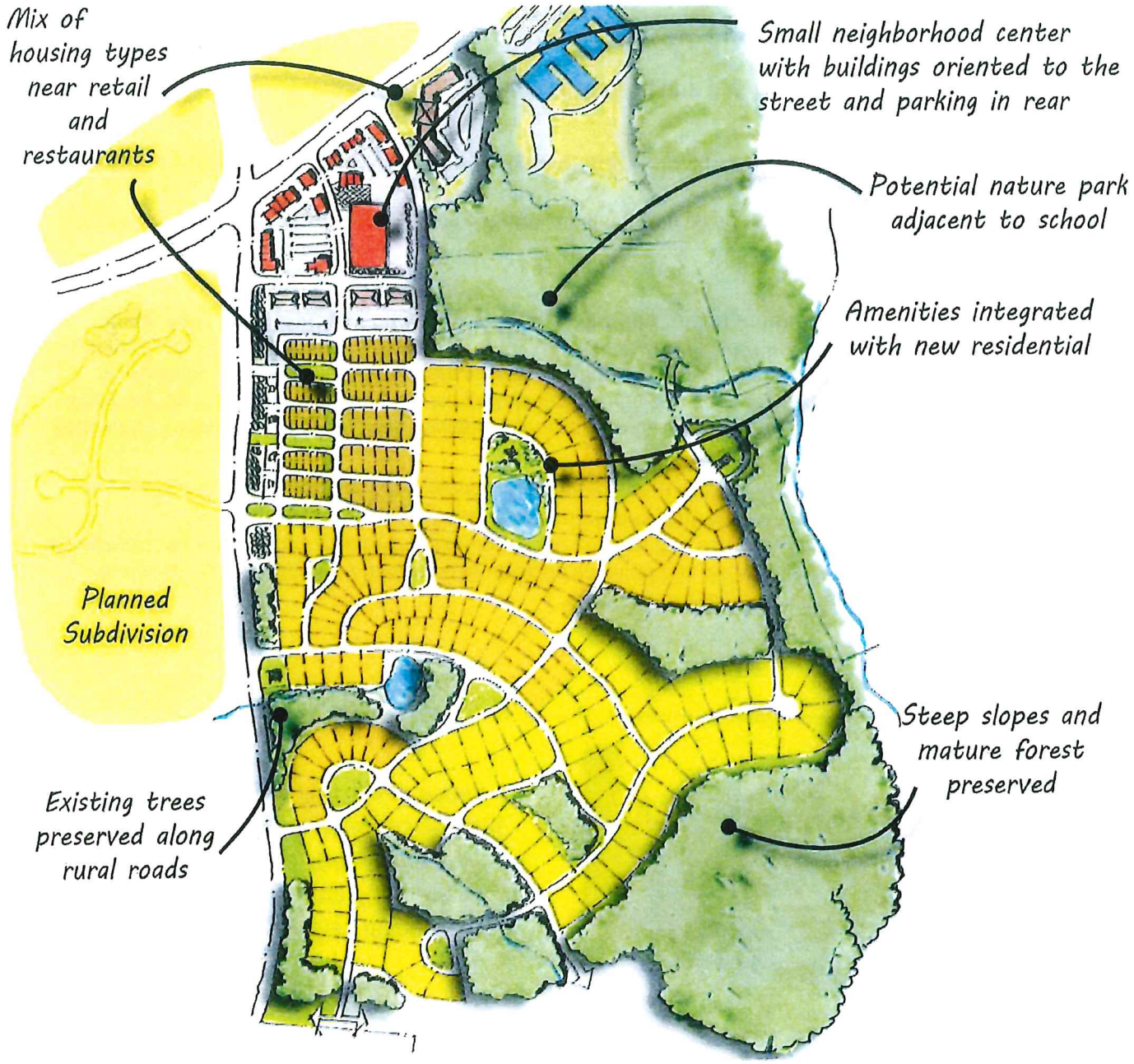
- Street trees and landscaping islands within large parking lots.
- Buildings oriented toward the street with storefront windows facing the public realm.
- Limited parking located between buildings and the roadway.
- Limited commercial driveways as a result of encouraging shared parking to increase safety along major thoroughfares.
- Require pedestrian facilities, shorter blocks, and connected parking lots and roads for these areas.




Participants in the survey and at the first round of public meetings preferred images of commercial areas that were smaller scale neighborhood centers or store fronts with architectural detail, multiple stories, landscaping, and plazas with seating.

## Creedmoor East Concept

Below is a conceptual illustration of potential development on the east side of Creedmoor. A small neighborhood center could serve existing and recently approved subdivisions. A mix of residential types could be located in close proximity to the commercial area. Lot sizes and overall density should decrease farther to the east away from town and closer to sensitive natural resources.



## Rec. LU 4
Allow small-scale commercial uses to be located in Rural Commercial and Rural areas.

**Strategy LU 4.1**
» Update land development ordinance, possibly with new zoning overlay districts, to specify the design and scale of small-scale commercial uses at designated Rural Commercial areas and intersection of minor collectors, major collectors and other principle arterials as defined by the NCDOT functional class maps (See Appendix for map).

**Strategy LU 4.2**
» Encourage reuse of vacant and historical commercial sites.

**Strategy LU 4.3**
» Ensure scale and design of Rural Commercial areas do not compromise the County's rural character.
- Limit the scale of commercial uses in these areas to smaller footprint buildings (i.e. - less than 10,000 square feet).

**Strategy LU 4.4**
» Consider a performance based approach to allow for some businesses in rural areas.
- Revise conditional approval process to incorporate a tiered approach that allows for performance based criteria for some small-scale rural businesses that do not have negative impacts on surrounding residential uses and agricultural operations. Allow these uses without impacting neighbors by placing regulations on the size of buildings, minimum lot sizes, setbacks, parking, and landscaping and screening.

» Encourage conditional zoning districts for larger scale uses and/or high impact uses to balance neighboring residential and non-residential uses in rural areas.
- Conditional zoning provides residents an option for developing their property for non-residential land uses in a rural context and provides decision-makers with a legislative process when considering proposed development plans.




Reuse of existing buildings and historic commercial sites can help activate crossroads communities and fulfill shopping and restaurant needs of local neighborhoods.

# LAND USE

## Rec. LU 5
Protect agriculture in Rural areas and encourage only very low density subdivisions in these areas.

**Strategy LU 5.1**

» Allow for only very low density residential subdivisions in Rural areas. Overall densities should be less than 1 dwelling unit per acre and subdivisions should be designed to reduce impacts to existing agricultural operations. This will also help focus residential growth to more appropriate areas, such as municipalities that can provide additional residential-supportive services.

- New subdivisions should consist of a small number of lots.
- Homes should be located away from operating farms and forestry operations and separated by vegetated buffers.
- Viewsheds from rural roads should be protected by requiring significant setbacks and preservation of mature trees.



Farms, fields and timberland cover the countryside in rural Granville County, define the character of these areas and mark the edges of more developed towns and suburban areas.

**Strategy LU 5.2**

» Consider additional protections for prime, working agricultural lands and areas with concentrations of properties enrolled in the Present Use Value program and/or Voluntary Agricultural District program.

## Rec. LU 6
Implement Conservation Design principles by encouraging flexibility in lot size and clustering to protect natural resources and existing agricultural operations.

**Strategy LU 6.1**

» Create or update dimensional standards to allow for conservation subdivisions, and incentivize protection of environmentally sensitive lands.

**Strategy LU 6.2**

» Encourage Conservation Design in areas with high-quality natural resources and development constraints such as sensitive ecosystems, steep slopes, and wildlife corridors.

# LAND USE

**Strategy LU 6.3**

» Encourage cluster development on smaller lots to preserve large open space areas, especially where there is access to water and sewer. Some clustering may still be feasible in un-sewered areas with good soils and/or water availability.

## Rec. LU 8

Encourage Suburban Residential growth in areas with better soils and within existing or future municipal service areas.

**Strategy LU 8.1**

» Ensure new developments maintain a low density (not to exceed 1-2 dwelling units per acre) and include connected streets, common open space, and amenities.

**Strategy LU 8.2**

» Limit visual impacts to rural roads through site design, including vegetative buffering.

- Similar counties, such as Harnett County, require a frontage buffer that varies based on roadway classification. This buffer requires tree protection or plantings and sets back new structures to preserve rural views.

## Rec. LU 9

Allow moderately dense subdivisions in areas with utilities and/or municipal services.

**Strategy LU 9.1**

» Medium Density Residential areas near town limits and Extraterritorial Jurisdictions (ETJs) may be appropriate for higher densities. However, annexation should be encouraged and new development should have higher standards for streets, sidewalks, and landscaping in comparison to surrounding rural areas.



### Conventional Vs. Conservation Subdivision Design

**Conventional Subdivisions** have larger lots and include only a minimal amount of open space. If conventional subdivisions are at a small scale and are designed appropriately they can fit reasonably well in rural areas. However, when applied across a large area this type of land use pattern can consume large amounts of forests and farmland very quickly.

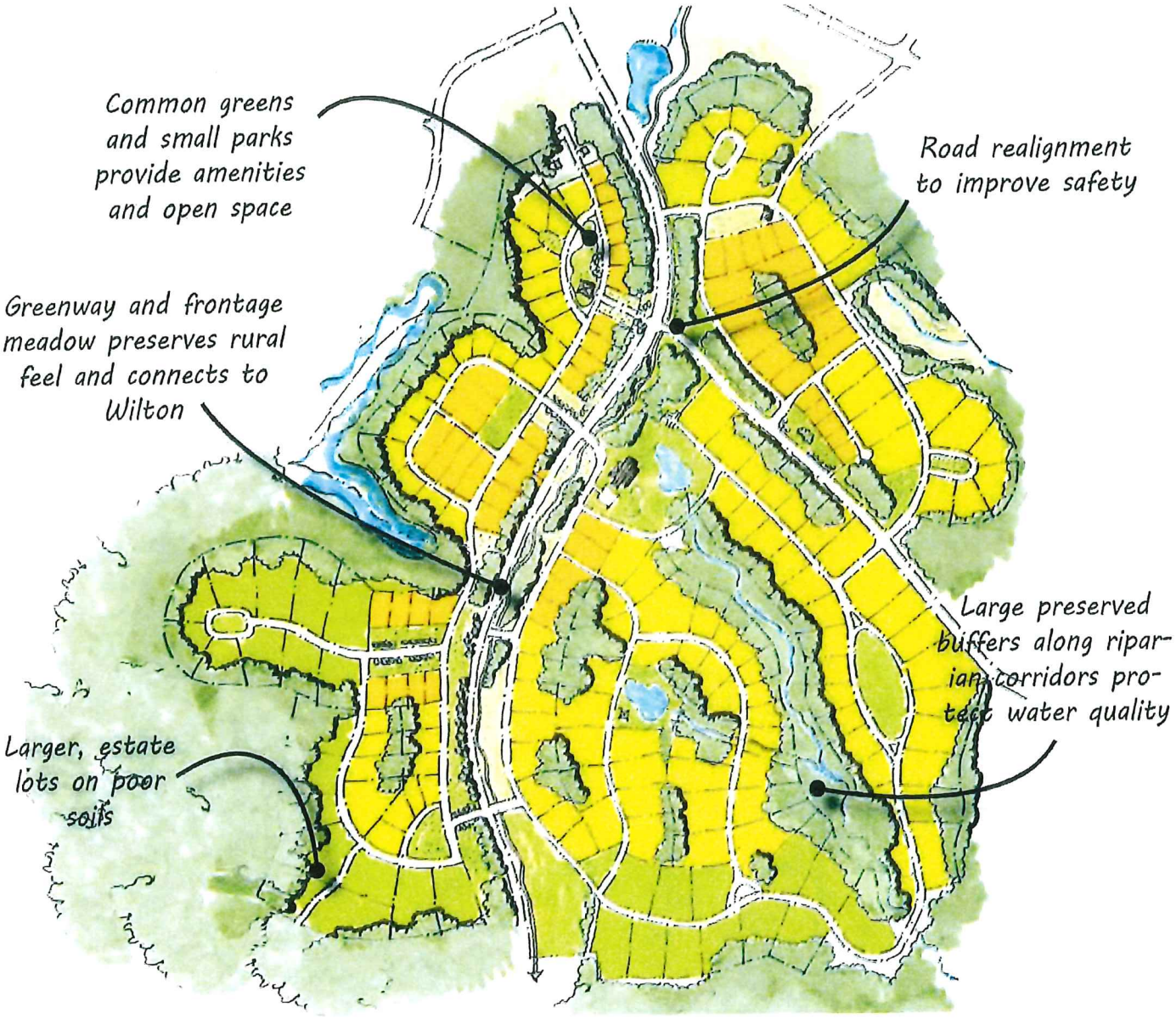
**Conservation Subdivisions** are a type of subdivisions design that places development on the most suitable areas while conserving large portions of properties (typically 40%+) as common open space. This design strategy preserves property rights, and allows flexibility in design while also encouraging the preservation of unique natural features.



*Images sources: Chatham County Comprehensive Plan*

## Wilton Concept

The area south of the Wilton crossroads is located in the Falls Lake Watershed. New residential development should have a low overall density and will largely be dependent on the quality of the soils on a site. Old Franklinton Road will be realigned and new subdivisions designed to preserve the rural character of the area. Integrated open space in the form of frontage buffers and meadows could be used to conceal new homes and could double as septic tank drainage fields in order to meet a growing market demand for smaller lots and common space.



Page Intentionally Left Blank

# ECONOMIC DEVELOPMENT

## Rec. ED 1
Focus recruitment on higher-wage industries, such as professional/scientific/technical services sector and education services sector.

**Strategy ED 1.1**
» Prioritize growth within the professional services, including recruitment of small, professional businesses, inside or near town limits where amenities and broadband access are greatest.

## Rec. ED 2
Bolster manufacturing and existing employers.

**Strategy ED 2.1**
» Focus on retaining industry, businesses, and employment centers.
- The majority of employment increases over the past 5-10 years have been a result of existing business expansions. It is important to understand needs of one of the county's assets: the manufacturing employment base.

**Strategy ED 2.2**
» Consider focusing marketing efforts on attracting and retaining small- and medium-scale manufacturers.
- These types of manufacturers have been drawn to the County and have been responsible for some of the expansions in recent years.

**Strategy ED 2.3**
» Develop a regular program to survey the needs and concerns of existing local employers; in particular, their priorities and challenges in attracting and maintaining a vibrant workforce, including schools, training, infrastructure, and community amenities.

**Strategy ED 2.4**
» Review taxing structures to ensure that existing and targeted manufacturers and industries are taxed at a level that considers their overall contribution to and impact on the community.

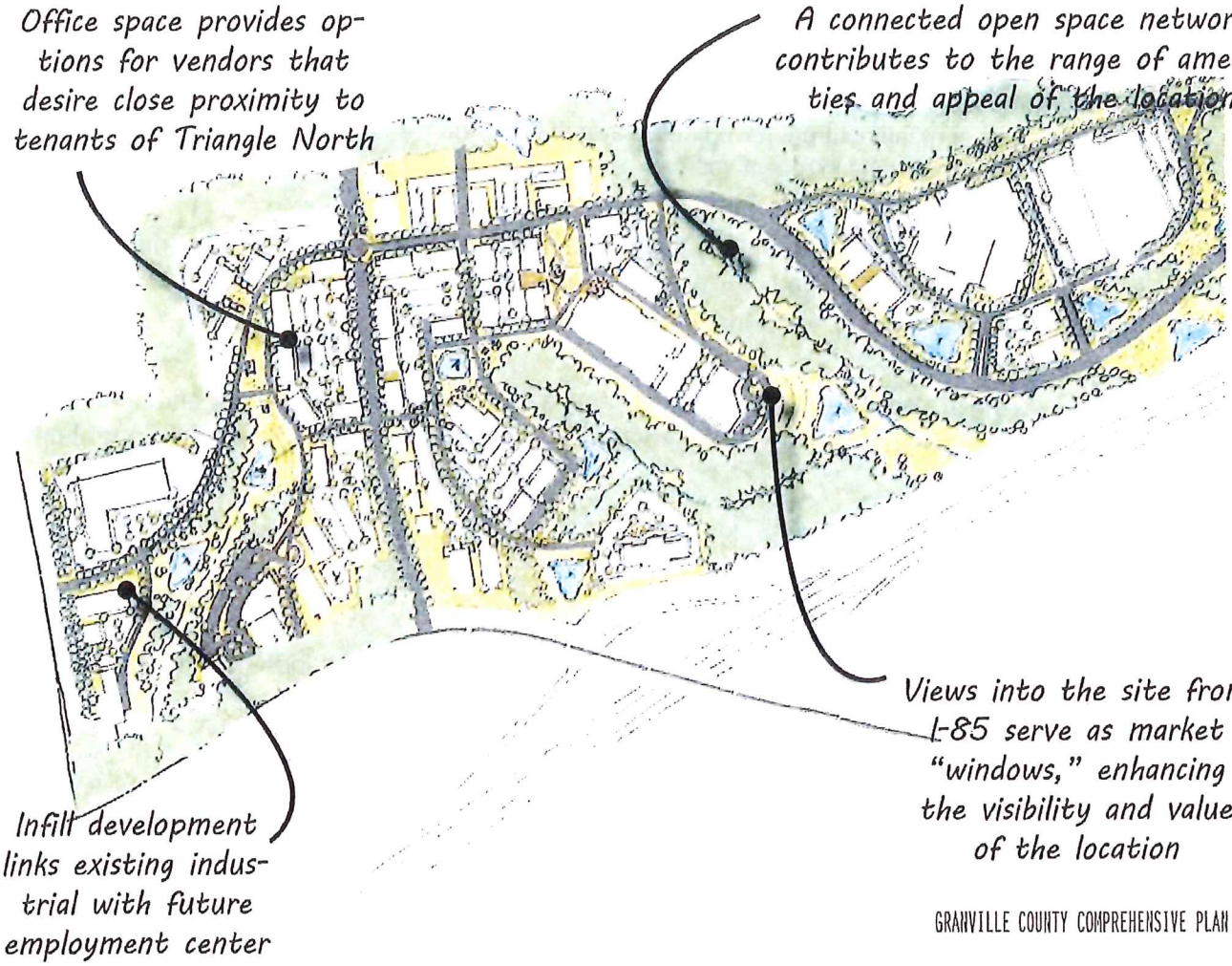
## Rec. ED 3
Develop a new marketing campaign for Triangle North and other identified developable priority sites.

**Strategy LU 3.1**
» Update market materials and focus of Triangle North and other key industrial sites identified on the Future Land Use map.

## Triangle North Concept

Below is a conceptual illustration of potential development on and near the Triangle North Site. The site is located just east of Oxford with direct access to I-85. The site would be ideal for a mix of non-residential uses closer to the interchange. Buildings and street trees could frame the street and create a gateway to a new employment center. Office, flex uses and manufacturing uses could be located on different sized building sites east of the entrance.



# ECONOMIC DEVELOPMENT

## Rec. ED 4

Create a marketing/branding campaign to showcase Granville County's economic development assets. Make that information publicly accessible and highly visible.

**Strategy ED 4.1**

» Ensure each town has a voice and is represented within a cohesive county-wide campaign.

**Strategy ED 4.2**

» Update digital marketing efforts to reflect findings from the campaign.

**Strategy ED 4.3**

» As part of the new branding campaign, conduct an image survey to assess external perceptions of the County. Reach out to site location consultants, companies within targeted industry clusters, and existing employers.

**Strategy ED 4.4**

» Update digital marketing materials and collateral to reflect the new brand that leverages positive perceptions identified in the image survey.

**Strategy ED 5.2**

» Identify ways that others (governmental and non-governmental organizations) in the county can help strengthen internal and external perceptions of the County's economic development efforts.

## Rec. ED 5

Update the Granville County Economic Development website.

**Strategy ED 5.1**

» Work with a third party to update the website to address the needs of location consultants, potential investors, and companies.

**Strategy ED 5.2**

» Develop a schedule to regularly update the site, including news updates, social media presence, upcoming events with regional and local partners, etc. Keep the site current.

## Rec. ED 6

Develop a catalog of all existing company expansions and new/relocating businesses coming to Granville County.

# ECONOMIC DEVELOPMENT

**Strategy ED 6.1**

» Track progress and identify trends to focus future economic development efforts and possibly infrastructure investments. Implement an annual reporting schedule to communicate findings to elected officials.

## Rec. ED 7

Support the growth of tourism and vibrant downtowns.

**Strategy ED 7.1**

» Continue and expand the mini-grant program for non-profits and towns.

**Strategy ED 7.2**

» Develop a unified, county-wide branding effort in cooperation with towns. Build on unique aspects and character of towns, and reinforce those assets through intentional, focused efforts.

- Oxford: They have the biggest traditional downtown footprint with lots of restaurants and antique shops for residents and visitors to choose from.
- Creedmoor: creative with parks and rec programming (mini golf, arts culture).
- Butner: Untapped tourism potential with military history. This can be promoted in the future.
- Stem: Outdoor recreation at Ledge Creek Park Conservation Area.
- Stovall: Future greenway (Oxford to Stovall rail-trail).



Aerial View of Camp Butner. Camp Butner was a military installation during World War II. It included 3,500 buildings and used as a staging area for troops deploying to the Western Front. Image Source: State Archives of North Carolina

# ECONOMIC DEVELOPMENT

## Rec. ED 8
Leverage rural character and small businesses for tourism.

**Strategy ED 8.1**
» Utilize design and scale requirements for Commercial and Rural Commercial areas. Consider a performance-based approach to rural businesses in areas that factors in parcel size, proposed use, and other criteria to encourage context-sensitive, rural business development. *See Land Use Element for more information.*

## Rec. ED 9
Implement the strategies identified in the 2017 CEDS plan for Kerr-Tar Council of Governments, including the following:

**Strategy ED 9.1**
» Develop a Uniform Business Retention and Expansion Program throughout the region.
- Conduct a business services amenities/needs assessment in every county the Council of Government serves.

**Strategy ED 9.2**
» Cultivate economic entrepreneurship through entrepreneurial activity.
- Foster greater collaboration through Chambers of Commerce, small businesses, and small business technology centers.

**Strategy ED 9.3**
» Address targeted industry training needs through workforce development programming.
- Collaborate with the Kerr-Tar Council of Governments.
- Collaborate with Granville County Public Schools.

# ECONOMIC DEVELOPMENT

## Rec. ED 10
Limit retail leakage.

**Strategy ED 10.1**

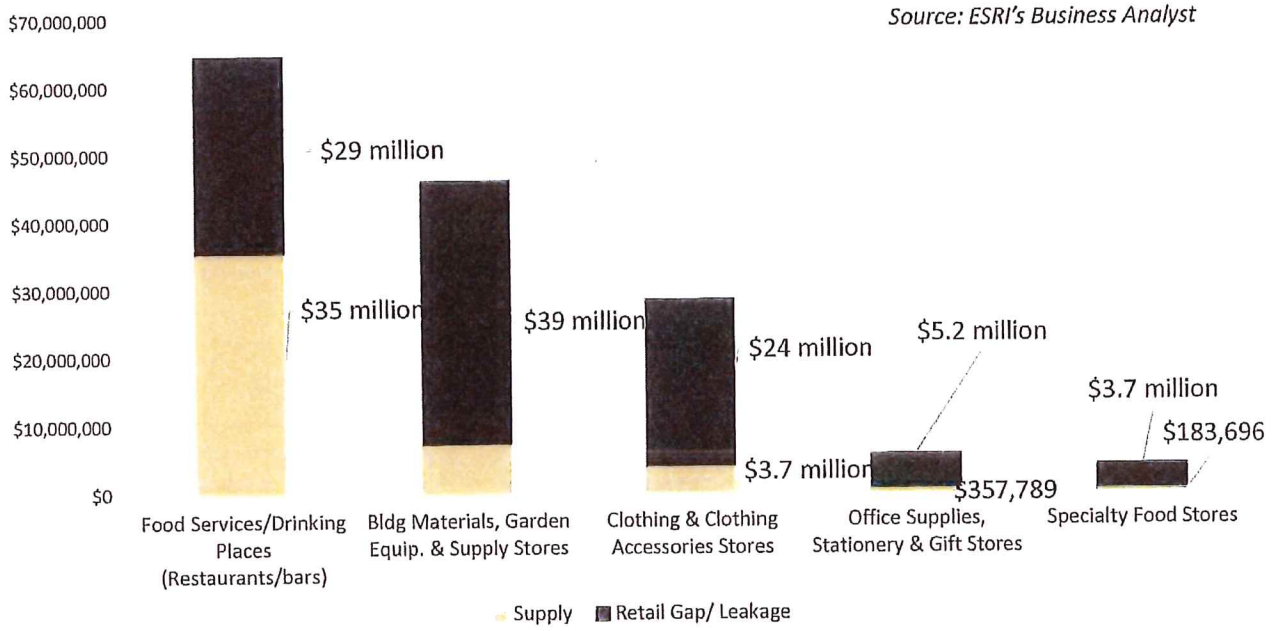
» Prioritize retail market development within sectors currently experiencing leakage, including:

- Furniture and home furnishings stores; building materials, garden equipment, and supply; building material and supplies dealers; specialty food stores; clothing and accessories stores; and drinking establishments and restaurants.

**Strategy ED 10.2**

» Work with downtowns in the County to prioritize mixed use developments that incorporate retail, restaurants, and smaller professional offices, and reinforce existing downtowns.

## Retail Leakage



# INFRASTRUCTURE

## Rec. I 1
Coordinate with municipalities.

**Strategy I 1.1**
» Utilize inter-local agreements for annexation and utility service provision.

**Strategy I 1.2**
» Support public schools, STEM curriculum, and technical training in cooperation with Vance-Granville Community College (VGCC).

## Rec. I 2
Enhance water and wastewater capacity and availability in southern Granville County.

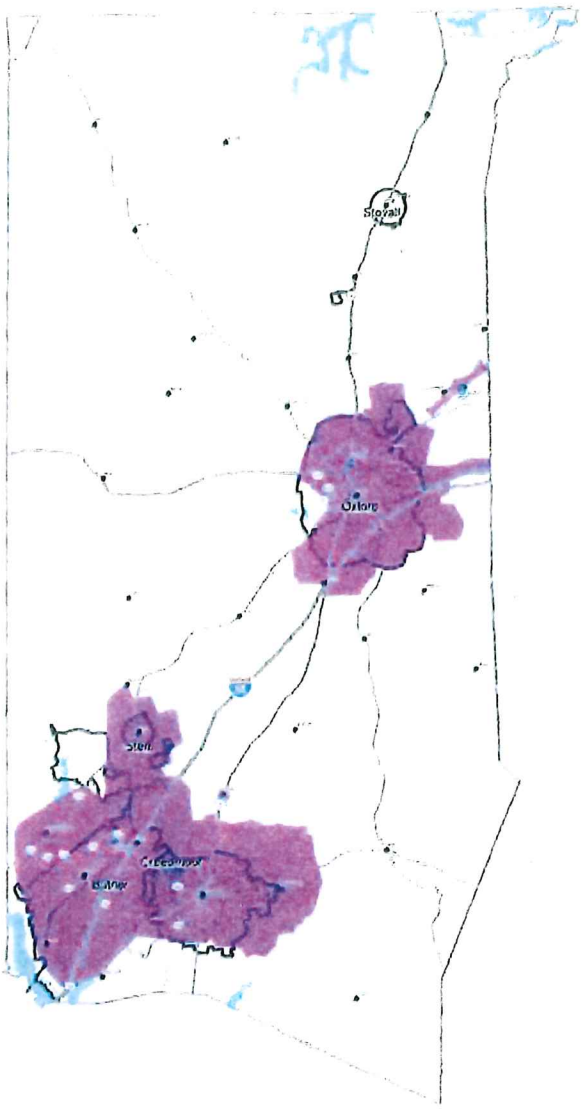
**Strategy I 2.1**
» Designate municipal service areas; prioritize allocations and incentivize growth in these areas.

**Strategy I 2.2**
» Investigate grant opportunities through the U.S. Economic Development Administration (EDA) strategic investments program.

**Strategy I 2.3**
» Address water quality issues in south Granville.

**Strategy I 2.4**
» Conduct studies to address water and sewer infrastructure capacity needs:
- Water infrastructure needs include:
  - Increase crossings under I-85 and railroad tracks via loop connection between Creedmoor Rd/Brogden Rd and US 15 (under I-85)
  - Consider closed loop at the US 15 and I-85 interchange.
- Sewer infrastructure needs include:

**Potential Long-Term Municipal Service Districts**




**Long-term Municipal Service Areas can provide certainty for investment, as well as preservation of rural areas and agriculture.** Note: these areas have not been designated yet, and are shown for illustrative purposes only.

# INFRASTRUCTURE

- Consider parallel force-main from Creedmoor system westward.
- Identify a solution to and improve force-main capacity under I-85 and the railroad.

## Rec. I 3
Reserve sewer capacity for economic development and consider updates to policies.

**Strategy I 3.1**

» Support municipalities in executing sewer strategy that supports infill development.

- It is in the County's best interest to have development occur within municipal limits, however current utility policy requires new residential development to meet a threshold of 200 units to get approval for a new pump station. Basin level studies that identify potential infill areas and implementing a cost share / reimbursement program would allow for areas to be developed incrementally.

**Strategy I 3.2**

» Update allocation methods to allow for multi-phase development approvals.

## Rec. I 4
Support the efforts of the Regional Broadband Study by the Kerr-Tar Council of Governments.

**Strategy I 4.1**

» Work with regional partners to increase broadband access throughout the county.

## Rec. I 5
Be proactive about stormwater.

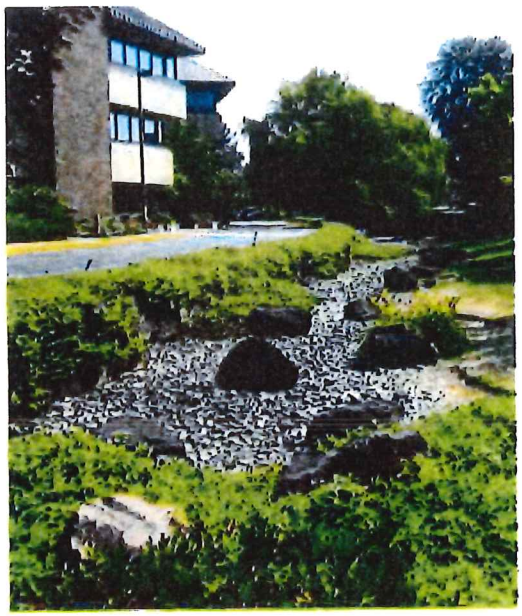
**Strategy I 5.1**

» Encourage/incentivize low impact development techniques by updating stormwater ordinances and improving outreach efforts.

- Allow naturalized detention areas, rain gardens, and bioswales to satisfy open space requirements.
- Consider enacting zoning overlays that designate areas of specific stormwater management concern and encourage certain types of stormwater management techniques.

**Strategy I 5.2**

» Consider regional stormwater detention solutions for future employment sites.



Bioswales and other Low Impact Development can enhance water quality

# INFRASTRUCTURE

## Rec. I 6
Coordinate with municipalities and regional planning agencies on the following project priorities:

**Capital Area MPO Projects:**
- » NC 56 improvements
- » I-85/Brogden Road interchange and turn lanes
- » I-85 widening
- » NC 50 widening
- » US 15 widening
- » Creedmoor Loop
- » Other improvements identified in the Comprehensive Transportation Plan
- » Bicycle and pedestrian improvements (State bike route improvements, Tar River Greenway)

**Recently submitted priorities to the Kerr-Tar RPO:**
- » Aviation improvements at HNZ - Henderson-Oxford airport
- » Lake Devin Park trail (3.8 miles of gravel trail around perimeter of Lake Devin Park)
- » Oxford Park Trail (combination of paved trail, gravel trail, and sidewalk; 2.5 miles from Granville Health System to Oxford Park)
- » Pine Cone Drive and Edgewood Drive Greenway (1.6 miles of trail from Pine Cone Drive to Willamsboro Street)

## Rec. I 7
Preserve mobility on key thoroughfares.

**Strategy T 2.1**
- » Work with NCDOT to ensure new developments add turn lanes where needed. Develop a policy that clearly defines criteria for traffic improvements.

**Strategy T 2.2**
- » Discourage strip commercial development on major arterials and collector roads by encouraging reverse frontage roads and shared parking.



# INFRASTRUCTURE

**Strategy T 2.3**

» Regularly review subdivision standards and connectivity policies to reduce traffic on main roads (i.e. NC 96 and NC 56).

**Strategy T2.4**

» Regularly review development standards regarding traffic impact improvements and update as needed.

- Thresholds for improvement should be evaluated, including triggers for turn lanes, cross-access, traffic signals and road level-of-service minimums.

## Rec. I 8

Update road standards to fit character areas identified on Future Land Use Map.

**Strategy T 3.1**

» Require shorter blocks and shared parking in Mixed Use and Commercial areas.

**Strategy T 3.2**

» Consider updating roadway standards to match municipal requirements in Medium Density areas, or require annexation with new development near or adjacent to municipalities.

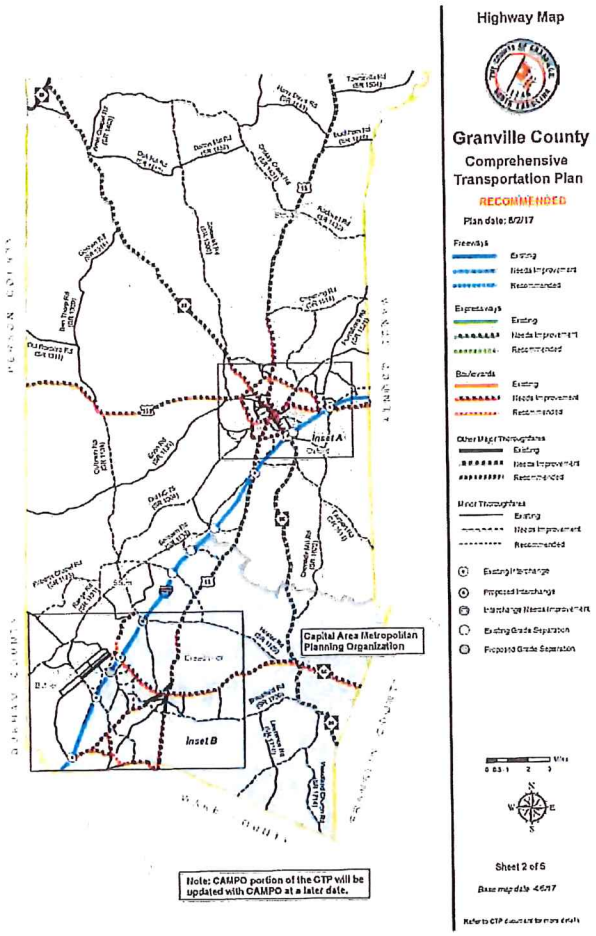
**Strategy T 3.3**

» Encourage low impact street design in Suburban Residential and Rural Residential areas.

**Strategy T 3.4**

» Update land development ordinances to require landscaping buffers along rural thoroughfares, to preserve the rural visual character of these areas.

**Comprehensive Transportation Plan Map**




**The map above shows roads that need to be improved and new locations of roads that are planned.** For more information, see https://connect.ncdot.gov/projects/planning/Pages/CTP-Details.aspx?study_id=Granville+County

# RECREATION AND OPEN SPACE

## Rec. RO 1
Partner with towns and other entities to provide recreation facilities in under-served areas.

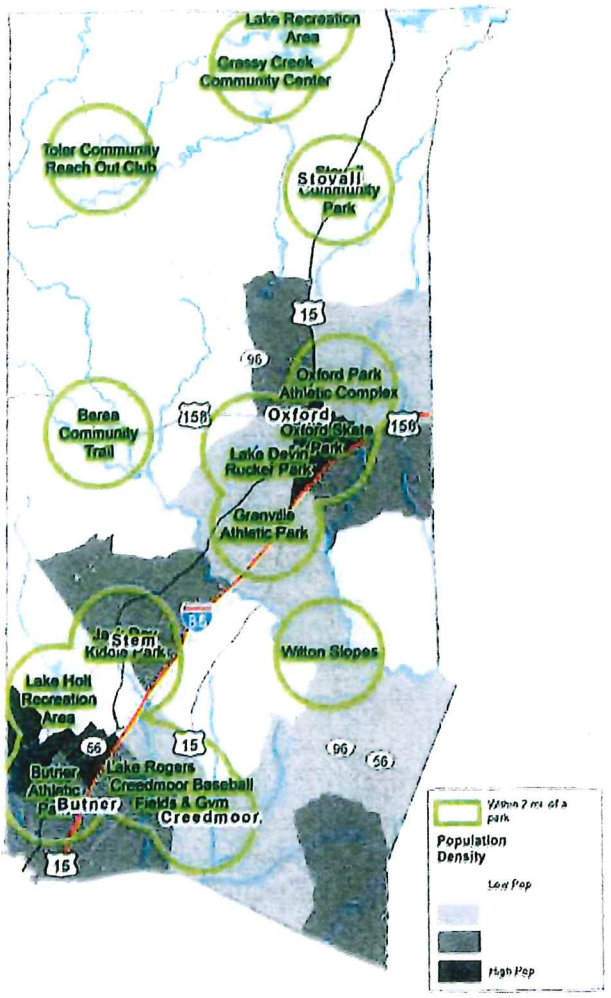
**Strategy RO 1.1**
» Consider co-location/joint use agreements with schools.

**Strategy RO 1.2**
» Consider partnerships for a public park and/or trail in Brassfield Township.

**Strategy 1.3**
» Review and update development fees to ensure that new residential growth can contribute to the purchase and development of recreational facilities to serve new residents.

## Rec. RO 2
Encourage preservation of open space and incorporation of amenities in new development.

**Strategy RO 2.1**
» Revise open space requirements to increase amenities in new development and protect rural character.
- Increase and/or clarify open space requirements in Suburban Residential, Conservation Design, and Medium Density Residential Areas.
- Currently AR-40 (rural, agricultural, residential) zoning district requires no open space preservation.
- Planned Unit Development (PUD) option has open space goals but no requirements.




**The map above shows areas of the county that are within 2 miles of an existing park.**
Areas in darker gray represent areas that have a higher population density. Areas with high population densities and that are not within 2 miles of a park are under-served areas.

# RECREATION AND OPEN SPACE

**Strategy RO 2.2**

» Prioritize open space reservation to protect water quality and rural character.
- Stream buffers and larger riparian areas.
- Avoid steep slopes adjacent to streams.
- "Rural View" frontage buffers, protection of stands of mature trees, and meadows.

## Rec. RO 3

Use public and private partners to address parks, recreation, and open space goals.

**Strategy RO 3.1**

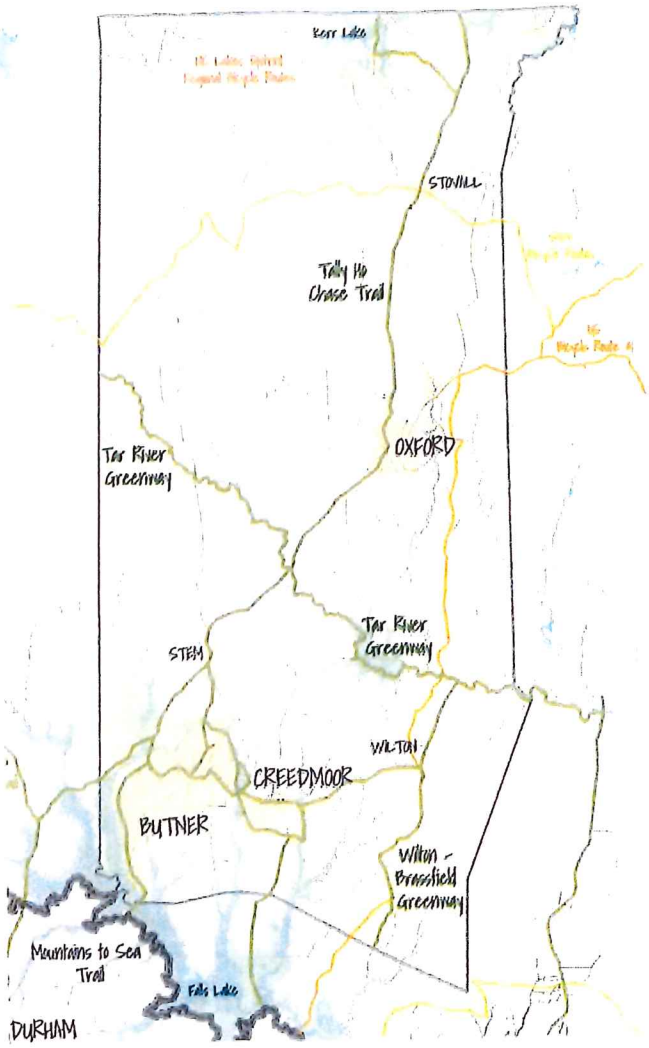
» Pursue completion of priority greenways and trails. Next steps include coordinating with regional and interstate partners, and feasibility studies to determine alignments and cost estimates. Priority facilities include:
- Cross-county Rail Trail (Oxford to Stovall is near-term opportunity and part of the planned East Coast Greenway)
- Creedmoor - Butner connection
- Connection into Durham County
- Tar River Trail (Blueway / Greenway or Trail)
- Wilton - Brassfield Greenway or Multi-use path

**Strategy RO 3.3**

» Partner with nearby counties and municipalities on water quality protection efforts and voluntary land conservation in the Falls Lake Watershed. This can leverage outside funding to increase recreational areas and amenities.

**Strategy RO 3.4**

» Continue to work with municipalities and the Granville County Parks and Recreation Advisory Committee to improve recreational facilities throughout the county.




**Regional Greenway Priorities and Connections**






# COORDINATION

## Rec. C 1
Encourage annexation agreements between municipalities.

## Rec. C 2
Revisit and possibly extend Extra Territorial Jurisdiction (ETJ) boundaries based on short-term and long-term urban service areas.

**Strategy C 2.1**
» Consider using the Future Land Use map as a basis for amending ETJ lines.

## Rec. C 3
Continue to collaborate with Vance-Granville Community College, the Kerr-Tar Council of Governments, and the school district in operational coordination and expansions or siting of new facilities.

**Strategy C 3.1**
» Hold regular meetings to collaborate on facility needs and program priorities
» Adjust programming following regular communication with employers and survey of employment needs of existing businesses.



**Strategy C 3.2**

» Coordinate closely with the school board to ensure that new schools can be located in areas close to existing and future population centers. This will reduce cost of operations as well as reduce traffic congestion.

## Rec. C 4

Facilitate cross-departmental and inter-jurisdictional coordination to provide county services that support the recommendations in this plan.

**Strategy C4.1**

» Coordination between Fire Services, Emergency Medical Services (EMS) and other departments to improve response times in areas near municipalities and other growth areas

## Rec. C 5

Update other county-wide master plans to be consistent with the recommendations of this plan, including but not limited to parks and recreation plans, transportation and greenways plans, capital improvement plans, and other civic, cultural, and investment-guiding plans.

## Rec. C 6

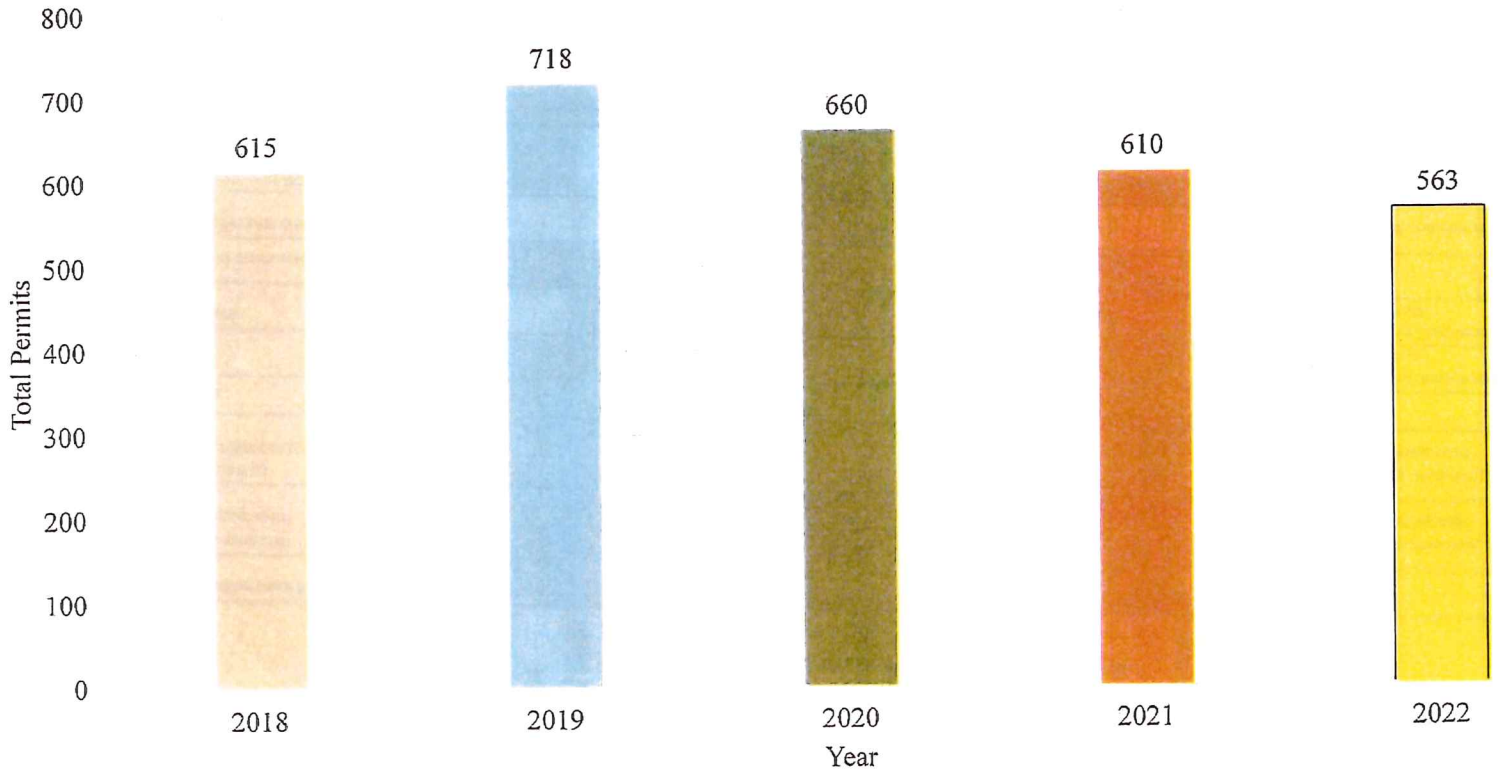
Coordinate with the State of North Carolina, state agencies, the North Carolina Army National Guard, the Town of Stem and the Town of Butner on land use planning efforts in the southwestern part of the county

| | | Goal | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Number | Action item | Protect the County's rural atmosphere | Expand economic development and business opportunities | Partner with and support municipalities to facilitate an efficient pattern of growth and provision of services | Provide infrastructure, community services, and facilities to meet the needs of residents and businesses | Provide a mix of housing opportunities | Leverage recreational and open space assets | Plan for well-designed, interconnected communities | Timeline | Responsible parties | Metrics for measurement (measures of success) |
| 1 | Review and update zoning districts and other sections of the Land Development Code to implement land use recommendations from this plan. | | | | | | | | | | |
| 1.1 | *Create overlay and update zoning ordinance to identify and describe standards for Rural Commercial areas* | | | | | | | | Short-term | Planning staff | Adopted zoning ordinance amendment |
| 1.2 | *Consider a tiered approach to the conditional use process for rural businesses that factors in scale and impact of uses.* | | | | | | | | Short-term | Planning staff | Adopted zoning ordinance amendment |
| 1.3 | *Allow for Conservation Subdivisions or clustering in certain zoning districts. Options should be provided for development with access to water and sewer and for lower density areas that allows flexibility in subdivision design and encourages the preservation of open space.* | | | | | | | | Short-term | Planning staff | Adopted zoning ordinance amendment |
| 1.4 | *Address visual impacts of residential development in Suburban and Rural areas.* | | | | | | | | Short-term | Planning staff | Adopted zoning ordinance amendment |
| 1.5 | *Modifications to the Planned Unit Development Section to allow for mixed use development and specify design criteria* | | | | | | | | Mid-term | Planning staff | Adopted zoning ordinance amendment |
| 1.6 | *Commercial overlay districts for commercial and mixed use areas* | | | | | | | | Mid-term | Planning staff | Adopted zoning ordinance amendment |
| 2 | Protect Agriculture | | | | | | | | | | |
| 2.1 | *Monitor conversion of farms and forestry lands and consider the creation of an Agricultural Zoning District to further discourage residential encroachment. The zoning district could specify a very low overall gross density for new residential subdivisions or employ sliding scale zoning to maintain tracts of farmland.* | | | | | | | | Long-term | County and partners | Acreage of farms, agricultural products, acreage of Voluntary Ag Districts |

| | | Goal | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Number | Action item | Protect the County's rural atmosphere | Expand economic development and business opportunities | Partner with and support municipalities to facilitate an efficient pattern of growth and provision of services | Provide infrastructure, community services, and community facilities to meet the needs of residents and businesses | Provide a mix of housing opportunities | Leverage recreational and open space assets | Plan for well-designed, interconnected communities | Timeline | Responsible parties | Metrics for measurement (measures of success) |
| **3** | **Economic Development Strategies** | | | | | | | | | | |
| *3.1* | *Survey employers to determine challenges and priorities.* | | | | | | | | Short-to mid-term | Economic Development staff, in coordination with employers | Completed survey |
| *3.2* | *Update economic development website, marketing materials, and branding.* | | | | | | | | Mid-term | Planning and Economic Development staff, in coordination with site owners | Updated materials |
| **4** | **Promote Tourism** | | | | | | | | | | |
| *4.1* | *Tourism branding effort* | | | | | | | | Short-term | Toursim Staff | Updated materials, visitation statistics |
| *4.2* | *Monitor, continue and consider expansion of mini-grant program for festivals and events* | | | | | | | | Short-term | Toursim Staff | Updated materials, visitation statistics |
| **5** | **Implement utility infrastructure recommendations** | | | | | | | | | | |
| *5.1* | *Establish interlocal agreements for annexation and utility provision and revisit Extra-territorial Jurisdiction (ETJ) boundaries* | | | | | | | | Short-term | Municipalities | Updated policies and standards |
| *5.2* | *Pursue grants to improve utility capacity for economic development opportunities* | | | | | | | | Mid-term | Planning, Engineering, and Economic Development staff in coordination with municipalities and SGWASA | Grant funding |
| *5.3* | *Develop sewer infill strategy and consider methods for multi-phase development approvals* | | | | | | | | Mid-term | Municipalities and SGWASA | Updated policies and standards |
| *5.4* | *Coordination with SGWSA and Oxford to study and address water and sewer capacity needs, replace inefficient pump stations and plan for regional pump stations* | | | | | | | | Long-term | SGWSA staff, Planning and Engineering staff, Municipalities | Updated utility master plan or priorities |
| *5.5* | *Work to increase broadband availability through participating in the Broadband Enhancement Study and implementing its recommendations.* | | | | | | | | Mid-term | County and municipal staff in coordination with Kerr Tar COG | % Of County served by broadband |

| Number | Action item | Goal | | | | | | | Timeline | Responsible parties | Metrics for measurement (measures of success) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Protect the County's rural atmosphere | Expand economic development and business opportunities | Partner with and support municipalities to facilitate an efficient pattern of growth and provision of services | Provide infrastructure, community services, and facilities to meet the needs of residents and businesses | Provide a mix of housing opportunities | Leverage recreational and open space assets | Plan for well-designed, interconnected communities | | | |
| 6 | Review stormwater ordinances and expand outreach efforts to | | | | | | | | | | |
| 6.1 | *Review stormwater ordinances and identify ways to encourage low impact development techniques and green stormwater infrastructure* | | | | | | | | Mid-term | Public utilities, Planning, and Engineering staff | Updated policy and standards |
| 6.2 | *Expand outreach and education efforts related to innovative stormwater solutions that meet Falls Lake Rules* | | | | | | | | Mid-term | Public utilities, Planning, and Engineering staff | Outreach efforts |
| 7 | Transportation Implementation Strategies | | | | | | | | | | |
| 7.1 | *Coordinate with regional entities* | | | | | | | | Ongoing | Planning, and Engineering staff | Funded projects |
| 7.2 | *Review and update roadway and connectivity standards in the LDC* | | | | | | | | Mid-term | Planning, and Engineering staff | Updated policy and standards |
| 8 | Improve access to recreational facilities and open space | | | | | | | | | | |
| 8.1 | *Work with partners to create a public park and/or trail in the Brassfield Township* | | | | | | | | Mid-term | County staff and partners | Residents within 2 miles of a park or trail |
| 8.2 | *Conduct feasibility analyses to determine cost and ROW needs for priority greenways. Local funds may be necessary to leverage federal and state grants.* | | | | | | | | Mid-term | County staff, municipalities and Kerr-Tar RPO / COG | Conceptual design of one or more segments of the East Coast Greenway |
| 9 | Coordination to improve schools | | | | | | | | | | |
| 9.1 | *Coordination with Granville Public Schools and VGCC on STEM curriculum, technical training* | | | | | | | | Short-term | Economic Development staff, in coordination with GPS and VGCC staff and local employers | Bi-annual meetings |
| 9.2 | *Work with schools to develop joint use agreements and facilities in areas underserved by recreational facilities* | | | | | | | | Mid-term | County staff and Granville Public Schools | Joint Use Agreements for 2-3 schools in underserved areas |
| 9.3 | *Coordinate with school system to improve educational offerings and address facility needs* | | | | | | | | Mid-term | Elected officials and Granville Public Schools | To be determined |
| 10 | Fire / EMS service improvements | | | | | | | | | | |
| 10.1 | *Facilitate cross-departmental and inter-jurisdictional coordination to provide county services that support the recommendations in this plan.* | | | | | | | | Mid-term | County staff and municipalities | Response time, coverage areas and insurance ratings |

# TOTAL ZONING PERMITS ISSUED: 2018 - 2022

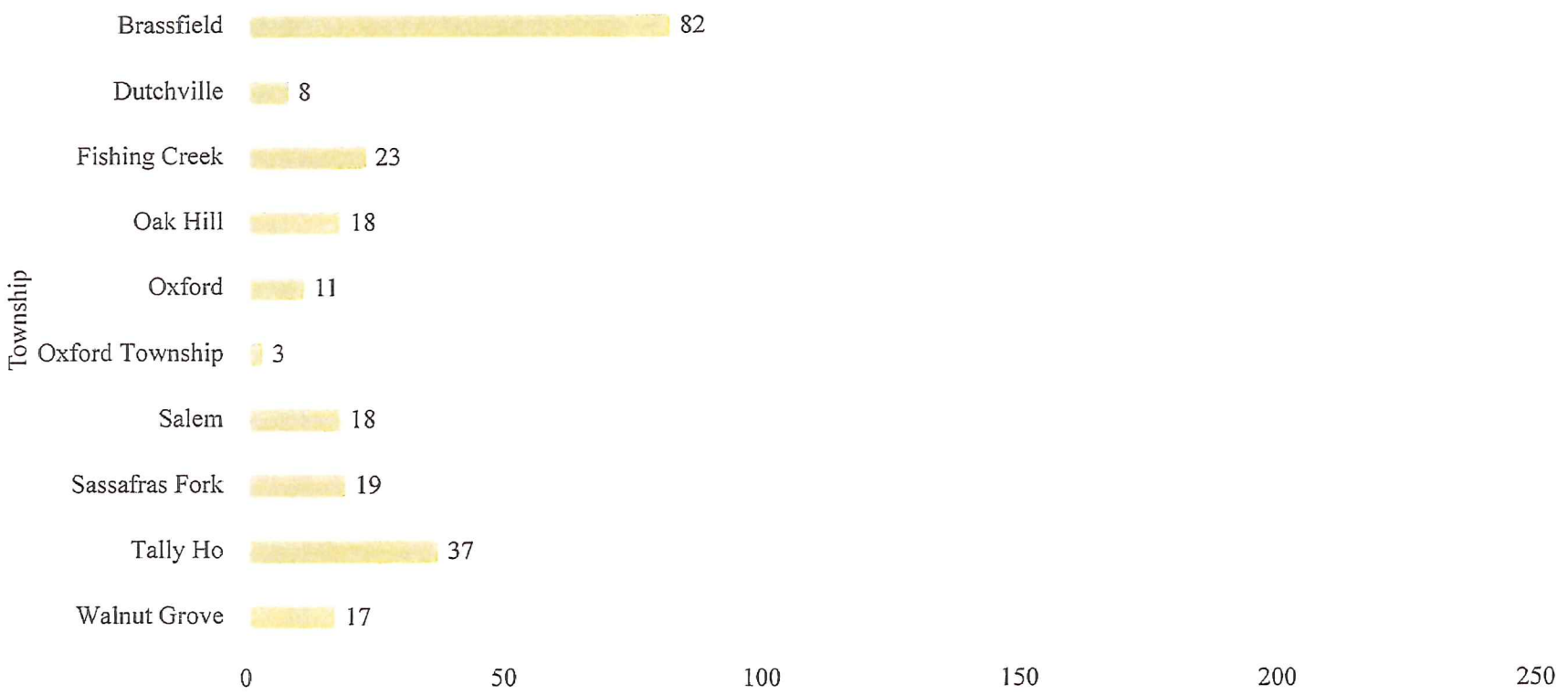


ZONING PERMITS BY TOWNSHIP
Brassfield
Dutchville
Fishing Creek
Oak Hill
Oxford
Oxford Township
Salem
Sassafras Fork
Tally Ho
Walnut Grove
Township
240
37
56
23
22
4
34
32
72
39
0
50
100
150
200
250
Total Number of Permits



124

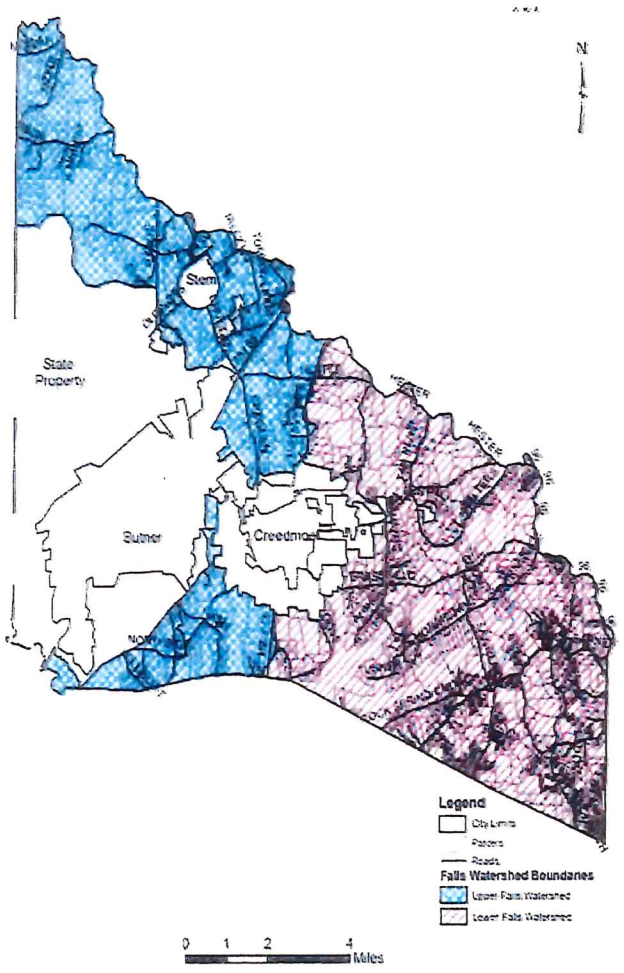
# ZONING PERMITS BY TOWNSHIP: SINGLE FAMILY DWELLINGS 2022 PER TOWNSHIP



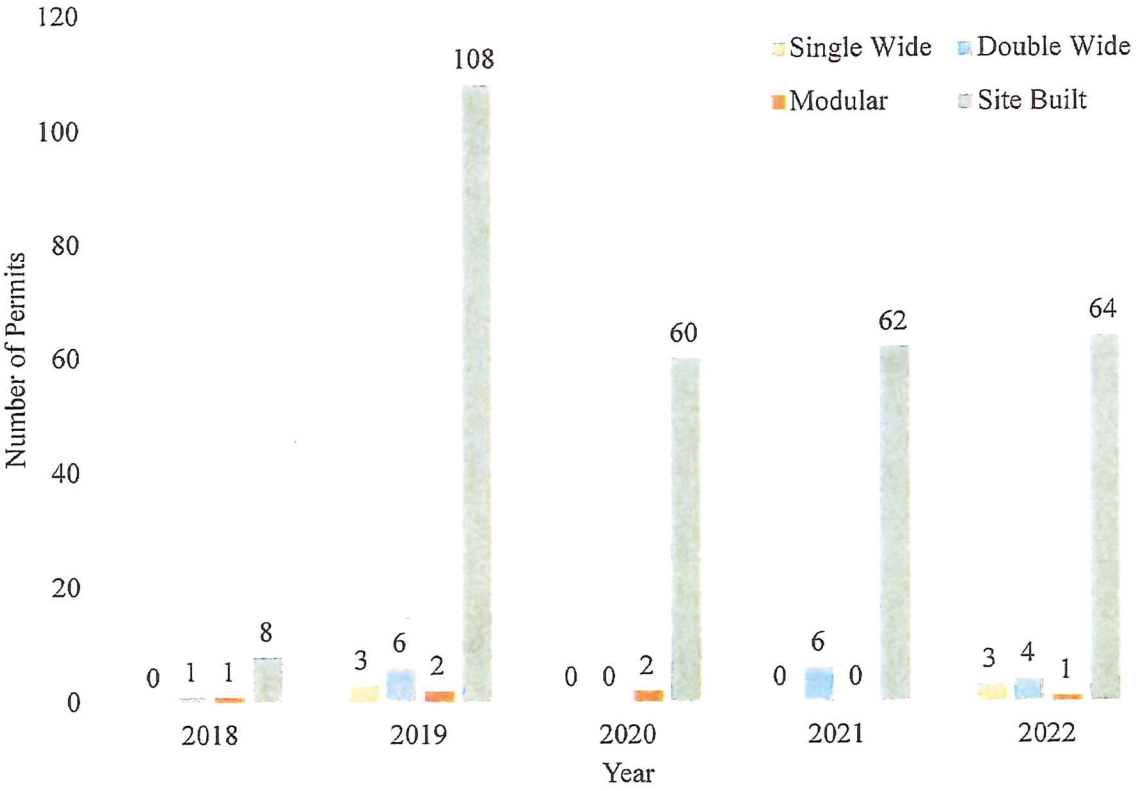
Zoning Permits: Types of Single Family Construction 2018 - 2022
Number of Permits
400
350
300
250
200
150
100
50
0
257
18
26
24
280
32
51
30
206
23
42
33
199
17
46
18
162
10
38
23
2018
2019
2020
2021
2022
Single Wide
Double Wide
Modular
Site Built



126




# SINGLE-FAMILY PERMITS: LOWER FALLS WATERSHED 2022



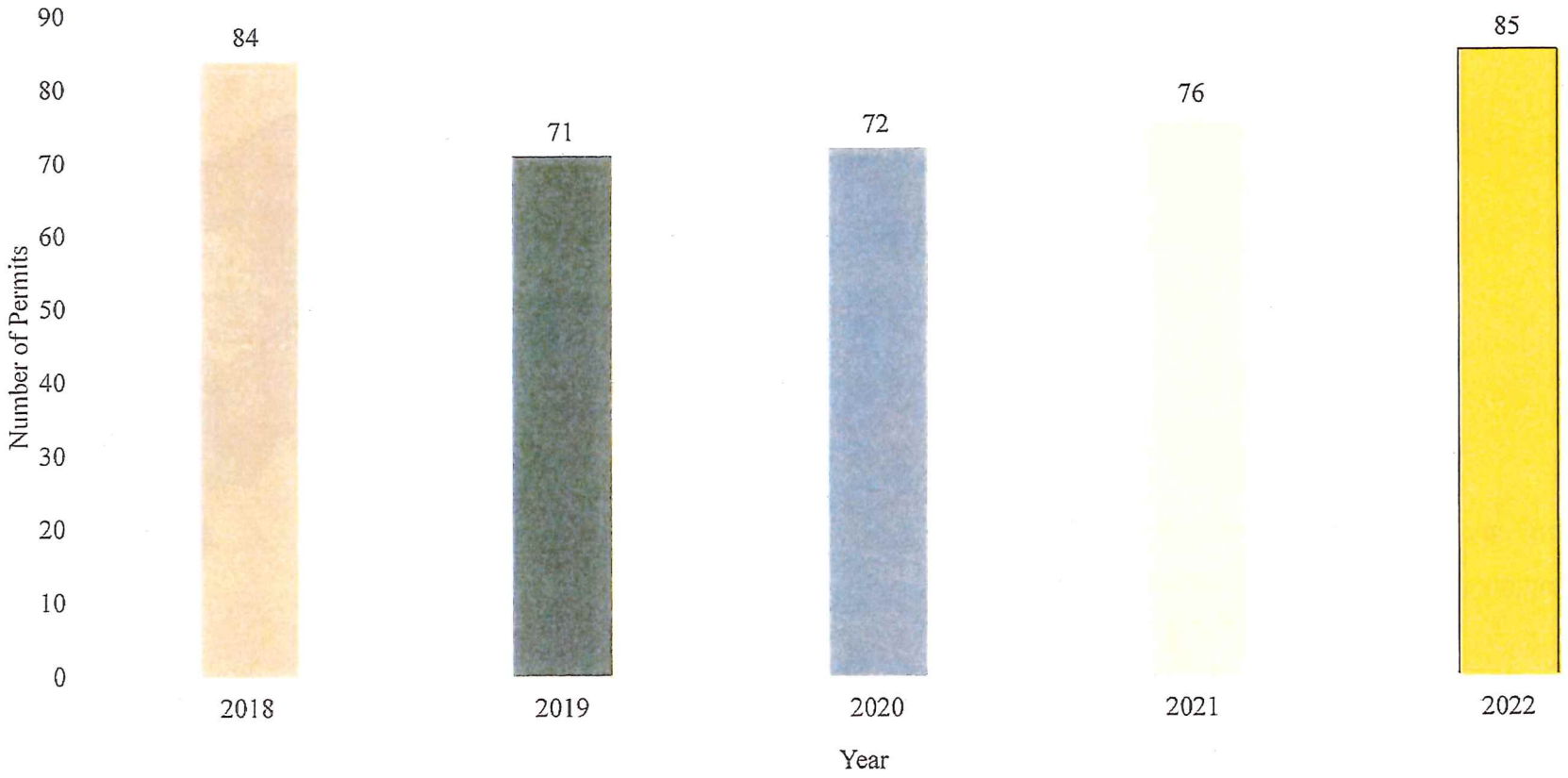
# SINGLE-FAMILY PERMITS: UPPER FALLS WATERSHED 2022



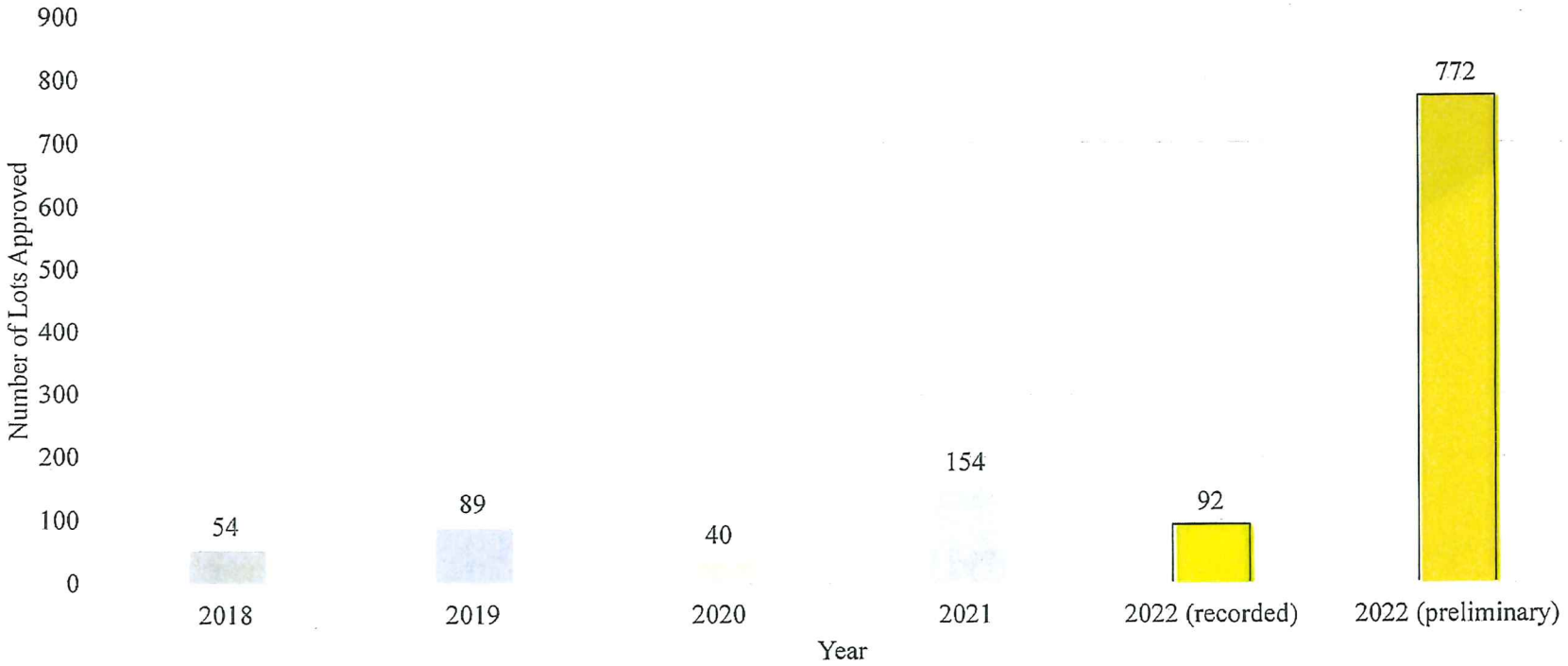



128

# MINOR FINAL SUBDIVISION LOTS APPROVED
# 2018 – 2022

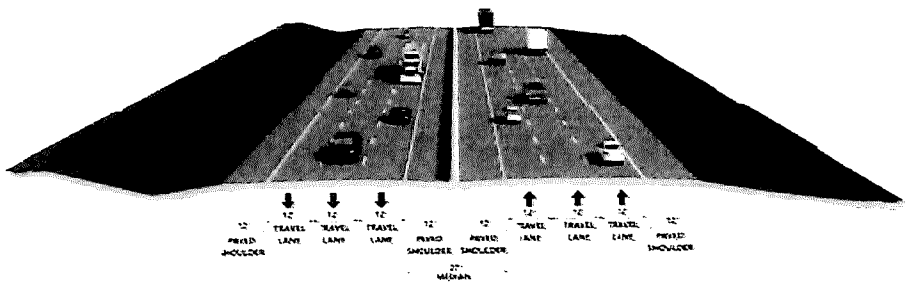


# MAJOR FINAL SUBDIVISION LOTS APPROVED
## 2018 – 2022



# TRANSPORTATION

- NCDOT regional project updates
  - I-885 (East End Connector)
  - I-85 projects
  - US-1
  - NC-50



-L- U.S. 1 CAPITAL BOULEVARD

# TRANSPORTATION

- Various intersection projects and improvements
  - US-15 and Hester Road
  - NC-56
  - West Lyon Station Road realignment
  - I-85 to Creedmoor Feasibility Study

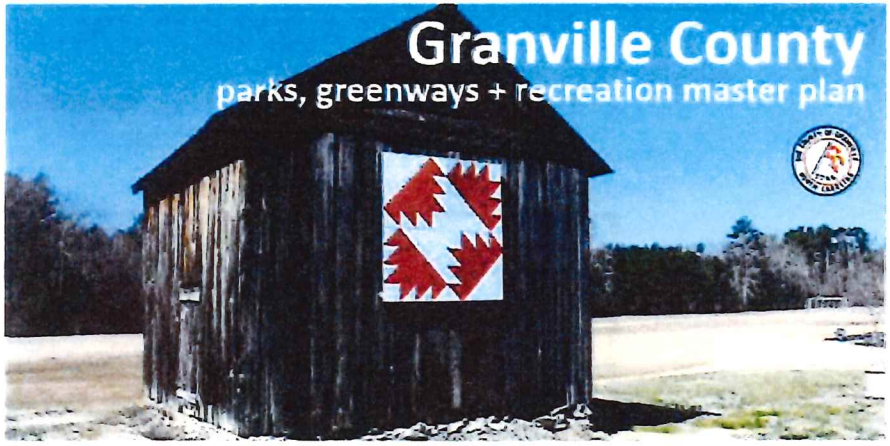




132

# PARKS, GREENWAYS, AND RECREATION

- 2023 Master Plan
  - Major focus on underserved areas
  - Community engagement
  - Adoption
  - Implementation



# PARKS, GREENWAYS, AND RECREATION

- 2022 Recreation Grants
  - 6 projects
- 2023 Recreation Grants
  - Anticipate same level of funding



# PARKS, GREENWAYS, AND RECREATION

- Tar River Land Conservancy Trails
  - Several miles of trails opened in 2022
  - More to come in 2023 and beyond

**Granville County**

104 Belle Street
Oxford, NC 27565
(919) 693-5240

| | |
|---|---|
| **To:** | Board of Commissioners |
| **From:** | Debra Weary |
| **Department:** | Administration |
| **Date:** | February 15, 2023 |
| **Title:** | **Granville County Public Schools Update** |

**PURPOSE:**

Dr. Alisa McLean, staff, and board liaisons will provide an update on Granville County Public Schools.

**ACTION TAKEN:**

**Granville County**

104 Belle Street
Oxford, NC 27565
(919) 693-5240

| | |
|---|---|
| **To:** | Board of Commissioners |
| **From:** | Debra Weary |
| **Department:** | Administration |
| **Date:** | February 15, 2023 |
| **Title:** | **Dinner** |

**PURPOSE:**
Dinner and informal networking

**ACTION TAKEN:**

**Granville County**
**Administration**
104 Belle Street
Oxford, NC 27565
(919) 693-5240

| | |
|---|---|
| **To:** | Board of Commissioners |
| **From:** | Debra Weary |
| **Department:** | Administration |
| **Date:** | February 15, 2023 |
| **Title:** | **Update from Municipalities** |

**PURPOSE:**
To hear updates from Municipalities

A. Stem Mayor Casey Dover
B. Creedmoor Mayor Bobby Wheeler
C. Butner Mayor Terry Turner
D. Stovall Mayor Mike Williford
E. Oxford Mayor Jackie Sergent

**ATTACHMENTS:**
Stem Presentation
Creedmoor Presentation
Butner Presentation

**ACTION TAKEN:**

# Town of Stem

2022 Year in Review and

2023 Preview



139

# 2022 Year In Review

Stem, NC

# Events

- Returned to in-person meetings at the Stem Town Hall
- Return of the Stem Easter Egg Hunt
- Return of the Stem Christmas Parade











141



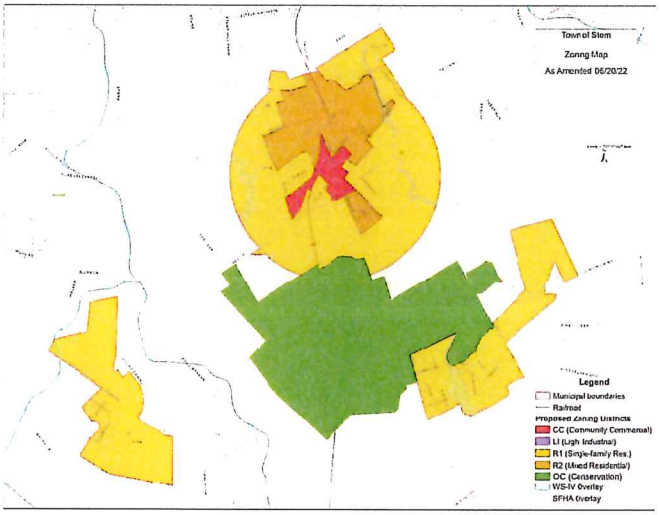
# Updates to Jack Day Park

- Addition of a new play structure for ages 3-5 with grant funds from Granville County Parks and Recreation.
- Clearing of additional lot next to Jack Day Park and addition of fencing to create multi-purpose play field

142

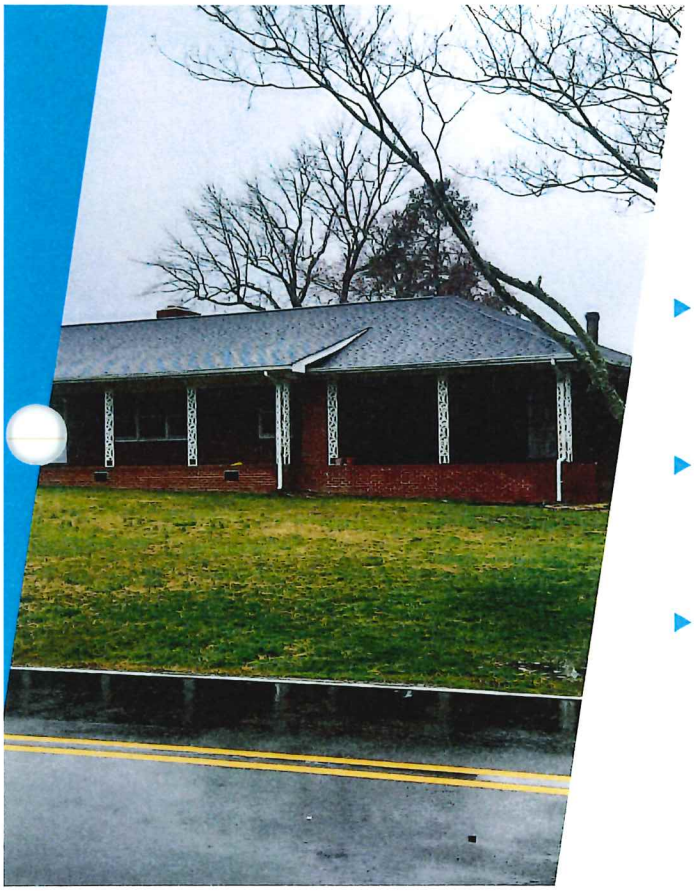
# Growth

- Issued permits for 8 new single family homes and 1 professional services building
- Voluntary annexation Range Rd Property - 55 acres and a proposed site of 115 new homes.
- Voluntary annexation Tar River Land Conservancy Ledge Rock Creek Property - 397 acres
- Adoption of a Unified Development Ordinance (UDO)






143



# Stem Governance

- Purchased property for site of proposed new town hall which will increase space from 650 square feet to 2300 square feet.
- Partnered and contracted with Kerr-Tarr Council Government to assist with zoning and development projects.
- Added a part-time grant writer

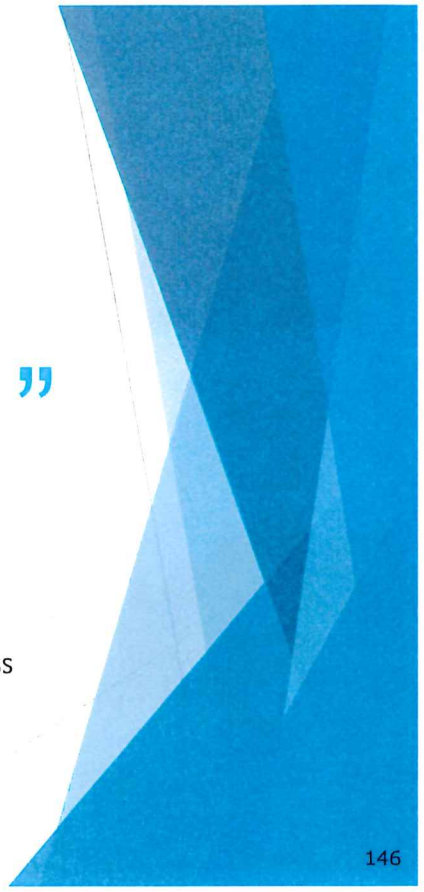
# 2023 Preview

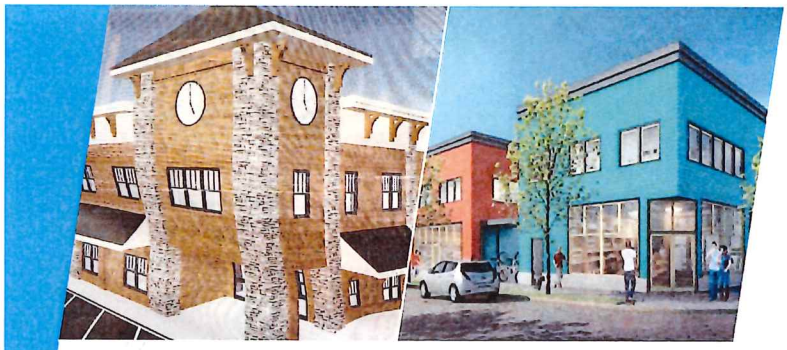
Town of Stem

"You either design the change intentionally, or it happens without your intervention"

Jan Nieuweboer, Future of Work Leader, Rabbobank, Netherlands

*Borrowed from the Granville County Chamber of Commerce Women in Business Luncheon, February 8, 2023







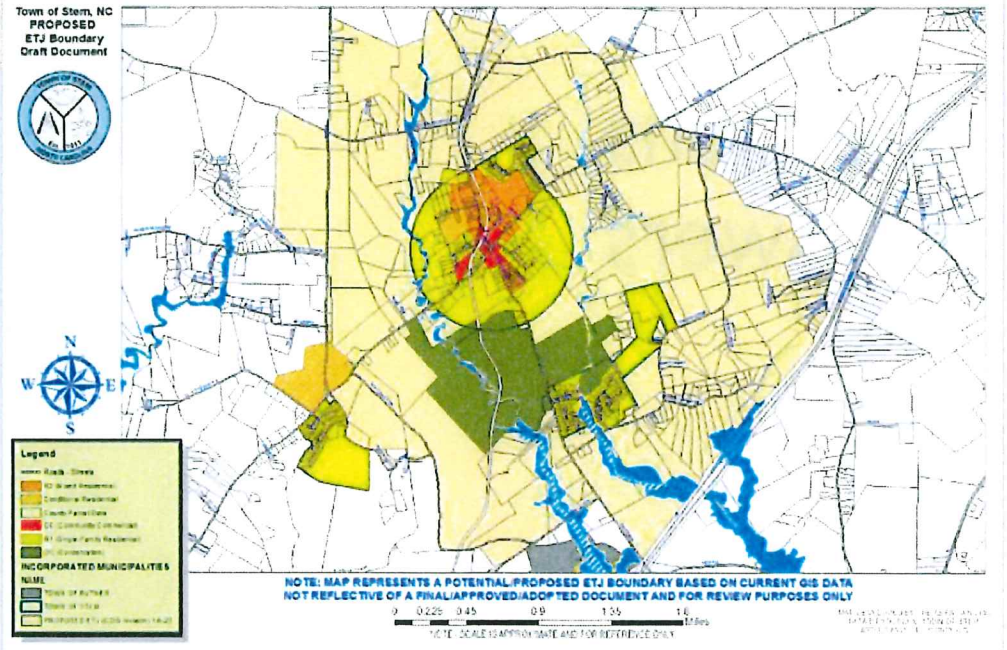
# Downtown Revitalization

Create a Downtown Revitalization plan including plans for new Town Hall.



147

# Establish Stem's ETJ

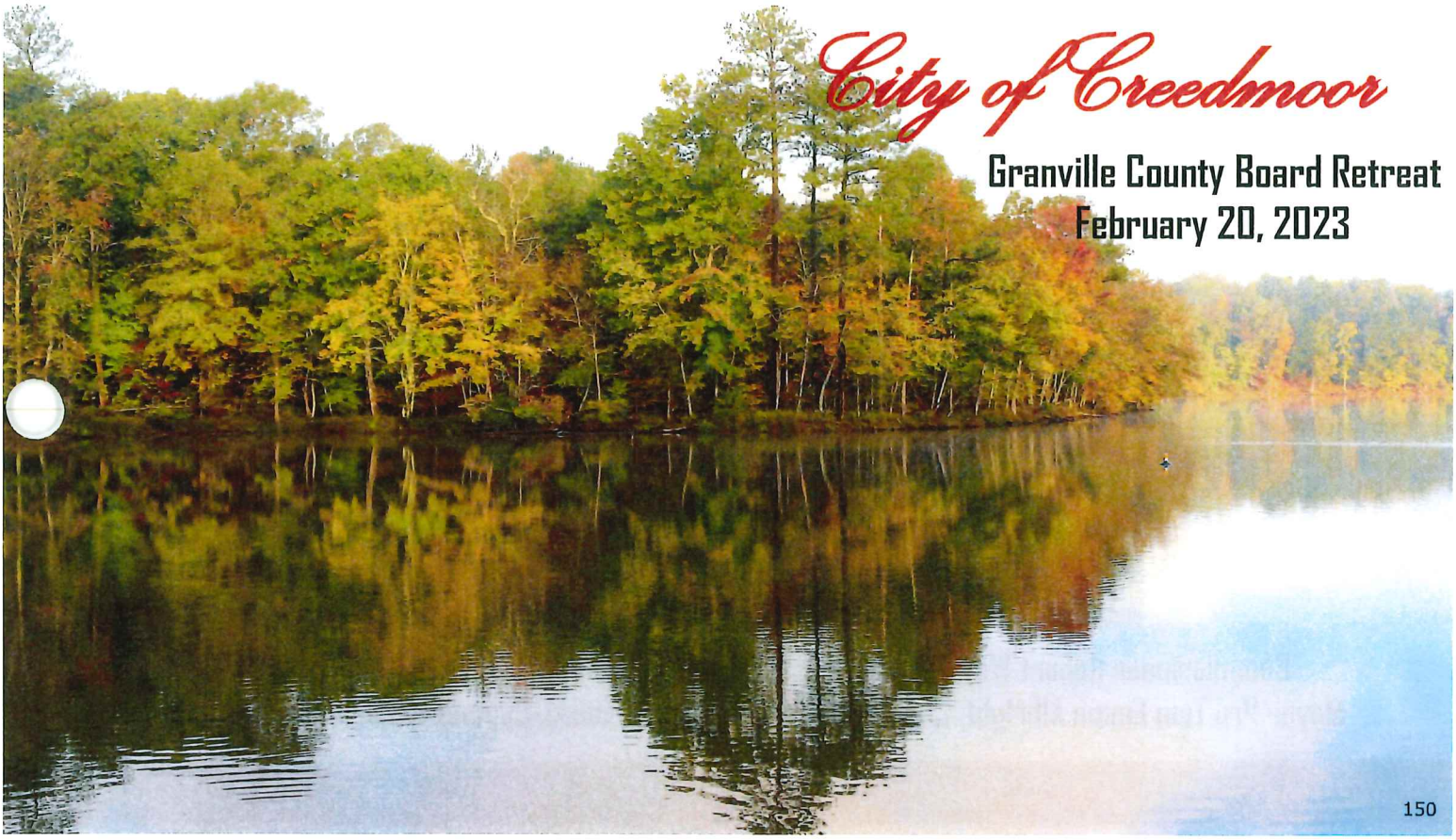



***Note: Map pictured above is a draft for review only and not a final approved document.***



148

# Questions &Answers


City of Creedmoor
Granville County Board Retreat
February 20, 2023
150

# Creedmoor

## Board of Commissioners



Commissioner Robert Way, Commissioner Edward Gleason, Mayor Robert V. Wheeler,
Mayor Pro Tem Emma Albright, Commissioner Georgana Kicinski, Commissioner Archer Wilkins

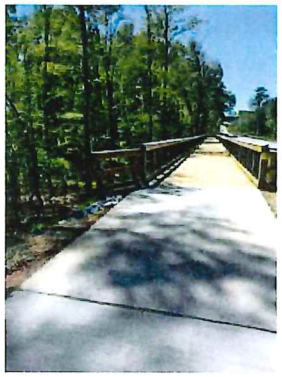


151

# Projects Completed FY 2022/23
















152

- Cross City Trail Bridge and Boardwalk
- Cross City Trial Boardwalk and Bridge Lighting
- Pedestrian Crosswalk Warning Signals
- Completion of the Creedmoor Community Center
- NC-56 and US-15 Re-alignment







- Partnership with Tar River Land Conservancy and Granville County for Installation of the Robertson Creek Nature Preserve



153

# Creedmoor Recreation Department
# Field Rehabilitation – Phase 1 (Completed)



B.C. Roberts Filed – Phase 1

- Light Relocation
- Outlets & Panel
- Water Meter (SGWASA)
- Irrigation




# Current Projects FY 2024/2025



155

- Construction of New Police Building
- Renovations of Creedmoor City Hall



- Robertson Creek Greenway on Tar River Land Conservancy Property (between NC-56 and Brassfield Road)
- Gateway (5707-L) Landscaping Partnership with NC-DOT
- Parks and Recreation Master Plan and Expansion



## Planned renovations of Creedmoor City Hall



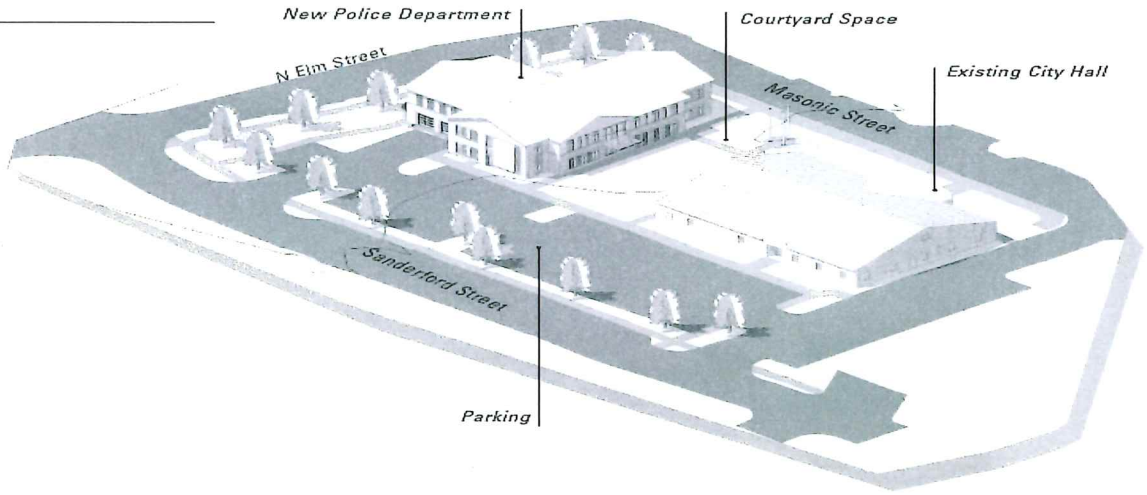



157

# Construction of a new Police Department Building

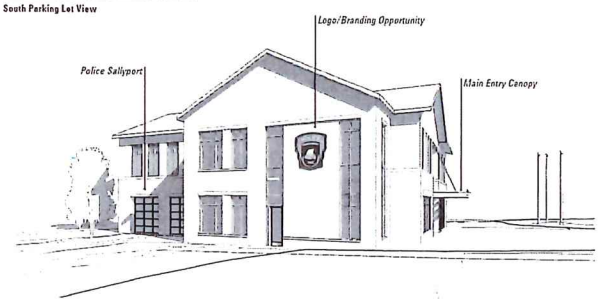
## Overall Site

**Birds Eye Aerial View**



## Exterior Perspective

South Parking Lot View



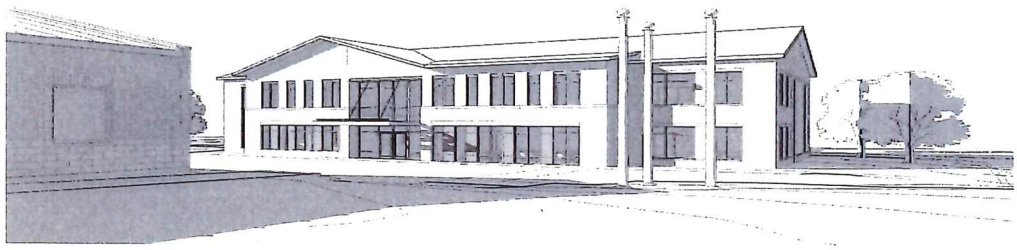

## Exterior Perspective

Southeast Parking View



## Exterior Perspective

East Approach from City Hall





159

# Field Rehabilitation – Phase 2 (May/June)



Scope of Work

- Till and Laser grade 53,000 sq. ft. Seed with Sport's Blend Bermuda @ 1.5 lbs per 1,000 sq. ft.
- Apply starter fertilizer
- Install 670' of 6" pipe and outfall

# Creedmoor Memorial Park (Proposed)




- 2-4 acres in size
- Supports multiple 2014 Parks and Recreation Master Plan Goals
- Cost $750K-2.25M
- Development 3-5 years



161

# Growth in Southern Granville County






Brame's Crossing .....170 Household Units*
Approved waiting for construction by developers
Yorkshire.....500 Household Units* Pending Approval
Marry Lane.....600 Household Units* Pending Approval

1,270+ TOTAL Household Units



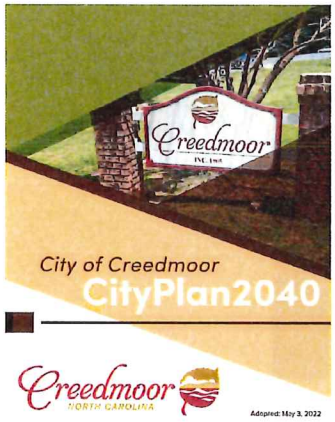
**Estimated number of additional Household Units over the next 4 – 5 years – once water and sewer allotments are available from SGWASA.*

# Long Range Opportunities



# Downtown Revitalization

# Creedmoor 2040 Plan









165

# City of Creedmoor Hosted and Partnered Events










Martin Luther King Day Breakfast
Easter Egg Hunt
Operation Medicine Drop
Walk to School with Creedmoor Elementary
Fireworks @ Lake Holt
Creedmoor Music Festival
National Night Out @ SGHS
Walk to School
Fireman's Day Parade & Fundraiser
Main Street Trick or Treating
Veterans Day Breakfast
Christmas Tree Lighting
Christmas Parade
Shop with a Cop






167

Creedmoor
NORTH CAROLINA

# Partnering with Granville County



168

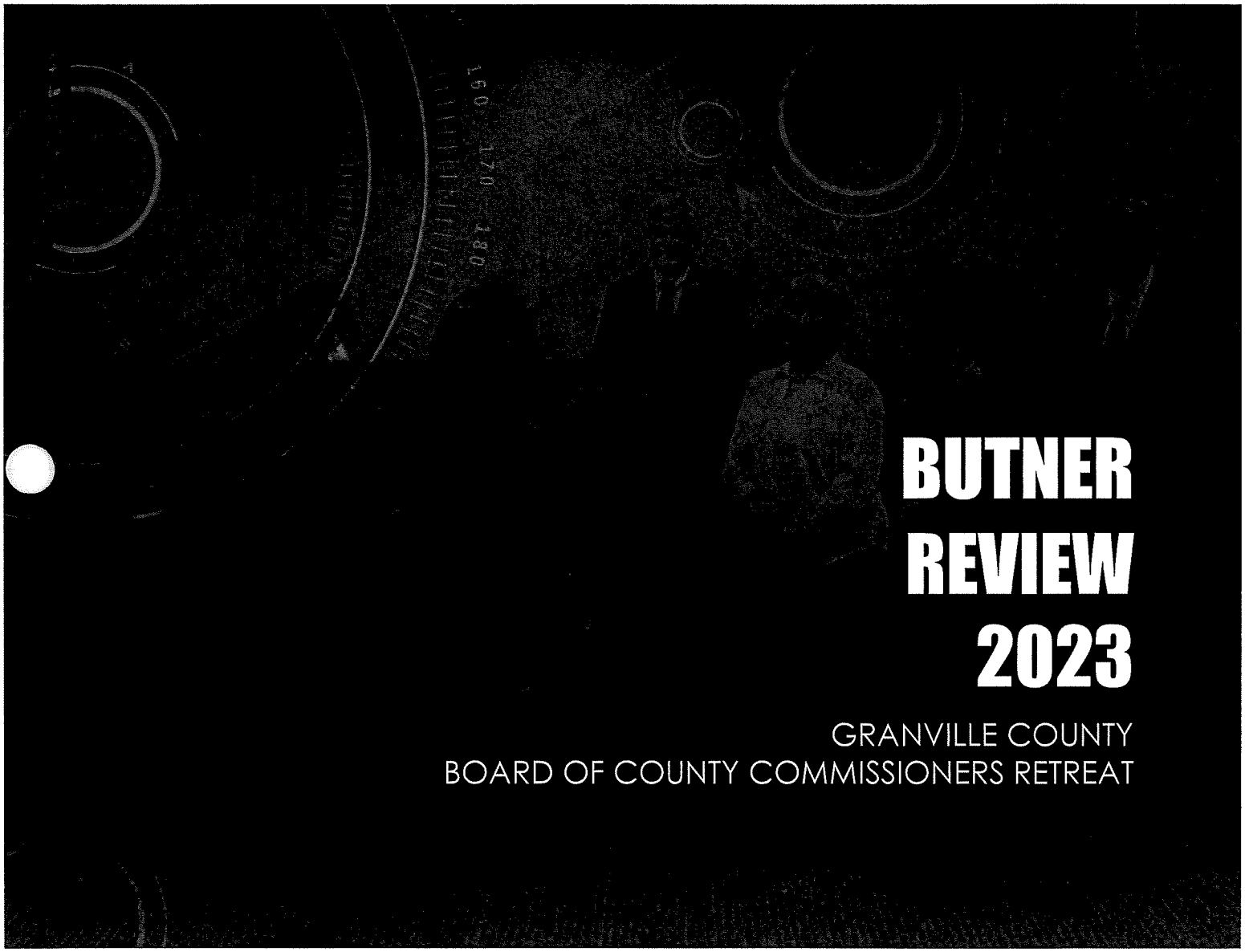


- Increased EMS support to our area
- Coordinating expansion of the City's ETJ

*Thank you to Granville County and Board for all of the support to our City. We look forward to a continued partnership and are excited for the future growth of Southern Granville County.*



169



# BUTNER REVIEW 2023

GRANVILLE COUNTY
BOARD OF COUNTY COMMISSIONERS RETREAT

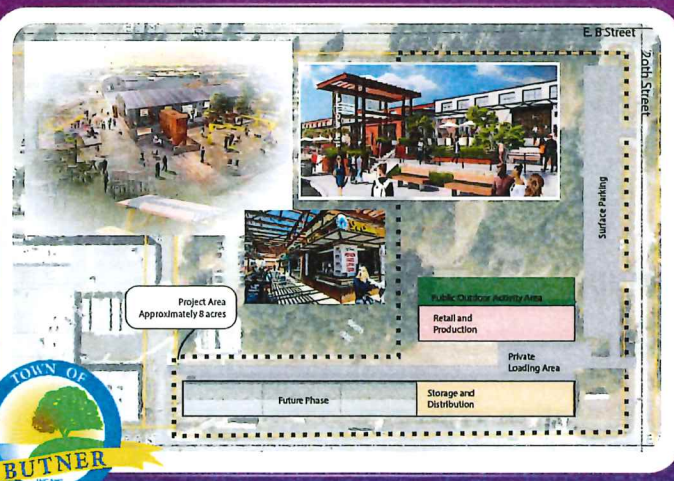
# PRESENTATION

1. Current Town Projects
2. Overall Growth Objectives and
3. Opportunities for Cooperation



171

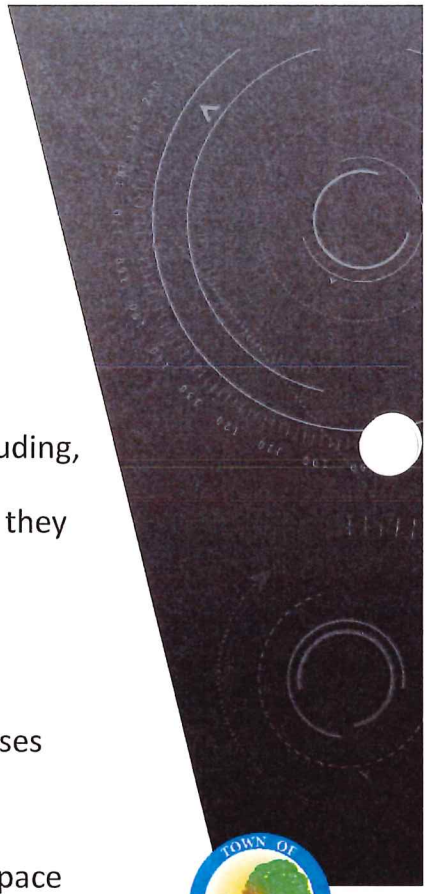





# CURRENT PROJECTS

- Building a new performance stage at Gazebo Park
- Installing new sidewalks in Butner's Town Center
- Repairs to our Public Safety Building
- New Fire Truck
- Upgrading Railroad Crossing at Central Avenue
- Pursuing grants for land use, economic development, and transportation planning and design for our Town Center and Depot District

# OVERALL GROWTH OBJECTIVES



- A pattern of development that maximizes existing infrastructure
- A pattern of development that doesn't hurt the long-term fiscal, environmental, or functional health of the Town
- An economic "strategy" tied to our long-range land use plan
- Become a "lifestyle" community focusing on quality-of-life factors including,
    - allowing workplace mixed use (so people can live close to where they work and walk to work, walk to lunch and services from their workplaces, etc.)
    - a place to age through all stages of life
    - a place with access to opportunity for start-up and small businesses
    - a place with distinct centers that are walkable
    - generous opportunities for, and access to, recreation and open space and the protection of rural areas for agriculture and recreation



173

## OPPORTUNITIES FOR COOPERATION

- Coordinate recreation and greenway planning within the County and with adjacent Counties. Butner is talking with Durham about coordinating planning for access to trails and new park facilities on Butner Cove

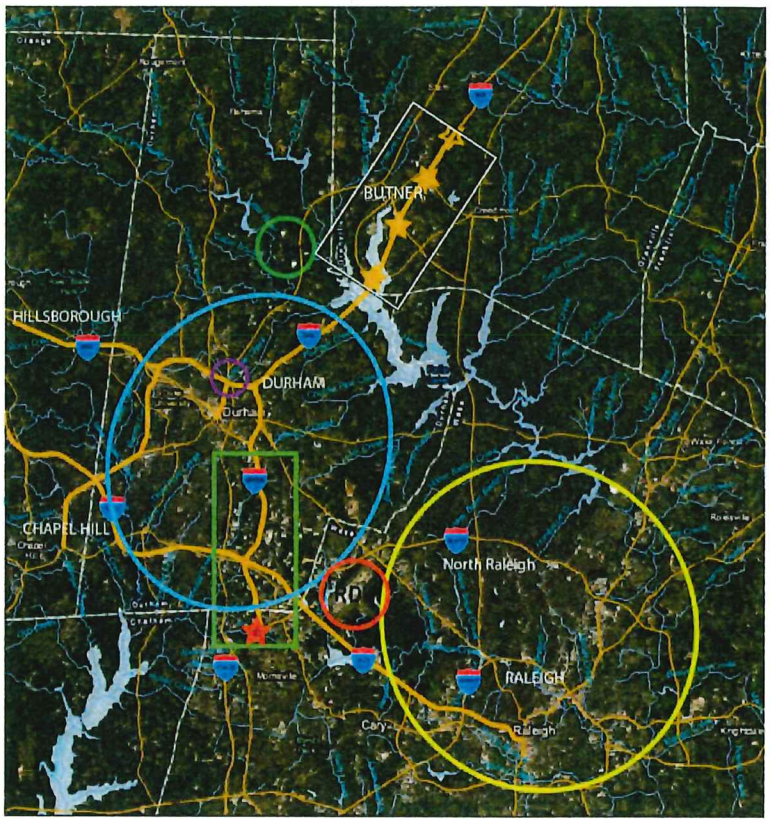
- Coordinate with Vance, Warren, Person Counties on the North Carolina Lakes District Recreation Plan

- More focus and cooperative efforts to ensure that I-85 is widened from Southern Granville to the I-885 interchange, and that I-885 is widened and improved from the Durham Freeway to I-40. I-85 is our non-stop access to the center of RTP, downtown Durham and Raleigh, and eventually, to Wilmington

- Streamline permitting process and procedures working with the County on shared services like building permitting and inspections and GIS. Having a single permitting software system

- Work with adjacent municipality(ies) to hire an engineer for infrastructure investments. This may include cost sharing

- Begin process to create and update annexation and planning jurisdiction agreements




### DESTINATIONS AND TRAVEL TIME

- 7 Treyburn
- 13 Northgate Mall Redevelopment (Duke University)
- 15 Downtown Durham
- 15 Research Triangle Park — Travel time based on opening of 885 Freeway
- 22 Raleigh-Durham Airport — Travel time based on opening of 885 Freeway
- 38 Downtown Raleigh — Travel time based on opening of 885 Freeway

### LEGEND

- Butner Exits
- Butner Planning Area
- Apple East Coast HQ

**Granville County**
**Administration**

104 Belle Street
Oxford, NC 27565
(919) 693-5240

| | |
|---|---|
| **To:** | Board of Commissioners |
| **From:** | Debra Weary |
| **Department:** | Administration |
| **Date:** | February 15, 2023 |
| **Title:** | **Recess** |

**PURPOSE:**
Recess

**BACKGROUND:**
The Board will reconvene on Friday, February 24th at 9:00 a.m. at the Creedmoor Community Center in the Willow Oak Room located at 108 E. Wilton Avenue, Creedmoor, NC.

**ACTION TAKEN:**