



FRANKLY SPEAKING

A SERIES OF COMMUNITY MEETINGS ABOUT FRANKLIN COUNTY'S FUTURE

COMMUNITY MEETING #1

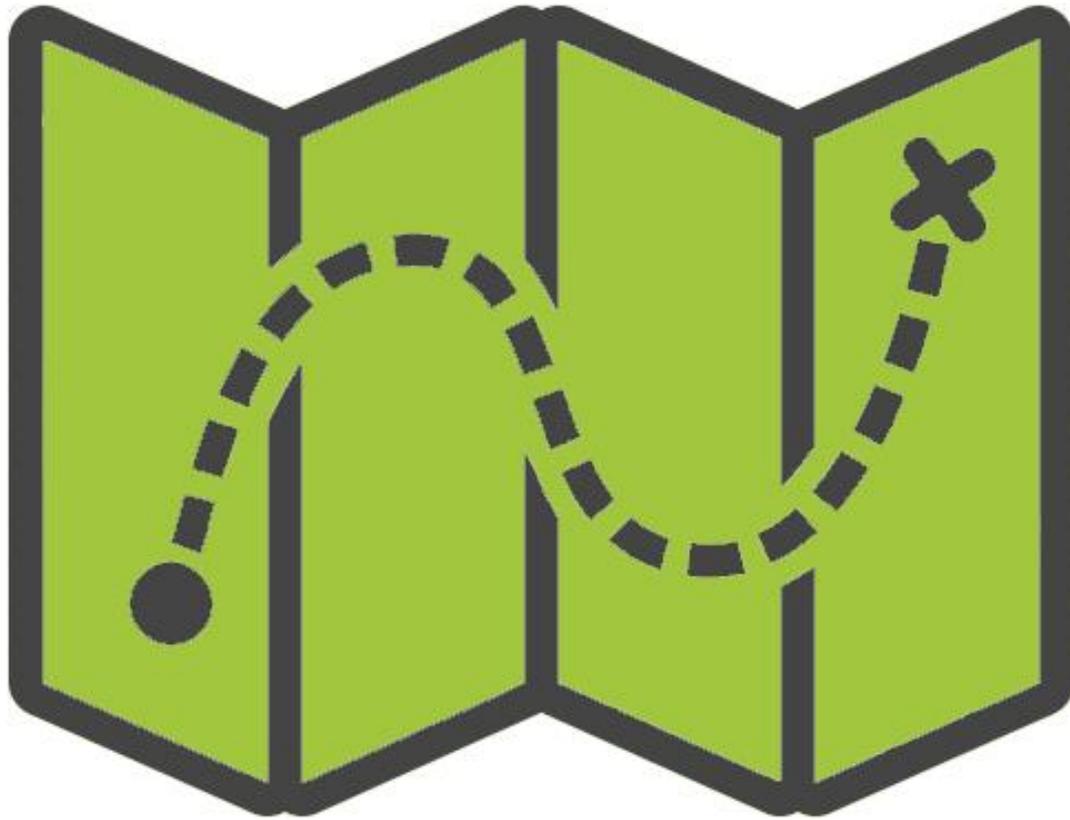
MAY 28/29/30, 2019



Franklin
next
A path to a smart future

MCGILL | NEALON PLANNING | CITY EXPLAINED

What is a comprehensive plan?

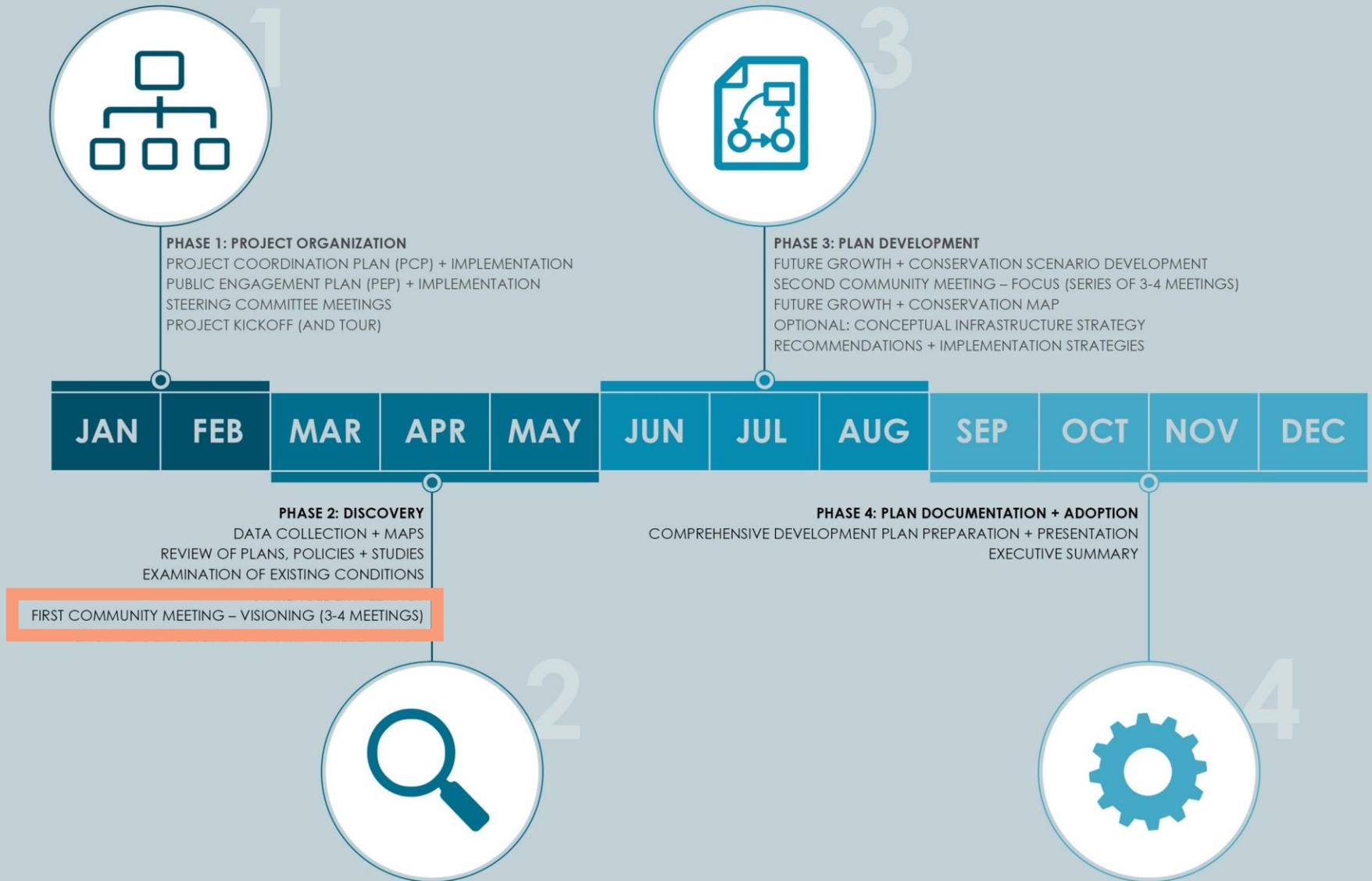


- A visionary “roadmap”
- Policy guide, NOT regulations!
- 20 years
- Interrelated topics
- Communication!

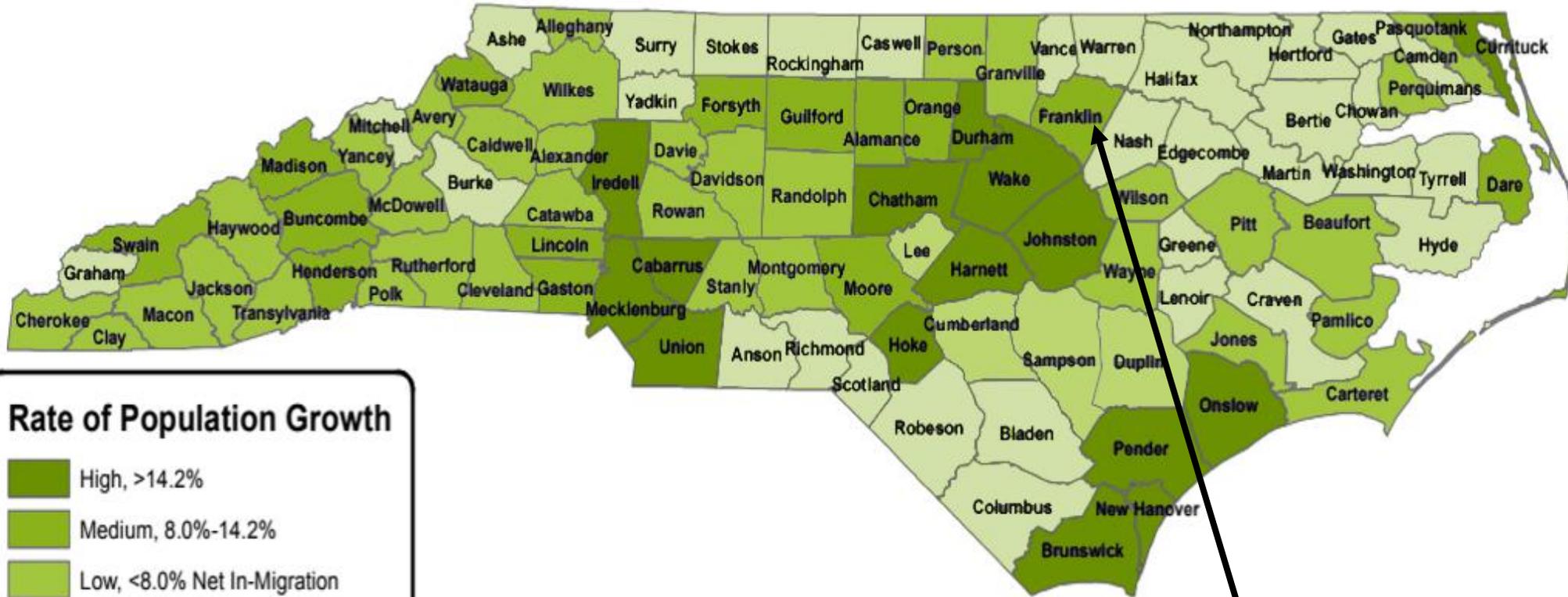


Project Schedule

SCHEDULE: 2019 FRANKLIN COUNTY COMPREHENSIVE DEVELOPMENT PLAN



Population Growth, 2010-2020



Rate of Population Growth

- High, >14.2%
- Medium, 8.0%-14.2%
- Low, <8.0% Net In-Migration
- Low, <8.0% Net Out-Migration
- Population Loss, <0%

0 50 100 200 Miles



Increasing Growth



Almost 40% more by '40... and over 40



 = 1,000 People

	<u>POPULATION</u>	<u>MEDIAN AGE</u>
2017	66,643	40.9
2040	~90,000	>40



An aerial photograph of a residential neighborhood with many houses and winding roads. A large green circle is overlaid on the right side of the image, containing text.

369

Single family permits issued in 2018; 17% increase over 2017 and 369% increase since 2009.

Residential Growth





Affordability



Amenities



Less Maintenance



Proximity to Family



No Property Care

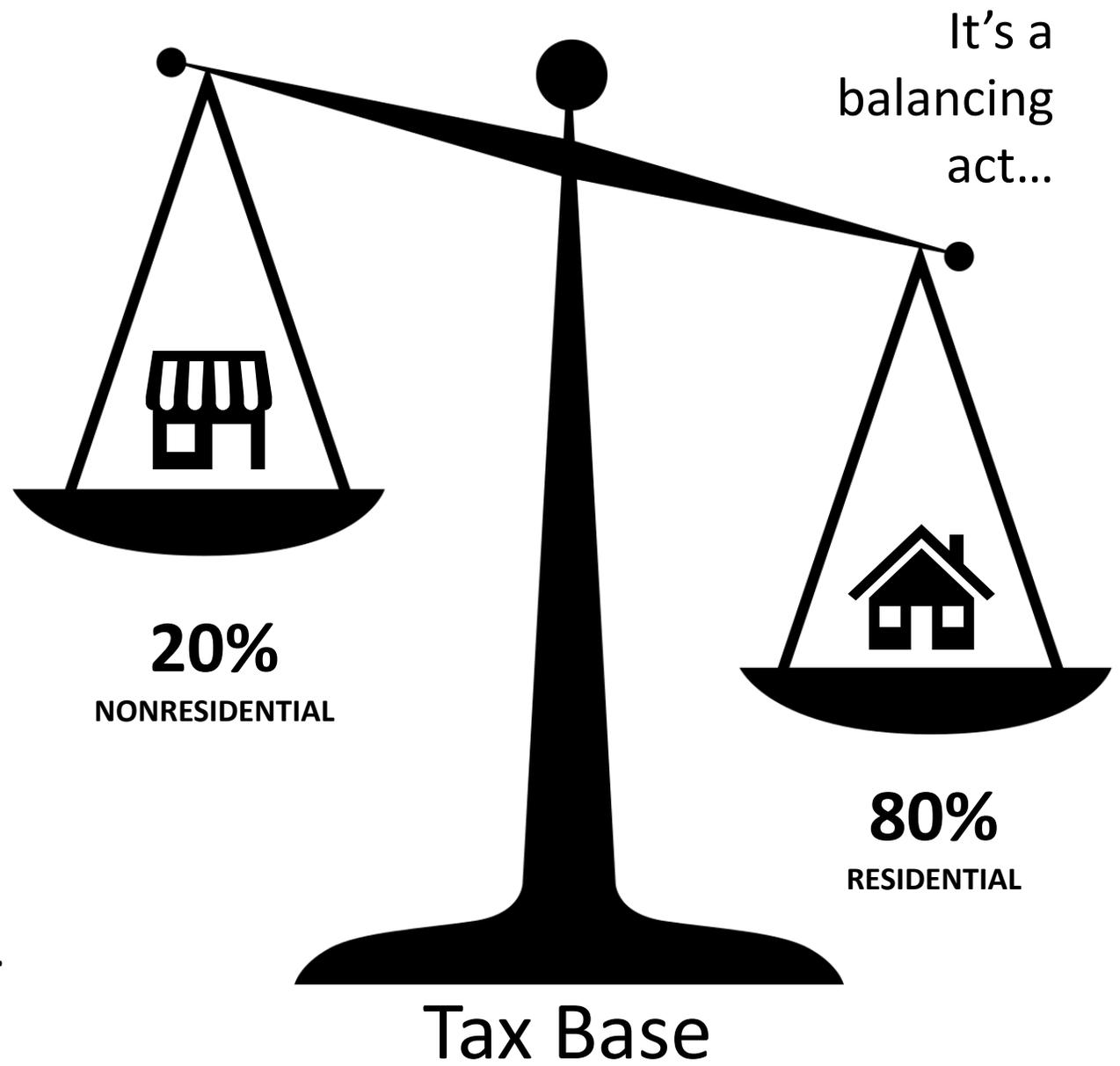
Age in Place?



Source: FreddieMac, 2016

Contribution toward each dollar's worth of services received:

- \$0.89 RESIDENTIAL
- \$1.90 COMMERCIAL
- \$1.32 AGRICULTURAL



Tax Revenue

Source: THE COST OF COMMUNITY SERVICES IN FRANKLIN COUNTY, 2009



Water, water everywhere, but...

94%
of utility
customers are
residential

Water





Approximately
17,000
commute to
work outside of
the county

Mobility



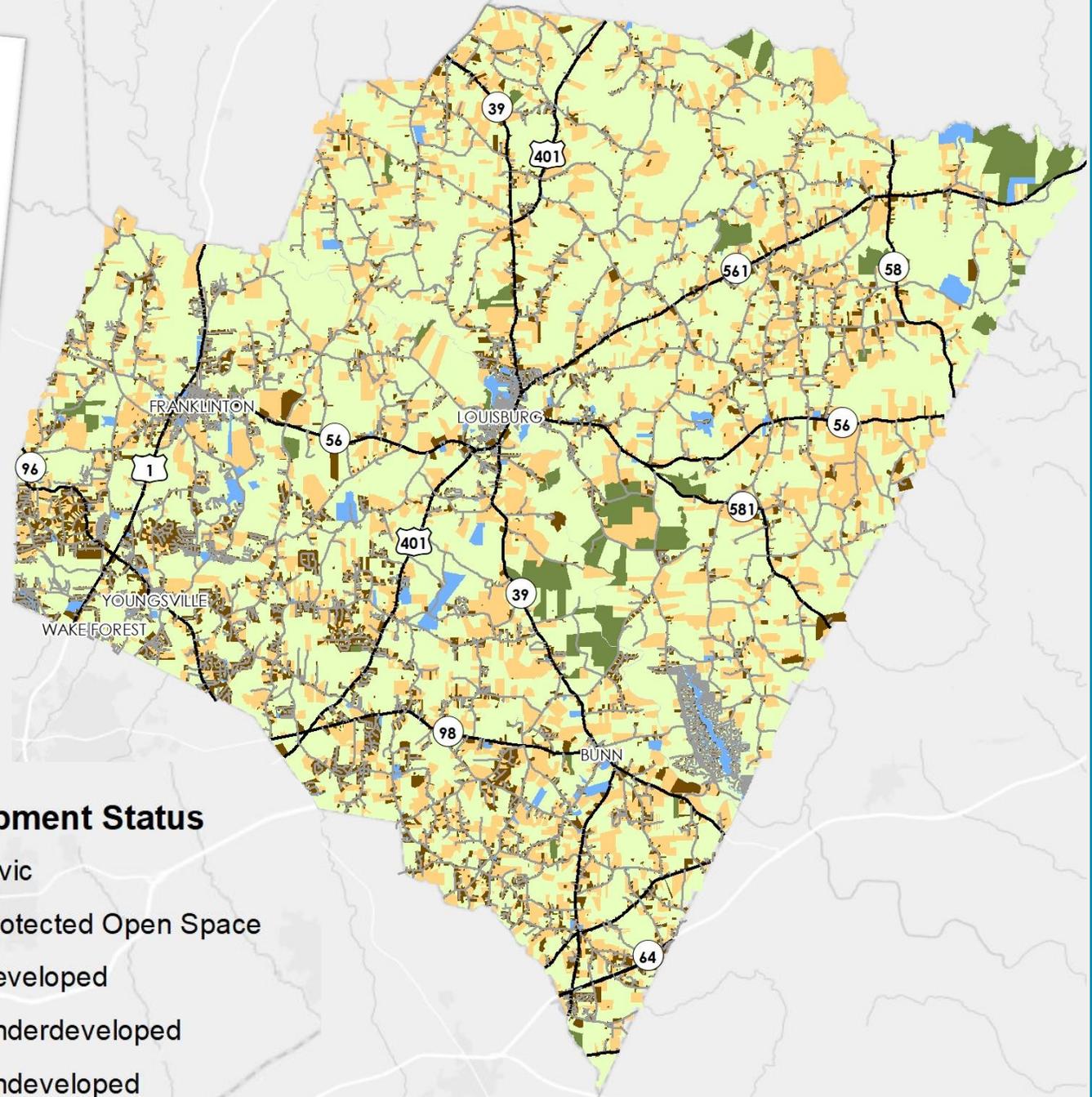


Approximately
13,000
people are
employed in
the county

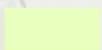


Employment



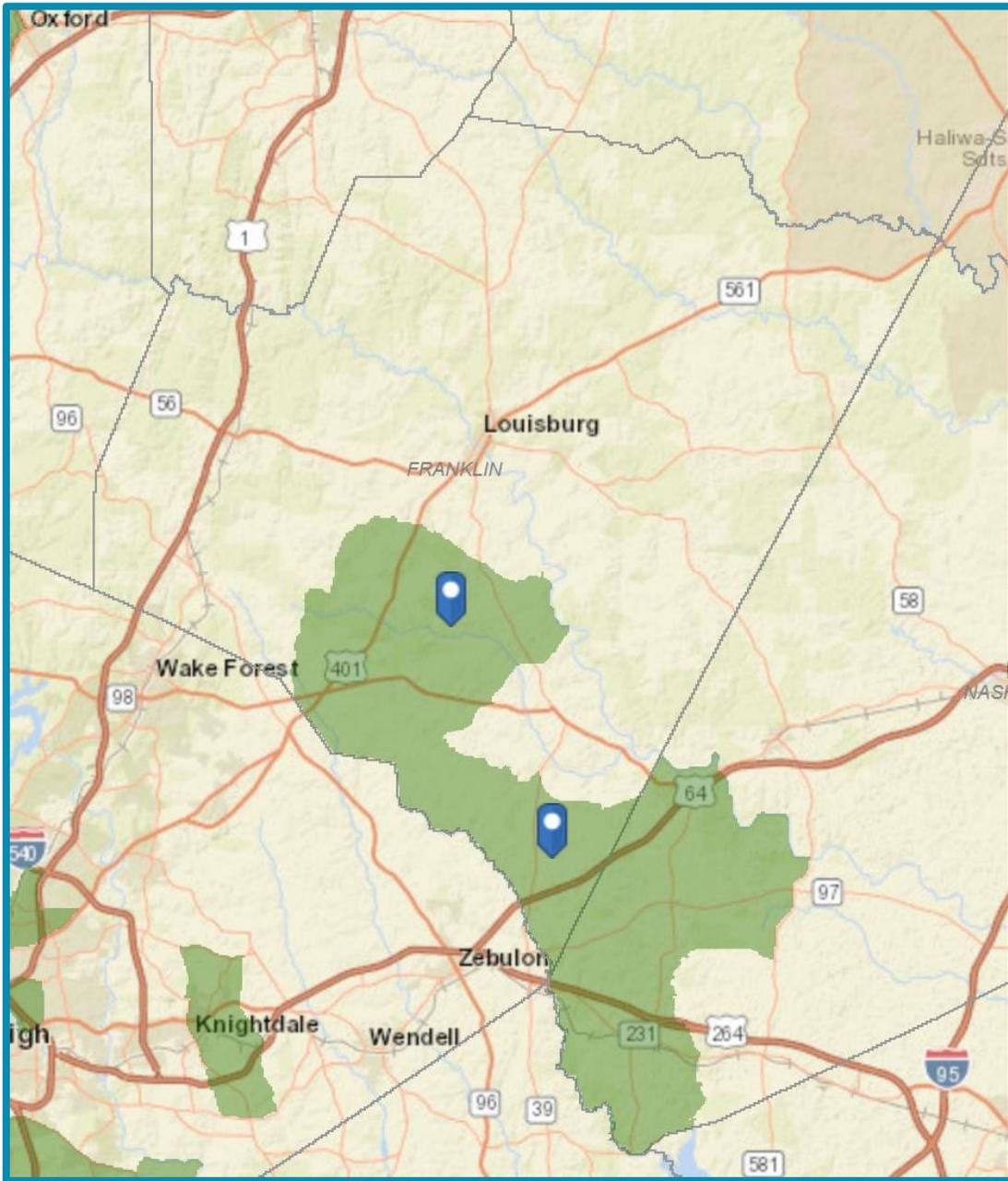


Development Status

-  Civic
-  Protected Open Space
-  Developed
-  Underdeveloped
-  Undeveloped

Available Land





Temporary tax deferral for capital gains reinvested in an Opportunity Fund



Step-up in basis for capital gains reinvested in an Opportunity Fund

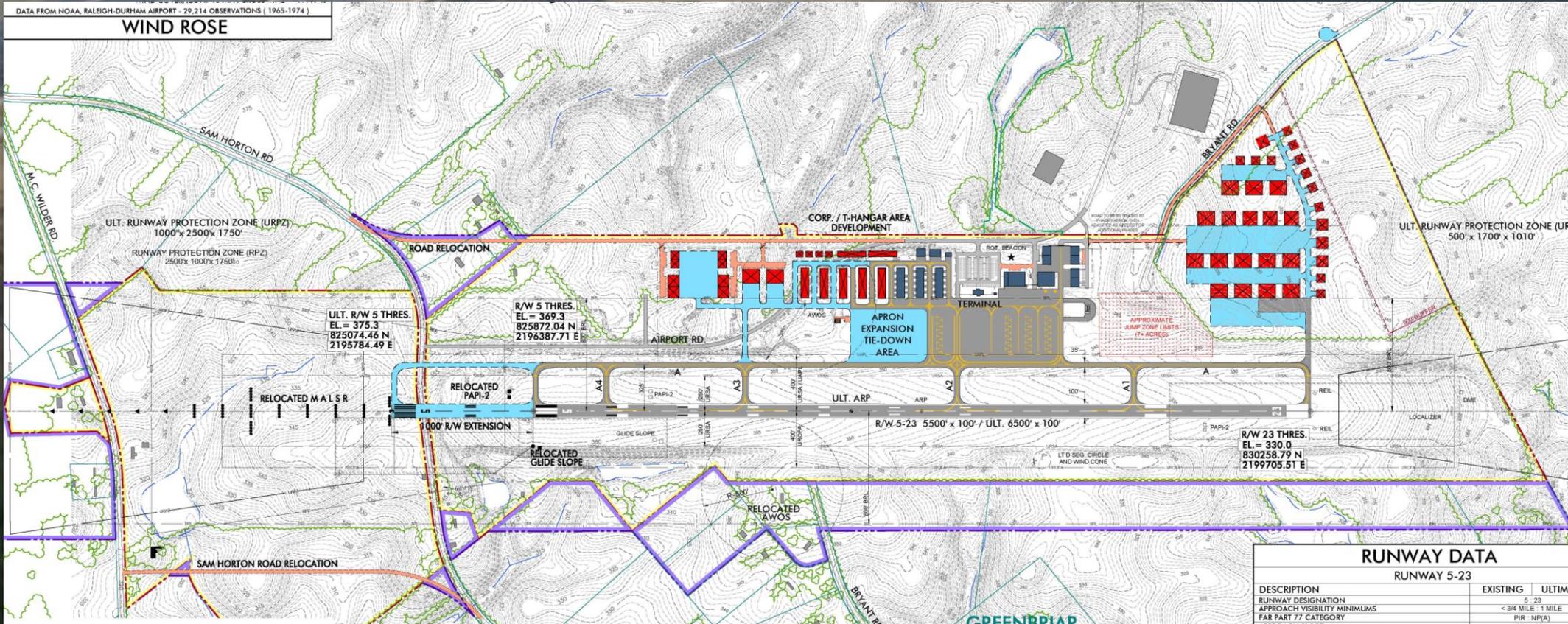


Permanent exclusion from taxable income of long-term capital gains

Opportunity Zones



- RDU alternative
- 130 planes based here, waiting list
- Expansion underway





The business park is a major selling point

Airport Opportunity





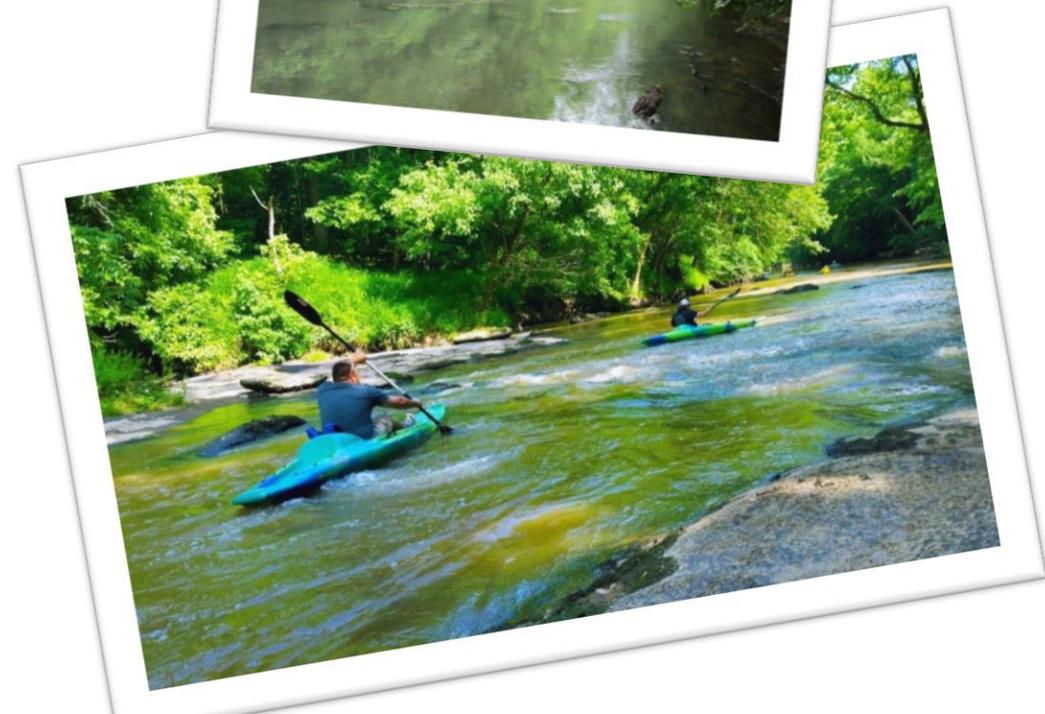
Quality of Life



55-Acre Family Farm Protected in Southern Franklin County

JANUARY 15, 2012

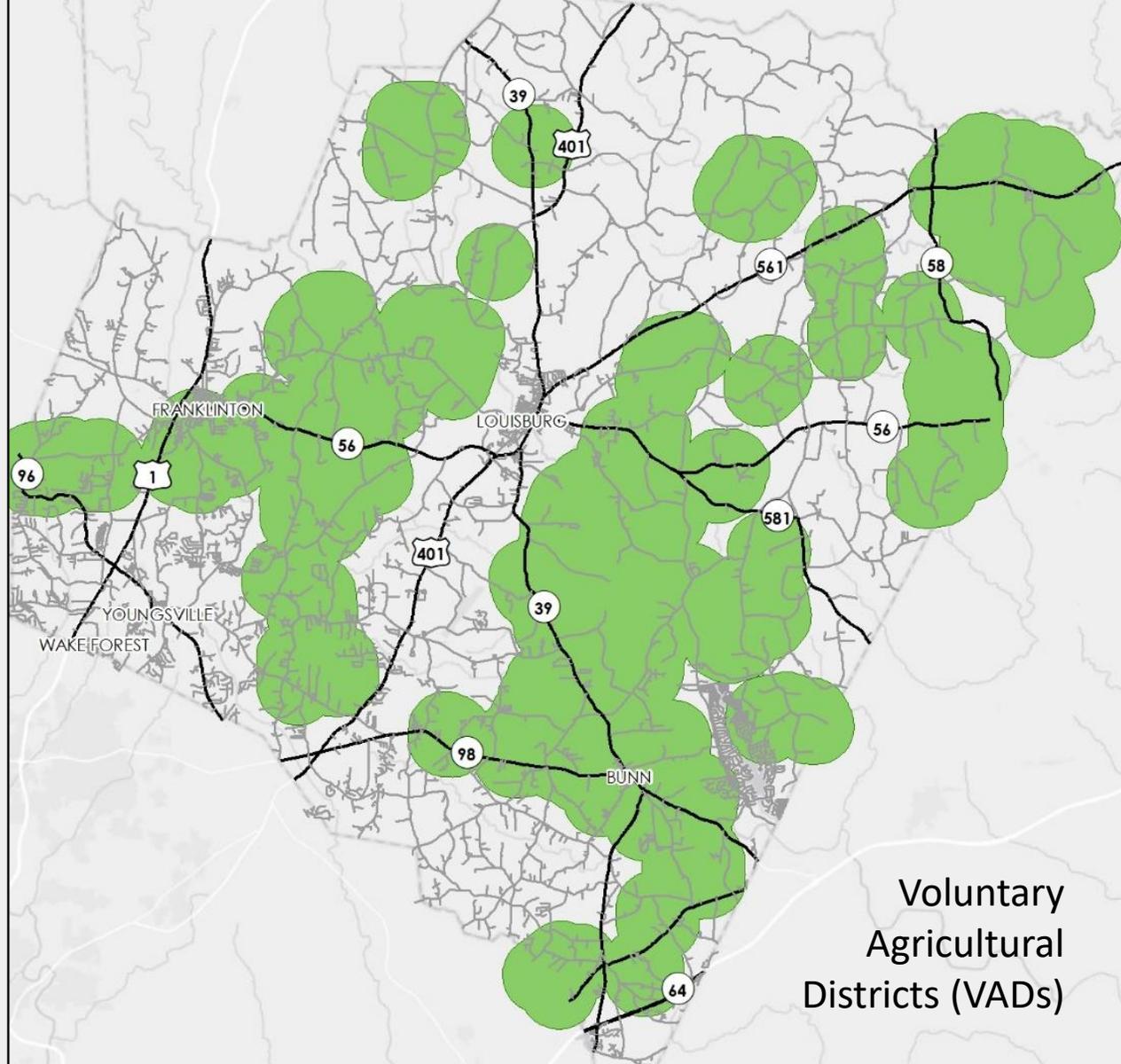
The fall of 2011 brought more acres of land under the protection of Tar River Land Conservancy (TRLC). Tracey Gay and husband Keith Fields of Hendersonville added their beautiful Franklin County farm to the list of sites protected by conservation easements held by TRLC. The Gay Farm, which has been in Mrs. Gay's family since 1945, is located two miles south of the Town of Bunn on NC Highway 98. Mrs. Gay initially approached TRLC in the spring of 2010 to ask for help to preserve the farm from future development. Thanks to the support from several partners, TRLC, Mrs. Gay, and Mr. Fields signed a conservation easement agreement to permanently protect all 55 acres of the farm in October 2011.



- 538 farms*
- 3,831 parcels
- ~1/3 of county (107,967 acres) in farmland*
- 15,791 acres in VAD or EVAD
- 500+ employed (~1%)



*AgCensus 2017



58

The average age of a farmer in Franklin County today.



2 OF TOP PRIORITY HEALTH CONCERNS:

(1) Access to Health Services, and



56
Franklin County's Quality of Life ranking (out of 100 NC counties)
--County Health Rankings and Roadmaps



(2) Exercise, Nutrition and Weight



69%

Survey respondents that have desire to use parks, other rec facilities, and programs to meet H&W needs

51

Survey respondents who would be more physically active if they lived closer to parks, walking trails, or greenways

58%

Survey respondents that agree public parks add to the Quality of Life in community



Draft Goals

- Long-term conservation of Franklin County's rural/agrarian heritage and sustainable agriculture.
- The best possible quality of life for Franklin County's citizens.
- Growth management that effectively directs development activity towards those areas that have existing or planned infrastructure capacity to adequately support the nature and intensity of anticipated and proposed land uses.
- Conservation of the community's natural and cultural features that contribute to the character, aesthetic quality, and social fabric of the county.
- Preservation of the environmental quality of the county and integrity of its natural resources, including water, air, forests, plant and animal habitats, prime farmland soils, and wetlands.



Draft Goals

- Residential areas that offer a variety of housing options in terms of type, size, cost, and location.
- An expanded and connected recreation system that meets the needs of the existing and future populations.
- A balanced tax base and tax revenue generation commensurate with growth.
- A stable economy that continues to flourish with job creation in growing industry sectors.
- A multimodal transportation network that is safe, efficient, and connected.
- Adequate and affordable infrastructure.



A photograph of a public meeting or community engagement session. Several people are gathered around informational posters. The posters are titled 'PARKS + RECREATION', 'NATURAL RESOURCES', 'WE VALUE YOUR FEEDBACK', 'ECONOMIC DEVELOPMENT', and 'COMMUNITY'. The scene is overlaid with a semi-transparent dark box containing white text.

Please join us at the
stations to learn more,
share ideas, and voice
concerns



Stay Involved!

Go to the website for information, meeting dates and surveys:

www.franklincountync.us

Or contact County staff:

919.496.2909



Thanks!

