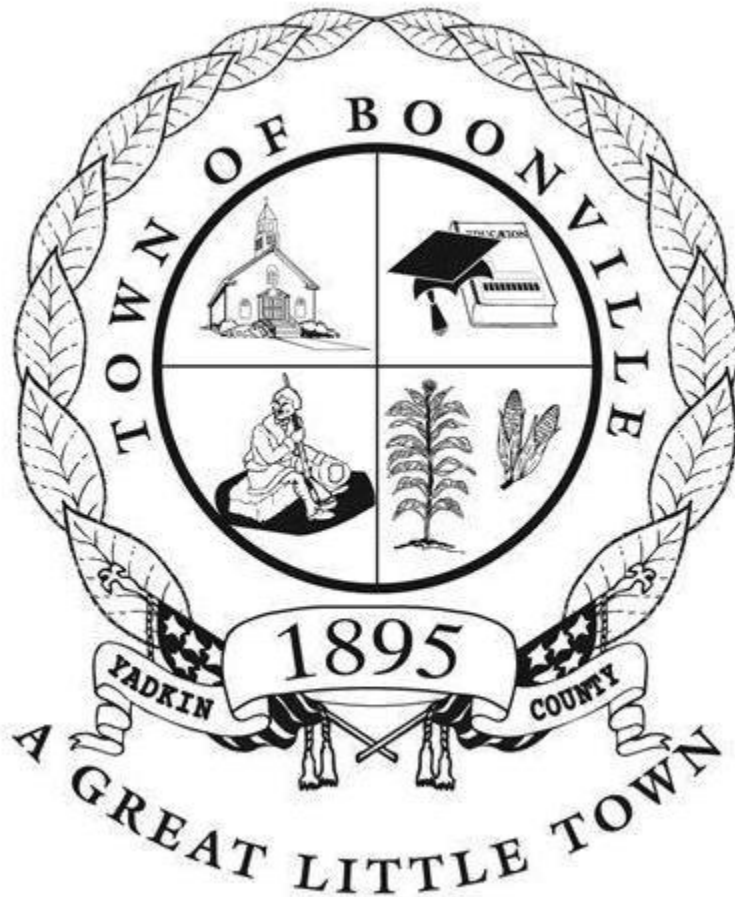


Town of Boonville



Land-Use Development Plan

Prepared For the Town of Boonville, North Carolina

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II. Introduction

Purpose of the Plan

This plan is made up of goals and objectives created using feedback from the citizenry of the Town of Boonville. The intent is to create economic growth in Boonville that is sustainable for the long-term while maintaining the small-town feel and quality of life enjoyed here now. Future growth will be made up of increased residential development, along with commercial and business development.

As the Yadkin Valley and the region transition to a service economy rather than a manufacturing one, there are new growth opportunities in Tourism, Hospitality, and Retail. This plan is a vision of how growth should be guided for the next decade in Boonville. This plan is should serve as a foundation on which to base policy and future planning initiatives.

Planning officials should use policy statements found in this plan as a *source of information and guidance for government decisions*.

The Planning Process

The Planning Board held monthly meetings beginning in May of 2017 to discuss this Land-Use Plan, gather citizen sentiment, discuss issues Boonville faces, and work on the drafting process. We set out to connect with the community and gather their thoughts regarding Boonville's future development. The Planning Board elected to use a survey, combined with a Public Hearing, to allow each citizen a chance to express their thoughts so they could be included in this plan.

The results of the survey are included in the Appendix at the end of this document. The gathered data allowed the Planning Board to create a plan that directly matches Boonville's character and the vision that its inhabitants have for its future.

III. Key Growth Factors

Population – The Town of Boonville experienced quick population growth between 1950-1980, when the population doubled from 503 to 1,028 persons (US Census). Since then the population growth has been more stable and steadily increased to 1,222 people in the 2010 census. Boonville is the second smallest municipality in Yadkin County after East Bend.

Housing – If the population growth trend continues in Boonville, there will be a need for new residential units of all kinds. In particular, *citizens in Boonville see a need for more multi-family housing units, senior units, and single-family units*. These fit in with the current residential structure of Boonville, which centers on neighborhood development. The need for residential development will grow with the population, and as older structures give way to new ones. The median residential property value is \$128,000.

Income – Boonville has an average household income slightly below the average in Yadkin County. The median household income in Boonville is \$33,783, compared to the county wide average of \$39,660. This is lower than the NC average household income (\$47,830) and the US national average household income (\$51,939). As of the 2010 census, 16.6% of Boonville’s population lives below the poverty line, which is a challenge for economic growth in the area.

Transportation – Boonville sits at the crossroads of US 601 and NC 67. These are major local thoroughfares that carry commuters and freight throughout the region and across the state. Due to the access to highways and traffic, Boonville is situated well to benefit from tourism growth in the Yadkin Valley as well as being able to provide businesses and residents ease of access to the rest of the region.

Water Infrastructure – Boonville’s water system is serviced by a series of wells within the community. As of 2017, the town has excess capacity for growth and development in Boonville over the next decade – in the town proper and the ETJ. Boonville is also serviced by a sewer system throughout the town.

IV. Growth Strategy

In order to ensure this plan is successful, it is important to have a unified vision. The objective of this plan is to...

“To work towards enhancing the quality of life found in Boonville by focusing on sustainable economic growth, maintaining an attractive community, encouraging good stewardship of natural resources, and protecting the small town character of the community.”

-Boonville Land Use Plan Mission Statement

The policies listed below in the Growth Goals and Objectives section are meant to represent a growth strategy for the Town of Boonville. These Goals and Objectives...

- Encourage economic development within the town of Boonville
- Retain the small town atmosphere while protecting neighborhoods and revitalizing downtown
- Protect environmental quality and environmentally sensitive areas from overdevelopment
- Seek to improve the transportation infrastructure, including for pedestrian and bicycle safety
- Seek to support beautification of the downtown area and local sidewalks
- Encourage new recreational opportunities, including parks and activities to draw tourists to the area (there are now 20 vineyards within 20 miles of Boonville)

V. Growth Goals and Objectives

Transportation

- a. To better plan for Boonville's transportation needs, we should *widen streets where possible, improve traffic management, and encourage bikes and pedestrians.*
 - i. Work with NCDOT to ensure our projects are represented well.
 - ii. Improve the appearance and safety of town thoroughfares
 - iii. Balance traffic impacts from new developments with current roads

Water and Sewer Service

- b. Boonville's land use policies should seek to *extend water and sewer to the ETJ as needed and in other areas where warranted on a case-by-case basis and ensure capacity exists for the future.* The town should work with the County to ensure that services reach areas where they are needed.
 - i. Encourage development where services already exist
 - ii. Recognize that placement of water and sewer is a growth management tool

Business Development

- c. Boonville's land use policies should seek to *attract new businesses while maintaining the current environmental and cultural lifestyle* that is possible now in Boonville.
 - i. Encourage local Tourism as a business opportunity
 - ii. It is important for these new businesses to have pedestrian and bike access, as well as buffer from residential areas.
 - iii. New office space could be used as a buffer between residential areas and commercial areas, and located near the downtown.

Housing/ Residential

- d. Boonville's land use policies should *encourage the development of new housing that fits the character of development.*
 - i. This includes senior housing, affordable housing, single-family housing, and multi-family housing.
 - ii. Protect the integrity of existing neighborhoods from overdevelopment

Agricultural Land-Use

- e. Parts of Boonville still support an agrarian lifestyle that enables local agricultural production. Boonville's land-use policies should *protect local farmland and ensure it is developed appropriately for the area.*
 - i. Only allow appropriate development in green and open spaces that does not permanently change their character.

Recreational Development

- f. Boonville's land-use policies *should support recreational development.* This could take the form of new parks and greenways where applicable.
 - i. Expand recreational opportunities and spaces
 - ii. Seek an event space for town events which could double as a park
 - iii. Preserve the Tree Canopy near recreational areas and in public areas
 - iv. Direct development away from environmentally sensitive areas

Historic Structures

- g. *Historic structures around Boonville should be protected* by Boonville's land-use policies.
 - i. Promote the protection and reuse of historic structures within the town.
 - ii. Continue to invest in infrastructure in old neighborhoods.
 - iii. Discourage the destruction of historic properties where possible.

Environmental Quality

- h. In order to protect Boonville's environmental quality, land-use policy should *seek to conserve green space and open areas, control Stormwater runoff, and protect against highly polluting industries.*
 - i. Ensure Stormwater runoff is addressed in the Zoning Ordinance and infrastructure maintained using permitting.
 - ii. Discourage development in environmentally sensitive areas.

Downtown Development

- i. Land-use policies should *seek to beautify the town, increase the number of trees and quality of landscaping, and ensure that new development fits in with the existing built environment.*
 - i. Protect the character and development pattern of downtown.
 - ii. Promote a pedestrian friendly downtown.

- iii. Continue to encourage improvements such as trees, landscaping, benches, and green spaces downtown.

Town/ County Coordination

- j. In order to improve the community, *planning decisions for infrastructure such as water, transportation, and economic development should be coordinated with the County to produce the best possible result.*

VI. Existing Land Use Map Key

The Following Map for the Town of Boonville depicts general land use patterns in the town and its Extra-Territorial Jurisdiction (ETF). Commercial and industrial development is concentrated in the Downtown area and in the exterior of town. Residential areas make up the remainder of Boonville. High-Density residential areas have been kept concentrated in the center and on the outskirts of town.

Future development should follow this pattern in order to preserve Boonville's central neighborhoods from unwanted development while still according residents the commercial and employment opportunities to help the community grow.

Land Uses on the map are color-coded:

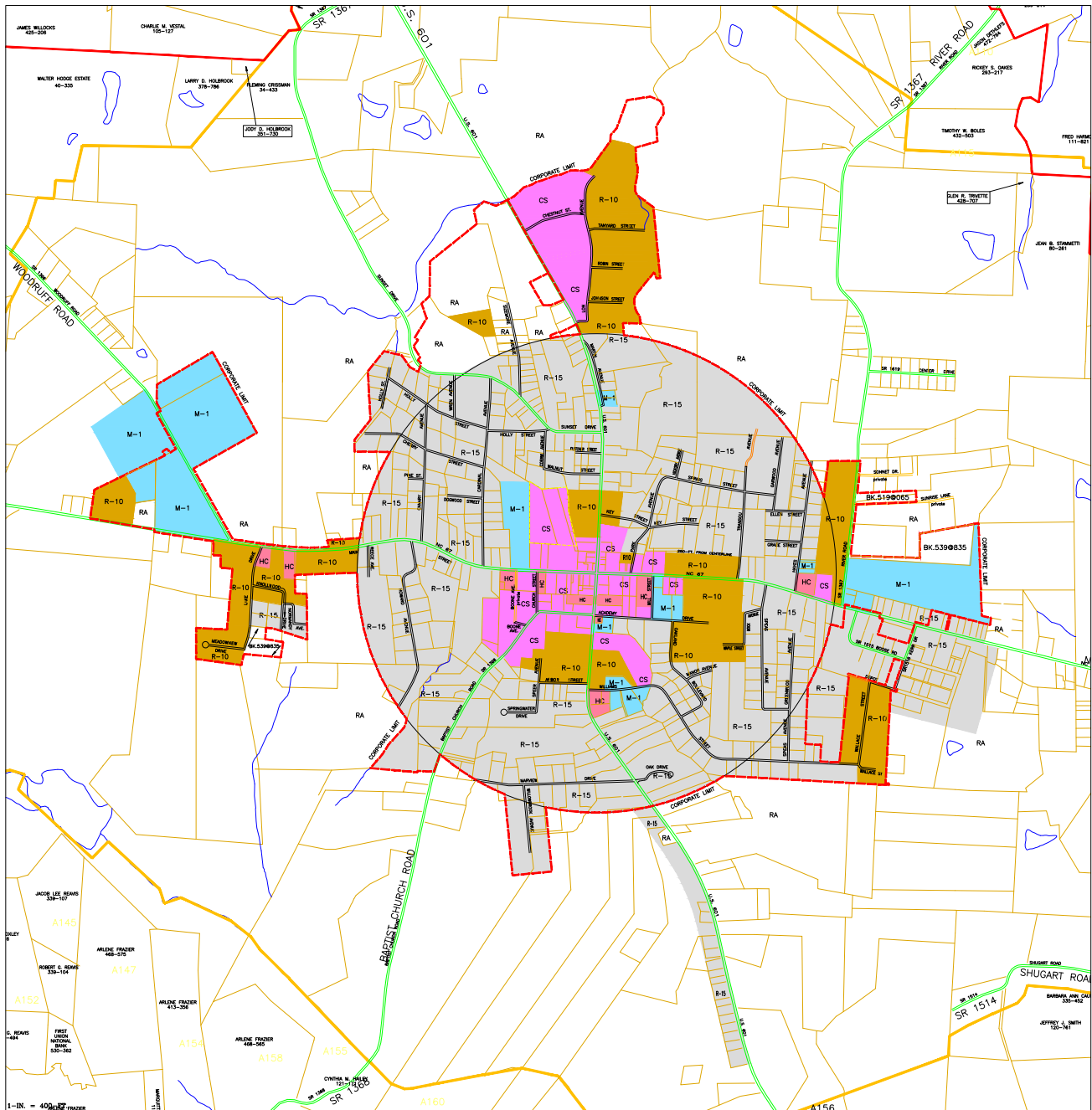
Grey – Residential

Brown – High-Density Residential

Pink – Community Shopping

Blue – Industrial District

VII. Boonville Existing Land-Use Map



Official Zoning Map
of the
Town of Boonville
Yadkin County, North Carolina

Prepared by
Hollar and Associates, PA
Yadkinville, NC

400 0 400 800 1200
GRAPHIC SCALE 1"=400' = 400'-0"

VIII. Implementation Tools

How to use this plan's Goals and Strategies

In order to help the community to appropriately use the Land-Use Plan, the following scenarios provide an idea of how different actors would reference the plan for a rezoning request.

Town Planning Board

In regard to each rezoning decision, the Planning Board should determine if the request is consistent with the zoning ordinance *and* the goals and objectives of this Land-Use Plan. Each Planning Board member may choose to give more weight to some parts of the plan as compared to others.

Real Estate Developers

Using this plan and the zoning ordinance, developers can create permit applications that are consistent with town policy and law, so that there is no time wasted during the application process.

General Public

If members of the public plan to come to meetings to speak for or against a rezoning request, they can consult the Land-Use Plan to determine if the request is consistent with the Town's policy.

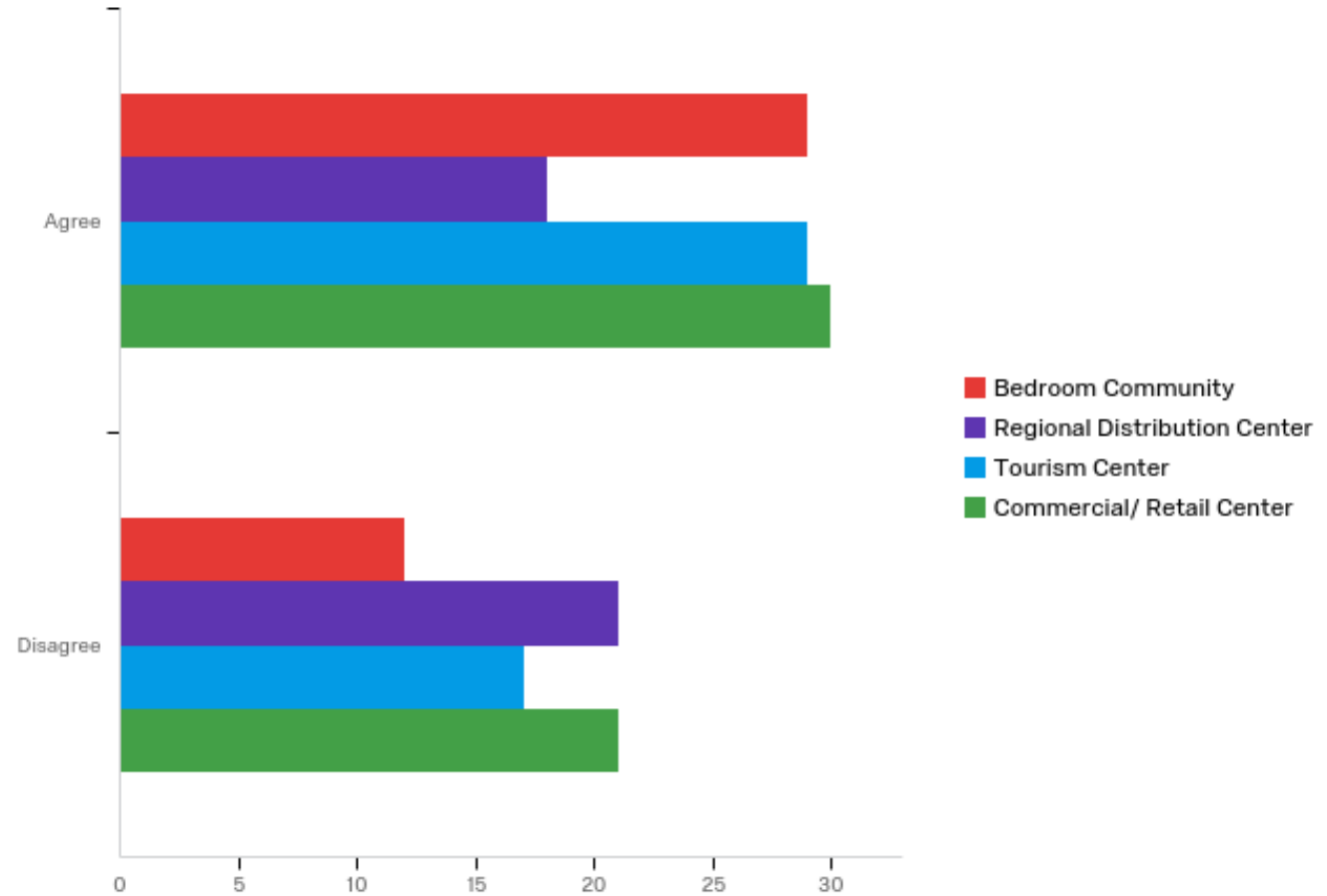
IX. Appendix

Survey Results Report

Boonville Land Use Plan

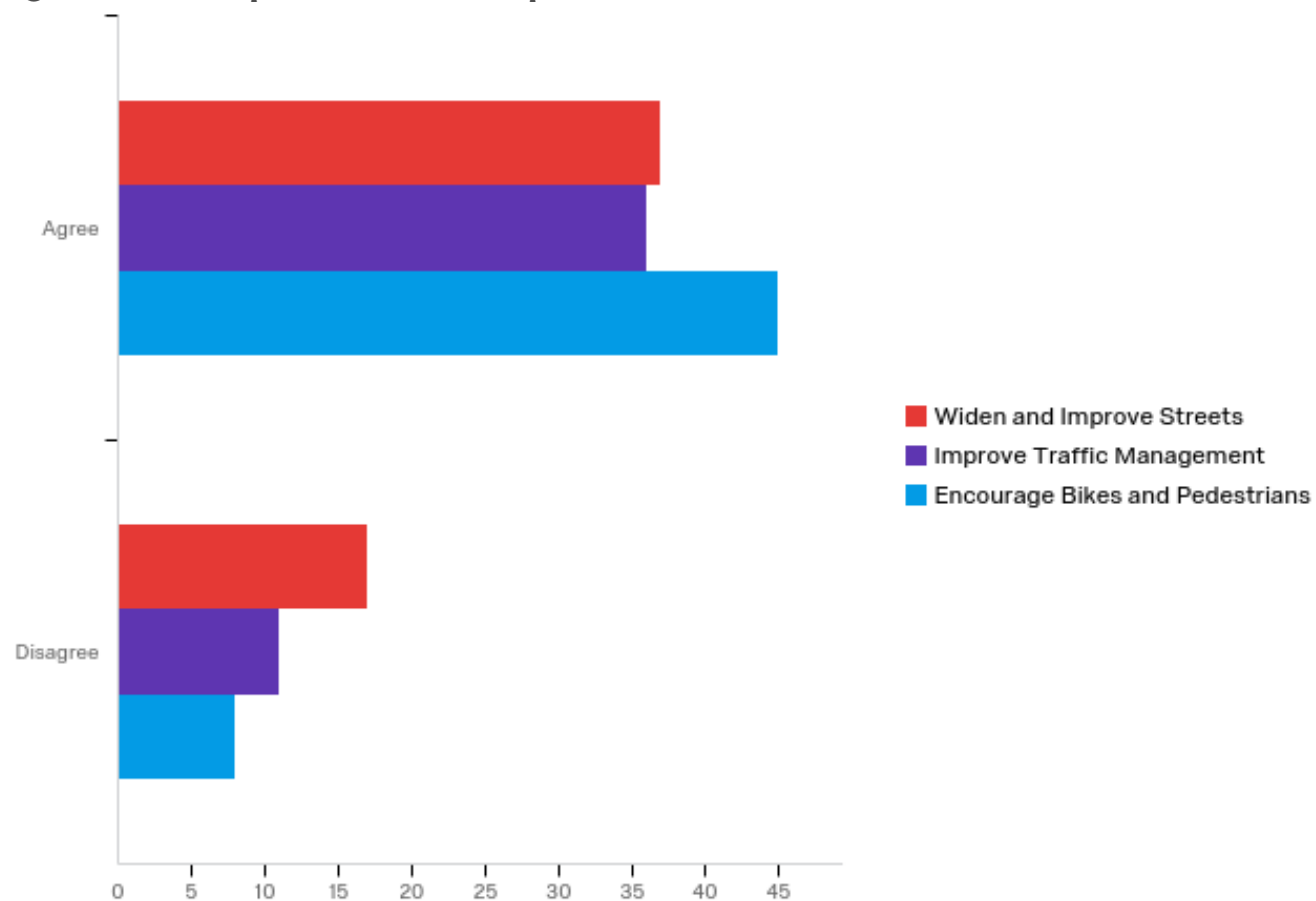
June 22nd 2017, 5:29 am MDT

Q1 - Boonville's role in the regional economy should be as a...



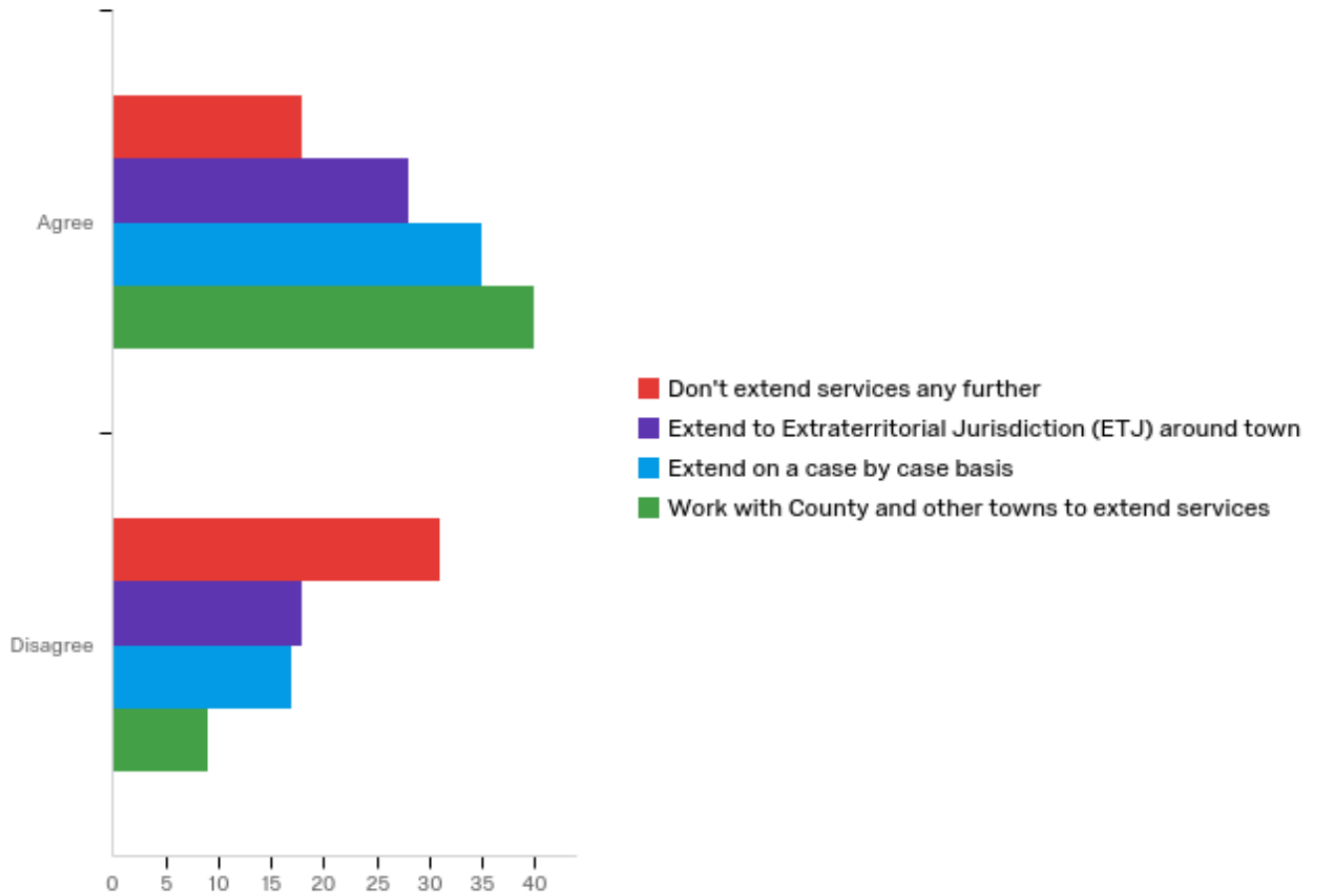
#	Question	Agree		Disagree	
1	Bedroom Community	27.36%	29	16.90%	12
2	Regional Distribution Center	16.98%	18	29.58%	21
3	Tourism Center	27.36%	29	23.94%	17
4	Commercial/ Retail Center	28.30%	30	29.58%	21
	Total	Total	106	Total	71

Q2 - To better plan for the transportation needs of Boonville we should...



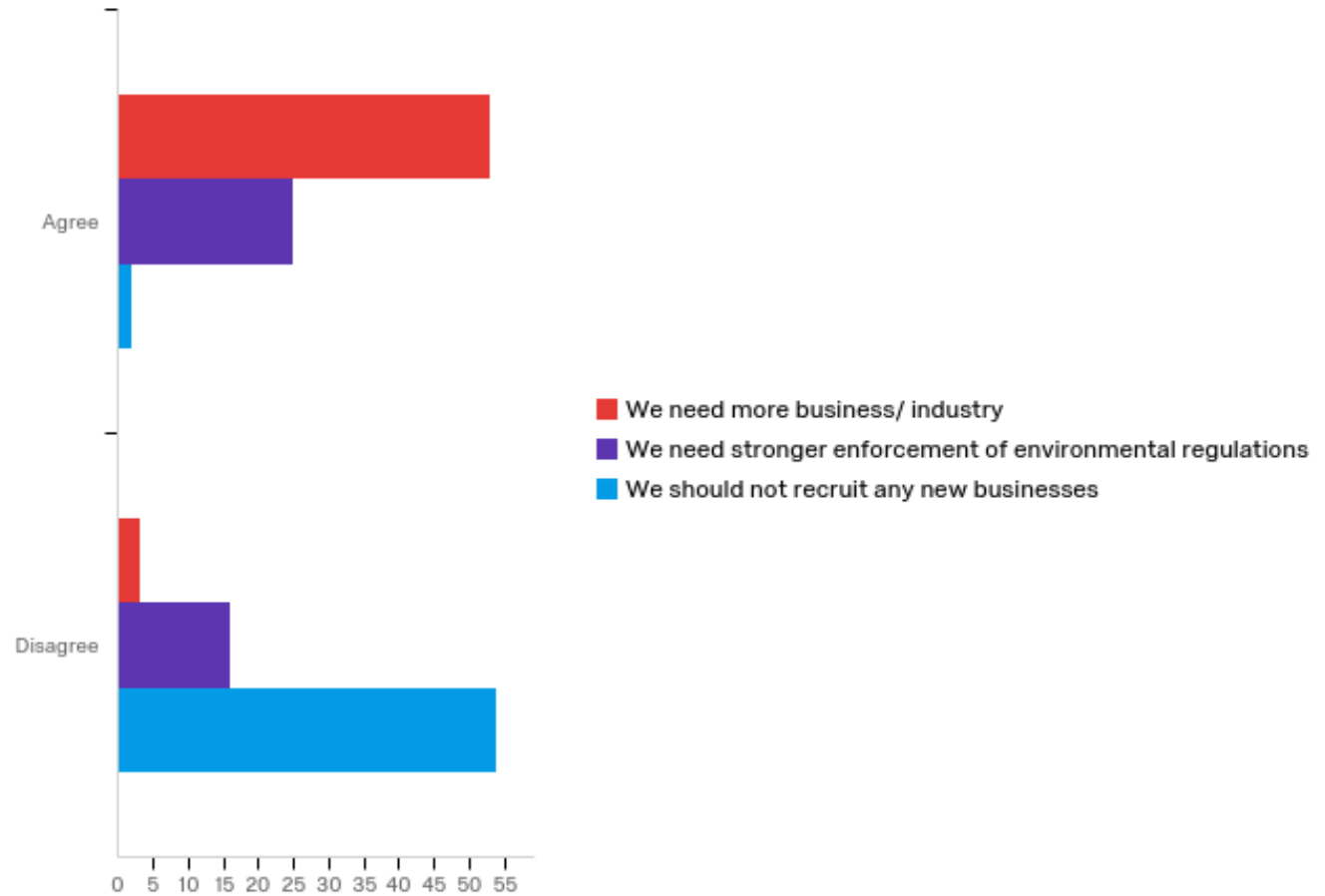
#	Question	Agree		Disagree	
1	Widen and Improve Streets	31.36%	37	47.22%	17
2	Improve Traffic Management	30.51%	36	30.56%	11
3	Encourage Bikes and Pedestrians	38.14%	45	22.22%	8
	Total	Total	118	Total	36

Q3 - Public water and sewer lines should be extended to serve development as follows...



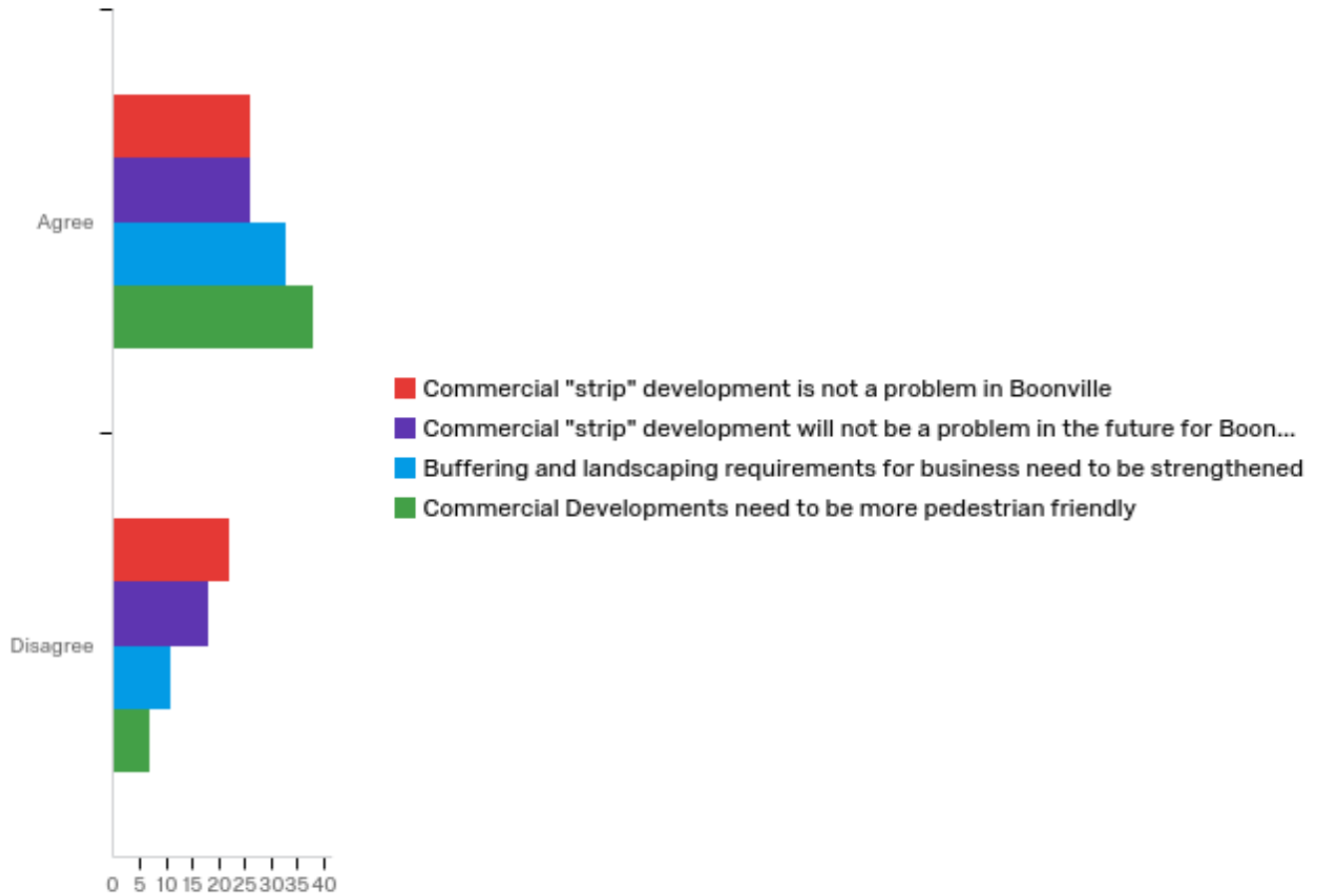
#	Question	Agree		Disagree	
1	Don't extend services any further	14.88%	18	41.33%	31
2	Extend to Extraterritorial Jurisdiction (ETJ) around town	23.14%	28	24.00%	18
3	Extend on a case by case basis	28.93%	35	22.67%	17
4	Work with County and other towns to extend services	33.06%	40	12.00%	9
	Total	Total	121	Total	75

Q4 - Regarding Business/Industrial development in Boonville...



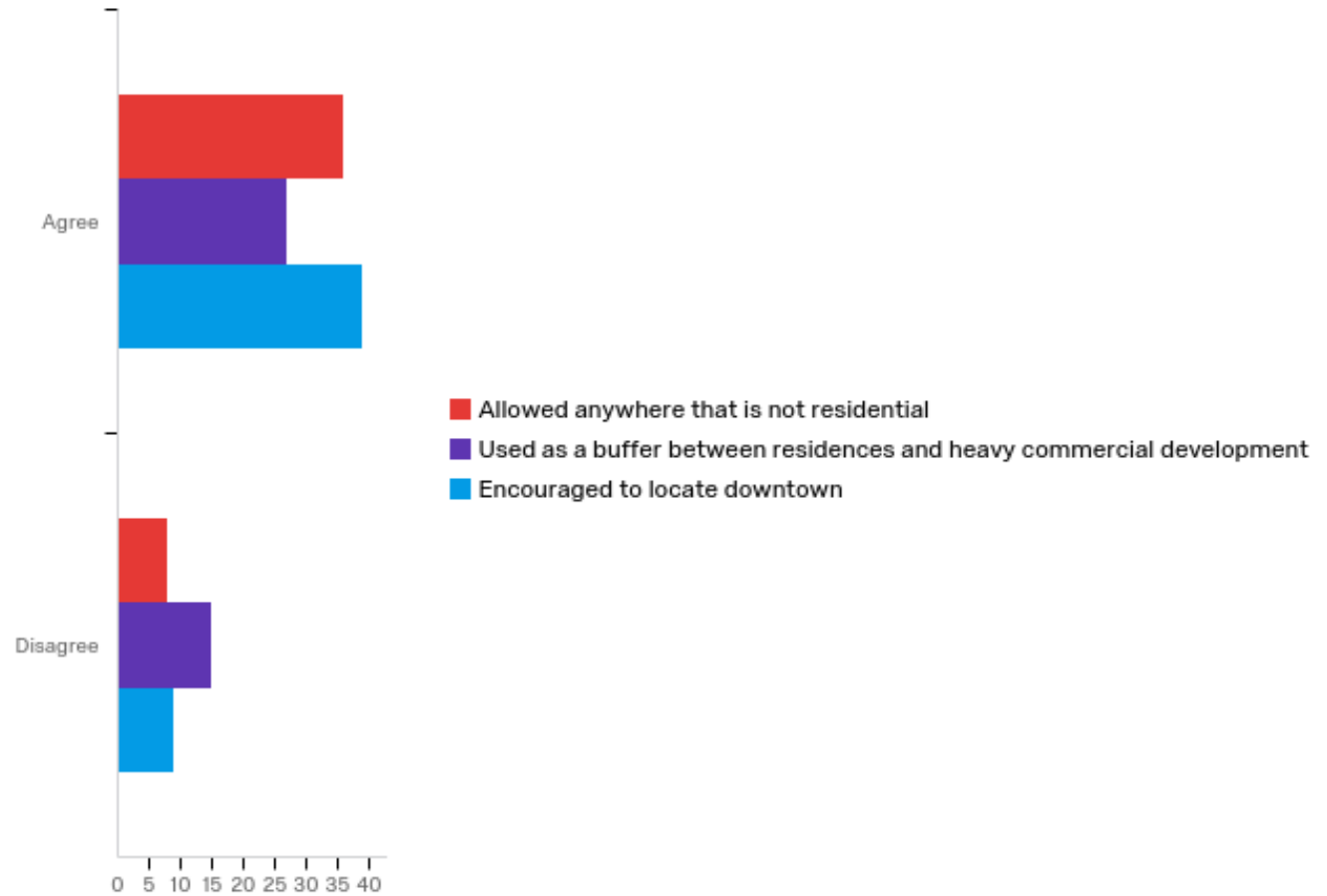
#	Question	Agree		Disagree	
1	We need more business/ industry	66.25%	53	4.11%	3
2	We need stronger enforcement of environmental regulations	31.25%	25	21.92%	16
3	We should not recruit any new businesses	2.50%	2	73.97%	54
	Total	Total	80	Total	73

Q5 - With regard to commercial development...



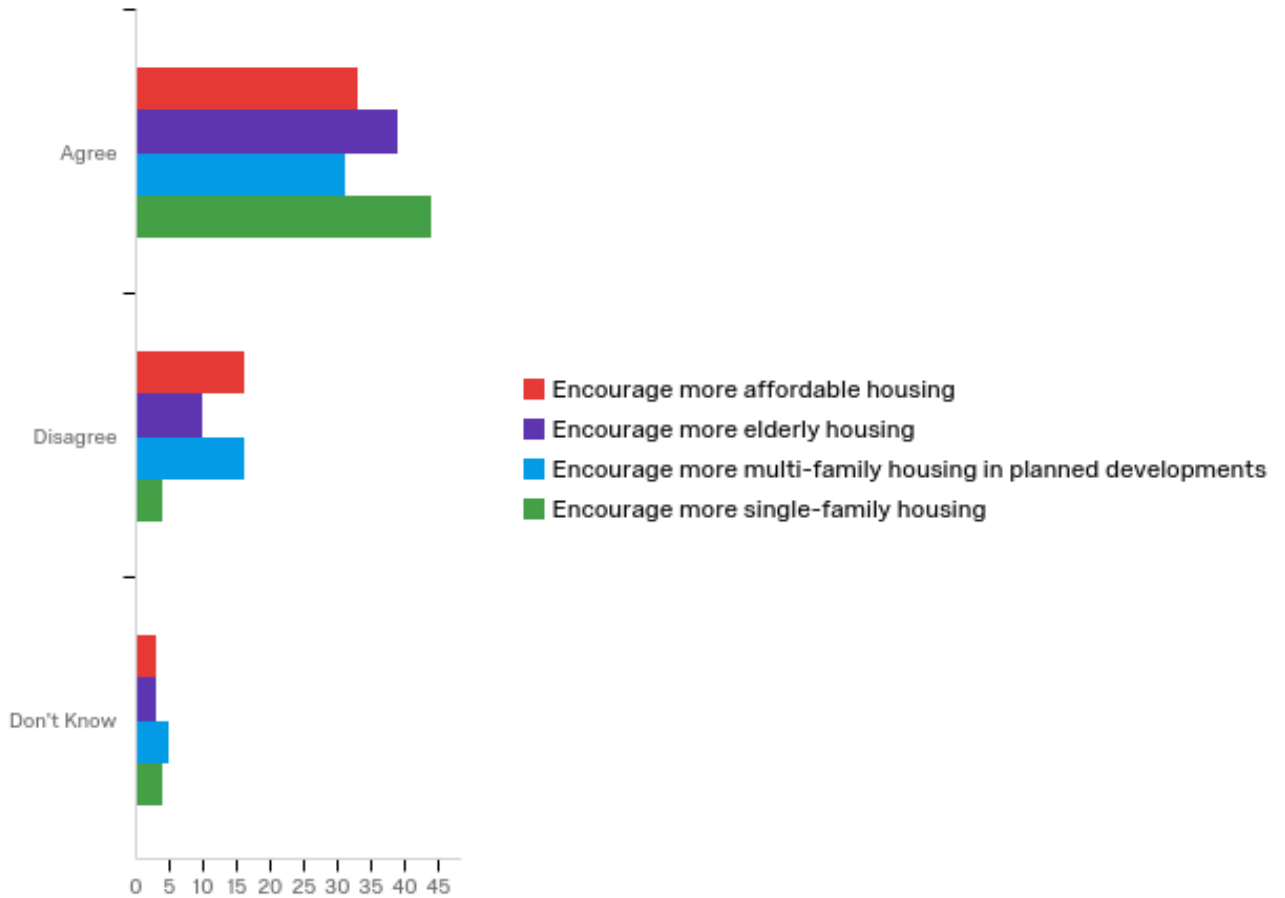
#	Question	Agree		Disagree	
1	Commercial "strip" development is not a problem in Boonville	21.14%	26	37.93%	22
2	Commercial "strip" development will not be a problem in the future for Boonville	21.14%	26	31.03%	18
3	Buffering and landscaping requirements for business need to be strengthened	26.83%	33	18.97%	11
4	Commercial Developments need to be more pedestrian friendly	30.89%	38	12.07%	7
	Total	Total	123	Total	58

Q6 - Office and institutional development should be...



#	Question	Agree		Disagree	
1	Allowed anywhere that is not residential	35.29%	36	25.00%	8
2	Used as a buffer between residences and heavy commercial development	26.47%	27	46.88%	15
3	Encouraged to locate downtown	38.24%	39	28.13%	9
	Total	Total	102	Total	32

Q7 - To better meet the housing needs of the Boonville area, we should...



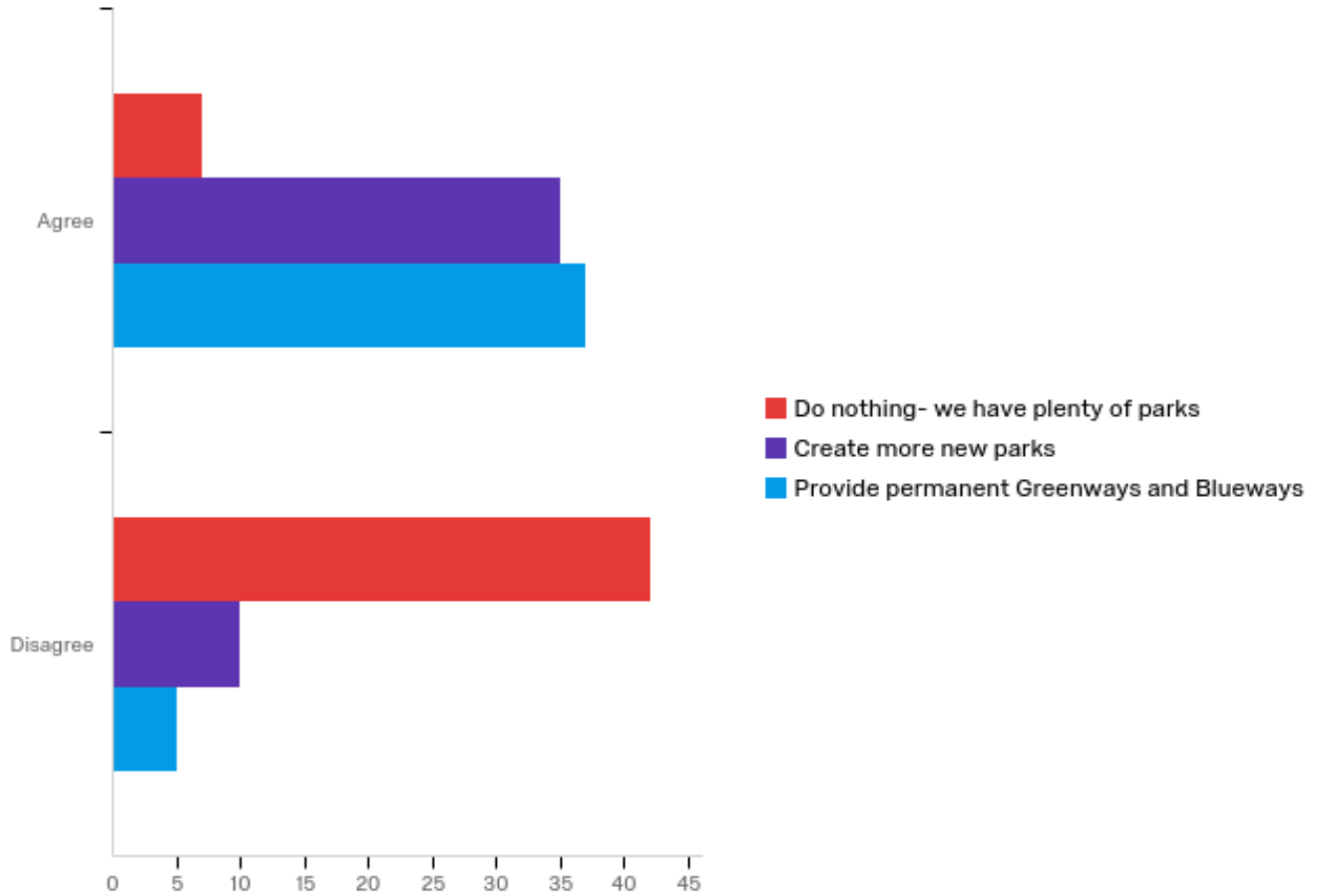
#	Question	Agree		Disagree		Don't Know	
1	Encourage more affordable housing	22.45%	33	34.78%	16	20.00%	3
2	Encourage more elderly housing	26.53%	39	21.74%	10	20.00%	3
3	Encourage more multi-family housing in planned developments	21.09%	31	34.78%	16	33.33%	5
4	Encourage more single-family housing	29.93%	44	8.70%	4	26.67%	4
	Total	Total	147	Total	46	Total	15

Q8 - With regard to agricultural preservation...



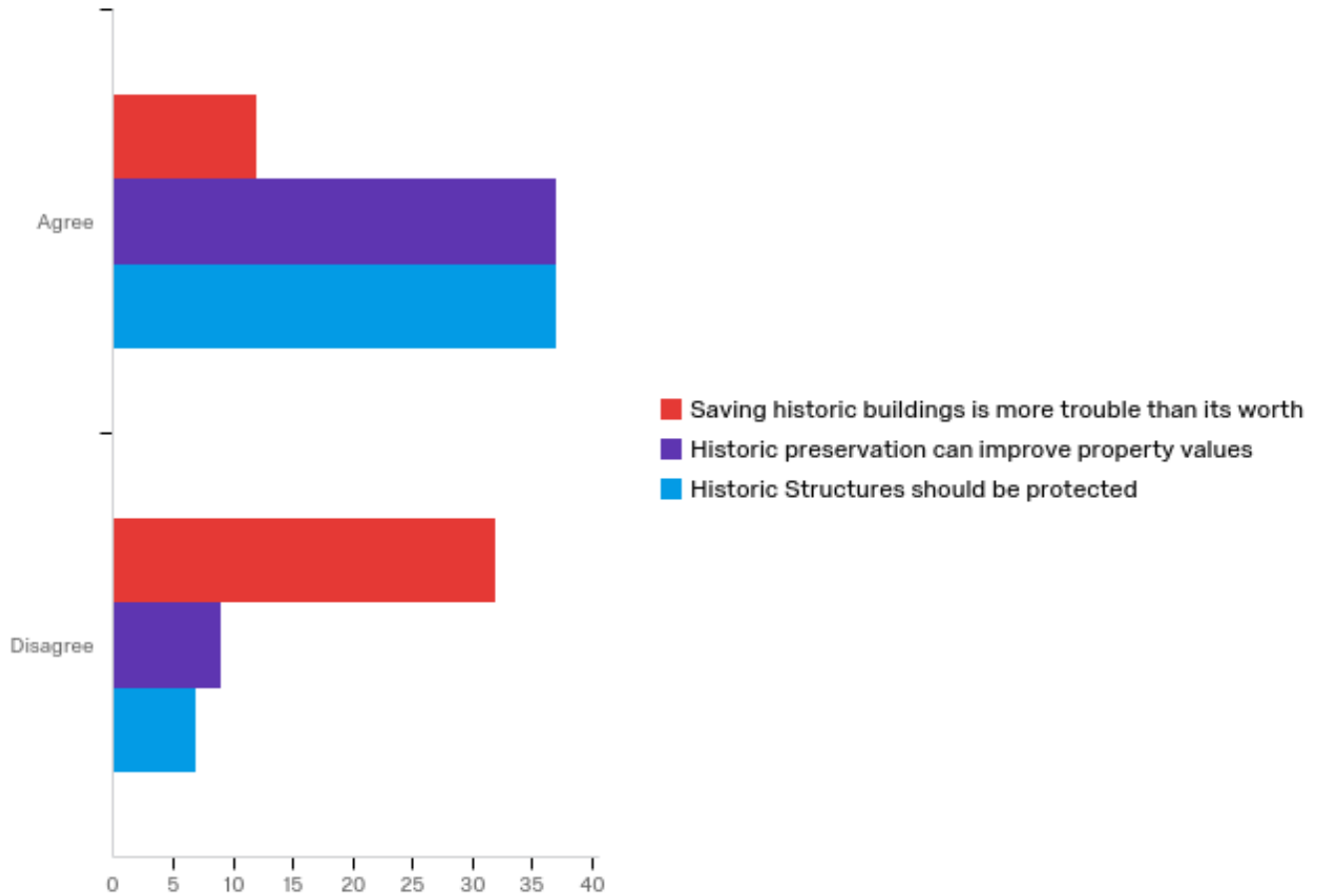
#	Question	Agree		Disagree		Don't Know	
1	Zoning should be used to protect agricultural areas	57.32%	47	4.76%	3	18.18%	2
2	Protecting farmland from development is not something for the government to be involved in	21.95%	18	49.21%	31	27.27%	3
3	A rural lifestyle is no longer possible in the Boonville town limits	20.73%	17	46.03%	29	54.55%	6
	Total	Total	82	Total	63	Total	11

Q9 - To meet the park, recreation and open space needs of the Boonville area, we should...



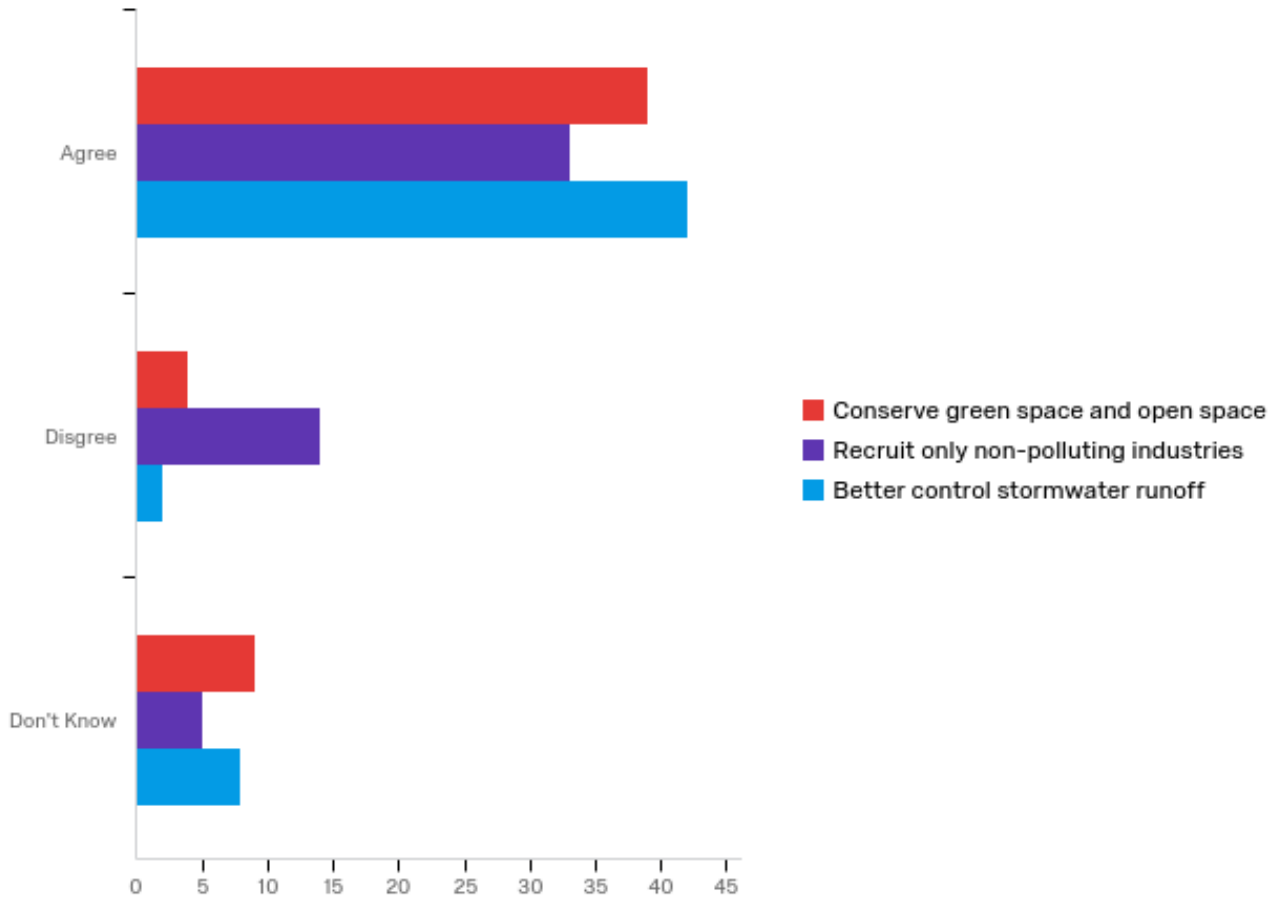
#	Question	Agree		Disagree	
1	Do nothing- we have plenty of parks	8.86%	7	73.68%	42
2	Create more new parks	44.30%	35	17.54%	10
3	Provide permanent Greenways and Blueways	46.84%	37	8.77%	5
	Total	Total	79	Total	57

Q10 - Regarding historic and cultural efforts in the Boonville area...



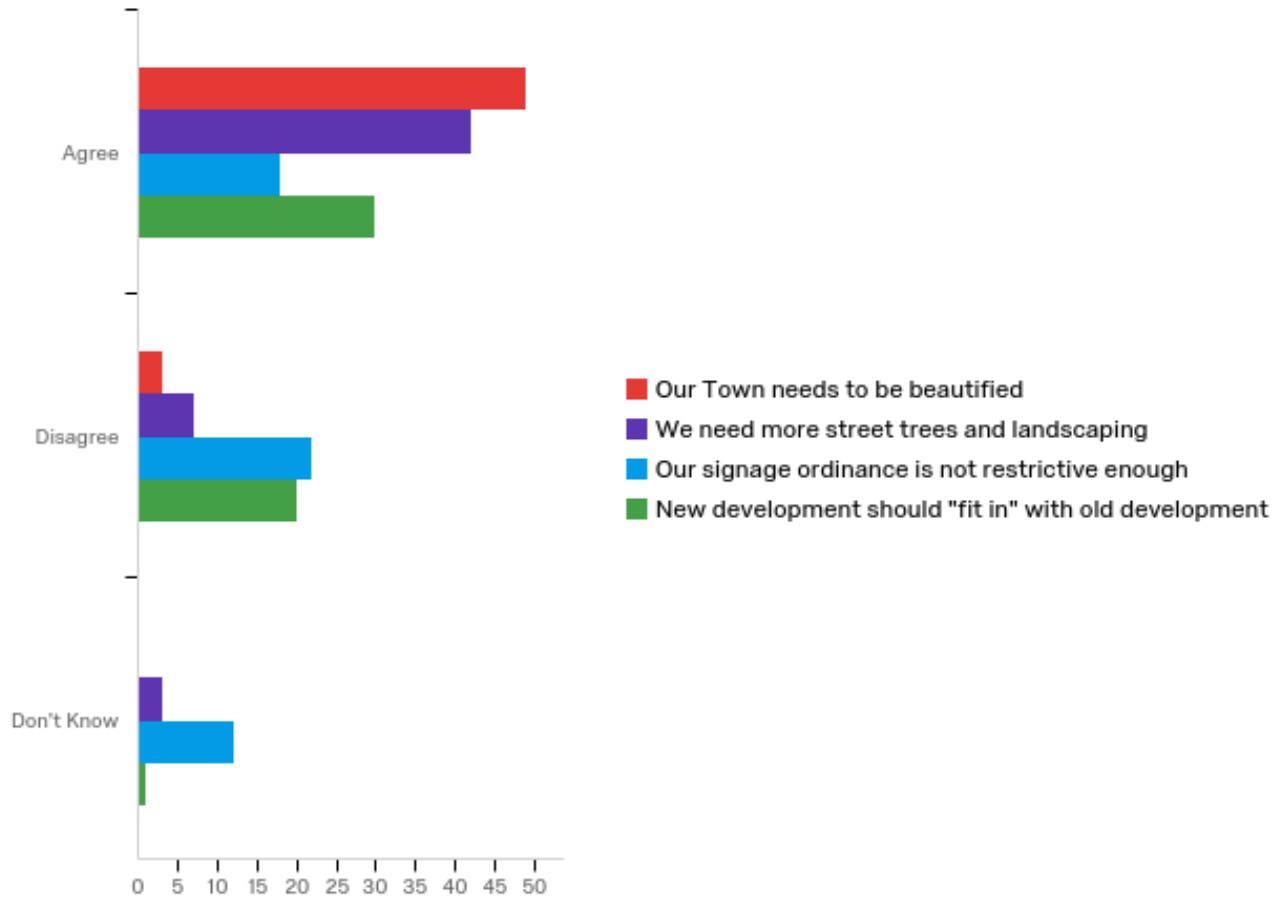
#	Question	Agree		Disagree	
1	Saving historic buildings is more trouble than its worth	13.95%	12	66.67%	32
2	Historic preservation can improve property values	43.02%	37	18.75%	9
3	Historic Structures should be protected	43.02%	37	14.58%	7
	Total	Total	86	Total	48

Q11 - To improve the quality of our environment in Boonville we should...



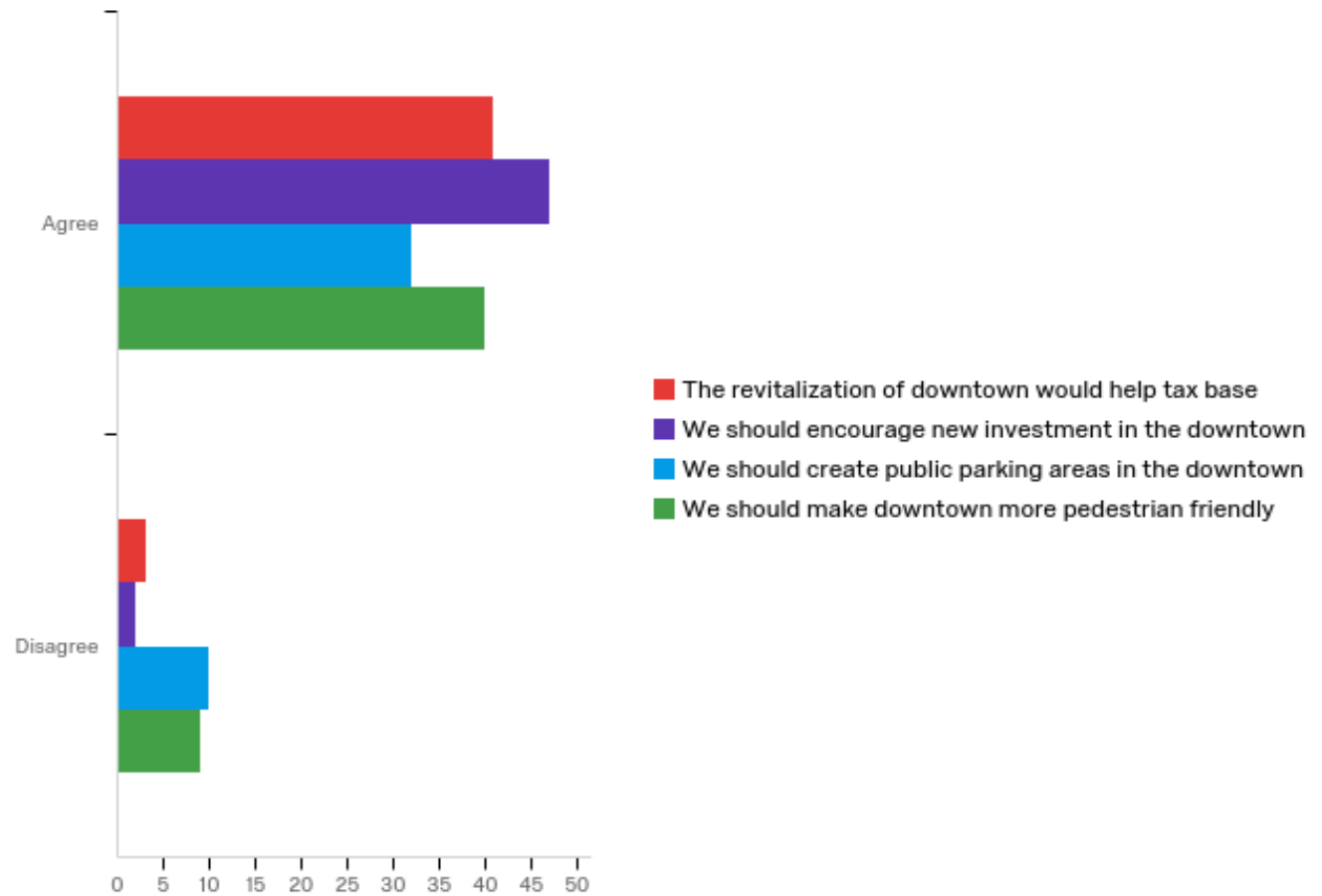
#	Question	Agree		Disagree		Don't Know	
1	Conserve green space and open space	34.21%	39	20.00%	4	40.91%	9
2	Recruit only non-polluting industries	28.95%	33	70.00%	14	22.73%	5
3	Better control Stormwater runoff	36.84%	42	10.00%	2	36.36%	8
	Total	Total	114	Total	20	Total	22

Q12 - With regard to the appearance of our community...



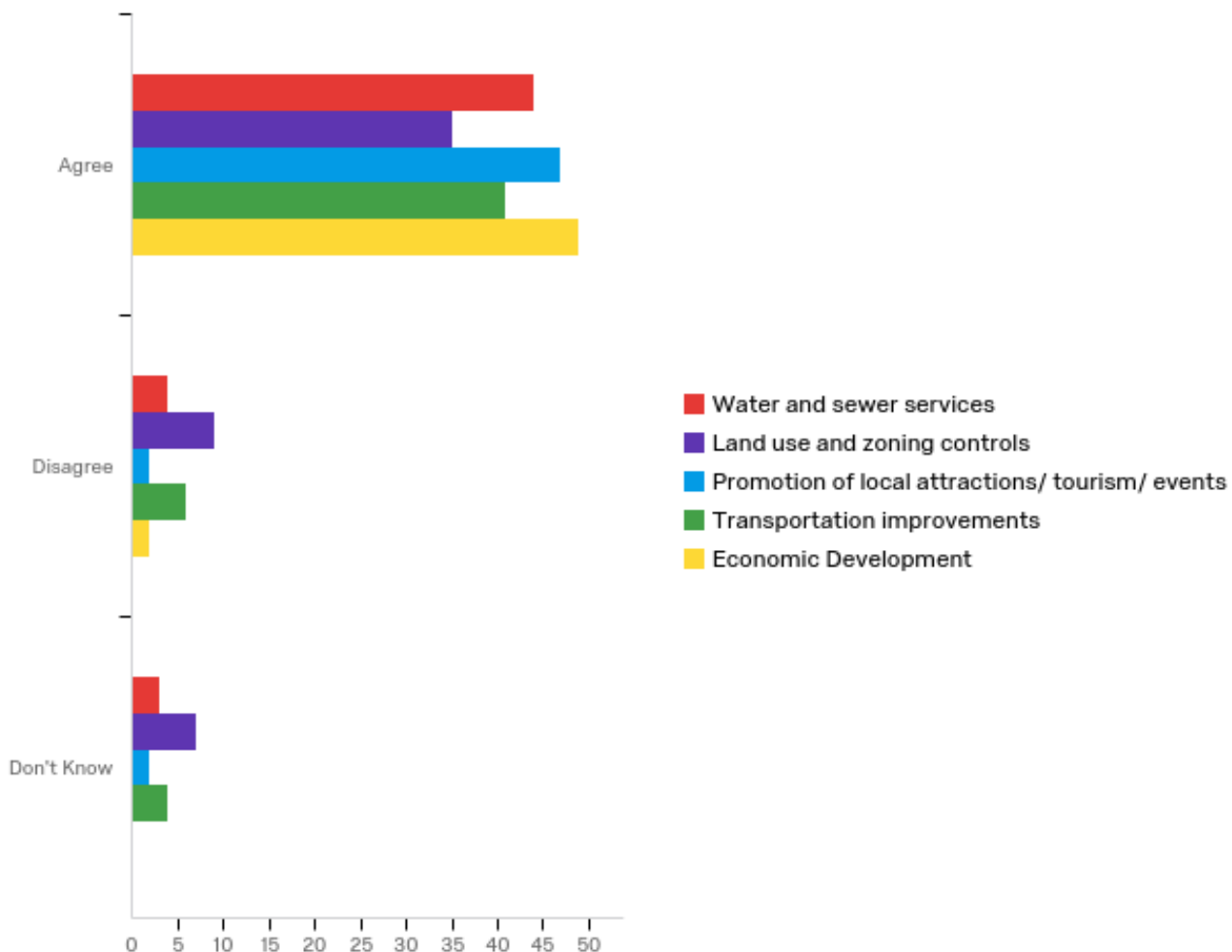
#	Question	Agree		Disagree		Don't Know	
1	Our Town needs to be beautified	35.25%	49	5.77%	3	0.00%	0
2	We need more street trees and landscaping	30.22%	42	13.46%	7	18.75%	3
3	Our signage ordinance is not restrictive enough	12.95%	18	42.31%	22	75.00%	12
4	New development should "fit in" with old development	21.58%	30	38.46%	20	6.25%	1
	Total	Total	139	Total	52	Total	16

Q13 - Regarding Downtown Boonville...



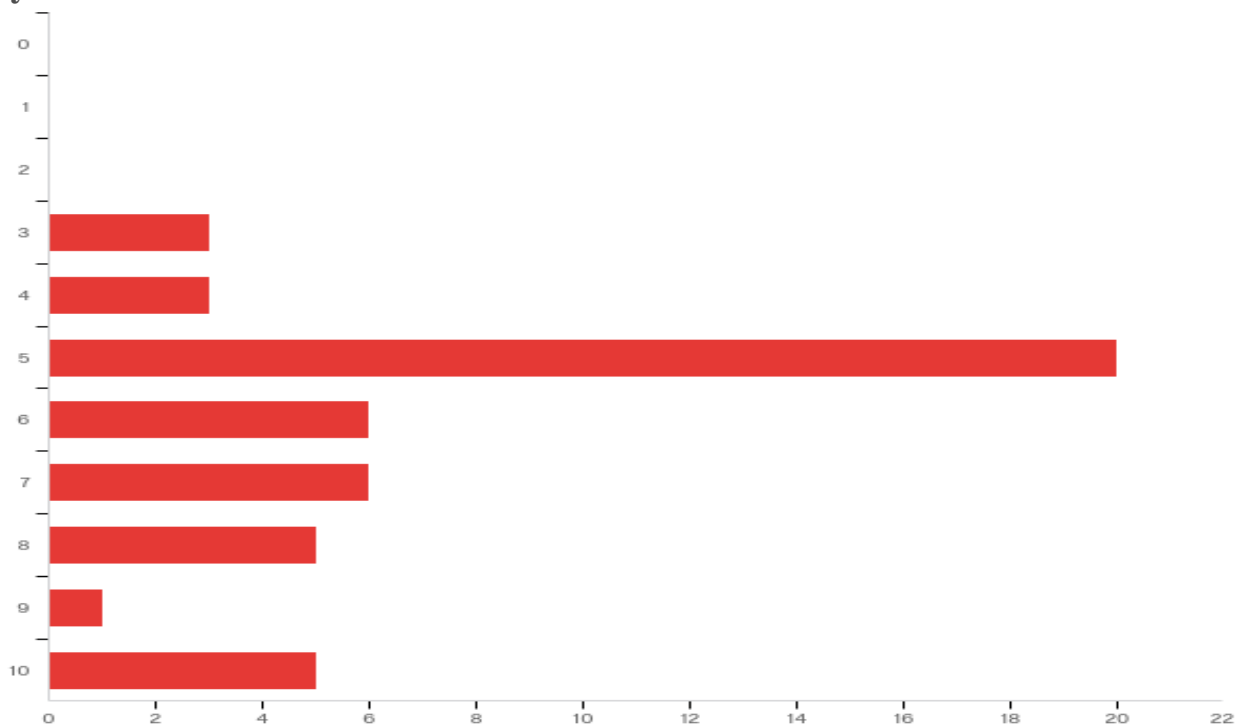
#	Question	Agree		Disagree	
1	The revitalization of downtown would help tax base	25.62%	41	12.50%	3
2	We should encourage new investment in the downtown	29.38%	47	8.33%	2
3	We should create public parking areas in the downtown	20.00%	32	41.67%	10
4	We should make downtown more pedestrian friendly	25.00%	40	37.50%	9
	Total	Total	160	Total	24

Q14 - With regard to planning for our area, we need better Town/County coordination on:



#	Question	Agree		Disagree		Don't Know	
1	Water and sewer services	20.37%	44	17.39%	4	18.75%	3
2	Land use and zoning controls	16.20%	35	39.13%	9	43.75%	7
3	Promotion of local attractions/ tourism/ events	21.76%	47	8.70%	2	12.50%	2
4	Transportation improvements	18.98%	41	26.09%	6	25.00%	4
5	Economic Development	22.69%	49	8.70%	2	0.00%	0
	Total	Total	216	Total	23	Total	16

Q15 - On a scale of 1-10 (with 1 being low growth and 10 being high growth), at what level would you like to see the growth rate of Boonville over the next 10 years



#	Answer	%	Count
0	0	0.00%	0
1	1	0.00%	0
2	2	0.00%	0
3	3	6.12%	3
4	4	6.12%	3
5	5	40.82%	20
6	6	12.24%	6
7	7	12.24%	6
8	8	10.20%	5
9	9	2.04%	1
10	10	10.20%	5
	Total	100%	49

Q16 - In your opinion, the single greatest growth challenge that will face Boonville between now and 2025 is...

Draft a realistic vision of a vibrant and fun Boonville and coordinating efforts with developers, government agencies and business interests.

bringing in retail to keep shoppers in Boonville/ need fast food restaurant

Water and sewer

A lack of a Buy Local campaign or sentiment

Attracting businesses to Boonville

The lack of jobs

The challenge of the twenty first century economy will not bode well for Boonville, there will not be a manufacturing renaissance here but we could thrive as a homey community of residents.

Providing economic opportunity, and an environment in which young family's can live without the necessity to travel away for work and play.

the people

Property availability

Business and retail

Economic

Being a small town with not many jobs in the county, so people will move on

Affordable housing. Without affordable housing, the minimum wage paying businesses in Boonville, which are the majority of them, will continue to suffer from poor employees. It's obvious our government is not going to raise the minimum wage, so offsetting the gap with affordable housing (read: housing under \$500/month) would help these businesses prosper by allowing those employees to stay where they are, versus having to leave town to find better paying employment opportunities.

relatively low wages in the area, limit ability to attract / retain residents

The conservative people who resist change in this community.

Aging of the population.

Nothing for the young people to do

funding.

people not wanting change.. we can have growth and keep it a family friendly town.

Property owners in the downtown area being willing to sale their property at a reasonable price

Young people leaving and not coming back for a lack of decent paying jobs.

No land available for growth. People that do own land want too much money for the land.
Businesses that are in the "downtown" (LOL) do not have enough parking. Even if there were
new businesses opening in BV it could not be supported by the small number of citizens in BV.

Finding the money to improve Boonville and helping it to grow.

Water

Conservative resistance to change

Business development

Town commissions.

Attracting new neighborhood nuisances

Water lines and enough business for a new retail store

Lack of jobs.

Lack of actively recruiting new business, lack of incentives

Keeping or drawing in new businesses

People don't like change.

Pressure to bypass smart growth

Bringing in business

jobs

The older folk that resist change