

---

.....  
.....SECTION II: PROJECTED LAND DEVELOPMENT ANALYSIS

A. Population Projection

1. **General Discussion**

In this section, recent trends in Franklin County's population and housing characteristics will be utilized to project population growth and housing characteristics in the county through the year 2010. Map 14 indicates that between the years 2000-2010, Franklin County is expected to have one of the highest net in-migration rates in the state. As a result, development can be expected to have a progressively greater impact on Franklin County in the years to come.

As development continues, resource protection and preservation of the county's character will assume greater significance in the public eye. Continued development within Franklin County's planning jurisdiction will strain the capacity of the existing transportation system; increase demand for county-supplied water, as well as wastewater treatment and solid waste disposal services; and place increasing demands on schools, recreational facilities, law enforcement agencies, fire departments, and administrative/regulatory agencies.

It should be noted that during the development of this land use plan it became evident that Franklin County could benefit from increasing its efforts toward tracking building permit and subdivision activity. Although records are kept on file, monthly and/or annual tabulations of building permit and subdivision activity are not made. Therefore, it places the county's staff in a difficult position when they are asked to provide a historical summary of development activity in the county.

It is also necessary that the county maintain its records in such a manner as to separate county permit and subdivision activity from that taking place in incorporated areas. At the present time, it is difficult for the county to quantify how fast it is growing independent of its municipalities. It is important to make this distinction because a large portion of the county's planning should be directed towards serving its unincorporated population rather than Franklin County as a whole.

It is recommended that Franklin County review the current policies and recordkeeping procedures of its Central Permit Division. Following review, an informed decision could be made regarding the direction the Central Permit Division should head in addressing this need.

An informed analysis of where and how fast development will occur is crucial to the development of land use policies for Franklin County's future growth. The remainder of this section of the plan is intended to provide the county's policy makers with some insight on the rate and directions of growth in the county as well as the demand for additional public facilities.

## MAP 14 - IN-MIGRATION RATES

## 2. Year-Round Population Projections

The following tables express the population forecast for Franklin County through the year 2010. These figures were calculated using population projections compiled by the North Carolina Office of State Planning. Table 37 “Total Population by Age and Percent Change,” and Table 38 “Population and Percent Increase by Race and Sex,” were also compiled from data provided by the Office of State Planning.

Table 35 provides a general indication of how Franklin County’s population may be distributed among its municipalities and unincorporated areas through the year 2010. Franklin County, including its incorporated population, may become home for approximately 9,729 additional people by the year 2010.

Table 35  
Franklin County  
Summary of Projected Population Growth, 1999-2010

Municipality	1999	2000	2005	2010	Net Gain
Louisburg	3,651	3,720	4,056	4,433	782
Centerville	137	140	153	168	31
Bunn	428	435	474	518	90
Youngsville	586	597	650	712	126
Franklinton	2,289	2,332	2,543	2,779	490
Total Incorporated	7,091	7,224	7,876	8,610	1,519
Unincorporated	38,255	38,798	42,518	46,465	8,192
Total County	45,346	46,022	50,396	55,075	9,729

Source: North Carolina Office of State Planning; extrapolation of data for individual areas for 2000-2005 by Holland Consulting Planners, Inc.

Table 36 provides a summary of estimated population growth rates for the unincorporated portion of Franklin County. It should be stressed that these are estimates based on historical county population trends. Therefore, it is conceivable that growth in Franklin County could actually exceed the estimates provided. This fact further supports the county’s need to review the current policies and recordkeeping procedures of its Planning Department. Improved recordkeeping techniques could enable the county to quantify growth as it occurs. As a result, any changes in the rate of development experienced by the county could be recognized.

Table 36  
Franklin County  
Average Annual Population Growth Rate and Percentage Change, 1999-2010

Area	Average Year-Round Population Growth Rate			Population Percent Change
	1999-2000	2000-2005	2005-2010	
Unincorporated Franklin County	1.491%	9.504%	9.284%	21.5%

Source: Holland Consulting Planners, Inc.

The county's growth rate is expected to be considerably higher than the North Carolina rate over the next ten years. From 1999 to 2010, the state population is estimated to show a 15% increase compared to 21.4% for Franklin County as a whole.

Table 37 indicates that the fastest growing age groups in Franklin County may be those ages 45-54, 55-64, and 65-74. This will place an additional demand on medical services and facilities in the county. Although not as significant in terms of sheer numbers, the county's school aged (5-17 years) population is also expected to experience growth. Franklin County Schools will need to plan their facilities to accommodate approximately 1,160 additional students by the year 2010. The median age for Franklin County in 1998 was 36 and is projected to increase to age 38 by the year 2010. Franklin County's projected median age for the year 2010 parallels that of the state as a whole (38.3 years). Because of rapid growth/development, the school age population forecasts may prove to be low.

Table 37  
Franklin County  
Total Population by Age and Percent Change

Age	1999	2000	2005	2010	% Change
0-4	2,896	2,902	3,056	3,253	12.3%
5-17	8,122	8,267	8,797	9,282	14.3%
18-24	4,280	4,368	4,937	5,429	26.8%
25-34	6,708	6,592	6,706	7,186	7.1%
35-44	7,446	7,522	7,803	7,848	5.4%
45-54	6,093	6,371	7,408	8,258	35.5%
55-64	4,144	4,277	5,392	6,658	60.7%
65-74	3,116	3,141	3,402	4,092	31.3%
75 and up	2,541	2,582	2,895	3,069	20.8%
Total	45,346	46,022	50,396	55,075	21.5%

Source: Office of State Planning and Holland Consulting Planners, Inc.

As indicated in Table 38, Franklin County's white population is expected to increase 31.3% between 1998-2010. This growth will parallel the overall population increases taking place in the county. The forecasted increase in the county's non-white population is only 7% over the same period. This growth is reflective of the predominantly white (68%) nature of the county's population. The female population occupies a slightly higher percentage of the county's population than the male population (52:48). However, the male growth rate over the next eleven years will exceed that of the county's females by 2%.

Table 38  
Franklin County  
Population and Percent Increases by Race and Sex

Category	1998	2000	2005	2010	% Change
Total White	30,193	31,619	35,597	39,636	31.3%
Males	14,734	15,525	17,512	19,499	32.3%
Females	15,459	16,094	18,085	20,137	30.3%
Total Non-White	14,245	14,403	14,799	15,242	7.0%
Males	6,581	6,683	6,793	6,996	6.3%
Females	7,664	7,720	8,006	8,246	7.6%
Total Males	21,378	22,192	24,285	26,735	25.0%
Total Females	23,060	23,830	26,111	28,340	22.9%
Total County	44,438	46,022	50,396	55,075	23.9%

Source: Office of State Planning and Holland Consulting Planners, Inc.

### 3. Seasonal Population

The population in Franklin County does not show significant seasonal variation. Tourism is not a significant contributor to the county's economy. Although there are some vacation properties in the Lake Royale area that are utilized on a seasonal basis, they have no impact on the overall annual population of the county.

### 4. Projected Housing Characteristics

The population data provided in Table 35 indicated that between 1999 and 2010, Franklin County's unincorporated population may be expected to increase by 8,192 persons. In addition, the forecast number of persons per household is expected to average 2.53 over the next eleven years. Based on a population increase of 8,192 persons and an average of 2.53 persons per household, there will be a demand for approximately 3,238 additional housing units in the county between 1999 and 2010.

Table 39 is intended to provide a general idea of how the demand for 3,238 housing units might be distributed among the various structure types. These figures have been determined based on the distribution of housing units included in the 1990 US Census.

Table 39  
Franklin County  
Projected Demand for Housing Units by Type, 1999-2010

Units in Structure	# of Units by Year 2010	% of Total
Single Detached Unit	2,092	64%
Single Attached Including Row	29	1%
2 to 4 units	77	2%
5 to 19 units	15	1%
20 units or more	9	1%
Mobile Home or Trailer	1,016	31%
Total	3,238	100%

Source: 1990 US Census and Holland Consulting Planners, Inc.

Out of 3,238 total housing units estimated to be constructed during the planning period, 2,092 may be single-family, 130 multi-family, and 1,016 may be mobile homes. It should be stressed that these figures are intended to provide a general idea of housing demand. Any changes in the county's growth patterns driven by such things as the local economy, could have an effect on the validity of the figures provided.

The majority of the residential development during the planning period is expected to take place in the southern portions of the county, south of Louisburg, along Highways 1 and 401, and around the Youngsville-Franklinton area. As county infrastructure is increased, the locations of water and sewer lines could have a role in determining where clusters of growth take place. The county is already proposing to extend a water line between the municipalities of Bunn and Youngsville. This should serve to stimulate residential development along the southern fringe of the county.

Based on the population forecasts provided by the Office of State Planning, current subdivision activity, and building permit issuance, substantial development is inevitable in Franklin County. It will take a concentrated effort from the county's staff, Planning Board, and Board of Commissioners to maintain the rural atmosphere of the county. As previously discussed in this plan, it is important that the county look for additional ways to quantify the growth that is occurring throughout the county. This issue is addressed in the policy statement section of this plan.

## B. Projected Economic Development Trends and Related Land Use Issues

### 1. **General Economic Projections**

Table 40 provides a forecast of growth in Franklin County's industrial sector from 2000-2010. During the period, overall economic growth is anticipated. The earnings for income producing industries are expected to increase approximately 30% while total industrial employment is expected to increase over 11%. The Services sector combined with Manufacturing and Retail Trade will continue to comprise the majority of the county's employment.

Table 40  
Franklin County  
Growth of Income Producing Industries, 2000, 2005, 2010

	2000	2005	2010	% Change '00-'10
<u>Total Earnings (Mil '87\$)*</u>	170.24	194.04	221.70	30.2%
Farm	7.63	7.64	7.87	3.1%
Agricultural Serv., Other	2.15	2.48	2.83	31.6%
Mining	0.60	0.72	0.84	40.0%
Construction	9.98	11.21	12.60	26.2%
Manufacturing	42.46	47.77	53.91	27.0%
Trans., Comm., & Publ. Util.	4.82	5.29	5.84	21.2%
Wholesale Trade	4.87	5.53	6.31	30.0%
Retail Trade	20.39	23.86	27.91	36.9%
Finance, Ins., & Real Estate	3.81	4.22	4.69	23.1%
Services	40.12	47.45	55.94	39.4%
Federal Civilian Govt.	1.77	1.86	1.97	11.3%
Federal Military	0.77	0.81	0.86	11.7%
State and Federal Govt.	30.89	35.21	40.13	29.9%
<u>Total Employment (000s)</u>	11.14	11.76	12.42	11.5%
Farm	0.98	0.88	0.81	-17.3%
Agricultural Serv., Other	0.18	0.20	0.21	16.7%
Mining	0.03	0.03	0.03	0.0%
Construction	0.57	0.60	0.64	12.3%
Manufacturing	2.30	2.36	2.41	4.8%
Trans., Comm., & Publ. Util.	0.19	0.19	0.20	5.3%
Wholesale Trade	0.22	0.24	0.25	13.6%
Retail Trade	1.88	2.08	2.31	22.9%
Finance, Ins., & Real Estate	0.37	0.39	0.40	8.1%
Services	2.59	2.84	3.10	19.7%
Federal Civilian Govt.	0.07	0.07	0.07	0.0%
Federal Military	0.12	0.12	0.12	0.0%
State and Federal Govt.	1.64	1.75	1.87	14.0%

\*Note: All data is given in 1987 dollars.  
Source: Woods and Poole, 1992.

The rank of industry types in Franklin County in 2000 and 2010 is provided in Table 41. Very little change in the rankings is expected to occur. The most significant change will be the drop in Agricultural Services employment. The Services industry may be expected to replace Manufacturing as the leading earnings sector.

Table 41  
Franklin County  
Rank of Industry by Earnings and Employment, 2000 and 2010  
(Including the County and the Municipalities)

Industry	Earnings Rank		Employment Rank	
	2000	2010	2000	2010
Farm	6	6	5	5
Agricultural Serv. Other	10	10	10	8
Mining	13	13	13	13
Construction	5	5	6	6
Manufacturing	1	2	2	2
Trans., Comm., & Publ. Util.	8	8	9	10
Wholesale Trade	7	7	8	9
Retail Trade	4	4	3	3
Finance, Ins. & Real Estate	9	9	7	7
Services	2	1	1	1
Federal Civilian Government	11	11	12	12
Federal Military	12	12	11	11
State and Local Government	3	3	4	4

Source: Holland Consulting Planners, Inc.

Projected economic trends and land use issues for specific industries are outlined in the following sections.

## **2. Agriculture and Forestry**

During the 10 year planning period, farm employment is expected to decline by -17.3%. However, overall farm income will increase slightly. A slight decrease in total farm/forestry acreage is anticipated. Consolidation of some cropland may be expected, resulting in more efficient farm production. Continued forestry production, especially in the northern section of the county, will continue to be an important part of the county's overall economy.

As previously discussed in the Existing Land Use section of this plan, the conflict between the preservation of open space/agricultural/forestland and development will become increasingly apparent in the future. The county addresses the preservation of prime farmland in the Policy Statement section of this plan.

### **3. Manufacturing**

According to the data compiled by Woods and Poole, manufacturing employment can be expected to increase slightly while the earnings associated with manufacturing will increase substantially. However, it is likely that manufacturing employment will also show significant gains during the next ten years. The Franklin County Industrial Development Commission will continue vigorous and effective industrial recruitment efforts. Their efforts will lead to new industries locating in Franklin County and additional employment opportunities. In addition, the fact that industrial uses occupied only 372 acres county-wide in 1983 compared to 3,290 acres in just the unincorporated portion of the county in 1999 indicates a trend of industrial growth. The Industrial Development Commission has indicated that they will target light industries that do not require large amounts of water to operate. Industrial development within the county's industrial parks will be encouraged. At the time this plan was drafted, the Franklin Park Industrial Center was approximately 95% developed while the Youngsville Commerce Center and Youngsville Commerce Center South were only 10% and 15% developed, respectively. In addition to the anticipated industrial park development, new industries will also likely locate along US 1 and NC 56 between Franklinton and Louisburg. Franklin County may wish to consider rezoning certain areas of the county for industrial use if areas are found to be more appropriate for industrial development than existing zoning reflects. Buffers should be established between industrial and non-industrial land uses.

Major industrial development issues will be:

- Provision of water and sewer utilities;
- Development of additional industrial park sites;
- Improved ground transportation network;
- Attracting the types of industries desirable to Franklin County;
- Competition with neighboring counties for new industries;
- Coordination of industrial development with regulatory controls such as 404 wetland permit requirements.

### **4. Finance and Real Estate**

Employment in the finance and real estate category is expected to increase by 8.1% by 2010. However, the employment sector will retain its ranking in both employment and earnings during the ten year period, ranked 7<sup>th</sup> and 9<sup>th</sup>, respectively. It is anticipated that retirement housing will comprise a larger percentage of Franklin County's housing inventory. The rates of subdivision approval and building permit issuance will remain high. Residents of Franklin County have identified a need for a greater variety of housing and for additional housing in the county. Major issues confronting finance and real estate will include:

- Water and sewer service availability;
- Soils suitability in areas not served by sewer service;
- Capability of the county to provide services to accommodate growth;
- Ability of the county to quantify growth and the demand for services;
- Need for a greater variety of housing and for additional housing.
- Preservation of farmland and open space as development continues.

## **5. Wholesale and Retail Trade and Services**

Wholesale trade will remain constant through 2010 in its earnings rank while the wholesale trade employment rank will drop from 8<sup>th</sup> to 9<sup>th</sup>. Retail trade will remain constant over the next ten years in both earnings and employment rank. Most wholesale/retail trade will occur in the municipalities. By 2010, the provision of services will be the most significant employment sector within the county in terms of both employment and earnings. Total services earnings are expected to increase by 39.4% from 2000 to 2010. It should be noted that there is an apparent shortage of commercial business in Franklin County and an increasingly expanding market. Therefore, it is highly likely that there will be significant increases in both service employment and earnings during the next ten years.

## **6. Government Employment**

Federal civilian and military employment and earnings are rather insignificant in Franklin County when ranked among all of the employment sectors. However, state and local government earnings and employment are expected to have a ranking of 3<sup>rd</sup> and 4<sup>th</sup>, respectively, between 2000-2010. In addition, between the years 2000-2010, state and local government earnings are expected to increase by almost 30%.

### **C. Public Facilities Development Needs and Land Use Issues**

#### **1. Introduction**

The purpose of this section of the land use plan is to identify the demand for new or improved public facilities based on the projections that have been provided in Parts A and B of this section. In addition, public facilities improvements which have already been planned are discussed.

#### **2. Water System**

As discussed in Section I, the Franklin County Department of Water and Sewer (FCDWS) has constructed waterlines between Louisburg and Franklinton and Franklinton and Youngsville. The FCDWS purchases water from the towns of Franklinton and Louisburg and sells water to the Town of Youngsville. According to FCDWS staff, the total combined capacity of the water system is 6.0 million gallons per day (MGD). At the present time, the demand for water is approximately 2.2 MGD or 37% of capacity.

As indicated on Map 15, Franklin County is proposing 65 miles of new waterline in two phases. Phase I generally includes the extension of water service from Youngsville to

Bunn, from SR 1147 to NC 56 along Mays Crossroads Road, north up Cedar Creek Road from NC 2 to Hicks Road and proceeding north up Hicks Road approximately one mile, west of US 1 along NC 96 and John Mitchell Road, and along US 1 from Franklinton to the Vance County line.

MAP 15 - WATER AND SEWER

Phase II generally includes the extension of water service from the Town of Bunn to Lake Royale, from Mays Crossroads Road to NC 56 along Peach Orchard and Timberlake Roads, further north up Hicks Road proceeding west along Winston Road to US 1, and from Holden Road to John Mitchell Road along Mitchell and Green Roads.

Although there is presently an ample supply of water to meet the demands of the county's water system, Franklin County is investigating future sources. At the present time, the most likely scenario will be the extension of waterline up US 1 to the City of Henderson. In this event, Franklin County would purchase approximately 3 MGD from the city. However, there are concerns among some residents of Franklin County relating to the future capacity of the Kerr Lake reservoir where Henderson receives its water. These concerns stem from the fact that there are a number of water suppliers north of Kerr Lake looking for future water sources, and there is the potential that waterlines may be extended across state lines to Kerr Lake.

### **3. Wastewater Disposal**

At the present time, there are no elaborate plans to expand the county's sewer system. The only areas where new sewer extensions have been planned are from US 1A near the Youngsville Commerce Center northeast to Cedar Creek Road and a short stretch between Holden Road (SR 1147) and NC 96 (see Map 15).

As discussed in Section I, the Franklin County WWTP has a permitted capacity of 1 MGD. At the present time, this facility treats approximately 0.4 MGD. Therefore, there is a surplus capacity of approximately 0.6 MGD available for future development. However, approximately 36% or 0.2 MGD of the existing surplus capacity has already been committed, leaving an actual balance of 0.4 MGD.

State regulations require WWTP operators to begin planning expansions when treatment facilities reach 80% of their designed capacity. In addition, planning must be complete and construction initiated by the time treatment facilities reach 90% of their designed capacity. As a result, Franklin County will need to begin planning to increase its wastewater treatment capacity within the next two years.

It is especially important for Franklin County to maintain adequate wastewater treatment surplus capacity in order to attract new industries to the area. The provision of sewer service is high on the list of amenities that industries look for in siting new facilities.

Because of the limited geographic area served by wastewater treatment systems in the county, the vast majority of Franklin County's unincorporated residents will continue to rely on private septic systems for wastewater disposal.

### **4. Solid Waste Disposal**

At the time this plan was drafted, solid waste disposal may very well have been the most controversial issue facing Franklin County. As discussed in Section I, the Franklin County landfill closed in April, 1994. At that time, Franklin County entered into

a five year contract (April, 1994 to April, 1999) with Waste Management, Inc., of Raleigh/Durham to provide hauling and disposing of all solid waste from Franklin County. In April, 1999, the contract with Waste Management, Inc., was renewed for a two year period (April, 1999 to April, 2001). However, Waste Management, Inc., only provides hauling from the county's transfer station to the Roxboro landfill. Franklin County has a separate contract with Waste Industries to haul solid waste from the county's convenience centers to the transfer station. This contract will be up for renewal in January, 2000.

Franklin County anticipates rebidding the contract for the transport of solid waste from its convenience centers to the transfer station in January, 2000. Franklin County will continue to investigate other disposal options during the next two years. Future options include: construction of an incinerator, county local landfill, a regional landfill, or a new improved transfer station with closer landfill options.

The Franklin County Solid Waste Task Force (FCSWTF), which was recently expanded from 5 to 15 members, was appointed by the county's Board of Commissioners to study the county's solid waste disposal options and make a recommendation. However, prior to the FCSWTF making its final recommendation, the county may need to pursue the construction of a new improved transfer station. The county's existing transfer station located at the Old Franklin County landfill site is in need of replacement. The initial reaction from the FCSWTF is to replace the existing transfer station now so that the FCSWTF will have the time to investigate all of the county's remaining options for long-term solid waste disposal.

Franklin County's proximity to the Triangle and large populations, combined with the fact that the county has a great deal of vacant land, may make it desirable to many private waste management companies for siting facilities. Herein lies the controversial issue over whether to allow or prohibit landfills and hazardous waste dumps in the county. Most recently, Waste Management, Inc., has approached Franklin County about the possibility of constructing a regional landfill on approximately 1,000 acres near the Gupton community. This issue is addressed in the policy statement section of this plan.

Franklin County will continue to pursue an active campaign to promote recycling efforts including community meetings, working with the schools, radio broadcasts, newspaper ads, and handouts. Whatever long-term solid waste disposal scenario the county chooses to pursue, recycling will play a crucial role in its success.

Franklin County plans to add containers for additional recyclable materials at its convenience centers as well as adding materials to the banned waste disposal list. Corrugated cardboard and aluminum are banned from waste disposal at this time. Newspaper, magazines, or glass may be added in the next two years. All banned materials must be recycled and cannot be disposed in the normal daily waste. Industrial participation in recycling efforts will also be encouraged. Table 42 summarizes Franklin County's recycling goals through the fiscal year 2000-2001.

Table 42  
Franklin County  
Recycling Projections, FY1998-1999 to FY2000-2001

Material	1998-99 Tons	1999-00 Tons	2000-01 Tons
Newspaper	946	1,174	1,396
Magazines	18	36	72
Paper	125	156	187
Cardboard	335	478	621
Glass	444	554	664
Aluminum	17	21	26
Mixed Plastic Bottles	45	56	67
Foam, Other Plastic	54	75	96
Steel Cans	10	12	15
Scrap Metal	550	600	650
Compost	3,500	3,900	4,300
Batteries	10 (500#)	12 (600#)	14 (700#)
Used Oil	37 (10,710 gal.)	44 (12,800 gal.)	53 (15,296 gal.)
Tires	196	207	218
Total	6,287	7,325	8,379

Source: Franklin County Solid Waste Management Plan.

The following provides a summary of the county's solid waste management goals through fiscal year 2005-2006. These goals are included in the Franklin County Solid Waste Management Plan.

- 1998-99
  - Promote recycling at the convenience centers.
  - Establish an antifreeze collection site.
  - Promote grass cycling with compost display.
  - Improve industry waste reduction program.
  - Add materials to the banned waste disposal list (newspaper or glass).
  - Develop an office paper recycling program for all county buildings.
  - Investigate a construction/demolition landfill site.
  - Send out request for proposals for all solid waste services.
  - Apply for a grant to establish a Region K recycling facility.
  
- 1999-00 Through
  - Improve convenience site efficiency.
  
- 2005-06
  - Promote recycling through the residents, schools, government offices, and industry.
  - Develop a “Swap Shop” area for used materials.

- Consider hiring a Solid Waste Enforcement Officer.

## 5. Educational Facilities

New and improved educational facilities will be needed in Franklin County to meet the demands of a growing population. Between the years 1999 and 2010, the school aged population of the county may be expected to increase from 8,122 to 9,282. This amounts to a net increase of 1,160 new students.

Planning standards for schools take into account three factors, including the number of students per classroom, student/teacher ratio, and floor space in square feet, and differ for various levels of education. In a K-5 environment, the following standards apply: 22 students per teacher and 90 square feet per student. In a junior high, the standards are increased to 20 students per teacher and 120 square feet per student, while in high school, the teacher/student ratio changes to 19 and square footage per student is increased to 150. In all three environments, 20 students per classroom is the planning standard.

Based on the 1998-1999 school year enrollment, 52% of the total students enrolled were in elementary school, 25% in middle school, and the remaining 23% were in high school. Assuming this distribution, the following additions will be required prior to 2010:

Grade	New Students	New Teachers	Additional Sq. Ft.
K-5	603	27	54,270
6-8	290	15	34,800
9-12	267	14	40,050
Total	1,160	56	129,120

As indicated above, between 1999 and 2010, Franklin County will need to hire 56 additional teachers and construct 129,120 square feet of additional classroom space to meet anticipated demand. However, it should be stressed that these figures are merely estimated and are based on historical demographic trends. Franklin County schools must continuously re-evaluate the demand for improvements in light of the fact that Franklin County is changing so rapidly.

At the present time, the county plans to construct two additional elementary schools and provide renovations and additions at all of the existing schools in the county. The county is currently facing a shortage of teachers. However, this problem is not unique to Franklin County.

The following excerpt taken from the Franklin County Chamber of Commerce’s website ([chamber@FranklinCoNCChamber.com](mailto:chamber@FranklinCoNCChamber.com)) reflects the dedication of the Franklin County school system towards providing adequate services:

“Continued Dedication: We face the 21<sup>st</sup> century with renewed determination. Determination to continue to improve student performance and provide the best

educational opportunities for our students. We must continue to place a premium on excellent teachers, good instruction, high expectation, and modern, safe schools which can be utilized to make a difference in the lives of our young people. The price for quality schools and well-prepared students is high, but the cost of poor schools and students that are ill-prepared is much, much higher.”

## 6. Transportation

In 1990, the North Carolina Department of Transportation Planning and Research Branch completed a thoroughfare plan for Franklin County. This plan identifies transportation deficiencies and prioritizes improvements. The following priorities and cost estimates are provided in the county's Thoroughfare Plan.

Table 43  
Franklin County  
Improvement Priorities and Cost Estimates

Route and Section	Cost (\$1000)
1. US 401, Wake C. to NC 56 (10.7 Mi)	17,000
2. US 401, Main St. in Louisburg to NC 39 (4.4 Mi)	7,500
3. NC 56, US 401 to SR 1120 (7.9 Mi)	12,700
4. NC 56, US 1A to Wilson St. in Franklinton (0.4 Mi)	300
5. NC 39, NC 98 to Bunn (0.3 Mi)	305
6. NC 39, Bunn to Louisburg (9.2 Mi)	6,000
7. NC 96, US 1 to SR 1140 (1.0 Mi)	600

Source: Franklin County Thoroughfare Plan, 1990.

In addition, the 1998-2004 North Carolina Transportation Improvement Program included the following improvements:

Route/City	State ID No.	Location and Description	Length (MI)	Total Est. Cost (\$1000)	Schedule
US 401	R-2814	North of SR 2044 to NC 39 in Louisburg. Widen roadway to a multi-lane facility	18.5	57,300	1998-2004
US 401-NC 39	R-3608	Louisburg, US 401-NC 39 (Bickett Boulevard), NC 56-581 (Nash Street) to SR 1229 (Main Street). Widen roadway to multi-lanes	1.3	4,700	Identified future need
NC 39	B-3172	Cedar Creek. Replace bridge no. 43	—	503	Construction - FFY99
NC 58	B-2135	Sandy Creek. Replace bridge no. 37	—	887	Under construction
NC 58	B-2972	Red Bud Creek. Replace bridge no. 22	—	305	Construction - FFY01

Route/City	State ID No.	Location and Description	Length (MI)	Total Est. Cost (\$1000)	Schedule
SR 1001	B-2136	Crooked Creek. Replace bridge no. 95	–	1,275	Under construction
SR 1101 SR 1203	B-3052	Tar River. Replace bridge no. 9	–	860	Construction - FFY00
SR 1146	B-2973	Camping Creek. Replace bridge no. 151	–	245	Construction - FFY98
SR 1412	B-3173	Sandy Creek. Replace bridge no. 49	–	452	Construction - FFY00
Louisburg	E-3804	Community bike trail: Old railroad depot to the new Vance-Granville Community College campus. Paved bicycle path on abandoned rail corridor	2.5	–	Scheduled for feasibility
US 1	W-2949	South of US 1A to north of SR 1133. Construct left turn lanes at existing median openings	2.5	350	Identified future need
Youngsville	Z-3436 A	Winston Street at CSX transportation crossing 630 529J. Safety improvements	–	75	Funded - Construction not authorized

Note: All schedules subject to availability of funds.

It will be difficult for NCDOT to keep construction projects on course with demand as fast as the county is experiencing growth. The improvements that are currently taking place to US 401 should greatly improve commutes from Franklin County to Raleigh.

No improvements are needed or anticipated to take place at the Franklin County Airport. According to airport staff, this facility will be adequate in meeting the county's demand over the next several years.

## 7. Recreation

The Franklin County Parks and Recreation Department with assistance from the Franklin County Recreation Advisory Board recently completed a Comprehensive Parks and Recreation Master Plan. This plan will serve as a guide for future recreation expenditures for the next 10-15 years. The Master Plan includes the following recommendations based on an analysis of demand included in the plan:

- a. The direction of the department should primarily be resource based:
- Local recreation service providers such as parent-run sports leagues and municipal parks and recreation departments should be encouraged and supported by the department;
  - The department should provide coordination of county-wide sports programs through the establishment of a Sports Council but should not take over and operate local special interest programs;
  - The county should build and maintain facilities that permit municipalities and local community groups to concentrate on program administration and operation of their own programs;
  - The department should set up an incentive grant program designed to stimulate community interest in improvement or construction of special interest recreation and park facilities in their communities in compliance with the needs of the Master Plan and the specific needs of their community;
  - The county should focus its resources on facility development that adds diversity to the recreation resources of Franklin County;
  - The county should only offer programs that provide service on a county-wide basis.
- b. The department should maximize use of resources that already exist in the county and develop new opportunities for partnerships:
- Establish a partnership with the Franklin County Schools to co-develop parks on existing facilities and plan new facilities in concert to serve both educational and recreational needs;
  - Master plan existing recreational resources in the county;
  - Form partnerships with municipalities in the county to co-develop facilities;
  - Develop partnerships and enter into joint use agreements with private non-profit groups for utilization of their facilities as public parks.
- c. Provide facility needs through a comprehensive phasing plan (listed in priority order):
- Develop a new park in the Franklinton Recreation Service Area that will meet the unmet needs of the area;
  - Upgrade facilities at Edward Best Middle School and add the missing park elements needed by that community;
  - Develop a new park in the Bunn Recreation Service Area that provides facilities for the unmet needs of that area; preferably to be developed at the site of the new Bunn Middle School but also to incorporate additional adjacent acreage;
  - Develop a park in the Youngsville area that will satisfy the unmet needs of that area in conjunction with the business community and local municipal government;
  - Develop a centralized aquatics facility in the Louisburg Recreation Service Area to meet the overall county-wide need to provide

- access to a public swimming facility and to address issues to ensure public safety;
  - Create a county park in the Laurel Mill Recreation Service Area that incorporates the preservation of Laurel Mill and adds unique environmental elements to the county's recreation program. This particular park should serve all the residents of Franklin County in a unique way and serve as an attraction for local tourism from the Triangle area. Planning should be done in conjunction with local historical interest groups;
  - Perform an engineering evaluation on Perry School/Old Gold Sand Elementary School to determine its usefulness as a Recreation Resource.
- d. Identify and plan for greenways and open space:
- Implement planning strategies to identify trail corridors and greenway links throughout Franklin County that gives particular attention to abandoned rail corridors, utility easements, and the State Bike Trail;
  - Identify and preserve open space;
  - Establish a strategic greenway planning team.
- e. Market the recreational resources of Franklin County:
- Develop brochures, maps, and flyers to provide public awareness of the recreational resources in the county;
  - Serve as the primary source of information concerning recreation services and resources in the county.
- f. Develop funding sources and implement ordinances to support recreation efforts:
- Develop partnerships with the business and industrial community to provide recreational opportunities to their employees and to provide assistance in park development;
  - Change or modify existing planning ordinances to incorporate park development guidelines and park definitions;
  - Develop a park dedication ordinance that includes a fee-in-lieu option and seek legislative action to support its legality;
  - Adopt a reasonable fee schedule for recreation services keeping in mind the economic conditions that may exist in the county.
  - Apply for grant funding from federal, state, and private sources in order to maximize county tax dollars.
- g. The county should embark on a program of land acquisition to ensure that sufficient properties are available for future recreational needs:
- The county should review all properties that they currently own and evaluate their recreation potential;
  - Prior to the sale of acquired properties from tax lien, the county should evaluate their potential for recreational use;

- The county should seek donations of property for recreational purposes;
  - The county should enter into agreements and contracts for the use of land for recreational purposes;
  - The county should provide general funding for recreation consistent with funding levels in the surrounding area;
  - The county should seek grant funding from federal, state, and private sources in order to defray the costs of land acquisition and facility development.
- h. The county should develop county-wide programs:
- That provide opportunities for fitness and wellness;
  - To foster family interaction;
  - To provide for lifetime skills development;
  - Programs that would be difficult for individual areas to do on their own, but where county-wide participation would be significant enough for program success;
  - Operate a county-wide summer day camp program;
  - Seek partnerships with the Council on Aging to expand recreational opportunities to senior citizens and provide senior recreational services in each Recreation Service Area;
  - Youth recreational programs should provide an expansion of horizons and serve as a means of juvenile crime prevention.
- i. The following recommendations are non-prioritized and meeting these recommendations should be based upon opportunities that may arise, cooperation among diverse agencies, and funding available to pursue implementation:
- Due to the recent loss of recreational soccer facilities on school grounds because of the expansion of other athletic facilities and due to the rapidly increasing popularity of soccer as a recreational activity, in the Louisburg Township, develop a soccer complex composed of 6 soccer fields;
  - Develop bikeways and walking trails along the old CSX rail corridor from Louisburg to Franklinton that would run from the site of the Old Louisburg Depot to Vance-Granville Community College to the newly proposed park in Franklinton and on to the Old Depot in Franklinton;
  - Continue to develop greenway along the Tar River from Riverbend Park to the intersection of the Tar River with the Montgomery Lumber Company Railroad. Develop a canoe trail along the Tar River with put-in sites at four locations along this route;
  - Develop a trail along the Old Montgomery Lumber Company Railroad from the Nash County line across the Tar River through Bunn to the end of the rail line just northwest of Bunn;

- Develop a park with a campground in the vicinity of where the Tar River and Montgomery Lumber Company Railroad intersect;
- Provide access to Clifton Pond for fishing via a boat ramp where Clifton Pond Road crosses Clifton Pond. Acquire land for a small park adjacent to this area;
- Acquire land along major ponds and streams in the county for future recreational use such as Perry Pond, Mitchners Pond, and Jackson Pond;
- Acquire land where there are unique geological and natural formations for future park development;
- Provide enhancements to the State Bike Trail that runs from Nash County across southern Franklin County, through Youngsville to Wake County;
- Develop a trail system from Franklinton to Youngsville to Bunn tying together park elements and schools in those areas;
- Develop a community school recreation center and park in conjunction with establishment of a new elementary school in south central Franklin County;
- Develop trails and picnic areas at Louisburg High School and Louisburg College in conjunction with greenway development that ties these areas with other parks and greenways in the county;
- Develop mini-parks with playgrounds throughout the county in order to provide recreational facilities close to where people live;
- Based upon the willingness of several Recreation Service Areas (RSA) to trade off needs with each other, develop a centralized recreation facility. (In general, this will mean that if a RSA is not in a position to provide a delivery system for recreational services for that area, the services and facility needs those services require shall default to the current provider.)

The ability of a variety of agencies to work cooperatively and to develop consensus shall determine the manner and extent to which these needs shall be addressed:

- In Louisburg Township and in conjunction with the Town of Louisburg, Teamwork 2000, Louisburg College, Franklin Regional Medical Center, and the YMCA develop a centralized indoor-outdoor county recreational/ athletic/wellness complex in phases:
  - Phase 1: Acquisition of 80 to 120 acres of land in order to complete the remaining phases.
  - Phase 2: Walking Trails, playground, picnic shelters, picnic tables, parking, and restrooms.
  - Phase 3: Two each 200' baseball fields, two each 150' T-ball sized baseball fields, concession stand/restroom facility, and parking.

Phase 4: One each 300' youth 13-14 age division baseball field, one each regulation 15-18 age division baseball field, batting cages, and parking.

Phase 5: Two each multi-purpose football practice fields, two each adult softball fields, and parking.

Phase 6: County Recreation/Wellness Center with indoor swimming facility, classrooms, activity rooms, and indoor athletic facilities.

The completion of the county's Comprehensive Parks and Recreation Master Plan is the first step in ensuring that future population in Franklin County will be adequately served with recreational facilities. Considering the county's commitment to the plan, it is anticipated that recreational opportunities will increase significantly in years to come. It is important to Franklin County and its residents that the recommendations included in the Master Plan be implemented.

## 8. Electric, Natural Gas, and Telephone Service

Electric, natural gas, and telephone services are all provided by private corporations. As previously discussed, natural gas is only provided in the county's US 1/NC 96 industrial corridor and 2 miles east of US 1 on NC 56. It is anticipated that these services will remain adequate in meeting the demand placed upon them by Franklin County's growing population. The county's Economic Development Commission has indicated the need to extend natural gas service to all industrial parks to aid in attracting new industries to the area.

## 9. Health Care

The majority of Franklin County's health care needs will continue to be met by the Franklin County Regional Medical Center and private medical service providers. As indicated by the projections included in this plan, Franklin County's elderly population is its fastest growing age group. This will place increasing demand for health care facilities in the county.

## 10. Law Enforcement and Fire/Rescue Services

In estimating the impact of growth, planning standards for public services have been estimated; the following figures are averages, and are intended to help quantify the impacts of growth: Per 1,000 persons in population growth, a county is likely to need 2 additional staff persons, 0.6 vehicles, and 200 square feet of facility space for law enforcement. Likewise, fire protection will involve 1.65 new personnel, 0.2 vehicles, and 250 square feet of facility space for every 1,000 persons. Increased demand on emergency medical services amounts to 36.5 calls per 1,000 population, 1 vehicle and 4.1 full-time personnel per 30,000 persons.

Table 44 provides a summary of additional staff and facilities that will be required to meet the demand of Franklin County's growing population.

Table 44  
Franklin County  
Summary of Additional Staff and Facilities

	1999-2005	2005-2010	Total 1999-2010
Law Enforcement:			
Staff	+4	+4	+8
Vehicles	+3	+2	+5
Square Feet	+850	+790	+1,640
Fire Protection:			
Staff	+7	+7	+14
Vehicles	+1	+1	+2
Square Feet	+1,061	+987	+2,048
Emergency Medical Services:			
Additional Calls	+155	+144	+299
Vehicles	+0	+0	+0
Staff	+0	+1	+1

Source: Holland Consulting Planners, Inc., and Canter, L.W., S.F. Atkinson, and F. Leistritz, 1985. *Impacts of Growth*. Chelsea, WI: Lewis Publishers.

As indicated above, Franklin County will need to add eight full-time positions to its Sheriff's Department, fourteen full-time positions to its Fire Department, and at least one staff person for Emergency Medical Services. It should be stressed that these figures reflect the bare minimum and are based on estimated populations. It is conceivable that Franklin County will grow at a rate higher than that forecasted. As a result, the demand for additional personnel should be determined on an annual basis.

It should be noted that there is currently a demand for additional staff at the county's Sheriff's Department. During fiscal year 1999-2000, four new positions were funded while a demand for ten existed. As a result, there is an existing demand for six new full-time positions at the Sheriff's Department.

Fire Department staff have indicated that a new substation may be needed in the future to serve the Lake Royale area. Additional equipment will be required from the Fire Department, Emergency Medical Services, and the Sheriff's Department on an annual basis.

#### D. Redevelopment Issues

Franklin County's most pressing redevelopment issue will be the preservation of standard housing for low-to-moderate income families and individuals. There are no significant commercial areas requiring clearance or redevelopment. Recent census data reveals that 13% of occupied housing units lack complete plumbing facilities; over 6% have more than one person per room; and out of a total of 9,460 dwellings in the county, 28% or 2,632 units are substandard. The need exists for new affordable housing and for improvements in existing deteriorated housing to reverse the trend of deterioration and to attain standard living conditions. While overall housing conditions have improved during the '70s and '80s, substantial problems still exist.

Franklin County has recently had two grant applications funded to improve housing conditions in the county. The following provides a description of these projects:

##### North Carolina Housing Finance Agency (NCHFA) 1998 Single-Family Rehabilitation Program and Urgent Repair Program

Franklin County has received \$300,000 in 1998 Single-Family Rehabilitation funds from the North Carolina Housing Finance Agency to provide rehabilitation loans to twelve (12) lower-income households in the unincorporated areas of Franklin County. This program is sponsored by Franklin County, with funds provided by the North Carolina Housing Finance Agency.

The county will select twelve households to receive assistance based on a number of factors including income, household size, cost effectiveness, and the number of elderly and handicapped household members.

At the time this plan was prepared, Franklin County had not yet selected the twelve households that would receive assistance under this program.

### Franklin County FY99-00 Scattered Site Housing Project

Franklin County has received \$400,000 in CDBG funds to complete the S-1 and A-1 projects described below.

S-1 Project Description: The Franklin County FY99-00 Scattered Site Housing Project will involve the rehabilitation of six (6) substandard dwelling units, the clearance of six (6) dilapidated structures, and the relocation of six (6) households to decent, safe, and sanitary housing conditions. All units proposed for treatment are frame-built dwellings located within the planning jurisdiction of Franklin County. The clearance and relocation activities will eliminate severe water needs for two (2) households with no running water and will eliminate five (5) severe wastewater needs. The project will provide installation of two (2) septic tanks and will also address three (3) severe wastewater needs by providing bathrooms and septic tanks.

A-1 Project Description: Two (2) owner-occupied dwellings with severe wastewater needs will be treated in the S-1 project through clearance and on-site relocation; severe wastewater needs will be addressed through installation of private septic tank systems.

Three (3) additional dwellings, currently served by outhouses or black water straight piping as the only means of sewage disposal, will be treated in the S-1 project through rehabilitation; this will involve the installation of private septic systems and construction of proper bathroom facilities.

Franklin County will continue to address substandard housing conditions through enforcement of the county's minimum housing code and aggressive pursuit of grant funds. Map 16 provides the location of the twelve units that will receive treatment under the county's FY99-00 CDBG project.

A second area of concern will be redevelopment of areas following a hurricane or other natural disaster. The specifics of such redevelopment are dealt with in the county's hazard mitigation plan. However, Franklin County will support the reconstruction of any properties destroyed by natural disaster, consistent with applicable Franklin County ordinances.

#### E. Land Use Form

##### 1. **Components of Land Use Form**

Generally, there are five design components which all interrelate to give a county its land use form. These five components include: districts, paths, urban nodes, landmarks, and edges. These five design elements, together with the variety of land

uses and economic influences, give a county its structure, character, appearance, and uniqueness. It is important that a county understand the elements that comprise its land use form so that its development policies can be drafted to preserve, nurture, and capitalize upon the county's strengths. Following are discussions of each component.

MAP 16 - CDBG PROGRAM HOUSING CONDITIONS

a. Districts

Districts have distinct identities that are created by their location, type of buildings, and purpose. A person with familiarity of a given community is aware of the varying areas which possess distinct characteristics and refers to those districts with specific areas in mind. Examples of common districts which can be found in almost every county include industrial districts, residential neighborhoods, and commercial strips.

Within Franklin County there are several varying districts. These districts include, but may not necessarily be limited to, the following:

- Industrial District
- Airport District
- US 1 Commercial Strip
- Numerous Residential Districts (i.e., Gupton, Ingleside, Lake Royale, Mitchiner's Pond, Perry's Pond, Pilot, Royal, Stallings Crossroads, and Wood)

b. Paths

A path provides movement between districts or within a district and may also serve as an entrance or exit to and from the community. Paths form the framework of the county; they give it organization and shape. People observe the landscape while passing through it on paths and paths determine the flow of activity within the county and between its municipalities and neighboring areas.

Paths may be grouped into two broad categories: transportation paths and natural paths.

**1) Transportation Paths**

Transportation paths or corridors contain the railway or in most cases roadways, street trees, utility lines, sidewalks, street lights, etc. Roadway transportation paths may be further classified into the following three types:

- "Local Access Streets" provide access to abutting property. They are not intended to carry heavy volumes of traffic and should be located such that only traffic with origins or destinations on the streets would be served. *THEIR FUNCTION IS TO PROVIDE ACCESS.* Depending upon the type of land use which they serve, local access streets may further be classified as residential, commercial, and/or industrial.
- "Minor Thoroughfares" are more important streets in the county system. They collect traffic from local access streets and carry it to the major thoroughfare system. They may, in some instances,

supplement the major thoroughfare system by aiding minor through movements. A third function which may be performed is that of providing access to abutting property. They should be designed to serve limited areas so that their development as major thoroughfares will be prevented.

- “Major Thoroughfares” are the primary traffic arteries of the county. Their function is to move intra-city traffic. Although undesirable, the streets which comprise the major thoroughfare system may also serve abutting property; however, *THEIR MAJOR FUNCTION IS TO CARRY TRAFFIC*. They should not be bordered by strip development because such development significantly lowers the capacity of the thoroughfare, and each driveway is a danger to traffic flow. Major thoroughfares may range from two lane streets to expressways with six or more traffic lanes. As a general rule, parking should not be permitted on major thoroughfares.

## **2) Natural Paths**

In central North Carolina, the only significant natural corridors are formed by major water courses and associated tributaries. These types of natural corridors serve as drainage ways, transportation routes, wildlife habitat areas, provide open space and opportunities for greenway development.

## **3) Franklin County Transportation and Natural Paths**

Table 45 provides a summary of the various paths located within Franklin County’s planning jurisdiction.

Table 45  
Franklin County Planning Jurisdiction  
Summary of Paths

### Transportation Paths

Abandoned CSX Railway between Franklinton & Louisburg and Bunn & Rocky Mount

Operational CSX Railway running parallel to US 1

Major Thoroughfares: US 1, US 64, US 401, US 1A, NC 56, NC 39, NC 561, NC 58, NC 581, NC 96, NC 98, NC 97, SR 1100 (Tarboro Road), SR 1147 (Holden Road), and SR 1770 (Old US 64).

Minor Thoroughfares: SR 1001 (Pearces Road, Ferrels Bridge Road, Mort Harris Road), SR 1002 (Seven Paths Road, Fire Tower Road, Stallings Store-Duke Valentine Road, Trinity Church Road), SR 1003 (Sims Bridge Road, Perry Chapel Church Road, Rocky Ford-Epsom Road), SR 1103 (Flat Rock Church Road), SR 1105 (Mays Crossroads), SR 1113 (Hill Road), SR 1114 (Peach

Orchard Road), SR 1116 (Cedar Creek Road), SR 1127 (Pocomoke Road), SR 1203 (Green Hill Road), SR 1211 (West River Road), SR 1218 (Burlington Mill Road), SR 1235 (Dyking Road), SR 1239 (Rocky Ford Road), SR 1243 (Walter Grissom), SR 1407 (Alert-Gold Sand Road), SR 1412 (Pete Smith Road), SR 1414/SR 1415 (Moulton Road), SR 1419 (Ronald Tharington Road), SR 1425 (White Level Road), SR 1432 (Laurel Mill Road), SR 1433 (Person Road), SR 1436 (Laurel Mill-Centerville Road), SR 1600 (East River Road), SR 1609 (Baptist Church Road), SR 1611 (Sledge Road), SR 1623 (Preacher Ball Road), SR 1637 (Thomas Gay Road), SR 1706 (M.C. Wilder Road), SR 1716 (Strickland Road), SR 1720 (Brantley Town Road).

Local Access Streets: All remaining streets within Franklin County's planning jurisdiction are considered local access.

### Natural Paths

#### Tar River

Tributaries of the Tar River include, but are not limited to: Billy's Creek, Eaves Creek, Tooles Creek, Buffaloe Creek, Bear Swamp Creek, Fox Creek, Wolfpen Branch, Sycamore Creek, Cedar Creek, Sandy Creek, Branch Creek, Cypress Creek, Crooked Creek, and Jumping Run.

#### c. Urban Nodes

An urban node is a gathering place and in most cases an area of concentrated high intensity land uses. Urban nodes are normally located where two or more transportation paths intersect. All of Franklin County's incorporated areas may be considered urban nodes. Bunn and Centerville are less significant urban nodes than Louisburg, Franklinton, and Youngsville.

#### d. Landmarks

A landmark is a prominent building or public site that is easy to find and provides a reference point. There are numerous landmarks within Franklin County's planning jurisdiction. Some of the most significant landmarks include the following:

- All of the county's significant historic sites provided on Map 6.
- Franklin County Airport (The Franklin County Airport may also be considered a district)
- DeHart Botanical Gardens
- Lake Royale, Mitchiner's Pond, Moore's Pond, Clifton Pond, Jackson's Pond, Perry's Pond, and Bunn Lake
- Public school sites
- Ball Airport
- Vance-Granville Community College

#### e. Edges

Edges help divide the county into distinct areas. Some districts have well defined edges which separate it from other areas of the county. Rivers and creeks provide clearly recognizable edges. Arguably, the most significant edge in a rural county is the transition between the urbanized incorporated areas and the surrounding countryside. However, the sprawl of new development can sometimes disseminate the edge between urbanized and rural areas.

Within Franklin County's planning jurisdiction, the most distinct edge is formed by the Tar River which divides the county almost into eastern and western halves.

In Franklin County, the edge between urbanized and rural areas is less defined for the Towns of Bunn and Centerville than for the City of Louisburg and the Towns of Franklinton and Youngsville. It would appear that the smaller the urbanized area, the less defined its urbanized edge is. It should be noted that all of the county's edges formed between urbanized and rural areas are located in the extraterritorial jurisdiction of its municipalities.

Franklin County's districts, paths, urban nodes, landmarks, and edges together give the county its land use form. These five design elements create districts which are organized by urban nodes, intersected with paths, set apart by edges, and dotted with landmarks. Map 17 provides an illustration of the elements which comprise Franklin County's land use form.

MAP 17 - FRANKLIN COUNTY LAND USE FORM