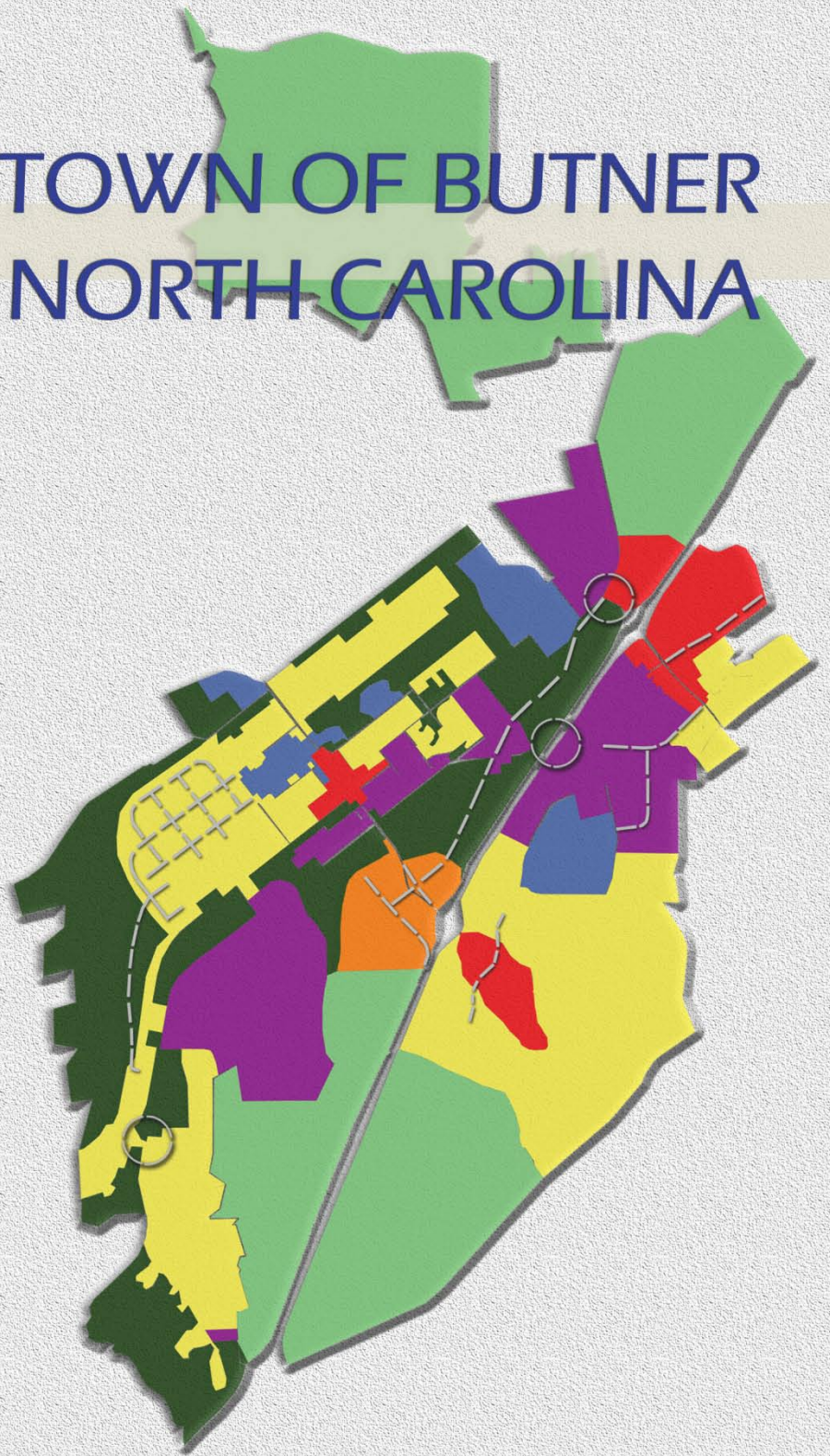


TOWN OF BUTNER NORTH CAROLINA



2020 COMPREHENSIVE LAND USE PLAN

ADOPTED
AUGUST 2009



2020 COMPREHENSIVE LAND USE PLAN
TOWN OF BUTNER, NORTH CAROLINA

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Thanks to all who participated!



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INTRODUCTION

As a general rule, communities in North Carolina and across the Southeast developed around a major transportation corridor or ‘crossroads’ where trading routes merged. Often, the establishment of a railroad depot led to the formation of a small business district and increased density of residential structures, which eventually became a small community. Residents and business leaders would then come together and seek formal recognition from their state as an official town or city.

The Town of Butner’s journey to incorporation and self governance was much different. Beginning during World War II as a community centered around Camp Butner, a training facility and hospital for the United States Army, the Butner area was still very rural with little development. During those years, from a physical perspective, Butner began its process of developing as a community. Following the war, the State of North Carolina purchased the Camp Butner facilities and land, and began the process of establishing service facilities for the mentally ill and persons with various developmental disabilities.

Over time, families moved to Butner as jobs were created in the State institutions, with many of the family members dedicating their entire working careers serving the public and those in need at these facilities. The community of Butner began to see new homes constructed, businesses opened, a post office established, schools built, and other facilities established that a thriving community needs.

The State of North Carolina, through the Department of Health and Human Services, oversaw the operations in the community or ‘old town of Butner’ for over sixty years, utilizing citizen input from the Butner Municipal Committee that was established in the 1970s. As discussed in more detail later in this plan, the residents living in the Butner area had discussed incorporation for many years, and successfully petitioned the North Carolina General Assembly for incorporation in 2007. The Town was officially incorporated by Session Law 2007-269 that became effective November 1, 2007.

Today, the community of Butner is now recognized as the Town of Butner with over 7,500 residents. The Town of Butner, located in southwestern Granville County, is in close proximity to the large cities of Durham and Raleigh and the world renowned Research Triangle Park – making it attractive for those seeking a ‘small town’ atmosphere with convenient access to major urban areas.

Why a Land Use Plan?

Following incorporation, the Town’s leaders recognize the potential for growth within the area and the need for a comprehensive approach to addressing future land use issues. This newly endowed responsibility for guiding growth led the Council to seek a consultant to work with the Town as it developed a new land use plan. Benchmark CMR, Inc., of Kannapolis, was selected through an RFP process, to partner with the Town’s elected and appointed leaders, staff and citizens to develop a plan that would be based on the desires of the Town’s residents as they began establishing a vision for the Town’s future as a self governing municipality.

In addition to the Town's desire to create their own vision for future growth, a few good reasons to develop a land use plan are described below:

- *A good, clearly articulated plan forms the basis of a community's vision of its future. Without it, regulatory controls can be legally challenged as arbitrary.*
- *A good plan ensures that a community can provide services like police, fire, and refuse collection efficiently while maintaining a relatively low tax rate for its citizens.*
- *A good planning process involves a wide variety of citizens and interests. Once a community reaches consensus, the vision created in the plan can make future decision-making easier and less politically charged.*
- *Resources provided by state and federal governments are increasingly tied to good plans and planning processes. Highway funds, water and sewer grants, and environmental clean-up funding is easier to bring to your community if you have a well-crafted plan that shows extensive community involvement.*

Source: North Carolina Chapter of the American Planning Association

It is important for local governments to be visionary and forecast future conditions – which enables them to plan accordingly for those forecasted conditions. This comprehensive land use plan does exactly that. It looks at past and current development trends, briefly analyzes demographic and economic data, captures a vision of what the community desires to be, and presents a plan of action to accomplish community desires in 2020 –roughly a 10 year vision of what the future may hold for the Town of Butner.

What exactly does the future hold for the Town of Butner? No one can know for certain. No one can predict exactly what the Town will look like in 10 years. As you read this plan, consider how you feel the Town should develop over the next decade.

Hopefully, this plan will inspire you and the Town's leaders to build a stronger and more prosperous community. It is just a plan. It is just a vision. Without action to implement, it is just that – a plan on a shelf. With committed leadership it will help guide the future growth of the Town of Butner as it moves forward into this new era.

Purpose of the Plan

The purpose of this plan is to set forth a set of clear policy goals and objectives that set forth the desired vision for the Town's future, as established through consultation with the plan Advisory Committee and the citizens of the Town of Butner. To achieve this the plan sets forth the goals in both a graphic format, geographically illustrating the desired future location and extent of different land use types, as well as through written policy guidelines that articulate the desired vision. The plan specifically provides:

- *A workable, creative and dynamic guide for future growth and development throughout the next ten years.*

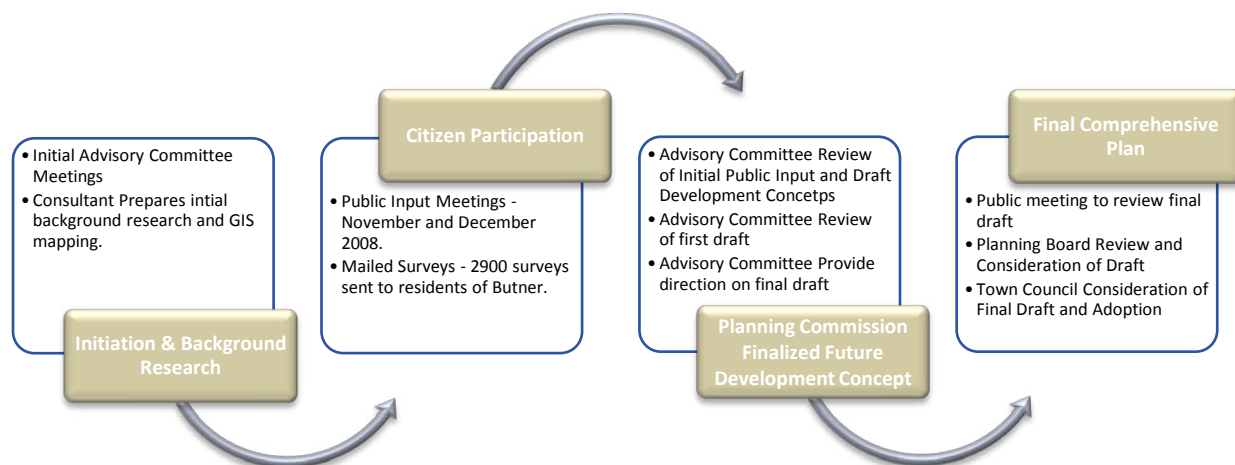
- *A land use and development pattern that promotes and sustains the Town's livability.*
- *Policies and regulations to achieve the objectives of the Comprehensive Land Use Plan.*
- *A document that is easy to understand and use.*
- *Direction on the application of the Town's Land Development Ordinance.*
- *A guide for achieving its economic development goals through land use policies - improving the quality of life in Butner.*
- *Policies for encouraging flexibility in development standards to allow for innovative land use pattern and encourage long term sustainability.*

How the Plan is Organized

The land use plan begins with an overview of the community, followed by a summary of the 1998 Long-Range Master Plan. Next, the background research section highlights key findings concerning the existing conditions within Butner. After the background section, a section on Public Participation describes the input received from the general public during the planning process. The plan then sets forth the future land use vision, which is followed by a section setting forth goals and strategies to achieve the vision and finally, a guide which sets forth the steps needed to implement the plan.

The Planning Process

The Town of Butner's Comprehensive Land Use Plan process began in October of 2008 with an initial meeting of the Land Use Plan Advisory Committee. The Advisory Committee consisted of the entire Planning Board, three representatives from the Town Council and a representative from the Town's Parks and Recreation Board. The Advisory Committee, with input from Town residents and guidance from Town Staff, worked together closely with the assistance of Benchmark CMR, Inc., as the consultant team, to draft this land use plan. The Advisory Committee met five times during the development of the plan, guiding the overall process, discussing the issues, reviewing public input, background research, and draft recommendations to determine a future vision for the Town.



Steps in the Process

Initial Advisory Committee Meetings

- Advisory Committee met to identify the key issues in October
- Determined strategy for public meetings and survey

Initial Public Meeting

- An initial public meeting was held on November 13, 2008
- Review of process
- Review of mapping research (initial background information)
- Issue identification for use in future meetings



Town Planner Melissa Hodges explains a map to participants at the first public input meeting.

Second Public Meeting

- A second public meeting was held on December 11, 2008
- Priorities developed from initial set of issues
- Development Preference Survey
- Illustration/mapping stations
- Participants encouraged to draw or describe specific improvements/future changes in Butner

Public Surveys

- Surveys were mailed out in early December
- 396 citizens completed surveys during December
- See Appendix A for the complete survey results



Councilman Edgar Smoak and Planning Board member James Adams discuss a map at the second public input meeting.

Advisory Committee Meeting - January 2009

- Reviewed public input meeting results
- Reviewed survey results
- Reviewed additional background information

Advisory Committee Meeting – February 2009

- Reviewed draft land use concepts
- Discussed additional concepts that should be added
- Direction provided on preparing first draft of the plan

Advisory Committee Meeting – May 2009

- Review first draft of the land use plan
- Provide direction for completing the plan

3rd Public Meeting – June 2009

- Present draft plan to the public
- Receive additional input from the public

Planning Board Hearing and Consideration – July 2009

- Planning Board recommended adoption of the plan to the Town Council

Town Council Hearing and Consideration – August 2009

- Town Council held a public hearing and formally adopted the plan.

2020 COMPREHENSIVE LAND USE PLAN
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COMMUNITY OVERVIEW

This Chapter of the plan provides the reader with an introduction to the Town of Butner, including its geographic setting, history and a photographic tour of the Town. This information is included so that readers who are unfamiliar with the Town can have a greater understanding of the Town's setting, appearance and general characteristics as they continue through the plan.

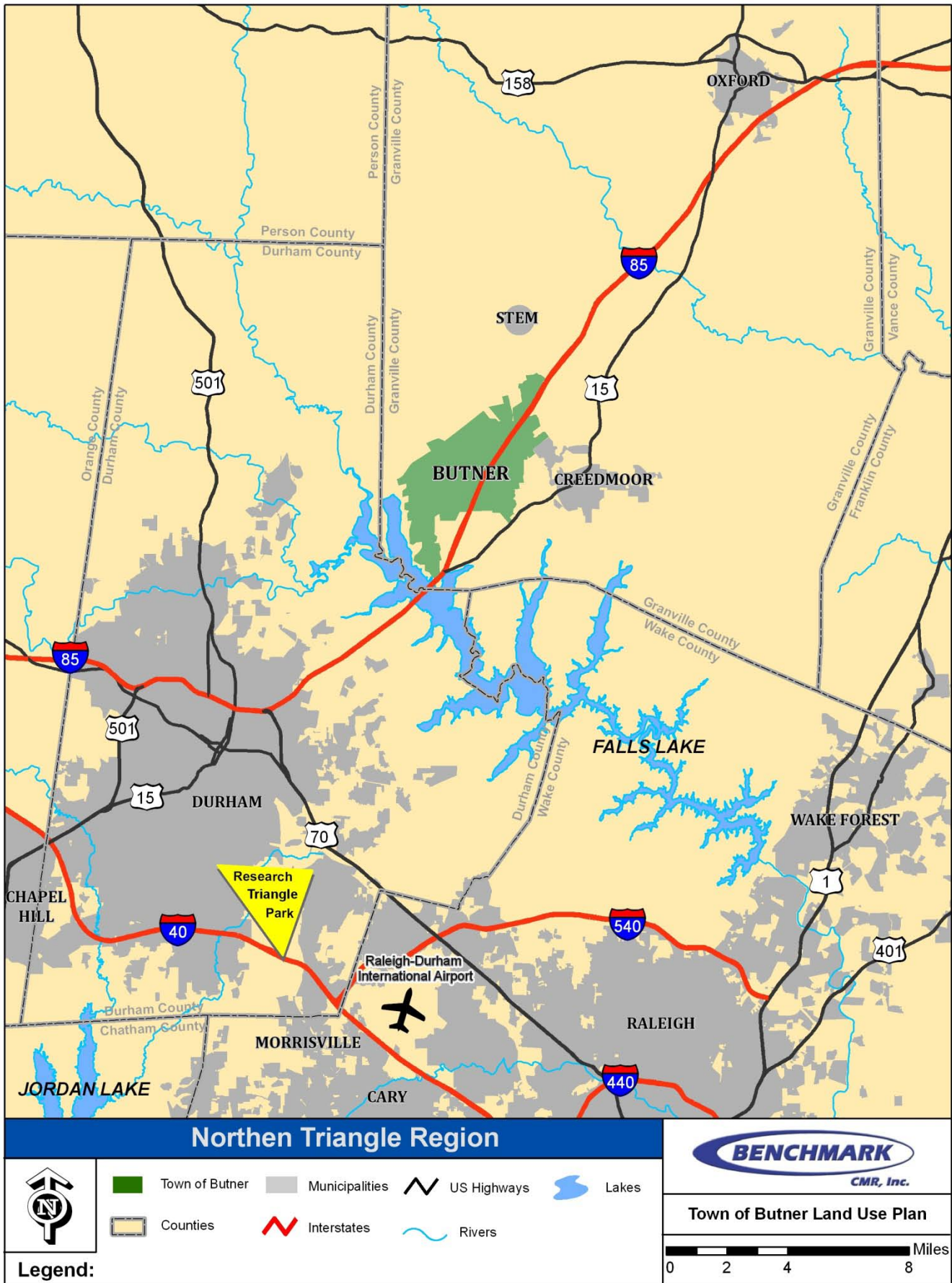
One of the primary themes that needs to be considered when reading and considering the plan is that Butner is a young Town, at least in terms of its date of incorporation and beginning of self governance. While there has been a sizable population, and a good deal of development in and around the Town for some time, the old "town of Butner" was a State run community for sixty years, whose residents had little influence over the growth or management of their community. This is reflected in many aspects of the community, as well as in this and previous plans.

During the sixty years of State administration of the Town, Butner became a center for State mental health services and correctional institutions due to the availability of State-owned land and the area's close proximity to the State capital, Raleigh. While Butner and its residents have benefited significantly from the presence of the large State and Federal institutions in and around the Town, its residents have, in some cases, resisted the expansion or establishment of similar institutions and State driven projects in the area in the past. This is primarily due to concerns about the lack of control and input that many residents have felt over the years regarding their ability to determine the future direction of their community, which is still affected by the State's immunity from local land use regulations within the Town's jurisdiction.

Another key point to keep in mind when reading the plan is that the current Town of Butner is different, in both geographic scope and nature, from what was considered to be "old Butner" or Camp Butner in the past. This affects a number of areas of the land use plan, particularly with regard to demographic, due to boundary differences. The map on page 2-3 demonstrates the difference between the area previously known as the Butner Census Designated Place (CDP).

Geographic Profile

The Town of Butner is located along Interstate 85 on the northern fringe of North Carolina's Triangle region. The Town is located within convenient commuting distance to Durham, the Research Triangle Park, Raleigh and Chapel Hill. Also within a short drive is the Raleigh-Durham International Airport. The Town occupies the extreme southwestern corner of Granville County, where it meets and is separated from Durham County and Wake County by Falls Lake, a large reservoir at the headwaters of the Neuse River Basin. Butner is joined to the east by the City of Creedmoor and to the north by the Town of Stem, both of which are smaller in land area and population than Butner. Located to the northeast is the City of Oxford, which is the county seat of Granville County. Given the Town's excellent position in the region, it serves as a convenient location for residents who commute to the core of the Triangle and provides a small town atmosphere and excellent opportunities for recreation to residents who are seeking a slower pace of life than is found elsewhere in the region.





History

The community of Butner began as a training facility and hospital for the United States Army during World War II. Work to build Camp Butner began in southern Granville County in March of 1942. The construction of the camp proceeded at a rapid pace due to the need for expanded training facilities following the full mobilization of the US military several months earlier. The Post Headquarters was built in exactly seven days and the entire camp was built and operational in approximately three months.

Camp Butner was officially activated on June 15, 1942 under the command of Colonel Harold W. Hunter. Camp Butner consisted of approximately 40,000 acres of land containing rifle ranges, artillery ranges, a prisoner of war stockade, barracks and support services for 40,000 soldiers. The Camp was named in honor of Major General Henry Wolfe Butner, a native of Surry County whose distinguished military career included service in France during World War I and command of the Panama Canal Department. Following the end of the war the Army closed the camp, leaving only a small staff of firefighters and military police to protect the property.



**An Army Signal Corps photo of the military hospital at Camp Butner during World War II
This site is now occupied by the Butner Town Park on Central Avenue and Butner-Stem Elementary School**

The evolution of Camp Butner into the Town of Butner began in earnest when John Umstead, the brother of Governor William Umstead, started a movement in the North Carolina Legislature in 1947 for better care of the mentally ill. The State purchased Camp Butner from the federal government for one dollar on November 3, 1947 and the John Umstead Hospital was created at the former Army hospital. Following the acquisition of the property and establishment of the hospital, the State Legislature designated the State Board of Mental Health as the governing body of the Town of Butner. The Board was given the power to prepare, adopt and enforce ordinances and regulations for the development of both the State and privately owned property in the area.

In June of 1948, the Butner Training School for the mentally retarded began operation. Known as “The Colony”, the school was located in twelve rows of old army barracks. In 1953, the voters of North Carolina approved a \$22 million bond issue for mental health projects, part of which was designated to build a new Butner Training School to replace the temporary barracks with a modern institution. Construction of the new facility began in mid 1955. In 1959, shortly after the death of Dr. James Murdoch, the name was changed from Butner Training School to the Murdoch School. The name changed again in 1963, to the Murdoch Center, to better reflected the role and client population of the facility.

Following the reorganization of State government in 1963, the Department of Health and Human Services (DHHS) was given the responsibility for governing the Town of Butner. Also during 1973, the Butner Municipal Committee was appointed to advise the Secretary of DHHS on matters related to governing the Town. The day to day responsibility of managing the Town was assigned to the business manager of John Umstead Hospital. With the growth of the Town came the need for greater management responsibility, and DHHS eventually began employing a full time town manager to oversee Town operations.

As the Town grew and developed the citizens of Butner began to demand more of a voice in how the Town was managed. Incorporation had been discussed throughout the Town’s history, but various impediments prevented this from becoming a reality until March of 2007, when a bill was introduced in the NC House of Representatives to incorporate the Town of Butner. The bill was ratified and signed into law by Governor Mike Easley on July 27, 2007. Today, the Town of Butner now operates under the Council-Manager form of government with an appointed Town Manager and a governing body comprised of a Mayor and six Town Council members who serve two year terms.

Community Photo Tour

A photo tour of the Town of Butner and the surrounding area is included on the following pages. This section has two primary purposes. First, it is intended to provide readers who are unfamiliar with the Town with a companion to the maps that are found throughout the plan. This will allow readers who are unfamiliar with the Town to make greater associations between what is shown on the included maps, and what exists on the ground at “street level.” It is also intended to provide an inventory of existing conditions that can be referred to as the Town grows and time progresses. Having such a broad inventory is essential when measuring the effects of future changes and examining how Town policies have affected the built and natural environment. With this record in hand, the task of making comparisons and analyzing change will be much easier when the plan is updated in the future.

The photos on the following pages were selected from a large number (over 500) of photographs taken by the Benchmark planning team during several visits to Butner. The photos included in the tour were selected to provide the greatest and most representative cross section of existing conditions in the Town. An attempt was also made to provide a good deal of geographic diversity in the location of the photos included in the tour. Numbers shown on the photos correspond to numbers on a map following the tour, which is included for the reader’s reference.



1
On Gate 1 Road looking southeast towards the I-85 interchange in southern Butner.



2
Federal Express shipping facility on the east side of Gate 1 Road.



3
Manufactured housing development on the east side of Gate 1 Road in southern Butner.



4
Looking southwest from Gate 1 Road towards Town owned forest land across the rail line.



5
Looking south on B Street towards the sharp curve at the railroad grade crossing.



6
Homes in the Granville Heights neighborhood off of B Street in southern Butner.



7
Access road to the Sunrock quarry on the East side of B Street.



8
Future site of a Town parks and recreation facility on the East side of B Street near Sunrock.



9
Multi-family housing development at the corner of B Street and 8th Street.



10
Multi-family housing on B Street between 11th Street and 12th Street across from the Hanes plant.



11
Looking west along Central Avenue at the intersection of B Street.



12
NC National Guard armory at the corner of Central Avenue and A Street.



13

Industrial area along A Street east of Central Avenue.



14

Strip commercial development on the east side of Central Avenue between C and D Streets.



15

Town park on the east side of Central Avenue between D Street and E Street.



16

State Employees' Credit Union on the west side of Central Avenue across from the park.



17

Town owned property on the west side of Central Avenue across from the park.



18

Single family residential neighborhood on G Street east of Central Avenue.



19

Looking north along Old NC 75 in the ETJ.



20

Butner Public Safety headquarters on the southwest corner of Central Avenue and F Street



21

SGWASA water treatment plant on G street west of Central Avenue.



22

Entrance to the Polk Youth Institution at the intersection of 12th Street and H Street.



23

Town Public Works facility on the south side of G Street west of 15th Street.



24

State office complex on the south side of E Street west of Central Avenue



Multi-family housing development on C Street between 12th and 14th Streets



Butner-Stem Elementary School on the north side of D Street at 18th Street.



Butner-Stem Middle School on the north side of D Street west of 24th Street.



Sports arena on the east side of 24th Street between D Street and E Street.



Industrial area on B Street between 20th Street and 22nd Street.



Multi-family housing development on 22nd Street between B Street and C Street.



31

Commercial area on West Lyon Station Road near the NC 56 / I-85 Interchange.



32

Looking north along West Lyon Station Road north of Butner in the ETJ.



33

Looking south along I-85 towards Butner on the Brogden Road overpass.



34

Multi-family housing development on the west side of NC 56 near the eastern Town limits.



35

Homes in the Rogers Point neighborhood on the east side of NC 56 beside Lake Rogers.



36

Strip shopping center on the east side of NC 56 across from South Campus Drive.



Looking east along NC 56 toward the intersection of East Lyon Station Road



Looking west along NC 56 toward the intersection of East Lyon Station Road.



Food Lion shopping center



Commercial development on the east side of NC 56 along Capitol Drive.



Industrial campus on the east side of Lyon Station Road south of NC 56.



Altec Manufacturing facility on Falling Brook Drive west of NC 56.



43

Single family homes on the west side of Lyon Station Road near Joe Peed Road.



44

New homes in the Wynngate subdivision on the west side of Lyon Station Road north of Gate 2 Road



45

Looking west along Gate 2 Road towards the intersection of Will Suitt Road.



46

Manufactured home development on the west side of Will Suitt Road adjacent to I-85.



47

Recently constructed church on Gate 2 Road near the I-85 interchange.



48

Falls Lake Business Center on the south side of Gate 2 Road west of I-85.



Looking east along Gate 2 Road towards I-85 from the Falls Lake Business Center.



Looking west along Gate 2 Road towards the Falls Lake Business Center.



Looking east along Gate 2 Road towards the intersection of US 15.



Agricultural land on the east side of US 15 south of Gate 2 Road.



Looking north along I-85 towards Butner from the US 15 overpass.



Looking northwest towards Butner from the bridge on I-85 over Falls Lake.

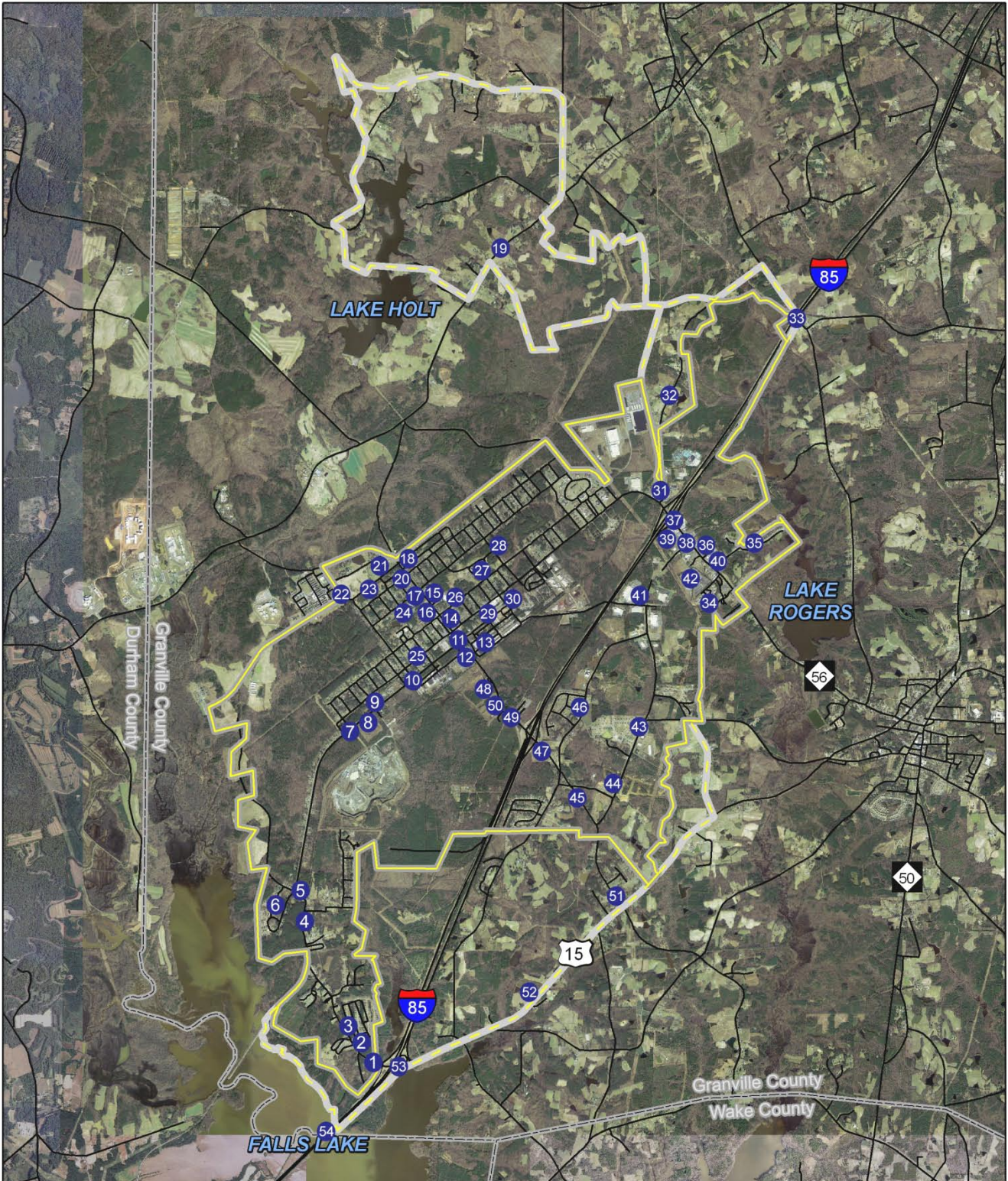


Photo Tour Map

	 Town Limits	 ETJ	 1 Photo Locations
	 County Lines	 Roads	

Legend:



Town of Butner Land Use Plan

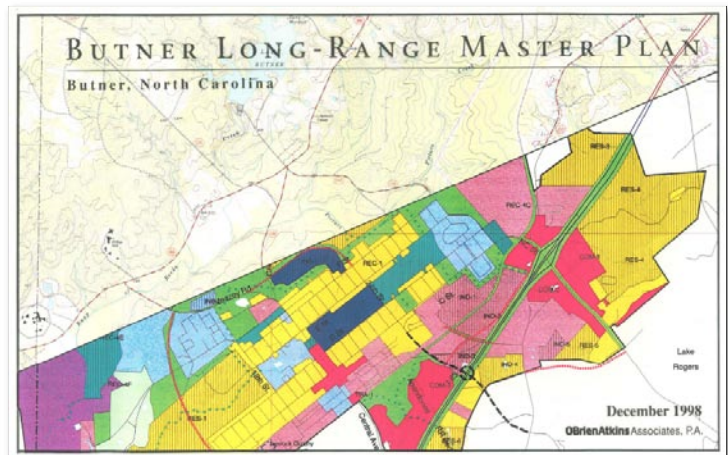


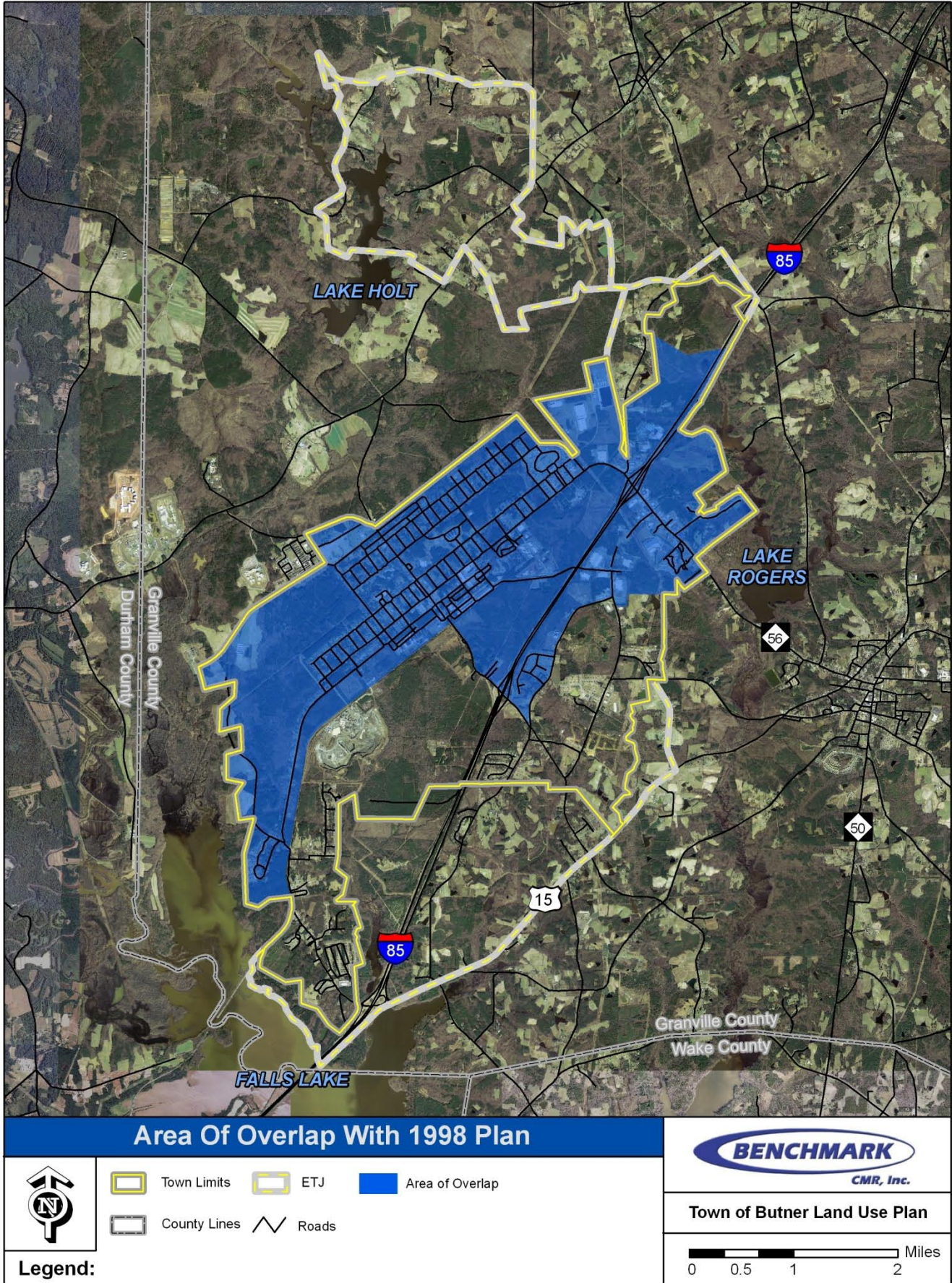
2020 COMPREHENSIVE LAND USE PLAN
TOWN OF BUTNER, NORTH CAROLINA

In April of 1997, the North Carolina Legislature adopted Senate Bill 428, which mandated the development of a long range master plan to set a course for the future of the State owned land which made up the area comprising the Camp Butner Reservation, including much of the land area currently within the Town of Butner. A map, shown on page 3-2 delineates the area of overlap between the geographic scope of the 1998 plan and the Town's current jurisdiction. The bill mandating the plan set forth five primary objectives for the plan to explore:

- The possible incorporation of a municipality on the Camp Butner Reservation.
- The provision of housing, public safety services, water and sewer services, school facilities and park and recreational services for the growth in Butner's population.
- The possible transfer of State-owned property for the future development in and around Butner.
- The growth and development of business and industrial areas within the Camp Butner Reservation, including planning and zoning issues.
- The maximization of Camp Butner Reservation's utility to the State of North Carolina as a site for future State facilities while concurrently meeting the needs and improving the quality of life for Butner's residents.

To accomplish the five objectives set forth in Senate Bill 428, the Master Plan organized its approach into two separate categories: **1) Government Operations** – the purpose of which was to evaluate and make specific recommendations regarding the possibility of incorporating a municipality on the Camp Butner Reservation, as well as potential methods to improve the quality of life for Butner's residents, and **2) Physical Planning** – the purpose of which was to address the land use planning issues and development criteria for the physical growth and characteristics of the area. The Master Plan indicated where the Town should encourage or discourage growth and development, as well as potential forms of governance and a detailed plan for infrastructure development. While it was not recommended that the Town be incorporated as an immediate action, it did serve as a pathway to the Town's eventual incorporation in 2007. Since governance issues have been resolved with incorporation and the responsibility for utility infrastructure (a primary focus of the 1998 plan) has been mandated to SGWASA, the remainder of this Chapter focuses on the land use related recommendations set forth in the plan.





1998 Master Plan Goals and Recommendations

The following is a summary of the general land use related goals, strategies and recommendations that were developed as part of the 1998 Long Range Master Plan. These goals, strategies and recommendations serve as the foundation upon which this plan was built. As the surveys and public input components of the planning process were developed, these items were considered so that past goals could be tested against the thoughts and desires of current residents. The goals and strategies set forth in the 1998 Master Plan were also used to help form the goals and strategies of this plan. By including this information in the current planning process, we are better able to understand how we have arrived at the current state, and we are better able to understand the inherent needs, wants and desires of the residents of Butner. Since these goals reflect a snapshot of past thoughts in the community about the growth of the Town, we have some historical context by which we can measure current responses and suggestions regarding similar issues. And with this historical context, we are able to develop a more credible response to those issues that continue to be important to the Town's residents.

Residential Land Use

The environment and livability of existing residential areas are an important community resource and must be preserved. These same qualities should be fostered throughout new residential developments. Each residential area should develop its own individual character with gathering places, common open spaces, focal points, and those amenities best suited to its own particular needs. Although each residential area will provide some amenities within easy walking or biking distances, other aspects of the community life will be shared by two or more neighborhood groupings. Waterways, greenbelts, or circulation corridors will give definition to the different residential areas while routes of interconnection to activity centers should be provided within the larger community.

Goal: Provide a high quality living environment in residential neighborhoods.

Strategies:

1. Promote and encourage residential development in undeveloped areas currently served or within close proximity to existing water, wastewater, and transportation systems.
2. Encourage the development of housing and necessary community services in and around existing residential areas.
3. Protect residential neighborhoods from the encroachment of incompatible activities or land uses which may have a negative impact on the living environment.
4. Develop residential areas to include adequate open spaces through private yards or common areas to partially provide for recreation needs.
5. Properly plan for safe circulation patterns by limiting access points to arterial streets.

6. Promote innovative, attractive and affordable housing developments laid out in the neotraditional neighborhood style. Allow for a density average of at least 3 units per acre. encourage compact development patterns which are easier and less costly to service, more energy efficient, and more favorable for the preservation of open space.

Commercial Land Use

Commercial uses in the community facilitate convenient shopping and easy access to professional services. The development of new commercial land use areas contributes to the economic base of the community. Well planned commercial areas serve as thriving retail establishments as well as social gathering places where a variety of cultural interchanges may contribute to community life.

Goal: Provide a pattern of commercial development which best serves community needs through maximum efficiency and accessibility.

Strategies:

1. Allow for the expansion of existing commercial/business areas along Highway 56.
2. Allow for commercial development along Central Avenue and Interstate 85 corridor.
3. Encourage the development and revitalization of the central business district/downtown area.
4. Encourage the clustering of commercial uses.
5. Allow access to major highways, as well as an efficient local road network.

Industrial Land Use

The "lighter" and cleaner industries of today generally prefer the planned environment of the industrial park over a freestanding site. Only the occasional large manufacturing operation will seek a large site set apart from other industrial development. Much of the nation's new industrial growth is developed as campus-like industrial parks. These parks are industrial complexes which are master planned and environmentally balanced.

Goal: Provide a pattern of industrial development which best serves community needs through maximum efficiency and accessibility.

Strategies:

1. Allow for the expansion of existing industrial areas along Southern Railroad and Interstate 85 corridor.
2. Encourage the clustering of industrial uses.

3. Allow access to major highways and railroads (optional, depending on the industrial base), as well as an efficient local road network.

Institutional Land Use

The development of institutional use areas and related facilities mutually supports economic development. This type of development will generate substantial new property tax base revenues, a wide range of employment opportunities, and, where permitted, new additions to the housing stock of Butner.

Goal: Allow the majority of the state-owned land to be held in reserve for the State of North Carolina to utilize and evaluate for their growth needs. Provide a logical pattern of institutional growth which best utilizes existing land zoned for institutional land use and that best serves the community, county, and state government.

Strategies:

1. Allow for expansion of existing facilities on State-owned Land.
2. Encourage the clustering of institutional areas around the perimeter of downtown and the other existing institutional land uses.

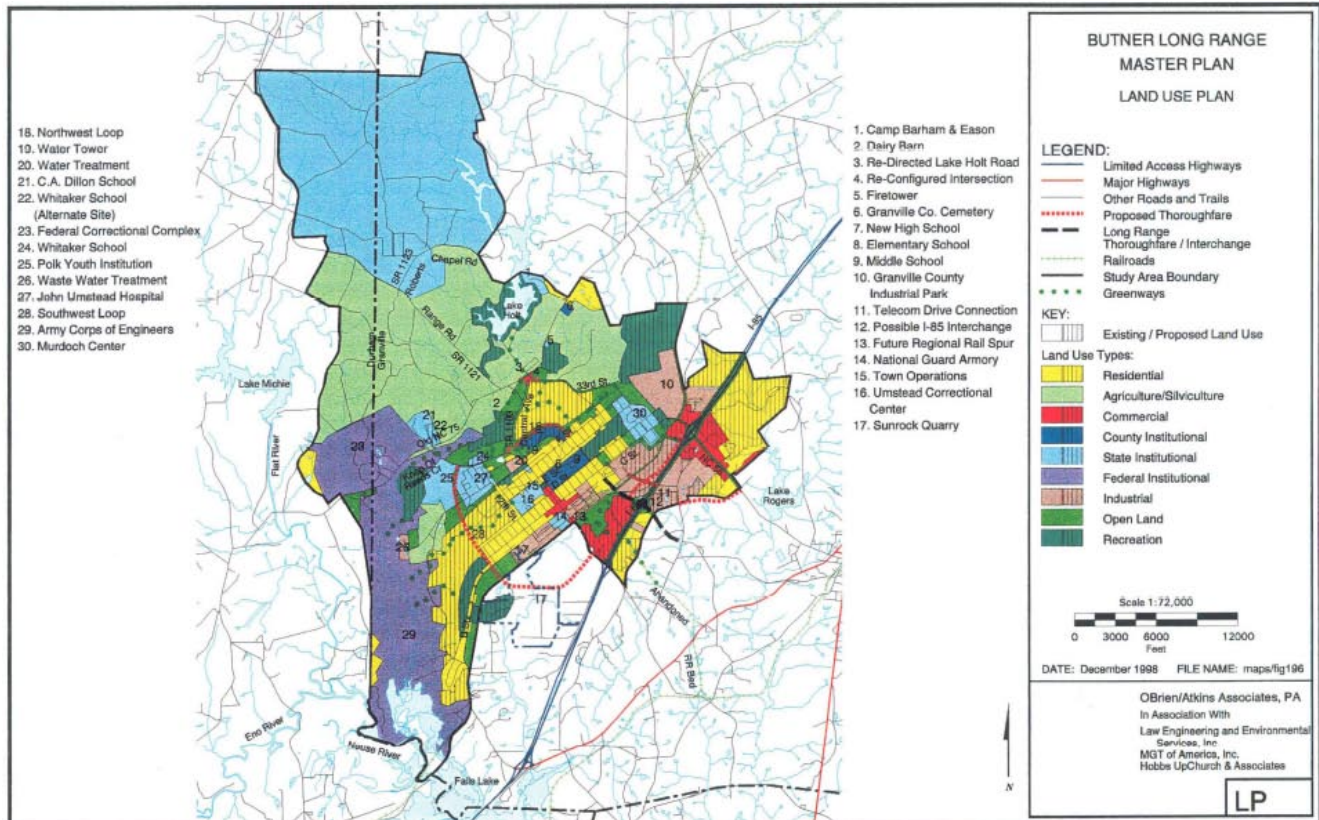
Parks and Recreation

The wide expanses of water and open land within the land use planning area give promise of an abundance of recreational activities. Parks and recreation facilities serve a major role in enhancing the quality of life for the entire community. Recreation use areas make a significant contribution to the physical, environmental, and economic well being of the community in which all citizens may benefit. Physically, recreation provides a place for outdoor fun, exercise, relaxation and a way for family interaction. Environmentally, ecologically sensitive areas are protected as these lands serve to absorb and filter rainwater, replenish water supplies, and prevent runoff from carrying pollutants into streams and rivers. Educational programs and centers may be incorporated to teach the public the importance of protecting the natural environment. Economically, lands within close proximity of parks and recreation areas generally benefit from an increase in property value.

Goal: Acquire and maintain a system of natural areas, open spaces, and recreational facilities to enhance the natural environment so as to provide resources that will meet the leisure and recreational needs of the residents of Butner.

1. Recognize the development potential of Butner in terms of its proximity to Falls Lake with respect to the overall recreation potential of southern Granville County.
2. With the exception of industrial land uses, define and integrate recreational land uses within all of the remaining proposed land uses for the Butner area.

3. Incorporate passive and active recreation facilities within areas reserved for recreational land use.
4. Incorporate greenways and trail systems throughout the community while connecting compatible use areas. Utilize abandoned railroad bed in the southeastern portion of the study area as well as Old Huff Road in the southern portion of the study area for possible trail incorporation.



Summary map of recommended land uses from the 1998 Long Range Master Plan.

Transportation Network Improvements

Included in the 1998 Long Range Master Plan were a number of proposed improvements to the Town's transportation network. Many of these proposals centered on improving access to the NC National Guard training site at Camp Butner, providing alternative routes to the correctional institutions and rerouting heavy truck traffic from the Sunrock quarry to provide a more efficient means of travel to the Interstate. The plan also placed an emphasis on improving the functionality of the existing street network through safety and capacity improvements and the provision of alternate transportation facilities for pedestrians and bicyclists.

Summary of Recommended Transportation Actions/Improvements

1. Coordinate with NCDOT to develop a new systems responsibility agreement. This agreement would clarify understanding between the Town and NCDOT about which streets will be maintained by NCDOT and which streets the Town will maintain.
2. Develop and submit a new list of streets that meet the requirements for funding through the Powell Bill. All public, Town-maintained streets can be added to the Powell Bill list.
3. Develop a Prioritized Needs List to be presented to NCDOT's biennial public hearings. The Prioritized Needs List should be developed cooperatively between the Butner Planning Council, the Town Manager, Granville County, Durham County, and municipalities such as Creedmoor and Stem. Following is a list of projects in no particular order that may be used to develop a prioritized needs list:
 - Widen NC 56 to 5 lanes from 33rd Street through the Lyon Station District
 - Build sidewalks on D Street
 - Build Southeastern Loop from B Street to Gate 2 Road
 - Signalize intersection of B Street and Central Avenue
 - Realign intersection of Old 75, 33rd Street, and Central Avenue
 - Remove parking on 33rd Street near Murdoch Center
 - Build another connection across I-85 (Perhaps extend Telecom Drive to 26th St.)
 - Improve alignment on Gate 2 Road
 - Build Southwestern Loop facility from Veazey Road to B Street
 - Consider signalizing the following intersections:
 - Central Avenue and D Street
 - Central Avenue and F Street
 - B Street and 12th Street
 - C Street and 12th Street
 - D Street and 12th Street
 - In conjunction with construction of High School
 - Build Veazey Road / 24th Street Connector
 - Realign intersection of Central Avenue and Westbrook Road
 - Build sidewalks on Central Avenue and 24th Street
 - Provide adequate turn lanes
 - Reconfigure intersection of Gate 2 Road and Will Suitt Road
4. Send at least one member of the Butner Planning Council to present the priority list to the Board of Transportation Public Hearing.

2020 COMPREHENSIVE LAND USE PLAN
TOWN OF BUTNER, NORTH CAROLINA



BACKGROUND RESEARCH

The body of research contained in this Chapter forms the foundation of knowledge upon which the future land use vision and goals set forth in the plan are based. This background information, combined with the input from the public and the advisory committee, was relied upon to help form the recommendations that were developed and included in the plan. Contained in this Chapter are discussions of demographics, the local economy, housing, the natural environment, community services and facilities, land development patterns, land use regulation and transportation. Taken together, these disparate forms and sources of information paint a picture of the true condition of the Town, which helps to focus the plan towards those issues which demand the most attention.

Demographic Trends

In order to understand a Town, you must first understand the people who make up that Town. The information contained in this section of the plan provides a basic understanding of the Town's residents. When combined with other information contained in this Chapter, a clear picture emerges about who the residents of Butner are, which further helps to understand their needs, wants and desires for the future of the Town.

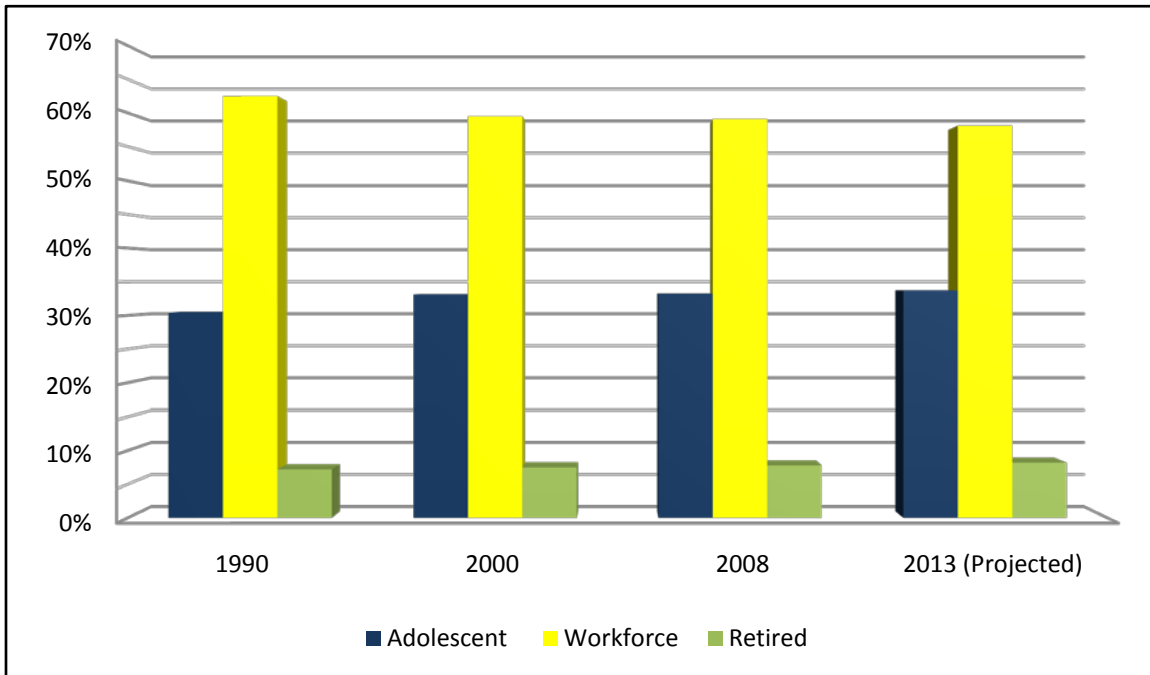
The most basic piece of demographic information is a simple count of the population. As a new municipality, Butner has never been officially counted by the US Census Bureau, but an estimated population was established by the State Demographer's Office prior to the Town's incorporation. According to this estimate, the Town is home to 7,542 residents. Unfortunately, due to the difference in the Town's current boundary, and the boundary of the Census Designated Place, which defined "old Butner" prior to incorporation are vastly different. This disparity, which was previously discussed in Chapter 2, means that comparisons to previous total population counts for the Town provide false results.

The reader should also be aware that the population estimate shown above, as well as all other quantitative measures of the Town's population contained in this Chapter are skewed to a certain degree by the inclusion of the institutionalized population in all Census figures and derivative and projected information based on those enumerations.

Age Distribution

The age distribution of the Town's population has shifted somewhat over the past two decades. The Town has seen a moderate increase in the percentage of its population who are in the pre-workforce age group (those residents under the age of 25). Their share of the overall population has risen to slightly more than 33% of the total population, compared to just over 30% in 1990. This is coupled with a slight increase in the share of the post-workforce or "retired" age group (those residents over

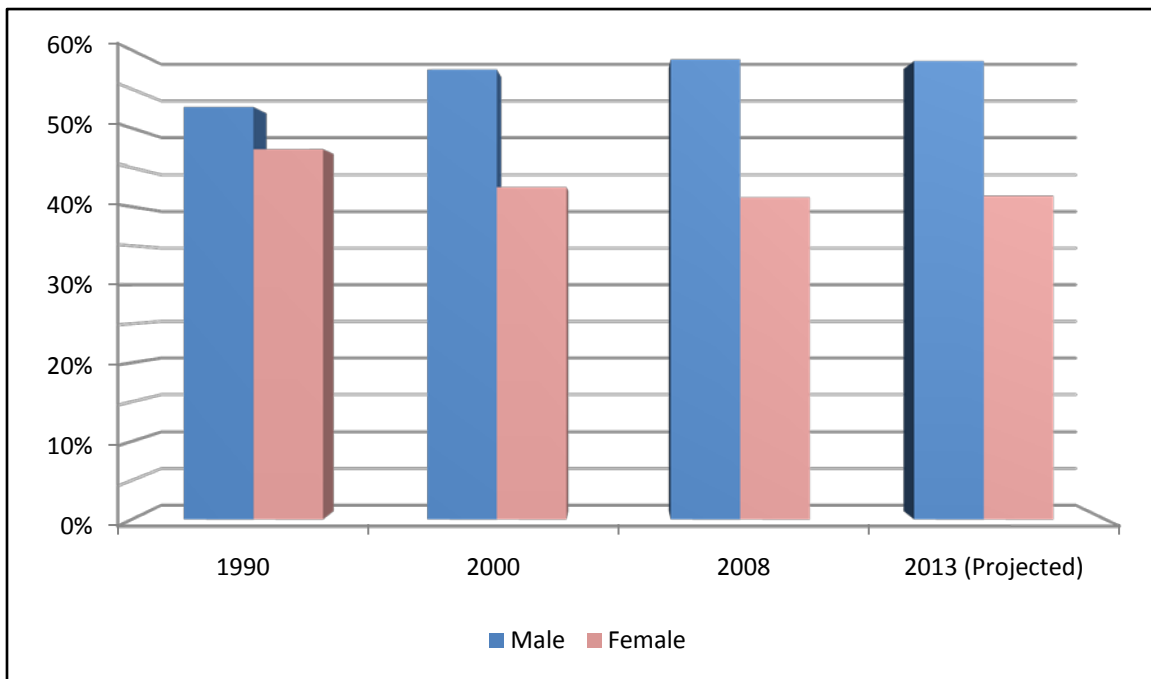
the age of 65) and a decrease in the share of the population in the “workforce” age group (those residents between the ages of 25-64). This trend, which is shown in the following table, coupled with other data in this Section indicates several things, including an increase in the number of immigrant families in the Town, retirees moving back to Butner, and young workers and empty nesters leaving the Town at a steady pace.



Source: US Census Bureau (1990 and 2000) and ESRI (2008 and 2013)

Gender Distribution

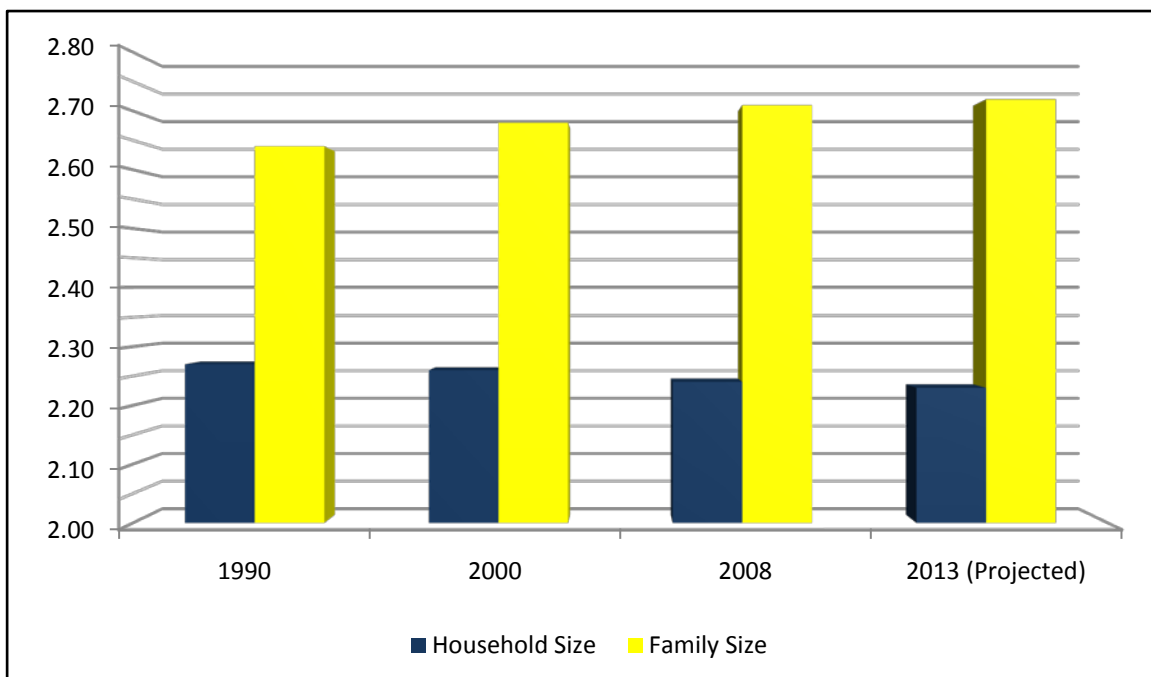
The distribution of gender in the Town’s population is quite unique for a Town this size. As the following chart shows, there has, at least since 1990 been a larger proportion of males in the population. Generally, there will be a slightly higher share of females in any given population, based on traditional fertility and mortality rates. Butner exhibits this phenomenon, which in the United States is generally only associated with the presence of a large military installation or a large resource extraction operation, due to the presence of a large institutionalized population. This is further exacerbated by the likely attraction of unmarried males to the type of work associated with such institutions both within and nearby to the Town. If there were a way to selectively strip out the institutionalized population, there is no reason to believe that there could be anything other than a slight disparity, if one exists, between the Town’s gender distribution and the normal distribution seen throughout the state and country.



Source: US Census Bureau (1990 and 2000) and ESRI (2008 and 2013)

Household and Family Size

Knowing the size of both households (any housekeeping unit regardless of relation) and families (housekeeping units in which members are related) can help a town understand its future housing needs. The following chart details the average household size, which has been decreasing, and the average family size, which has been increasing. This indicates two major trends that the Town should



Source: US Census Bureau (1990 and 2000) and ESRI (2008 and 2013)

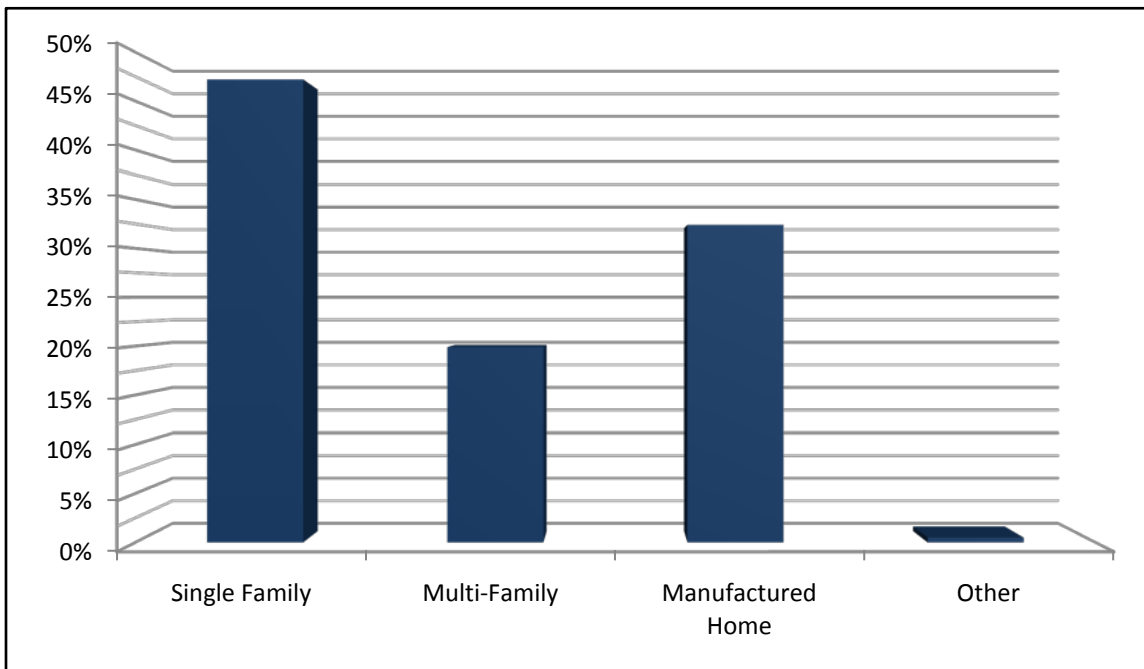
prepare for. First, the number of single person households is increasing, which indicates a need for more multi-family housing for young single householders and perhaps transitional housing for older single householders. And second, the average family size is increasing, which is likely attributable to an influx of immigrant families to the region. Besides service provision issues associated with reaching out to immigrant populations, there area housing implications as well, since immigrant family households tend to include a large nuclear family as well as members of the extended family, which indicates a possible need or market for larger dwellings to accommodate such families.

Housing Profile

Understanding the composition of a Town’s housing stock is imperative when developing recommendations for future land use decisions that will affect the type and location of new housing. Contained in this section are discussions of several key pieces of information about that form a foundation of knowledge about Butner’s housing stock. In general, the housing stock in Butner is in much better shape than many municipalities its size. This is primarily due to the fact that the vast majority of the site built homes in the Town were constructed in the past 50-60 years, and so the houses and neighborhoods are relatively new compared to many American cities.

Housing Types

Like many of the Town’s characteristics, the composition of its housing stock is somewhat unique among municipalities of its size. The data in the following table demonstrates the distribution of housing types as found in the 2000 Census. While the balance between single occupancy structures and multi-family structures is roughly proportional to national trends, the share of the stock that is

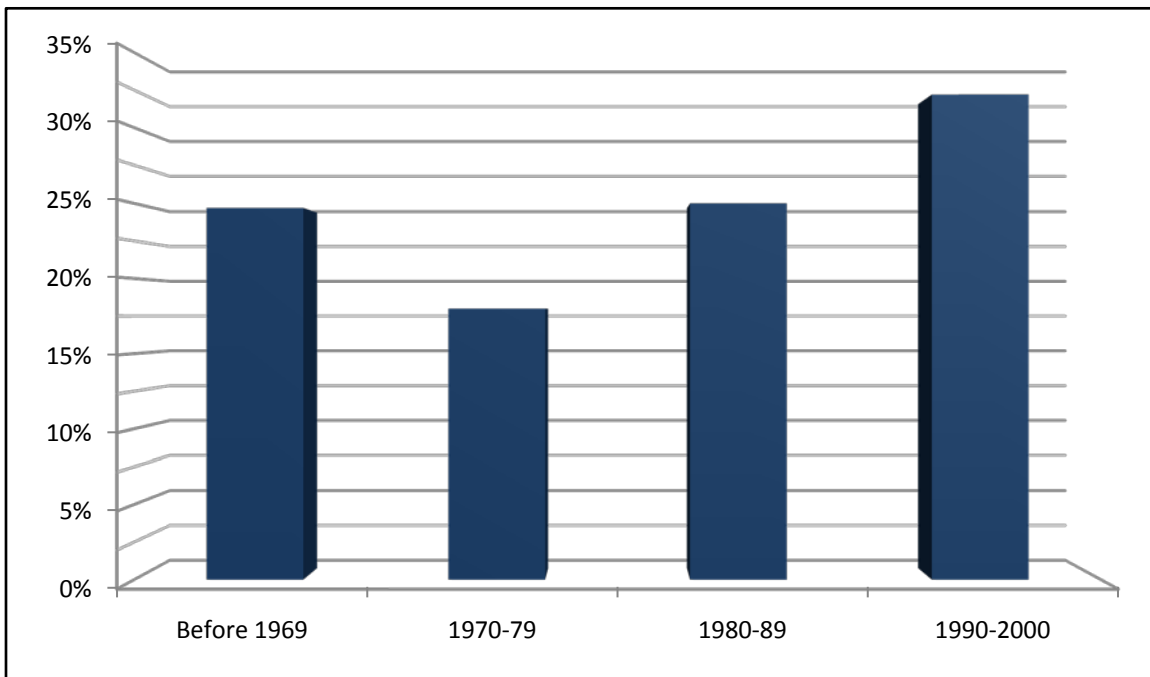


Source: US Census Bureau

made up of manufactured homes is disproportional to the national trend from 2000. Since there is some gap between the national multi-family housing average and the Town's share of manufactured homes, it appears that they are likely filling the role of affordable multi-family housing units for low to moderate income families.

Age of Housing Stock

In the introduction to this section, it was noted that the Town's housing stock was much younger than in comparable municipalities. While there are a fair share of older (pre World War II and older) homes in the Town, they do not make up a large share of the housing stock. Since the majority of the residential development over the past 50 years has occurred on land which previously was part of Camp Butner, the housing tends to be newer. While this is positive for the Town, in that the majority of the site built housing stock does not have problems which occur in very old homes, the clustering of homes in such a short time span could cause future market problems as their current, and often original owners, leave their homes as they retire or age. This could cause a potential market glut if too many homes in the same cohort are put on the market at the same time due to likely similarities in style, location and price of homes built in the same immediate time period.

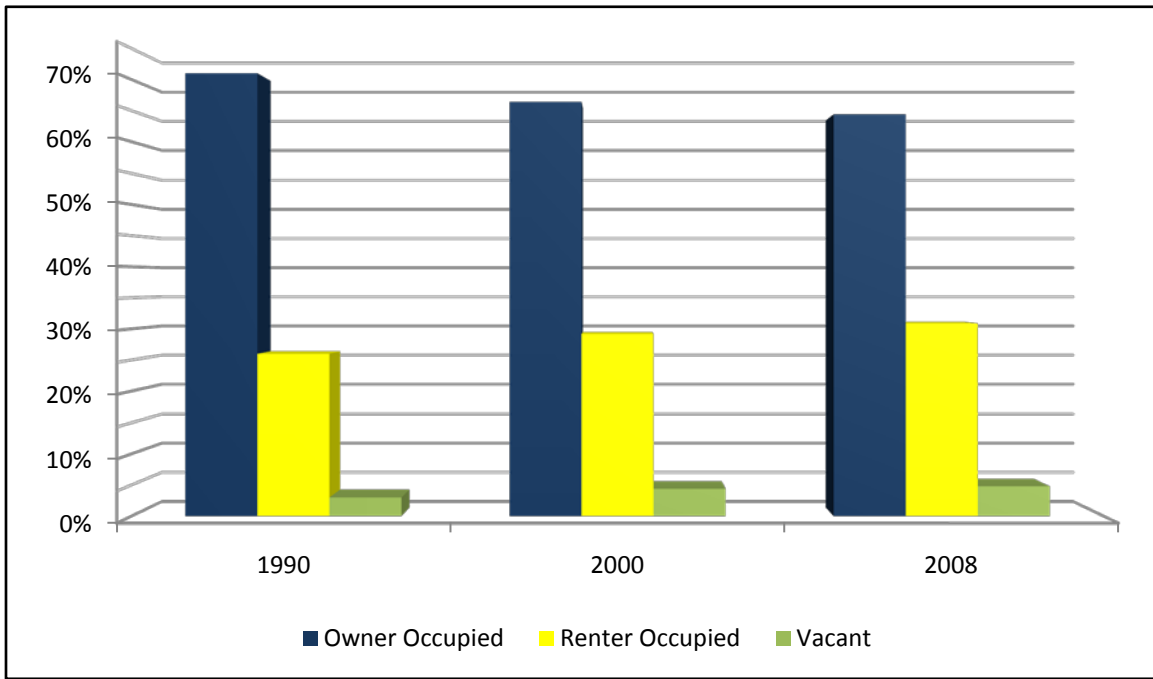


Source: US Census Bureau

Housing Occupancy and Tenure

The tenancy, or occupancy status, of housing units is important to know because it speaks to the nature of the community and the demand for certain types of housing, particularly multi-family. Areas

with higher rates of owner occupancy tend to be more stable, while communities with disproportionately large numbers of renter occupied or vacant homes tend to be less stable and experience the types of social problems associated with more transient communities. While the owner occupancy rate is higher, and the renter occupancy and vacancy rates have been lower in previous years, the following chart clearly demonstrates a reversal of this positive attribute. And while the data is likely accurate with respect to the literal meaning of home ownership, the large number of manufactured homes in Butner likely undermines this to a degree. This is based on the fact that while the occupants may own the home, they would not be likely to own the land if the home were in a manufactured home park.



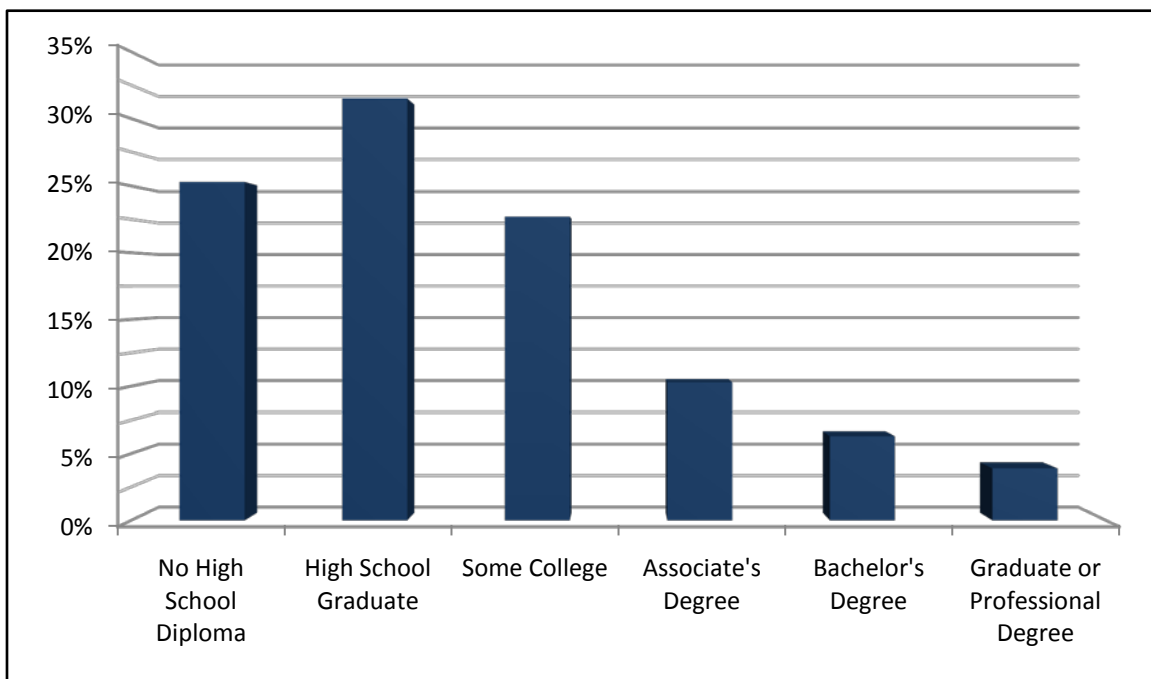
Source: US Census Bureau (1990 and 2000) and ESRI (2008)

Economic Profile

This section provides a brief overview of the economic situation in the Town of Butner. Included in this section are discussions on the educational attainment of the Town's population, employment trends and per capita and household income. This data provides the reader with a basic understanding of the types of careers and employment sectors that the Town's residents are engaged in, and the positive economic influence that is generated by their employment. In addition to this data, a retail market analysis, which examines retail sales and local purchasing power is included in Appendix B. The market analysis captures data about the Town's two primary commercial areas, Highway 56 and Central Avenue, and includes summaries of retail surpluses and leakages within one, three and five mile radii of those areas. This data can be used by the Town to market itself to potential retail businesses, or by those businesses independently looking to locate in Butner.

Educational Attainment

Understanding the educational attainment level of a population is key to understanding the potential employment capacity of a given workforce. The data presented in the following chart provides a snapshot of the educational attainment level of the Town's residents over the age of 25 in 2008. With approximately one-fourth of the population of the Town not holding at least a high school diploma, it can be surmised that a fairly substantial portion of the population has limited capacity to attain employment in some of the emerging industry sectors that will be key to the continued growth of the Town's economy. As production and extractive industries give way to more skilled healthcare, information and technology oriented industries, the retraining and education of this potentially under-skilled segment of the workforce will be key. In Butner, slightly more than 40% of the workforce has at least some college level education. While this is not a negative factor, the national average is nearly 55%. Where the greatest disparity compared to the national average lies is in the share of the workforce population with a bachelor's degree or higher. In Butner, only slightly more than 10% of the workforce population has achieved this level of educational attainment, while nationally, the share of the workforce with this level of education is over 25%. It is likely that this lack of educational attainment among the workforce population will serve as an impediment to job growth in the future unless efforts are made to improve the educational level of the Town's workforce.

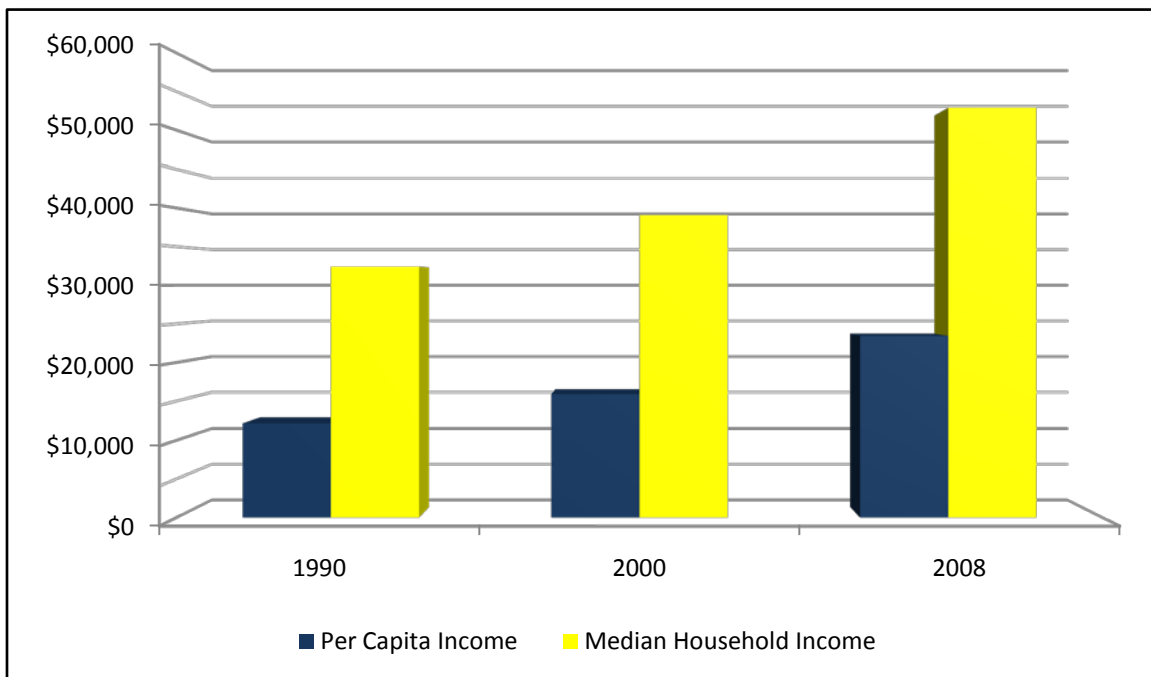


Source: ESRI

Income Profile

The figures for per capita (individual) and median household income contained in the following table paint a picture of the economic power of the Town's residents. While per capita income has lagged far behind the national and state per capita income figures through the years, the median household

income has remained rather well matched to what is found at the state and national levels. The per capita income gap, is likely affected by the large institutionalized population in Butner which does not create income through productive work, but nevertheless depresses the per capita income figures. This is reflected in the relatively strong median household income figures, which have consistently been at or above the median household income figures at the state and national levels. This is due in part to the relative stability of the government sector, in which a large number of the Town's residents are employed. The low per capita income figures cannot be discounted entirely since the higher than average median household income combined with a low per capita income indicates a fairly substantial wage disparity, which is likely influenced by higher wages paid in the government sector versus the private sector for similar unskilled and semi-skilled occupations.



Source: US Census Bureau (1990 and 2000) and ESRI (2008)

Employment by Industry

The information contained in the following table shows the distribution of employment among industry sectors for the Town's employed population over 16 years of age. This type of information is a key component of understanding the economic forces at work in the Town, and how the Town's residents fit into the regional economy. The data shows that between 2000 and 2008, the share of the Town's employed population working in four industry sectors, agriculture and mining, manufacturing, retail trade and public administration, decreased, with the most distinct shift occurring in the manufacturing sector with a share loss of 5.5%. Increases were seen in the share of the employed population working in the FIRE (finance, insurance and real estate), construction and professional services sectors, with the latter absorbing a good deal of the shift away from manufacturing. Three sectors, the wholesale trade, information and transportation / utilities industries maintained their share of the workforce during this time period. While these share indicators do show the distribution of employees

among sectors, it does not necessarily indicate real expansion or contraction in any particular industry, but rather changes in how the workforce is distributed. With the decline in manufacturing in North Carolina, it can be surmised, however, that the decrease in manufacturing's share of the workforce and the increase in the professional, educational and social services sector do indicate a fairly dramatic shift towards that sector and away from manufacturing. This is not surprising given the strength of the public sector in and around Butner, which has expanded rapidly, particularly in this industry sector.

Summary By Industry Sector			
Industry	2000	2008	Change in Percentage 2000 - 2008
Agriculture / Mining	1.7%	1.3%	(0.4%)
Construction	7.7%	8.3%	0.6%
Manufacturing	18.3%	12.8%	(5.5%)
Wholesale Trade	2.4%	2.4%	-
Retail Trade	8.1%	7.8%	(0.3%)
Transportation / Utilities	3.7%	3.7%	-
Information	2.5%	2.5%	-
Finance / Insurance / Real Estate	2.9%	3.3%	0.4%
Professional / Educational / Social Services	47.0%	52.4%	5.4%
Public Administration	5.8%	5.4%	(0.4%)

Source: ESRI

Employment by Occupation

Complementing the previous data set is the occupational distribution data set forth in the following table. While the previous data set defined the industry in which the employed population worked in, this data gives more specific insight into the type of work that the population performs within those industry sectors. For instance, while a worker may be employed in the manufacturing sector, they may hold an administrative, managerial or production occupation within that sector. Between 2000 and 2008 the sales / administrative, construction / extraction, and farming / fishing / forestry occupation categories saw a decrease in their share of the workforce, with the sharpest drop seen in the construction / extraction occupation class. Increases were seen in all other occupational classes with production / transportation jobs gaining the largest share of the workforce. Reflecting the trend in the previous data set, the distribution of the occupation classes shows a prominent tilt towards the "white collar" occupational classes that are found in the professional, educational and social services

industries. With the continued expansion of state and federal institutions in the area, the heavy distribution of workers within the white collar occupation categories will likely remain stable or increase over the coming years.

Summary By Occupation			
Industry	2000	2008	Change in Percentage 2000 - 2008
Management / Professional	29.6%	31.5%	0.9%
Service	16.5%	18.5%	2.0%
Sales / Administrative	24.9%	23.3%	(1.6%)
Farming / Fishing / Forestry	0.3%	0.2%	(0.1%)
Construction / Extraction	13.5%	8.4%	(5.1%)
Production / Transportation	15.1%	18.2%	3.1%

Source: ESRI

Environment and Natural Resources

This portion of the background research focuses on the natural environmental conditions that exist in the Town and surrounding area. By examining a wide range of environmental data, we are able to better plan for allocating land uses to areas which will have lesser impacts on the environment and vice-versa. Contained in this section are discussions of topography, flood hazards, wetlands, soils, slopes, watersheds and areas which have been designated as significant natural heritage sites. Combined, these environmental factors comprise a set of potential constraints which must be examined and taken into consideration when making any type of land use decision in order to ensure an efficient and environmentally sound future development pattern.

Topography

Topography, or the lay of the land, is a key determinant in land use decisions and has a direct influence on growth patterns. Areas which have flat to gently rolling terrain are generally suited for a wide variety of land uses, while more hilly or steep terrain can make the use or development of land expensive or impractical. The topographic map displayed on page 4-12 provides a view of the relief and elevation of the land in and around the Town of Butner. The topographic profile of the area occupied by the old Camp Butner is generally level to rolling terrain, which forms a broad expanse of flat land west of I-85. There is a sharp drop in elevation on the Town's western and southwestern boundaries as the land falls back to Knap of Reeds Creek and Falls Lake. The northern ETJ is much

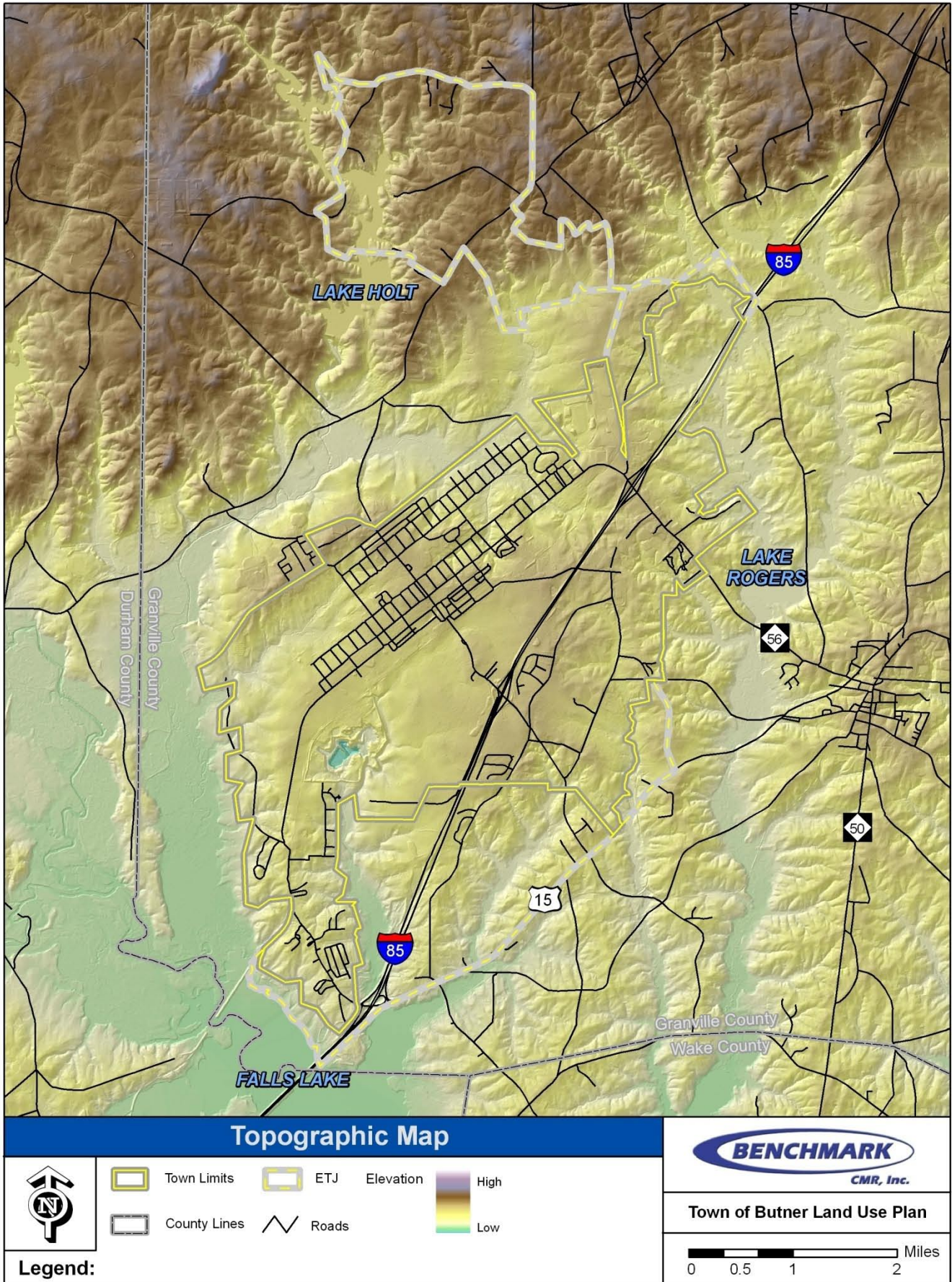
higher than the area in Town, and has much more relief. East of I-85 the land is generally rolling terrain which falls back towards Ledge Creek east of the ETJ and Town limits. Generally, the land area within the Town limits and ETJ does not have a good deal of topographic constraint, though some excessive relief in certain places could prevent large scale development, though with the amount of suitable land available, this should not hinder the Town's ability to grow.

Water Supply Watersheds

Water supply watersheds are designated by the North Carolina Department of Environment and Natural Resources (DENR) for the protection of drinking water supply sources from contamination or impairment by pollution caused by industrial pollutants or general pollution or impairment from over-development. The Town of Butner and its ETJ are located in three water supply watershed areas. The map on page 4-13 shows the extent of those areas, and which portions of them have been designated as critical watershed areas, which are regulated more strictly than the balance of the watershed. Local governments are required to adopt and enforce regulations which limit the density and intensity of development in these environmentally sensitive area. Currently, the Town utilizes the State's *Universal Stormwater Management Program (USMP)* to regulate development within the local water supply watersheds. The standards set forth in this program apply throughout the jurisdiction, rather than establishing separate rules for each watershed as is the practice in many jurisdictions that are covered by multiple watersheds. When it adopted these rules in 2008, the Town became one of the first five municipalities in the State to use this standardized approach. In addition to the current watershed rules, there is a study under way to develop a new set of rules for the river basin, the *Neuse*, that the Town is located in. Rules further restricting nutrient input will likely be imposed in the coming years, and further regulation and enforcement capability will likely be needed to implement the new rules.

Soil Suitability for Onsite Wastewater Disposal

The suitability of soil for the onsite disposal of wastewater (septic tanks) is a key determinant in the capacity of land to be developed without the benefit of a central wastewater collection system. While the majority of the Town is served by the South Granville Water and Sewer Authority's sewer system, it will be a number of years before the capacity exists to serve all areas of Town, particularly future growth areas with sewer. The map shown on page 4-14 details the extent of the limitations on the suitability of soils in the area to adequately handle the onsite disposal of wastewater. Generally, the soil types located east of Knap of Reeds Creek and south and east of Lake Holt are not suited to this method of wastewater disposal. This does not mean that individual septic systems will not function if installed properly, rather it means that the likelihood of being unable to dispose of wastewater effectively on a piece of property is very high given the soil conditions. Furthermore, these soils present a general limitation to the long term use of an onsite wastewater system, particularly on small to medium sized residential lots, even if one is able to function effectively for a period of time since the soils generally have a limit to their absorption and dispersion capacity. Therefore, it is important to understand these limitations and develop policies to limit the likelihood that unsuitable land is developed prior to the provision of an alternative means for disposing of wastewater.







Soil Suitability for Agricultural Purposes

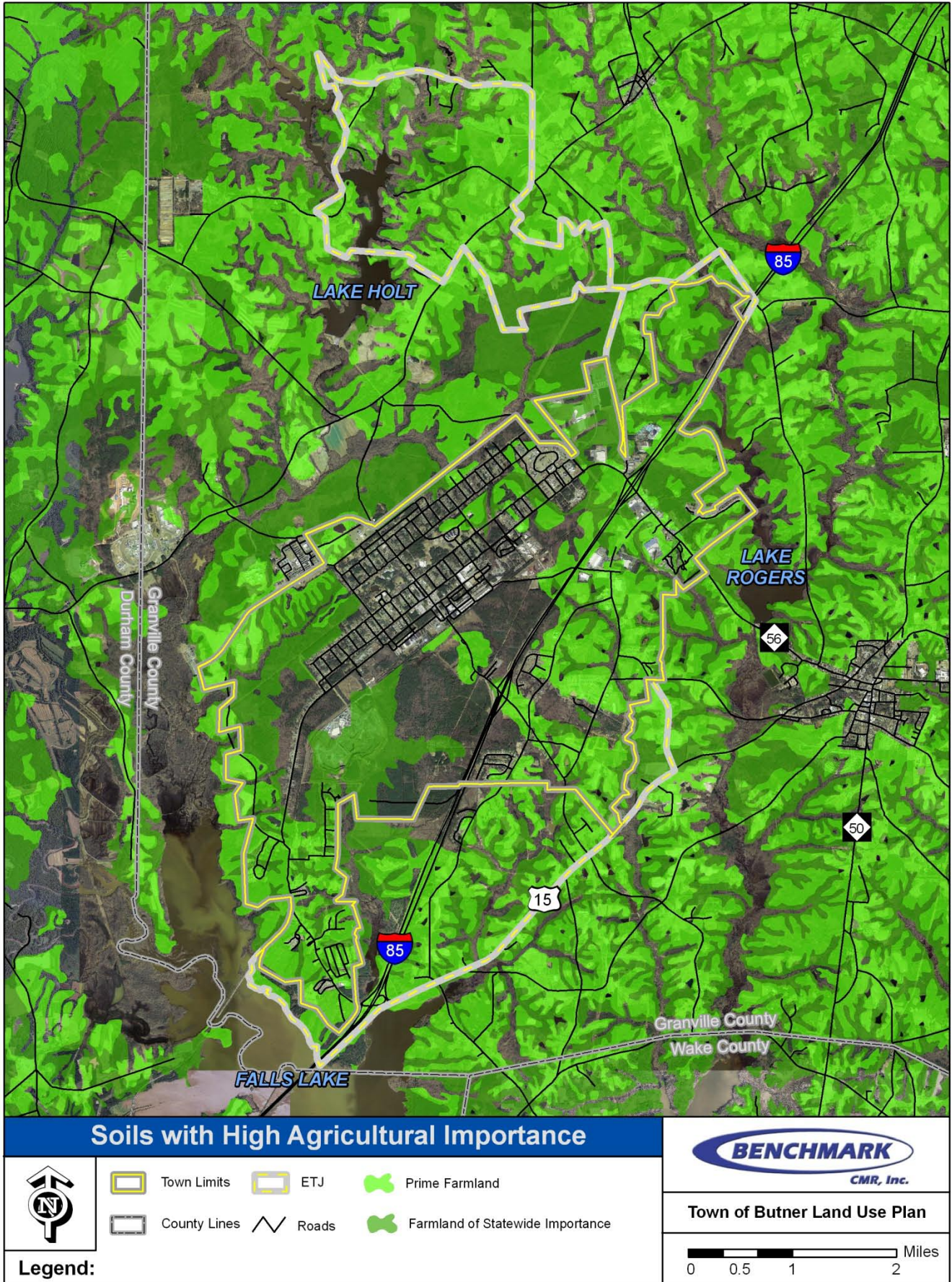
The suitability of soil for agricultural production is another key factor in the determination of land suitability for development. This is due, in no small part, to the frequent convergence of land which is suitable for agriculture and desirable for development. This convergence of competing values brings a key concern into focus, how best to protect existing agricultural uses from encroachment from urban development which may be incompatible with agricultural operations. By identifying those areas which are currently in agricultural production, and comparing that data with the agricultural soil suitability map, which is shown on page 4-16, the Town will be able to establish land use regulations that provide adequate transitions and buffer zones between new development and agricultural uses which will likely continue in operation into the future due to the high suitability of the land. As the map shows, a good deal of the land within the Town and its ETJ contains soil whose properties make it highly suitable for agricultural production. Prime farmland and farmland of statewide importance dominate the well drained upland areas away from streams and other water bodies in the area, and a good number of agricultural operations exist within the Town's jurisdiction, taking advantage of these favorable soil conditions.

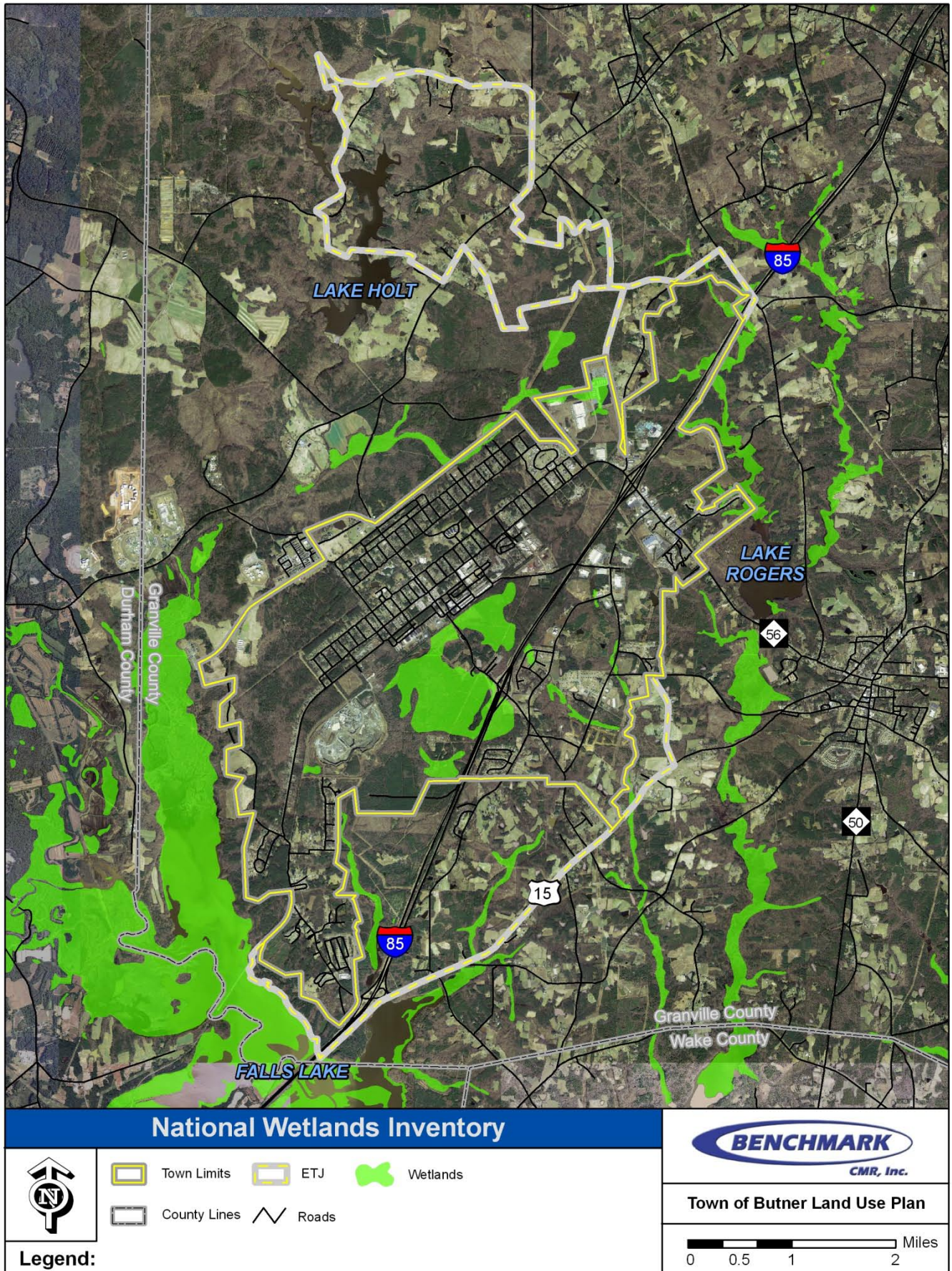
Wetlands

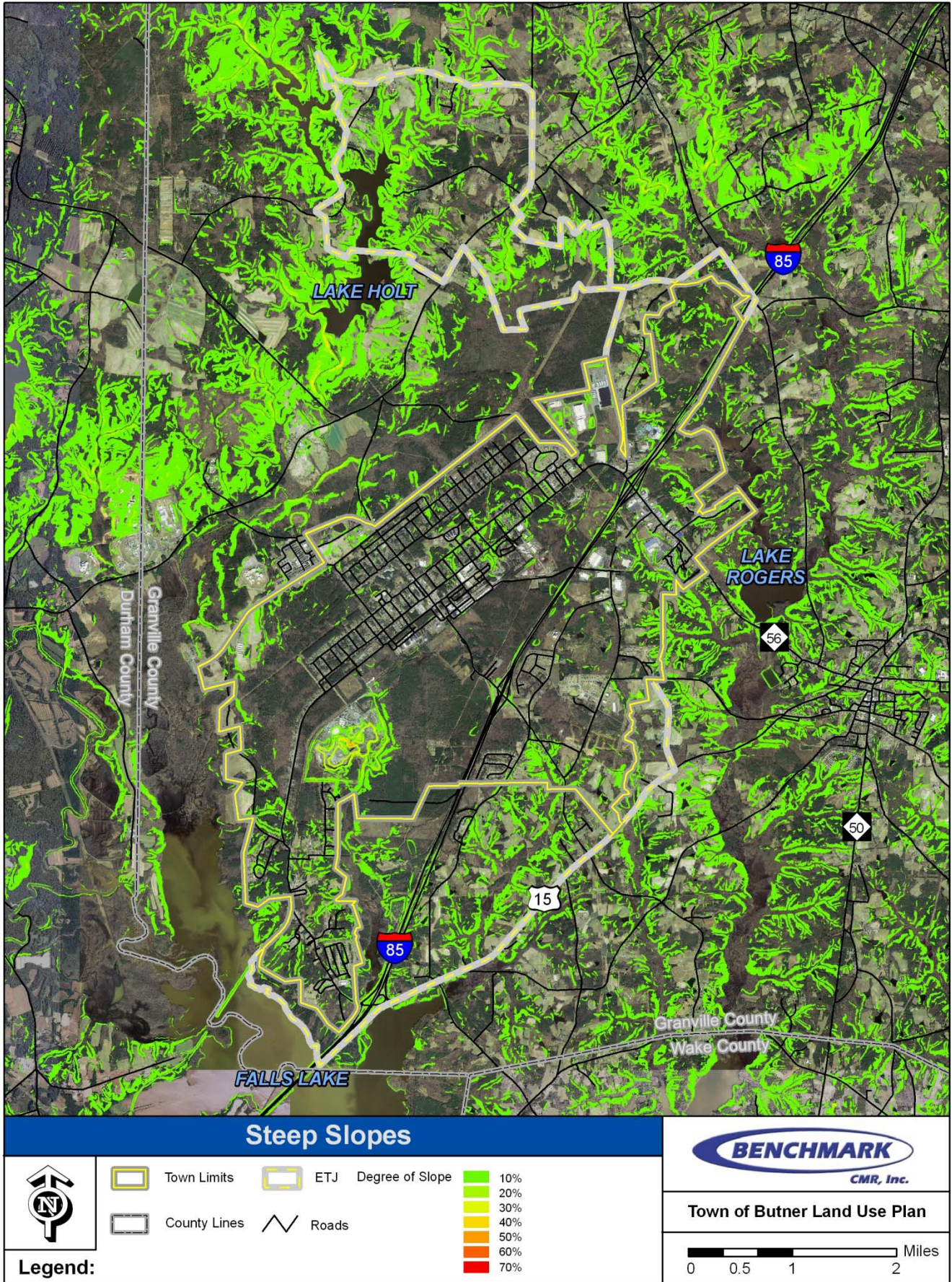
Wetlands, or soils with hydric properties, pose a serious constraint to development, from both a practical and a regulatory standpoint. These saturated soils are found around waterways as well as in poorly drained upland areas. As the map on page 4-17 shows, in the area in and around the Town of Butner, wetlands are limited primarily to lowland streams and watercourses, however a significant area of high ground wetlands do exist between old Camp Butner and I-85 along Gate 2 Road. These soils provide a number of benefits, from filtering water pollution to hosting a biologically diverse range of plant and animal species, and due to this are protected by a number of State and Federal regulations. Generally, the filling or building on top of wetlands is not a practical or cost effective solution, and so they tend to be a severe constraint on development. While the filling of wetlands in certain circumstances is allowed, it is generally discouraged, and requires the construction of new wetlands to mitigate the loss of the filled wetlands. Because of the severe limitation that these areas place on development, policies should be designed to dissuade development near them, and to seek to encourage their protection through dedication as open space to the Town or another governmental or nonprofit agency.

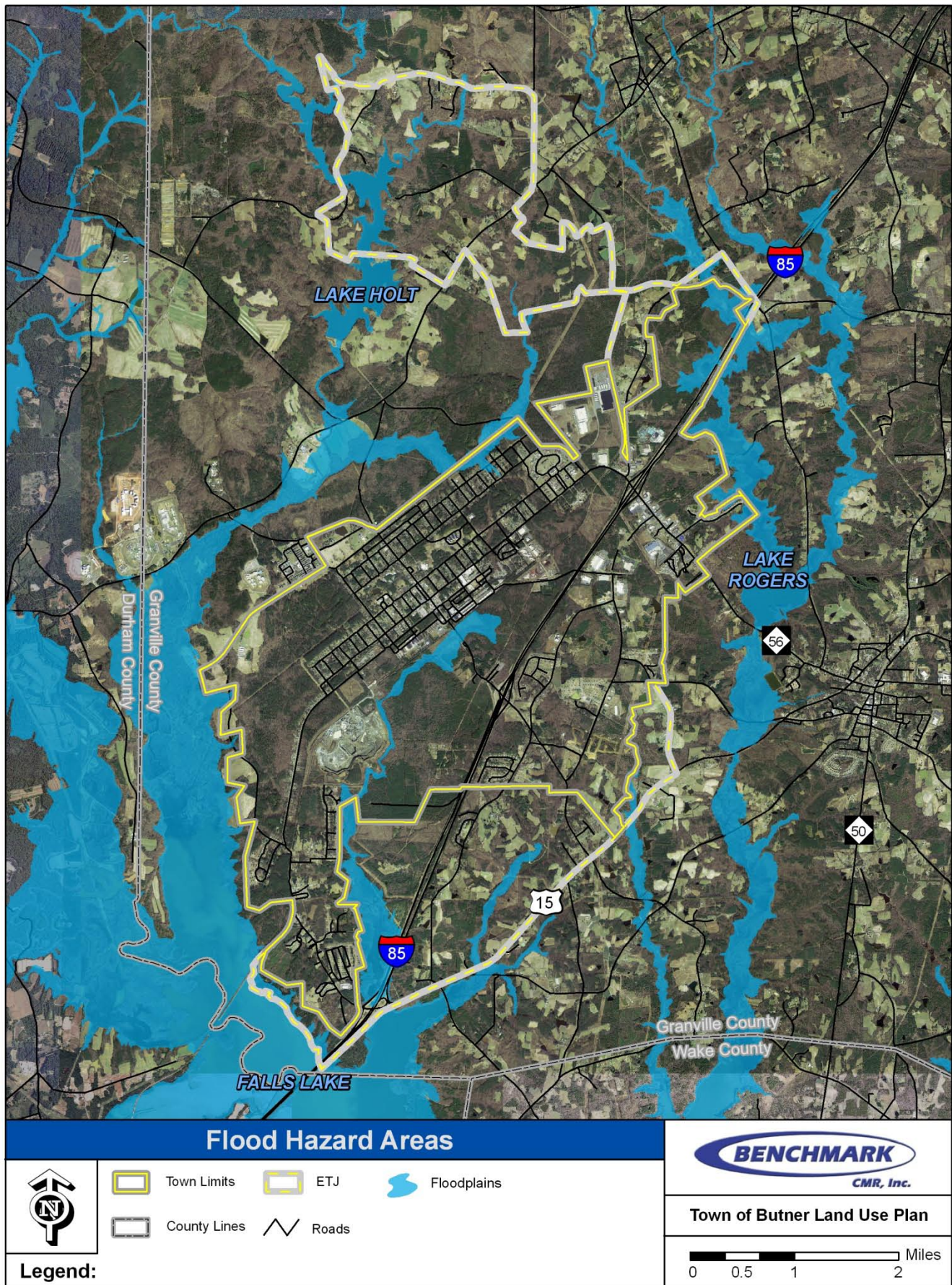
Steep Slopes

Steep slopes present a general obstacle to development due to the difficulty of constructing structures and appurtenant features on excessively steep hillsides. As the map on page 4-18 shows, the area within the Town's core area does not have too many areas of steep slopes, though some do exist in the southern area of Town along B street and in the southern ETJ, as well as in the northern ETJ area and along NC Highway 56. Aside from the extremely steep slopes associated with the Sunrock quarry, areas of steep slope tend to be limited to the 10% range where they are found in the Town's jurisdiction. While it is unlikely that slope factors will play a major role in future development patterns, the Town should carefully examine development proposals in areas that exhibit steep slope characteristics to ensure the suitability of the land prior to development.









Flood Hazards

Flood hazard areas are those areas which are typically defined as “floodways” and 100 year flood plains. Development in these areas can pose a great risk to both life and property. The map on page 4-19 shows the location of these areas in and around Butner. Typically in the Town’s jurisdiction flood hazard areas are located only in fairly close proximity to streams and other water bodies due to the constraining influence of topography along these areas. Generally, development has not occurred in, or even in any close proximity to these areas on any large scale. The only area of real concern is located in the northern part of Town along its western border near a tributary to Knap of Reeds Creek where a small flood hazard area encroaches close to residential development in the area. Future development in these areas is not permitted due to the Town’s participation in the Universal Stormwater Management Program, which utilizes flood hazard areas as setbacks from watercourses instead of assigning fixed widths. Such “no build” policies ensure that lives and property are not needlessly jeopardized and the natural floodplains function as they were intended.

Significant Natural Heritage Areas

Within, and in close proximity to, the Town of Butner are a number of regionally and nationally significant natural heritage sites. Land now owned by the Town, which was transferred from the State at the time of incorporation, contain sites which are the best example of their ecosystems in the country. It is important for the Town and its residents to understand the significance of these sites so that their perpetual protection can be ensured. The following is a detailed explanation of the various natural heritage sites that were identified in the 1998 Long Range Master Plan. Information contained in this section comes from that plan, which was based on information gathered from the sources listed on page 117 of the 1998 plan. A map showing the natural heritage areas follows their descriptions on page 4-25. The site numbers following the headers correspond to the numbers on the map.

Camp Butner Natural Area (Site No. 1)

The Camp Butner National Guard Training Area and the Camp Butner Gamelands represent one of the largest areas (4,352 acres) of undeveloped uplands in the eastern Piedmont. Most of the habitat has not been fragmented by roads or other development. Mixed second growth woodlands, pine plantations, and clear-cuts dominate the area, although a few stands of mature hardwoods remain relatively undisturbed.

The Camp Butner area is best known for its timber rattlesnake population, which is considered an indicator of the semi-wilderness status of the site. Common animal species associated with the site include wild turkey, broad-winged hawk, red-shouldered hawk, barred owl, and pileated woodpecker; all species that reflect the site's dominant woodland habitat. Two rare plant species (Lewis' heartleaf

and Pursh's wild petunia) have been reported from the upper reach of Knap of Reeds Creek that extends into the site.

The Camp Butner Natural Area is considered a significant wildlife area in the eastern Piedmont. Except for the National Guard training area, the site has some protection from development by virtue of the State's ownership. However, the entire area is subject to logging through clear cutting. The North Carolina Natural Heritage Program has recommended changed management of the area to include phasing out clear-cuts, selective harvesting, and protection of mast-producing woodlands/old growth stands.

The Camp Butner Natural Area is designated a regionally significant site.

Knap of Reeds Creek Ravine (Site No. 2)

This 192-acre tract is situated along the Knap of Reeds Creek and extends from the Lake Holt dam south to SR 1121. This tract is unique in that it contains a bluff with very steep side slopes east of Knap of Reeds Creek. The tract is located on felsic metavolcanic rock and portions are considered xeric. Although the site is mostly dry, a combination of mesic as well as xeric flora exists within its boundaries.

The very steep slopes support a Piedmont/Coastal Plain Heath Bluff Community with dense stands of mountain laurel. The lower slopes contain a Mesic Mixed Hardwood Forest with an upper canopy dominated with American beech, tulip tree and Northern red oak. The higher slopes consist of a Dry-Mesic Oak Hickory Forest.

The Knap of Reeds Creek Ravine is designated a regionally significant site

Picture Creek Diabase Barrens (Site No.3)

This 482 acre tract is located on the west side of SR 1215 beginning north of the Murdoch Center State Hospital and extending north for about one mile. A small portion lies east of SR 1215 approximately 0.3 miles north of the intersection of SR 1215 and North Carolina Highway 56. The site is owned partly by the State of North Carolina and partly by private interests. The landscape of the Picture Creek site is dotted with evidence of past logging operations including roads and logging decks. A power line also crosses the tract. Soils are an Iredell series developed on diabase rock; these soils are generally more basic than soils normally found in the Piedmont.

The tract is dominated by a quality Xeric Hardpan Forest community with a 50 to 60-foot upper-canopy of shortleaf pine, loblolly pine, and Eastern red cedar. The understory consists mostly of fragrant sumac, American plum, and Carolina rose. The herbaceous layer is diverse and has prairie characteristics including a number of rare plant species. Protected plants found in the area include the federally endangered smooth cone flower, federal-candidate and state-endangered serpentine aster, and the federal-candidate Carolina bird foot. Plants of state importance include the state-endangered prairie goldenrod, state-threatened low wild-petunia, and state-candidates blue wild indigo, prairie dock, smooth blue aster, glade Barbara's buttons, and glade wild quinine.

The Picture Creek Diabase Barrens is designated a nationally significant site because the rare plant community is considered by Natural Heritage Program staff as among the best in the nation. The portion of the site along the power line easement is a Registered Natural Heritage Area.

Murdoch Center Diabase Sill (Site No. 4)

This 20-acre site is located north of SR 1111, west of SR 1215, and northeast of the Murdoch Center. It is adjacent to and within a Progress Energy power line transmission corridor. The site is owned by the State of North Carolina and by private owners.

The site contains Iredell series soils which developed from the underlying diabase rock. These soils are more basic than other soils in the area. The basic soils support several protected plant species on the site including the federal candidate Carolina bird-foot-trefoil, state-threatened low wild-petunia, and state-candidates prairie blue wild indigo and prairie dock. The site also contains two plant species the state considers significantly rare including Earle's blazing star and hoary pucoon. Although the federally-endangered smooth coneflower has not been observed, the site does contain potential habitat for that species. No official protection status has been given to the site as a whole; however, the portion on the power line corridor is a Registered Natural Heritage Area.

The Murdoch Center Diabase Sill is designated a regionally significant site.

Knap of Reeds Diabase-Forest and Glades (Site No. 5)

This 113-acre tract is located just north of the Town of Butner, on the south side of Picture Creek, and lies between Central Avenue, Veazey Road, and Old Oxford Road. The tract contains approximately 90 acres of quality mature Basic Oak-Hickory Forest, an uncommon natural community in North Carolina, and a very rare diabase glade. The site is mostly upland forest with areas of moderately steep slopes and bottomlands. The upland soils are Iredell series while the bottomland areas are of the Chewacla and Wehadkee series. The soils are underlain by a diabase sill that creates soils that are more basic than those usually found in the Piedmont.

Protected plant species include the state-candidate glade blue curls and two state significantly rare species, the glade milk vine and Pursh's wild petunia. The upland canopy is dominated with black oak interspersed with southern red oak, post oak and white oak. The upland understory contains red bud, eastern red cedar, hophorn beam and flowering dogwood.

The diabase glade is one of only two in the State of North Carolina. It is located atop a hill in the southwest corner of the tract. The area is extremely xeric and the underlying diabase rock is visible in places because of the thin soil layer. The glade supports a host of basic-soil species typical of Granite Flatrock communities. Eastern red cedar dominates the glade, but white ash, Georgia hackberry, winged elm, hophorn beam, and Virginia pine also are found scattered about the area. The site also contains a small mountain/piedmont bottomland off Picture Creek. The site is considered fair to good quality with canopy trees up to two feet in diameter at breast height and a highly diverse herbaceous layer.

The Knap of Reeds Diabase Forest and Glades area is designated a nationally significant site.

Knap of Reeds Creek Diabase-Levee and Slopes and Umstead Pine-Oak Forest (Site No. 6)

Knap of Reeds Creek Diabase - Levee and Slopes

The site consists of good quality Piedmont/Mountain Levee Forest and Piedmont/ Mountain Semi-permanent Impoundment communities. This area is underlain by a large diabase sill that extends several miles in the Butner area. A diverse group of habitats including beaver ponds and a natural levee along Knap of Reeds Creek occurs over the diabase. The tract does have sewer line (30-foot) and telephone line (15-foot) rights-of-way. Maintenance of both rights-of-way has enhanced the habitat for many of the rare plants that occur on the site. Mowing every several years has been recommended by the Natural Heritage Program staff to retain the threatened herbaceous plants.

The following protected plant species have been reported for this site: the federally endangered smooth cone flower, federal-candidate and a state species of concern tall larkspur, federal-candidate nestronia, state-candidate Carolina thistle and prairie dock, the state significantly rare Douglas' bittercress, Earle's blazing star, glade milkvine, Indian physic, and Pursh's wild petunia.

This site is owned by the United States Army Corps of Engineers and is managed by the North Carolina Wildlife Resources Commission. It has been designated a Registered Natural Heritage Area and a nationally significant site because of the assemblage of rare plant species.

Umstead Pine-Oak Forest

The tract is on the east side of the Knap of Reeds Creek, 0.8 miles west of Umstead Hospital, and adjoins the eastern edge of the Knap of Reeds Creek Diabase Levee and Slopes site. The site consists of west-facing slopes extending from the Knap of Reeds Creek floodplain upward to Umstead Hospital. The uplands contain a few intermittent streams which are dry in the summer months.

The slopes support a mixed middle-aged hardwood-pine-cedar forest which is a successional stage of the Xeric Hardpan Forest and Basic Oak-Hickory Forest. The canopy is dominated by loblolly pine, white oak, and post oak. Protected plant species present on the site include the federal-candidate nestronia, and state-significantly rare hoary puccoon and American barberry.

As part of the Knap of Reeds Creek Diabase - Levee and Slopes site, this area is designated as a nationally significant site. The portion of the site that is under the ownership of the United States Army Corps of Engineers is designated as a Registered Natural Heritage Area.

Knap of Reeds Creek Beaver Ponds and Swamp (Site No. 7)

This approximate 75 acre site is located on the Granville and Durham County line along Knap of Reeds Creek, about one mile south of SR 1004. The site contains a series of large beaver ponds within the flood plain of Knap of Reeds Creek. Abundant dead trees in the ponds provide foraging and nesting sites for birds, particularly red-headed woodpecker, red-shouldered hawk, and prothonotary warbler. The site had not been completely surveyed by 1986, but was considered a significant area for water birds and other birds that utilize swamp habitat.

The site is owned by the State of North Carolina and the United States Army Corps of Engineers and is designated a site of regional significance. The portion of the site owned by the Corps of Engineers is designated a Registered Natural Heritage Area.

South Butner Diabase Swamp (Site No. 8)

This 99-acre tract is located west of B Street. The site is characterized as an Upland Depression Swamp Forest with a mature 70 foot canopy dominated by overcup oak, a rather uncommon tree in the Piedmont. High bush blueberry typifies the shrub layer. The depression is approximately three feet lower than the surrounding area and holds about 1 to 2 feet of water most of the year. Diabase boulders are scattered along the margins of the swamp. It is the only Upland Depression Swamp Forest to occur over diabase rock in the state. Surrounding the depression is a good quality Basic Oak-Hickory Forest dominated by white oak, post oak, black oak, and Southern red oak.

The tract is owned by the Town of Butner and is one of the few publicly owned upland swamps in North Carolina. Presently, there is no formal protection for this site, but it is designated as a site of statewide significance and has been proposed as a Registered Natural Heritage Area.

South Butner Cedar Glades (Site No. 9)

This 7 acre tract is located east of B Street, about 0.7 miles north of the railroad. The site is a very dry Diabase Glade. The tract is surrounded by a Xeric Hardpan Forest Community. The soils are thin, pebbly, and more basic than typical Piedmont soils. The open pebbly areas present on the site represent the best high quality example of a Diabase Glade natural community in North Carolina. It is considered one of the two best known sites globally.

Although the site is only 7 acres, nine rare plant species have been reported on the site. Protected species known to occur on the tract include the federal-candidate and state-endangered low wild petunia and Small's portulaca, the state-threatened glade bluecurls and prairie blue wild indigo, and significantly rare in the state hoary puccoon, Earle's blazing star, glade milkvine and American barberry. The site also may contain rare moss and grass species. Currently the site is owned by the Town of Butner, is a Registered Natural Heritage Area and is designated a nationally significant site.

Neuse Headwaters Triassic Basin Bottomlands Macrosite (Site No. 10)

This approximately 6,910 acre site is one of the largest tracts of habitat for wildlife in the area. The site is located northeast of Durham along the lower portions of the Eno and Flat Rivers and Knap of Reeds Creek and extends into the headwaters of Falls Lake. The tract contains Cabin Branch and Flat River Bend as well as several other sites of potential regional importance. This macrosite is adjacent to the Neuse Tar River. The site is characterized by large bottomland areas and old fields. The Natural Heritage Program staff reports that initial investigations indicate the tract has areas of quality vegetation. It is designated a site of regional significance.



Community Facilities and Services

This section of the plan provides an overview of the public facilities and services available to the residents of Butner. Infrastructure and services form the backbone of a Town, and it is necessary to ensure that adequate facilities, manpower and other resources exist to serve new development. Growth that does not regard matters like school capacity, water and sewer capacity, the ability to provide solid waste collection or fire protection can cause unplanned expenditures or increase utility fees or taxes unexpectedly. Discussed in this section are public safety, public utilities educational and cultural facilities and parks and recreation. Each of these are critical to the health safety and welfare of the Town's current residents, and adequate provision should be made to extend these services and build infrastructure capacity as growth occurs.

Public Safety

Public safety services in the Town are provided by the NC Department of Crime Control and Public Safety's Butner Public Safety Division. Originally established to provide police and fire services to the State owned institutions in Butner, following incorporation it was determined to have Butner Public Safety continue to provide these services to the Town through a contract with the State. Butner Public Safety employs 49 sworn officers who are certified as both police officers and firefighters. A fully staffed telecommunications and dispatch center is manned by Butner Public Safety as well. Currently, firefighting operations are based from one station located on Central Avenue. Supplementing the first response capabilities of Butner Public Safety is Granville County EMS, which operates out of a station on Campus Drive near Highway 56.

Public Utilities

Public utilities in Butner are provided by a number of different entities. The South Granville Water and Sewer Authority (SGWASA), which was created to assume the operation of the Department of Health and Human Services water and sewer operations, provides water and wastewater service throughout the Town and surrounding area. The authority is independent of the Town of Butner, and in addition to the provision of utility services within Town, it also serves the former Lyon Station and Cozart Sanitary Districts and the Town of Stem. As a regional utility provider, SGWASA is responsible to a broad base of customers and interests, making the Town a partner in a larger sphere of influence. Other utility service providers in the area include Duke Power, which provides electric service to the Town and Embarq, which provides telephone and internet service.

Parks and Recreation

Upon incorporation, the Town of Butner received a large amount of open space, park land and some general recreational facilities. Among these are the Butner Sports Arena, which provides an indoor

gymnasium for basketball and other indoor sports, the park on Central Avenue which has some playground equipment, picnic areas and a gazebo, and a Town park area on Lake Holt which includes a boat launch, bait shop and picnic shelter. Currently the Town is in the process of developing property it owns on B Street near the Sunrock quarry for ball fields and general recreational activities. Once completed, it will provide the Town's residents with a first class recreational facility. While the Town does not currently operate any recreational programs on its own, it does partner with the South Granville Athletic Association (SGAA) to provide these services and is actively working to develop the local parks and recreation capacity. The recently adopted Parks and Recreation Master Plan, coupled with the Comprehensive Land Use Plan will serve as a guide for the Town as it seeks funding and expands the recreational facilities in Town.

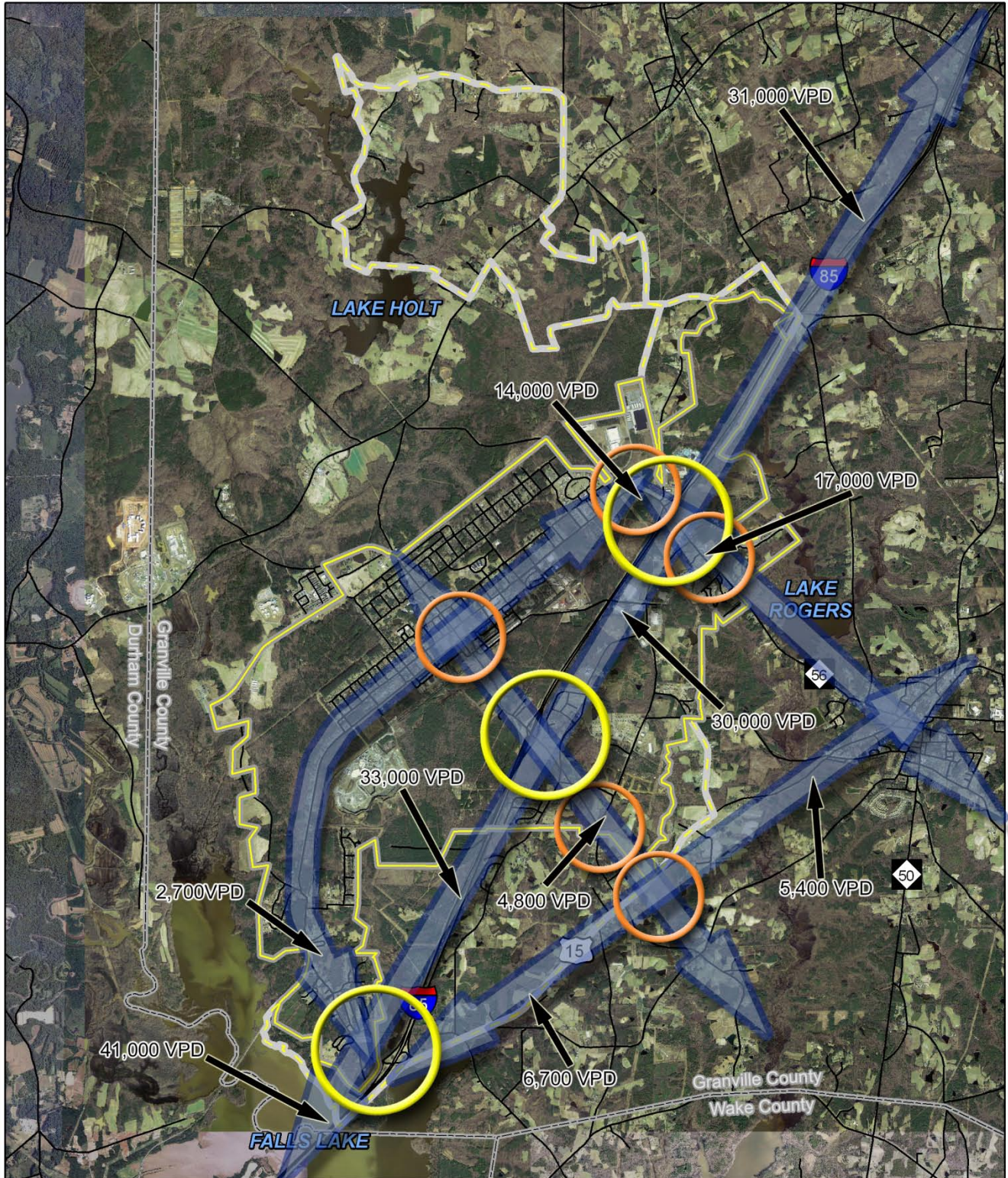
Additional exceptional recreational opportunities exist throughout the area for residents who enjoy outdoor activities such as hiking, fishing boating and hunting. The Town is actively working with the County to develop a greenway trail to connect neighborhoods east of I-85 to the Highway 56 area, and the Town is exploring possibilities for expanding the network further, which is advocated as a goal of this plan. The Falls Lake Recreation Area, Butner-Falls Lake Gamelands and other outdoor attractions are in close proximity to the Town and available for use for outdoor pursuits. With such natural amenities close by, the Town has long attracted avid outdoor enthusiasts who take advantage of the public recreational opportunities that exist in the area.

Education and Cultural Resources

School age children in the Town of Butner attend Butner-Stem Elementary, Butner-Stem Middle, and South Granville High School. The three schools are comparable to the state's average class size, low crime rate, and test scores. Vance Granville Community College offers 40 continuing education programs to over 3,000 students each year and serves the residents of Butner through its South Campus located off of Highway 56 between Butner and Creedmoor. Residents of Butner can visit any of the four branches (Brea, South Granville, Stovall, and Thornton) that make up the Granville County Library system. Residents of Butner are served directly by the County's branch library located inside Vance-Granville Community College's South Campus.

Transportation

The transportation network in the Town of Butner is focused on Interstate 85, which bisects the Town, carrying over 30,000 vehicles per day through the area. I-85 serves as the primary transportation artery through the area, providing quick access between Butner and Durham and the Research Triangle Park. NC Highway 56 is the primary commercial corridor in the Town. This highway carries traffic between Butner and Creedmoor, and its interchange with I-85 is the primary commercial interchange in the area. US Highway 15, which is co-signed with I-85 from Durham, splits with the Interstate in Butner and carries traffic to Creedmoor from the Interstate, where it intersects with NC 56 before continuing north. The Town benefits from a strong grid street network in its core area, which provides a large number of alternative routes for cross town travel west of I-85. In addition to the road network, Butner is served by Norfolk Southern railroad, which provides service to industrial users in the area. A map showing the Town's primary transportation routes is displayed on the following page.



Transportation Map

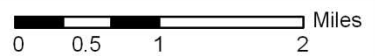


- Town Limits
- County Lines
- Interstate Interchange
- Major Intersection
- ETJ
- Roads
- Major Transportation Corridor

Legend: 41,000 VPD Traffic Count (2007)



Town of Butner Land Use Plan



Existing Land Use

In order for a town to grow in a well-planned and sustainable manner, new development must be compatible with the established land use patterns. It is therefore necessary to examine Butner’s current land use patterns in order to understand how they either contribute to, or detract from, the land use goals that are set forth in the this plan. A well planned future will require the utilization of this information to preserve the Town’s positive qualities, while mitigating and avoiding land use conflicts that could negatively alter the character of the Town.

The study area for the land use inventory includes all land within the primary corporate limits of the Town of Butner and its extraterritorial jurisdiction (ETJ). The primary method of creating this data was a manual classification in which aerial photos and Granville County tax parcel data were examined using GIS (geographic information system) to identify and classify land use throughout the study area. Following the computer based classification a windshield survey was conducted to verify the accuracy of the initial classification. The result of this was a full classification of the study area, which contains slightly more than 19.5 square miles of land, into five land use classification categories which are summarized in the following table and are shown on the map on page 4-32.

Existing Land Use Summary						
Land Use Type	Whole Jurisdiction		Inside Town Limits		Extraterritorial Area	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Commercial	112.27	0.9%	110.12	1.4%	2.15	0.05%
Industrial	1048.34	8.3%	1045.7	13.0%	2.64	0.06%
Institutional	704.47	5.6%	703.23	8.8%	1.24	0.03%
Undeveloped	8632.55	68.5%	4686.9	58.3%	3945.65	86.50%
Residential	2100.76	16.7%	1490.91	18.6%	609.85	13.37%
Total	12598.39	100%	8036.86	100.0%	4561.53	100.0%

Land area totals contained in this and other tables in this section may differ due to differences in digitization and rounding.

Residential Land Use

Residential land use accounts for the largest percentage of land used for any of the “developed” land use categories in the Town’s jurisdiction. Single family residential development types vary from moderate density single family development on larger lots, which is typical in the Town’s older core area, to lower density single family developments in suburban areas in the southern and eastern portions of Town. Multi-family residential development is found primarily in the Town’s core area, particularly towards the eastern edge of the Town core along B Street. These developments tend to be smaller, moderate density apartment type developments. A large number of manufactured homes

are located in manufactured housing parks, primarily in the southern part of the Town, although one large park is located in the Town's core along the east side of C Street.

The Town is experiencing a good deal of residential growth east of I-85, where a number of new single family subdivisions are currently being developed, primarily in the area around Gate 2 Road near Lyon Station Road and Will Suitt Road. This area has become the primary residential growth area now that the majority of the land within the Town's core is developed. Scattered residential development exists in the southern and eastern ETJ areas, though these tend to be individually constructed single family homes on larger lots due to the lack of full public utilities in these areas.

Commercial Land Use

Land used for commercial purposes is currently found in two primary areas in Butner. The first, and older commercial area is located in the Town's core along Central Avenue, while the other area is an emerging regional commercial center along NC Highway 56 around its interchange with Interstate 85. Some scattered commercial development exists in other areas of the Town, but these tend to be smaller, legacy commercial establishments in more rural areas.

The Town's traditional core area is served by a strip of commercial development along Central Avenue and its side streets between B Street and D street, the Town's traditional "downtown" area. Commercial development in this area is limited primarily to service type establishments including gas stations and restaurants, with some light retail and financial institutions. This area is characterized by strip commercial development with front loaded parking and limited landscaping. Buildings in the area tend to be one story tall and located on lots that would be considered to be on the small side for commercial use. Essentially, this area serves as a convenience retail and service area for the residential neighborhoods in Butner's core, and provides a convenient destination for workers at the large institutions in the area as they travel to and from work.

The Town's primary commercial area is located along NC 56, between West Lyon Station Road and the Town limits near Lake Rogers. This area is anchored on the western side of I-85 by a commercial area that contains motels and some restaurants, and on the eastern side of I-85 by a medium sized shopping center on the corner of East Lyon Station road which contains a grocery store, as well as a large variety of retail and service establishments. The length of NC 56 is characterized by a series of individually developed convenience stores and drive through restaurants, with some more intensive retail development interspersed along the strip. Development types in this area range from newly constructed businesses that incorporate a number of favorable design elements, to a number of older businesses that lack landscaping or use exterior building materials which are incongruent with the area's status as a gateway into the Town.

Industrial Land Use

The Town of Butner has three primary industrial areas. The first is located along the eastern margin of the Town core, east of B street, the second is located in the northern part of Butner along the Norfolk Southern rail line, and the third is located east of I-85 in the area around East Lyon Station Road. The Town is also home to the Sunrock quarry, which operates a large mining operation along the east side

of B street in the southern part of Town. The area with the most impact on the Town is the first area, on the eastern edge of the Town core, due to its close proximity to residential development and in some cases, poor access to the Interstate, which necessitates large truck traffic on roads that also serve residential areas. The other two areas are more conveniently located for access to the interstate, and tend to have better separation from residential development than the older industrial area in the Town’s core area.

Institutional Land Use

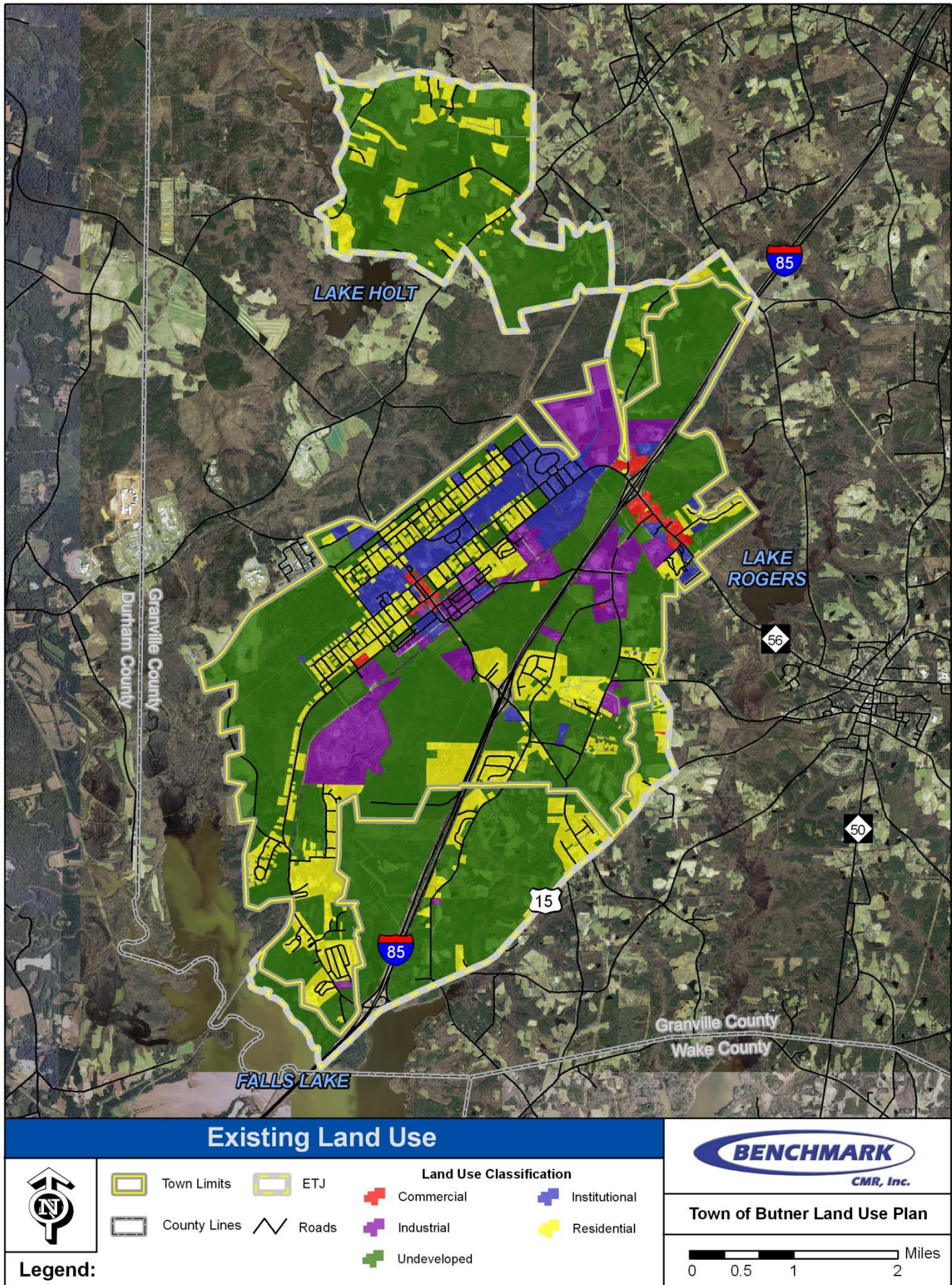
Institutional land use, including land and facilities used by all levels of government, is found primarily in the Town’s core area. A large swath of land used for institutional uses, lying between D Street and E Street, stretches from 12th Street in the southern part of Town to 33rd Street in the northern part of Town. In this area are the Murdoch Center, the Butner Sports Arena, Butner-Stem Middle School, Butner Stem Elementary School, the Town park on Central Avenue, the State office complex on E Street and the Umstead Youth Center at the southern end of this area. Additional areas in the Town’s jurisdiction where significant intutional land uses are located include the area around the Vance-Granville Community College campus on NC 56, which also houses a library and some County public safety offices, and the area along Central Avenue near the Town’s western boundary, where the Butner Public Safety headquarters and the SGWASA water treatment facility are located.

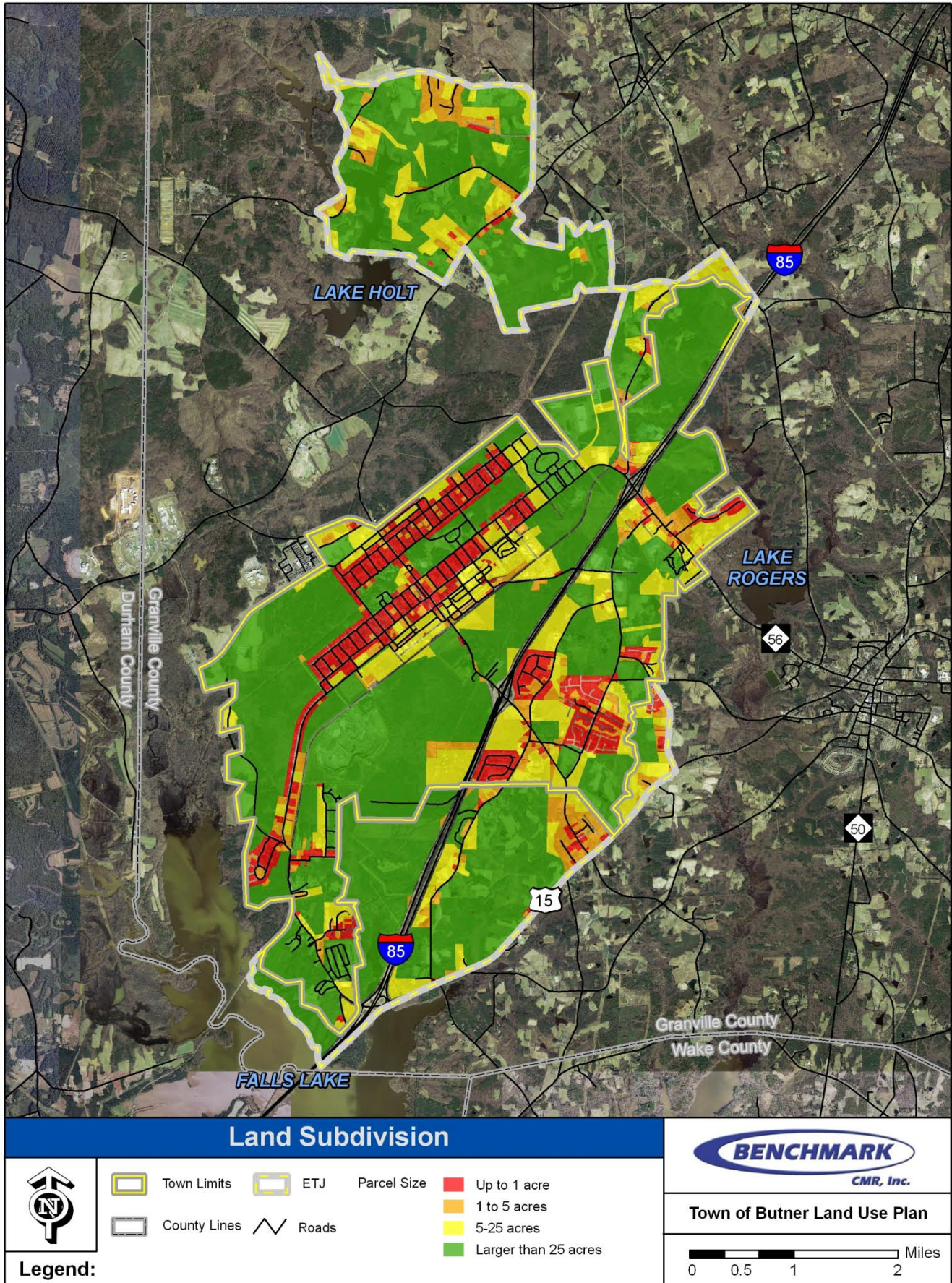
Land Subdivision

Understanding how land within a jurisdiction is apportioned provides further insight into existing and potential future land use patterns. The table below details the allocation of land based on the size of tax parcels, and the map on page 4-33 provides a spatial depiction of this information. Land was separated into classes based on its size, with categories of land under 1 acre in size, 1 to 5 acres, 5 to 25 acres and over 25 acres. Typically, it can be assumed that concentrations of smaller parcels indicate more intensive development patterns, while the largest parcels indicate land which may soon transition due to its desirability for development.

Land Subdivision Summary						
Parcel Size	Whole Jurisdiction		Inside Town Limits		Extraterritorial Area	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Up to 1 Acre	1070.17	8.48%	988.68	12.29%	81.49	1.78%
1 to 5 Acres	879.25	6.97%	466.84	5.80%	412.41	9.02%
5 to 25 Acres	2140.33	16.96%	1439.37	17.89%	700.96	15.33%
Over 25 Acres	8530.13	67.59%	5152.74	64.03%	3377.39	73.87%
Total	12619.88	100.00%	8047.63	100.00%	4572.25	100.00%

Land area totals contained in this and other tables in this section may differ due to differences in digitization and rounding.





Zoning

A description of the current distribution and extent of the Town’s zoning districts is included in order to provide some background information on how legislative policies have helped to shape the current land use patterns. In addition to gaining understanding into the effects of past land use policies, this analysis also helps to reveal how market forces have reacted and adapted to land use regulations since land use policy directly affects the type and location of development, as described in the previous sections.

At the present time the Town of Butner administers land use regulations both within the Town limits and in an extraterritorial area known as the ETJ. While the North Carolina General Statutes allow municipalities to exercise zoning regulations in extraterritorial areas up to one mile outside of the town limits, Butner was given ETJ over a larger area north of Town when it was incorporated so that it could regulate land use in this critical watershed area around the Town’s water supply source.

The following table provides a detailed breakdown of the amount of land included in each zoning classification and the Town’s zoning map is shown on page 4-37. Descriptions of the Town’s zoning districts, taken from the Land Development Ordinance is included on the following pages. The data used in this inventory and analysis was taken from the Town’s official zoning map.

Current Zoning Distribution						
Zoning District	Whole Jurisdiction		Inside Town Limits		Extraterritorial Area	
	Acres	Percent of Total	Acres	Percent of Total	Acres	Percent of Total
Central Business	30.2	0.24%	30.2	0.38%	0	0.00%
Highway Business	449.92	3.57%	445.69	5.55%	4.23	0.09%
Neighborhood Business	87.96	0.70%	41.66	0.52%	46.3	1.01%
Heavy Industrial	1595.89	12.66%	1545.73	19.25%	50.16	1.10%
Light Industrial	842.87	6.69%	842.87	10.50%	0	0.00%
Office & Institutional	687.53	5.46%	687.53	8.56%	0	0.00%
Multi-Family Residential	120.23	0.95%	120.23	1.50%	0	0.00%
Mixed Residential	37.73	0.30%	37.73	0.47%	0	0.00%
Town Residential	1789.78	14.20%	1789.78	22.29%	0	0.00%
Suburban Residential	1259.32	9.99%	936.25	11.66%	323.07	7.06%
Rural Residential	4210.11	33.41%	1550.32	19.31%	2659.79	58.15%
Rural Preservation	1490.44	11.83%	0	0.00%	1490.44	32.59%
Total	12601.98	100.00%	8027.99	100.00%	4573.99	100.00%

Land area totals contained in this and other tables in this section may differ due to differences in digitization and rounding.

Zoning District Descriptions

The following is a set of descriptions for the various zoning districts that the Town currently employs to regulate land use in the Town. The definitions are divided between those districts which are primarily intended for residential land use and those districts which are primarily intended for nonresidential land use.

Residential Zoning Districts

Rural Preservation District (RP)

The Rural Preservation District (RP) is established to accommodate very low density single family residential development and to promote the preservation of working farms and forests in environmentally sensitive areas and in areas that have limited or no public services available. To achieve this, the gross density for new residential development in the RP district is limited to 1 dwelling unit per 2 acres of land.

Rural Residential District (RR)

The Rural Residential District (RR) is established to accommodate low density single family residential development and to promote the preservation of working farms and forests in rural areas which do not have access to public services. To achieve this, the gross density for new residential development in the RR district is limited to 1 dwelling unit per acre of land.

Suburban Residential District (RS)

The Suburban Residential District (RS) is established to accommodate low to moderate density single family residential development, as well as complimentary small scale public and institutional uses which would not detract from the residential character of the district, in suburban areas of the Town's jurisdiction which have access to public services. The gross density of new residential development in this district is limited to 3 dwelling units per acre.

Town Residential District (RT)

The Town Residential District (RT) is established to accommodate moderate density single family residential development, as well as complimentary small scale public and institutional uses which would not detract from the residential character of the district, in core residential areas of the Town of Butner. The gross density of new residential development in this district is limited to 3.5 dwelling units per acre.

Mixed Residential District (RMX)

The Mixed Residential District (RMX) is established to accommodate moderate density single family and duplex residential development, as well as complimentary public and institutional uses which would not detract from the residential character of the district, in core areas of the Town where development at this density is appropriate. The gross density of new residential development in this district is limited to 4 dwelling units per acre.

Multi-Family Residential District (RMF)

The Multi-Family Residential District (RMF) is established to accommodate higher density multi-family residential development in areas within the Town's jurisdiction where such residential density is appropriate and public services are available to serve the development. The gross density of new multi-family development within this district is limited to 6 dwelling units per acre; however, this may be increased to a maximum of 10 dwelling units per acre with the issuance of a Special Use Permit.

Nonresidential Zoning Districts

Office & Institutional District (OI)

The Office and Institutional District (OI) is established to accommodate a wide range of low to moderate intensity professional, civic, educational, public and governmental uses. Typically, this district will serve as a transitional district between lower intensity residential uses and higher intensity commercial uses.

Neighborhood Business District (NB)

The Neighborhood Business District (NB) is established to accommodate low to moderate intensity commercial establishments and professional offices which provide goods and services to residents of an adjacent, or nearby, residential neighborhood.

Central Business District (CB)

The Central Business District (CB) is established to accommodate moderate intensity commercial development in the core commercial area of the Town of Butner.

Highway Business District (HB)

The Highway Business District is established to accommodate moderate to high intensity commercial development along major roadways serving the Town of Butner.

Light Industrial District (LI)

The Light Industrial District (LI) is established to accommodate low to moderate intensity manufacturing, transportation, logistics and wholesaling uses in areas of the Town's jurisdiction where such uses can be operated in a manner which does not infringe on the use or enjoyment of nearby residential or commercial areas. Uses in this district are limited to those which do not create any off-site environmental impacts or nuisances such as light, dust, odor, noise or emit any airborne pollutants.

Heavy Industrial District (HI)

The Heavy industrial District (HI) is established to accommodate moderate to high intensity manufacturing facilities and other complimentary uses in areas of the Town's jurisdiction where the establishment of such uses engaged in higher intensity manufacturing processes would not cause detrimental effects to nearby residential or commercial areas.

2020 COMPREHENSIVE LAND USE PLAN
TOWN OF BUTNER, NORTH CAROLINA



PUBLIC PARTICIPATION

For any plan to be successful, it must have the support of those whom it affects the most. In order to build public support and awareness of the land use plan, the Town engaged its residents, property owners, business leaders and other stakeholders in a broad and substantial public involvement process. The input given by the public was used to shape the plan and its recommendations, and, following the adoption of the plan, it will continue to inform the policies and actions of the Town and its elected and appointed officials as it works toward achieving the plan's goals.

The public involvement process consisted of two primary parts, public input meetings hosted by the Town, and a mailed survey sent to all property owners in the area affected by the land use plan. Throughout the process, several hundred residents and other stakeholders and interested parties participated by completing the mailed survey and/or attending the public meetings. The following sections in this Chapter detail the components of the public input process and a summary of the input that was received.

Public Input Meetings

The Town hosted two public input meetings late in 2008 as part of the public involvement process. The meetings were held on November 13th and December 11th at the Vance-Granville Community College campus in Butner. Both meetings were advertised in the Butner-Creedmoor News, and postcards announcing the meetings were mailed to all property owners within the Town and its ETJ. Prior to each of the meetings, planners from the Benchmark project team and Town staff members were available during the afternoon in the meeting

room to answer questions or receive public input from participants who were unable to attend the evening meetings. The formal program for each meeting consisted of an introduction by Benchmark planners, who presented information about the exercises that would take place during the meeting, and a series of participatory exercises for the attendees to engage in and provide input into the planning process. Planners were also available following the meetings to answer specific questions.

The primary goal of the first meeting was to develop an understanding of the major issues that were important to the Town's residents, business owners and other stakeholders. At this meeting the attendees participated in a "brainstorming" session that had them develop ideas, issues and themes in a range of areas. A series of stations were set up around the room with sheets of paper that asked the participants questions on land use topics as well as general questions about the Town's perceived strengths and weaknesses as well as the opportunities that exist for Butner's future. As the

HELP PLAN BUTNER'S FUTURE!

The Town of Butner is creating a **2030 Land Use Plan** and we need your input and ideas. This Plan will be the long range guide for development over the next 20 years.

Please participate in the drop-in sessions during the day and/or attend the public meetings with the Land Use Advisory Committee at night. Town staff and the land use planning consultants will be available at all meetings to answer any questions you may have. The drop in sessions and meetings will include surveys and images for Butner citizens to tell the Land Use Advisory Committee what they like and what they want to change about Butner.

November 13th

Public Drop-in from 12:00 pm to 5:00 pm
Public Meeting from 6:30 pm to 8:00 pm

December 11th

Public Drop-in from 12:00 pm to 3:30 pm
Public Meeting from 6:30 pm to 8:00 pm

The drop in sessions and public meetings will be at the **Vance-Granville Community College South Campus (1547 South Campus Dr., Butner) in the Seminar Room**. From Highway 56, turn onto South Campus Street. Turn right into the main parking lot in front of the college. Come in the main entrance, and the seminar room is on your left.

Please attend as many of these meetings as you can. Refreshments will be provided. If you have any questions please call Butner Town Planner, Melissa Hodges 575-3031, mhodes@butnernc.org or Town Manager, Tommy Marrow 575-3030.

participants circulated through the stations they read the questions and wrote ideas on the issue sheets. In all, the participants developed 60 unique ideas or themes in the 11 topic or issue areas (previously identified by the steering committee) that were presented. Following the meeting, the results of the brainstorming session were aggregated and condensed into a format for use as part of the second meeting.



Members of the Benchmark consulting team makes a presentation at one of the public input meetings.

The second public input meeting included a broad range of participatory exercises that were designed to elicit a significant amount of feedback and input on a wide range of topics. Following the initial presentation by Benchmark staff, the attendees at the second meeting were given the opportunity to participate in three different exercises. The first exercise was voting on the priority of issues and ideas in the different land use topic groups that had been developed at the first meeting. The previously developed ideas and themes were categorized and placed on posters around the room. Each participant was given ten voting markers which they used to vote for the ideas which they felt were most important. Participants in this exercise were allowed to allocate their votes to the issue areas or specific ideas that they felt were most important with no limit or quota on how they allocated their ten votes. The second component of the meeting was a development preference survey. This exercise utilized a series of posters representing different development categories, each of which contained a series of photos representing different development types within those categories. Participants in this exercise were asked to rank the photos on each sheet in order of their preference. The third exercise at the meeting gave participants the opportunity to outline their desires for the Town's future on a series of blank base maps. A number of reference maps were provided with a variety of information about the existing physical, environmental and built environment to facilitate discussion and foster ideas among the participants as they drew their proposals for Butner's future on the blank maps.



Participants ranking photos as part of the development preference survey.



Participants discussing the issues while voting on the land use topics.

Issue Development and Prioritization

During the initial public input meeting the attendees were given the opportunity to define issues and put forth ideas regarding a set of general topics regarding the Town's perceived strengths and weaknesses and the opportunities that exist for the Town's future. The participants were also asked to develop similar ideas for eight specific themes. The specific topics covered were land use, economic development, housing, community services, the environment and natural resources, parks and recreation, transportation and community facilities. During the meeting participants were asked questions at stations set up for each of the topics and wrote responses on sheets of paper as they developed ideas related to each topic. Following the meeting, the ideas and issues were synthesized and similar ideas were consolidated to form a set of 60 individual issues and ideas, shown below, that the participants at the second meeting would vote on.

Issues And Themes Identified At The First Public Input Meeting

STRENGTHS

- Bedroom community with growth capacity
- Small town atmosphere
- Not commercialized
- Central Avenue
- Sense of community

WEAKNESSES

- Limited commercial: retail stores, restaurants, and entertainment
- Lack of housing and land for residents
- Water and sewer treatment needed for expansion
- No long term of cohesive planning vision
- Aesthetics: old and unorganized in appearance
- Limited parks and recreational facilities
- Town facilities not easily accessed by alternative transportation

OPPORTUNITIES

- Ability to expand housing and growth
- Attract quality commercial and retail
- Maintain town character while embracing growth
- Planning: town is a fresh canvass, planned growth can better community and future

ECONOMIC DEVELOPMENT

- Develop economic advisor position
- Attract chain restaurants, grocery stores, shopping centers, and quality commercial retail
- Need senior living center
- Attract professional offices: law office, CPAs, consulting
- Improve Central Avenue's appearance
- Market the town to hospital, state and federal employees

ENVIRONMENT AND NATURAL RESOURCES

- Recycling stations
- Recycling at curb
- Preserve existing forestation
- Develop affordable access to household hazardous waste disposal
- Composting facility for yard debris
- Remove unsightly buildings

COMMUNITY FACILITIES

- Community center for meetings, rental, and events
- YMCA
- Follow through on development of community buildings and other recreational facilities

HOUSING

- More senior homes
- More single family homes
- More multi-family homes: town homes, condominiums, and apartments
- More affordable housing

LAND USE

- Prior planning has not been followed
- Current plans should be followed for future growth
- Land from Murdoch to Butner Lake through the Old NC 75 area should remain undeveloped
- Possible housing/parks between John Umstead and B Street
- Old industrial areas should be cleaned up and utilized
- Enforce zoning ordinance
- Apathy

TRANSPORTATION

- Widen Highway 56
- Public transportation for community and to Research Triangle Park
- Need bicycle lanes
- Improve Hwy 56 from Bojangles to I-85

COMMUNITY SERVICES

- Increased sewer and water capacity greatly needed
- Garbage collection
- Increased recreational opportunities: YMCA, parks
- Senior services and living center
- Assume management of school recreational facilities and offer to town residents on a reasonable fee basis
- Improve sidewalks and walking trails accessibility and availability

PARKS AND RECREATION

- Sidewalks downtown
- Youth recreational activities
- Walking and cycling trails

At the second meeting, attendees were given the opportunity to prioritize the ideas and themes that had been developed at the initial public input meeting. The ideas and themes listed on the previous pages were printed on posters, which were lined up along the walls of the meeting room. Participants were given voting markers which they used to identify the issues that were most important to them. The results of this exercise proved very beneficial and helped to form the foundation of some of the goals and strategies set forth in the plan. In order of priority or importance, the following top ten issues emerged from this exercise.

Issue Prioritization Results

Rank	Votes	Issue
1	30	Attract chain restaurants, grocery store, shopping center, and quality commercial retail/ Attract quality commercial and retail/ Limited commercial: retail stores, restaurants, and entertainment
2	28	Increased water and sewer capacity greatly needed/ Water and sewer treatment needed for expansion
3	16	Enforce zoning ordinance/ prior planning has not been followed
4	14	Old industrial areas should be cleaned up and utilized
5	10	Community Center for meetings, rental, and events
6	9	YMCA
6	9	Follow through on development of community buildings and other recreation facilities
8	8	Planning: town is a fresh canvass, planned growth can better community and future
9	7	Remove unsightly buildings
9	7	More single family homes
9	7	Small town atmosphere
10	6	Widen Highway 56

Mapping Exercise

The mapping exercise during the second public input meeting was used to provide participants with the chance to provide feedback on where they would like specific types of development to occur, infrastructure improvements to be made, community facilities to be built or any other information that has a spatial component. The results of this exercise were used to assist the planning team as it developed the future land use map as well as other portions of the plan, including the plan's goals and objectives.

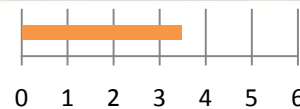
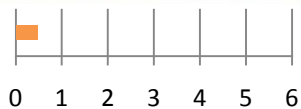
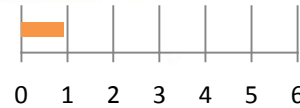
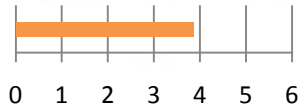
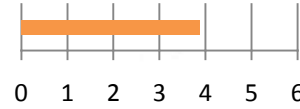
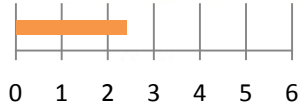


A Benchmark planning team member helping a resident with the mapping exercise.

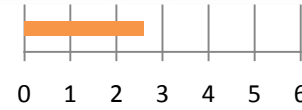
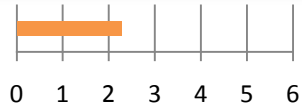
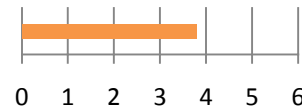
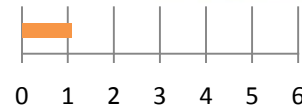
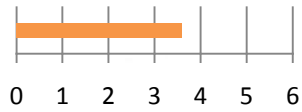
Development Preference Survey

As part of the second public input meeting, attendees were asked to complete a “development preference survey” to provide feedback on the desired development types for Butner’s future. Six posters representing commercial development, signage, primary roadways, residential streets, single family residential development and multi-family residential development, each containing six photos of different development types in their respective category were displayed along a wall of the meeting room. Each attendee was given a score sheet which they used to rank their preference of the pictures shown on each poster. The results of this exercise are shown on the following pages. The scale bars located below each picture represent the ranking of the photo in that category. Higher scores are represented by longer bars, while lower ranked photos have shorter bars. The results of this exercise were incorporated into the plan’s future land use goals and recommendations and will be valuable for consultation as amendments to the Town’s Land Development Ordinance are developed and the Town develops more specific small area plans, such as for improvements to the NC 56 corridor.

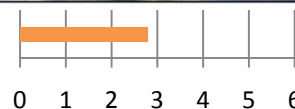
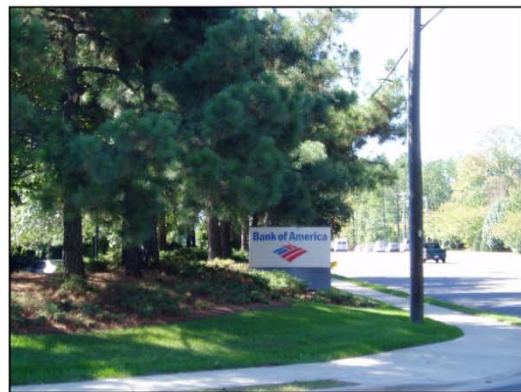
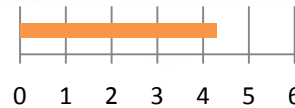
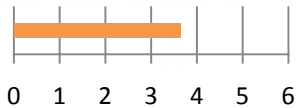
Primary Roads



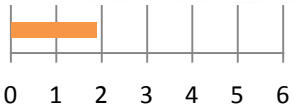
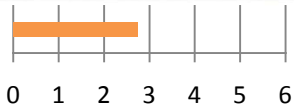
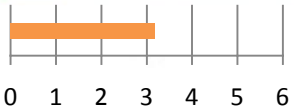
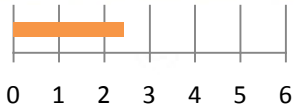
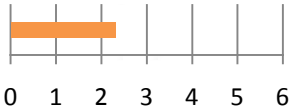
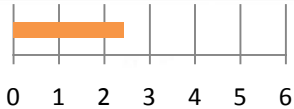
Commercial Development



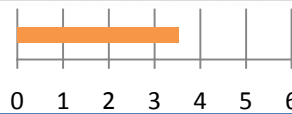
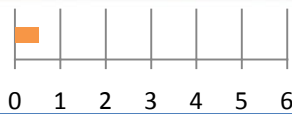
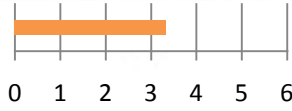
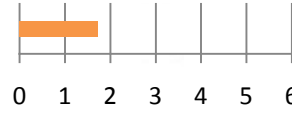
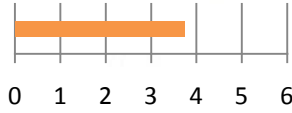
Signs



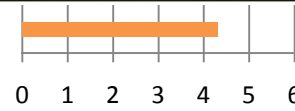
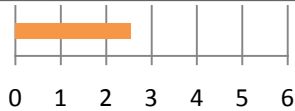
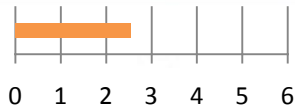
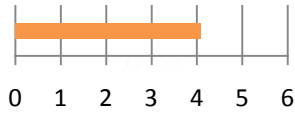
Residential Streets



Multi-Family Residential



Single-Family Residential



Land Use Plan Survey

In order to maximize the amount of public input into the development of the land use plan, a survey was developed by the Benchmark planning team in consultation with the advisory committee and Town staff. Consisting of twenty questions, the survey was designed to provide the planning team with a broad range of information about the characteristics of the community and the desires of the Town's residents and other stakeholders for the future development of Butner. Questions ranged from inquiries about the pace of growth to desired community services to where residents conducted the majority of their retail activity.

The survey, with a preaddressed and stamped return envelope, was mailed to all property owners within the Town and its ETJ in late November of 2008. Copies of the mailed surveys were also made available at the public input meetings and at Town Hall for residents and other interested parties to fill out in case they had not received a copy of the survey in the mail. Approximately 2,900 surveys were mailed as part of the survey program, and by the end of December 396 surveys had been returned in the mail or filled out at Town Hall or one of the public input meetings, for a response rate of around 13.5%. A copy of the four page survey is included in the following pages, and the full results of the survey are included in Appendix A.

Summary of Public Input

Combined, the public input exercises that were conducted at the meetings and surveys provided valuable input into the development of this land use plan. Although not everyone in the Town participated, the sample of citizens that did, provided Benchmark staff the opportunity to draw inferences about the needs, wants and desires of the overall population. A large number of the recommendations that are contained in the plan are directly attributable to the public input that was given. A summary of the primary themes that emerged from the public input meetings and surveys is included below:

- Residents enjoy living in Butner due to the Town's size and small town atmosphere.
- Residents are comfortable with the rate of growth Butner has experienced over the past decade.
- Residents desire high quality commercial growth, especially in the form of casual dining restaurants and grocery stores.
- Residents would like infrastructure improvements with a strong emphasis placed on the expansion and improvement of the water and sewer system that serves the Town.
- Residents desire an improved quality of life with expanded recreational opportunities and facilities that can accommodate the needs of all age groups.
- Most residents believe that the existing housing stock adequately meets the needs of current residents, but would like to see an emphasis on increasing the supply of site-built single family homes as the Town grows.

6. How do you feel about the pace of growth and development in Butner over the past ten years? (check one)
- Pace of growth has been good
 - Growth has occurred too quickly
 - Growth has occurred too slowly
 - Other _____
7. What type of land use should there be **more** of? (check all that apply)
- Commercial Development (retail and service businesses)
 - Professional / Office Uses
 - Recreational Facilities
 - Medical Facilities
 - Industrial Facilities
 - All land uses should stay generally as they currently are
 - Other _____
 - Other _____
8. What would **encourage** more of the land uses that you selected in #6 above?
- _____
- _____
- _____
9. What type of land use should there be **less** of? (check all that apply)
- Commercial Development (retail and service businesses)
 - Professional / Office Uses
 - Recreational Facilities
 - Medical Facilities
 - Industrial Facilities
 - All land uses should stay generally as they currently are
 - Other _____
 - Other _____
10. What would **discourage** the land uses that you selected in #8 above?
- _____
- _____
- _____
11. Is adequate housing available in Butner and the surrounding area to meet the current needs of residents?
- Yes
 - No
 - No Opinion
12. If you answered no to the previous question, please indicate which types of housing you would like to see in Butner to meet these needs. (check all that apply)
- Single-family homes
 - Condominiums
 - Apartments
 - Manufactured housing (mobile homes)
 - Townhomes
 - Low cost / subsidized housing
 - Other _____

13. The Town of Butner is considering several options for the location of a new Town Hall facility. Where would you prefer the new Town Hall to be located?

- Central Avenue area
- NC Highway 56 area near Vance-Granville Community College
- Other (Please Specify) _____

14. The Town of Butner is considering several options for the location of a new community center for the Town's residents. Where would you prefer the new community center to be located?

- Central Avenue area
- NC Highway 56 area near Vance-Granville Community College
- Other (Please Specify) _____

Below is the current status of services provided in Butner to help answer Questions #10 & #11:

- **Fire Protection** - Butner Public Safety provides full time fire protection services.
- **Police Protection** - Butner Public Safety provides full time police protection
- **Garbage Services** - The Town of Butner contracts with a private firm for solid waste collection.
- **Planning Services** - The Town of Butner has a full time Planner on the Town Staff.
- **Road Maintenance Services** - Local streets are maintained by the Town of Butner and major roads are maintained by the NC Department of Transportation.
- **Water** - Water is provided by the South Granville Water and Sewer Authority.
- **Sewer** - Sewer service is provided by the South Granville Water and Sewer Authority
- **Parks & Recreation Services** - The Town of Butner does not currently provide any recreation programs through the Town. Organized recreational programs in Butner have traditionally been provided by local nonprofit organizations. The Town does own some park property, as well as the Butner Sports Arena, and is in the process of developing a new multi-purpose recreational facility on B Street.

15. If cost were not an issue, what types of services would you want to be provided **through (or by)** the Town of Butner? (check all that apply)

1. _____
2. _____
3. _____
4. _____

Example Scenario: The current Butner tax rate is \$0.25 per \$100. The current Granville County Tax Rate for the Butner area is \$0.755 per \$100. The total tax rate for property located in the Town of Butner is \$1.005 per \$100. This means that for a property valued at \$100,000, a total of \$1,005 will be owed in property taxes this year. If the tax rate of Butner was increased by \$0.05 cents (20%) to \$0.30 per \$100, then the total taxes owed on a \$100,000 property would be \$1,055, a difference of \$50 a year.

16. The current tax rate in Butner is \$0.25 (5 cents) per \$100. What tax rate would you be willing to pay for the services that you selected in #14 above?

- \$0.30
- \$0.35
- \$0.40
- \$0.45
- I would not be willing to pay any additional taxes for services.



FUTURE LAND USE

With its close proximity to Research Triangle Park, Durham and Interstate 85, the Town of Butner is positioned to experience a moderate amount of land development and growth in the housing, commercial and industrial sectors over the next 10 to 20 years. Based on public input, background research and overall guidance from the Comprehensive Land Use Plan Steering Committee and Town Staff, a future land use vision for the Town has been developed.

This vision is described in text and displayed geographically on the future land use map. The Future Land Use map incorporates best planning practices and the general desires of the citizens of Butner. The illustrations of the land use principles and concepts provide a visual representation of the potential appearance and site layout of future development, while the future land use map articulates general areas where particular types of future land uses are encouraged.

Future Land Use Map

The future land use map, shown on page 6-12, displays the various land use classes set forth in the plan using “flexible” boundaries versus “hard” lines along the margins of the various areas shown on the map. This is done in order to reflect the reality that hard boundaries cannot always be adhered to, and to allow for a degree of flexibility and transition in the use and application of the future land use map. The recommended land use classifications were applied to those areas where they would be most appropriate based on the background research, guidance from the steering committee and citizen input received during the planning process. It is important to keep in mind that the map is intended to provide general guidance, and should not be interpreted to wholly exclude a land use type from an area, such as an institutional use, like a church, from an area designated for residential land use.

The future land use map is a guide which is intended to inform the Town’s leaders, as well as its residents and the development community as they make land use decisions and plans for infrastructure and other service and physical improvements. As such, it should be consulted, in conjunction with the overall goals of the plan when considering zoning map amendments, amendments to the Land Development Ordinance and when making recommendations or decisions on infrastructure improvements or new community facilities.

The colors on the map correspond to the different general future land use classifications that are recommended for the Town. These are, residential, commercial, light industrial, governmental, logistics center, rural preservation and open space. The numbers shown on the map provide a quick reference to the land use classification descriptions provided below. Most of these correspond generally to the entire jurisdiction, however due to the unique nature of the commercial recommendations, different descriptions have been provided for each area to provide further clarification of the recommended development recommendations for those areas. The letter designations on the map provide a reference to a set of recommended transportation improvements which are detailed following the land use descriptions.

1. Residential

Designated in 'yellow' on the future land use map, these areas have been identified as the most appropriate areas for future residential growth and the continued use of land for residential purposes. These areas primarily encompass existing residential areas, those areas immediately adjacent to existing residential neighborhoods, and those areas where strong residential growth patterns are emerging. The recommended density of development within these areas ranges from two dwelling units per acre to six dwelling units per acre, with higher densities in the older core of the Town and lower densities in the emerging growth areas. To promote a compact and efficient growth pattern, the Town is encouraged to direct all residential growth that meets these density standards toward these areas in the coming years, while discouraging dense residential growth in the more rural and environmentally sensitive areas of the Town's jurisdiction.

2. Neighborhood Commercial

This land use category is located along Gate 2 Road between the intersections of Will Suit Road and Lyon Station Road. The property is adjacent to residential uses and has access to Gate 2 Road, helping make it attractive and suitable for future commercial growth. The commercial uses that are established in this area should be smaller scale commercial activities, such as a convenience stores, drug stores and similar uses which are of a scale that is intended to serve the immediate neighborhood rather than the Town as a whole. Generally, development should be limited to the primary thoroughfares and should be developed in a manner that has the least impact on traffic flow, while providing the greatest connectivity and access to the surrounding neighborhood. Uses which cause heavy traffic demand, such as drive through restaurants and other similar auto-oriented uses, or any regional traffic generating commercial use should be excluded from this area.

3. Central Avenue Commercial

The original business district area within the Town of Butner along Central Avenue is where a variety of commercial uses are currently located. Land uses in this area include restaurants, convenience stores, retail businesses, professional offices, banking and other commercial and professional office uses. In the future, this area should continue to incorporate a broad range of service retail, professional office and general commercial uses. Generally, the development pattern in this area should remain similar to its current state, however greater connectivity should be provided between neighboring properties, pedestrian enhancements should be made and landscaping improvements should be encouraged as commercial growth and transition takes place. Commercial uses which generate large amounts of traffic, or are of a scale that is inconsistent with the current development pattern or capacity of the street network should be excluded from this area to encourage its growth as a pedestrian friendly shopping area that serves the large residential population in the surrounding neighborhoods.



Shown above is a photo that represents the typical development pattern along Central avenue at the present time. The photo below illustrates how some improvements, such as enhanced landscaping, access management and pedestrian improvements can improve the appearance and functionality of the corridor.



The example site plan shown to the right provides an aerial view of how potential improvements would look along Central Avenue, including enhanced landscaping, access management and pedestrian safety and connectivity improvements along the corridor.





The example site plan shown on this page shows a continuation of the aerial view of potential improvements along Central Avenue, including a possible layout for a new Town Hall and community center across from the park. This location was identified as the preferred location for those facilities in the mailed survey.

4. Regional Commercial Center

The regional commercial center is located along NC 56 and its intersecting roads around the Interstate 85 interchange with NC 56 in northern Butner. Since this area has already begun developing as a primarily automobile oriented commercial area, it is recommended that the Town channel all such growth to this area for the foreseeable future. Large scale or intensive retail development, including destination type retail, as well as uses such as drive through restaurants and hotels are appropriate for this area. Professional offices and service oriented uses should be encouraged in the area as well in order to complement the retail development and provide a diverse and balanced mix of commercial development.

As development occurs in this area, access management on NC 56 will be the primary concern. The existing conditions on NC 56 severely restrict the flow of traffic due to the large number of conflict points that exist along the corridor. Future development should be required to provide alternative means of access, as well as additional connectivity infrastructure such as marginal access roads in order to increase the functionality of the road network (see site plan on 6-8). Of primary importance as the areas grows is the alignment of a major intersection with Lyon Station Road to improve the flow of traffic and provide better access to adjacent properties. This new intersection will decrease the number of potential vehicular conflict points and increase overall safety and efficiency of traffic flow.

5. Logistics, Professional Office and Commerce Center

A significant opportunity for the development of a logistics and distribution center, along with general professional office and commercial uses, exists along the west side of Interstate 85 at the Gate 2 Road interchange. With its close proximity to Durham and the Research Triangle Park, this area is ideal for this type of development, and has been designated with this land use category in order to protect current investments and further promote this site for such uses. Potential transportation improvements, including the realignment of the I-85 service road and safety improvements to the major curve in Gate 2 Road, will enhance the functionality of the local road network. It's proximity to I-85 makes this area ideal for development focused on logistics operations with service oriented commercial and professional office uses (such as hotels and business service support uses). Building on existing development in the area, future development should be oriented towards filling the regional need for high quality logistics and distribution facilities along this primary transportation route.

6. Industrial

New industrial areas are designated primarily in the Lyon Station area east of Interstate 85. This land use designation recognizes existing legacy industrial areas while promoting a campus style low impact development pattern for expansion areas that discourages heavy industrial uses with negative environmental impacts. This is not meant to discourage large industries or exclude traditional manufacturing uses from the Town, but rather promote industrial development that is compatible with the Town's desire for nonpolluting industries, regardless of industry sector or scale. The existing and more intense industrial uses are recognized on the map and their continuation is provided for; however, as these areas reach the end of their economic life cycles it is encouraged that they transition to less intensive uses, particularly those areas which are closest to the Town's core.

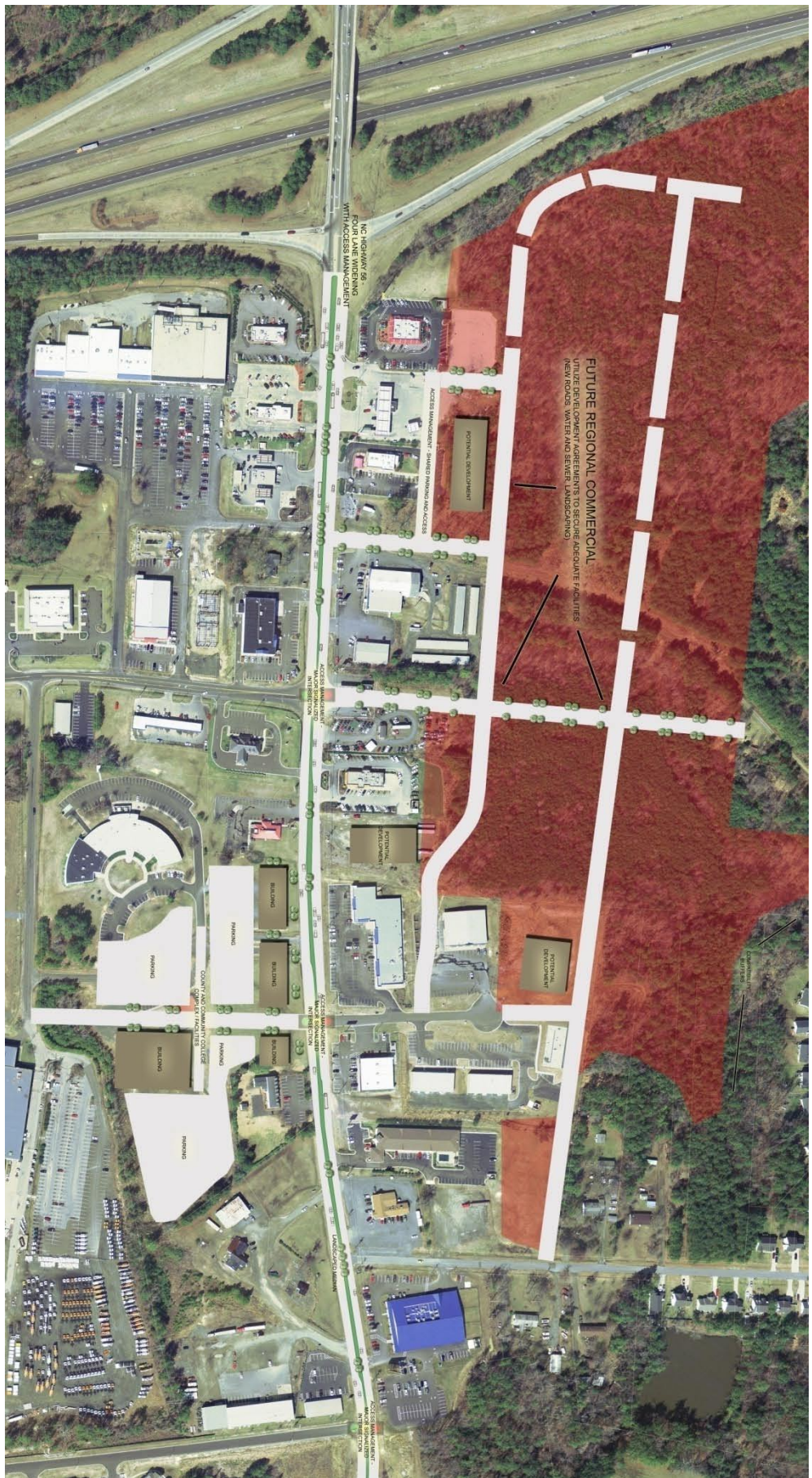


Shown above is a photo that depicts the typical current development pattern along NC Highway 56. Below is a photo illustration that depicts potential enhancements to the corridor, such as the proposed widening of the roadway, access management improvements, the installation of pedestrian infrastructure and other general aesthetic improvements.



The example site plan on the following page depicts an aerial view of potential improvements to the NC 56 corridor, including the access management, landscaping and pedestrian infrastructure enhancements shown in the above photo illustration. The example plan also depicts more specifically the potential location of new road alignments, including an improved four way intersection at Lyon Station Road to serve potential commercial growth north of NC 56.

The conceptual site plan, shown to the right, depicts potential enhancements to the NC 56 corridor. The photo illustrations on the previous page show several potential improvements to the area in front of the community college. More detailed plans are shown on the following page.





The conceptual site plans shown above and below are enlargements of the plan on the previous page. The plan above is the western portion of the corridor, and the plan below is the eastern portion of the corridor.



7. Governmental

The governmental land use classification has been applied to those areas which are suited for continued or expanded use for office and institutional purposes by state, federal and local government agencies. In general, this land use classification has been used to designate those areas which contain or are adjacent to existing governmental land uses such as public schools and state institutions. An exception to this is an area east of Interstate 85 along Will Suitt Road which is designated for a potential regional park and site for a school and/or other types of community facilities. This specific area is located between a growing residential area and the industrial area around East Lyon Station Road, making it an ideal transitional area between those land use types. This site is also connected to a proposed greenway trail, which would link the site to the quickly developing residential neighborhoods in the area and the surrounding industrial park, making it an ideal location for such a combined use. Given the importance of government institutions to the Town of Butner, it is imperative that the Town work with the government stakeholders to ensure the future viability of these institutions by protecting them from incompatible land uses and ensuring that adequate land and infrastructure is available to meet their needs in future years.

8. Rural Preservation

The rural preservation land use classification has been applied to those areas which contain environmentally sensitive lands, such as critical watershed areas, as well as those areas of the Town's jurisdiction that lie outside of the Town's projected primary growth area. Residential development density in these areas should be limited to a maximum of one dwelling unit per acre on the fringes of the Town's urban growth area, and should transition to as low as one dwelling unit per five acres in the more environmentally sensitive areas in the outer ETJ areas. Major subdivisions in these areas should adhere to conservation design techniques in order to minimize their impact and preserve contiguous areas of open space for wildlife habitat to serve as environmental buffers. Due to the general lack of public utilities and access to public services in these areas, they are primarily suited for large lot residential and agricultural land use, and more intensive land uses should be prohibited. The preservation of the rural character of these areas through limitations on development will help to protect the environment and preserve the viability of the agricultural uses that exist in those areas, while allowing low intensity residential development

9. Open Space / Natural Area

The areas designated as open space / natural area, shown in dark green on the future land use map, have significant natural heritage value, contain flood hazard areas, wetlands and other environmental resources that are critical to preserve in an undeveloped state. Through the application of this land use designation, it is recommended that these areas be preserved and protected by maintaining them as open space and natural areas. In addition to preserving critical natural features and steering development away from marginally suitable lands, the open space areas will also, in some cases, provide natural buffers between uses that are incompatible, such as industrial and residential uses.

Transportation Improvements

A. Extended Grid Street Network

This area is positioned to experience continued residential development. The extended street network should be in a grid form to build off the existing development and transportation patterns in adjacent residential neighborhoods.

B. Gate 2 Road Realignment/Safety Improvement

A major curve in the road can be straightened to improve the safety and traffic flow in this area – opening up additional property for development in the logistics center area. Also, the service road entrance can be improved by closing and realigning it with the major logistics center entrance – establishing the opportunity to have a four-way intersection with a new road paralleling Interstate 85.

C. New Connector Road

This road parallels, and is just west of, Interstate 85 and will connect Gate 2 Road with NC Highway 56. This new connector road will provide efficient transportation options for cross town travel and open adjacent land for development.

D. Lyon Station Realignment/Safety Improvement

The intersection of West Lyon Station and NC Highway 56 can be realigned to improve access management and safety. The realignment of this intersection will also provide for a four-way intersection with the new connector road.

E. New Interstate 85 Overpass

This overpass will promote more efficient flow of traffic across Town, primarily for industrial truck traffic as the industrial areas immediately adjacent to the interstate experience development in the next 10 to 15 years.

F. Alignment of new road with East Lyon Station on NC Highway 56

As the regional commercial area develops over the planning period; negotiations with potential developers of the property should include the alignment of the major access to this property with East Lyon Station to promote more efficient traffic flow and increased safety through access management. This alignment will provide long-term transportation benefits to the entire NC Highway 56 corridor.

G. NC Highway 56 Widening

NC Highway 56 is planned for widening as indicated by the Town's thoroughfare plan. Plans should include a landscaped median with access focused at major intersections along the corridor. This type of transportation pattern will allow more efficient traffic flow along the corridor and improve the overall

safety of the corridor as it continues to develop. Parking areas and new roads paralleling the corridor should be interconnected providing shared access and parking between adjacent properties – lessening potential traffic entering and exiting multiple times onto the main thoroughfare. Opportunity also exists to realign the major access to the Community College property and create a new complex with adequate parking for future Community College and County facilities. As the improvements are made throughout the corridor, landscaping will also help enhance the overall appearance of the corridor for the enjoyment of Butner residents and visitors to the area. Facilities for bicycles and pedestrians should also be addressed as the final plans are prepared and before the widening of the corridor is completed.

H. Industrial Complex Street Network Connections

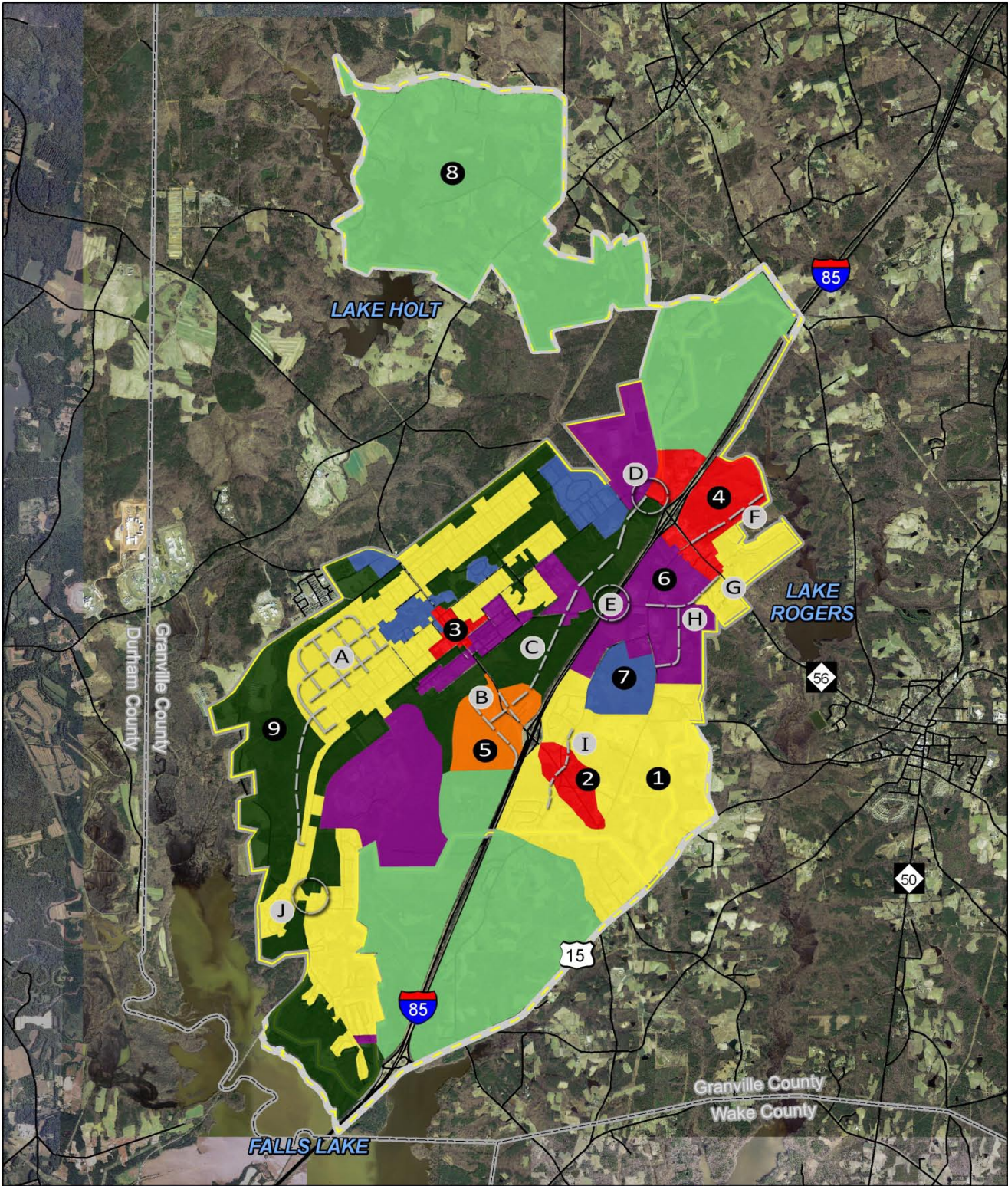
As properties continue to develop within the industrial area along East Lyon Station Road, connections can be made within the development up to NC Highway 56 to improve traffic flow.

I. Will Suit Road and Gate 2 Road Realignment and Safety Improvements

The intersection of these roads creates an unsafe angle to view on-coming traffic and make a safe turning movement onto Gate 2 Road. Short of signaling the intersection, the opportunity exists to realign these roads into a more direct, nearly ninety degree intersection. As adjacent properties develop, the opportunity may arise to negotiate and make the realignment improvements.

J. B Street Realignment at the intersection with Norfolk Southern Railroad

Realigning B Street by creating a broad curve prior to its intersection with the railroad will create better visibility and safer crossing at the railroad grade. The realignment may also provide better access to adjacent properties for future development on land east of B Street that currently has limited road access.

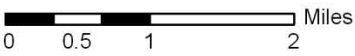


Future Land Use Map

Legend:				



Town of Butner Land Use Plan



2020 COMPREHENSIVE LAND USE PLAN
TOWN OF BUTNER, NORTH CAROLINA

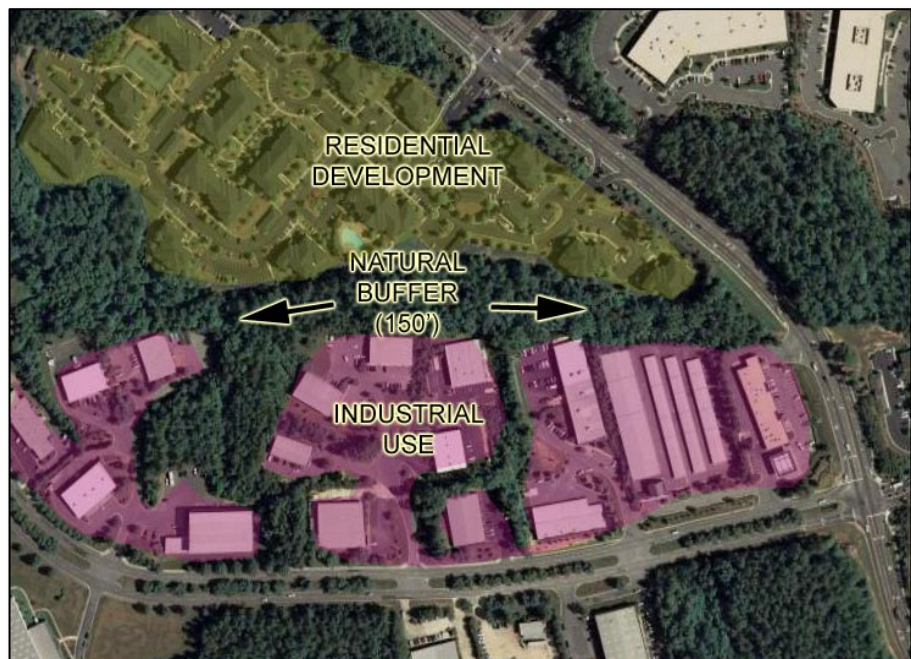
In order to achieve the desired future set forth in this plan, the Town will need a core set of principles to guide its actions over the coming years. The goals and strategies set forth in this section serve as the guideposts for the Town to follow as it moves forward. These goals, coupled with the implementation framework in the following section, complete the foundation upon which the Town's future land use vision will be built.

Goal 1

New development in the Town will complement existing residential land use patterns through compatible infill development and the protection of existing residential areas from encroachment by incompatible land uses.

- As vacant lots are developed adjacent to existing residential areas (infill development), utilize sound planning and design principles to ensure that the proposed development conforms with the existing development pattern to the greatest degree possible.
- Carefully evaluate development proposals to ensure that residential areas are appropriately protected from land uses that may not be compatible, such as a new industrial use being located next to a residential area without any consideration to negative impacts including noise, dust, odor and traffic.
- Promote compatible land development patterns through performance-based standards when residential development is proposed in close proximity to more intensive uses such as commercial or industrial development.

The photo illustration to the right demonstrates the proper use of natural buffers to separate incompatible land uses, such as residential and industrial development.



Goal 2

The Town will work to ensure that there is a wide range of housing options available for residents of all ages and income levels while working to preserve and enhance existing neighborhoods.

- Examine homeownership to rental ratios and identify strategies to improve homeownership in the Town of Butner.
- Examine neighborhood housing and infrastructure conditions and identify opportunities for neighborhood revitalization and other improvement strategies.
- Consider community development funding opportunities to assist with neighborhood studies and revitalization activities.
- Maintain a wide variety of housing types throughout the Town's neighborhoods to meet the needs of the current and future residents of Butner.
- Keep a balance of owner-occupied and renter-occupied housing throughout the community.
- Review current nuisance codes and enhance where necessary to ensure adequate tools for dealing with nuisance/blighted residential properties.

Goal 3

Future growth will occur in a manner which makes the most efficient use of the Town's land resources by utilizing design techniques which produce compact, interconnected and complementary residential neighborhoods, commercial areas, employment centers and civic facilities.

Compact development is generally defined as land development practices which use a smaller amount of land than traditional development, thereby decreasing infrastructure and development costs and increasing the efficiency of the utilization of the land. This type of development pattern promotes alternative transportation opportunities due to higher residential density and interconnections between residential and nonresidential areas.

While higher density development is often viewed in a negative light, due to many peoples' association of high density development with crime, blight or other societal problems, well-designed compact development can actually help create more livable communities by:

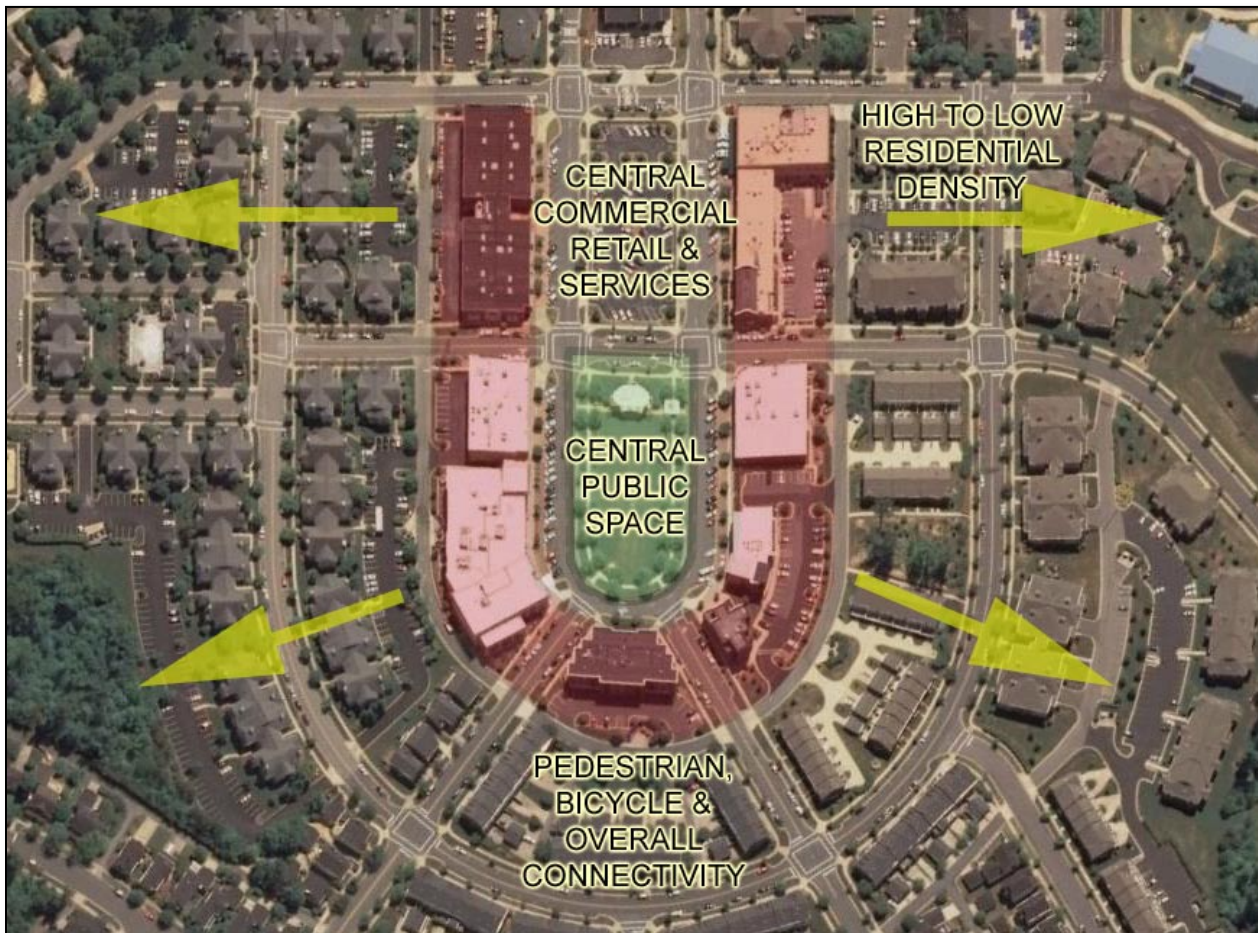
- Preserving open space by directing development away from working farms and forests
- Decreasing commuting costs and times.
- Providing a range of housing choices in close proximity to workplaces

- Supporting improved air quality by reducing the need for automobile travel
- Supporting transit opportunities by focusing development along potential transit corridors
- Creating more walkable communities by providing opportunities for non-vehicular travel

Compact neighborhoods, with integrated housing, retail and office uses encourage non-vehicular transportation. According to a study by John Holtzclaw, every time a neighborhood doubles in compactness, the number of vehicle trips residents make is reduced by 20% to 30%. The result is less pollution, less traffic congestion and greater utilization of a variety of alternative transportation options.

Compact neighborhood development patterns also contribute to active community environments where people can live, work, shop and play, strengthening residents' ties to their community, and thereby strengthening their neighborhoods.

The combined benefits of lower development costs, increased land use efficiency, alternative transportation choices and the potential for greater community cohesion make this land development pattern a desirable alternative for the Town's future.



The photo illustration shown above demonstrates the concept of a compact and well integrated mixed use development with higher intensity commercial uses at its core, which taper off into residential neighborhoods that decrease in density farther from the core.

Goal 4

The Town’s future transportation network will build on the underlying strength of the existing street network by extending the grid street network where possible, ensuring connectivity between new and existing developments, and improving the efficiency and safety of major transportation corridors.

Historical town development in the United States was primarily based on the grid pattern. In the 1600s and early 1700s, when many of the oldest cities in the US were established, this grid layout became prominent and continued to be the main form for laying out cities for several hundred years up until the 1940s. With the wide-spread use of the automobile in the post WWII era, the grid pattern began to transform and become much more of an organic street network that eventually led to cul-de-sacs and street patterns that were no longer connected.

This type of street development and lack of connectivity has led to increased cost of service to local governments, a decrease in the ability of emergency medical service providers to quickly access properties, and increase in traffic management issues due to cars being funneled into single points versus multiple access points provided by a grid network.

The grid pattern allows for more efficient traffic flow and creates opportunities for walking and more compact development. The original layout of Butner, with its origins as a military installation, follows a general grid pattern, while the areas on the outer edges of Town and the more recent residential, commercial and industrial development west of I-85 developed around the post WWII era street pattern that is more organic and contains numerous cul-de-sacs and fewer major points of access.



The photo illustration shown above demonstrates the high degree of connectivity provided by a grid street network development pattern.

Goal 5

The Town will work to preserve and protect natural resources through low impact design requirements and environmentally sustainable development practices.

- Much of the undeveloped land in the Town's jurisdiction is environmentally sensitive or has environmental constraints which limit its development capacity. Steering development towards areas with greater capacity to absorb urban density growth and away from environmentally sensitive areas through the Town's land use regulatory authority will help to ensure that those sensitive or marginal lands remain protected from development patterns that they cannot reasonably or affordably sustain.
- Where possible, the use of cluster or conservation type subdivisions should be encouraged. This type of development technique allows a developer to receive the same development yield while protecting environmentally sensitive portions of the development tract.
- In those areas which are most sensitive, or have the lowest capacity to support development, low impact development practices, such as the use of vegetative conveyances for stormwater runoff, narrow street widths, permeable pavement and residential development densities as low as one dwelling unit per five acres, should be implemented.

Goal 6

A well planned and accessible system of active and passive parks and open spaces will be provided to residents throughout the Town by utilizing the Town's abundant land resources and coordinating the provision or acquisition of park land as new development occurs.

The Town of Butner recently completed a Parks and Recreation Master Plan which identifies current and future needs for recreational land and facilities. It is important that the Town implement this plan and develop a comprehensive and proactive strategy to preserve adequate land for future parks and open space. The previously stated goals promoting compact development and the preservation of natural spaces work well with strategies to preserve park lands and open space, and in working towards those goals the Town should utilize its development review authority to partner with land owners and developers to ensure that needed land is preserved for this purpose.

- Incorporate requirements into the Land Development Ordinance that require the reservation of park land and provide easements to allow greenway trail connections where they are identified on adopted plans.
- Coordinate park improvements with the County and neighboring municipalities in order to take advantage of the economies of scale that regional park development can provide.
- Identify opportunities for using Town owned land to provide neighborhood parks in underserved areas.

Goal 7

The Town of Butner will be a walkable and bicycle friendly community, with an expansive and conveniently located bike and pedestrian network which connects neighborhoods to commercial areas, employment centers, schools and parks.

The Town has submitted a grant application for a bicycle / pedestrian plan that will be created with the assistance of a consultant if the grant is awarded. This plan will be a master plan for non-vehicular infrastructure and access throughout the Town. This will be an important document for the Town in light of the current lack of pedestrian facilities and the need for such a plan to support the funding of new bicycle and pedestrian facilities when seeking grant funds for their construction.

- Explore funding opportunities through the Safe Routes to School program to increase pedestrian connectivity between residential neighborhoods and the Town's schools.
- Ensure that the Land Development Ordinance has strong requirements for the provision of sidewalks, multi-use paths and other pedestrian/bike facilities in connection with development activity.
- Work with utility providers to acquire pedestrian access easements for greenway trails in conjunction with utility line extensions.
- Require pedestrian connection between new commercial development and residential neighborhoods, as well as between commercial developments.

Goal 8

The Town will enhance the appearance of its primary gateways and thoroughfares, including safety and functional improvements to the roadways, through improved design standards for new development and investment in public infrastructure improvement projects.

It is important to plan for well-designed entrance corridors and gateways into Town. In general, these routes are the most traveled and often times need more defined standards for access to properties, site layout and overall appearance/design. Special attention to these development issues will help ensure that the corridors function safely for moving vehicular and pedestrian traffic well into the future, while encouraging land uses and aesthetic improvements that strengthen the overall community.

- ***Design / Development Standards***
Specific improvements that can be made include requirements for decorative landscaping along road frontage and in parking areas, signage that is low profile and smaller square footage, prohibition of off premises signs and billboard advertising, and encourage parking areas that are located on the side and in the rear of buildings where possible.
- ***Land Uses***
Utilize the Town's land use regulatory authority to promote high quality development standards and land use patterns which reinforce the positive image and functionality of primary gateways

into the Town. Land use types such as salvage yards, heavy industry, fragmented strip commercial development and similar uses with potentially negative visual or traffic impacts should be discouraged along these corridors.



The photos shown on this page demonstrate how improvements to the public right-of-way can enhance the appearance, functionality and safety of a primary thoroughfare.



Goal 9

The Town will coordinate future development proposals with public service and utility providers to ensure that development occurs only when adequate public infrastructure and service capacity exists to support it.

Many communities feel pressure from persons wanting to develop, and due to this pressure, often do not consider the economic and environmental realities of permitting such development without sufficient utility resources and capacity. The lure of having an increased tax base and the development in Town can become more important – leaving the burden of providing services or improving infrastructure to serve the development to future leaders.

It will be important for Butner to properly review all new development proposals, while concurrently reviewing the impacts the development will have on utilities and transportation capacity. Development should be timed with the placement of utilities and capacity that can support the proposed development – including such things as road conditions and capacities. If the roads and other infrastructure cannot support the development, it should not be considered for approval.

Development review standards can be adopted that place the burden on the applicant/developer to demonstrate through studies how the proposal will be adequately served or not. During the review process, public/private partnerships may be discussed where a potential developer of a piece of land can propose to install utilities or help in some way to increase the capacity of the Town to serve the development when completed.

Goal 10

The Town will maintain and strengthen its relationships with the County, neighboring municipalities, and the State and Federal agencies that call Butner home in order to ensure that growth and development are adequately coordinated, and opportunities for partnerships are realized as they become available.

- As municipalities grow, the need for open and regular communication with its neighbors is important. The Town of Butner should continue to collaborate with the County and near-by municipalities to ensure a well planned future for all.
- Periodic meetings with the County and adjacent municipalities can provide insight into regional transportation, water and other relevant growth topics, such as annexation policies and future growth along the ‘fringes’ of the urban and rural areas of Granville County.
- The Town may also want to consider involving nearby political jurisdictions in the review of larger development projects that may impact their ability to provide service and/or to alert them to spin-off development potential of the project in their jurisdiction.



IMPLEMENTATION

The goals and strategies set forth in the previous Chapter will help guide the Town of Butner toward achieving its future land use vision only if the actions leading to those goals are implemented in a meaningful way. For this to occur it is important for the Town to establish a monitoring mechanism to gauge the progress that is being made toward achieving the plan's goals and establish realistic benchmarks or metrics so that it can gauge the effectiveness of its efforts. As a first step, this Chapter sets forth an implementation timeline for achieving the plan's goals, which can be considered as a "plan within a plan."

The Implementation Framework

All of the goals set forth in the previous Chapter are important to realizing the Town's desired future land use vision; however, not all can immediately be fully achieved. Set forth in this section are a set of implementation steps that are suggested for short-term, mid-term and long-term time horizons. As the plan is implemented and reviewed, these may change in relevance, importance or desired time frame, which is why it is important to remember that this is a flexible, living document, that is intended to be updated on a periodic basis to reflect the realities that exist at future points in time.

Short Term Implementation Steps (First 2 Years)

- Update the Land Development Ordinance to incorporate the vision and goals set forth in the Comprehensive Land Use Plan.
- Actively pursue funding for a pedestrian and bicycle network plan.
- Continue working with the County and nearby municipalities to establish a greenway network.
- Work closely with the County and nearby municipalities to update the County's multi-jurisdictional hazard mitigation plan.
- Review and update the Parks and Recreation Master Plan to incorporate any necessary changes resulting from the adoption of the Land Use Plan.
- Develop a formal process for reviewing proposed zoning map changes and amendments to the text of the Land Development Ordinance for consistency with the Comprehensive Land Use Plan.
- Prepare and implement an access management program along major transportation corridors.

Medium Term Implementation Steps (Years 3-5)

- Develop a long term water and sewer allocation plan with the South Granville Water and Sewer Authority to address future growth needs.
- Develop a joint plan with the State agencies with property or facilities in the Town's jurisdiction to ensure the compatibility of future government projects development with the Town's land use vision.
- Develop a prioritized transportation improvement list and work with NCDOT to identify funding to address the Town's most critical needs.
- Prepare a small area plan for the Highway 56 corridor.
- Develop a plan with the Granville County School Board to identify future school sites.
- Conduct a review of the Land Development Ordinance to incorporate any changes identified in the plan review process.
- Prepare a housing study to identify potential areas for neighborhood revitalization or stabilization programs.
- Prepare an interim update at the plan's five year anniversary to incorporate any necessary changes to the plan's land use vision or goals that emerge over the initial implementation period.

Long Term Implementation Steps (Years 5-10)

- Develop and implement a management plan to provide for the long term protection of significant natural heritage areas on Town owned property.
- Prepare a master plan to determine the future use of the Town's 750 acre tract.
- Develop a brownfield redevelopment plan to address unused or underutilized industrial areas.
- Review and update the Parks and Recreation Master Plan to reflect growth that has occurred.
- Prepare a growth study to identify potential annexation areas and develop a phased annexation plan.

- Review the Town's ETJ boundary in relation to past growth patterns and consider adjusting the boundary if changes are needed to ensure the Town's ability to manage growth on its fringes.
- Prepare a full update to the Comprehensive Land Use Plan.

The Journey Begins

Taken as a whole, these implementation steps will help the Town develop in a consistent and cohesive manner as it works toward achieving its future land use vision. After it is adopted and work begins to implement the plan, the Town Council, Planning Board and Town staff members should develop a process for making periodic reviews of the progress and accomplishments of the plan implementation process. It is generally recommended that an annual review be conducted to ensure that the goals remain relevant and that the most important implementation steps are being carried out. By formalizing the review process, accountability and momentum are maintained since the entities responsible for implementing the plan and keeping it relevant remain engaged and aware of the progress towards achieving the plan's goals.

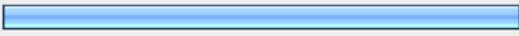
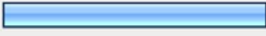


Over the life of the plan, significant development trends may warrant changes to the plan's future land use vision and goals. Any amendments to the plan and the potential impacts on future development patterns should be thoroughly evaluated before making any changes to the plan. As suggested in the implementation timeline, an interim update of the plan should be conducted at or near the five-year anniversary following its adoption. This will give the Town the opportunity to establish any new policies or strategies needed to guide growth and reprioritize its goals or implementation steps given the current situation on the ground. Finally, it is recommended that a complete and thorough review of the plan be conducted near the end of the plan's horizon in 2018 or 2019. The plan will be nearing the end of its vision period and a detailed assessment will be needed to verify the continued direction for growth and the continued relevance of the vision adopted as part of this plan.

By engaging in this planning process and adopting the plan, with its vision, goals and implementation framework, the Town has set a course and direction for the future, and now it is time for the journey to begin.

2020 COMPREHENSIVE LAND USE PLAN
TOWN OF BUTNER, NORTH CAROLINA




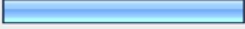

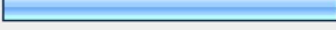

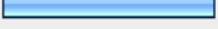


APPENDIX A. SURVEY RESULTS

1. I am a Butner: (check all that apply)			Response Percent	Response Count
Resident			82.3%	316
Land Owner			41.7%	160
Business Owner			9.9%	38
Other			9.1%	35
			<i>answered question</i>	384
			<i>skipped question</i>	12

Written Responses to Question #1

1. Work here
2. Creedmoor resident
3. New - Creedmoor
4. Home owner
5. No resident
6. Creedmoor
7. Stem NC
8. Creedmoor
9. Own home
10. Do not live in Butner
11. Outside
12. House owner
13. Stem landowner
14. Government
15. Do not live in Butner
16. Got Creedmoor address, but live across from railroad tracks in Butner.
17. Creedmoor resident
18. We are between Butner and Stem just out of fire and police protection.
19. Home owner





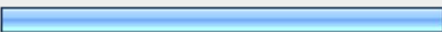

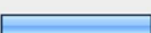

- 20. Creedmoor resident
- 21. Homeowner
- 22. Creedmoor
- 23. Double wide owner rented lot
- 24. Stem property owner
- 25. Live in Stem, NC
- 26. Property manager
- 27. Creedmoor
- 28. Creedmoor
- 29. Home owner
- 30. Creedmoor Resident
- 31. Rental Property
- 32. Creedmoor resident. Are we going to be annexed?
- 33. Home owner.
- 34. Lived in Butner 15 years.
- 35. Butner-Creedmoor crossover

2. What do you like the BEST about living in Butner? (check up to three)				
			Response Percent	Response Count
Low taxes		44.8%	160	
Sense of community		38.4%	137	
Rural atmosphere		54.9%	196	
Low traffic congestion		53.5%	191	
Low density development		22.7%	81	
Open space / natural environment		33.6%	120	
Accessibility		28.3%	101	
Recreational opportunities		4.2%	15	
			Other	30
			answered question	357
			skipped question	39

Written Responses to Question #2

1. Not sure anymore
2. Tax increases in the future?
3. That I live in Creedmoor
4. I don't live in Butner
5. Tax's are not low!
6. New business
7. I thought I live in Stem
8. New resident
9. Rising business opportunities
10. I'd like for Butner natives and transplants to enjoy each other's company walking on sidewalks throughout Butner.
11. People
12. Living close to my daughter and Butner First Baptist Church family and friends
13. Close to work
14. Close to work.
15. My friends & neighbors
16. Close to job
17. Butner needs more development
18. Easy commute to RTP
19. Close to work
20. Don't live in Butner
21. Min/low crime rate.
22. Surely not Low Taxes (need to be lowered) for seniors that are having hard times paying their bills.
23. Large amount of undeveloped land available to hunting.
24. I stay at the Crossing at Butner.
25. Small city community
26. Love the people
27. Family live in Creedmoor
28. It's just home!
29. Job is in Butner
30. Police and fire protection

3. Based on personal experience, how important are each of the following Planning Elements as they relate to Butner's future?							
	Not Important	Somewhat Important	Neutral	Somewhat Important	Very Important	Rating Average	Response Count
Community Facilities (town hall, community center, schools, libraries, etc.)	5.8% (21)	5.0% (18)	14.2% (51)	22.0% (79)	52.9% (190)	4.11	359
Cultural & Historic Resources	14.2% (48)	14.5% (49)	36.7% (124)	24.0% (81)	10.7% (36)	3.02	338
Economic Development	6.1% (21)	5.5% (19)	13.9% (48)	32.1% (111)	42.5% (147)	3.99	346
Environmental & Natural Resources/Open Space/Farmland Preservation	4.7% (16)	7.0% (24)	17.8% (61)	28.4% (97)	42.1% (144)	3.96	342
Housing (variety, quality, quantity)	7.2% (25)	8.7% (30)	19.4% (67)	29.2% (101)	35.5% (123)	3.77	346
Land Use & Growth Management	4.0% (14)	5.5% (19)	15.6% (54)	33.5% (116)	41.3% (143)	4.03	346
Parks & Recreation	6.1% (21)	6.1% (21)	22.4% (77)	28.0% (96)	37.3% (128)	3.84	343
Transportation (roads, sidewalks, etc.)	6.4% (22)	5.8% (20)	17.3% (60)	31.5% (109)	39.0% (135)	3.91	346
Utilities (water, sewer, stormwater, etc.)	3.1% (11)	2.0% (7)	9.6% (34)	18.5% (66)	66.9% (238)	4.44	356
	<i>answered question</i>						377
	<i>skipped question</i>						19

4. What do you feel are problems in Butner? (Check all that apply)			Response Percent	Response Count
Quality of public utilities (water & sewer)			50.0%	186
Quality of private well and septic			5.6%	21
Quality of entertainment options			53.8%	200
Quality of restaurants			65.1%	242
Quality of retail shopping options			70.4%	262
Quality of local street network			14.0%	52
Quality of community services			23.7%	88
Other			24.5%	91
		<i>answered question</i>		372
		<i>skipped question</i>		24

Written Responses to Question #4

1. Public Utilities is to high
2. Lack of nice restaurants, Would love a Wal-Mart, etc.
3. Quality of police protection
4. Quantity of retail shopping (none), supermarkets (none). Food Lion is the worst.
5. Police response
6. Crime
7. Recreational facilities
8. Food stores Need a "save-a-lot"
9. Former filling station at central owned by Bill & Wilma Turnstall
10. Lack of garbage pickup as city service
11. None-town is fine
12. Consider local newspaper for speed of knowledge w/Butner
13. Quality of city drinking water
14. Need a groceries store
15. Congestion on Highway 56 near I85 interchange

16. None
17. No entertainment in town
18. Grocery stores
19. We have problems with the quality of our drinking water. The cost of water & sewer is too expensive
20. We need more restaurants. We need more shopping places
21. Poor upkeep of existing sidewalks (need restoration)
22. Recreation-ball fields, etc
23. Junk cans. Trash bin in front of house
24. Butner residents don't need Creedmoor address
25. Trying to develop all open areas of Butner
26. Parks & recreation
27. Butner annexes areas with no public hearings
28. YMCA/YWCA, pool & tennis court, basketball court
29. Bus service, taxi service
30. Need more recreational activities for teenagers
31. No problem in this area.
32. Crime/drugs although covered up very well. Unsanitary bathrooms is beginning to be noticeable in Food Lion and Rite Aid. Gouging, high retail prices since 1992. Low wages should equal low prices, but that's not the case related to other states (low cost of living).
33. House options
34. Schools- not enough options ie private charter schools
35. Garbage pickup
36. Hospital (regular). BB&T bank where I have to go out of town now to go to BB&T. One bank in Butner (Sun Trust) which I do not deal with.
37. Need bigger post office!
38. Residential areas that are used as dumps i.e. South of Central Avenue
39. We need t a grocery store such as Harris Teeter or Kroger.
40. Resident communication - no website!
41. No sidewalks and curbing. No free trash pickup.
42. We need sidewalks and stop signs between Central Ave and Murdoch to slow down the cars that drive like they are on a freeway.
43. From a business standpoint, we have no issues
44. Junk cars sitting around like those out Central Ave extension (Gate 2 Rd). Too much growth taking away the land and trees destroying the land and environment.

45. Crowded areas- apartments
46. Schools - need more and/or updating
47. Didn't move to Butner to be entertained, chose Butner for the low taxes and cost of living is low.
48. Lack of recreation for youths, young adults, and seniors.
49. Storm drainage-runoff is terrible
50. No trash pickup
51. All of the public roads need repaving
52. Paying the town management to big of salaries plus to many positions.
53. Friend was told by Dr not to drink this water
54. Need grocery store
55. The speeders on Will Suitt Rd at the water tower and on up to Lyon Station Rd
56. Crime
57. Road ditches
58. Outreach of parks & rec & comm. Prog to citizens
59. Carcinogenics in water supply high incidence of breast Cancer
60. Schools, Lack of communication
61. Water & sewer to high
62. Parks aren't the greatest and I spend \$ in Wake and Durham County because there isn't anywhere to shop here.
63. Garbage ??
64. More business to work at
65. Assisted living/retirement home for elderly, quality fitness center (YMCA, ect....)
66. There is no after hours life, all restaurants are fast food, quite unprogressive
67. Assisted living/retirement home for elderly , better recreation facilities (YMCA, etc..)
68. Don't understand why water/sewer is so high and you can't even drink it
69. Need a new mayor & county officials.
70. Had stomach problems from restaurant next to post office
71. Stated in question (2) rates on water & sewer too high. No restaurants and shopping centers, also no grocery stores.
72. Speeding-not only by residents but state & fed. Vehicles too
73. Quality of housing communities.
74. People on the Butner Council that think that every piece of available land should be developed.
75. No recreation parks.

- 76. Lack of town council activity in the community.
- 77. Need new post office or additional parking spaces.
- 78. Require owners of vacant lots to cut back growth from adjacent lots so that residents will not have to use their own resources to manage someone else's property. I suggest fines.
- 79. School property looks terrible. Outside landscape very poor.
- 80. Need more recreation- all kinds (walking, jogging, baseball fields, softball fields, soccer fields, football maybe)
- 81. Rental property is not kept up in Butner and there is no one to oversee regulation. Teenagers and other loitering in the streets and will not move for cars. Streets are for cars and this problem needs to be addressed.
- 82. Unrestrained, mistreated pets and strays
- 83. Lack of public transportation to Raleigh and Durham.
- 84. More activities for kids- dance, gymnastics, karate, "little gyms"
- 85. Chain grocery store.
- 86. Not enough sidewalks and or bike paths to ride bikes to work. Cost of rent houses.
- 87. I am sick I hate I hate I have to boil water before drinking it!
- 88. Parks and rec
- 89. Groceries- better quality needed.
- 90. Low maint of side ditches
- 91. Sidewalks- stoplights- and trees along Central Ave.

5. What are some suggested improvements to the problems you identified in the previous question?		Response Count
		258
	<i>answered question</i>	258
	<i>skipped question</i>	138

Written Responses to Question #5

- 1. Grocery store(s), larger/chain restaurants
- 2. Lower water bills. Durham's is less
- 3. Recreational centers for families (park, swimming, indoor activities, etc. More restaurants in area
- 4. Dedicated task force of residents to work on improvements plus community involvement

5. A Wal-Mart and cracker barrel would do great in Butner. Many residents wish that we had these.
6. Better water quality
7.
 1. Butner is a small town but apparently our police reserve to behave as a state police force
 2. Elect more republicans
8. Allow for another supermarket, Wal-Mart, restaurants, jobs other than low paying state/federal, baby-sitter-janitorial jobs. You people already screwed up (payed off allowing the quarry sun rock) to expand and ruin this area.
9. Need control over gangs
10. Bowling places, some larger stores
11. A sports complex for our youth
social environments for young adults
12. Put in new water & sewer lines
13. Re-model it, tear it down and make a parking lot, or.....
14. Not enough restaurants, clothes store
15. ?
16. Need other food stores (like Kroger or Lowes)
17. Lower cost - a competitive food market
18. N/a
19. Update buildings with a cleaner modern look - add more attractive signage
20. Need us a super wal-mart
21. Attempt to draw better restaurants
22. Improving the city drinking water
23. Finding ways to attract more businesses, restaurants, etc. To the area
24. More entertainment facilities
more steak houses
25. Bring Deerfield # into the area that can get water and sewer.
26. Wal-Mart
Target
movie theatre
27. We need to have better water. We feel unsafe to drink it from what the water department tell us so we buy water for drinking and cooking and the water and sewer bill have more than triple over the last 15 or so years.
28. Encourage rest. Chains to come to area

29. Bring in some nice restaurants
bring in some additional shopping
30. Get a groceries store
31. Provide grocery/shopping options other than food lion and dollar store
fewer fast food outlets needed
more recreational facilities are needed such as swimming pools, tennis courts or walking (indoor) areas
32. I don't think there are any entertainment options - for my family, maybe some parks , maybe even a mall or something like this.
33. None
34. I have experienced several occasions were they where working on the water and i had to be late for work because they had cut off the water. I feel that there should be some sort of notification for people to do the things that they need to do before water is shut off cause this affects my attendance at my job.
35. Pay for water 7 sewer that is used. Not set at a mim. I use 1/2 of what i am paying for.
36. Encourage larger sale chains
37. Upscale restaurants (outback)(Applebee')(cracker barrel)(Zaxby's)
we really need a Wal-Mart, target, etc.
38. -need more grocery choices instead of only food lion
-need formal (non fast food) restaurants
39. Needs a nice cafe or steakhouse that will stay open.
40. Availability of water - get it right so we can drink it.
More street lights
41. The food lion is terrible, there aren't many good places to eat
42. Need more clothing stores/something different from what we have, entertainment for the children
43. Water to drink & use should be more phre (clean).
Need a restaurant like Chili's or a steakhouse or seafood (a name brand franchise)
44. We need to understand what capacity water source & processing we have and how much sewage can be processed. Plan growth based on in place utilities.
45. Be friendly to growth
46. Improve economic development & things to draw in others
47. More options, better quality. Shouldn't have to travel to Raleigh, Durham for everything
48. More variety of restaurants
49. More restaurant/shopping options

50. Attempt to get a Wal-Mart and cracker barrell
51. A small strip mall or shopping center would be nice
52. Lower cost of water & sewer. Taxes are too high now we don't need to add any projects that would increase our taxes
53. Where do we have entertainment?
54. Get more big chain sit down restaurants
55. Junk cars behind houses
ask trash collectors to request home owners to place trash bins out of sight or off streets
56. Get post office (Butner) to deliver our mail
57. Same as above
58. YMCA, movie complex, bowling (similar to palace pointe in Roxboro) more sit down restaurants, less fast food
59. Not sure but a local movie theatre and something other than a fast food restaurant would be nice
60. I would love to have a retail store that can go to & not have to travel to Oxford or Durham for last minute shopping or the things my kids need for projects at school & stuff
61. Increased population will improve available entertainment & retail shopping options
62. Good city planning with future growth in mind
63. Build YMCA ASAP
youth activities
64. Not sure
65. Public transportation
66. Continue to build
67. Putting shopping center will create more jobs
68. Promote business environment
69. Senior center
70. Summer activities for teenagers
71. Need for grocery store
steak house
72. Need another steakhouse
73. Central Ave. Needs more of a main st feel - lots of local businesses, restaurants, and entertainment.
74. Repair/repave roads. Add sidewalks, add more police presence. Go after litterbugs. Make all streets and sidewalks pedestrian friendly. More street lights. Redo road marker strip/lane separation. Crosswalks! More retail competition.

75. Water bill needs to be cheaper. In other towns water bills low or only get every 3 months.
76. Water and sewer due to be replaced as very old-- how will it be paid for?
77. With all the land and space, why don't try to bring developers for shopping centers (entertainment/movies children play areas) wal-mart, target, mall, etc. Medical and professional services.
78. If we are going to have to pay a high price for water then make it drinkable. Butner use to have very good water. What happened?!
79. Larger variety of affordable retail stores, areas to develop affordable housing communities, increase recreational and park options to engage young children and adolescents.
80. I would like a wal-mart, we have to travel 15 to 20 miles to shop and buy our groceries.
81. Better water system (research, hire experts) recruit education masters invest in land for schools instead of selling land for houses.
82. There is not any recreation for population 50+. Also water quality the taste is bad! Everybody cannot afford to buy bottled water for drinking purposes.
83. Cracker barrel and long horn
84. Provide garbage and recycling pickup
85. Get bus service and transportation for people who have no transportation. More entertainment for adults. Stores such as grocery store closer to where i live in Butner nearest me is in Creedmoor. Butner library there is not nearest one in Creedmoor.
86. Try to bring in more businesses and restaurants.
Have s.g. water & sewer do outside tests on water supply.
87. Build large post office or move it to the new falls lake building. Need more grocery stores! Bigger selection.
88. Do not initiate budget cuts for fire, police, or park maintenance.
 - A) Bring utilities up to a standard that will allow the growth we face as a new town.
 - B) retail business allows us to grow as a town and raises our local tax base so we can provide the utilities & services for more business.
89. Recruit more retail businesses, build parks
90. Reduction in water and sewer payment
91. The water has a smell, so i suggest better purification of drinking water. Many people are afraid to drink water.
92. Not another Food Lion and no Wal-Mart
93. Maybe try to attract a new grocer, or a new restaurant
94. Water and sewer need to be better and cleaner

- We need a grocery store other than the “Creedmoor” Food Lion!
- i have very limited options to take my kid to play - why not open up the basketball gym for open play?
- please, please we need a website. I will volunteer to do it, even. It just needs to be done!

95. Community center
96. Have a good cafeteria. Try to get the Wal-Mart. Get the community center built.
97. Get more stores, restaurant and entertainment options
98. I think all of the main streets need curbing and sidewalks. This is a very dangerous situation with pedestrians walking on the streets. They do not need to be on the streets.
99. We need a variety of grocery stores to help with cost and a better quality of restaurants. Example (golden corral, texas steak house, cracker barrel)
100. Retail shopping-local grocery option is poor
101. Adding stop lights at intersections
102. Senior center for space and events for the gathering of many seniors in a local facility. Good quality cafeteria.
103. Make sure the apartment owners are keeping a reasonable number of people in each home.
104. Add water and sewer
105. Look at updating water system. The water is currently a major problem. Water is always discolored, smells and we have to buy drinking water.
106. Large place where youngsters can play softball/baseball and football. Outside basketball courts, tennis courts, skateboard areas, bike riding areas, classes for hobbies, community college rooms could be utilized for classes and space for hobby groups to meet.
107. I am not sure how to correct the water problems. The quality of the water is very poor, we must buy drinking water yet the prices are extremely high for city services water.
108. Better drainage
109. Take the private water problems to top knowledge
110. More restaurants
111. Begin trash pickup paid for by current property tax
112. More restaurants, not fast food. A chili's, applebees, zaxby's and a wal-mart would be huge help.
113. More restaurants, not fast food. A chili's, applebees, zaxby's and a wal-mart would be huge help.
114. Motivated residents- how??
115. Family recreation, outdoors, grocery, retail

116. A good steakhouse would be nice.
Butner water needs big improvement - I'm almost scared to drink it (we have lived here 12+ years) it has always tasted bad so we drink filtered water.
117. Specified and limited recruitment
118. Update equipment to be able to furnish Butner with clean - drinkable water.
119. Improve water and sewer
120. Have kidney problem, can't drink water with the chemicals.
121. Wal-mart
122. More retail shops
123. More stores & restaurants
124. To allow interested stores and restaurants buy or lease land without so much hassle
125. Butner city should find a way to open shopping mall and retail, departmental stores such as Wal-Mart, Belks and JC Penney. All ones will bring more jobs and revenue to town of Butner. This town will become one of the best city in nc if its well developed
126. Many people in Butner are afraid to drink the water because it has a high sediment load (often yellowish-brown) and a bad odor. More transparency from SGWASA on how these issues will be addressed would be helpful. There was a buzz about high levels of mercury in wastewater evidently that apparently was due to the wrong units being used.
127. The roads are terrible-potholes are large all need repaving. No where to shop & very limited restaurants
128. Reduce salary & positions like director of public works, town clerk, finance officer.
Town manager could do these jobs or should be able to.
129. Public utilities more sewers & water lines
better sewage treatment
130. Good quality of water (better quality of water)
wish we could have gotten the Wal-Mart between Butner and Creedmoor
131. Grocery store
shopping center (wal-mart)
132. Better water, it smells
133. I have 2 small kids and a outside dog that i worry about b/c of traffic (speeders)
134. Movie theater/food court type building
135. We need good drinking water at a lower monthly cost
136. YMCA, new restaurants, food stores (harris teeter)
137. Sidewalks; need restaurants & options in Butner for entertainment

138. Grants, federal & state funding for utilities improvements. Utility improvements is key to addressing other concerns listed above
139. Need better restaurants/variety
more recreational activities
140. We need more restaurants, more grocery stores
141. Perhaps a website that is up & running with info on such things or a mailing
142. Assess and repair streets as required.
143. Facilities like northern Granville, such as gap.
144. Need another grocery store besides food lion
need a Wal-Mart or target
145. We pay for h2o not fit to drink. Sulfur smells are quite strong. Base rate on how much used not a fixed rate.
Schools should allow prayer and paddling back in . Put some fear into unruly children.
Including my own!!!
The sass talk would stop if they thought about the consequences afterward.
146. We need more restaurants
147. Want bigger business like Wal-Mart, chick fil a & Lowe's
148. More retail shopping options, quality restaurants & entertainment options. I think they would do well in this area. People from other towns & cities that work here would take advantage of these on lunch breaks & after work.
149. I don't understand why the water bills are so high, particular in my community where we pay HOA dues & we're still paying a high bill.
150. More businesses places for the kids to do things, more revenue for the town to grow now it is a city
151. We need sidewalks or track for people to walk.
We desperately need another grocery store besides food lion.
Good restaurant, like a steak & seafood no more fast foods.
152. Fix the quality of water!
153. More parks & places for young people (teens to develop and grow without problems)
154. Restaurants such as crackel barrel, dairy queen. Wal-mart would have been nice. No more convenient stores
155. Expand roads hwy 50 and others, that will bring more people and business to our city
156. Get another type of grocery store and more nice restaurants
157. Shops. Target, wal-mart better choices of grocery stores, more parks and rec activities. A rec center would be great. I'd pay higher taxes like they do in Durham if Butner provided

more recreation like they do in Durham. I think we need to stop building houses and get more retail. Also need to improve schools.

- 158. Need something other than fast food such as cafeteria. Need large store such as Wal-Mart
- 159. Building a retail shopping center that includes a movie theater
- 160. The water tastes terrible. It is not fit to drink. The residents of Butner have to pay for water and buy bottled water too. Chinatown is not clean. We need more shopping centers
- 161. Water & sewer would solve all other issues
- 162. The community needs an YMCA facility and has no restaurants whatsoever. Upscale chain restaurants are welcome. A small mall or shopping center is also welcome.
- 163. Main problems are no grocery stores or recreation for our children
- 164. Have the garbage sanitation billed with water or monthly bill or 3 month bill with regular residents that do not have a community garbage dumper
- 165. We need more of those places.
- 166. More jobs
- 167. I would like to have a grocery store in Butner proper.
- 168. Improve water & sewage treatment plants.
Recruit living retirement & fitness businesses.
- 169. Need quality restaurants; eg. Chain restaurants such as chilis, applebees, outback need to move forward with walmart-super, need more quality grocery stores-nothing but food lion as an option, residents shouldn't have to drive to Raleigh/Durham for quality food
- 170. We have enough restaurants!
- 171. We would just like to see better quality water so that we don't have to buy drinking water.
We wish that we had either a wal-mart or target nearby.
- 172. Develop a youth center and a place where adolescents can play with skateboards.
- 173. No real problems
- 174. Provide more recreation options for children
- 175. We need more restaurants, need more shopping options
- 176. More restaurants, cheaper water bill, nothing to do
- 177. Improve water quality
- 178. Unsure
- 179. We need more places to shop and for things to keep people (particularly young ones) in our community. We need to keep money in our community. Right now, people who live here don't often work or spend money here

- 180.** Update existing water treatment & sewer plants for expected growth & the ability to maintain safe drinking water & no contamination of sewage discharge.
Others are self explanatory
- 181.** A small movie theatre. \$2 movies. People from surrounding towns may come to watch a \$2 movie. Maybe a few lanes of bowling and a go-cart track. The racing go-carts @ adventure landing in Raleigh make good money. We got plenty of space to make a better track.
- 182.** Resurfacing, repair permanent markings, signage, power bill ?
- 183.** Need a restaurant like golden coral or k & s
need a grocery store like harris teeter
- 184.** Implement same form of recreation center for youth continuation of providing safe, clean, and affordable utilities.
- 185.** Build more shopping centers and grocery stores, more restaurants - eat in.
- 186.** Get real about business and not listen to fools
- 187.** Moe jobs, community entertainment
- 188.** Expand sewer capacity - town control oer businesses and any building allowed - stick to residences and enforce ordinances that exist (clean up Butner - old cars and trucks, old rundown buildings, etc.)
- 189.** What can be done to make the water where it's drinkable?
- 190.** More retail stores such as target/walmart
variety of eating places - not just fast foods - applebees, ruby tuesday / o'charles
water & sewer prices are too high - SGWASA
bring down the price
need to re-elect new officials - we should vote them in.
- 191.** The sewer system in Butner is the worst i have ever seen. There are still pipes made of paper in the ground. I know because i had to replace our plumbing and was appalled at the pipes. I was also tied into my neighbors pipe directly. Their pipes have got to be leaking sewer into the ground.
- 192.** More family restaurants, more for families to do together.
Need more shopping stores which think are coming.
- 193.** Get the water to meet standards, stop trying to get the price up to other communities.
- 194.** I feel the residents of Butner was lied to when we were there was a Wal-Mart coming. It look this was said to help get Butner a town
- 195.** Increase available public utilities and build rec center with pool (like triangle sports center in Hillsborough).

- 196.** More groceries stores.
More restaurants.
Need some shopping centers.
Water not good to drink and the rates too high on water & sewer.
- 197.** See if a grant could be issued to update water and sewer infrastructure.
- 198.** Find a way for the water not to be brown after the rain w/out raising the rates every 3 months.
Build something big (like wal-mart) that will attract other options.
- 199.** Make the water suitable for drinking
if some households receive and rate increase, all should but that is not the case. Unfair!
- 200.** We need more activities for the youth - such as a skating rink, movie theater, and parks.
- 201.** To get our water safe to use without getting a letter stating about the quality and not meeting the standards.
- 202.** Need some places for people to get entertainment locally instead of leaving county.
Diversity in restaurants. Butner does not need any more gas stations.
- 203.** Provide incentives for business's restaurants, to locate here, building a town hall and community center should be given top priority; support SGWASA in protecting water & sewer. We desperately need an additional food store such as lowe's, harri-teeter, etc.
- 204.** Would be nice to have another grocery store option
super Wal-Mart would be a most welcome addition
something needs to be done about the speeding
- 205.** Work to bring new components to the area, which will lead to better shopping, better restaurants, stop running companies out of the area.
- 206.** Expand retail outlets.
- 207.** A grocery store would be nice, a sports facility for kids or athletic association, restaurants.
- 208.** Look for housing and retail developers who are willing to create an upscale shopping and living experience in and around the Butner community. More money would be made and spent in the local community instead of having it go to Raleigh or Durham.
- 209.** Take actual readings of water meters instead of estimating to insure accurate readings. Get rid of the people on the council that wanted development.
- 210.** Use John Umstead and make youth centers for the children. Make a summer camp use the facilities for the children instead of wasting them.
- 211.** Water bill is higher than other utility bills and water is not top quality. Need to provide top quality if going to charge top prices.

212. A few major businesses not a lot of the same type: super wal-mart, entertainment complex-theatre, goodwill store, 5 star restaurant.
213. Add more entertainment, losing money to driving to Durham.
214. Have some retail choices in Butner and entertainment ie bowling, theatre.
215. We need to host a major restaurant so we can get some economic growth in our community to keep up with other cities our size.
 - 1) Get more people in SGWASA (chemists) who know how to produce safe drinking water.
 - 2) Replace/repair sidewalks for walking, bike riding on major streets.
 - 3) Better and more street lighting.
 - 4) Restrict the number of convenience stores (we already have too many)
 - 5) Place restrictions on the types of new buildings on central ave, so our town will be more attractive.
216. YMCA, central ave has a lot of potential but is congested with gas stations and repair shops.
217. We need more rec areas, a shopping center where we can have variety for example, home depot, lowes, wal-mart, target, etc., etc.
218. Stop police officers from using emergency lights to go meet other officers at restaurants. Witnessed by myself and others many, many times! No emergencies, just to go inside and eat meals.
219. Don't spend money on buildings, work on water quality.
220. Make school grounds more appealing to visitors. Town help with playground equipment purchase that also could be used after hours by citizens. Create sidewalks and parks/rec. Stop putting up tacky Christmas decorations each year. Looks like a country hick town. Very tacky. Spend more time throughout the year beautifying town (grass, streets, etc.)
221. I propose trying to bring in a new grocery store other than food lion. Setting aside a natural preserve areas and open space before development and requiring developers to set a percentage of land for natural preserve or parks. Trying to get grants to fund community center with swimming pool and other rec options (not a private club).
222. 1 good restaurant. Grocery store in Butner besides food lion, tired of going to Creedmoor.
223. Water and sewer are probably old, but you fix them as they break you just need to have a budget. We need some entertainment for kids to help keep them occupied. Restaurants are fine maybe a steak house would be nice. I'm not a shopper.
 - 1) Owners of rental property should make renters keep things in tidy manner and owners should keep repairs made on their rental property. This also goes for homeowners.

- 2) loud music in cars should be addressed, esp. From 9pm and through the night. People that plays radio loud should have respect for others. Signs could be posted or police should take the problem in hand. These things truly need to be addressed.
- 224.** Keep land available for retail development, shopping center, lowe's, home depot, grocery store
- 1) Shopping mall with quality stores, restaurants and entertainment.
 - 2) Better and cheaper housing or housing assistance.
 - 3) Tethering laws and spay or neuter programs that help with costs or arrange payments.
- 225.** If somehow our water and sewer could get a lower amount per month. If we could get another buffet restaurant (c&h). 1) we need a bank of america 2) social security office 3) ymca 4) health dept.
- 226.** Contact triangle transit and try to get a bus that would run a 1 bus route from Durham to Butner or to Raleigh or to the airport for transfers to other bus stops. Contact triangle transit and work something out.
- 227.** Unfortunately if you improve retail options, you lose community feel.
- 228.** Water- invest more into cleaning and purifying the water (mine smells like rotten eggs). I've called to report it with no follow up. More retail shops, restaurants - well known places ex. Ruby tuesday, macy's, big lots, target, etc.
- 229.** Different grocery store options. Structured youth and family activities.
- 230.** Bring in a wal-mart, lowes or home depot to help drive some of the places down.
- 231.** Need more rec for children and adults as bowling, skating, swimming
- 232.** I think we need to improve the water and sewer and this would be number one on my list.
- 233.** Put golden coral and wal-mart in Butner/Creedmoor.
- 234.** Grocery store please! We need a grocery store where we can buy fresh produce.
- 235.** We need a grocery store in Butner not at Hwy 56 where food lion is with so many senior citizens in Butner. They have problems getting to hwy 56.
- 236.** Stop using SGWASA need quality restaurants and shopping centers.
- 237.** Need community center with classes, activities, town events. A recreational business, movie, sport, etc. Super wal-mart.
- 238.** More sidewalks and/or biking lanes for those who choose to ride bikes to work.
- 239.** Quality of local street network. I think stop lights are needed on central ave.
- 240.** Evaluate cost of water/sewer, do something more to draw restaurant chains/entertainment to this area.

- 241. Just fix the water: please we need a wal-mart some kind of shopping store in Butner I have been here for 3 years. I love Butner! Please give us a wal-mart and a grocery store in Butner, please and some sidewalks.
- 242. Try to upgrade water quality.
- 243. People are complaining about how high our water bill has increased.
- 244. Extend better coverage for police force- add more employees, streets need more control.
- 245. Butner needs quality family restaurants, not just fast food chains. Butner needs department store type shopping as well as a wal-mart or target. Streets need to be properly maintained and promptly repaired.
- 246. Ensure representation from a diverse group in committees making selection and recommendations.
- 247. Having better customer service for SGWASA, many customers and friends talk about their problems with their service. Excluding fast food, we need more variety of dinner restaurants.
- 248. Larger park area with more variety of recreation and play equipment. We would like to see more grocery/shopping facilities.
- 249. Better drainage system during extended rainy weather. A variety of grocery choices.
- 250. Need more restaurants. Need wal-mart or other similar department store.
- 251. Clean out ditches and fix with rocks or whatever to hold down erosion.
- 252. Pretty trees along central. Transfer youth center on w d st out off resident area. Place with senior center.
- 253. Need more restaurants off of central ave. Need a retail shopping center (wal-mart).

6. How do you feel about the pace of growth and development in Butner over the past ten years? (check one)				
			Response Percent	Response Count
Pace of growth has been good			54.5%	206
Growth has occurred too quickly			11.1%	42
Growth has occurred too slowly			25.7%	97
Other			8.7%	33
			<i>answered question</i>	378
			<i>skipped question</i>	18

Written Responses to Question #6

1. Poor planning
2. Quality is much more important than Quantity
3. What growth prisons/hospital - what a joke
4. Just moved here
5. Cannot answer - not here for 10 years
6. Haven't been here long but it's been about the same from what I can tell.
7. N/A
8. Not been here long enough
9. 3 mo resident
10. Only 2 yrs
11. I moved to Butner around August 16, 2007.
12. Not lived here long enough to answer.
13. Not sure-new to the area
14. Not sure only lived here 2 years.
15. We have outgrown our school
16. Haven't lived here long enough.
17. Been here one year
18. I'm unaware as I recently moved here
19. Only lived here 5 years
20. I have been here 1 year and I'm happy
21. Only been here 1 yr to soon to tell
22. Unplanned - (to many convenience stores on Central Ave. Main Street sucks for a town)
23. State allowed "things" instead of adhering to ordinances- no enforcement.
24. For houses - use what we already have
25. Commercial growth has not kept up with housing growth.
26. Insufficient knowledge.
27. Been here just 3.
28. Bad, too much growth.
29. I don't care to see a lot of growth. There are certain things which is needed, but I don't care to live in a large city. It brings more crime and I am afraid there would not be enough police and fire to suffice.
30. I like Butner just as the small town it should be.
31. Housing has grown quickly
32. Growth is needed for retail and nice restaurants.

7. What type of land use should there be MORE of? (check all that apply)				
			Response Percent	Response Count
Commercial Development (retail and service businesses)		60.7%	227	
Professional Office Uses		15.5%	58	
Recreational Facilities		49.7%	186	
Medical Facilities		21.7%	81	
Industrial Facilities		17.9%	67	
All land uses should stay generally as they currently are		18.2%	68	
Other		9.9%	37	
			<i>answered question</i>	374
			<i>skipped question</i>	22

Written Responses to Question #7

1. Well planned housing/ enforcement of zoning
2. More real jobs instead of adult daycare
3. Research facilities
4. Walking trails
5. Don't know
6. We need to keep our land undeveloped for wildlife, walking, bow hunting, etc
7. Increased private, not public development
8. Leave open spaces
9. Add more convenience businesses and dental. Existing dental practices offer poor services.
10. Affordable housing communities.
11. School land
12. More housing for rent.
13. More income based housing.
14. We can't handle all the traffic. We have all of these things close i.e. Durham, Raleigh, in addition to what we already have.
15. Pretty much either make it more kid friendly or leave it alone.

16. Build sports complex on farmland off Old 75 - where cattle were kept - could include hiking and biking trail and picnic area.
17. Sell lot to newcomers
18. Bike trails, hike
19. Facilities where you don't have to have a scientific diploma to get a job.
20. Agriculture
21. We still need to preserve some natural areas. Incorporate these areas into walking trails.
22. Homes
23. Use existing unoccupied industrial buildings before building new
24. Building lots
25. Use existing non used industrial buildings prior to new build
26. Movie theatre, a Sam's Club, something for young generation to use as a tool
27. Why do we have to use all the land for house's, medical industrial facilities (We have industrial building standing empty)
28. They should not grow so fast, because there is something wonderful about living in small towns.
29. Park areas and nature reserves too.
30. Land should stay undeveloped.
31. None
32. New restaurants, not fast food.
33. Wildlife preserves, protected land for wildlife
34. A grocery store such as Lowes or Kroger.
35. We need some of everything.
36. Wal-Mart and Grocery store
37. Hospital for the future. Land use required to grow.

8. What would encourage more of the land uses that you selected in the question above?		Response Count
		188
	<i>answered question</i>	188
	<i>skipped question</i>	208

Written Responses to Question #8

1. Parks / hiking & biking trails
2. Planning committee with community involvement
3. No tax increases, no more sewer and water rate increases.
Less state government "big brother"
4. Shopping #1 i drive to Raleigh to avoid food lion restaurants #2 I drive to Raleigh
5. Better shopping
6. ?
7. I would love to see a nature trail, playgrounds for the children one to enable their safety -
always playing in the street.
8. Population growth
9. More places for kids
10. As needs change, responses will vary.
11. Attractive packages
12. More tax money for Butner regarding better retail shops and better sit down restaurants (i.e.
Chili's)
13. ?
14. Offer initiatives to companies or businesses to come to Butner.
15. Yes
16. Cater to the age demographic of southern Granville
17. Keep the farming land as is, keep the land in the county as nice as it is now
18. Building them would allow people to shop and eat locally. You would not have to shop in
the surrounding cities. They would need to have available hours for people that do not
work in Butner. Should not close before 9:00 p.m.
19. More business opportunity
20. Wal-Mart
target
then it will be perfect
21. Some type of retail store clothing, etc.
22. More jobs
groceries store
recreational
23. For commercial developments residents would not be obliged to shop in other counties or
travel long distances to enjoy recreational activities not provided in this area.

24. Shopping stores (more) so people wouldn't have to go so far to shop. In this area there are not many medical facilities that offers a wide range of services without having to go out of town. And they medical centers we do have are booked to the point where we have to wait weeks for an appointment.
25. People would spend \$ in the town
26. Businesses & recreational
27. People would have something else to do. A choice of medical facilities such as outpatient, industrial facilities more job choices.
28. Better playground at gazebo area
29. Value added (tax paying) business will drive commercial, professional, recreational & medical development
30. Stop the lying protest idiots
31. Low taxes
workforce living here
32. Appearance, good paying jobs
33. Have something other than mini marts/gas stations
34. Local government incentives
35. Walking trails more archery zones around the old John Umstead hosp & parking areas for bow hunters
36. Keep government out of it
37. Not sure
38. Lower taxes to encourage development
39. YMCA, more parks & rec services
40. Low property taxes
41. Signage for local restaurants on i-85
42. A place for people to run or walk safely
43. A shopping strip/mallparks and or museums
44. Tax incentives
45. Active recruitment of businesses. A well managed town to maintain services with good quality at reasonable rates
46. Recreational facilities, youth activities
47. YMCA
48. Jobs
49. More retail because right now you have to go to oxford or Durham
50. Commercial & industrial need good residential growth new housing subdivisions

51. Advertise
52. More than one grocery store in the area
drug store
nice restaurants-mid income average-not upscale to many state workers
53. Pace of growth increased
54. Need more that will keep consumer dollars in the area to help growth and local economy.
Also need more options available to help keep community healthy and active. Walking areas, pet parks, gyms, etc.
55. Competition would be encouraged by multiple retail businesses---too many monopolies---
more apartments and condos would encourage all of the above. Adding more population therefore sustaining the population increase and people would want to stay in the area permanently.
56. Housing development.
57. More affordable housing for rent. Everyone cannot buy a house.
58. Have a meeting so people can speak out about what is needed to be in Butner instead of oxford, Henderson, or Durham or Raleigh.
59. No idea.
60. Rezoning land now to attract more of these types of businesses.
61. Tax credit
62. Residents to work together or form an organization to plan recreation in Butner to help find things for children to do, industrial to offer jobs for the unemployed.
63. Store where people can shop for good quality of clothes for women and men. Also household things bed sheets, etc.
64. Seek jobs
65. Community center
66. More people moving to the area, so area needs to progress to accommodate people
67. Town of Butner hiring a industry recruiter/director.
68. Retail (wal-mart, k-mart)
 - 1) Announce Granville co. & Butner's low tax rates
 - 2) give 1 -3 year tax breaks for incoming businesses
 - 3) let new businesses know that butner has no retail businesses (other than convenient stores)
 - 4) only 1 "so-called' grocery store!
69. Better restaurants and more grocery stores
70. Growth and more growth!

71. Tax breaks for potential owners looking to develop their business in the Butner area.
72. Water and sewer
73. Add equipment to the park. Then don't add any more houses. We don't need another Raleigh. Just look at their traffic and water problems. Enough said.
74. If services were provided they would be used.
75. All
76. Not raising taxes.
77. New homes more population
78. Park
79. Less subdivisions
80. Shops and restaurants
81. Advertisement of community
82. Recreation
83. Commercial development
84. Look for places to work
85. Jobs for folks
86. The greatest danger to a city for its children to have nothing to do. Gangs fester, crime goes up and we left in the dark when it becomes a problem-like Raleigh Durham. Same with adults, we need ways to express our creativity.
87. Commercial development
88. Work places
89. Same response as before
90. Jobs and more revenue to our town
91. Complete transparency. Must have support of the residents. This type of questionnaire and the scheduled public meetings will help. Is there a website?
92. The town as a whole appears run down. People should be required to maintain their property especially on central ave
93. Retail services
94. Lyons farms are very information to the areas
95. Commercial
96. Dwellings should not be on small lots
97. Hospital
98. YMCA, restaurants, professional development parks
99. Retail and service businesses
100. Solving the water & sewer issues

101. Lower taxes on property
102. Mall/we should not have to drive 30 miles to go shopping
103. Lower taxes for retailers as an incentive
104. Lower taxes
105. Refer to #3
106. Ok as they are
107. Build a walmart/target/k-mart at exit 189, other businesses will follow
108. Same as above.
109. Tax incentives
110. Availability
111. Jobs income for the city
112. Utilize empty buildings more
113. Quality of retail stores
114. Public demand
115. It's growing good just don't stop
116. The lands in and around Butner with set aside for the purpose of agriculture. Not development and for the national guard.
117. Increase in the population
118. Retail shopping center that includes recreational facilities
119. More development would bring more people & then we could elect better politicians
120. Selling and advertising what Butner has to offer that would make it an appealing place to have a business.
121. Commercial and medical facilities. The proximity to duke is ideal for some type of medical offices.
122. Recreational
123. Business opportunities
124. Park for kids
125. Grocery store
126. Low taxes for all
127. Tax breaks
128. Need another grocery store
129. Release of state owned land
130. Encouraging developers to come here
131. The suggestion i made in #4. The closest track is adventure landing and it's small. Something like palace point or frankie's around here would draw people looking to spend \$

132. Creative thinking of existing buildings when approached by new clients.
133. Increase density in current zonings
134. #1 rec facilities.
135. If people were more aware that we are no longer "state" run it would help in expansion.
Encourage larger businesses.
136. To add a couple more stores, upgrade facilities, more places for children & family.
But also keep 50% of total land for restorations for parks & historic.
To try to enrich the citizens of Butner to make them love & want to keep staying in Butner,
but not too congested.
137. Keep land as it is land stop developing everything
138. Population, low taxes
139. I think we need more places to eat beside fast foods and there should be more things for
families to do for fun.
140. Soccer field/park basketball courts, tennis courts
141. Keeping dirty industries out.
142. Sport something for the young people to do and go
143. The list that i wrote in question (4)
144. Lower taxes would increase both industrial growth and growth in population thus increasing
the tax base.
145. YMCA
146. We need more activities for the youth - such as a skating rink, movie theater, and parks.
147. Proper economic development practices by city leaders.
148. Good location, easy accessibility
149. Maybe not adding to the congestion that already exists on hwy 56-central ave. Area could
use come business too
150. Programs to encourage businesses to move to the area.
151. Retail and manufacturing.
152. Remove old gas stations, car washes, businesses from central ave that are not operational.
153. Selective advertising to real estate groups.
154. Instead of Butner controlling the land that was once NC owned let the NCWRC manage it.
155. Advertise
156. Movies, skating, tennis courts, public swimming pool, shopping center, restaurants, church -
more loans to encourage the free enterprise.
157. Stop encouraging so much growth! Stop expansion of Sunrock!
158. Market to surrounding areas.

159. Community support
160. Major food or development chain.
161. A more pedestrian friendly town.
162. Amount of employment (prison and hospital) with the time they spend here.
163. All three above.
164. Beautifying, trash pickup on side of road.
165. Nicer looking buildings would be nice instead of the cheap and ugly buildings (Butner barbershop, etc.)
166. Kroger store.
167. You don't want to grow too fast.
168. Good physicians' offices, dental offices, retail and service businesses, cafeterias, a very good grocery store chain, larger drug store, wal-mart, or stores of this kind. I feel we really need nice restaurants and grocery stores.
169. Keep land available.
170. Recreation- i would like to see the soldiers memorial arena stay open till 12 noon esp. in the winter months.
Medical- i would like to see an annex Granville county health dept. In Butner.
171. Do not change a thing.
172. Large plant -- safe for surrounding communities to provide more jobs and bring us more money.
173. Hours of operations. Wide variety of offerings. Awareness of the families who live here what's available.
174. During vacation or summer when school is out or on weekends we wouldn't have to commute to Durham or other towns for rec, the money and funds would stay here in our town.
175. Building them.
176. Affordable leases for commercial uses.
177. I don't know.
178. Town getting some guidelines setup.
179. Wal-mart and grocery store
180. Intelligent decision making.
181. Ball fields for our youth.
182. Ensure water - electrician county approvals
183. More planned activities and better landscaping at parks.
184. More/larger rec facilities geared towards children.

- 185. Retail stores (no more c stores), a movie theatre, a bowling alley, staking rink
- 186. Bring in nice upscale businesses, grocery stores, etc. Center/home for seniors.
- 187. More businesses ex. Lawyers.

9. What type of land use should there be LESS of? (check all that apply)				
			Response Percent	Response Count
Commercial Development (retail and service businesses)		19.0%	52	
Professional Office Uses		29.6%	81	
Recreational Facilities		4.4%	12	
Medical Facilities		12.8%	35	
Industrial Facilities		36.1%	99	
All land uses should stay generally as they currently are		24.1%	66	
Other		18.6%	51	
			<i>answered question</i>	274
			<i>skipped question</i>	122

Written Responses to Question #9

1. Convenience stores
2. Prisons, hospitals
3. Government Institutions
4. Quarry the noise from trucks every day sucks. Outlaw the jake break on trucks except emergency use.
5. ?
6. Section 8 housing & trailer courts
7. Fast food outlets
8. Need more of everything
9. N/a
10. Prisons
11. Prisons
12. We don't need to develop our valuable rural land

13. Housing developments
14. Mobile homes
15. Houses
16. Fast foods.
17. Mobile home sites
18. Gas stations! Crikey, how many do we need?
19. Low income housing (too much crime). Apartments too many apartments in Butner.
20. Convenient stores
21. We have a pretty good mix but could use more retail and family style restaurant.
22. Subdivisions
23. We need a good department store. We have to go to Oxford or Durham for a gift or clothing or any kind.
24. Run down trailer parks
25. Less mobile home parks, less little junk stores & businesses
26. State and federal land use
27. Institutions
28. Need more retail
29. Federal & states institutions, no bio labs or ????
30. State owned land
31. Government subsidized
32. Any land that is not been use
33. Housing
34. Mobile home parks
35. Trailers & trailer parks
36. Residential (careful of water usage)
37. Mobile homes & mobile home parks , fast food stores, auto part stores
38. There should be a neutral ??? (could not read writing). Of all these b/c this makes the city well rounded, everything in reach.
39. Trailers and projects
40. Trailer parks.
41. Subdivisions
42. Sunrock expansion.
43. Stop spending money - don't build anything.
44. Small growth is fine.

- 45. No more NC State Hospitals or prisons, juvenile facilities. No bio research labs- this just doesn't make sense with all of the facilities we have here to care for disabled patients and the residents of Butner.
- 46. NA
- 47. None
- 48. We need some of everything.
- 49. C stores and fast food stores.
- 50. Convenient store
- 51. Mobile homes out of main town

10. What would discourage the land uses that you selected in the question above?		Response Count
		118
	<i>answered question</i>	118
	<i>skipped question</i>	278

Written Responses to Question #10

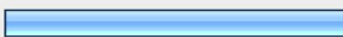
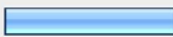

- 1. Zoning and planning
- 2. Limit industrial within residential/commercial environment
- 3. The people of Butner learning to be responsible Americans in the traditional sense
- 4. This town has no future/taxes except poverty jobs for the desperate, minimum wage, uneducated people that have bred stupidity generation after generation.
- 5. Air quality
- 6. More privately owned housing
- 7. Zoning
- 8. Professional office uses - already enough
- 9. ?
- 10. No
- 11. Not wanting any more development


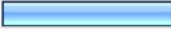




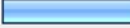
12. I think land uses should stay like they are
13. Not too much development
love the land and trees
14. Incentive to be more healthy
15. We have a lot of professional office usage places around that are empty and I feel that these areas are taking up space for things that we really need.
16. Nothing
17. Do not sell for commercial purposes
18. Stricter permitting
19. State & Butner should not sell any of our undeveloped land to developers
20. Not sure
21. Need not indicated at this time
22. Responsible people
23. High property taxes
24. Taxes
25. No more trailer parks
26. Balance land use
27. Bio lab
28. Mobile homes
29. Traffic congestion
30. More businesses are needed to help job market but we already have enough large medical and industrial facilities. Need more diversity and more small businesses.
31. For Butner stay small town atmosphere.
32. Less support from community-council.
33. Stop option of purchasing land for building houses. Allot land for school use only.
34. We do not have enough activity for teens to do. Also for seniors, more housing for low and middle class incomes.
35. Change zoning
36. An ordinance that does not allow trailer parks in city limits unless they meet a high standard or deed restriction to make them very presentable.
37. Don't want to subsidize commercial development just to hold to what we already have so that improvement on other areas may occur.
38. Don't know.
39. Just need some more retail facilities and recreational activities in the area.
40. Zoning for low income /apartment housing.

41. Industries with below average pay for employees
42. Zoning
43. Growth! Grow baby grow!
44. Have higher tax rates for these businesses when they come in so they do not dump anything that may harm the environment.
45. More taxes
46. Too late now. They're almost done with that waste of space commerce center.
47. Don't use all the land for development. Leave as much as possible.
48. Infrastructure- money- investment from others.
49. None
50. We have enough doctors
51. Impact fees?
52. Residential
53. South Granville water & sewer rate increases
54. Pollution, congestion
55. Professional offices
56. I'm know business woman, but we could us this.
57. Just prefect what we do have- up date our systems before growth blows up the cost of improvements
58. We need more housing not recreational
59. Learn to say no and don't let greed cloud one's thoughts
60. Yes
61. Not sure. It's not clear to me what is going to happen with the Falls Lake Commerce Center that is being developed.
62. Landlords & tenants should be required to maintain properties
63. Industrial
64. Enforce rules & laws for business land use
65. Enough of both in other close areas.
66. Large shopping centers
67. Don't know, maybe hospital for residents
68. Let's move toward being environmentally friendly when people think of Butner, they think of a gov dumping ground for the down trodden or we are a penal colony
69. Stop zoning
70. Vote no
71. The office use would only provide a limited amount of job opportunities.

72. State won't give up
73. Not sure
74. I am not sure
75. I see more people moving to this area and we better be ready for it
76. Commercial development
77. Housing development
78. Medical facilities and professional office
79. Refusing to grant and permit
80. The sense of community
81. Industrial
82. Convenience stores and gas stations
83. More development in other areas
84. My suggestion in #7
85. Not having new housing and people moving in the area. Not trailers.
86. People need to stop selling land to developers
87. Take surveys, like this one to see what the majority residents want. I am sure everyone wants taxes to stay as low as possible.
88. There are too many trailers like the small park on Central next to the commercial development. Also too many properties with too many people.
89. We have enough medical service
90. Don't approve future requests for gas station permits.
91. Area hospitals that are readily available.
Some industrial facilities are closed (in Oxford) - I don't believe we need more at this time.
92. Don't discourage - let the market decide.
93. Not allowing land developers into Butner.
94. There is plenty of office space. Use what is available instead of adding more.
95. Not approving request for expansion slow growth in general.
96. Poor project choices.
97. Bio facilities
98. Taking land away from residential land.
99. I believe we have enough medical facilities.
100. Tax incentives to industries. Industries are okay as long as they are outside of the business district, like the ones we now have.
101. The quality of life we have here now.
102. Something the industrial facility affect the environment and the air quality.

- 103. Have a more uniform, small town Main St, look for Central Ave buildings.
- 104. Discourage all.
- 105. Ugly and cheap buildings (Butner Barbershop area, big warehouse right off I 85 as you enter town.
- 106. Over commercialize the community.
- 107. The bio research lab should definitely be discouraged with its close proximity to the state facilities just right on top of it - very stupid- I worked at the hospital for 34 years- there are huge numbers of patients who have no voice in this- I know this for sure.
- 108. Lack of land.
- 109. A family way of life, peace, a higher crime rate.
- 110. I think that we're doing well, no complaints here!
- 111. Increase business land use taxes, less subsidy for large industry.
- 112. Instead of building professional businesses, build recreation buildings, more shopping centers such as Super Wal-Mart, Target, etc.
- 113. People don't want the pollution.
- 114. Put them elsewhere.
- 115. I don't know.
- 116. Not sure.
- 117. Too many of the above.
- 118. Not enough businesses, professional, people on the Butner council.

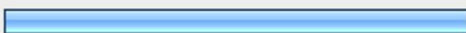


11. Is adequate housing available in Butner and the surrounding area to meet the current needs of residents?				
			Response Percent	Response Count
Yes		54.7%	205	
No		26.9%	101	
No Opinion		18.4%	69	
			<i>answered question</i>	375
			<i>skipped question</i>	21

12. If you answered no to the previous question, please indicate which types of housing you would like to see in Butner to meet these needs. (check all that apply)				
			Response Percent	Response Count
Single-family homes		60.5%	95	
Condominiums		26.8%	42	
Apartments		22.9%	36	
Manufactured housing (mobile homes)		5.1%	8	
Townhomes		24.2%	38	
Housing for seniors		51.6%	81	
Other (please specify)		20.4%	32	
			<i>answered question</i>	157
			<i>skipped question</i>	239

Written Responses to Question #12

1. Affordable - not \$500,000 & up
2. Modern homes
3. Variety
4. Asst. Living/Nursing home
5. Low income housing more safe w/out drugs & crime
6. None
7. N/a
8. Assisted living/nursing home
9. How to live? Where to live? For the rich/poor who can live where?
10. Disabled/senior homes
11. Low income
12. I live in a trailer park. They need more affordable housing for senior citizens. We have just one and you have to go to social services in Oxford to get into affordable housing.
13. Housing for people with disabilities and fixed incomes.
14. Extended stay motels & hotels
15. Need more for low income people


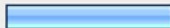

16. Retirement home.
17. Assisted living and nursing home facility.
18. So we don't have to move away from Butner
19. Lower rent prices.
20. 1 level senior housing
21. Stick built homes
22. No more mobile homes, remove what's here
23. Efficiencies
24. More subsidized housing for low income families, not just seniors.
25. Please take into account the room for new students in our current schools when planning new housing.
26. I think we need more upper class neighborhoods.
27. Affordable rent.
28. Low income apartments.
29. More affordable housing for lower income people - hardworking people in lower income jobs
30. All should be considered
31. Low cost for single parents.
32. Out of downtown or lower part of town mobile homes out of city limits.

13. The Town of Butner is considering several options for the location of a new Town Hall facility. Where would you prefer the new Town Hall to be located?			Response Percent	Response Count
Central Avenue area			73.9%	274
NC Highway 56 area near Vance-Granville Community College			17.8%	66
Other (please specify)			8.4%	31
			<i>answered question</i>	371
			<i>skipped question</i>	25

Written Responses to Question #13

1. No preference
2. No New town Hall!


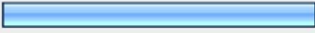
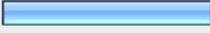
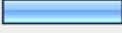
3. B Street By the quarry
4. Don't care
5. Town Hall/Police/Fire. G St & Central - across from water plant
6. Out on state property off old 75
7. Not sure where but 56 is too congested
8. Somewhere inexpensive
9. Area next to Credit Union across from Gazebo-more centrally located for older residents
10. No opinion
11. Where the current post office is. Move post off to gas station that's been closed-more space.
12. Central or NC 56
13. Central Ave area, not directly on Central
14. We don't need one
15. No opinion
16. Central Ave area- beside Credit Union - make use of buildings being vacated by John Umstead Hospital.
17. Off B Street
18. Gate 2 Road at the interstate
19. The cheapest place for taxpayers
20. Leave it where it is
21. I don't go to town hall, so it doesn't matter to me.
22. Within city limits
23. We don't need a new town hall - we need OTHER NEW facilities
24. I see no need at this time.
25. Existing facility is adequate.
26. Who wants a new town hall?
27. Near old John Umstead.
28. Central Ave should be saved for food/retail. It would be wasting space in a very convenient area.
29. In Butner but not at VGCC
30. B St area or Gate 2
31. What's the point of a town hall?

14. The Town of Butner is considering several options for the location of a new community center for the Town's residents. Where would you prefer the new community center to be located?			Response Percent	Response Count
Central Avenue area			60.2%	221
NC Highway 56 area near Vance-Granville Community College			26.2%	96
Other (please specify)			13.6%	50
			<i>answered question</i>	367
			<i>skipped question</i>	29

Written Responses to Question #14

1. Central Ave area prior to town hall preferably
2. Where the old arena is (currently a fire trap)
3. Not needed
4. Falls Lake Commerce Center
5. Same location as 13
6. Central Ave. Close to Hwy 85
7. Not sure where but 56 is too congested
8. Somewhere inexpensive
9. Umstead Hospital area
10. We don't need a community center
11. Less congested area
12. 24th street
13. No opinion
14. Does Butner have an old community center?
15. Where the park is. Where they have the community yard sales.
16. Beside sports arena
17. Central or NC 56
18. It is not needed.
19. Somewhere in the town units being it is only for the residents.
20. 24th St beside the sports arena.
21. Don't need

22. No opinion
23. Near Murdoch on Will Suitt Rd.
24. In Butner - not across I 85. John Umstead area - tear down old buildings.
25. B Street
26. Old Sports arena
27. Same as above
28. Gate 2
29. Leave it where it is
30. Sports arena
31. Use buildings available
32. Butner Sports Arena
33. Wherever an ideal space can be found
34. JUH
35. East B St.
36. JUH
37. Lake area
38. Needs more definition!!
39. No community center at taxpayer expense.
40. John Umstead
41. No community center.
42. Tear down sports arena and build new.
43. Either.
44. Near the existing sports arena in Butner
45. Central Ave should be saved for food/retail. It would be wasting space in a very convenient area.
46. Anywhere it Butner, but not on 56 near Vance Granville
47. Central Ave or B St area
48. What is a community center for?
49. No preference just keep it in Butner.
50. W D St where John Umstead center.

15. If cost were not an issue, what types of services would you want to be provided through (or by) the Town of Butner?				
			Response Percent	Response Count
1.			100.0%	261
2.			49.8%	130
3.			33.0%	86
4.			18.8%	49
			<i>answered question</i>	261
			<i>skipped question</i>	135

Written Responses to Question #15

Ranked 1st

1. Fix existing services first
2. Recreational Services
3. Fire Protection
4. Keeping the street mowed
5. Costs are, or should be, idiot!
6. Parks & recreation services
7. Planning services
8. Garbage service
9. Police
10. Parks & recreation
11. Fire
12. Garbage service
13. Separate fire & police
14. Grocery store
15. YMCA
16. Garbage services through taxes for everyone
17. Parks & Rec
18. Park & Recreation services
19. Tennis court - nice park w/ playground.

20. Water/sewer
21. Recreation services
22. Recreation services
23. Police!!!
24. Water
25. Exercise gym/sports
26. Water & sewer
27. Recreational facilities
28. A closed in area were patients of Murdoch and the
29. Police Protection
30. Fire & Police Protection
31. All
32. All of the above - we need this
33. More police presence
34. Garbage
35. Any type that people and staff of the community feel will help.
36. Recycle bank w/mandatory trash pickup pd. By tax payers
37. Costs is always an issue
38. Planning services
39. Fire
40. Convenient recycling pick-up
41. Mowing streets
42. Garbage services
43. Stoplights on Central Ave. Esp for 8 am & 4-5 pm
44. Costs are a issue
45. A recreation league for young kids
46. YMCA
47. No new taxes as promised
48. Walking trails
49. Garbage servc.
50. Fire
51. Parks & recreation
52. Wildlife habitat protection
53. Parks & recreation servc.
54. Parks & recreation

55. Parks & recreation services
56. Road maint services
57. Parks & rec services
58. Public transportation
59. Not sure
60. Improve the quality of the above services
61. Garbage service
62. Water
63. Fire
64. Police protection
65. Parks & recreation
66. Own water/sewer
67. Fire protection
68. Transportation
69. Community center with senior center activities
70. Restaurants
71. More senior citizen activities
72. Fire protection
73. Services are adequate
74. Better services for water-I think it should meet regulations
75. Parks & rec services
76. Sewer & water
77. Garbage services
78. Parks and Recreation Services
79. Support for disabled via transportation (for functional disabled adults)
80. Water and sewer.
81. Parks and Rec
82. Water and sewer
83. Police
84. I would like water and sewer service in the newly incorporated areas.
85. Swim center YMCA
86. Police protection
87. Parks and Rec
88. More recreation programs
89. Water

90. Road maintenance
91. Wired fiber optics so business & community will be ready for the future
92. Park & recreation services
93. Parks and Recreation
94. Recreations
95. Police protection
96. Don't know any type at present
97. IT'S NOT FREE
98. Recycling curbside
99. Parks and Recreation (public tennis courts, walking trail)
100. Fire protection
101. Water
102. Garbage pick included in taxes
103. Garbage service included in water/sewer
104. Land usage
105. Better water quality
106. Curb-side recycling
107. Water
108. Rec programs
109. Parks and Recreation
110. Community center
111. Fire protection
112. Water
113. Better water system
114. Better police. Some of those guys are more of a hazard than the criminals.
115. Sewer
116. Fire dept. Growth
117. Fire
118. Recycling-curb side
119. Recreation - Sports Center
120. Fire protection
121. Trash pick up
122. Garbage pick-up
123. Anything for kids programs
124. More city water on Gate 2 rd down to Hwy 15

- 125. Police
- 126. Road maintenance
- 127. Parks, recreation
- 128. Replace easements with sidewalks
- 129. Garbage services
- 130. Parks and Recreation
- 131. Closer ambulance service
- 132. Water
- 133. Is it to cost nothing?
- 134. Why dream?
- 135. Good department store
- 136. All of the above
- 137. Water
- 138. Parks and Recreation
- 139. If it's free, a massage parlor but it's not
- 140. Garbage services
- 141. Parks & recreation services
- 142. Library
- 143. Road maintenance
- 144. Animal control
- 145. Park & recreation
- 146. I think we are very lucky to have all the above
- 147. Parks & recreation services
- 148. Water
- 149. The water is not good from SGWSA cost is to high
- 150. Fire
- 151. Police
- 152. Unknown
- 153. Police protection
- 154. Garbage services
- 155. Fire
- 156. Road maintenance
- 157. 30 years and my drain underneath my drive has never been cleaned
- 158. Water
- 159. Recreation for kids/seniors

- 160. Parks and Recreation
- 161. Garbage service
- 162. Parks & rec services-sports teams etc.
- 163. Parks and Recreation
- 164. Use the most economical and efficient method, private and public
- 165. YMCA or family Y
- 166. Time warner cable to all residents
- 167. Decent water quality
- 168. Water/sewer
- 169. Parks 7 Recreation - particularly a dog park
- 170. Sewer
- 171. Youth center
- 172. Parks & recreational Services
- 173. Status quo
- 174. Garbage service
- 175. All utilities
- 176. Senior citizens center
- 177. Police & Fire
- 178. Fire protection
- 179. Parks and rec
- 180. Parks and Recreation
- 181. Recreational services
- 182. Transportation (public)
- 183. Garbage service
- 184. Water & sewer - Hello!
- 185. A multi-purpose building that can be rented by citizens for family reunions, weddings, etc.
- 186. All of it
- 187. Police
- 188. Parks and Recreation
- 189. Garbage services
- 190. Free food and lodging
- 191. Parks
- 192. Recycling from curb at home-more people would participate
- 193. Fire
- 194. Fitness classes

- 195. Parks & Recreation - YMCA
- 196. Parks & Recreation
- 197. Water
- 198. Garbage service
- 199. Parks and Recreation
- 200. Job services
- 201. Fire
- 202. Permitting office
- 203. Parks & recreation
- 204. Big Brothers/Big Sisters Program
- 205. What a question- gold rings & a BMW-2 BMW's
- 206. Planning services is excellent for the future of Butner.
- 207. Parks & Rec
- 208. Police & fire should be able to hire ones as myself that I have applied but turned down only b/c I don't have my BLET and Butner will not pay for it nor pay me while obtaining it
- 209. Water
- 210. ?
- 211. Water and sewer
- 212. Water
- 213. Recreation
- 214. Garbage services should be included w/o cost since we pay taxes and not have to contract with private firms.
- 215. Trash service
- 216. Garbage services
- 217. Nothing-- less government.
- 218. Costs are an issue.
- 219. Recycling to be picked up at residences
- 220. Parks and Rec
- 221. Leave as is.
- 222. Fire
- 223. Police protection
- 224. None
- 225. Parks and rec
- 226. Any possible.
- 227. Parks and rec

- 228. Water
- 229. YMCA
- 230. Police
- 231. Clean water
- 232. What kind of question is this?
- 233. Parks and rec
- 234. Parks and rec w community swimming pool and more parks
- 235. Rec for youth
- 236. Fire
- 237. Rec
- 238. If the Butner sports arena could stay open longer per day and be monitored by police protection longer.
- 239. Garbage service
- 240. Improvements in quality of water
- 241. More walk- friendly small town environment sidewalks!
- 242. Police
- 243. Cheaper water service charges and water we can drink. I hate paying for water I can't drink that may be causing cancer.
- 244. Library
- 245. Senior center
- 246. Water and sewer
- 247. Parks and rec
- 248. Garbage service
- 249. Parks and rec
- 250. Wal-Mart
- 251. All of the above.
- 252. Parks for our youth
- 253. Ordinance for better police control
- 254. Recycling per household
- 255. Recreation and Entertainment
- 256. Better recycling center
- 257. Rec facility - Y
- 258. Sports for children ages 4+
- 259. Senior citizens rec in Butner.
- 260. Senior C center

261. Parks and rec

Ranked 2nd

1. Police Protection
2. Garbage services
3. Water
4. Fire
5. Police
6. Sidewalks
7. Community pods
8. Road Maint. Svc.
9. Fire!!!
10. Sewer
11. Movie theatre
12. Parks & rec.
13. Summer camp options in association with recreational facilities
14. Community could go during winter months that has
15. Water
16. Parks & Recreation Service (fields for sports/play for small children)
17. Sewer
18. Parks & recreation services
19. Police
20. The water is horrible-I buy bottled water
21. School buses safety
22. Bowling/Roller skating
23. Parks & recreation
24. Police
25. Garbage services
26. Parks & recreation services
27. Police protection
28. Better water quality
29. Sewer
30. Police
31. Parks & recreation
32. Water

33. Own garbage collection
34. Police protection
35. Police protection
36. Water
37. Senior Community Services
38. Bus service- taxi service
39. Water
40. Parks and rec
41. Fire
42. Wal-Mart
43. Parks and rec
44. Sewer
45. Planning service
46. Higher sewer allocation for growth
47. Fire protection
48. Town website
49. Police protection
50. Sewer
51. BETTER WATER QUALITY!! (worst water in N.C.!!)
52. Sidewalks throughout main areas of Butner maintained by the town
53. Restaurants
54. Municipal park--including pool
55. Parks and recreation
56. Police protection
57. Sewer
58. Better fire protection / full time fire-fighters
59. Road maintenance services
60. Sherrif dept. Growth
61. Police
62. Swimming pool- once had one and it closed down
63. Police protection
64. Fire
65. Recreation
66. Garbage services
67. Parks & rec

68. Sewer
69. Sewer
70. Water & sewer
71. Swimming Pool
72. Better quality drinking water
73. And they do a wonderful job!
74. Road maintenance for roads
75. Police
76. Police
77. Fire
78. Police
79. Sewer
80. Movie theatre
81. Parks and recreation
82. Classes for adults & children alike ie; cooking, foreign language, arts, crafts, dance, etc
83. YMCA-or other facility
84. Parks & rec
85. Senior center
86. Senior Activities
87. Parks & recreation
88. Water & Sewer
89. Police protection
90. Garbage to include curbside recycling and Butner should get with the green!
91. Water and sewer
92. Senior citizen services
93. Fire
94. Road maintenance service
95. Police
96. Special needs program
97. Parks and recreation
98. Road maintenance services
99. Outreach programs
100. Police
101. Summer Programs for Youth - Affordable
102. Parks and Rec

103. Fire
104. Water was better when it was Town of Butner
105. Sewer
106. Parks and rec
107. Fire
108. Recreational facilities
109. Sports facility
110. Police
111. Road maintenance services
112. Planning services
113. Sewer
114. Fire
115. Road
116. Fire
117. Rec for seniors
118. Police
119. Parks and rec
120. Activities for smaller children
121. Development of Lake Holt for people who enjoy walking like me.
122. Water and sewer
123. Grocery store
124. Library
125. Parks and rec
126. Parks and rec
127. Road maint
128. Ordinance for yard keep by citizens
129. Better schools
130. Senior bowling

Ranked 3rd

1. Garbage services
2. Road maintenance
3. Parks and rec
4. Road
5. Road maintenance

6. Wellness center
7. Fire protection
8. Bowling alley
9. Senior services
10. Arcade and other recreational areas that could be
11. Sewer
12. Water
13. Water
14. Water
15. Road
16. Fire protection
17. Fire protection
18. Water & sewer
19. Fire protection
20. Sewer
21. Planning services
22. Fire protection
23. Bowling alley- roller rink for youth
24. Sewer
25. Planning
26. Police
27. Parks and rec
28. A committee to bring in businesses to our area
29. Park and rec
30. Increased indoor-play options for kids / ymca
31. Garbage services
32. Garbage
33. Indoor swimming pool @ recreation center
34. Clean-safe water
35. Roads
36. Garbage service included if you are a tax payer
37. Garbage services
38. Police dept growth
39. Hiking and biking trails near hyco lake
40. Water and sewer

41. Park and rec
42. Roads
43. Fire protection
44. Police protection
45. Access to use of sports arena
46. Fire
47. Plus the jobs that our churches do, we don't need anything else for our community
48. Police & fire protection/animal control services/lease laws
49. Parks & recreation
50. Planning
51. Parks
52. Planning
53. Bowling alley
54. Fire/police
55. Adult day care
56. Garbage
57. Water/sewer including a conservation program.
58. Planning
59. Garbage
60. Road maintenance
61. Recreational facilities near lake holt
62. Better ems services
63. Road maintenance
64. Recycling all items with town control
65. Police
66. On b street. Should be softball fields. I play and hate going to durham
67. Fire
68. Planning
69. Police

Ranked 4th

1. Garbage
2. Parks & recreation
3. Police protection
4. Sidewalks

5. Offered to the public
6. Parks & rec
7. Police protection
8. Sewer & road maint.
9. Water & sewer
10. Police protection
11. Road maint.
12. Road maintenance
13. Road maintenance
14. Video game arcade for youth
15. Fire and police
16. Fire
17. Water
18. Paperless billing for sgwasa
19. Water/sewer
20. Park and recreation growth
21. Road maintenance
22. Road maintenance
23. Water & sewer
24. Park and recreation services
25. Fire protection
26. Police
27. Water & sewer
28. Roads
29. Swimming pool
30. Parks & recreation
31. Planning, if something will actually be done.
32. Road maintenance
33. Parks & recreation
34. Parks & recreation
35. Expansion of sewer service
36. Water & sewer
37. Police
38. Parks, recreation
39. Recreation

40. Parks and rec
41. Police protection
42. Fire
43. Fire
44. Roads
45. Roads
46. Library services
47. Roads
48. Flea market and maybe a goodwill store
49. Ensure roads are updated as needed
50. Water and sewer
51. Water/sewer
52. Fire protection
53. Police
54. Parks and rec
55. Police
56. Police
57. Meeting space for dinners and such
58. Garbage
59. Transportation service
60. Assistance with rape victims, young mothers for alternatives to abortion.
61. Garbage services
62. Urgent care facility
63. Water/sewer
64. Ensure waste management on roads
65. More rec equipment
66. Community building








16. The current tax rate in Butner is \$0.25 (5 cents) per \$100. What tax rate would you be willing to pay for the services that you selected in #14 above?			
		Response Percent	Response Count
\$0.30		35.4%	120
\$0.35		12.1%	41
\$0.40		3.2%	11
\$0.45		3.8%	13
I would not be willing to pay any additional taxes for services.		45.4%	154
<i>answered question</i>			339
<i>skipped question</i>			57

17. Where is your place of employment? (check one)			
		Response Percent	Response Count
Butner		23.0%	89
Creedmoor		2.3%	9
Durham		18.3%	71
RTP		6.7%	26
Raleigh		5.4%	21
Oxford		1.8%	7
Cary		1.0%	4
Chapel Hill		1.0%	4
Home		2.6%	10
I am retired		27.9%	108
Other (please specify)		9.8%	38
<i>answered question</i>			387
<i>skipped question</i>			9

Written Responses to Question #17

1. Not Butner
2. Henderson
3. Disabled
4. Currently unemployed
5. Layed off
6. Home maker
7. I'm disabled.
8. Rtp, cary
9. I am disabled not able to work or drive.
10. Granville and vance county
11. Telecommute for company based out of state
12. Wake forest
13. I am retired, but my spouse works in Creedmoor.
14. Self employed
15. Clayton
16. I am retired but work takes me to person, orange, Granville, Vance & Franklin co
17. Disabled
18. Atlanta, ga
19. Henderson
20. Vance county
21. Greenville
22. Unemployed
23. Self-employed
24. Henderson
25. Looking for work again
26. Part-time/central regional
27. Chapel hill (me) home (spouse)
28. Butner and Creedmoor
29. Creedmoor, Durham, and RTP
30. Raleigh Durham
31. Henderson and Louisburg
32. Creedmoor Durham
33. Durham and home
34. Disabled.

- 35. Old 75 Treyburn corporate park
- 36. Sick
- 37. Butner Creedmoor
- 38. RTP Durham

18. Where do you primarily shop for groceries? (check one)			Response Percent	Response Count
Butner			37.1%	144
Oxford			3.1%	12
Henderson			1.5%	6
Creedmoor			22.2%	86
Durham			19.3%	75
Raleigh			5.7%	22
Other (please specify)			11.1%	43
			<i>answered question</i>	388
			<i>skipped question</i>	8

Written Responses to Question #18

- 1. Durham and Raleigh
- 2. Butner, Durham and Raleigh
- 3. Henderson, Durham, Raleigh
- 4. Butner, Creedmoor, Durham
- 5. No comment given
- 6. Butner, Creedmoor
- 7. Wake Forest
- 8. Wake Forest
- 9. Wake Forest
- 10. Butner and Creedmoor.
- 11. Raleigh/Durham
- 12. Durham/Raleigh

13. Food Lion
14. Food Lion - what choice do senior citizens have
15. Wake Forrest.
16. Wake Forest
17. Durham/Raleigh
18. Wake Forest
19. Wake Forest
20. Pittsboro
21. Atlanta, GA
22. Hillsboro and Durham area
23. n/a
24. Depends on needs (Food Lion is an embarrassment)
25. anywhere is the cheapest
26. Depends on needs
27. Durham and Raleigh
28. Dutch Village (Butner/Creedmoor)
29. Butner and Creedmoor
30. Food Lion on 56 near Hwy 85
31. Wake Forrest
32. Butner Durham
33. Butner Durham
34. I would like for Food to have some competition, at the present time they don't have any. I would like to see another grocery store chain come to these parts, Harris Teeter, Kroger, or Super Wal-Mart.
35. Butner Creedmoor
36. Chapel Hill (Harris Teeter)
37. Butner Creedmoor
38. Butner Durham
39. Creedmoor and Costco in Durham
40. Butner Durham
41. Creedmoor Durham
42. Henderson, Creedmoor, Butner
43. Oxford, Durham, Costco

19. Where do you primarily shop for other retail goods? (check one)			Response Percent	Response Count
Butner	<input type="checkbox"/>		7.5%	29
Oxford	<input type="checkbox"/>		7.3%	28
Henderson	<input type="checkbox"/>		6.5%	25
Creedmoor	<input type="checkbox"/>		2.1%	8
Durham	<input checked="" type="checkbox"/>		45.3%	175
Raleigh	<input type="checkbox"/>		19.9%	77
Internet	<input type="checkbox"/>		1.0%	4
Other (please specify)	<input type="checkbox"/>		10.4%	40
			<i>answered question</i>	386
			<i>skipped question</i>	10

Written Responses to Question #19

1. Durham and Raleigh
2. Henderson, Durham, Raleigh
3. Oxford, Henderson, Durham, Internet
4. No comment given
5. Durham, Raleigh
6. Wake Forest/Cary
7. Wake Forest
8. Raleigh and Henderson.
9. Raleigh/Durham
10. Oxford/Durham
11. Durham/Internet
12. Greensboro when I go see my sister
13. Durham/Raleigh
14. Wake Forest
15. Apex/Cary
16. Raleigh, QVC, Catalogs, Durham

17. Atlanta, GA
18. Wake Forest & Durham
19. n/a
20. Wake Forest
21. anywhere is the cheapest
22. Wake Forest
23. Durham and Raleigh
24. Durham/Raleigh
25. Butner, Oxford, Henderson, Durham, Raleigh
26. Durham Raleigh
27. Butner Durham
28. Creedmoor, Durham, Raleigh, Roxboro
29. Raleigh Durham
30. Butner Durham
31. Oxford Durham
32. Durham and Raleigh
33. Henderson Durham, there is no place in Granville County to shop.
34. Butner, Oxford, Durham
35. Raleigh Durham
36. Butner, Creedmoor, Durham
37. Henderson Durham
38. Oxford Raleigh
39. Raleigh Durham
40. Wherever

20. Please share any additional comments you may have:		Response Count
		123
	<i>answered question</i>	123
	<i>skipped question</i>	273

Written Responses to Question #20

1. This is a waste of time and resources.
2. The democrats who have had almost total control of this state for far too long. Have created a 'Gulag' (look it up) in the Soviet Russia style that is convenient to dump human problems in. Butner is not and never will be a town in the real sense of the word when the rest of the state says I'm not eating it, let Butner eat it, Butner will eat anything.
3. -get some tax producing business in this area such as grocery retail industry not non-taxable crap such as prisons hospitals for government. -nothing for kids offered except crime, no bowling, arcades, etc. Their future is move or prison. -Need any type of business to bring in revenue and decent paying jobs \$10/hr - \$20/hr jobs
4. I am too new as a resident (in Creedmoor) to know much about Butner - don't know why I got this! Can't help you much!
5. water & sewer are by far the 2 things that need the most attention
6. People, individuals, "grass-roots" people, are where the problems and solutions are. I am not in favor of alcoholic beverages; but some people are; the least places to sell alcoholic beverages would be nice and of those that sell them the least percentage or strength of alcohol.
7. there is always some need for more \$ but consider our families before increasing govt. spending on these fine ideas
8. Please find a way to reduce water & sewer cost
9. Please don't increase property taxes.
10. The town should control the police & fire department and contract to the state not the other way.
11. I love living in Butner because I feel that it is a safe community but I must leave Butner to shop and eat because there is not anything available here. There are not enough doctors or drug stores available. Some of the places that we have close before you even get back to Butner from work. I only live in Butner but have to do everything else in Durham or Raleigh. One grocery store and one drug store is pathetic!
12. movie theatre!
13. Since Butner does not have a wealthy tax base to draw funding for many of the services provided in other communities, it may make sense to consider negotiations with other nearby communities for recreational services. I would also like to see a central shopping/retail area possibly using existing facilities (that would not impact the highway 56 as it is already congested) which would provide services such as groceries, book stores, clothing, crafting etc.

14. The services that we have in Butner are fine. I do not desire more of them. Let's keep tax rates where they are. I do not want to pay more taxes.
15. I also think that Butner should have its own 24 hr. supermarket so that the town can also benefit from those profits (somewhat)
16. Seems as if some people do not want things to better our lives - Wal-Mart or Target or Belk's is really needed in our area -
17. We need a large retail store i.e. super Wal-Mart or Super Target
18. We need to know a number to call in case of a water leak in yard or house. We had a leak a pipe busted and we called John Umstead and couldn't get anyone to cut the water off. We called a plumber.
19. The post officials are putting other people's mail in the wrong boxes
20. I do not live in Butner and you are sending me 2 of everything so this is a waste of time & money. See the 2 address labels, this is the same address & name
21. recyclebank.com Please look this up on the internet. 17 states have this already including Virginia. All recyclable items go in a bin w/a scale to measure the amount. Then people are rewarded in local store coupons for money off purchases. (Great incentive)
22. I would not want to see many changes to Butner. People cannot afford to much in this environment at this bad economical time
23. If the "old Esso" on Central was demolished-would make the appearance of Butner more appealing. This bldg has been in disarray for many years-It's an "eye sore" for visitors coming into Butner
24. We (I) moved to Butner (1967) I bought a house water and sewage was 3.00 a month no city taxes
Look how things have changed. We don't have to develop Butner. Let's keep it small & rural
25. I want Butner to stay small
26. none
27. keeping taxes no higher than their current level is much more important for our town than any additional services could possibly be
28. There needs to be more protection for Senior people living in Butner. Wierd people are renting houses in Butner. Rental people need to be secured. There is at least 2 houses on 23rd street between E and F with 5 of us widows and handicapped who live by themselves
29. Butner is a natural unspoiled gem-let it be as it is People move to this area to escape the Durham crime and Raleigh sprawl and congestion

30. I moved here from Durham 5 years ago. I love the “old town” feeling and the community spirit. I just hope the trees don't come down & houses start going up. I like the small town and hope that Butner/Creedmoor doesn't turn into a “Little Durham”
31. sorry for mailing this late. mixed up in mail
32. Will the taxes be raised? Don't let a few crazies control our growth. We need to work, unlike rich druggists
33. I would like to know why my water bill is twice as much as it was. I am a senior citizen
34. I think it should stay state run fire & public safety
35. Enforce zoning equally aggressively limit drugs & gangs
36. I do not live in Butner I live in Creedmoor I don't know anything about Butner
37. Free! Kids in cities need recreation to keep them out of trouble. Need juvenile and adult recreation-- playgrounds, horseback riding, free gardening area for local residents, indoor swimming pools, ice rink for skating and ice hockey. Swings and outdoor gyms, hiking trails, walking and bike routes. More information on how local residents may volunteer their services in different types of Butner resident services.
38. Everything's fine except water sewer bill is too high. People work there need to be more nice. Power bill is also too high.
39. The most important problem to me is lack of schools and use of too much land for houses. Next recreation is very important because I have a young child.
40. It would be nice to have another grocery store. Food Lion needs some competition.
41. Butner is growing! The amount of people that are living here now need more grocery stores, places to shop, a larger post office. Basic necessities that we have to go to Durham or Raleigh for. The town needs to grow to accommodate the amount of people that are here. This also means accommodating people with special needs. Thanks for listening!
42. Butner & Creedmoor is a wonderful place to live just don't have gro's store or place to shop with so many new people moving in. Houses being built all over and no gro's store and no new schools.
43. Drinking water needs a lot of work.
44. Butner recently annexed me but my mailing address is Creedmoor. If I give my address to 911, there is a delay as the police figure out if Creedmoor or Butner should respond. When is the post office going to get on board with the annexation? If you want the middle income folks to move here, you need to provide better retail options. Dollar general is okay, but really doesn't cut it. Family Fare really the cleanest store option we have? ugh!
45. We need another grocery store.

46. I like what Butner is trying to do for the community. I think that you are doing something that should have been done or tried to do a year ago. Thanks for all that you are doing!!
47. I appreciate the concern you have and thank you for the survey- I live between Creedmoor and Butner.
48. I built my house here 10 years ago along with owning rental property here. The people are friendly here but the water quality is the worst I've ever had! (should not even GIVE IT AWAY!)

Unfortunately Butner has shown no economic growth in 10 years as to keep up with the citizens needs. For instance 1 poorly maintained grocery store, 5 convenient stores and a Dollar General, leave a lot to be desired.

- 1) I am so discouraged every time I drive out Central Ave past the Godwin Trailer Park area. It is disgusting. I am embarrassed by the site and the town should be as well - that's the first impression people have of our town when they come here. Can't we please do something? Where is the pride in our town?
 - 2) We live on East F St and the cars speed by going 60/70 mph. Is it possible to put up a couple stop signs between Central Ave and Murdoch? This would slow the cars down. I am so afraid that someone walking or a riding a bike will be hit by one of these cars. It would be great if we could have more police patrolling the area - they need to be more visible around here. More speeding tickets should be handed out - it is truly out of hand on F St.
 - 3) We truly appreciate the time and effort that has gone into sprucing up Central Ave. The gazebo area is beautiful, that's what we want visitors to see when the visit our little town. Thank you for the opportunity to voice our concerns and ideas.
49. My water bill has gone up continually for 2008 but I still receive notices that the water has a high level of cancer causing agents. I would like to see a better quality of water with a water bill like previous months before 2008. We also need to abandon the unseen buddy system for building on our own properties.
50. Stop opposing industries out of fear! Politicians should know that its okay to be voted out of office. No one person can solve all the problems facing Butner. Make a choice and stick with it. Stop supporting and then switching to not supporting thinking that a few gnats will end their political lives.
51. Butner has always been a nice quiet town to live. I have lived here for 40 years and have always loved it. The last 10 years the town has had tremendous amount of growth. Some places have come and gone and our town needs some type of resources here not industrial businesses but something like a super Wal-Mart. NO MORE industries are needed here.

52. For the town to be as young as it is, the water system should be better. the water is a major problem for the town of Butner and its residents. This should be an immediate concern.
53. Butner is a nice quiet respectable town. Continued growth by bringing in additional businesses (i.e. shopping) and continued development of subdivisions will bring problems from other areas (i.e. Durham) and erode the small town atmosphere.
54. I caution against tax rate increase when the county is thinking of additional taxes and the economy declines
55. I know the incorporation was inevitable to keep Creedmoor from taking over Butner. My family has always felt "safe" living in Butner. We like our little town. Hope this helps - thank you for asking residents opinions.
56. Butner is a good place to live, I've been in Butner 56 years.
57. I pray we have growth without selling our souls.
58. we need a shopping mall. We need departmental stores such as Wal-Mart so that we do not have to travel miles to buy stuff. We need more grocery stores such as Compare Food store. We need a lot of newly built single family homes or condominiums, not trailer parks. Butner should become a 21st century town not an old town because many families are moving down to Butner from big cities like New York, etc.
59. We moved here after having lived the past 10 years in 2 major metropolitan centers (Seattle, WA and Washington DC). to be honest, I really don't like living in the triangle area; however, I feel that South Granville County is a little gem here that many may know about. The rest of the triangle is just one large suburb with no soul. People in RTP think Butner is too far away to live, when in reality, my commute is shorter than it would be if I lived in Apex or Chapel Hill. Butner does have a reputation of being somewhat of a dumping ground (e.g. NBio Lab) and this needs to be changed.
60. Keep the town small, if you want a city move to Raleigh or Durham. Keep town management small. We don't need to pay a salary to selected officials pay their expense but no salary. Need to do more to make the new areas feel part of Butner. Do away with old town markers put up new one at town limits.
61. I love living in Butner. It is a wonderful place to live and our fire and police dept. are so good to all of us. They are all the very best and they seem to care about us
62. low income people can't afford any more taxes
63. Have lived in Butner for 55 years, Growth is important. I hope you will continue to ask for input from the citizens here. These surveys are a good way to inform the people.
64. We need another grocery store in the area- Kroger or Harris Teeter. Food Lin has no competition.

65. make Butner more of a place to live rather than work. Put amenities that are attractive for families, ie; recreational facility, movie theater, hospital, etc.
66. Taxes are too high already, so please start measures to save money instead of trying to find out what we want to spend more money on. Evaluate the existing budget and make some cuts if needed to make it balance. Also, take a good hard look at what people are spending their budget on. I'm sure there are offices/people out there that feel their budget will be cut if they don't spend all of it. Offer small incentives for saving money and the people may come up with more ways to save.
67. like the statue on Central Ave
68. With the economy the way it is, the town should not be looking to find & build new facilities. They should use the resources they are provided. Schools are always lacking in funds. What happened to all the lottery sales money. Our children are the future of this country. Lack of education & skills need to be improved. Laws made it impossible for teachers to discipline children to earn trust and fear in children. So they do whatever they want. Parents cannot control children anymore.
69. have lived here 8 years with Butner water and sewer. Water quality has been the biggest problem we have had. With a new company operating water and sewer for the Town of Butner with higher rates already in place, there should be better service to stop the incoming city water from smelling so bad. What is wrong with the water and the operators ability to treat it?
70. the elders that are on the city council should look toward making this a city of growth with a small town atmosphere. growth happens. don't get stuck behind times
71. Don't raise taxes but charge a fee for use of the recreational facilities.
72. I see potential in this city. use lakes for attractions. I'm very happy with city decision so far
73. Butner, NC is a bedroom community. A slow pace town with low traffic and congestion. More people will bring more crime; taxing school system, and bring trouble in every form. After the war, Butner was formed for agriculture and the National Guard. Butner doesn't need dope dealers on the corners, low end housing and outside trouble.
74. I feel that Butner could benefit and attract more retail and residents (ie more \$) to the area if Butner provided more things to do. I realize things = more \$. If Butner provided more activities such as walking trails, rec centers (including classes, a pool, and exercise equipment), provided cultural activities (even celebrate other cultures which include places to eat), had annual festivals (non-religious base), and went green the community would be an awesome place to live. We moved here for more land and a cheaper tax rate. Now that

we have 2 kids,, we'd like more things to do with them to enrich their lives. What better way to start, but in their own community.

75. I moved to Creedmoor due to change of employer, however I am seriously considering moving back to Raleigh. This area offers nothing to do for individuals 25-35. I was told Wal-Mart would be on Hwy 50, now I hear those plans have been scrapped. In summary, there's not much convenience and/or quality food/retail available in this area.
76. We have been thinking about moving out of the area due to not having accessibility to a closer Target, Wal-Mart and YMCA. We have a family of 4 - 2 small children that we want to be involved in sports swimming but we don't want to have to drive 30 min to Raleigh or Durham to do so. The same goes for shopping - we wish the drive was shorter to Target & Wal-Mart.
77. I like living in Butner for it's ruralness..not for its commercialization. I can drive to Raleigh or Durham to shop or work...but not to live.
78. would love another option besides Food Lion
79. with the economic issues currently, tax increases should be minimal-senior citizens should get discounts as with some counties, allowing escrow funds programs.
80. Butner is a great area, but offers little for anyone to do here. I feel if we had more things here, people would shop, eat and use services here. How many convenience stores or dollar stores do we need here? We are not keeping revenue here. People spend their money in surrounding counties and young people are leaving because there are no jobs, services, entertainment, shopping in the area. All my children have left the area and now I am thinking of doing the same.
81. I think we should look into forms of entertainment and recreation not available in the area. Go-cart track, batting cage, driving range, mini golf, turkey shoot may bring folks out to spend and faster community spirit. If we start there, restaurants and retail will follow. Thanks for reading my ideas. Sincerely, Carla Lancaster
82. Use area organizations for input, support & services for the town of Butner (i.e. - boy & girl scouts, seanc, Butner Church Council, Exchange club, Ruth Helms Prayer Group, Minimum security inmates). These would be good areas to start for planning, clean up, beautification, tree & flower planting. The town provide materials & they provide labor.
83. I feel Butner should be a good atmosphere for citizens.
84. We may need increased taxes to provide more and better services. The tax goes to police fire and our needs are great since we are just getting Butner off the ground and fighting the state concept of letting someone else take care of everything. Need a new town hall as a first priority and a museum in the future plans.

85. Big stores as Wal-mart etc. don't need to be in the Butner area. Crime has risen since aa can't even think what that would do to crime if something like that went in Butner/Creedmoor area. Really Butner
86. You can't just keep taxing people. Everyone is suffering now. The reason I chose Butner to live is because it was small town & people knew each other and was friendly. Now everything wants to be changed because people get greedy for money. We need another grocery store besides of Food Lion. The store is terrible and needs competition. Just because things changed for Butner it doesn't mean we should start right away making changes.
87. Redo the sewer system please please please do a program(s) recreation(s) to keep all the kids off the streets again please please please higher standards for rental properties it makes Butner look junky
88. same comment as in #4
89. My daughter is 4. We understand that she should go to Creedmoor Elem. I need to know if we will be annexed and if so, when? I will want to send her to Butner Stem next year if we are going to be annexed in the next few years.
90. If you are senior citizen and even own your home, it is hard to pay your bills as you have taxes on your home & property, also insurance on your home & car and medications and groceries to pay for and it is very hard to make ends meet, Dr. bills, gas if you drive a car.
91. Butner is a new town. We need to increase the tax base. Raising taxes would be detrimental to that happening. Why would you or anyone want to move to Butner if the taxes are going to be the same or higher than some of the cities that surround it.
92. I love Butner but this area does need a decent breakfast place and a grocery store that isn't Food Lion. It's a bad time for businesses to build though.
93. I do not understand the reason for a \$20.00 month increase in the bill when my household cannot drink the water. The water has a beige tint to it. I have to buy at least 3 gallon of water per week just to drink. Also I have talked to several citizens in Butner and I was told by them that their water bill did not get an increase. Question: What determines who gets the increase?
94. I really feel that something should be done to address the costs of water/sewer around here. I know that the "infrastructure" is old but I don't think Butner residents should have to pay alot more for water/sewer while buildings that seem unnecessary at this time-are being built/planned. Also are there any state buildings from Umstead that could be utilized for something?

95. There is a litter problem on B C D & E Streets, especially C St, would like to see efforts to diminish trash in streets and side yards.
96. Get a Kroger or Harris Teeter to the area.
97. Let me keep my money. I earned it. I should be able to spend it as I see fit not as some nameless faceless bureaucrat says it should be spent.
98. One of the reasons people choose to live in Butner is for the small town life that it represents. There are people on the council that are willing to jeopardize that in order to gain financially or in stature. Butner does not need any more development using up all the available land for some sort of development is letting down the people who live here for the small town life. We all might as well live in Durham.
99. I stay at the Crossing at Butner. Our taxes per year is a lot higher than Butner. For some reason, Creedmoor has the Crossing at Butner in their zoning. Our taxes for this year is \$1,500. Since this area is technically in Butner, it should be zone as 100% Butner residency.
100. Just don't understand why our elected and/or appointed officials want to effect the reasons people came to Butner to live in the first place. It seems strange to me that the ones that are making the decisions to increase expansion and growth have not figured out yet that this increases costs and most people don't want continued increases in fees and taxes.
101. I'd like to see another major grocery store in Butner/Creedmoor. Customer service at Food Lion is lousy, probably because there is no competition.
102. Consider relocated some or most businesses in Central Ave. Bring in dining, rec area, and shopping.
103. Central Ave needs a makeover. Would be nice if the street was lined with trees and bushes to tone down all the different metal and styles of buildings and shops. Some buildings must be fixed and painted. A nice example would be Hwy 50 from Crabtree Mall going North in Raleigh, NC to Hwy I 540.
104. You know how to have money? Don't spend it. This survey is skewed toward your "NEED" to raise taxes and spend money. You obviously don't know why people have stayed here.
105. More police patrols around the trailer parks and apartments instead of sitting at all the stores there are too many drug deals going down. All of which I have seen sitting on my front porch.
 - 1) I am very opposed to "No bio research lab."
 - 2) No expansion of Sunrock. I do not care to see Butner become a large city, although I would like to see more businesses (retail stores, Wal-Mart, new grocery store chain).
 - 3) Exercise or walking places for people wanting to exercise, aside from having to walk on the street.

- 4) We need more stop lights in certain areas here in this city.
 - 5) Ordinances need to be developed to make Butner look better.
 - 6) For property, Burning garbage and other debris, taking loitering off the streets (give the streets to the guards and the drivers in these cars), and most of all a noise ordinance.
- 106.** Please take into consideration that its not easy for residents to say “yes we need to improve our town so yes raise our taxes.” The town has to remember that prices on everything have gone up and the residents have a hard enough time affording the bare essentials without agreeing to higher taxes for improvements of the town that may not rank high on their priority list.
- 107.** Overall, I am glad to be a resident of Butner, NC.
- 108.** Transportation from Butner towards and from Raleigh and or Durham should become an issue. When it comes to helping out the quality of life and growth within the Butner city limits. The only problem I have about living in Butner is the lack of public transportation. It is an essential tool towards economic growth in Butner.
- 109.** I actually live in Hillsborough and when I compare Butner to Hillsborough I see lots of differences - Hillsborough's town is very walk friendly with lots of quaint shops and restaurants. I am tired of Dollar Stores on every corner of Butner. Hillsborough has a weekly farmer's market! Summer they have a last Friday's live music, once a month. Here the town shuts down at night- nothing to do.
- 110.** I would like for the Butner gym to stay open at least till 12 so we senior citizens would not have to get up so early to go and walk. A public safety officer could look out while he is on duty.
- 111.** Property taxes are expensive, maybe if we could add a little taxes to other areas in Butner our property taxes would reduce. Divide the taxes with some other services of our residency such as road maint, planning and zoning.
- 112.** Clean that dang water up without us having smoke pumped into our homes, etc. and our yards smelling like chemical plants and still can't drink it yet we have to pay high price for it.
- 113.** Butner is a very nice small town. I have been here for almost 6 years now and I love the general area. As Butner develops, I hope we never lose the rural, laid-back atmosphere that exists here now. I loved from Durham to escape overcrowding, crime, and traffic.
- 114.** We need a much large post office, parking space is very congested there most of the time, also not enough staff in post office.
- 115.** It seems that since SGWSA has been used my bills have continued to raise on a steady rate an I do not see any stopping this as long as you continue to use them. There seems that a lot of water is wasted by them that we are having to pay for.

- 116.** Would like to see road access to maybe golf carts, scooters, like they have overseas in other countries.
- 117.** I think you are doing the right thing by getting the people of Butner comments to help make these very important decisions.
- 118.** The sidewalks in Butner are unsafe and in terrible condition. We need competition such as a Kroger or Harris Teeter.
- 119.** Butner should be up to par due to the hospitals located in this area. Focus on water/sewage priority and upkeep of property. Plus the law enforcement should give a wake up call to areas that needs looking at more closely.
- 120.** We have a problem in my neighborhood of water in rainy times flow from the direction of Central Ave towards Murdoch and flooding our properties. Better drainage in some areas would correct this.
- 121.** We need other groceries than Food Lion.



APPENDIX B. RETAIL MARKET REPORTS

Interstate 85 and NC Hwy 56

Site Map

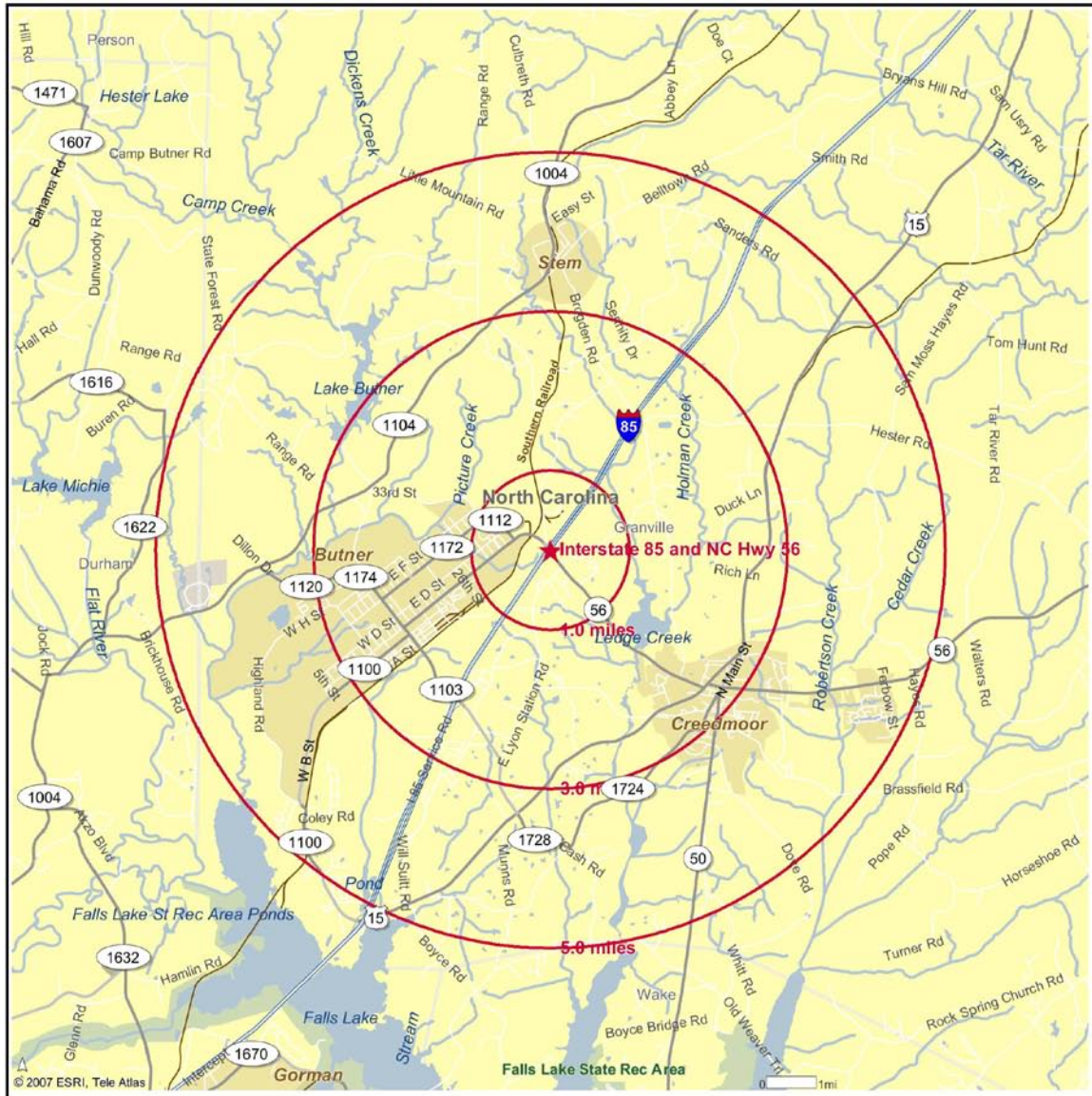
Prepared by Benchmark Planning

Latitude: 36.1475

Durham, NC United States

February 2, 2009

Longitude: -78.7246





Retail MarketPlace Profile
Prepared by Benchmark Planning

Interstate 85 and NC Hwy 56

Latitude: 36.1475
Longitude: -78.7246
Radius: 1.0 miles

Durham, NC United States

Site Type: Radius

Summary Demographics

2008 Population	1,162
2008 Households	186
2008 Median Disposable Income	\$44,150
2008 Per Capita Income	\$22,930

Industry Summary

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$4,739,100	\$17,235,742	\$-12,496,642	-56.9	10
Total Retail Trade (NAICS 44-45)	\$4,069,078	\$13,453,752	\$-9,384,674	-53.6	7
Total Food & Drink (NAICS 722)	\$670,022	\$3,781,990	\$-3,111,968	-69.9	3

Industry Group

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$993,355	\$2,088,866	\$-1,095,511	-35.5	2
Automobile Dealers (NAICS 4411)	\$935,536	\$1,792,311	\$-856,775	-31.4	1
Other Motor Vehicle Dealers (NAICS 4412)	\$0	\$0	\$0	0.0	0
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$57,819	\$296,555	\$-238,736	-67.4	1
Furniture & Home Furnishings Stores (NAICS 442)	\$170,975	\$47,992	\$122,983	56.2	0
Furniture Stores (NAICS 4421)	\$111,984	\$23,463	\$88,521	65.4	0
Home Furnishings Stores (NAICS 4422)	\$58,991	\$24,529	\$34,462	41.3	0
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$155,362	\$38,813	\$116,549	60.0	0
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$167,216	\$409,711	\$-242,495	-42.0	1
Building Material and Supplies Dealers (NAICS 4441)	\$153,077	\$409,711	\$-256,634	-45.6	1
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$14,139	\$0	\$14,139	100.0	0
Food & Beverage Stores (NAICS 445)	\$929,508	\$7,172,686	\$-6,243,178	-77.1	1
Grocery Stores (NAICS 4451)	\$923,820	\$7,110,997	\$-6,187,177	-77.0	1
Specialty Food Stores (NAICS 4452)	\$0	\$5,464	\$-5,464	-100.0	0
Beer, Wine, and Liquor Stores (NAICS 4453)	\$5,688	\$56,225	\$-50,537	-81.6	0
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$196,076	\$564,227	\$-368,151	-48.4	0
Gasoline Stations (NAICS 447/4471)	\$694,016	\$1,932,115	\$-1,238,099	-47.1	1
Clothing and Clothing Accessories Stores (NAICS 448)	\$132,254	\$70,015	\$62,239	30.8	1
Clothing Stores (NAICS 4481)	\$83,391	\$70,015	\$13,376	8.7	1
Shoe Stores (NAICS 4482)	\$29,679	\$0	\$29,679	100.0	0
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$19,184	\$0	\$19,184	100.0	0
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$44,684	\$1,446	\$43,238	93.7	0
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$19,572	\$1,446	\$18,126	86.2	0
Book, Periodical, and Music Stores (NAICS 4512)	\$25,112	\$0	\$25,112	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and *InfoUSA*®



Retail Marketplace Profile
Prepared by Benchmark Planning

Interstate 85 and NC Hwy 56

Latitude: 36.1475

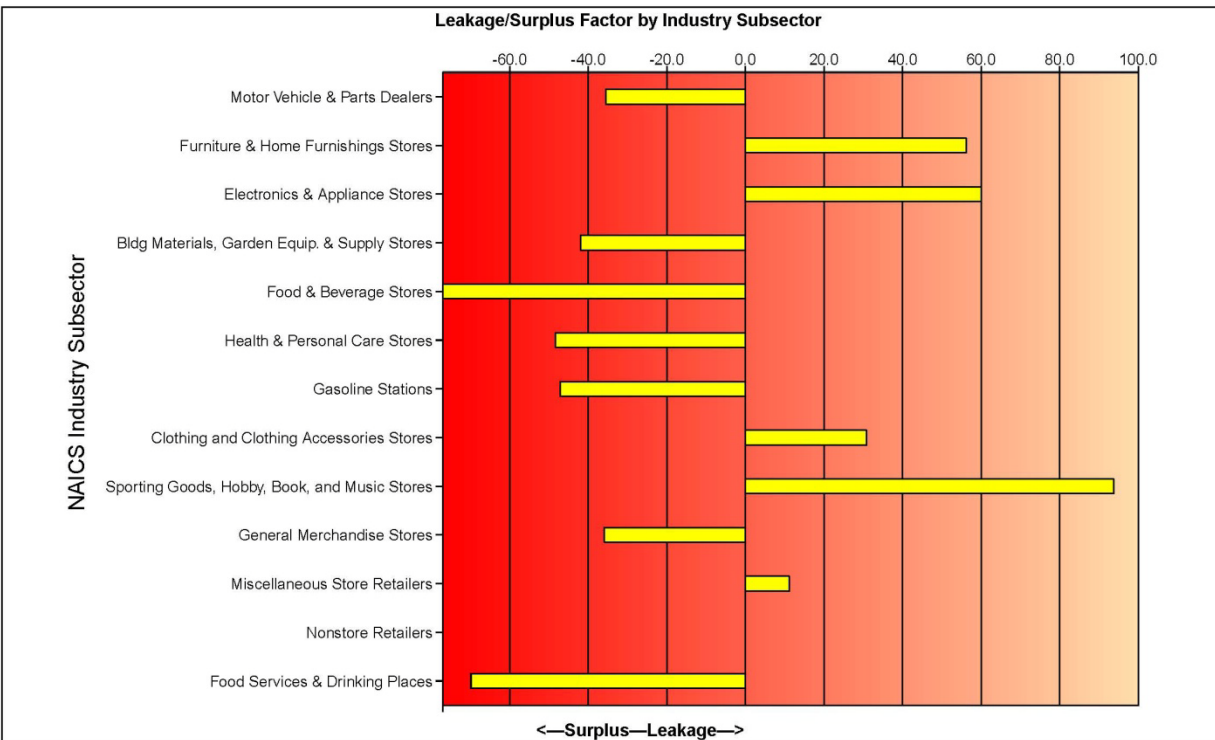
Longitude: -78.7246

Durham, NC United States

Site Type: Radius

Radius: 1.0 miles

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$499,109	\$1,058,735	\$-559,626	-35.9	1
Department Stores Excluding Leased Depts.(NAICS 4521)	\$398,488	\$0	\$398,488	100.0	0
Other General Merchandise Stores (NAICS 4529)	\$100,621	\$1,058,735	\$-958,114	-82.6	1
Miscellaneous Store Retailers (NAICS 453)	\$86,523	\$69,146	\$17,377	11.2	0
Florists (NAICS 4531)	\$17,789	\$19,874	\$-2,085	-5.5	0
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$17,410	\$0	\$17,410	100.0	0
Used Merchandise Stores (NAICS 4533)	\$8,209	\$8,934	\$-725	-4.2	0
Other Miscellaneous Store Retailers (NAICS 4539)	\$43,115	\$40,338	\$2,777	3.3	0
Nonstore Retailers (NAICS 454)	\$0	\$0	\$0	0.0	0
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$0	\$0	\$0	0.0	0
Vending Machine Operators (NAICS 4542)	\$0	\$0	\$0	0.0	0
Direct Selling Establishments (NAICS 4543)	\$0	\$0	\$0	0.0	0
Food Services & Drinking Places (NAICS 722)	\$670,022	\$3,781,990	\$-3,111,968	-69.9	3
Full-Service Restaurants (NAICS 7221)	\$252,064	\$1,064,413	\$-812,349	-61.7	2
Limited-Service Eating Places (NAICS 7222)	\$385,369	\$2,627,492	\$-2,242,123	-74.4	1
Special Food Services (NAICS 7223)	\$3,869	\$90,085	\$-86,216	-91.8	0
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$28,720	\$0	\$28,720	100.0	0



Source: ESRI and infoUSA®



Retail MarketPlace Profile
Prepared by Benchmark Planning

Interstate 85 and NC Hwy 56

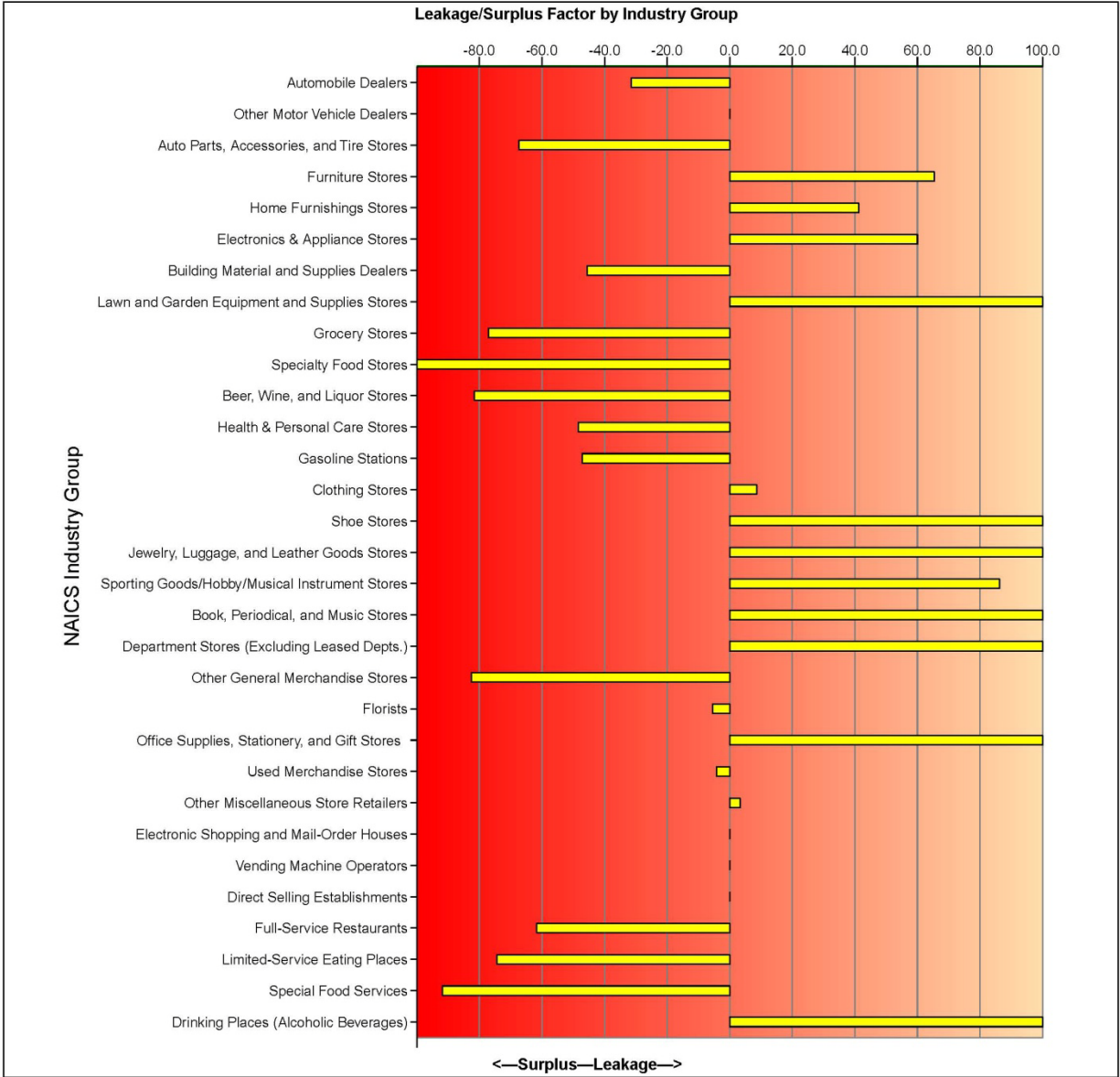
Latitude: 36.1475

Durham, NC United States

Site Type: Radius

Longitude: -78.7246

Radius: 1.0 miles



Source: ESRI and infoUSA®



Retail MarketPlace Profile
Prepared by Benchmark Planning

Interstate 85 and NC Hwy 56

Latitude: 36.1475

Longitude: -78.7246

Durham, NC United States

Site Type: Radius

Radius: 3.0 miles

Summary Demographics

2008 Population	8,762
2008 Households	2,763
2008 Median Disposable Income	\$42,113
2008 Per Capita Income	\$22,800

Industry Summary

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$73,251,136	\$101,358,741	\$-28,107,605	-16.1	76
Total Retail Trade (NAICS 44-45)	\$63,090,084	\$81,852,782	\$-18,762,698	-12.9	55
Total Food & Drink (NAICS 722)	\$10,161,052	\$19,505,959	\$-9,344,907	-31.5	21

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$15,670,488	\$10,815,353	\$4,855,135	18.3	11
Automobile Dealers (NAICS 4411)	\$14,789,106	\$9,171,523	\$5,617,583	23.4	4
Other Motor Vehicle Dealers (NAICS 4412)	\$0	\$198,170	\$-198,170	-100.0	1
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$881,382	\$1,445,660	\$-564,278	-24.2	6
Furniture & Home Furnishings Stores (NAICS 442)	\$2,561,903	\$343,924	\$2,217,979	76.3	2
Furniture Stores (NAICS 4421)	\$1,679,513	\$164,244	\$1,515,269	82.2	1
Home Furnishings Stores (NAICS 4422)	\$882,390	\$179,680	\$702,710	66.2	1
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$2,368,950	\$338,441	\$2,030,509	75.0	2
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$2,483,928	\$5,370,298	\$-2,886,370	-36.7	6
Building Material and Supplies Dealers (NAICS 4441)	\$2,265,464	\$5,366,806	\$-3,101,342	-40.6	6
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$218,464	\$3,492	\$214,972	96.9	0
Food & Beverage Stores (NAICS 445)	\$14,346,302	\$41,992,279	\$-27,645,977	-49.1	7
Grocery Stores (NAICS 4451)	\$14,260,817	\$41,560,450	\$-27,299,633	-48.9	5
Specialty Food Stores (NAICS 4452)	\$0	\$38,248	\$-38,248	-100.0	1
Beer, Wine, and Liquor Stores (NAICS 4453)	\$85,485	\$393,581	\$-308,096	-64.3	1
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$3,054,528	\$3,223,710	\$-169,182	-2.7	3
Gasoline Stations (NAICS 447/4471)	\$10,920,122	\$12,421,551	\$-1,501,429	-6.4	8
Clothing and Clothing Accessories Stores (NAICS 448)	\$2,017,967	\$331,521	\$1,686,446	71.8	3
Clothing Stores (NAICS 4481)	\$1,270,353	\$331,521	\$938,832	58.6	3
Shoe Stores (NAICS 4482)	\$462,151	\$0	\$462,151	100.0	0
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$285,463	\$0	\$285,463	100.0	0
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$683,974	\$26,485	\$657,489	92.5	1
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$299,905	\$26,485	\$273,420	83.8	1
Book, Periodical, and Music Stores (NAICS 4512)	\$384,069	\$0	\$384,069	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and infoUSA®



Retail MarketPlace Profile
Prepared by Benchmark Planning

Interstate 85 and NC Hwy 56

Latitude: 36.1475

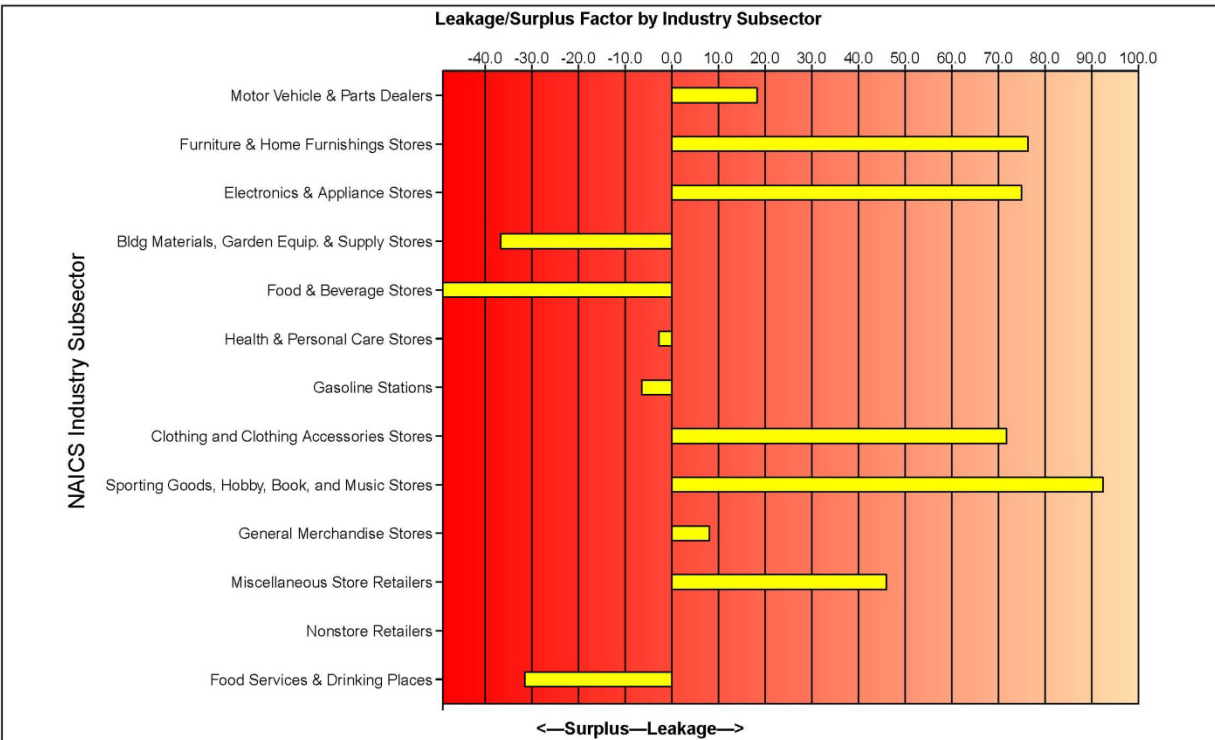
Longitude: -78.7246

Durham, NC United States

Site Type: Radius

Radius: 3.0 miles

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$7,642,452	\$6,494,345	\$1,148,107	8.1	4
Department Stores Excluding Leased Depts.(NAICS 4521)	\$6,091,743	\$0	\$6,091,743	100.0	0
Other General Merchandise Stores (NAICS 4529)	\$1,550,709	\$6,494,345	-\$4,943,636	-61.4	4
Miscellaneous Store Retailers (NAICS 453)	\$1,339,470	\$494,875	\$844,595	46.0	8
Florists (NAICS 4531)	\$270,425	\$124,172	\$146,253	37.1	3
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$264,337	\$6,049	\$258,288	95.5	0
Used Merchandise Stores (NAICS 4533)	\$124,552	\$41,716	\$82,836	49.8	1
Other Miscellaneous Store Retailers (NAICS 4539)	\$680,156	\$322,938	\$357,218	35.6	4
Nonstore Retailers (NAICS 454)	\$0	\$0	\$0	0.0	0
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$0	\$0	\$0	0.0	0
Vending Machine Operators (NAICS 4542)	\$0	\$0	\$0	0.0	0
Direct Selling Establishments (NAICS 4543)	\$0	\$0	\$0	0.0	0
Food Services & Drinking Places (NAICS 722)	\$10,161,052	\$19,505,959	-\$9,344,907	-31.5	21
Full-Service Restaurants (NAICS 7221)	\$3,805,592	\$5,730,806	-\$1,925,214	-20.2	13
Limited-Service Eating Places (NAICS 7222)	\$5,874,887	\$13,356,075	-\$7,481,188	-38.9	6
Special Food Services (NAICS 7223)	\$58,995	\$419,078	-\$360,083	-75.3	2
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$421,578	\$0	\$421,578	100.0	0



Source: ESRI and infoUSA®



Retail MarketPlace Profile
Prepared by Benchmark Planning

Interstate 85 and NC Hwy 56

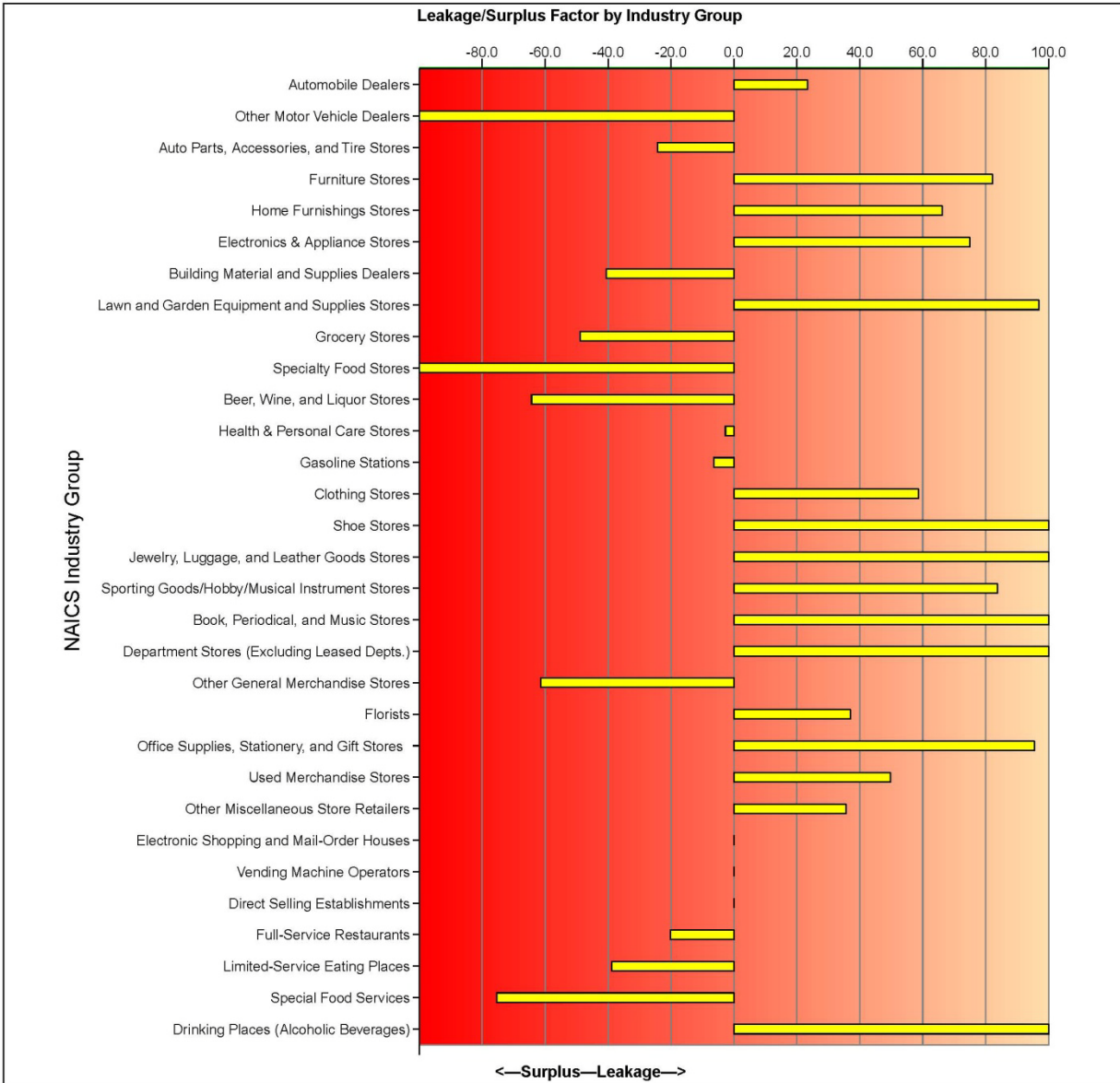
Latitude: 36.1475

Durham, NC United States

Site Type: Radius

Longitude: -78.7246

Radius: 3.0 miles



Source: ESRI and infoUSA®



Retail MarketPlace Profile
Prepared by Benchmark Planning

Interstate 85 and NC Hwy 56

Latitude: 36.1475
Longitude: -78.7246
Radius: 5.0 miles

Durham, NC United States

Site Type: Radius

Summary Demographics

2008 Population	19,223
2008 Households	5,410
2008 Median Disposable Income	\$42,495
2008 Per Capita Income	\$22,085

Industry Summary

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$137,835,073	\$122,562,593	\$15,272,480	5.9	100
Total Retail Trade (NAICS 44-45)	\$118,779,391	\$98,928,368	\$19,851,023	9.1	73
Total Food & Drink (NAICS 722)	\$19,055,682	\$23,634,225	\$-4,578,543	-10.7	27

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$29,767,252	\$12,773,327	\$16,993,925	39.9	13
Automobile Dealers (NAICS 4411)	\$28,101,149	\$10,857,715	\$17,243,434	44.3	5
Other Motor Vehicle Dealers (NAICS 4412)	\$8,424	\$254,174	\$-245,750	-93.6	1
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$1,657,679	\$1,661,438	\$-3,759	-0.1	7
Furniture & Home Furnishings Stores (NAICS 442)	\$4,842,342	\$391,760	\$4,450,582	85.0	3
Furniture Stores (NAICS 4421)	\$3,177,407	\$164,244	\$3,013,163	90.2	1
Home Furnishings Stores (NAICS 4422)	\$1,664,935	\$227,516	\$1,437,419	76.0	2
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$4,478,344	\$366,698	\$4,111,646	84.9	2
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$4,641,174	\$5,672,338	\$-1,031,164	-10.0	8
Building Material and Supplies Dealers (NAICS 4441)	\$4,231,035	\$5,646,425	\$-1,415,390	-14.3	7
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$410,139	\$25,913	\$384,226	88.1	1
Food & Beverage Stores (NAICS 445)	\$26,826,175	\$46,228,343	\$-19,402,168	-26.6	9
Grocery Stores (NAICS 4451)	\$26,665,422	\$45,796,514	\$-19,131,092	-26.4	7
Specialty Food Stores (NAICS 4452)	\$630	\$38,248	\$-37,618	-96.8	1
Beer, Wine, and Liquor Stores (NAICS 4453)	\$160,123	\$393,581	\$-233,458	-42.2	1
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$5,711,081	\$4,304,087	\$1,406,994	14.0	4
Gasoline Stations (NAICS 447/4471)	\$20,518,263	\$16,181,140	\$4,337,123	11.8	10
Clothing and Clothing Accessories Stores (NAICS 448)	\$3,803,709	\$386,165	\$3,417,544	81.6	3
Clothing Stores (NAICS 4481)	\$2,394,601	\$386,165	\$2,008,436	72.2	3
Shoe Stores (NAICS 4482)	\$868,598	\$0	\$868,598	100.0	0
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$540,510	\$0	\$540,510	100.0	0
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$1,295,533	\$44,028	\$1,251,505	93.4	2
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$566,941	\$44,028	\$522,913	85.6	2
Book, Periodical, and Music Stores (NAICS 4512)	\$728,592	\$0	\$728,592	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and infoUSA®



Retail MarketPlace Profile
Prepared by Benchmark Planning

Interstate 85 and NC Hwy 56

Latitude: 36.1475

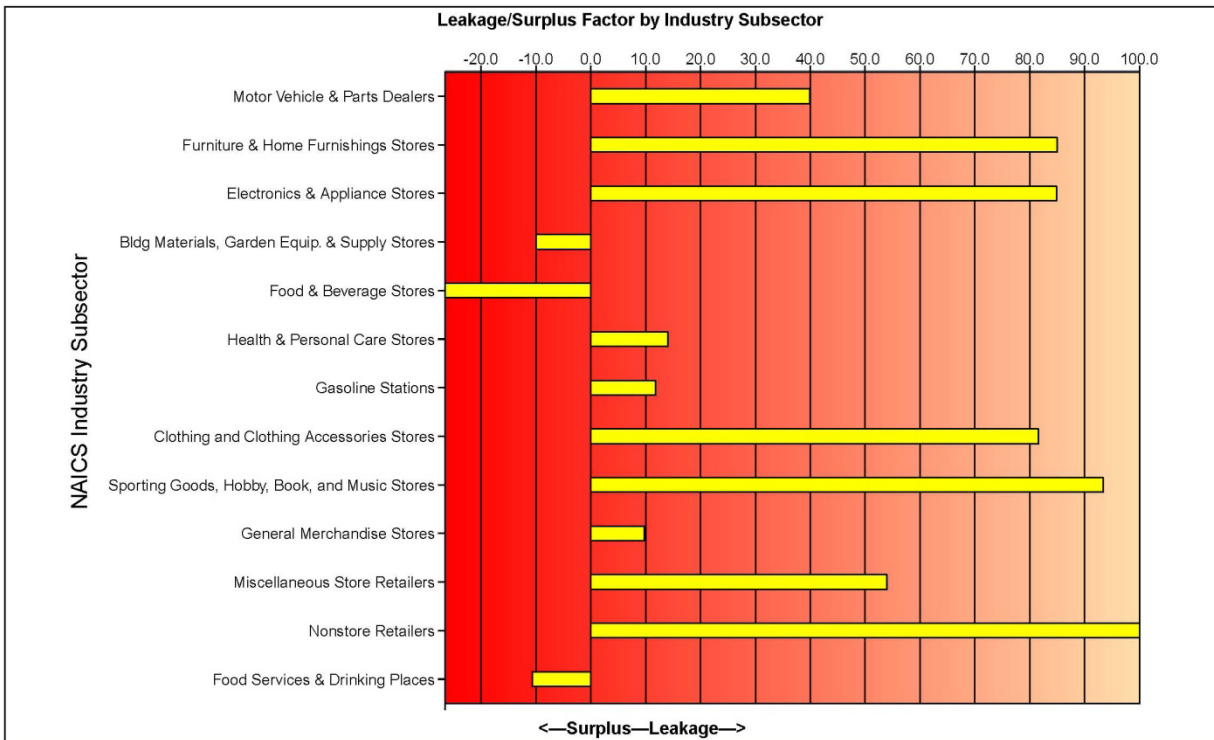
Longitude: -78.7246

Durham, NC United States

Site Type: Radius

Radius: 5.0 miles

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$14,362,198	\$11,827,363	\$2,534,835	9.7	6
Department Stores Excluding Leased Depts.(NAICS 4521)	\$11,449,633	\$0	\$11,449,633	100.0	0
Other General Merchandise Stores (NAICS 4529)	\$2,912,565	\$11,827,363	-\$8,914,798	-60.5	6
Miscellaneous Store Retailers (NAICS 453)	\$2,521,661	\$753,119	\$1,768,542	54.0	13
Florists (NAICS 4531)	\$505,522	\$141,849	\$363,673	56.2	3
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$498,369	\$37,809	\$460,560	85.9	1
Used Merchandise Stores (NAICS 4533)	\$235,121	\$61,779	\$173,342	58.4	2
Other Miscellaneous Store Retailers (NAICS 4539)	\$1,282,649	\$511,682	\$770,967	43.0	7
Nonstore Retailers (NAICS 454)	\$11,659	\$0	\$11,659	100.0	0
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$1,075	\$0	\$1,075	100.0	0
Vending Machine Operators (NAICS 4542)	\$7,695	\$0	\$7,695	100.0	0
Direct Selling Establishments (NAICS 4543)	\$2,889	\$0	\$2,889	100.0	0
Food Services & Drinking Places (NAICS 722)	\$19,055,682	\$23,634,225	-\$4,578,543	-10.7	27
Full-Service Restaurants (NAICS 7221)	\$7,128,762	\$7,041,688	\$87,074	0.6	17
Limited-Service Eating Places (NAICS 7222)	\$11,022,888	\$16,084,180	-\$5,061,292	-18.7	8
Special Food Services (NAICS 7223)	\$113,391	\$499,593	-\$386,202	-63.0	2
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$790,641	\$8,764	\$781,877	97.8	0



Source: ESRI and infoUSA®



Retail MarketPlace Profile
Prepared by Benchmark Planning

Interstate 85 and NC Hwy 56

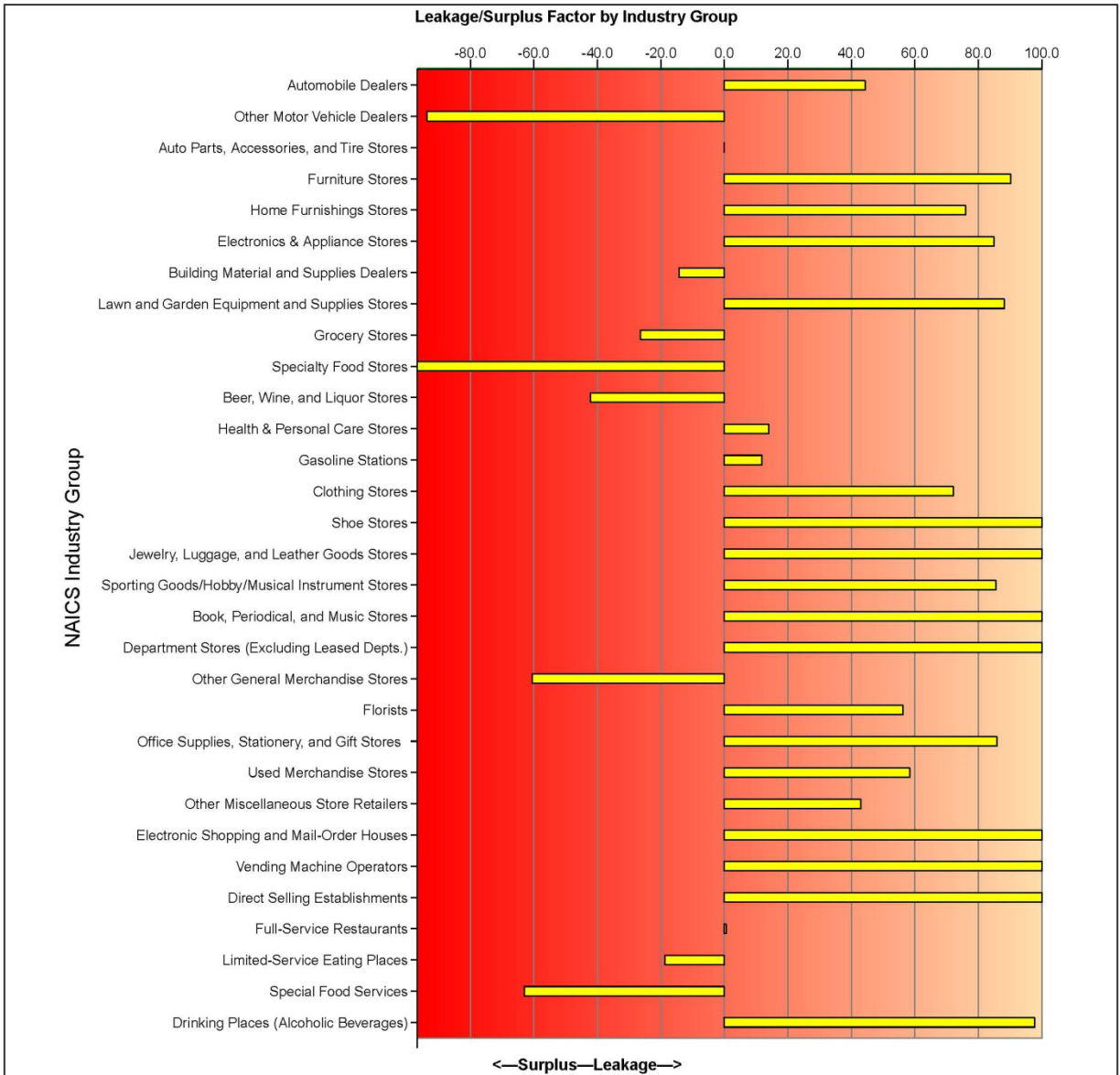
Latitude: 36.1475

Durham, NC United States

Site Type: Radius

Longitude: -78.7246

Radius: 5.0 miles

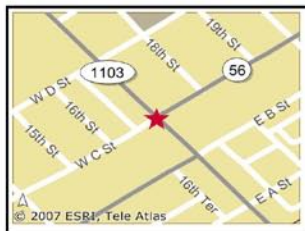
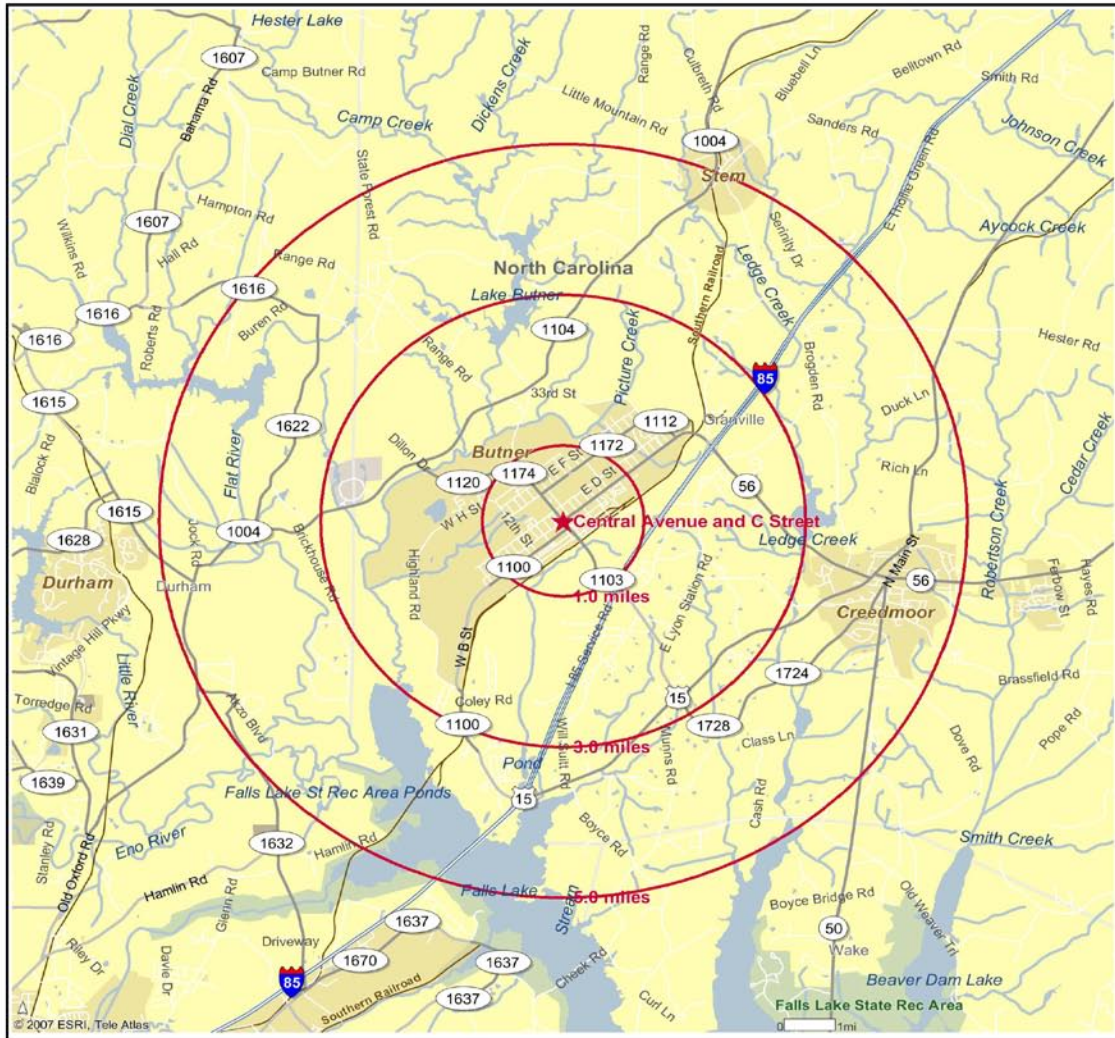


Source: ESRI and infoUSA®

Central Avenue and C Street

Site Map
Prepared by Benchmark Planning
February 2, 2009

Latitude: 36.1334
Longitude: -78.7578





Retail MarketPlace Profile
Prepared by Benchmark Planning

Central Avenue and C Street

Latitude: 36.1334
Longitude: -78.7578
Radius: 1.0 miles

Site Type: Radius

Summary Demographics

2008 Population	3,305
2008 Households	1,148
2008 Median Disposable Income	\$42,864
2008 Per Capita Income	\$23,632

Industry Summary

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$32,068,090	\$31,066,160	\$1,001,930	1.6	22
Total Retail Trade (NAICS 44-45)	\$27,628,218	\$29,150,997	\$-1,522,779	-2.7	17
Total Food & Drink (NAICS 722)	\$4,439,872	\$1,915,163	\$2,524,709	39.7	5

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$6,887,333	\$1,043,317	\$5,844,016	73.7	4
Automobile Dealers (NAICS 4411)	\$6,498,507	\$741,831	\$5,756,676	79.5	2
Other Motor Vehicle Dealers (NAICS 4412)	\$0	\$198,170	\$-198,170	-100.0	1
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$388,826	\$103,316	\$285,510	58.0	1
Furniture & Home Furnishings Stores (NAICS 442)	\$1,126,722	\$279,958	\$846,764	60.2	2
Furniture Stores (NAICS 4421)	\$741,725	\$136,869	\$604,856	68.8	1
Home Furnishings Stores (NAICS 4422)	\$384,997	\$143,089	\$241,908	45.8	1
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$1,050,788	\$71,621	\$979,167	87.2	0
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$1,049,674	\$1,600,416	\$-550,742	-20.8	2
Building Material and Supplies Dealers (NAICS 4441)	\$958,084	\$1,600,416	\$-642,332	-25.1	2
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$91,590	\$0	\$91,590	100.0	0
Food & Beverage Stores (NAICS 445)	\$6,281,028	\$20,423,780	\$-14,142,752	-53.0	4
Grocery Stores (NAICS 4451)	\$6,243,288	\$20,063,924	\$-13,820,636	-52.5	2
Specialty Food Stores (NAICS 4452)	\$0	\$31,873	\$-31,873	-100.0	1
Beer, Wine, and Liquor Stores (NAICS 4453)	\$37,740	\$327,983	\$-290,243	-79.4	1
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$1,323,054	\$436,408	\$886,646	50.4	1
Gasoline Stations (NAICS 447/4471)	\$4,777,519	\$3,704,865	\$1,072,654	12.6	2
Clothing and Clothing Accessories Stores (NAICS 448)	\$888,665	\$0	\$888,665	100.0	0
Clothing Stores (NAICS 4481)	\$557,721	\$0	\$557,721	100.0	0
Shoe Stores (NAICS 4482)	\$206,644	\$0	\$206,644	100.0	0
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$124,300	\$0	\$124,300	100.0	0
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$305,148	\$7,232	\$297,916	95.4	0
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$132,177	\$7,232	\$124,945	89.6	0
Book, Periodical, and Music Stores (NAICS 4512)	\$172,971	\$0	\$172,971	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and infoUSA®



Retail MarketPlace Profile

Prepared by Benchmark Planning

Central Avenue and C Street

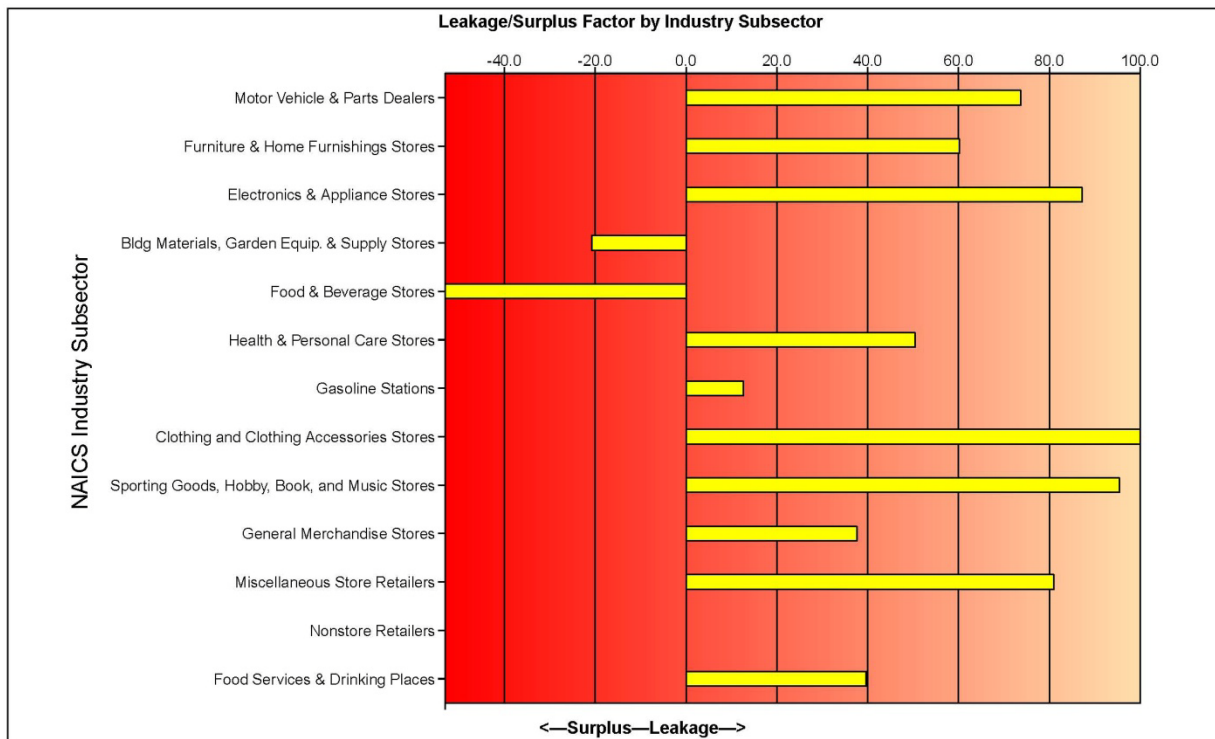
Latitude: 36.1334

Longitude: -78.7578

Site Type: Radius

Radius: 1.0 miles

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$3,357,086	\$1,522,340	\$1,834,746	37.6	1
Department Stores Excluding Leased Depts.(NAICS 4521)	\$2,677,718	\$0	\$2,677,718	100.0	0
Other General Merchandise Stores (NAICS 4529)	\$679,368	\$1,522,340	\$-842,972	-38.3	1
Miscellaneous Store Retailers (NAICS 453)	\$581,201	\$61,060	\$520,141	81.0	1
Florists (NAICS 4531)	\$113,025	\$14,801	\$98,224	76.8	0
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$114,918	\$0	\$114,918	100.0	0
Used Merchandise Stores (NAICS 4533)	\$55,396	\$0	\$55,396	100.0	0
Other Miscellaneous Store Retailers (NAICS 4539)	\$297,862	\$46,259	\$251,603	73.1	1
Nonstore Retailers (NAICS 454)	\$0	\$0	\$0	0.0	0
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$0	\$0	\$0	0.0	0
Vending Machine Operators (NAICS 4542)	\$0	\$0	\$0	0.0	0
Direct Selling Establishments (NAICS 4543)	\$0	\$0	\$0	0.0	0
Food Services & Drinking Places (NAICS 722)	\$4,439,872	\$1,915,163	\$2,524,709	39.7	5
Full-Service Restaurants (NAICS 7221)	\$1,663,608	\$1,457,068	\$206,540	6.6	5
Limited-Service Eating Places (NAICS 7222)	\$2,568,683	\$458,095	\$2,110,588	69.7	0
Special Food Services (NAICS 7223)	\$25,795	\$0	\$25,795	100.0	0
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$181,786	\$0	\$181,786	100.0	0



Source: ESRI and infoUSA®



Central Avenue and C Street

Retail MarketPlace Profile

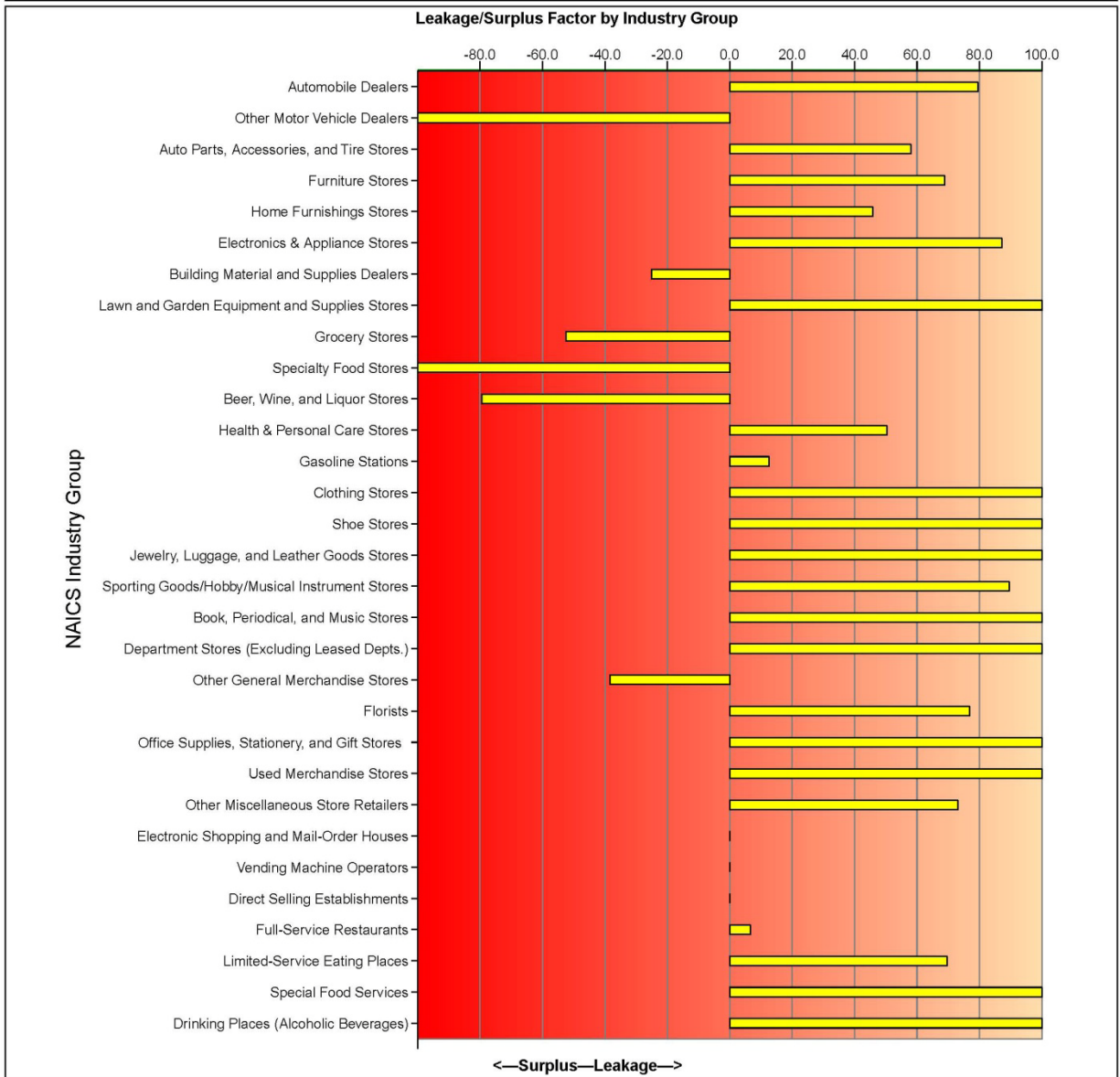
Prepared by Benchmark Planning

Latitude: 36.1334

Longitude: -78.7578

Radius: 1.0 miles

Site Type: Radius



Source: ESRI and infoUSA®



Retail MarketPlace Profile
Prepared by Benchmark Planning

Central Avenue and C Street

Latitude: 36.1334

Longitude: -78.7578

Site Type: Radius

Radius: 3.0 miles

Summary Demographics

2008 Population	12,713
2008 Households	2,723
2008 Median Disposable Income	\$41,907
2008 Per Capita Income	\$20,916

Industry Summary

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$72,083,277	\$67,723,063	\$4,360,214	3.1	48
Total Retail Trade (NAICS 44-45)	\$62,127,212	\$57,240,320	\$4,886,892	4.1	35
Total Food & Drink (NAICS 722)	\$9,956,065	\$10,482,743	\$-526,678	-2.6	13

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$15,517,031	\$6,991,452	\$8,525,579	37.9	8
Automobile Dealers (NAICS 4411)	\$14,648,982	\$5,788,951	\$8,860,031	43.4	3
Other Motor Vehicle Dealers (NAICS 4412)	\$0	\$254,174	\$-254,174	-100.0	1
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$868,049	\$948,327	\$-80,278	-4.4	4
Furniture & Home Furnishings Stores (NAICS 442)	\$2,517,009	\$335,951	\$2,181,058	76.4	2
Furniture Stores (NAICS 4421)	\$1,653,445	\$164,244	\$1,489,201	81.9	1
Home Furnishings Stores (NAICS 4422)	\$863,564	\$171,707	\$691,857	66.8	1
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$2,339,608	\$174,892	\$2,164,716	86.1	1
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$2,397,527	\$3,573,465	\$-1,175,938	-19.7	4
Building Material and Supplies Dealers (NAICS 4441)	\$2,185,873	\$3,573,465	\$-1,387,592	-24.1	4
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$211,654	\$0	\$211,654	100.0	0
Food & Beverage Stores (NAICS 445)	\$14,097,881	\$32,403,856	\$-18,305,975	-39.4	6
Grocery Stores (NAICS 4451)	\$14,013,943	\$31,972,027	\$-17,958,084	-39.1	4
Specialty Food Stores (NAICS 4452)	\$0	\$38,248	\$-38,248	-100.0	1
Beer, Wine, and Liquor Stores (NAICS 4453)	\$83,938	\$393,581	\$-309,643	-64.8	1
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$2,989,985	\$2,377,786	\$612,199	11.4	2
Gasoline Stations (NAICS 447/4471)	\$10,769,831	\$8,101,807	\$2,668,024	14.1	5
Clothing and Clothing Accessories Stores (NAICS 448)	\$1,986,754	\$204,595	\$1,782,159	81.3	1
Clothing Stores (NAICS 4481)	\$1,248,507	\$204,595	\$1,043,912	71.8	1
Shoe Stores (NAICS 4482)	\$459,033	\$0	\$459,033	100.0	0
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$279,214	\$0	\$279,214	100.0	0
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$677,177	\$15,188	\$661,989	95.6	1
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$295,800	\$15,188	\$280,612	90.2	1
Book, Periodical, and Music Stores (NAICS 4512)	\$381,377	\$0	\$381,377	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and infoUSA®



Retail MarketPlace Profile

Prepared by Benchmark Planning

Central Avenue and C Street

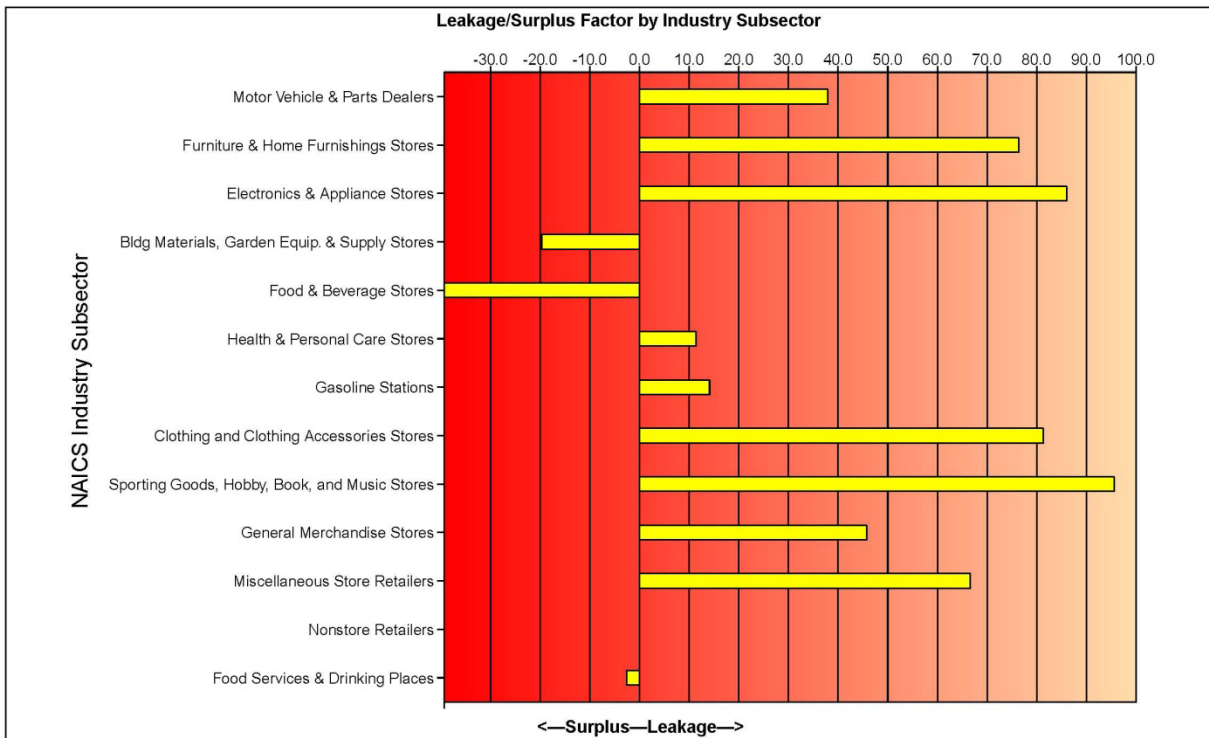
Latitude: 36.1334

Longitude: -78.7578

Radius: 3.0 miles

Site Type: Radius

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$7,520,005	\$2,797,615	\$4,722,390	45.8	2
Department Stores Excluding Leased Depts.(NAICS 4521)	\$5,994,652	\$0	\$5,994,652	100.0	0
Other General Merchandise Stores (NAICS 4529)	\$1,525,353	\$2,797,615	-\$1,272,262	-29.4	2
Miscellaneous Store Retailers (NAICS 453)	\$1,314,404	\$263,713	\$1,050,691	66.6	3
Florists (NAICS 4531)	\$260,867	\$57,468	\$203,399	63.9	1
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$258,652	\$0	\$258,652	100.0	0
Used Merchandise Stores (NAICS 4533)	\$123,034	\$8,934	\$114,100	86.5	0
Other Miscellaneous Store Retailers (NAICS 4539)	\$671,851	\$197,311	\$474,540	54.6	2
Nonstore Retailers (NAICS 454)	\$0	\$0	\$0	0.0	0
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$0	\$0	\$0	0.0	0
Vending Machine Operators (NAICS 4542)	\$0	\$0	\$0	0.0	0
Direct Selling Establishments (NAICS 4543)	\$0	\$0	\$0	0.0	0
Food Services & Drinking Places (NAICS 722)	\$9,956,065	\$10,482,743	-\$526,678	-2.6	13
Full-Service Restaurants (NAICS 7221)	\$3,726,495	\$3,285,358	\$441,137	6.3	9
Limited-Service Eating Places (NAICS 7222)	\$5,762,748	\$6,986,674	-\$1,223,926	-9.6	3
Special Food Services (NAICS 7223)	\$57,870	\$210,711	-\$152,841	-56.9	1
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$408,952	\$0	\$408,952	100.0	0



Source: ESRI and infoUSA®

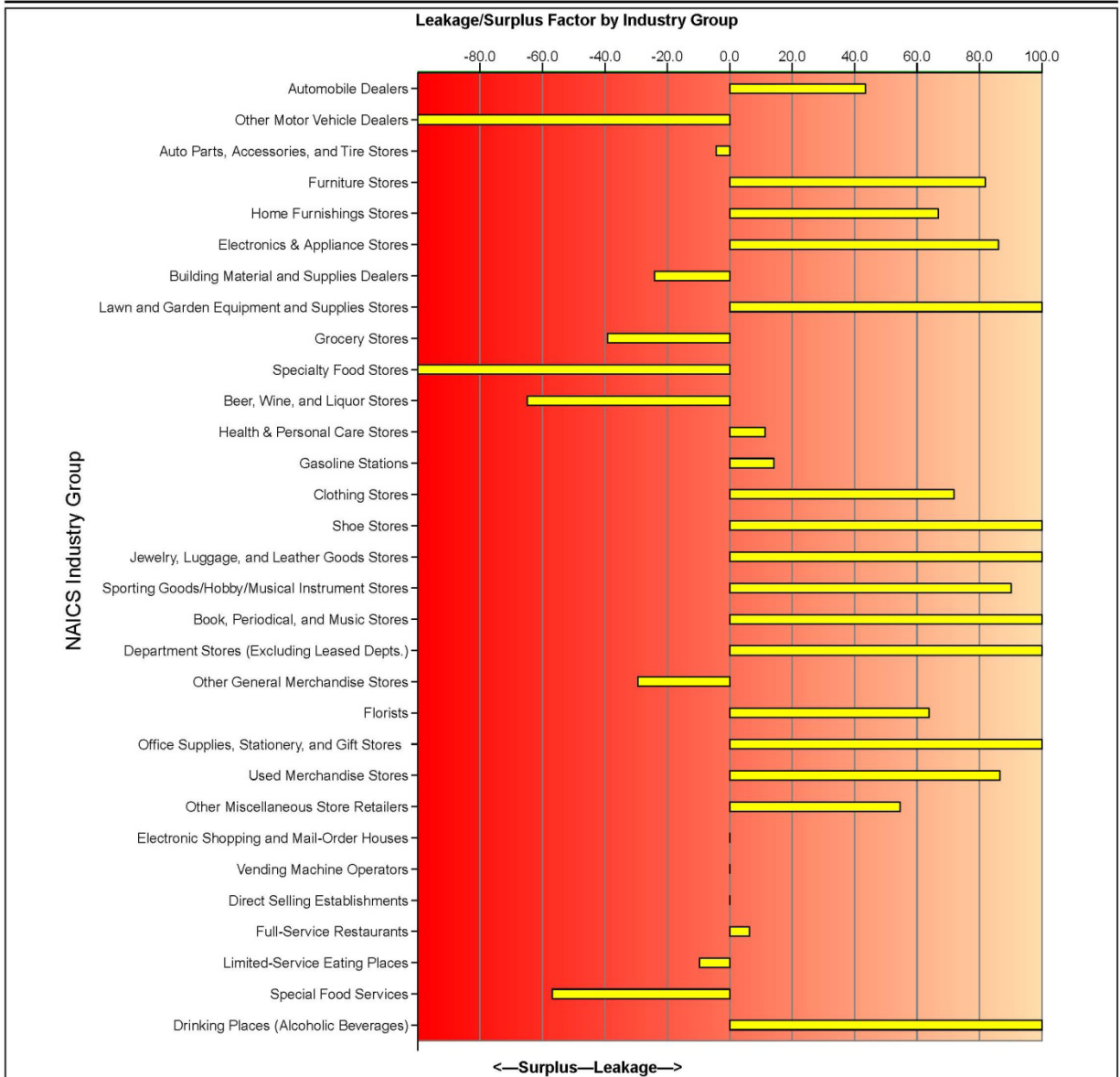


Central Avenue and C Street

Retail MarketPlace Profile
Prepared by Benchmark Planning

Latitude: 36.1334
Longitude: -78.7578
Radius: 3.0 miles

Site Type: Radius



Source: ESRI and infoUSA®



Retail MarketPlace Profile

Prepared by Benchmark Planning

Central Avenue and C Street

Latitude: 36.1334

Longitude: -78.7578

Site Type: Radius

Radius: 5.0 miles

Summary Demographics

2008 Population	17,289
2008 Households	4,664
2008 Median Disposable Income	\$42,195
2008 Per Capita Income	\$22,364

Industry Summary

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$122,518,670	\$121,650,787	\$867,883	0.4	94
Total Retail Trade (NAICS 44-45)	\$105,574,429	\$98,046,524	\$7,527,905	3.7	68
Total Food & Drink (NAICS 722)	\$16,944,241	\$23,604,263	\$-6,660,022	-16.4	26

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$26,367,136	\$12,949,469	\$13,417,667	34.1	13
Automobile Dealers (NAICS 4411)	\$24,663,118	\$10,933,999	\$13,729,119	38.6	5
Other Motor Vehicle Dealers (NAICS 4412)	\$219,938	\$254,178	\$-34,240	-7.2	1
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$1,484,080	\$1,761,292	\$-277,212	-8.5	7
Furniture & Home Furnishings Stores (NAICS 442)	\$4,284,215	\$383,788	\$3,900,427	83.6	3
Furniture Stores (NAICS 4421)	\$2,778,063	\$164,244	\$2,613,819	88.8	1
Home Furnishings Stores (NAICS 4422)	\$1,506,152	\$219,544	\$1,286,608	74.6	2
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$4,020,370	\$366,696	\$3,653,674	83.3	2
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$4,167,971	\$6,052,658	\$-1,884,687	-18.4	7
Building Material and Supplies Dealers (NAICS 4441)	\$3,809,305	\$6,024,958	\$-2,215,653	-22.5	7
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$358,666	\$27,700	\$330,966	85.7	0
Food & Beverage Stores (NAICS 445)	\$23,524,322	\$46,038,934	\$-22,514,612	-32.4	8
Grocery Stores (NAICS 4451)	\$23,361,896	\$45,607,105	\$-22,245,209	-32.3	6
Specialty Food Stores (NAICS 4452)	\$16,056	\$38,248	\$-22,192	-40.9	1
Beer, Wine, and Liquor Stores (NAICS 4453)	\$146,370	\$393,581	\$-247,211	-45.8	1
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$5,182,445	\$4,338,322	\$844,123	8.9	4
Gasoline Stations (NAICS 447/4471)	\$18,121,555	\$15,709,806	\$2,411,749	7.1	10
Clothing and Clothing Accessories Stores (NAICS 448)	\$3,627,746	\$389,536	\$3,238,210	80.6	3
Clothing Stores (NAICS 4481)	\$2,356,581	\$389,536	\$1,967,045	71.6	3
Shoe Stores (NAICS 4482)	\$777,858	\$0	\$777,858	100.0	0
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$493,307	\$0	\$493,307	100.0	0
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$1,183,419	\$37,634	\$1,145,785	93.8	2
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$515,454	\$37,634	\$477,820	86.4	2
Book, Periodical, and Music Stores (NAICS 4512)	\$667,965	\$0	\$667,965	100.0	0

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and infoUSA®



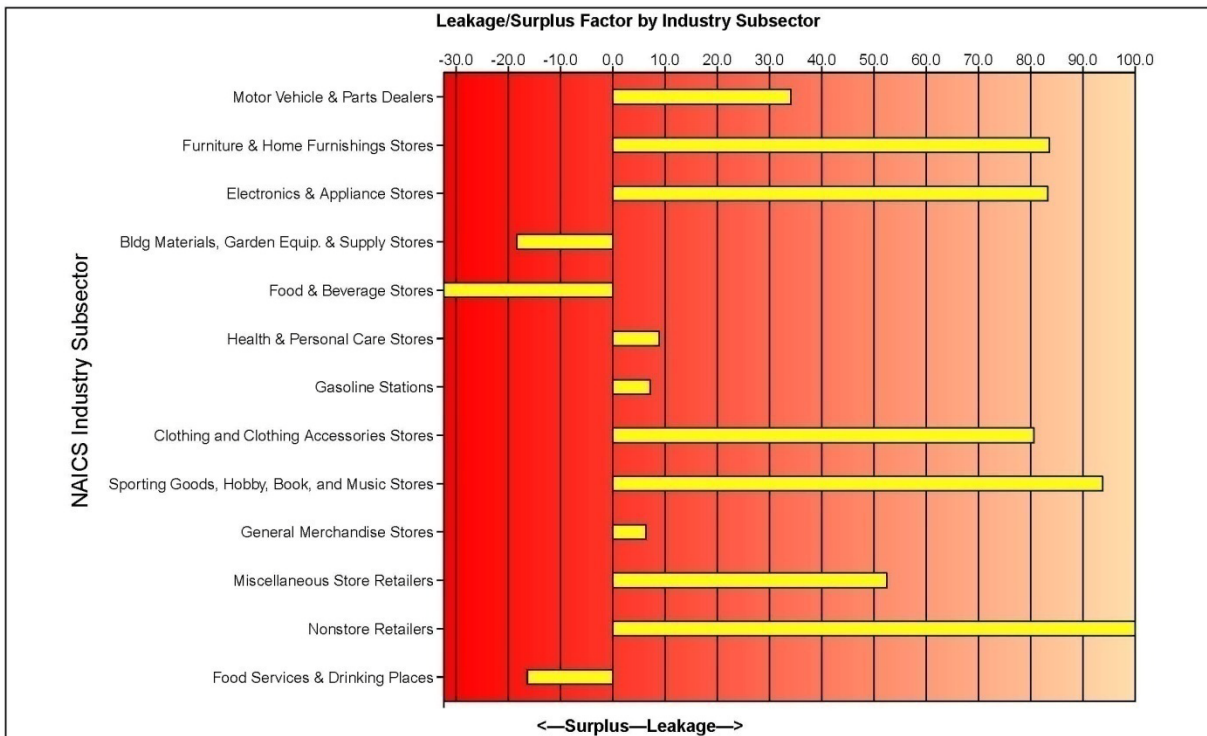
Retail MarketPlace Profile
Prepared by Benchmark Planning

Central Avenue and C Street

Latitude: 36.1334
Longitude: -78.7578
Radius: 5.0 miles

Site Type: Radius

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$12,579,435	\$11,090,800	\$1,488,635	6.3	6
Department Stores Excluding Leased Depts.(NAICS 4521)	\$9,911,444	\$0	\$9,911,444	100.0	0
Other General Merchandise Stores (NAICS 4529)	\$2,667,991	\$11,090,800	\$-8,422,809	-61.2	6
Miscellaneous Store Retailers (NAICS 453)	\$2,212,261	\$688,881	\$1,523,380	52.5	10
Florists (NAICS 4531)	\$437,914	\$142,085	\$295,829	51.0	3
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$474,823	\$19,660	\$455,163	92.0	0
Used Merchandise Stores (NAICS 4533)	\$200,895	\$57,448	\$143,447	55.5	1
Other Miscellaneous Store Retailers (NAICS 4539)	\$1,098,629	\$469,688	\$628,941	40.1	6
Nonstore Retailers (NAICS 454)	\$303,554	\$0	\$303,554	100.0	0
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$38,715	\$0	\$38,715	100.0	0
Vending Machine Operators (NAICS 4542)	\$181,487	\$0	\$181,487	100.0	0
Direct Selling Establishments (NAICS 4543)	\$83,352	\$0	\$83,352	100.0	0
Food Services & Drinking Places (NAICS 722)	\$16,944,241	\$23,604,263	\$-6,660,022	-16.4	26
Full-Service Restaurants (NAICS 7221)	\$6,286,624	\$6,975,024	\$-688,400	-5.2	16
Limited-Service Eating Places (NAICS 7222)	\$9,766,835	\$16,091,569	\$-6,324,734	-24.5	8
Special Food Services (NAICS 7223)	\$175,283	\$502,613	\$-327,330	-48.3	2
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$715,499	\$35,057	\$680,442	90.7	0



Source: ESRI and infoUSA®

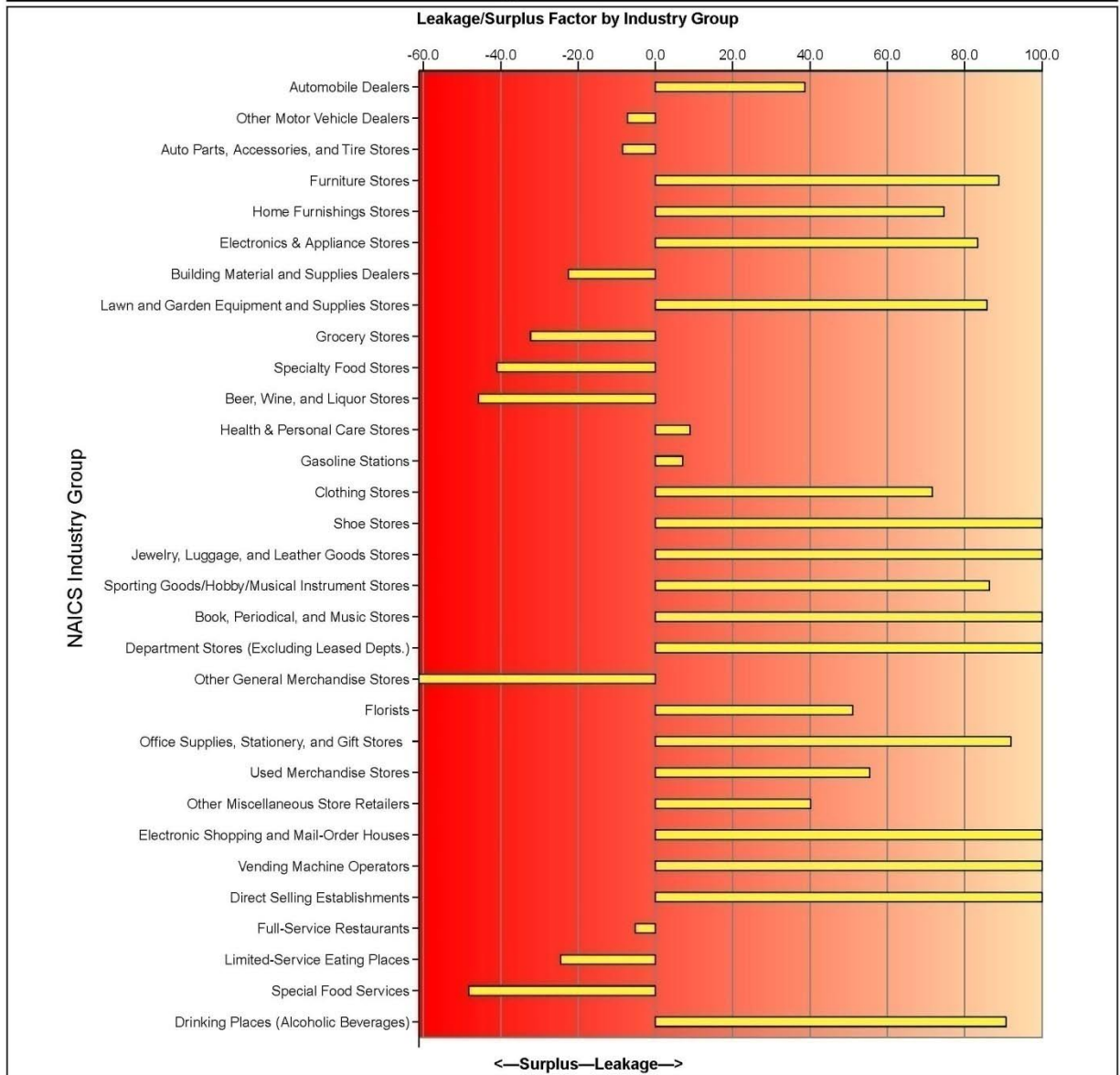


Central Avenue and C Street

Retail MarketPlace Profile
Prepared by Benchmark Planning

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Longitude: -78.7578
Radius: 5.0 miles

Site Type: Radius



Source: ESRI and infoUSA®

2020 COMPREHENSIVE LAND USE PLAN

TOWN OF BUTNER, NORTH CAROLINA
