

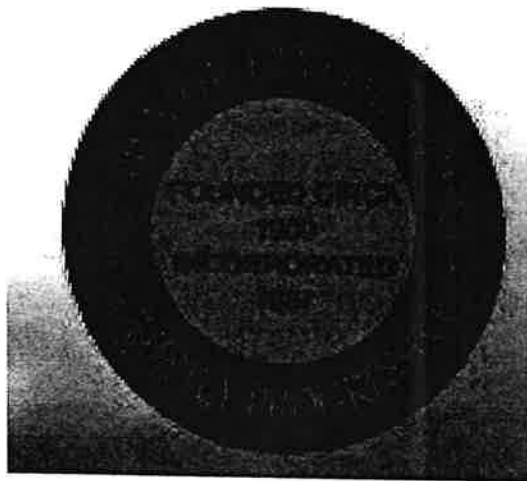


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# LAND USE PLAN

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Town of Taylortown, North Carolina



JULY 28, 2022  
LKC ENGINEERING, PLLC

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- Mayor James Thompson
- Commissioner Nadine Moody
- Rita Maness

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- James Thompson, Mayor
- Sydney Gaddy, Commissioner/Mayor Pro Tem
- Nadine Moody, Commissioner
- Bridget Cotton, Commissioner
- Garry Brown, Commissioner

The Project was completed with the assistance of LKC Engineering, PLLC:

- Robert S. Hayter, PLA
- Stephen Francis, P.E.
- Zach Bennett, E.I.

## INTRODUCTION

Taylortown's commitment to land use policies is based on its willingness to better serve the citizens and landowners of the Town. The findings and information in this plan recognize the unique character, culture and contemporary factors affecting land uses. The plan's purpose is to align land use policies, zoning, and optimum land use within the Town.

This plan is a tool for decision making about land use and the future growth of the Town. It provides existing conditions, and related information, and offer guidance for the Town's leaders to make sound land use decisions. The plan also provides goals and actions the Town can consider in managing future growth.

### The Process and Overall Goals

Taylortown's elected body served as the managers and participants in the formulation of this plan. Monthly public meetings were held at the Town Hall which facilitated public input and awareness of the plan formulation process and content. Each meeting provided findings, and insights related to things that affect land use and policy creation.

The primary goal of the plan along with adopting a zoning code is to protect the Town's unique character, and supportive goals; 1.to protect property rights, 2.to protect the natural environment, open space, and recreation areas, 3.to address development patterns, 4. to encourage citizen input and awareness, and 5.to address housing needs.

## SECTION 1: PEOPLE AND CULTURAL RESOURCES

### Demography

#### The United States

The United States, as a whole, saw its population increase by 444,464 from 2020 to 2021, to 313.9 million, for a growth rate of 0.13 percent. Texas gained more people than any other state in the year ending July 1 (310,288), followed by Florida (211,196), Arizona (98,330), and North Carolina (93,985). Several states saw a large decline in population with New York losing more people than any state in the year ending July 1 (-319,020), followed by California (-261,902), and Illinois (-113,776).

#### Moore County and Town of Taylortown

Moore County encompasses over 706 square miles in North Carolina, with a population density of approximately 107 people per square mile as of the 2020 census. Concentrations of people are spread throughout the County's incorporated communities. These include the City of Robbins, Town of Aberdeen, Town of Cameron, Town of Carthage (County Seat), Town of Pinebluff, Town of Southern Pines, Town of Taylortown, Town of Vass, Village of Foxfire, Village of Pinehurst, Village of Whispering Pines, Village of Glendon, and the Seven Lakes community. The County also has five unincorporated communities in Addor, Eagle Springs, Jackson Springs, Manly, and West End. The Town of Taylortown encompasses 1.32 square miles with a population density of approximately 681 people per square mile according to the 2020 U.S. Census Bureau.

#### Population & Growth Rates

Moore County, which includes the Town of Taylortown, has had a steadily growing population over the past twenty years. The County has a population of 99,727 per the 2020 Census which is an increase of approximately 13.01% since the 2010 Census according to the U.S. Census Bureau. This rate has kept pace with the growth of North Carolina, which grew by 9.5% over the same years.

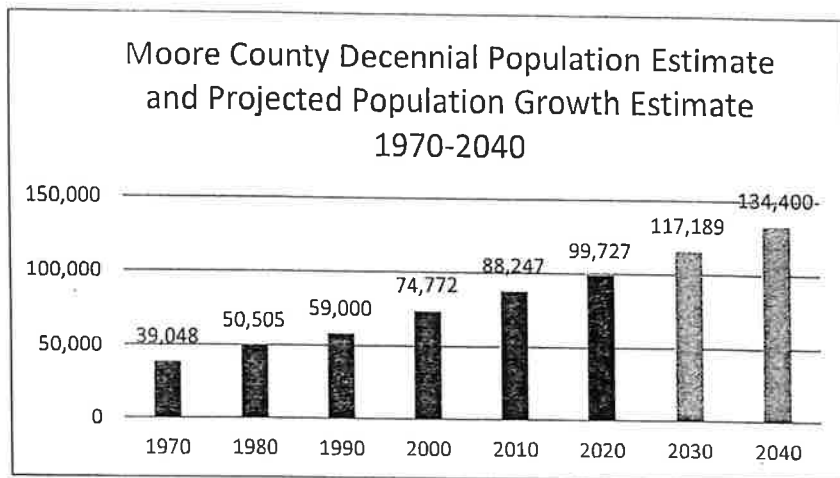


Figure 1: Moore County Decennial Population Estimates and Projected Population Growth Estimates (1970 – 2040)

Population by Race

The largest majority of Moore County's population is non-Hispanic whites, making up 77.0% of the total. However, 11.0% of the total population is African American, and 6.9% of the total population is Hispanic/Latinx. The population makeup of Taylortown is slightly different than that of the County. In Taylortown, the largest majority of the population is African American, making up 49% of the population. However, 40.0% of the total population is non-Hispanic whites, with the remainder being made up of Asian and Hispanic/Latinx residents.

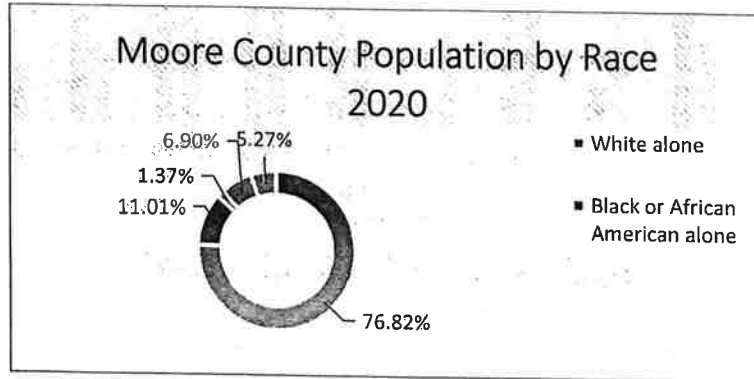


Figure 2: Moore County Population by Race

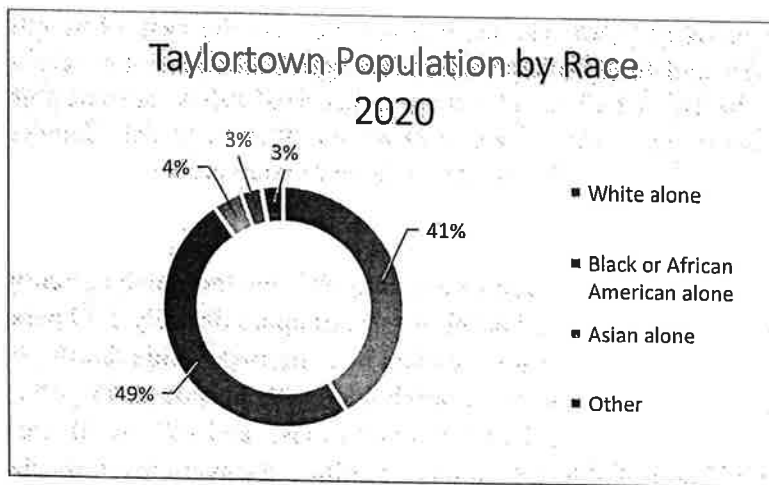


Figure 3: Taylortown Population by Race

Population by Age

The 2019 American Community Survey 5-Year Estimates estimated the median age for the Town of Taylortown at 46 years old. Moore County's estimated median age for the same census period was 44.1 years old.

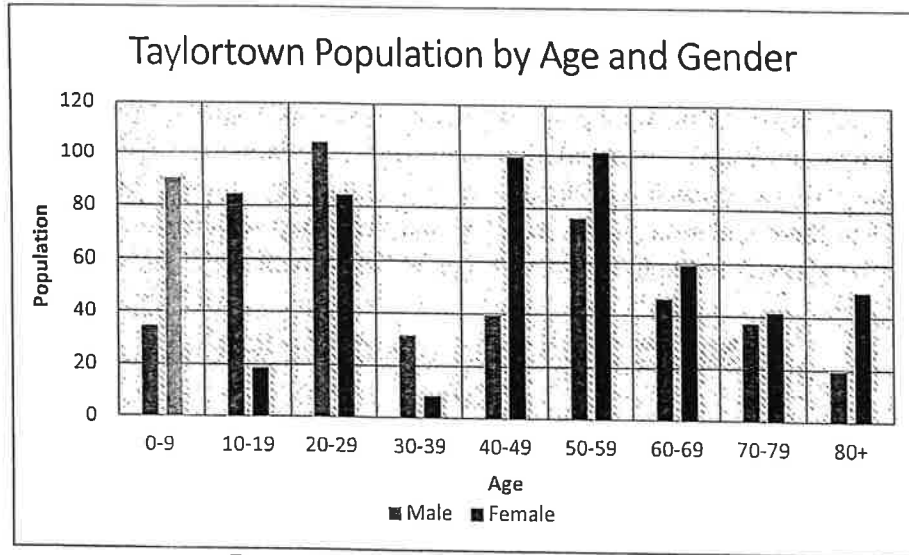


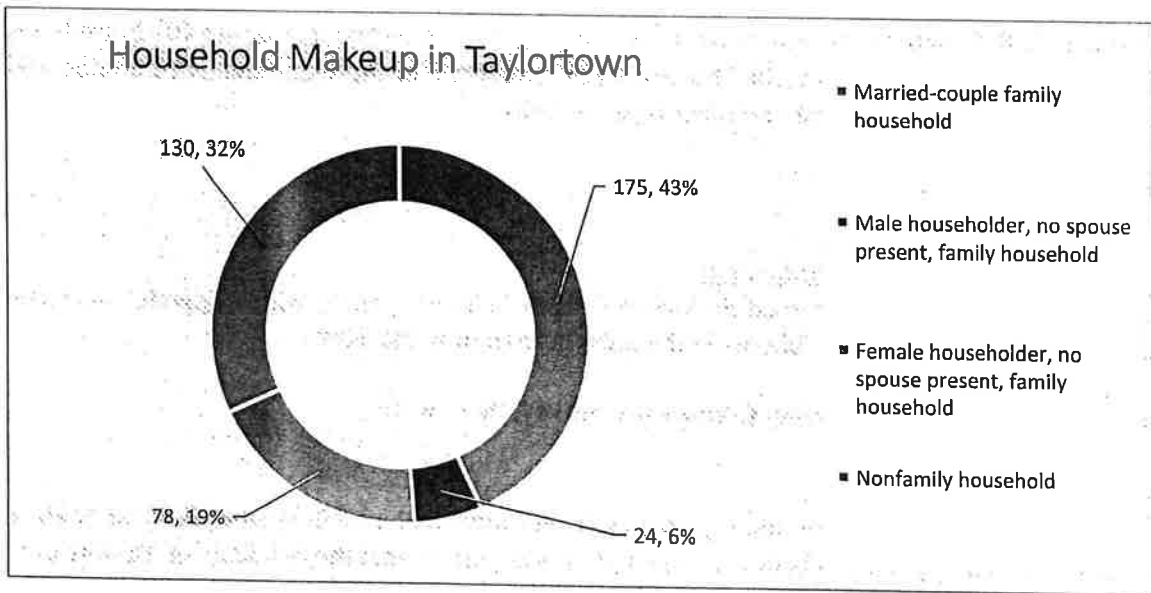
Figure 4: Taylortown Population by Age and Gender

### Veterans

According to the 2020 5-Year American Community Survey, the veteran population in the Town of Taylortown makes up approximately 14.6% of the Town's civilian population. Nearly 61% of the veterans in the Town are non-Hispanic whites, with the difference being African American or Black. The two largest age groups of veterans in Taylortown are those 35-54 years of age (40.7%) and those aged 55 to 64 (37.8%). The median income over the past 12 months for the Town's veterans was \$51,875, and 40.6% of the veterans are active members of the civilian workforce. Of the 135 veterans in the Town, 61.5% of them are categorized as having some sort of disability, and 23.7% are living below the poverty level. Educational attainment data depicts that all veterans within the Town have at least a high school education or equivalency.

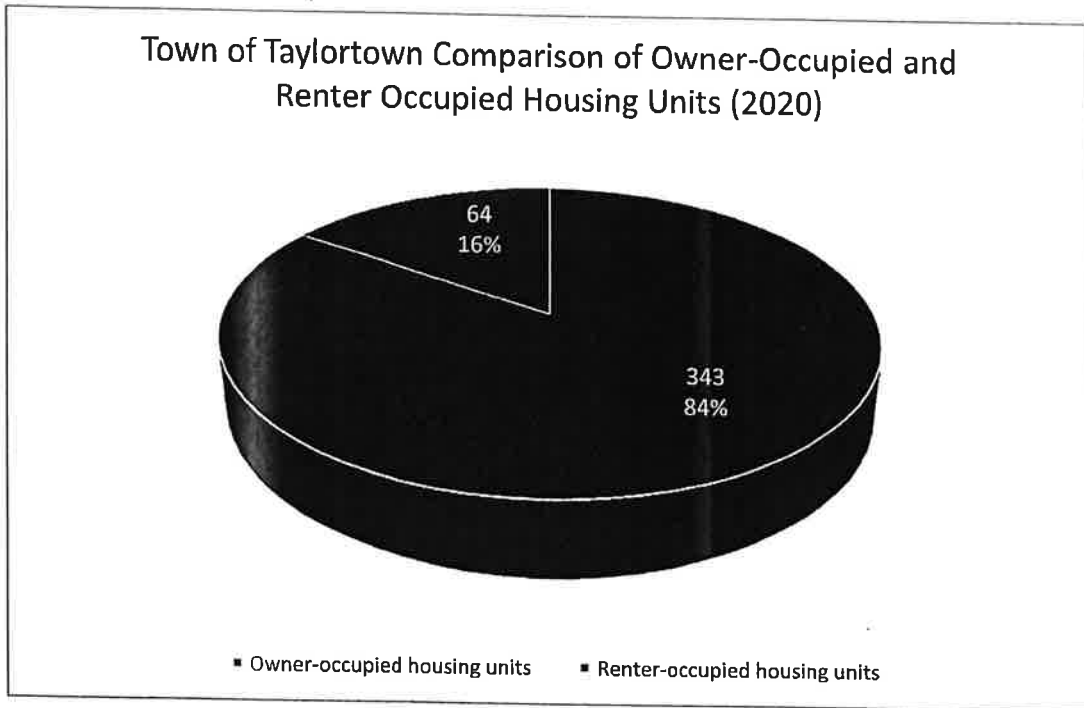
### Housing

According to the 2020 5-Year American Community Survey, the Town currently has 407 occupied households with an average household size of approximately 2.59 persons per house. Of these 407 households, 175 (43%) are occupied by a married couple family, 24 (6%) are occupied by a family consisting of a male householder with no spouse, 78 (19%) are occupied by a family consisting of a female householder with no spouse, and 130 (32%) are non-family households. Of the 277 households consisting of families, the average family size is approximately 3.09 persons per family / household.



*Figure 5: Household Makeup in Taylortown*

The 2020 5-Year American Community Survey reported a large majority of the households were owner-occupied. In total approximately 343 of the Town’s households are owner-occupied, with the remaining 64 being renter-occupied housing units.



*Figure 6: Town of Taylortown Comparison of Owner-Occupied and Renter Occupied Housing Units (2020)*

Reported for the 2020 5-Year American Community Survey reported that of the 407 households, 374 (92%) were single unit detached homes, 9 (2%) were two or more unit detached homes, and 24 (6%) were mobile homes and all other types of units.

### Income and Poverty

### Education and Educational Attainment

The Town of Taylortown is served by Moore County Schools system, which operates numerous elementary, middle, and high schools in the areas surrounding the Town.

During the 2020 5-year American Community Survey, there were

### Employment

During the 2020 American Community Survey, Taylortown had a civilian labor force at or above the age of 16 of 535 people. There is a large list of occupations that the residents of Taylortown belong to, but the most common are:

- Installation, Maintenance, & Repair (76 people)
- Personal Care & Service (52)
- Office & Administrative Support (49)

Of the 535 civilians that were categorized as being a part of the labor force, 504 were employed. Four (4) employed members of the labor force lived at or below poverty level, and 2 unemployed members lived below poverty level.

## **Cultural Resources**

### History

The Town of Taylortown derives its name, location and much of its character from Demus Taylor. In the early 1900s Demus Taylor purchased land from the Tuff's family in hopes of beginning a Town for the work force of Pinehurst. Demus was a descendant of the western African tribe Ebu and his grandfather was one of the first slaves brought to the new world. The Town, originally called the Old Settlement, was later renamed Taylortown in honor of its founder. Further development of the Town continued through the efforts of Demus' son Robert Taylor, who helped to found a school, which he called Academy Heights, for the settlement's children. Academy Heights was constructed in 1934, housing first through twelfth grades until the time of desegregation. Additions to the campus have included: an auditorium in 1938, the cafeteria / media center in 1956, a gymnasium in 1960, and the lower classroom building in 1964. In 1969 the school was named Pinehurst Elementary School with students in kindergarten through fourth grade. The name was changed to Academy Heights Elementary in 1996 when the school became year-round Academy Heights Elementary School served students in kindergarten through fifth grade until 2011 when it was closed and all students were moved to Pinehurst Elementary School and West Pine Elementary School.

Taylortown was incorporated in 1987, due to the efforts of its citizens, including Geneva McRae. Ms. McRae, a graduate of Academy Heights High School and World War II veteran, helped supervise New York State Employment Service, and after her retirement, returned to Taylortown where she served as the Town's Mayor for two terms.

Upon its incorporation in 1987, the Town of Taylortown's Town Limits included the main arteries of Town including Beulah Hill Church Road, Walker Street, Richmond Street, Juniper Lake Road and several side streets along these main arteries. In the mid 1990's, the Town the Pinesage community was developed west of the Town limits along Juniper Lake Road and annexed into the Town limits. In the late 1990s / early 2000s, the Olmstead Village Shopping Center was developed in the eastern part of the Town limits bringing in a commercial district to Taylortown. Around 2016, the PineCroft Shopping Center was developed in the eastern part of the Town Limits expanding their commercial district.

### Cultural Activities

An identifiable trend in the land planning profession being observed is that small, rural towns are seeing a resurgence. Commonalities of this trend is a vibrant downtown that has a variety of cultural activities that draw residents and visitors alike.

These draws include private businesses, non-profits (museums, theatres, parks, civic organizations etc.) often require a critical mass of residents to support them. This critical mass then establishes a sense of place and ownership that can be invigorated with programming of the downtown spaces which becomes of utmost importance. Many growing small towns are taking a strategic look at different programming they can encourage or support to attract residents and visitors. Examples of programming include: place oriented festivals that celebrate the Town, its people and history. Taylortown currently celebrates the date of its incorporation, June 24<sup>th</sup>, 1987 annually with a parade and celebration at the Johnny Boler Municipal Park. This celebration highlights the Town's people and history and draws in residents throughout the Town.

Many towns in the State are implementing downtown improvement opportunities, such as new business incentives, façade grant programs, historic district designations to obtain historic rehabilitation grant funds, community development block grant programs for housing rehabilitation, energy efficient incentives, in-fill housing as well as commercial development incentives, streetscape improvements to make roads more usable for both bicycles and pedestrians alike.

Successful programs often start with a top down approach that comes from residents via their elected leaders that have, and are willing to follow-through with a vision for the future of their Town. Often times small Towns find they need to hire consultants or internal staff to manage these programming and / or grant funds. The thought is that new vibrancy and diversity in land uses for a Town will encourage or rejuvenate development interest.

### Recreation

The Town has one municipal park, named Johnny Boler Municipal Park, located in the southern part of the Town limits. This park contains a Town pool, playground, and picnic shelter and is open throughout the summer for residents to use. Johnny Boler Municipal Park also contains a small baseball field that is no longer used but provides ample space for recreational activities. The

municipal park is centrally located, making it a valuable asset to the Town's residents. There are currently no organized sports played at this park, and the size of the park would make this difficult.

## **SECTION 2: ECONOMY AND INFRASTRUTURE**

### **Economy**

Taylortown's economy is primarily based on services. The Town's commercial district, located in the southeastern portion of the Town limits currently contains a variety of restaurants, grocery stores, and shops.

The 2020 American Community Survey 5-year estimates show that the Town has an employment rate of 89% in members of the workforce aged 16 and older. Accommodation and food services accounts for approximately 28.5% of the employment within Taylortown.

Land use in Taylortown indicates that the majority of the Town's economy is based on providing housing and daily necessary services. The mix of goods and services provided indicate that the Town is a local destination service for surrounding populations, which is something that Taylortown can build upon.

Land uses related to amusement and recreation may be economic segments that diversify the Town's economy. Another land use and economy related effort may be to identify and seek businesses that reduce the leakage factor in the current economy.

Improving the Town's economy will require a combination of attracting a more diverse array of businesses, increasing overall population, and continuing to provide public goods and services.

### **Infrastructure**

#### Roads

There are three (3) main roadway corridors that contribute the bulk of traffic that the Town sees: NC-211, Main Street / Beulah Hill Church Rd (SR 1210), and Juniper Lake Road (SR 1216). Juniper Lake Rd and NC-211 act as the northern and southern borders of the Town, respectively. Beulah Hill Church Rd is the backbone of the transportation infrastructure within Taylortown's limits, running through the center of Town and connecting Juniper Lake and NC-211.

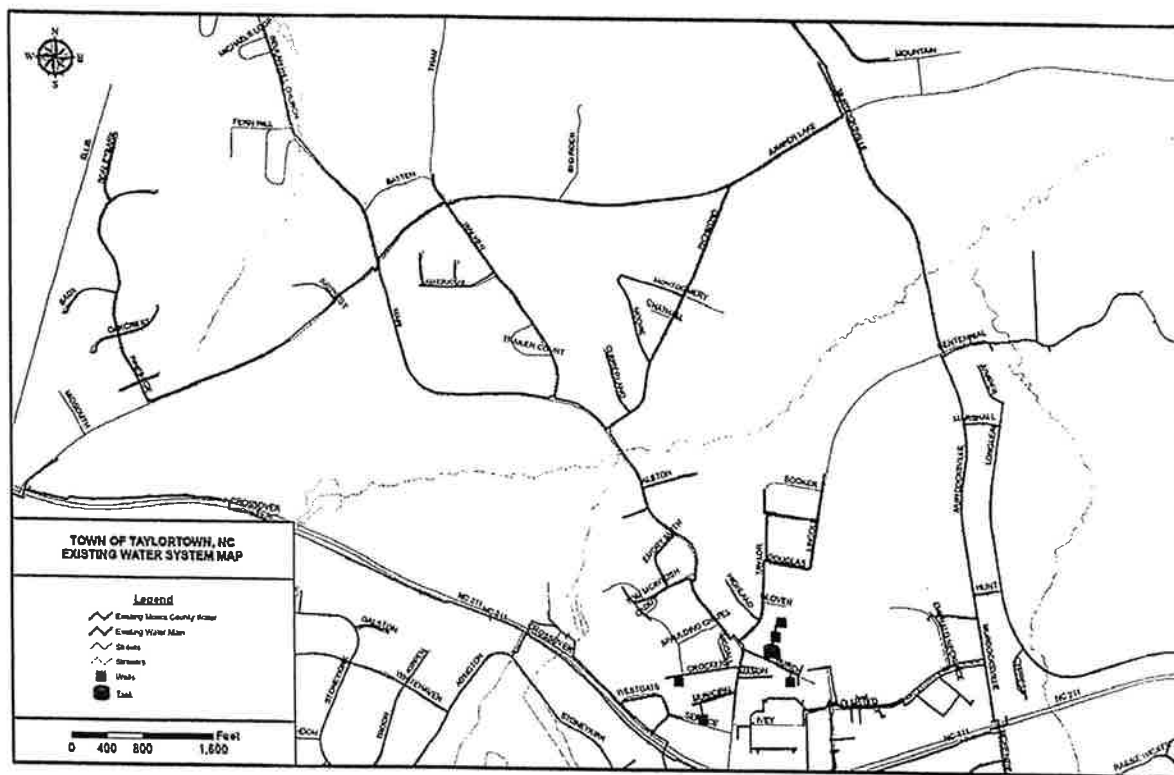
Taylortown consists of both NCDOT and Town streets, with most roads constructed of asphalt and striped with traffic marking. The majority of the roads within Town have stormwater ditches on either side of the road, with the exception being the streets/parking lot in the commercial district in the southern portion of Town that have stormwater inlets and pipes that feed to a retention pond.

#### Water

The Town of Taylortown operates their water system under Public Water Supply Identification Number (PWSID# 03-63-035). The Town's water distribution system consists of approximately 9 miles of 2-inch through 12-inch water mains and a single 75,000-gallon elevated storage tank. Water is supplied to the system through 6 groundwater wells, one of which is currently offline and has been for several years now. The five active wells have a combined capacity of approximately 0.175 MGD.

The Town completed a USDA – Rural Development project in 2021 / 2022 to replace approximately 3.5 miles of asbestos cement water mains that were among the oldest in the system and prone to breaks with new PVC and ductile iron pipe. Along with these improvements, this project also included the construction of a new 75,000-gallon elevated storage tank, demolition of the existing tank, construction of an emergency water interconnection with Moore County, and the replacement of all of the Town’s water meters with new radio read meters.

The Town’s water distribution system is depicted in the map below. The water system is established in a well gridded pattern and available to customers on most all Town streets serving a vast majority of Town property owners. The existing water system provides service to approximately 335 residential and customers (with no commercial, industrial, or institutional customers) at an average daily usage of approximately 0.082 MGD.

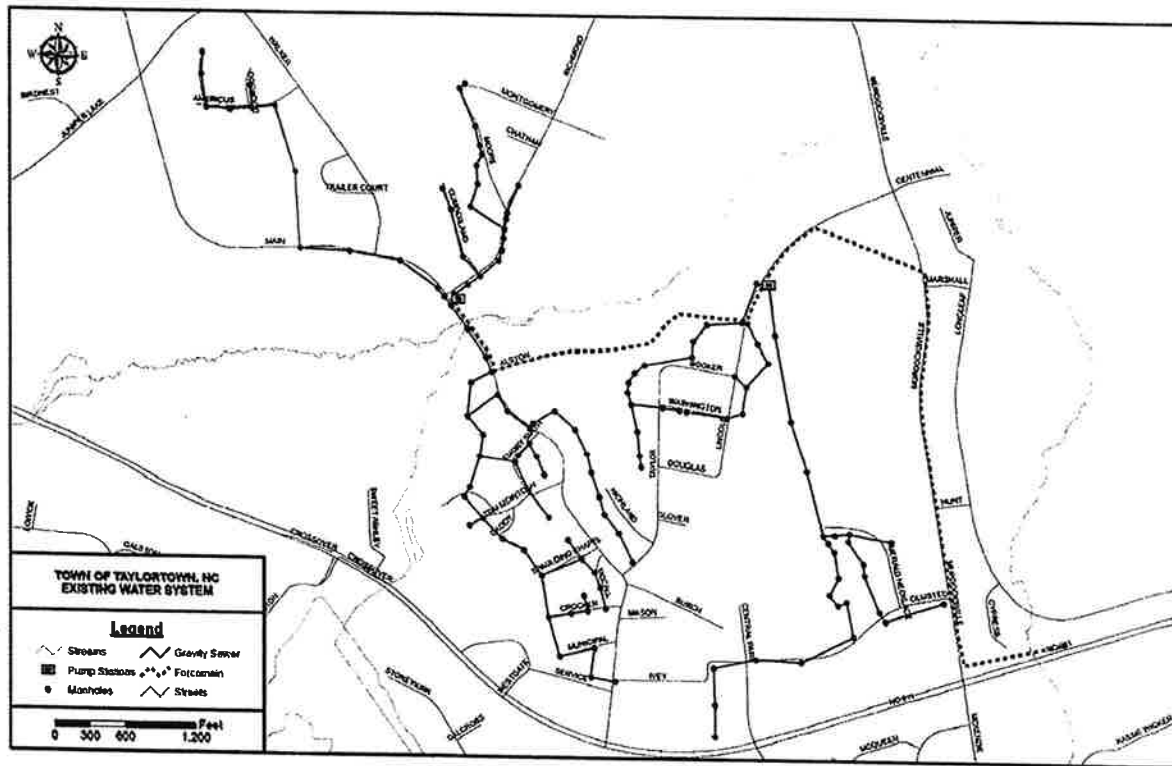


### Sewer

The Town of Taylortown operates its sewer collection system under the Collection System Permit No. WQCS0420. The Town’s collection system consists of approximately 5.5 miles of 8-inch gravity sewer, two wastewater pump stations, and approximately 1.75 miles of 6-inch forcemain. The Town discharges its wastewater to Moore County at a current contract amount of 0.080 MGD.

A large majority of the existing sewer collection system was constructed in the early 1990s with several of the extensions taking place in later years. The collection system consists of PVC and ductile iron pipe that should have a life expectancy of around 50 years. The Town also completed a USDA – Rural Development project in 2020 to rehabilitate both sewer lift stations.

The Town's sanitary sewer collection system is depicted in the map below. The Town currently serves approximately 124 residential and 38 non-residential sewer customers. The Town's sewer system extends throughout the southernmost part of the Town limits, with several smaller areas in the center of Town being served as well as the Olmstead Village commercial district in the eastern portion of the Town limits. A large portion of the Town does not currently have access to public sewer. The Town is actively working to secure funding to extend public sewer throughout the entire Town limits.



### Power

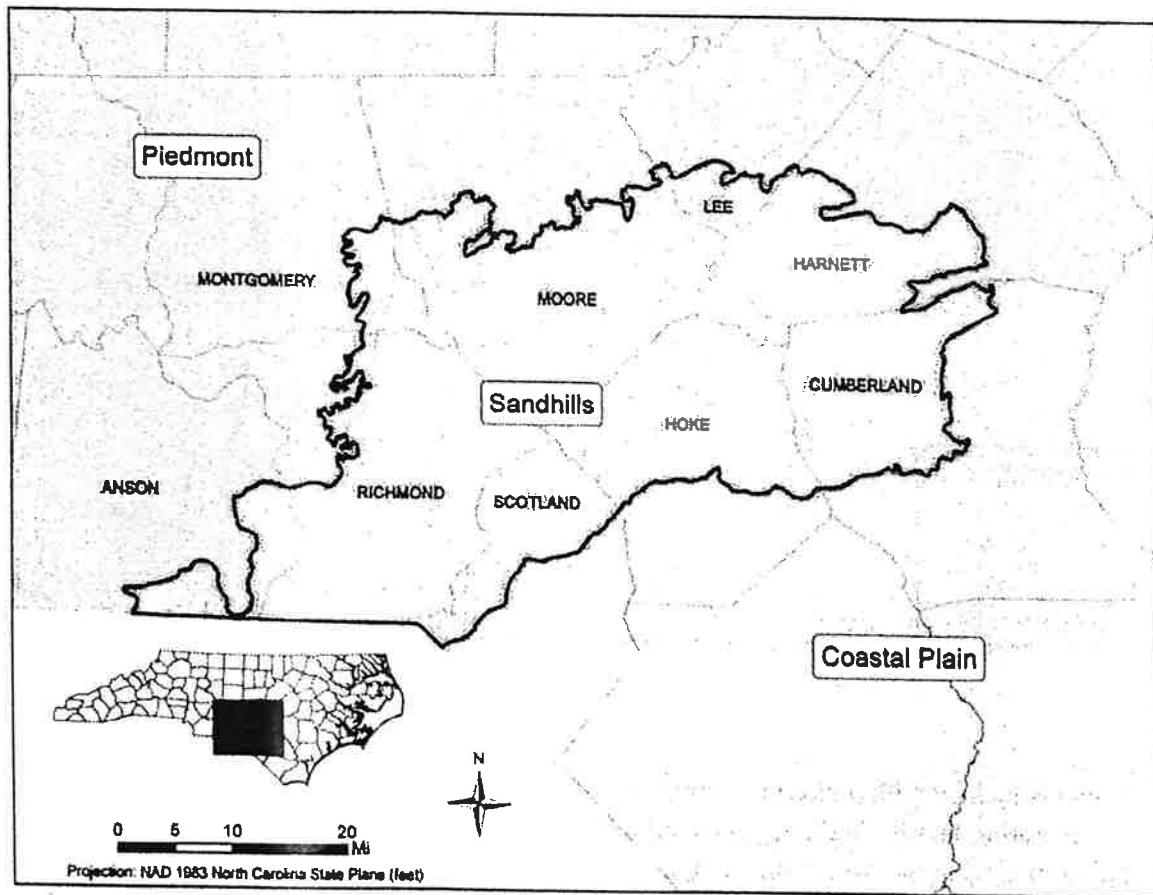
The Town is located within close proximity to a major transmission line that connects to a major power generating facility in the region. Additionally, there is a Duke Power transformer substation located in the southernmost point of the Town limits, at the intersection of NC-211 and Beulah Hill Church Rd. The transmission lines, in conjunction with the substation, feed distribution lines that transport power throughout Taylortown to fit the needs of the residents and businesses within the Town.

## SECTION 3: NATURAL RESOURCES AND ENVIRONMENT

### Natural Resources

#### Geology

The Town of Taylortown falls within the center of a distinct biogeographical region called the Sandhills. The Sandhills region is characterized by porous sandy soils, gently rolling hills, and the critically imperiled longleaf pine ecosystem. This region extends from Georgia through South Carolina and into southern North Carolina. In North Carolina, the Sandhills occupies a transition zone between the Piedmont region in the central part of the State and the Coastal Plain region in the east.



#### Natural Water Systems

The Town of Taylortown falls completely within the Cape Fear River basin and is just one of 115 municipalities in the basin. The Cape Fear River Basin is 9,164 square miles and is home to just over 2 million people and is only one of four river basins in the State that falls completely within the State's boundaries. The Cape Fear River eventually empties into a 35-mile-long coastal estuary that is an important nursery area for juvenile fish, crabs, and shrimp all of which are important to marine life and the associated commercial and recreational fishery industries of North Carolina.



States' regulations governing these areas, higher density for industrial parks and retail shopping plazas is permitted with the implementation of additional storm water management measures.

### Wildlife Systems

Wildlife systems are often defined by the existing habitats within the area. The Town of Taylortown is located within the Sandhills region of the State. The following habitats are some of the highest priorities for conservation in the Sandhills: Longleaf Pine, Wet Pine Savanna, Pocosins, and Small Wetlands. The Town of Taylortown should consider these habitats as environmental assets, and thus will benefit by targeting these priority areas with conservation strategies as part of the future land use decisions the Town faces. Additional information regarding the specific of these habitats and methods of conserving them can be found in the North Carolina Green Growth Toolbox (<http://www.ncwildlife.org/Conserving/Programs/GreenGrowthToolbox.aspx>) and specifically in the Sandhills Region Appendix.

The Cape Fear River was once utilized as a major water-based transportation system within the State. Three lock-and-dam structures on the lower portion of the Cape Fear River once were utilized to allow barges and large boats to navigate the waters which would have been too shallow without them. The structures eliminated 160 miles of river from the migration routes of shad, striped bass, sturgeon and other anadromous fish (ocean dwelling species that swim into freshwater streams to reproduce). The locks are no longer operated but are still an impediment to the movement of aquatic species, including the shortnose sturgeon which is listed on the Endangered Species List along with the Sandhills Chub, Cape Fear Shiner, Saint Francis' atyr, Red-Cockaded Woodpecker, and the West Indian manatee. Additionally, the American alligator, and the loggerhead turtle are listed nationally as threatened species, meaning they are at risk of becoming endangered. State and Federal fisheries agencies are pursuing the removal of the dams so that migratory fish can return to their historic spawning grounds.

Water quality and connectivity to upland areas are crucial features of wildlife habitat. Wildlife use habitat (environmental systems) to satisfy four basic life requirements: food, water, shelter, and reproduction. Large connected tracts or patches of habitat are best for wildlife for two reasons:

- First, they allow wildlife to meet their life cycle needs while moving safely and easily through the landscape. When habitats are disconnected or fragmented, wildlife risk exposure to predators and other dangers such as cars increases.
- Second, large connected patches of habitat help wildlife populations remain resilient to natural disturbances such as fires and hurricanes. If habitat patches are small and isolated, the ability of a species to rebound after a disturbance is greatly diminished.

Wildlife corridors are areas that animals can use to travel safely between suitable habitat patches. A variety of habitat types, which may or may not provide breeding or foraging habitat, can serve as wildlife corridors. Barriers such as roads with heavy traffic and large areas without habitat can prevent animals from accessing the habitat they need to satisfy their basic life needs. Over time, populations of wildlife tend to decline in health and number if their habitats are not large and well connected; wildlife corridors help to mitigate these impacts.

### Floodplains and Wetlands

According to the North Carolina Flood Maps web-based mapping tool the Town of Taylortown has a swath of mapped floodplains within its corporate limits. The source for the majority of the floodplains within the Town is Joe's Fork. The floodplains take up a large area of the undeveloped land in the Town, so the Town faces a predicament on how to regulate the land use in those areas. Typically, counties and municipalities attempt to discourage development inside of these flood-prone and environmentally sensitive areas by not

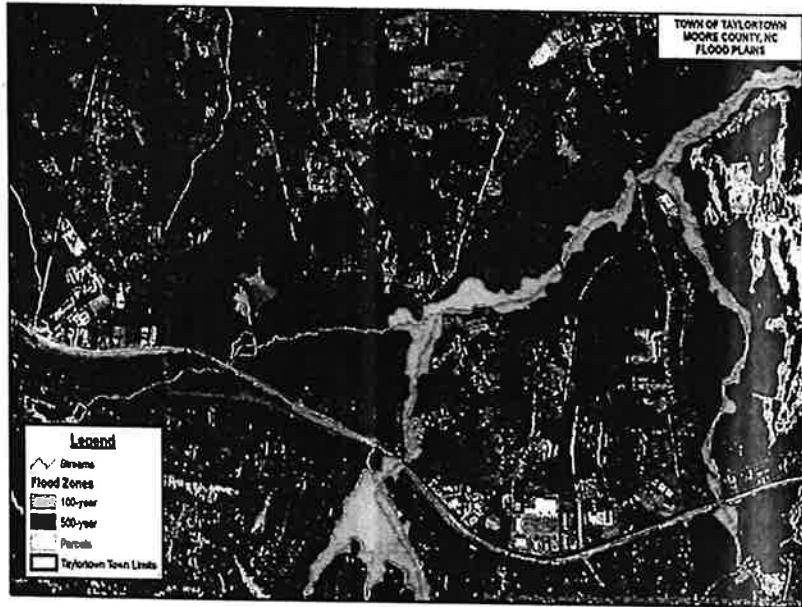


Figure 9: Town of Taylortown Area 100-Year Floodplains

constructing new road, water, or sewer infrastructure in these areas. If these types of utilities do get built in floodplains and wetlands regulations are often put in place to limit, or even prohibit connecting to infrastructure in these areas.

## **SECTION 4: DRAFT PLANNING GOALS & OBJECTIVES**

### **Overall Goals**

- Objective 1: To protect property rights
- Objective 2: To protect the natural environment, open space, and recreation areas
- Objective 3: To address development patterns
- Objective 4: To encourage citizens input and awareness
- Objective 5: To address housing needs

### **Goal 1: Infrastructure**

- Objective 1.1: Increase collaboration with the North Carolina Department of Transportation to develop a Comprehensive Transportation Plan that coincides with the Town's Land Use Plan.
- Objective 1.2: Consider interconnecting the Town's water supply and delivery system to Moore County; thereby developing a working relationship for land development decisions.
- Objective 1.3: Strive to ensure the Town's transportation network will be safe, efficient, and accommodate all forms of transportation, including provisions for pedestrians and bicyclists.
- Objective 1.4: Work with NCDOT on roadway design plans for improvement projects to ensure that state funded projects meet the design and appearance expectations of the Town.
- Objective 1.5: Work with the County to identify opportunities for the expansion of the wastewater collection system.

### **Goal 2: Land Use Factors**

- Objective 2.1: Increase communication with both permanent residents as well as renters living in the Town.
- Objective 2.2: Make appropriate updates to the Town of Taylortown current Zoning and Administrative Codes of Ordinances to support the implementation of the Town's Land Use Plan.
- Objective 2.3: Identify commercial nodes for development at major crossroads.
- Objective 2.4: Develop code for signage along major roadway corridors.
- Objective 2.5: Support and promote infill development that will optimize the use of existing infrastructure.
- Objective 2.6: Encourage the location of recreational facilities close to residential areas and transportations nodes to increase public awareness and accessibility to these facilities.
- Objective 2.7: Adopt policies that encourage development of mixed land use, as appropriate, to provide easy access, reduce travel time, and improve convenience.
- Objective 2.8: Encourage non-residential development to locate near major transportation routes and areas served by adequate water, sewer, natural gas, broadband, and electric power.
- Objective 2.9: Develop code for commercial strip development characterized by numerous driveway access points and disconnected uses.

### **Goal 3: Tax Base Factors**

- Objective 3.1: Incentivize existing property owners to seek adaptive re-use of existing commercial properties and optimization of residential areas.
- Objective 3.2: Work closely with new land development that supports the realization of the Town's Land Use Plan.
- Objective 3.3: Ensure land use policies address a wide variety of home occupations.
- Objective 3.4: Prioritize infrastructure where possible that increase the utilization of existing systems and connections which result in more uniform distribution.
- Objective 3.5: Direct intensive land uses to areas that have existing or planned infrastructure.
- Objective 3.6: Develop a Comprehensive Affordable Housing Plan that addresses existing and future options, needs and opportunities.

### **Goal 4: Development Objectives**

- Objective 4.1: Conduct a market analysis of supply and demand needs to better make land use decisions.
- Objective 4.2: Update the Town's Official Zoning Map to coincide with the Land Use Map (LUM).
- Objective 4.3: Encourage new development to provide open space and neighborhood parks that are interconnected via an off-road pedestrian and bicycle network, where possible.
- Objective 4.4: Continue to coordinate and monitor driveway issues, especially along strategic highway corridors.
- Objective 4.5: Protect traffic carrying capacities and promote public safety, by adopting an access management plan to limit access along major and minor thoroughfares.
- Objective 4.6: Require sidewalks or pedestrian paths where residential development is within walking distance (up to ½ mile) of schools, parks, and other public facilities.
- Objective 4.7: Monitor planning activities of Moore and adjacent counties to ensure that planning and growth is coordinated between jurisdictions.
- Objective 4.8: Developing growth scenarios for specific areas of the Town.
- Objective 4.9: Utilize various forms of media to help communicate and encourage participation in planning efforts.

### **Goal 5: Cultural & Natural Resource Influences**

- Objective 5.1: Preserve natural conditions that contribute to the overall health of the Town/Region's natural systems (streams, wetlands, forested areas, etc.). Utilize the North Carolina Wildlife Resources Commission's Green Growth Toolbox principles to guide the preservation and conservation of these natural systems.
- Objective 5.2: Develop and Maintain Open Space Conservation Plan and Policy that exceeds State mandated requirements for review by the appropriate boards.
- Objective 5.3: Identify, map, and preserve the Town's historical, natural, and cultural assets utilizing all available conservation data.
- Objective 5.4: Promote the use of existing and proposed utility rights-of-way for public open space and greenway access.

- Objective 5.5: Utilize policies that encourage the conservation of high-value natural resources within new developments.

## **SECTION 5: LAND USE MAP (LUM)**

The basis for the Town's Land Use Map (LUM) below was to begin with the Town's current zoning map and consider where compatible and complementing land uses would be suitable in the future. Its purpose is to graphically depict to the reader a general land development pattern that seeks to accomplish the goals of the Plan. This map should be revisited and revised periodically as the Town grows. Furthermore, statutorily the Land Use Plan and Land Use Map must be consulted and interpreted to determine if zoning changes are either consistent or inconsistent with its findings and recommendations. The following future land use map categories have been developed to provide a narrative explanation to the map document herein.

### **Village Business District**

*Characteristics to encourage:*

- Predominant uses to be small scale and appropriate for in-town main corridor such as commercial, office and retail.
- Land uses share parking and make use of on-street and/or municipal parking.
- Vertical mix of uses should be encouraged as long as ground floor is non-residential.
- Public utilities should be provided such as water, sanitary sewer, storm sewer, phone, and power.

### **Highway Commercial District**

*Characteristics to encourage:*

- Locate near existing NC-211 near existing shopping centers PineCroft, Olmstead Village and .
- Control number of driveway cuts and maintain clear sight distances at ingress/egress points.
- Accommodate uses that benefit through and commuting traffic such as restaurants, fuel stations, and general merchandise retail establishments.
- Manage signage to accommodate high speed traffic, but not to allow signage to dominate the landscape.

### **Multi-Family**

*Characteristics to encourage:*

- Density eight (8) to sixteen (16) dwelling units per acre.
- Organized around a public open space that connects the open space to dwelling units and commercial areas by sidewalks or trail network.
- Housing can include a mixture of dwelling types such as: apartments, townhomes, villas, duplexes, condos, etc.
- Factors in determining appropriate locations of this land use category include proximity to natural resources and urban services (public water and/or sewer), availability of public facilities such as arterial or collector streets, public transportation routes and/or and the characteristics of nearby existing and future neighborhoods.

### **Residential**

*Characteristics to encourage:*

- Density three (3) to six (6) dwelling units per acre, single family detached or attached.

- Categorized by a range of lot size districts.
- Organized around a public open space that connects the open space to homes and commercial areas by sidewalks or trail network.
- Housing can include a mixture of dwelling types, including single family detached, duplex, patio home, semi-detached/attached dwelling.
- Factors in determining this land use category included proximity to natural resources and urban services (public water and/or sewer), availability of public facilities, and the characteristics of nearby existing and future neighborhoods.
- Churches and schools may be allowed via a Conditional Use Permit.

### **Residential Agricultural**

#### *Characteristics to encourage:*

- Density one (1) to two (2) dwelling units per acre, single family detached or attached.
- Housing can include a mixture of dwelling types, including single family detached, duplex, patio home, semi-detached/attached dwelling.
- Factors in determining this land use category included proximity to natural resources and urban services (public water and/or sewer), availability of public facilities, and the characteristics of nearby existing and future neighborhoods.
- Developments should retain significant natural features, scenic views, and highway buffers/screening.
- Development should result in preservation of surrounding agricultural uses.
- Churches and schools may be allowed via a Conditional Use Permit.

### **Open Space**

#### *Characteristics to encourage:*

- Organized around a centralized park, greenway trail, sports complex, or other outdoor public space such as a school, library or government administration.
- Interconnected and allow for multi-modal (biking/walking) means of transportation.
- Used as a means to provide environmental benefits by naturally filtering storm water prior to integrating with existing water bodies such as streams, lakes and ponds, specifically within public water supply watersheds.
- Vary in size and range of activities supported, depending on the type of park/open space.
- Open spaces are a type of land use that can be accommodated in all land use categories.