

# Town of Kenansville North Carolina Land Use Plan - 2020



Southeastern Regional Office  
April 2007

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**TOWN OF KENANSVILLE**  
**LAND USE PLAN - 2020**

***Prepared for***  
***The Town of Kenansville, North Carolina***

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# 1 SECTION ONE: INTRODUCTION

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## **BACKGROUND**

The development of this land use plan began informally in the Spring of 2004 when the Town of Kenansville, in conjunction with the North Carolina Department of Commerce - Division of Community Assistance (DCA), held a series of public visioning sessions to gather input from citizens and other community stakeholders about the future of the Town. The visioning process evoked strong responses from the community, particularly related to growth management and development issues. Based on the results of these meetings the Town Commissioners decided that a formal land use plan should be prepared to address the issues identified in the visioning process and serve as a guide for the Town's future development. In February of 2006, the Town once again partnered with DCA to begin the preparation of a new land use plan for Kenansville. DCA staff worked closely with Kenansville's Town Staff, Planning Board and Board of Commissioners throughout the following months to develop the Land Use Plan.

## **THE PLANNING PROCESS**

The development of a land use plan is a process that requires the collection, synthesis and analysis of vast amounts of data. This data comes in many forms and relates to all aspects of a community, such as the current land use, the natural environment, its history, and social fabric. Surveys are conducted, workshops are held, geographic data is collected, and volumes of demographic and economic data are examined. Once assembled, these disparate forms of data are woven into a complex tapestry that is then examined and analyzed to determine the strengths, weaknesses, and opportunities that exist in the community. From this analysis, a plan is developed for the future of the community that is based on the community's desires, reinforced by "hard data" and structured in a manner that reinforces the strengths, mitigates the weaknesses and reaches for the opportunities that have been identified.

## **WHY A LAND USE PLAN ?**

Businesses and individuals make plans every day. Local governments often do the same – making plans for future city services, events and overall growth. Making plans say a couple of things about a community: (1) There is belief and hope in a tomorrow, and (2) a belief that a positive difference can be made for the future. By planning, a municipality has determined that change is occurring, and a course of action must be formulated to guide the way in which it desires to grow. Planning is like going on a trip – you need to know where you are going, and a road map (or plan) to get there.

## **A few good reasons to plan:**

- *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: NCAPA Citizen Planner Training Materials*

It is important for local governments to be visionary and attempt to forecast future conditions and plan accordingly. This land use plan does exactly that. It looks at past and current development trends, analyzes demographic and economic data, captures a vision of what the community desires to be, and presents a plan of action to achieve the goals set out in this plan by the year 2020.

## **KENANSVILLE 2020**

What does the future hold for the Town of Kenansville? No one knows for sure. No one can predict how the Town will function and what it will look like in 15 years. As you read this plan, think about what you would prefer Kenansville to be like in the year 2020. Does it describe a future for Kenansville that you desire? 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 the plan, it will be just that – a plan on a shelf. With committed leadership, public support, and use of the plan in the decision making process, it can help guide the future growth of the Town of Kenansville.

The area that is now known as the Town of Kenansville was first settled in 1735 by Irish and Swiss German immigrants. Originally named Golden Grove, the settlement was chosen as the site for the new Duplin County Courthouse when Duplin County was divided into two counties in 1784. The location for the new courthouse was chosen based partly upon the fact that Golden Grove had developed into a trading center for the County, and partly because of the now famous spring located in Golden Grove that supplied a steady stream of clean water. In 1818 the present day Town was laid out and was incorporated as Kenansville in honor of General James Kenan, a prominent local resident who served as the commander of the Duplin Militia during the Revolutionary War and later served as a North Carolina State Senator and member of the State Constitutional Convention.

In the years following its incorporation the Town of Kenansville experienced an economic boom fueled by agriculture and forestry products. Following its construction in 1840 the nearby Wilmington and Weldon Railroad served as the backbone of the area's economy by allowing for the swift transportation of the cotton, lumber, and turpentine produced in the area to the export houses of Wilmington.

During the Civil War a Confederate arsenal operated in Kenansville for the purpose of manufacturing cavalry swords and other military equipment. On July 4, 1863 a Federal cavalry detachment burned the arsenal along with another factory and some storehouses. The sword factory, which was the centerpiece of the Confederate arsenal, had been constructed at the beginning of the Civil War by a German immigrant named Louis Froelich, who had previously operated a factory in London that manufactured the motors for the steamship *SS Great Eastern*, which was the largest steam ship in the world for 40 years.

In 1896 the James Sprunt Institute was founded by the Wilmington Presbytery as a boarding school for the education of female students in Duplin County. The Institute changed its name in 1918 to the Grove Institute in recognition of the former seminary that had operated in Kenansville from 1785 until after the Civil War. The Grove Institute continued the mission of educating the young women of Duplin County until the mid 1920s when it ceased operations.

Following the passage of the Community College Act in 1963 the Duplin County Commissioners and Board of Education held a series of meetings, in which it was decided that the County needed an institution of higher learning to provide skill based training to workers in the County. Therefore, in 1964 a new James Sprunt Institute was founded and Kenansville was chosen as the site for the campus. The first buildings were constructed in 1966 and over the years it has grown greatly in both size and attendance. The Institute changed its name twice since its founding, first to James Sprunt Technical Institute, and for the final time in 1987 to James Sprunt Community College in order to more accurately reflect its emphasis on providing a wide range of educational opportunities, including both vocational training and traditional college courses.

Today, Kenansville serves as the governmental, legal, medical and educational center of Duplin County. The Duplin County administrative offices are located in Kenansville, as well as the Sheriff's Department, Health Department, Social Services, and Board of Education. The Duplin County Courts are located in Kenansville as well, operating out of an historic building that serves as the anchor to Kenansville's central business district. The present day courthouse, a fine example of Neo-Classical architecture, was constructed in 1913 to replace the previous courthouse that had been in use since 1818. The State of North Carolina also maintains a strong presence in Kenansville. The NC Department of Transportation County Maintenance Yard is located in Kenansville, as are a State Department of Corrections facility housing over 300 inmates and a Cooperative Extension office, which provides support services and technical assistance to farmers throughout the County. Kenansville is also the home of Duplin General Hospital, which was founded in 1955. The hospital is a 101 bed facility that provides a full range of medical services, including surgical care and obstetrics to the citizens of Duplin County.

In 2005 Duplin County completed the construction of a 74,000 square foot multi-use events center in Kenansville. Known as Duplin Commons, the center was constructed to provide a central location for agricultural exhibitions and other events in the County. The Town of Kenansville has taken great pride in being chosen as the location to host Duplin Commons and is working closely with the County to ensure the success of the events center.

This brief historical outline provides just a small sampling of the rich and proud history of Kenansville. By virtue of the hard work and foresight of its citizens, past and present, the Town of Kenansville has established itself as a prime location for business and a wonderful place to live.

## **POPULATION SIZE AND PROJECTIONS**

Since 1950 the Town of Kenansville has seen slow, but steady, population growth. A revised population estimate of 870 residents for the year 2000 was given by the US Census Bureau in 2004 as part of its population estimate program. This estimate will be used as the basis for all projections and analysis since there is an error in the official population reported by the Census Bureau for the 2000 Census.<sup>1</sup>

Three population estimates were made for the year 2020, the horizon year of this plan. The first estimate, which utilized the constant share projection method, results in a population of 995 residents in 2010 and 1161 residents in the year 2020. This is the highest of the three estimates. The constant share projection assumes that the Town's population will remain a constant percentage of the County's overall population, and therefore as the County's population increases the Town's increases at a constant rate. The base percentage for this estimate was established by dividing the 2000 population of Kenansville by the 2000 population of Duplin County.

The second estimate was made utilizing the geometric projection method. This projection method is based on previous percentage increases in population from prior censuses. The base percentage increase for this projection was derived by adding the percentage increases (or decreases) together for each census between 1950 and 2000 and dividing the resulting figure by 5 (the number of data points). The resulting percentage was then used to project the 2010 and 2020 populations. This method resulted in a 2010 population of 920 residents and a 2020 population of 972 residents.

The third estimate was made utilizing the arithmetic projection method. This projection method utilizes the average total number increase in population over a given time period to estimate future population. The base number used in this projection was derived by adding the total increase (or decrease) in population from each census between 1950 and 2000 and dividing the resulting number by 5 (the number of data points). The resulting number was then used to estimate the 2010 and 2020 populations. This method resulted in a 2010 population of 909 residents and a 2020 population of 948 residents.

Several factors will influence the size of Kenansville's population in the year 2020. Annexations, residential development, economic conditions, and the availability of employment will all have a direct effect on how many people will live in Kenansville

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<sup>1</sup> During the coding of the 2000 Census an error was made that caused the population of the State Correctional Facility to be included in the Town's official population despite the fact that the prison is located outside of the Town limits, and therefore should not have been included.

in the future. At this time there are no annexations planned or large scale residential developments in the works, so future policy decisions made by the Town will greatly influence its eventual population size.

**Table 3.1 Town of Kenansville Population Change 1950-2000**

<b>Year</b>	<b>Population</b>	<b>Numerical Change</b>	<b>Percent Change</b>
<b>1950</b>	674	-	-
<b>1960</b>	724	50	7.42%
<b>1970</b>	762	38	5.25%
<b>1980</b>	931	169	22.18%
<b>1990</b>	856	-75	-8.06%
<b>2000</b>	870	14	1.64%

Source: U.S. Census Bureau

**Table 3.2 Town of Kenansville Population Projections 2010 and 2020**

<b>Year</b>	<b>Constant Share Projection</b>	<b>Geometric Projection</b>	<b>Arithmetic Projection</b>	<b>Projected County Population</b>
<b>2000 (Actual)</b>	870	870	870	49063
<b>2010</b>	995	920	909	56145
<b>2020</b>	1161	972	948	64918

Source: NC State Demographer and the NC Division of Community Assistance

It is possible that Kenansville may meet or exceed the highest projected population numbers for the year 2020. The recent influx of Latin American immigrants to Duplin County will likely have a positive effect on the Town's population numbers over the coming years, given the typically larger size of immigrant families. Kenansville's position as the medical center of Duplin County may also help it to realize a population towards the higher end of the projections. This is based on the assumption that as members of the Baby Boom generation age they will look to reside in locations that provide easy access to health care facilities. By catering to both of these groups, and offering housing options that both can afford, Kenansville may well see a population that exceeds 1200 residents in the year 2020.

## AGE GROUPS

The population of the Town of Kenansville has an age structure that differs significantly from that of the United States as a whole, as well as North Carolina and Duplin County. Two population groups in particular, residents under the age of 18 and residents over the age of 65, are the prime factors that contribute to this divergence. Residents over the age of 65 accounted for over 30% of the Town's population in 2000, which is a decrease from 1990 when residents in the upper age group accounted for over 34% of the Town's population. As Table 3.3 demonstrates, this is a much higher percentage of the population than is found at the county, state, and national levels in this age group. This is an explainable phenomenon, which is directly related to the presence of a large number of nursing home patients in Kenansville, which in turn is attributable to Kenansville's role as a regional healthcare center.

**Table 3.3 Percent of Population Over 65 Years of Age**

<b>Year</b>	<b>United States</b>	<b>North Carolina</b>	<b>Duplin County</b>	<b>Town of Kenansville</b>
<b>1990</b>	12.5%	12.1%	13.9%	34.1%
<b>2000</b>	12.4%	12.0%	12.6%	30.3%

Source: U.S. Census 1990 and 2000

The percentage of the Town's population that is in the youngest age group, those under 18 years of age, is significantly lower than the percentage of the population found in this group at the county, state, and national levels. In 2000, residents under 18 years of age comprised only 15.6% of the Town's population, which is a decrease from 1990 when residents in this group made up 16.4% of the Town's population. This is a significantly lower percentage than is found at the county, state, and national levels.

**Table 3.4 Percent of Population Under 18 Years of Age**

<b>Year</b>	<b>United States</b>	<b>North Carolina</b>	<b>Duplin County</b>	<b>Town of Kenansville</b>
<b>1990</b>	25.6%	24.3%	26.1%	16.4%
<b>2000</b>	25.6%	24.4%	26.2%	15.6%

Source: U.S. Census 1990 and 2000

As decreases occurred between 1990 and 2000 in the aforementioned population groups, they were accompanied by increases in two other groups. The percentage of the Town’s residents who fall in the “young adult” category (persons 18-24 years of age) and the “workforce” category (persons 25-64 years of age) both saw their share of the population increase. In 1990 residents in the 18-24 year age group accounted for 6.4% of the Town’s population and increased to 7.1% of the population in 2000. Interestingly, this increase in the percentage of the population in this age group in Kenansville occurred at the same time that there were decreases in the percentage of the population in this age group at the county, state, and national levels. The presence of James Sprunt Community College in Kenansville is a likely factor that has contributed to the Town’s ability to attract and retain this important segment of the population.

**Table 3.5 Percent of Population 18-24 Years of Age**

<b>Year</b>	<b>United States</b>	<b>North Carolina</b>	<b>Duplin County</b>	<b>Town of Kenansville</b>
<b>1990</b>	10.5%	11.6%	9.6%	6.4%
<b>2000</b>	9.6%	10.0%	9.2%	7.1%

Source: U.S. Census 1990 and 2000

The percentage of Kenansville’s population in the 25-64 year age group saw a similar increase during the 1990-2000 time period. This portion of the population makes up the majority of the “workforce” element from which labor is drawn to support the local economy. In 1990 residents in this age group accounted for slightly over 43% of the Town’s population. This increased to almost 47% of the Town’s population in 2000. While the percentage of the population in this age group is still below the percentage found at the county, state, and national levels, its growth during the time period between 1990 and 2000 has moved it closer to the norm.

**Table 3.6 Percent of Population 25-64 Years of Age**

<b>Year</b>	<b>United States</b>	<b>North Carolina</b>	<b>Duplin County</b>	<b>Town of Kenansville</b>
<b>1990</b>	51.3%	52.1%	50.3%	43.1%
<b>2000</b>	52.3%	53.6%	52.0%	46.9%

Source: U.S. Census 1990 and 2000

A more detailed analysis of Kenansville’s population structure, as shown in Table 3.7, reveals a high degree of fluctuation in the more narrowly defined age groups between 1990 and 2000. The number of residents in the 45 – 49 year age group and

the 50 – 54 year age group both increased by over 50% between 1990 and 2000. Two age groups experienced notably large percentage decreases in the number of residents in their age groups. These large decreases occurred in the 80 – 84 year age group, whose numbers decreased by 46% ,and the 60 – 64 year age group, whose numbers decreased by almost 31%. A notable decrease in the number of residents under the age of 5 years also occurred during this time period, which translated into a drop of one full percentage point in this age group’s share of the total population in 2000. And though a small portion of this decrease is likely attributable to the decrease in the number of residents in the 25 – 29 year age group and the 30 – 34 year age group, it may also indicate a drop in the Town’s overall fertility rate.

**Table 3.7 Detailed Population Breakdown and Change by Age Group 1990 - 2000**

<b>Age Group</b>	<b>1990 Population</b>	<b>Percent of 1990 Population</b>	<b>2000 Population</b>	<b>Percent of 2000 Population</b>	<b>Percent Change of Residents in Age Group 1990 – 2000</b>
<b>Under 5 years</b>	42	4.9%	34	3.9%	<b>-19.0%</b>
<b>5 – 17 years</b>	98	11.4%	102	11.7%	4.1%
<b>18 – 24 years</b>	55	6.4%	62	7.1%	12.7%
<b>25 – 29 years</b>	42	4.9%	41	4.7%	<b>-2.4%</b>
<b>30 – 34 years</b>	52	6.1%	50	5.7%	<b>-3.8%</b>
<b>35 – 39 years</b>	48	5.6%	59	6.8%	22.9%
<b>40 – 44 years</b>	58	6.8%	52	6.0%	<b>-10.3%</b>
<b>45 – 49 years</b>	42	4.9%	65	7.5%	54.8%
<b>50 – 54 years</b>	32	3.7%	50	5.7%	56.3%
<b>55 – 59 years</b>	43	5.0%	55	6.3%	27.9%
<b>60 – 64 years</b>	52	6.1%	36	4.1%	<b>-30.8%</b>
<b>65 – 69 years</b>	65	7.6%	57	6.6%	<b>-12.3%</b>
<b>70 – 74 years</b>	38	4.4%	41	4.7%	7.9%
<b>75 – 79 years</b>	57	6.7%	60	6.9%	5.3%
<b>80 – 84 years</b>	72	8.4%	39	4.5%	<b>-45.8%</b>
<b>85 years and over</b>	60	7.0%	67	7.7%	11.7%
<b>Total</b>	856	100.0%	870	100.0%	

Source: U.S. Census 1990 and 2000

## **RACIAL AND ETHNIC CHARACTERISTICS**

Data from the 2000 Census shows that the population of the Town of Kenansville is made up primarily of residents who have identified themselves as belonging to either the Black or White racial group, as defined by the U.S. Census Bureau. Persons in

these two groups comprise almost 97% of the Town’s population. Residents identifying themselves as White accounted for the majority of the Town’s population (58.9%), while residents identifying themselves as Black accounted for 37.9% of the population. Persons who identified themselves as belonging to the Census defined category of “other” in the racial category comprised 2.4% of the Town’s population, while the remaining residents identified themselves as being either Asian (0.6%) or a member of two or more racial groups (0.2%). In the period between 1990 and 2000 both the number of residents, and the percentage of the Town’s population who identified themselves as belonging to the White racial group decreased, while the opposite occurred with respect to residents who identified themselves as belonging to the Black racial group. Increases also occurred during this time period in both the number of residents and the percentage of the Town’s population that identified themselves as belonging to the Asian racial group, and those who identified themselves as belonging to a racial group other than those that are enumerated by the Census Bureau.

**Table 3.8 Racial Composition and Change 1990 - 2000**

<b>Racial Group</b>	<b>1990 Population</b>	<b>Percent of 1990 Population</b>	<b>2000 Population</b>	<b>Percent of 2000 Population</b>
<b>White</b>	532	62.2%	512	58.9%
<b>Black</b>	317	37.0%	330	37.9%
<b>Asian<sup>2</sup></b>	2	0.2%	5	0.6%
<b>Other Race</b>	5	0.6%	21	2.4%
<b>Two or More Races<sup>3</sup></b>			2	0.2%
<b>Total</b>	856	100%	870	100%

Source: U.S. Census 1990 and 2000

The number of residents who identified themselves as being of Hispanic origin in Kenansville more than tripled between 1990 and 2000. In 1990 only 9 residents identified themselves as being of Hispanic origin in the Town and accounted for only 1% of the Town’s population. By 2000 31 residents identified themselves as being of Hispanic origin and comprised over 3% of the Town’s population. This increase occurred in conjunction with a massive in-migration of persons of Hispanic origin into North Carolina and Duplin County. Between 1990 and 2000 the percentage of North Carolina’s population that identified themselves as being of Hispanic origin increased from slightly over 1% of the population in 1990 to almost 5% of the population in 2000. An even greater increase was seen in Duplin County, where the percentage of the population identified as Hispanic increased from approximately 2.5% in 1990 to approximately 15% in 2000. Duplin County’s strong agricultural economy has drawn Hispanic

<sup>2</sup> This category was known as Asian or Pacific Islander in the 1990 Census, but was split into two categories for the 2000 Census

<sup>3</sup> This category was introduced for the 2000 Census and therefore no values exist for the 1990 Census

immigrants to the area and will continue to do so as long as the agricultural enterprises that are located in the area rely on low wage manual labor. Kenansville’s status as the center for government services, such as healthcare and social services, will likely draw a larger share of the County’s Hispanic population to the Town as this population begins to take advantage of the programs available to low income workers and their families.

**Table 3.9 Hispanic Population Characteristics 1990 – 2000**

	<b>Hispanic Population 1990</b>	<b>Percent of 1990 Population</b>	<b>Hispanic Population 2000</b>	<b>Percent of 2000 Population</b>	<b>Percent Change 1990 - 2000</b>
<b>Kenansville</b>	9	1.0%	31	3.6%	244.4%
<b>Duplin County</b>	1015	2.5%	7426	15.1%	631.6%
<b>North Carolina</b>	76726	1.2%	378963	4.7%	393.9%

Source: U.S. Census 1990 and 2000

## HOUSEHOLDS AND FAMILIES

Between 1990 and 2000 the number of households in the Town of Kenansville declined from 290 to 281. This was accompanied by a negligible decline in the average household size during this period as well, which decreased from 2.26 persons per household in 1990 to 2.25 persons per household in 2000. This is well below the average household size found at the county, state and national levels, which is shown in Table 3.10. The decline in the average household size during this period is a phenomenon that was also experience at the county, state, and national levels. The average household size in the United States declined during this period from 2.63 persons per household to 2.59 persons per household, a decrease of 1.5%, while the average size declined by 2% in North Carolina and by 0.4% in Duplin County.

The number of family households also declined in the Town of Kenansville between 1990 and 2000 from 196 in 1990 to 181 in 2000. A marginal increase in the average family size did occur during this period as the average number of family members residing together in Kenansville increased from 2.82 per family household in 1990 to 2.83 per family household in 2000, an increase of 0.4%. This too, however, is significantly lower than the average family size found at the county, state, and national levels. During the same time period the average family size actually declined at the county, state and national levels. Decreases in average family size of less than 1% occurred at the county and national levels, while the average family size in North Carolina declined by 1.7%.

**Table 3.10 Average Household Size and Change 1990 - 2000**

	Average Size 1990	Average Size 2000	Percent Change 1990 - 2000
<b>United States</b>	2.63	2.59	-1.5%
<b>North Carolina</b>	2.54	2.49	-2.0%
<b>Duplin County</b>	2.64	2.63	-0.4%
<b>Kenansville</b>	2.26	2.25	-0.4%

Source: U.S. Census 1990 and 2000

**Table 3.11 Average Family Size and Change 1990 - 2000**

	Average Size 1990	Average Size 2000	Percent Change 1990 - 2000
<b>United States</b>	3.16	3.14	-0.6%
<b>North Carolina</b>	3.03	2.98	-1.7%
<b>Duplin County</b>	3.12	3.10	-0.6%
<b>Kenansville</b>	2.82	2.83	0.4%

Source: U.S. Census 1990 and 2000

A significant decline occurred between 1990 and 2000 in the number of families in Kenansville that had children under the age of 18. In 1990 there were 82 families that had children under the age of 18. By 2000 only 63 families in Kenansville fell in this category, which translates into a decline of over 23% during the 1990 – 2000 time period. The opposite was true at the county, state, and national levels, all of which experienced moderate increases in the number of families with children under the age of 18. The decline in the total number of families that had at least one child under the age of 18 was accompanied by a simultaneous drop in the percentage of all families in Kenansville that these families represented. In 1990 families with children under 18 accounted for almost 42% of all families in Town. By 2000 families with a child under the age of 18 accounted for less than 35% of the total number of families in Kenansville. While similar decreases in the percentage of the total number of families that families with children under the age of 18 represented were seen at the county, state, and national levels, the change was most pronounced in Kenansville.

**Table 3.12 Families with Children Under 18 Years of Age**

	Percent of All Families 1990	Percent of All Families 2000	Percent Change in Total Number of Families 1990 - 2000	Change in Percent of All Families 1990 - 2000
<b>United States</b>	51.3%	48.2%	4.5%	-3.3%
<b>North Carolina</b>	50.2%	46.1%	9.5%	-4.1%
<b>Duplin County</b>	52.0%	46.4%	5.8%	-5.5%
<b>Kenansville</b>	41.8%	34.8%	-23.2%	-7.0%

Source: U.S. Census 1990 and 2000

The number of single parent families in Kenansville actually decreased between 1990 and 2000. In 1990, 23 of the 82 families in Kenansville with children under the age of 18 had only one parent present. In 2000 the total number of families with children under 18 years of age dropped to 63, which was accompanied by a decrease in the total number of single parent families to 15. This translates into a decrease in the number of single parent families in Kenansville of almost 35%. Although the total number of families with children also decreased during this time period in Kenansville, the share of all families that were headed by a single parent also decreased from 28% in 1990 to just under 24% in 2000. While Kenansville saw its situation improving in relation to single parent families, both the number and percentage of all families with children headed by a single parent were increasing at the county, state and national levels, as is demonstrated in Table 3.13.

**Table 3.13 Single Parent Families**

	Percent of Families with Children Headed by a Single Parent 1990	Percent of Families with Children Headed by a Single Parent 2000	Change in Percent of Families with Children Headed by a Single Parent 1990 - 2000	Percent Change in Total Number 1990 - 2000
<b>United States</b>	25.8%	28.2%	2.4%	14.0%
<b>North Carolina</b>	26.6%	28.9%	2.4%	19.2%
<b>Duplin County</b>	29.2%	30.1%	0.9%	8.9%
<b>Kenansville</b>	28.0%	23.8%	-4.2%	-34.8%

Source: U.S. Census 1990 and 2000

## EDUCATIONAL ATTAINMENT

Between 1990 and 2000 the Town of Kenansville saw a healthy increase in the level of educational attainment of its citizens over the age of 25. The number of residents over the age of 25 who reported having less than a 9<sup>th</sup> grade education dropped significantly from over 25% of the population in 1990 to slightly over 17% in 2000. A similar drop was seen in the percentage of the population who reported their education as greater than 9<sup>th</sup> grade but who had not graduated from high school. This category of residents accounted for 18.9% of the population in 1990 and decreased to 14.6% in 2000. Taken together, these figures show a promising drop in the number of residents over the age of 25 who do not have at least a high school diploma.

With the decrease in the number and percentage of the population that identified themselves as having less than a high school diploma came an increase in the number of high school graduates, persons who have attended college, and those with some type of college degree. The largest increase during this time period was in the percentage of residents over the age of 25 who held a bachelor's degree. This increased by over 60% between 1990, when 61 residents held bachelor's degrees, and 2000, when 98 residents held bachelor's degrees. Unfortunately, the number and percentage of residents who held graduate or professional degrees saw a decrease during this time period, but taken as a whole the overall increase in the educational attainment of Kenansville's residents over the age of 25 was a significant step forward for the Town.

**Table 3.14 Educational Attainment Levels in the Town of Kenansville 1990 - 2000**

	<b>1990 Population over 25 Years</b>	<b>1990 Percent of Population over 25 Years</b>	<b>2000 Population over 25 Years</b>	<b>2000 Percent of Population over 25 Years</b>	<b>Percent Change 1990- 2000</b>
<b>Less Than 9<sup>th</sup> Grade</b>	169	25.6%	115	17.1%	<b>-32.0%</b>
<b>9<sup>th</sup> – 12<sup>th</sup> Grade (no diploma)</b>	125	18.9%	98	14.6%	<b>-21.6%</b>
<b>High School Graduate</b>	141	21.3%	165	24.6%	17.0%
<b>Some College (no degree)</b>	84	12.7%	111	16.5%	32.1%
<b>Associate's Degree</b>	47	7.1%	56	8.3%	19.1%
<b>Bachelor's Degree</b>	61	9.2%	98	14.6%	60.7%
<b>Graduate or Professional Degree</b>	34	5.1%	29	4.3%	<b>-14.7%</b>
<b>Total</b>	661	100.0%	672	100.0%	

Source: U.S. Census 1990 and 2000

## INCOME AND POVERTY

The 1990 Census reports that Kenansville had a median household income of \$21,953 for the year 1989. This was above the median household income of Duplin County, but below that found at the state and national levels. The 2000 Census reported that Kenansville's median household income had increased to \$36,053 in 1999, which remained above the median for Duplin County, but remained below that found at the state and national levels. The deficit between Kenansville's median and the state and national medians did narrow over the ten year period however, while it increased in relation to Duplin County's median income. Kenansville also saw both a larger dollar increase and a larger percentage increase in its median household income than was found at the county, state, and national levels.

**Table 3.15 Median Household Income**

	1989	1999	Dollar Change 1989 - 1999	Percent Change 1989 - 1999
<b>United States</b>	\$30,056	\$41,994	\$11,938	39.7%
<b>North Carolina</b>	\$26,647	\$39,184	\$12,537	47.0%
<b>Duplin County</b>	\$19,695	\$29,890	\$10,195	51.8%
<b>Town of Kenansville</b>	\$21,953	\$36,053	\$14,100	64.2%

Source: U.S. Census 1990 and 2000

**Table 3.16 Per Capita Income**

	1989	1999	Dollar Change 1989 - 1999	Percent Change 1989 - 1999
<b>United States</b>	\$14,420	\$21,587	\$7,167	49.7%
<b>North Carolina</b>	\$12,885	\$20,307	\$7,422	57.6%
<b>Duplin County</b>	\$9,406	\$14,499	\$5,093	54.1%
<b>Town of Kenansville</b>	\$11,582	\$15,869	\$4,287	37.0%

Source: U.S. Census 1990 and 2000

Kenansville's per capita income, which was \$11,582 in 1989, increased at a more moderated pace than the median household income during this period. By 1999 the Town's per capita income had increased by 37% to \$15,869. While the Town's per capita income remained higher than Duplin County's during this period, it did not increase at the same rate, nor in terms of the

dollar amount. The gap between Kenansville’s per capita income and the per capita incomes at the state and national level widened during this period, contrary to what was seen with the median household incomes.

Despite the increases in the median household income and per capita income, Kenansville saw both the total number and percentage of its population living below the poverty line increase between 1989 and 1999. In 1989 10.4% of the Town’s population was living below the poverty line. This was much lower than the percentage of Duplin County’s population (19.1%) living below the poverty line, and marginally below the state (13.0%) and national (13.1%) percentages as well. Unfortunately the Town saw a dramatic increase in the percentage of its population living below the poverty line by 1999, when 28.5% of the Town’s residents fell in this category. At the same time Duplin County saw a marginal increase in its poverty rate, which increased to 19.4%. Surprisingly, this occurred as the state and national rates of poverty declined to 12.3% and 12.4% respectively. Of the Town’s residents living in poverty in 1989 over 41% were under the age of 18 and close to 15% were over the age of 65. By 1999 the situation had changed dramatically as the percentage of the Town’s residents living below the poverty line who were under the age of 18 dropped to just over 6% and the percentage over the age of 65 increased to just over 62%. This increase in the share of the population living below the poverty line over the age of 65 likely reflects the large increase in the number of nursing home patients in the Town, many of whom are likely to have no income.

**Table 3.17 Persons Living Below the Poverty Line**

	Percent of Population 1989	Percent of Population 1999	Change in Percent 1989 - 1999
<b>United States</b>	13.1%	12.4%	-0.7%
<b>North Carolina</b>	13.0%	12.3%	-0.7%
<b>Duplin County</b>	19.1%	19.4%	0.3%
<b>Town of Kenansville</b>	10.4%	28.5%	18.1%

Source: U.S. Census 1990 and 2000

**Table 3.18 Age Distribution of Persons Living Below the Poverty Line**

	Under 18 Years 1989	Under 18 Years 1999	Change in % 1989 - 1999	Over 65 Years 1989	Over 65 Years 1999	Change in % 1989 - 1999
<b>United States</b>	36.0%	34.7%	-1.3%	11.9%	9.7%	-2.2%
<b>North Carolina</b>	32.9%	32.4%	-0.5%	17.9%	12.8%	-5.1%
<b>Duplin County</b>	31.1%	30.7%	-0.4%	19.6%	14.8%	-4.8%
<b>Town of Kenansville</b>	41.2%	6.2%	-35.0%	14.7%	62.2%	47.5%

Source: U.S. Census 1990 and 2000

## OCCUPATIONS AND EMPLOYMENT

In 1990 over 25% of Kenansville's employed labor force, or 81 residents, held jobs in the manufacturing sector. By 2000 this had declined to 50 residents and represented only slightly more than 17% of the employed labor force. This was the most significant decrease, in terms of the total number of jobs lost in any particular employment sector during this period, and because of its decline the educational services sector became the prime occupation of the Town's residents. The number of residents in the labor force employed in the construction sector saw the greatest increase during this period. In 1990 only 5 residents reported being employed in this sector, and by 2000, 21 residents worked in the construction industry. This is an increase of 320% over the number employed in construction in 1990. The number of residents of Kenansville employed in four of the thirteen listed sectors increased between 1990 and 2000, while the number decreased in seven sectors and stayed the same in two.

**Table 3.19 Occupations of Kenansville's Residents**

	Number Employed 1990	Percent of Total 1990	Number Employed 2000	Percent of Total 2000	Number Change 1990 - 2000	Percent Change 1990 - 2000
<b>Agriculture / Forestry</b>	12	3.7%	12	4.1%	-	-
<b>Construction</b>	5	1.6%	21	7.2%	16	320.0%
<b>Manufacturing</b>	81	25.2%	50	17.2%	-31	-38.3%
<b>Transportation</b>	7	2.2%	2	0.7%	-5	-71.4%
<b>Communications / Utilities</b>	4	1.2%	1	0.3%	-3	-75.0%
<b>Wholesale Trade</b>	11	3.4%	11	3.8%	-	-
<b>Retail Trade</b>	30	9.3%	31	10.7%	1	3.3%
<b>Finance, Insurance and Real Estate</b>	14	4.4%	21	7.2%	7	50.0%
<b>Entertainment and Recreation</b>	1	0.3%	3	1.0%	2	200.0%
<b>Health Services</b>	33	10.3%	31	10.7%	-2	-6.1%
<b>Educational Services</b>	54	16.8%	52	17.9%	-2	-3.7%
<b>Other Professional Services</b>	41	12.8%	31	10.7%	-10	-24.4%
<b>Public Administration</b>	28	8.7%	25	8.6%	-3	-10.7%
<b>Total</b>	321	100.0%	291	100.0%	-30	

Source: U.S. Census 1990 and 2000

There was a net decrease of 30 employed persons in Kenansville between 1990 and 2000. This occurred at the same time that Kenansville's labor force, meaning those residents over the age of 16 who are either employed or actively seeking employment decreased slightly from 338 residents in 1990 to 311 residents in 2000. Because of the decrease in the size of the labor force

the unemployment rate did not increase as much as it would have if the labor force would have increased or remained constant during this time period. In 1990 the unemployment rate in Kenansville was 5.0%, which was higher than the unemployment rate for Duplin County and the state, but lower than the national unemployment rate of 6.3%. In 2000, because of the combination of the loss of jobs and the decrease in the size of the labor force, the unemployment rate had increased to 6.4%. This remained higher than the county and state unemployment rate, and surpassed the national unemployment rate, which had decreased to 5.2% by the year 2000. Although the increase in the unemployment rate was unwelcome, it remained at a level that is manageable and does not indicate any serious underlying economic problems. In fact, Kenansville fared better than many small towns in North Carolina that went through plant closings during the 1990s as the economy began its transition away from the traditional tobacco, textile, and furniture manufacturing industries.

**Table 3.20 Unemployment Rate**

	<b>Percent Unemployed 1990</b>	<b>Percent Unemployed 2000</b>	<b>Change in Unemployment Rate 1990 - 2000</b>
<b>United States</b>	6.3%	5.2%	-1.1%
<b>North Carolina</b>	4.8%	4.5%	-0.3%
<b>Duplin County</b>	4.5%	5.7%	1.2%
<b>Town of Kenansville</b>	5.0%	6.4%	1.4%

Source: U.S. Census 1990 and 2000

## **COMMUTING CHARACTERISTICS**

In 1990 42.3% of the residents of Kenansville that were employed held a job that was located within the Town’s corporate limits. In 2000 this had increased to 46.8% of the employed residents. While the percentage of the Town’s residents who held jobs in Kenansville increased during the decade, the number of commuters traveling less than 10 minutes from home to their workplace decreased from 153 in 1990 to 128 in 2000. While the total number of short distance commuters decreased significantly, their share of the commuting population only decreased from 48.7% of all commuters in 1990 to 46.5% of all commuters in 2000. The percentage of commuters who traveled more than 30 minutes to work each day nearly doubled between 1990 and 2000. In 1990 these long distance commuters accounted for 10.2% of the population and in 2000 the percentage had increased to 18.9%.

The primary means of transportation to work for the Town’s residents who worked outside the home was by automobile in both 1990 and 2000. In 1990 96.5% of the residents who commuted to work traveled by automobile. Those commuting alone by automobile accounted for 84.4% of the total number of commuters, while those carpooling to work accounted for 12.1% of the

total. The remainder of the residents who commuted to work in 1990 reported that they either walked to work (1.3%) or utilized some other means of transportation (2.2%). By 2000 travel by automobile was the only method of transportation that was reported by commuters to the Census Bureau, with 90.5% driving alone, and 9.5% carpooling to work.

**Table 3.21 Travel Time To Work for Employed Residents**

	<b>Percent 1990</b>	<b>Percent 2000</b>	<b>Change in Percentage 1990 - 2000</b>
<b>Less than 5 minutes</b>	21.3%	22.9%	1.6%
<b>5 – 9 minutes</b>	27.4%	23.6%	-3.8%
<b>10 – 14 minutes</b>	15.3%	10.9%	-4.4%
<b>15 – 19 minutes</b>	15.0%	13.5%	-1.5%
<b>20 – 24 minutes</b>	8.0%	8.7%	0.7%
<b>25 – 29 minutes</b>	2.9%	1.5%	-1.4%
<b>30 – 34 minutes</b>	4.8%	8.0%	3.2%
<b>35 – 39 minutes</b>	0.6%	1.8%	1.2%
<b>40 – 44 minutes</b>	0.6%	0.0%	-0.6%
<b>45 – 59 minutes</b>	1.3%	5.8%	4.5%
<b>60 – 89 minutes</b>	1.3%	1.1%	-0.2%
<b>90 minutes or more</b>	1.6%	2.2%	0.6%

Source: U.S. Census 1990 and 2000

**Table 3.22 Method of Travel to Work for Employed Residents**

	<b>Percent 1990</b>	<b>Percent 2000</b>	<b>Change in Percentage 1990 - 2000</b>
<b>Drove Alone</b>	84.4%	90.5%	6.1%
<b>Carpooled</b>	12.1%	9.5%	-2.6%
<b>Walked</b>	1.3%	0.0%	-1.3%
<b>Other Means of Transportation</b>	2.2%	0.0%	-2.2%

Source: U.S. Census 1990 and 2000

## HOUSING PROFILE

Between 1990 and 2000 the total number of housing units increased in the Town of Kenansville from 335 units in 1990 to 340 housing units in 2000. This represents an increase of 1.5% in the total number of housing units. As can be seen in Table 3.21 below, this was much lower than the percentage increase in the total number of units that were seen at the county, state and national levels during this time period. This low rate of change in the number of housing units is closely correlated to the small percentage increase in the Town’s population between 1990 and 2000, which increased by just 14 residents, or 1.64% during this time period.

**Table 3.23 Percent Change in Total Number of Housing Units 1990 - 2000**

	Percentage Change 1990 - 2000
<b>United States</b>	13.3%
<b>North Carolina</b>	25.0%
<b>Duplin County</b>	25.2%
<b>Town of Kenansville</b>	1.5%

Source: U.S. Census 1990 and 2000

Of the 335 housing units reported in the 1990 Census, 291 units were occupied and 44 were vacant. This translates into an overall occupancy rate of 86.9%. By 2000 the occupancy rate had decreased to 83.8%, with 285 occupied and 55 vacant housing units, while the total number of units increased to 340. As Table 3.24 shows, this occupancy rate was lower than what was found at the county, state and national levels in both 1990 and 2000. The decrease in the overall occupancy rate did mimic declines at the county and state levels between 1990 and 2000, although the decrease in the percentage of occupied units in Kenansville was slightly higher.

**Table 3.24 Housing Occupancy Rates 1990 and 2000**

	Percent Occupied 1990	Percent Vacant 1990	Percent Occupied 2000	Percent Vacant 2000
<b>United States</b>	89.9%	10.1%	91.0%	9.0%
<b>North Carolina</b>	89.3%	10.7%	88.9%	11.1%
<b>Duplin County</b>	91.0%	9.0%	89.0%	11.0%
<b>Town of Kenansville</b>	86.9%	13.1%	83.8%	16.2%

Source: U.S. Census 1990 and 2000

Of the 291 occupied housing units in Kenansville in 1990 there were 212 which were owner occupied, or 72.9% of the total, and 79 which were renter occupied, which accounted for the remaining 27.1%. In 2000 the number of owner occupied housing units declined to 187, which equaled 65.6% of all occupied housing units, while the remaining 34.4%, or 98 units, were occupied by renters. In 1990 the rate of owner occupancy in Kenansville was higher than the rates of owner occupancy at both the state and national levels, while it was slightly below the level in Duplin County. Between 1990 and 2000 the rates of owner occupancy increased at the state and national levels, and because of the decline in the rate in Kenansville it saw a smaller percentage of owner occupied housing than the levels seen at the county, state and national levels.

**Table 3.25 Tenure of Occupied Housing Units 1990 and 2000**

	<b>Percent Owner Occupied 1990</b>	<b>Percent Renter Occupied 1990</b>	<b>Percent Owner Occupied 2000</b>	<b>Percent Renter Occupied 2000</b>
<b>United States</b>	64.2%	35.8%	66.2%	33.8%
<b>North Carolina</b>	68.0%	32.0%	69.4%	30.6%
<b>Duplin County</b>	75.9%	24.1%	74.9%	25.1%
<b>Town of Kenansville</b>	72.9%	27.1%	65.6%	34.4%

Source: U.S. Census 1990 and 2000

The types of housing that make up the Town’s housing stock did not change very much between 1990 and 2000. Of the 335 housing units reported in the 1990 Census the vast majority, 274, were single family detached dwellings, accounting for 81.8% of the Town’s housing stock. The remainder of the Town’s housing stock in 1990 consisted of 46 multi-family dwelling units, accounting for 13.7% of the housing stock, and 15 manufactured homes, which represented 4.5% of the housing stock. In 2000 the total number of housing units in Kenansville had increased to 340. Of these 272 were single family detached dwellings, accounting for 80% of the Town’s housing stock, 40 were multi-family dwelling units, accounting for 11.8% of the Town’s housing stock, and 28 were manufactured homes, which accounted for the remaining 8.2% of the housing stock in Kenansville.

**Table 3.26 Housing Stock Composition in Kenansville 1990 and 2000**

	<b>Units 1990</b>	<b>Percent of Housing Stock 1990</b>	<b>Units 2000</b>	<b>Percent of Housing Stock 2000</b>	<b>Change in Percentage 1990 - 2000</b>
<b>Single Family Detached</b>	274	81.8%	272	80.0%	-1.8%
<b>Multi-family Dwelling Unit</b>	46	13.7%	40	11.8%	-1.9%
<b>Manufactured Home</b>	15	4.5%	28	8.2%	3.7%
<b>Total</b>	335	100.0%	340	100.0%	

Source: U.S. Census 1990 and 2000

The 2000 Census reported that the majority of Kenansville’s housing stock was constructed prior to 1980. As Table 3.27 shows, only 62 units were constructed between 1980 and 2000, accounting for 18.2% of the housing stock. The majority of the housing stock in Kenansville was constructed between 1950 and 1979. Homes built during these three decades account for nearly 58% of all housing units in Kenansville. The 1950’s and 1970’s saw the largest number of homes built with 91 units, or 26.8% of the Town’s housing stock, constructed during the 1970’s and 71 units, or 20.9% of the Town’s housing stock, constructed in the 1950’s.

**Table 3.27 Age of Housing Stock in Kenansville - 2000**

	<b>Number of Units</b>	<b>Percent of Housing Stock</b>
<b>Built 1999 - 2000</b>	6	1.8%
<b>Built 1995 - 1998</b>	8	2.4%
<b>Built 1990 - 1994</b>	31	9.1%
<b>Built 1980 - 1989</b>	17	5.0%
<b>Built 1970 - 1979</b>	91	26.8%
<b>Built 1960 - 1969</b>	35	10.3%
<b>Built 1950 - 1959</b>	71	20.9%
<b>Built 1940 - 1949</b>	22	6.5%
<b>Built 1939 or Earlier</b>	59	17.4%
<b>Total</b>	340	100.0%

Source: U.S. Census 2000

Between 1990 and 2000 the median home value in Kenansville increased by 55.9%, from \$53,500 in 1990 to \$83,400 in 2000, an increase of \$29,900. While the percentage increase was over 13% higher than the median increase at the national level and almost 10% higher than the median increase at the state level, the median home value remained \$28,400 lower than the national median home value and \$12,400 lower than the state median home value. The gap between the median home prices in Kenansville and in Duplin County as a whole widened between 1990 and 2000. The median home price in Kenansville was \$11,500 higher than in Duplin County as a whole in 1990, and by 2000 the gap had grown to \$20,000. While housing prices in Kenansville have remained affordable compared to prices at the state and national levels, it is likely that the median home value in Kenansville will remain higher than the median value in Duplin County as a whole for the foreseeable future.

**Table 3.28 Median Housing Values 1990 and 2000**

	<b>Median Value 1990</b>	<b>Median Value 2000</b>	<b>Dollar Change 1990 - 2000</b>	<b>Percent Change 1990 - 2000</b>
<b>United States</b>	\$78,500	\$111,800	\$33,300	42.4%
<b>North Carolina</b>	\$65,300	\$95,800	\$30,500	46.7%
<b>Duplin County</b>	\$42,000	\$63,400	\$21,400	51.0%
<b>Town of Kenansville</b>	\$53,500	\$83,400	\$29,900	55.9%

Source: U.S. Census 1990 and 2000

While the median home value increased significantly in Kenansville between 1990 and 2000, the price paid for rental housing moved in two different directions. In 1990 over 93% of renters were paying between \$150 and \$449 per month in rent, with the remainder paying between \$100 and \$149 or over \$500 per month. By 2000 the number of renters paying between \$150 and \$449 per month in rent had declined to just over 58% of all renters, with those paying less than \$100 per month in rent (likely through housing subsidies) now accounting for over 20% of all renters. While the trend towards more affordable rental housing lowered the price many renters paid, the increase in housing values also led a larger number of renters to pay more than \$500 per month in rent, with these renters now accounting for over 10% of all renters in Kenansville.

**Table 3.29 Monthly Housing Rental Prices in Kenansville 1990 and 2000**

<b>Monthly Rent</b>	<b>Number of Renters 1990</b>	<b>Number of Renters 2000</b>
Less than \$100	0	18
\$100 to \$149	2	8
\$150 to \$199	12	2
\$200 to \$249	11	8
\$250 to \$299	17	22
\$300 to \$349	9	7
\$350 to \$399	4	2
\$400 to \$449	6	8
\$450 to \$499	0	0
\$500 and up	2	9

Source: U.S. Census 1990 and 2000

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## **PUBLIC WATER SYSTEM**

The Town of Kenansville operates a public water system that draws water from two groundwater wells with a combined daily withdrawal capacity of 300,000 gallons per day, which is approximately 75% of the daily water availability from the aquifer at the well locations. The groundwater is treated at onsite water treatment plants utilizing a disinfection process to remove any possible contaminants prior to its distribution through the water system. The treatment plants have a combined daily treatment capacity of 592,000 gallons of water per day. Two elevated storage tanks with a combined capacity of 400,000 gallons are utilized to store treated water and to maintain pressure in the distribution system. In 2002, according to the Town's water supply plan, the average daily water usage for the Town was 192,000 gallons per day, or 32.4% of the Town's daily treatment capacity, 64% of the maximum daily supply and 50% of the elevated storage capacity. This gives the Town approximately 400,000 gallons of excess treatment capacity and 108,000 gallons of excess supply each day. This large amount of excess capacity will enable the Town to absorb a great deal of new residential and commercial growth in the future. Duplin County operates a rural water system in areas outside of the Town of Kenansville, and connects to the Town's system on NC Highway 50 south of the Town, and on NC Highway 24 at the Town's western limits. This interconnection will facilitate the expansion of residential and commercial development into unincorporated areas outside of the Town's current limits, and provides a means of expanding capacity within the Town during emergencies. This could also allow the Town to increase its daily water capacity without adding additional well capacity in the future.

## **PUBLIC SEWER SYSTEM**

The Town of Kenansville operates a public sewer system to collect and treat wastewater generated in the Town. A system of collection lines, pumps, and force mains send the wastewater to a central wastewater treatment plant that discharges the treated water into Grove Creek. The wastewater treatment plant has a daily capacity of 300,000 gallons, which is equal to the maximum daily withdrawal capacity of the Town's groundwater wells. As of 2002 the daily excess treatment capacity of the plant was 108,000 gallons per day. Some of this excess capacity has been reduced by infiltration and inflow (I&I) during wet weather events in the past due to inadequately sealed manholes, storm water overflow, and cracked or broken collection lines. The Town has studied the problem, and is embarking on a project to eliminate the I&I problem to ensure the integrity of its wastewater treatment system and to prevent any possibility of overflows at the treatment plant. As long as I&I is kept to a minimum, and preventative measures are taken to prevent future problems, the Town's treatment capacity should enable it to absorb as much residential and commercial growth as its water system will allow.

## **ROAD NETWORK**

Kenansville, unlike the majority of towns in Duplin County, did not develop along a traditional grid street network, which has caused a lack of alternative routes to destinations for in-town travelers. Compounding this problem is the fact that many of the streets that are used as alternatives to the primary road network are very narrow and generally inadequate for the amount of traffic that they handle. Prior to the construction of the Kenansville Bypass, there was major congestion caused by the convergence of NC Highways 11, 24, 50 and 902 in the center of Town. The construction of the bypass has given the majority of through traffic the option of avoiding central Kenansville and has helped to reduce the congestion in Town during peak travel times. Along with reducing congestion in Town the bypass should help as a recruitment tool for industrial tenants who could utilize it to gain easy access to Interstate 40, which is located approximately 3 miles from Kenansville.

The primary roads within the Town are maintained by the North Carolina Department of Transportation, while the Town of Kenansville is responsible for the maintenance of all other public roads within the Town limits. Currently the Town maintains approximately 9.5 miles of paved roads and 0.6 miles of unpaved roads. All maintenance activities are currently contracted out by the Town to private paving companies.

## **DUPLIN COUNTY AIRPORT**

The Duplin County Airport, located approximately 2 miles north of the Town of Kenansville, is the closest airport to the Town. The airport has a 6,000 foot runway which is long enough to accommodate a wide range of aircraft. There are currently 18 aircraft based at the airport and there are approximately 45 flights operations per day, including a large number of transient flights. The current growth plan for the airport includes the widening of the runway from 75 feet to 100 feet and the construction of a full parallel taxiway. The presence of the airport near Kenansville is an important tool for economic growth, as it allows easy access for corporate aircraft to the area, enhancing the attractiveness of Kenansville for economic development.

## **EMERGENCY SERVICES**

Police protection in the Town of Kenansville is provided by the Town of Kenansville Police Department which currently employs four full time officers, who provide 24 hour police protection within the Town limits. Seven reserve officers are also employed by the Police Department and work on an as needed basis to fill in for officers who are sick or on leave as well as for special events and emergency situations. The Kenansville Volunteer Fire Department provides fire protection services within the Town limits and in rural areas surrounding the Town. The department currently has 37 volunteers that respond to emergencies on an on call basis. Duplin County EMS provides emergency medical services 24 hours a day to the residents of Kenansville and the

surrounding unincorporated area out of a station in Kenansville. Seven other County EMS stations are also available to respond in the event of any large scale emergency, or when the local EMS station is unavailable to respond due to a heavy call volume. All emergency service requests are handled by the Duplin County 911 Center and are dispatched from their central call center.

## **DUPLIN GENERAL HOSPITAL**

Duplin General Hospital is a 101-bed not-for profit community hospital. Located in Kenansville, the hospital provides primary and secondary care including medical/surgical, maternity services, psychiatric services and a skilled nursing program. Careful discharge planning ensures that patients receive the follow-up care they may require. Emergency services, available 24-hours a day, are provided by specially trained physicians. The hospital has a telemedicine program linking local physicians and their patients to specialists at the East Carolina University School of Medicine in Greenville. Other hospital services include a Diabetes Outpatient Education Program, and a Pediatric Asthma Program. The Hospital is accredited by the Joint Commission on Accreditation of Healthcare Organizations, is affiliated with University Health Systems of Eastern Carolina, and is a member of the Coastal Carolinas Health Alliance.<sup>4</sup>

## **EDUCATIONAL AND CULTURAL FACILITIES**

There are two public schools located in the Town of Kenansville that are operated by the Duplin County Board of Education. Kenansville Elementary School serves 400 students in grades K-5 and E.E. Smith Middle School serves 365 students in grades 6-8. High school students residing in the Town of Kenansville and the surrounding area attend James Kenan High School located on NC Highway 24-50 approximately 4 miles from Town.

James Sprunt Community College is located in Kenansville as well and serves as the institution of higher education for Duplin County. James Sprunt offers 23 pre major programs leading to associate's degrees in arts or sciences for students intending to transfer to a four year institution in pursuit of their bachelor's degree. The College also offers 14 terminal associate's degrees in subjects such as accounting, nursing, and information technology for students who wish to go directly from James Sprunt into the workforce. Numerous other technical diploma and certificate programs are offered as well that provide training to persons looking to acquire specific job related skills.

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<sup>4</sup> Source: <http://www.duplincountync.com/qualityOfLife/healthCare.html>

Kenansville also hosts the main branch of the Duplin County Library System, which provides residents easy access to a large collection of reading material as well as cultural and educational programs sponsored by the Library. The 1,000 seat James Kenan Memorial Amphitheater hosts outdoor dramatic and musical productions throughout the year. Liberty Hall offers tours of the former plantation home that is the ancestral home of the Kenan family and the Cowan Museum, also located in one of Kenansville's historic homes, hosts a large exhibit of historic items related to the history of Kenansville and Duplin County.

## **PARKS AND RECREATION**

The Town of Kenansville currently maintains two parks within the Town limits that provide recreational opportunities for the citizens of Kenansville and the surrounding area. The primary park is located on Main Street near Liberty Hall and provides a picnic area, basketball court, tennis courts, a children's play area and a softball field. Amos Brinson Field is located adjacent to Grove Creek on North Main Street and provides another softball field. The Town currently utilizes a volunteer parks director and a volunteer staff of seven members to conduct recreational activities for the Town. Duplin County also provides recreational opportunities through the Duplin County Parks and Recreation Department. The long range plans for Duplin Commons, which was recently annexed into the Town call for the County to construct numerous recreational facilities on the site including athletic fields and a walking trail. These new facilities will greatly expand the access Kenansville's resident's have to recreational opportunities.

## **DUPLIN COMMONS**

In 1999 Duplin County acquired a 124 acre tract of land across the highway from James Sprunt Community College for the purpose of developing an exhibition center, fairgrounds, recreational facilities and an office park to house agricultural agencies located in Duplin County. The exhibition center, which is the centerpiece of the development, is a 59,000 square foot modern indoor arena that is capable of seating up to 4,000 attendees. The facility was designed as a multi-use facility that is capable of hosting a wide range of events including livestock shows, concerts, trade shows, and banquets. The facility provides a central location for large events in Duplin County, and is expected to provide a wide range of economic development opportunities such as hotels and restaurants in Kenansville as it comes into regular use.

Figure 4.1 – Public Water System Map

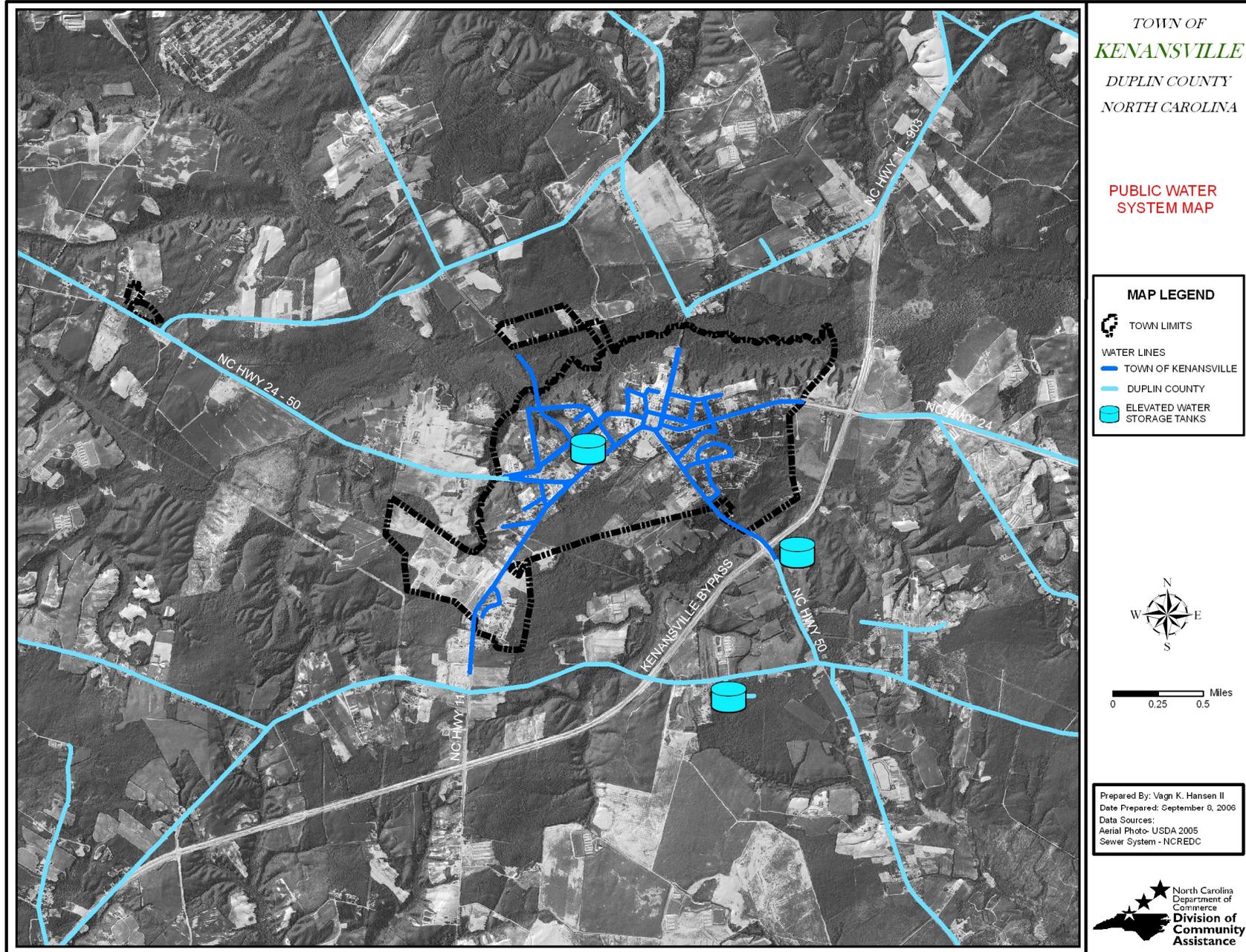
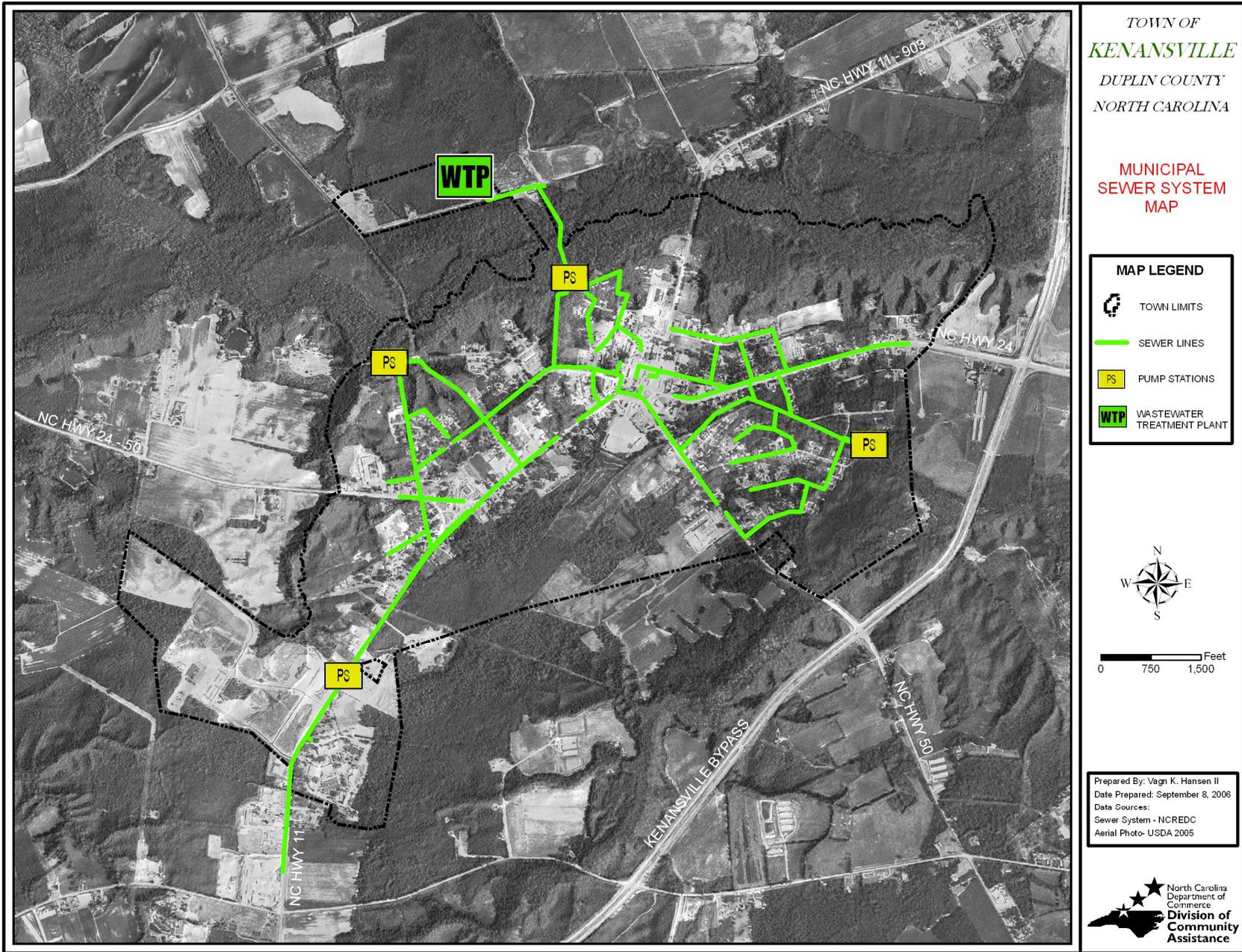


Figure 4.2 – Municipal Sewer System Map



## **TOPOGRAPHY**

The Town of Kenansville primarily occupies an area of high ground that is bounded by Grove Creek to the north and Tea Creek to the south. Tea Creek flows into Grove Creek at a point approximately 3/5 of a mile from the Town's eastern boundary, at which point their combined flow forms a tributary of the Northeast Cape Fear River. Main Street runs along a ridge line that marks the highest ground within the Town limits. The land generally slopes downward to the north towards Grove Creek and south towards Tea Creek from Main Street. The areas of Town with the greatest changes in elevation are located near Grove Creek, where changes in elevation of over 50 feet are observed as the land drops sharply towards the creek. Areas north of Grove Creek and south of Tea Creek are of similar elevation to the Town of Kenansville, to the east the land forms a low lying floodplain as Grove Creek picks up tributaries as it flows to the Northeast Cape Fear, while higher ground is located west of Town.

## **LAND COVER**

Land cover data from the United States Geological Survey shows that the predominant land cover type within the Town limits of Kenansville is land that has been developed for urban purposes. Other predominant land cover types within the Town are evergreen forest and woody wetlands. Because of the age of the data, some areas inside of the Town that are identified as row crops have been converted to land used for urban purposes in the years since the initial satellite data was gathered. Outside of the Town limits in the study area, the predominant land cover types are row crops and evergreen forest with some large areas of pastureland and woody wetlands. Small areas of mixed and deciduous forest land are found in the area as well, primarily on the margins of evergreen forests and urban areas.

## **SOILS**

The vast majority of the soil classes in and around the Town of Kenansville exhibit hydric properties, meaning that the soil is often saturated with water because of the soil structure and components. Soils classified as Hydric A are soils that have hydric properties throughout the area containing the soil classification, while soils identified as Hydric B contain inclusions of hydric soil within those soil classification areas. The majority of the Hydric A soils area found within floodplains and areas generally associated with nearby water features and low lying areas, although there are several isolated Hydric A soils in areas of high ground within the study area. Outside of floodplains and other low lying areas in and around Kenansville soils classified as Hydric B are the predominant feature, meaning that there is a high likelihood of finding hydric soil when conducting localized

soil surveys. Given the hydric nature of the preponderance of the soil classes found in and around Kenansville there are severe limitations on the effectiveness of septic tank absorption fields in the area. This necessitates the provision of sewer service to new developments of any significant density.

## **FLOODPLAINS AND WETLANDS**

Grove Creek's floodplain to the north of Kenansville is designated as a 100 year floodplain on the most recent FEMA maps of the area. With a width of almost ¼ of a mile this floodplain has served as a natural barrier to the growth of the Town north of Grove Creek. Because of the unsuitable nature of the soil, there has been very little development in the floodplain, nor will there likely be in the future. The most predominate areas of wetlands, as identified by the US Fish and Wildlife service are contained in the Grove Creek floodplain. The most significant area of isolated high ground wetland is an approximately 25 acre area located due south of the intersection of Main Street and NC Highway 24. While other small isolated pockets of wetland do exist on high ground in and around Kenansville the majority of the remaining wetland areas are associated with creeks and the low lying areas surrounding them. Taken as a whole wetlands should not pose any future impediments to new development in the area, as they are predominately located in areas that are unsuitable for development because of the properties of the underlying soils.

## **PRIME AND OTHER IMPORTANT FARMLAND**

The United States Department of Agriculture (USDA) classifies important farmlands into three different categories. Prime farmland is land whose chemical and physical characteristics are such that nationally important food, fiber, oilseed, or other crops can be grown with minimal fertilization, pesticide application, or labor. Farmland of statewide importance is land that is especially suited for the production of locally important crops. Finally, farmland of unique importance is land other than prime farmland that is, or can be, used for the production of high value crops such as fruits, vegetables or nuts. While the USDA has not designated a great deal of land within the study area as prime farmland there are several significant areas around Kenansville identified in this manner. The vast majority of the land in the study area has been designated as farmland of statewide importance by the USDA, acknowledging the important role that the area's agricultural ventures play in the State's economy. Several areas of farmland of unique importance are in the study area as well, often located near areas designated as prime farmland, as shown in Figure 5.6.

Figure 5.1 – Elevation and Contour Map

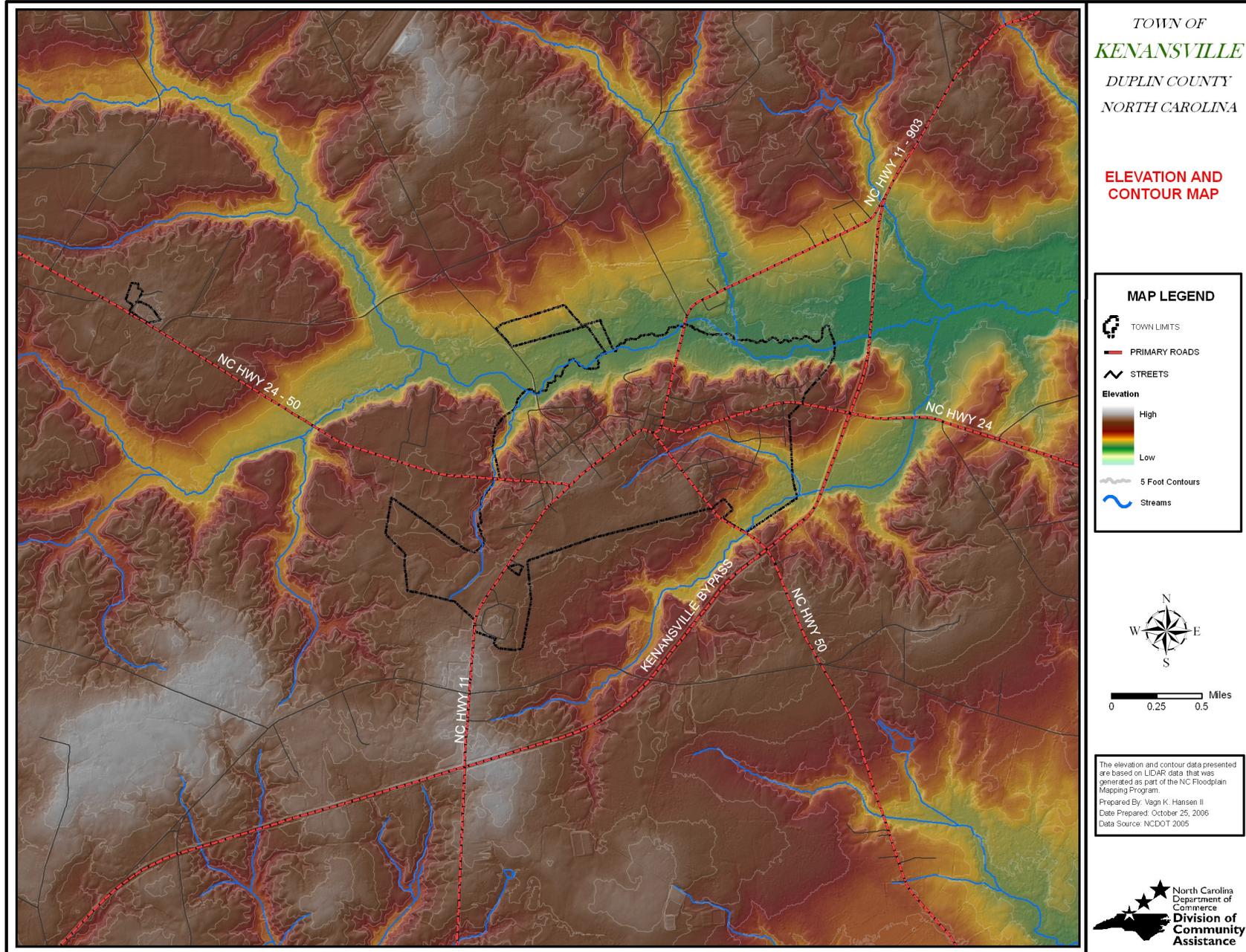


Figure 5.2 – Land Cover Map

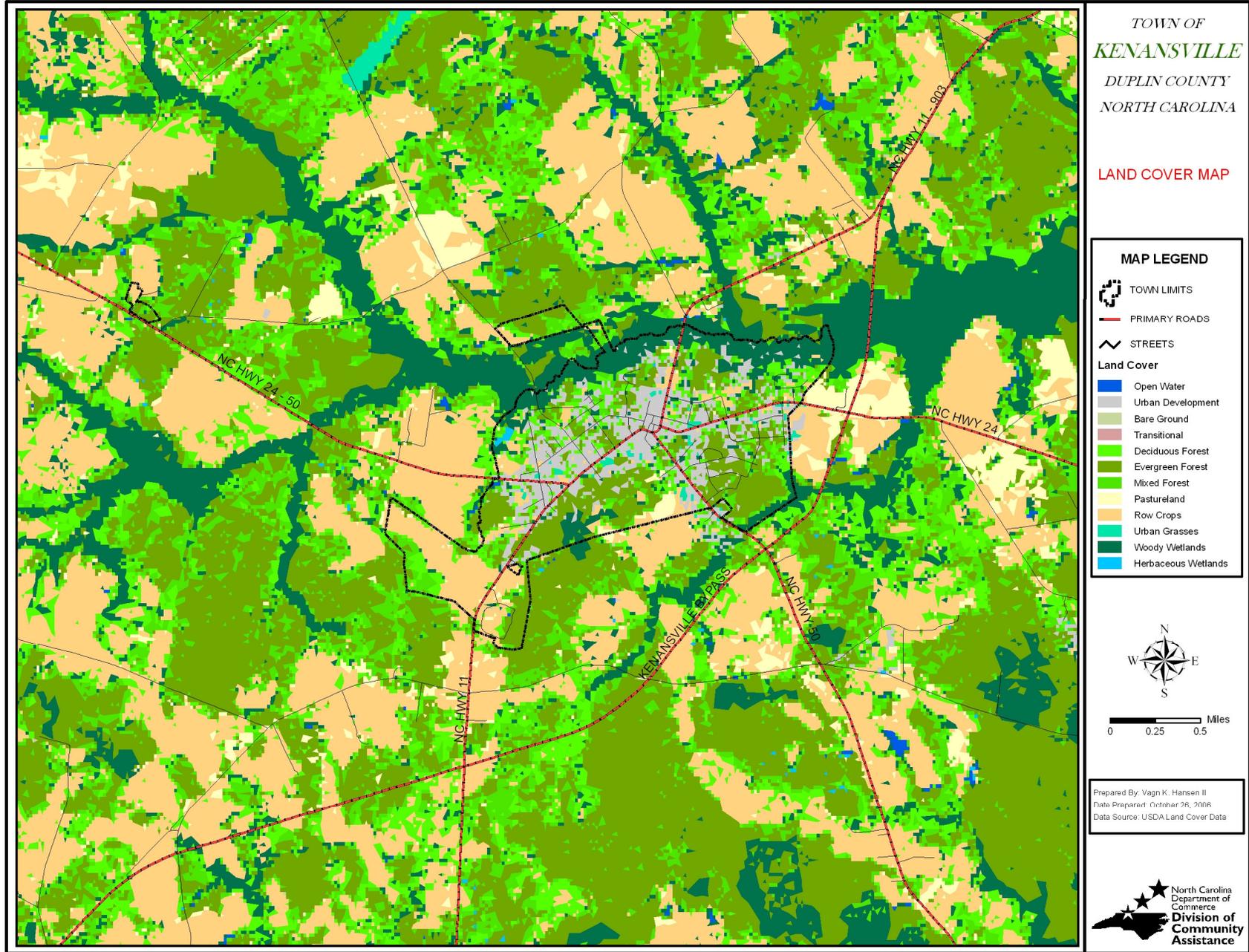


Figure 5.3 – Hydric Soils Map

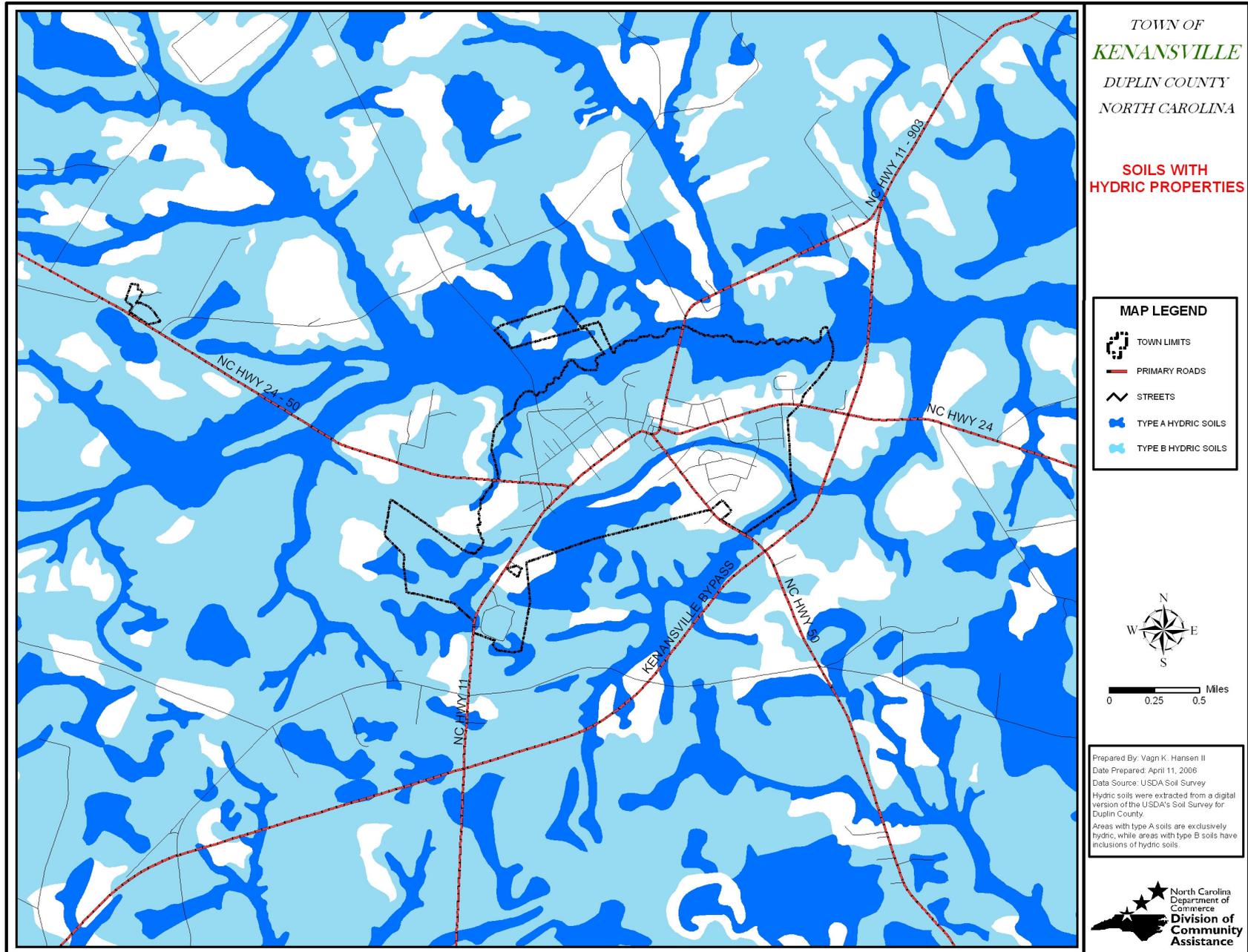


Figure 5.4 – Restrictive Soils Map

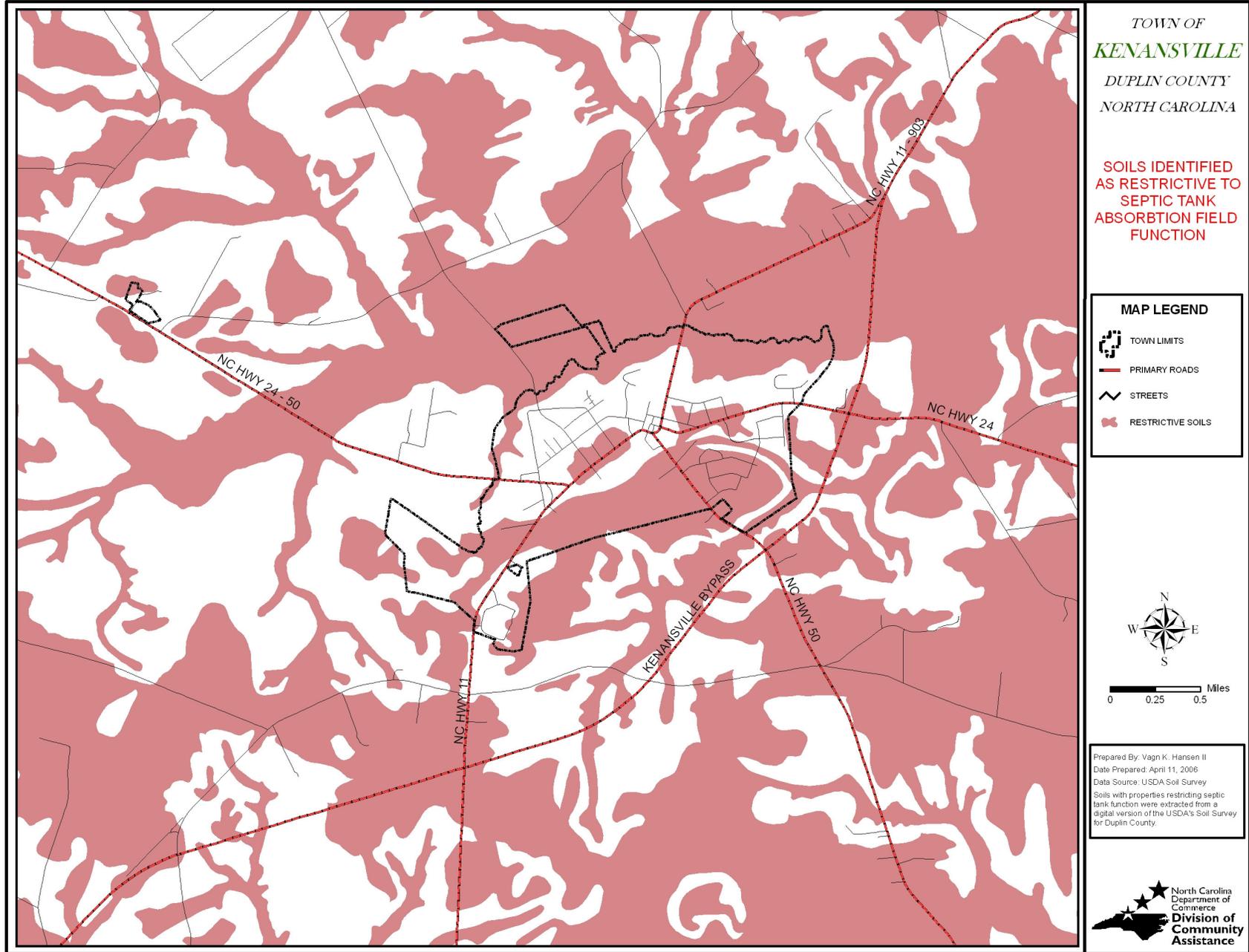


Figure 5.5 – Wetlands and Floodplain Map

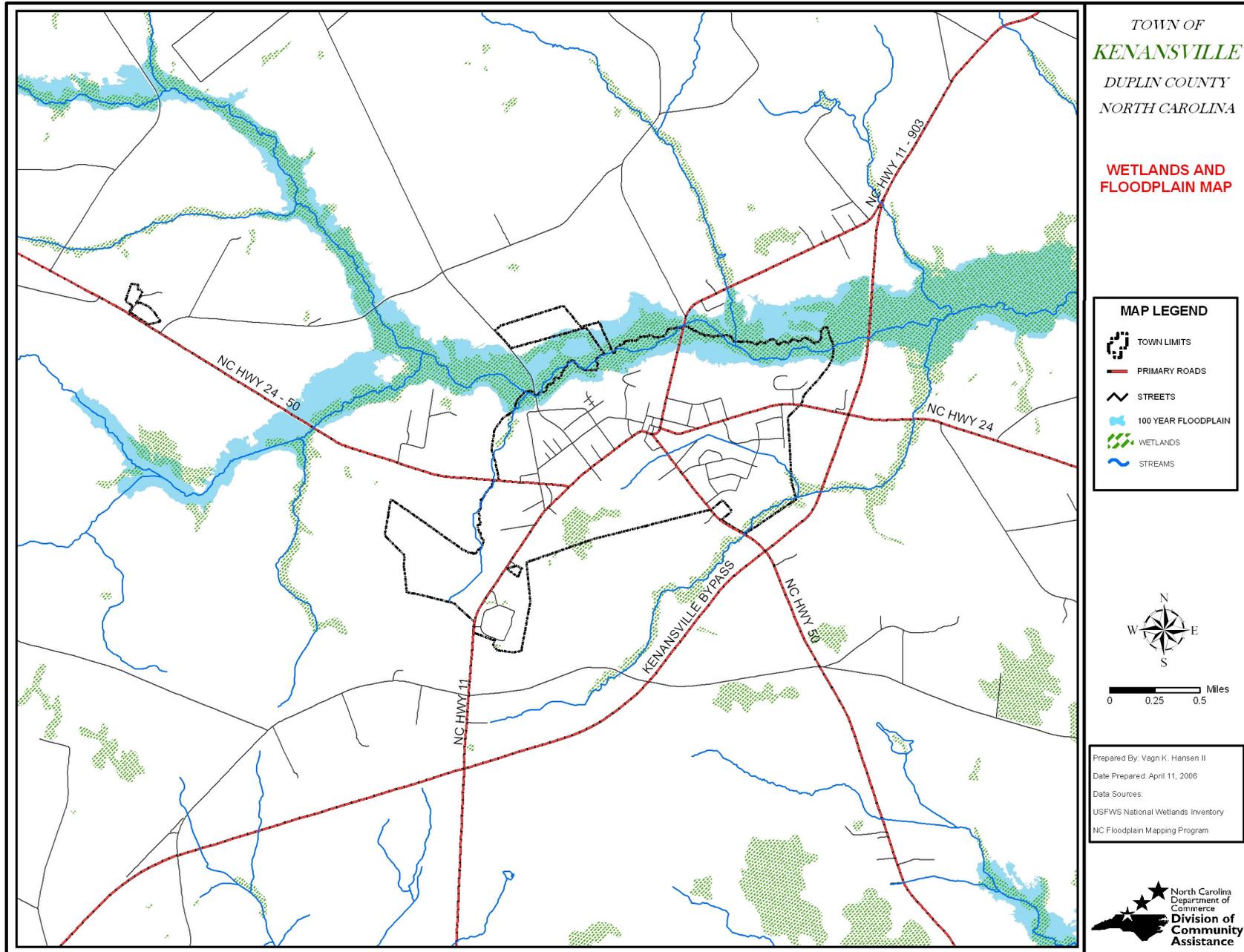
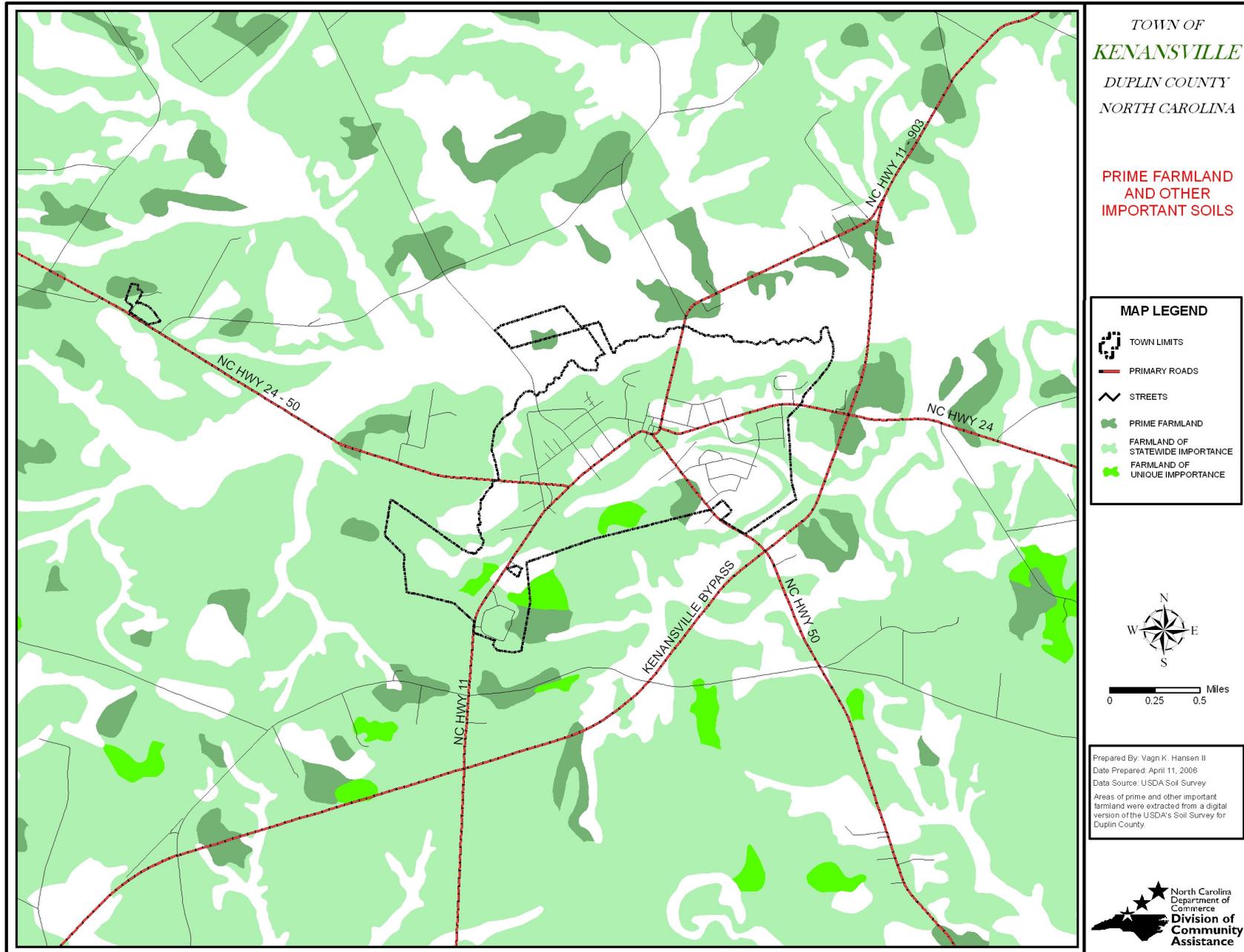


Figure 5.6 – Prime and Other Important Farmland Map



## LAND USE INVENTORY

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 Kenansville's current land use patterns in order to understand how they either contribute to, or detract from, the community vision and land use goals that are set forth in the this plan. A well-planned future will require utilization of this information to preserve what is good about Kenansville, while avoiding land use conflicts that could alter the existing character of the Town.

The study area for the land use inventory includes all land within the primary corporate limits of the Town of Kenansville and within a one mile perimeter around the Town limits. The study area was extended to also include the Town's satellite corporate limits on NC Highway 24, including all land within a ¼ mile perimeter around the satellite limits and NC 24. The primary method of creating this data was a manual classification in which aerial photos and Duplin County tax parcel data were examined using a 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 approximately 13 square miles of land, into six land use classification categories.

**Table 6.1 Existing Land Use Inventory**

	<b>Acres Inside Town Limits</b>	<b>Percent Of Land Inside</b>	<b>Acres Outside Town Limits</b>	<b>Percent of Land Outside</b>	<b>Combined Acres</b>	<b>Percent of Combined Land</b>
<b>Residential</b>	204	16.2%	307	4.3%	511	6.0%
<b>Commercial</b>	92	7.3%	55	0.8%	147	1.7%
<b>Public / Institutional</b>	401	31.9%	108	1.5%	509	6.0%
<b>Agricultural</b>	110	8.7%	4517	63.1%	4627	55.0%
<b>Vacant / Undeveloped</b>	418	33.2%	2086	29.2%	2504	29.8%
<b>Industrial</b>	34	2.7%	82	1.1%	116	1.4%
<b>Total</b>	1259	100.0%	7155	100.0%	8414	100.0%

Source: NCDCA land use survey and Duplin County tax records. April 2006.

## **RESIDENTIAL**

Residential land accounts for 16.2% of the total land area within the Town limits, 4.3% of the land in the study area outside of the Town limits and 6% of the land within the study area as a whole. Land used for residential purposes both within, and outside of the Town limits consists primarily of single family dwellings, and a small number of duplexes. The primary exceptions to this are apartment complexes located on Sprunt Street across from the Duplin County Health Department and on Limestone Road south of the Food Lion Shopping Center. Inside the Town limits the majority of the residentially developed land west of downtown is located north of Main Street, while east of downtown it is concentrated on and around Routledge Road and east of Limestone Road. Outside of the Town limits there are several small concentrations of residential development, most notably along NC Highway 11-903 between Stokes Gooding Road and the Kenansville Bypass as well as around the intersection of Stokes Gooding Road and Spicer Road. A mobile home park located on NC-24 just west of Kenansville is the area of the highest residential density outside of the Town limits.

## **COMMERCIAL**

Land used for commercial purposes represents 7.3% of all land within the Town limits, 0.8% of the land outside of the Town limits in the study area and 1.7% of the land within the study area as a whole. Given the rural nature of the land outside of the Town limits in the study area it is not surprising that the majority of commercial establishments have chosen to locate within the Town limits. In Kenansville the primary commercial areas are located on the north side of Main Street west of downtown, around the intersection of Limestone Road and Main Street, and in and around the downtown area including Beasley Street. Outside of the Town limits in the study area there are two primary commercial areas, one of which is located on NC-24 west of Kenansville in and around the satellite corporate limits, while the other is adjacent to the Town's northern boundary at the intersection of NC Highway 11-903 and Stokes Gooding Road. Other commercial land uses in the study area tend to be isolated.

## **PUBLIC / INSTITUTIONAL**

Of the land within Kenansville's corporate limits that is in active use public and institutional land is the most predominant type. It represents 31.9% of the land within the Town limits, 1.5% of the land outside of the Town limits in the study area and 6.0% of the land within the study area as a whole. The fact that so much of the Town is classified as public and institutional reinforces the importance of Kenansville as the center of government, health care and education in Duplin County. Within the Town limits there are two primary areas that contain a majority of the land used for public and institutional uses. The downtown area contains the Duplin County Courthouse as well as numerous other government offices and the Duplin County Hospital, while James Sprunt Community College and Duplin Commons located on opposite sides of NC Highway 11-903 in southwestern Kenansville serve as a gateway into the Town for travelers coming to Kenansville from I-40. A large number of other public and

institutional uses such as schools, government offices, parks and churches are scattered throughout the Town. The only significant area of public and institutional land outside of the Town limits is the combined NC Department of Transportation and Department of Corrections compound adjacent to the Town's southwestern border.

## **INDUSTRIAL**

Land used for industrial purposes makes up only a small percentage of the land within the study area. Within the Town limits industrial land accounts for 2.7% of the total land area, outside of the Town limits in the study area it accounts for 1.1% of the total land area and accounts for 1.4% of the land within the study area as a whole. The only area being used for industrial purposes in the Town of Kenansville is located on NC Highway 11-903 north of the Duplin County Schools bus maintenance and storage yard. This use is located partly within and partly outside of the Town limits, and so a portion of the acreage devoted to this use is counted towards the land area in the study area outside of the Town limits. In addition to this use there is just one other industrial site in the study area outside of the Town limits. This use is located on NC Highway 24 west of Kenansville.

## **AGRICULTURAL**

While land used actively for agricultural purposes accounts for just a small portion of the land within the Town of Kenansville itself, it is the predominant land use type in the study area outside of the Town limits as well as the study area as a whole. Agricultural land accounts for 8.7% of the land within the Town limits, 63.1% of the land outside of the Town limits in the study area and 55% of the land within the study area as a whole. Inside of the Town limits there are two areas that contain agricultural land. One area is located on the north side of Routledge Road on the east side of Town and the other is located west of Limestone Road on the Town's southern border. Outside of the Town limits land used for agricultural purposes is the predominant land use type and virtually surrounds the Town of Kenansville in all directions, its ubiquity in the study area reinforces the economic dependence of the Town and the surrounding area on agriculture.

## **VACANT / UNDEVELOPED**

Land which has not been developed for any of the purposes discussed above was classified as vacant or undeveloped. This land use classification accounts for 33.2% of the land within the Town of Kenansville, 29.2% of the land outside of the Town limits in the study area and 29.8% of the land within the study area as a whole. In Kenansville vacant and undeveloped land is scattered throughout the Town, with perhaps the largest contiguous areas located along the Town's northern border in areas adjacent to Grove Creek and on the southeastern border in areas near adjacent to Tea Branch, both of which are characterized by large amounts of floodplain, wetlands and other marginally developable land. Outside of the Town limits vacant or undeveloped land is similarly distributed throughout the study area with notable concentrations in areas north of Kenansville adjacent to Grove Creek, on the south side of the Kenansville Bypass near the intersection with NC Highway 11-

903, between NC Highway 24 and Faison McGowan Road west of Kenansville and between the Kenansville Bypass and NC Highway 24 east of Kenansville.

## EXISTING ZONING INVENTORY

In addition to the existing land use, it is important to also examine existing zoning patterns to understand how legislative policies have helped to shape the current land use patterns. In addition to gaining understanding into the effects of past legislative policies on land use this analysis will also reveal, in part, how market forces such as supply and demand have reacted and adapted to the existing zoning regimen. At the present time the Town of Kenansville only exercises its zoning powers within the primary and satellite Town limits, although it may in the future exercise them in extraterritorial areas identified as having potential for urban growth if the governing body chooses to do so. At the current time Duplin County does not exercise zoning regulation in its jurisdiction, and therefore the inventory is limited to areas inside of Kenansville’s jurisdiction. The data used in this inventory and analysis was taken from the Town’s official zoning map which DCA converted into digital form for use in a GIS. The following is a detailed breakdown of the amount of land included in each zoning classification and the degree to which each district, and class of district is currently being utilized.

**Table 6.2 Town of Kenansville Zoning Inventory**

	<b>Acres</b>	<b>Percent of Total</b>	<b>Acres Vacant</b>	<b>Percent of Total Vacant Acres</b>	<b>Percent of District Vacant</b>
<b>B-1</b>	132	10.5%	34	8.1%	25.8%
<b>B-2</b>	158	12.5%	46	11.0%	29.1%
<b>CB</b>	3	0.2%	0.4	0.1%	13.3%
<b>I</b>	67	5.3%	3	0.7%	4.5%
<b>O-I</b>	259	20.6%	43	10.3%	16.6%
<b>R-15</b>	348	27.6%	187	44.8%	53.7%
<b>R-85</b>	190	15.1%	39	9.3%	20.5%
<b>R-6</b>	102	8.1%	65	15.6%	63.7%
<b>Total</b>	1259	100.0%	417.4	100.0%	

Source: Town of Kenansville Zoning Map (June 2006). And NCDCA land use survey (April 2006).

## **COMMERCIAL**

The Town of Kenansville currently utilizes three business districts to regulate the location and intensity of commercial activity in the Town. At present, areas zoned as B-2, which is a district designed for moderate density commercial development, account for the largest percentage of the Town's land area zoned for business purposes. Currently 158 acres of the Town's land area is zoned B-2, accounting for 12.5% of the Town's zoning jurisdiction. Of the 158 acres zoned as B-2 there are 46 acres, or 29.1% of the land area of this district, that is not currently occupied, which in turn represents 11% of the total amount of undeveloped land in the Town. There are currently two primary areas zoned B-2, one of which is located immediately north of downtown on North Main Street, while the other is located on the west side of Kenansville in the vicinity of Magnolia Extension and Mallard Street, including the majority of the land between those two roads. The only other area of B-2 zoning is located in the satellite limits, which is zoned entirely in this fashion.

The B-1 district, which is intended to accommodate higher density commercial development and higher intensity uses, is the second most utilized business district in the Town. This district occupies 132 acres, or 10.5%, of the total land area of the Town. Of the 132 acres zoned B-1 there are currently 34 acres that area vacant. This represents 25.8% of the land area of the B-1 district, and 8.1% of all vacant land in Kenansville. B-1 zoning currently is located in the central portion of Kenansville. Property zoned B-1 essentially frames the southern, eastern and western borders of downtown, with extensions of the district a short distance east along South Main Street and West down Routledge Road. The most intense commercial development in Kenansville, in the form of the Food Lion shopping center is a prominent feature of this district.

The least utilized business district in Kenansville is the CB district. This district, whose acronym stands for "central business", occupies only 3 acres, or 0.2%, of the Town's total land area. Within this district there are only 0.4 undeveloped acres, which account for a mere 0.1% of the total vacant land within the Town, but translates into 13.3% of the land zoned as CB. As its name implies this district occupies the very heart of Kenansville, covering the Town's historic downtown area.

## **RESIDENTIAL**

The R-15 zoning district, which is meant to accommodate single family residential development at a density of approximately three units per acre, is the primary residential zoning district employed by the Town of Kenansville. This district is currently used to zone 348 acres, or 27.6%, of the Town, which also makes it the most commonly used out of all of the Town's districts. At the present time 187 acres, or 53.7% of the total land area contained in the R-15 district is vacant, which translates into 44.8% of all of the vacant land in the Town. There are currently two areas with R-15 zoning. The largest area occupies the majority of the land in the eastern quarter of the Town, both north and south of Routledge Road, while the other area is located north of Seminary Street along Bowden Drive.

Areas zoned R-85, which is a district meant to accommodate both single family and two family residences at a density of approximately five units per acre, currently occupy 190 acres, or 15.1% of the land area of the Town. Of the 190 acres zoned R-85 there are currently 39 acres that are vacant at this time, which is 20.5% of the land in the district. Vacant land in this district also accounts for 9.3% of all vacant land within the Town limits. There are three primary areas in Town that are zoned R-85 at the present time. The first area is located west of Limestone Road immediately south of the Food Lion shopping center, the second is located in western Kenansville around Old Warsaw Road and Fennel Street, while the third is located north of Seminary Street and east of Stokes Street.

The R-6 district, which is meant to accommodate a range of residential housing types at a density of up to 7 units per acre, is the least utilized of the residential districts. At the present time 102 acres, or 8.1% of the total land area within the Town of Kenansville, is designated as R-6. Of the 102 acres of land zoned R-6, 65 acres, or 63.7% of the district is currently undeveloped, which is the highest vacancy rate of any of the districts in Kenansville. Those 65 acres of undeveloped land account for 15.6% of the total amount of vacant land in Kenansville. There are two areas that are presently zoned R-6. One is located along the south side of Main Street west of the intersection of Stokes Street and Main Street, and the other is located on the west side of Stokes Street north of Seminary Street.

## **INDUSTRIAL**

The industrial zoning district is meant to accommodate manufacturing, warehousing, and other supporting uses within the Town of Kenansville. Currently there are 67 acres of industrially zoned land in the Town, accounting for 5.3% of the Town's total land area. Of the 67 acres zoned industrial 3 acres, or 4.5% of the district, is vacant, which in turn accounts for 0.7% of all vacant land in Kenansville. The first is an area located in western Kenansville on the South side of Magnolia extension which contains a portion of an industrial use that is located partially inside and partially outside of the Town. The second area, located north of Grove Creek on the east side of Bowdens Road, contains two parcels which are owned by the Town and utilized for wastewater treatment.

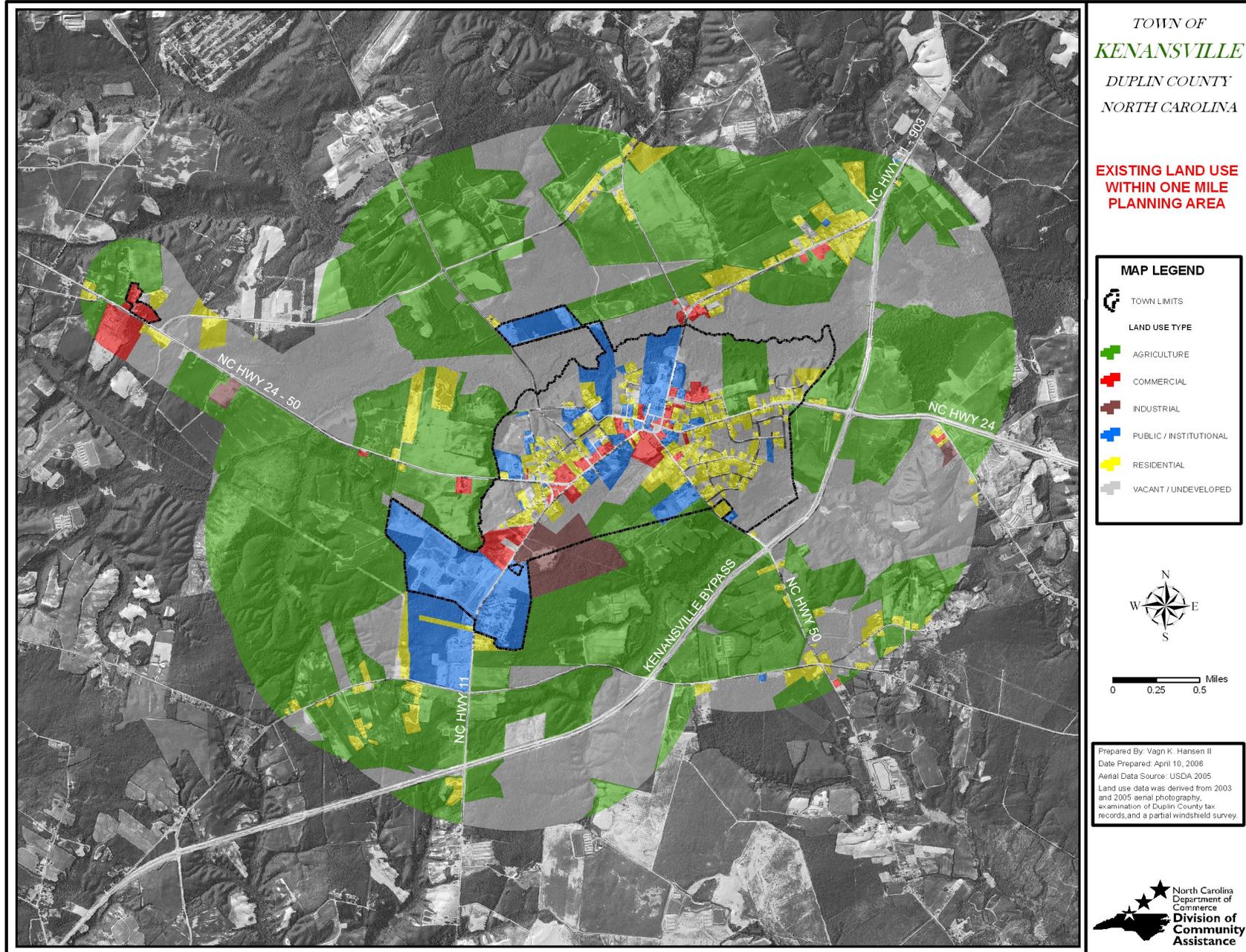
## **OFFICE AND INSTITUTIONAL**

The office and institutional zoning district is meant to accommodate a range of governmental, non-profit and professional uses such as doctor's offices, churches and schools. Currently 259 acres, or 20.6% of the total land area of the Town is zoned O-I. Of the 259 acres zoned O-I, 43 acres remain undeveloped, giving the district a vacancy rate of 16.6%. Overall, the undeveloped land within the O-I district accounts for 10.3% of all vacant land in the Town. Three areas of Kenansville are currently subject to O-I zoning. The first, and largest area, is located along Kenansville's southwestern border and contains Duplin Commons and James Sprunt Community College. The second area is located around the north and west sides of downtown, while the third area is located north of Beasley Street and east of Main Street south of Grove Creek.

## **INTENSIVE AGRICULTURE**

A separate part of this study was devoted to identifying intensive agricultural uses in the area surrounding Kenansville. Uses such as hog, turkey and poultry houses were identified using aerial photographs and County tax records. The locations were entered into a GIS layer and buffers of  $\frac{1}{4}$  mile and  $\frac{1}{2}$  mile were created around these uses to provide a visual rendering of their location and distance from nearby property. Their identification is important since these uses are often associated with odors that urban residents may find unpleasant. By providing this information land use decisions, especially those regarding residential development can be made with the knowledge of the location of and distance to any of these intensive agricultural uses. This will help to both preserve the viability of the intensive agricultural operations by protecting them from encroachment and ensure the viability of future urban development by guiding it in a manner that recognizes the existence of these uses and accounts for them in development plans.

Figure 6.1 – Existing Land Use Within One Mile Planning Area



**Figure 6.2 – Existing Land Use Within Town Limits**

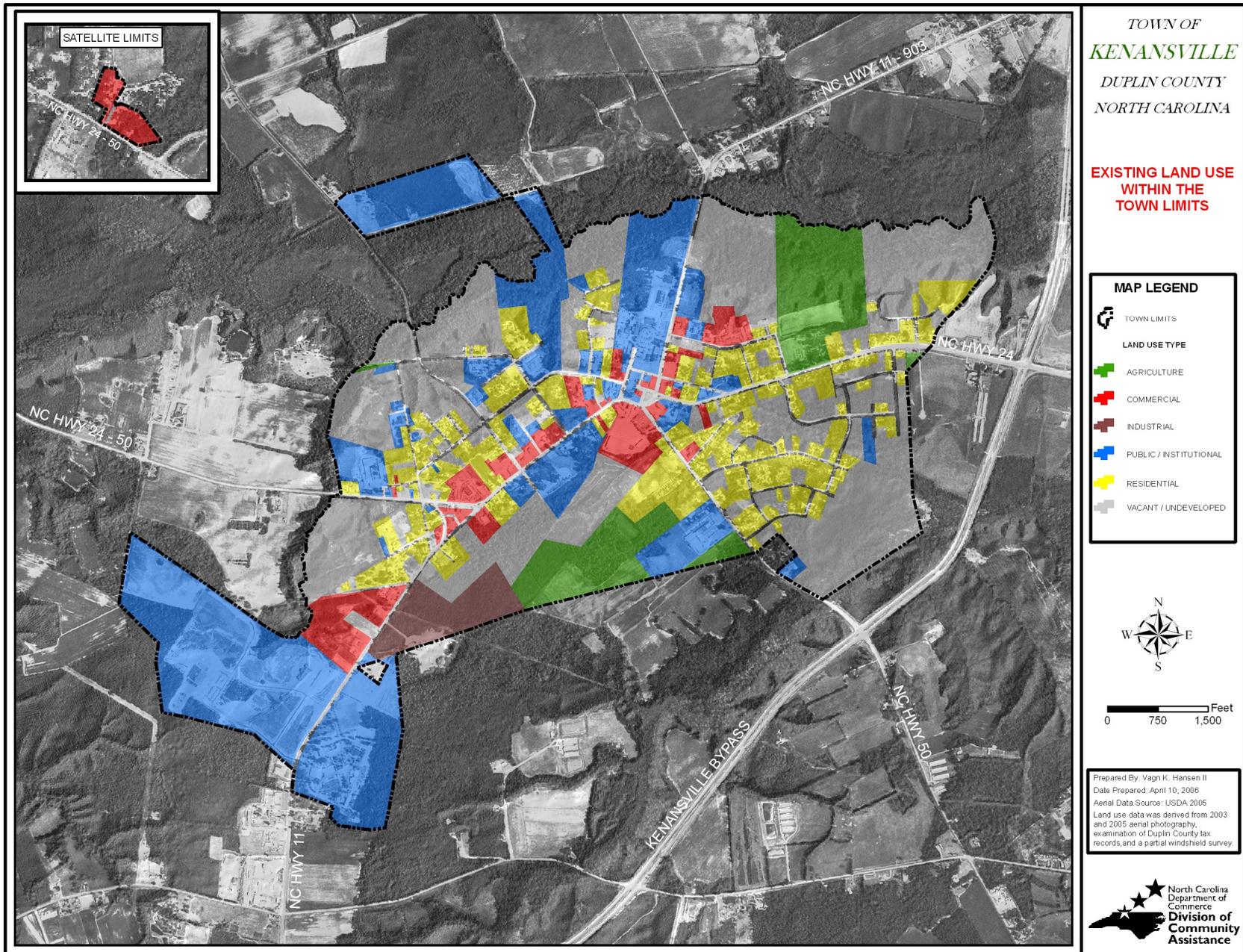


Figure 6.3 – Zoning Map

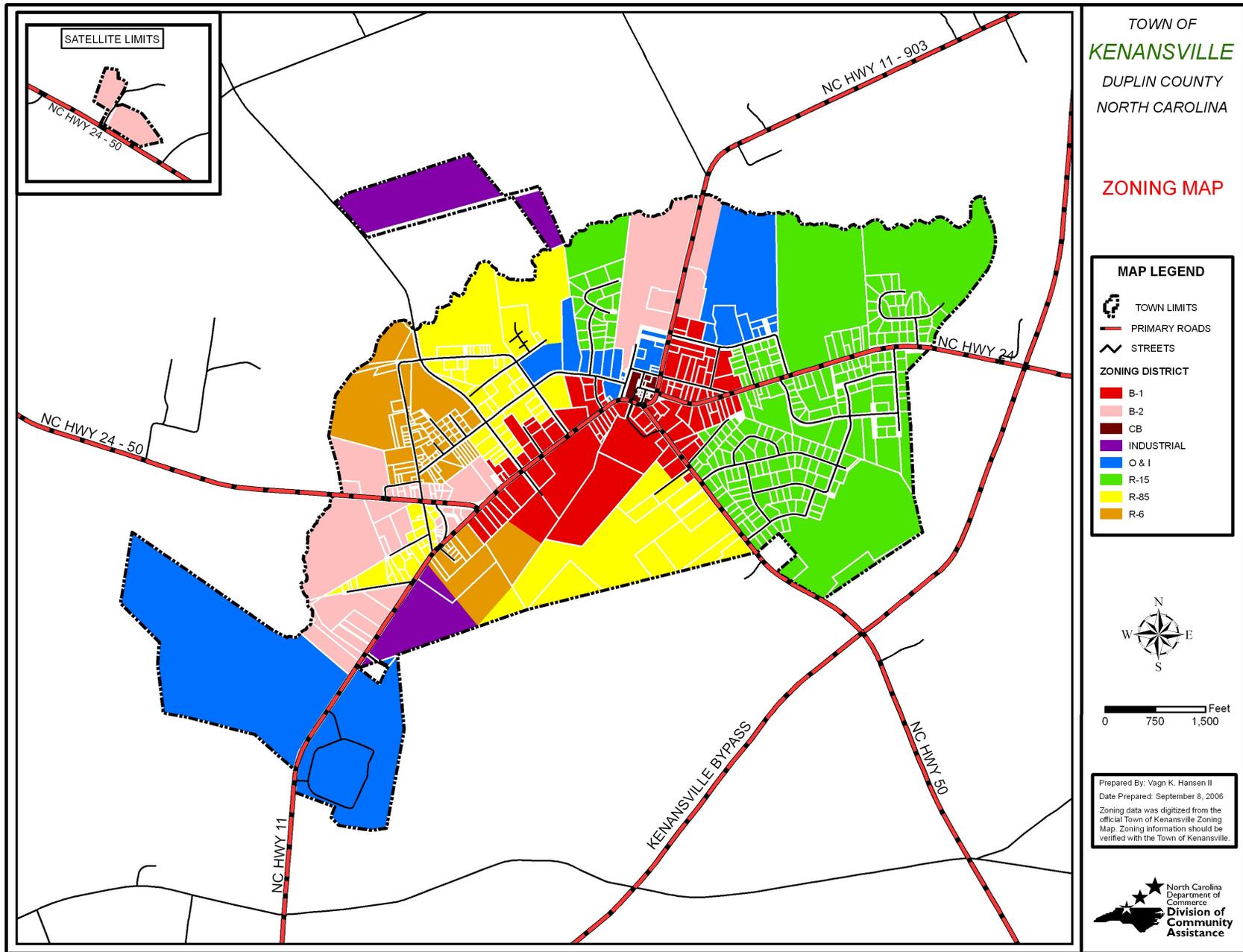
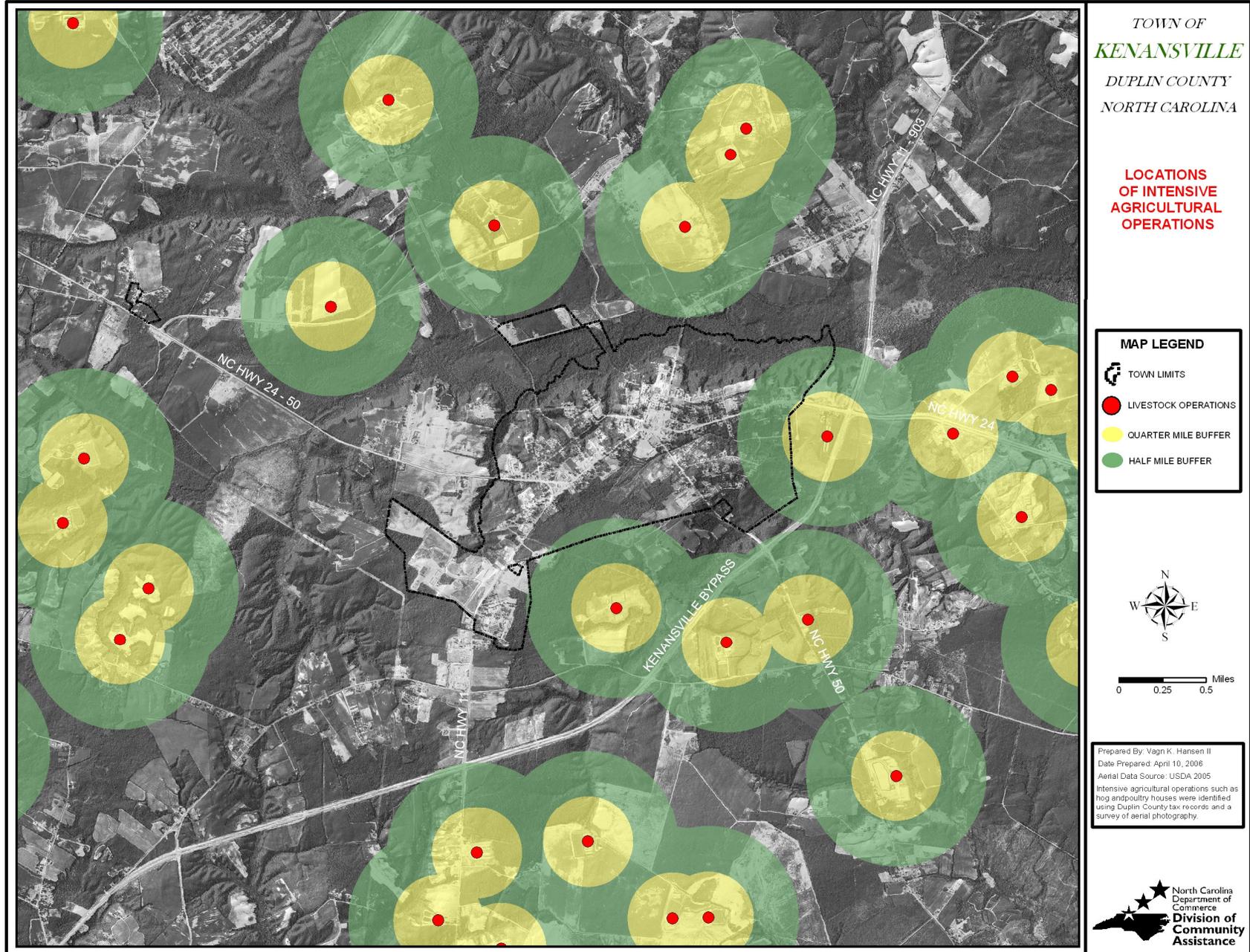


Figure 6.4 – Intensive Agriculture Map



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## **VISION OF THE FUTURE**

Visioning is a process by which a community envisions the future it wants and plans how to achieve it. In the spring of 2004, Kenansville began a visioning process to better equip itself for its future. The Kenansville Planning Board served as the steering committee to guide the project with the assistance of the North Carolina Department of Commerce – Division of Community Assistance. An initial public meeting was held to gather input from citizens about their vision for the future of Kenansville. The comments from the public meeting were used to focus on areas the public felt were important and were the basis for the selection of three key issues. A task force of citizens was appointed to work on each key issue. Each task force was charged with critiquing their key issue – its opportunities and threats, establishing a vision statement and developing a list of strategies to address the issue. The vision statements developed by each committee are listed below.

### **COMMUNITY**

Kenansville is a wonderful place to work and live. Its residents share common values that reflect small town living. The Town limits do not define the boundary of the community; the Kenansville community goes far beyond the corporate limits into the surrounding rural area. The Kenansville of the future will continue to foster its small town values and seek to strengthen and sustain the community.

### **HISTORY**

Kenansville is a community that takes pride in its history and historic structures. There are many architecturally significant structures still standing in town along with stories both written and oral to go along with them. The citizens want to preserve the historic character of the Town as well as pass along their knowledge and love of the community to future generations and visitors.

### **ECONOMY**

The people of Kenansville want their community to grow and prosper, for their children to have the option of finding employment and remaining in the area after graduation from high school or returning after college, and an environment that fosters new business development. Being the governmental center of the County offers options that the Town should maximize to create new economic opportunities.

## LAND USE GOALS

To achieve the desired vision of the future it is necessary to establish goals to guide decisions along the way. The goals presented in this section were developed based on the strategies recommended by the visioning committees as well as from feedback obtained from a mailed citizen survey that asked residents about their views on different land use and growth policies. The policies and actions related to each goal provide further insight into specific methods on how to achieve the broader goals presented below.

### **Goal 1: Develop, adopt, and enforce well thought-out land use regulations.**

#### Policies and Actions

- Prepare and adopt a new unified development ordinance in accordance with the vision of the Land Use Plan.
- Update the land use plan on an annual basis with a complete review every five years.
- Obtain the services of a part-time employee or contractor to assist with zoning administration and code enforcement.
- Hold annual public forums to involve the citizens of Kenansville in the planning process.

### **Goal 2: Respect the history of Kenansville by ensuring that future development in historic areas is compatible with the surrounding architecture and development patterns.**

#### Policies and Actions

- Establish a historic overlay district to preserve and protect the character of historic Kenansville.
- Develop and adopt design guidelines and a review and permitting process for development within the historic district.
- Install distinctive signage and other unique infrastructure within historic areas to develop a firm sense of place.
- Work with the owners of existing development to bring their property into harmony with surrounding historic structures.

### **Goal 3: Ensure that a wide range of housing options are available to the residents of Kenansville.**

#### Policies and Actions

- Examine policies that would require future residential development to include a specified number, or percentage, of housing units to be sold at prices affordable to families with low to moderate incomes.
- Identify areas of Town that are suitable for multi-family development and preserve them for that purpose.

- Develop policies that encourage innovative design of residential development, such as the mixing of single-family and multi-family dwellings within the same project.

**Goal 4: Make downtown Kenansville a prime location for business and ensure its long term viability.**

Policies and Actions

- Examine the feasibility of expanding the area covered by CBD zoning to allow for further dense urban development in the downtown area.
- Conduct a parking study and develop a plan to ensure that there is adequate parking downtown.
- Establish a downtown committee to promote downtown businesses.

**Goal 5: Attract new businesses to Kenansville while working to retain the jobs that exist in Kenansville today.**

Policies and Actions

- Work with the Chamber of Commerce and Economic Development Commission to identify and address the concerns of existing and potential businesses.
- Develop a marketing strategy for the Town that promotes Kenansville’s assets such as the community college, hospital, and ease of access to I-40.
- Identify land that is ideally suited to industrial development and work with the landowner(s) to ensure its future viability for industrial use.

**Goal 6: Ensure that any future expansion of the Town’s limits is done in an orderly and sustainable manner.**

Policies and Actions

- Develop and annually update a capital improvement plan so that future development does not outpace the Town’s ability to provide infrastructure.
- Establish a future urban services boundary to guide urban development into areas that can best be served by the Town.
- Establish extraterritorial zoning jurisdiction in primary growth areas to ensure that future development is in conformance with the Town’s development codes.

**Goal 7: Preserve and protect the natural environment by working with landowners and developers to conserve land and natural resources while allowing growth to occur.**

Policies and Actions

- Identify areas of environmental concern and work to limit the impact that future development has on them.
- Work with farmers and other large landowners to conserve prime farmland and other important open space.
- Implement development standards that allow for density bonuses or other relaxed rules in exchange for the preservation of open space.
- Identify and implement measures to ensure that the quality of the Town's drinking water supply is protected.

**Goal 8: Work to enhance the safety, effectiveness and efficiency of the existing transportation network and provide alternative forms of transportation for the Town's residents.**

Policies and Actions

- Adopt a comprehensive pedestrian transportation plan and fund the construction of sidewalks and greenway trails.
- Actively participate in the Rural Transportation Planning Organization (RPO).
- Adopt policies that require connectivity between new and existing subdivisions.
- Examine ways to limit the number of access points from new development onto main thoroughfares.
- Work with the North Carolina Department of Transportation to enhance the appearance of the Town's primary thoroughfares.

**FUTURE LAND USE MAP**

Based on an analysis of the information contained within this plan and in furtherance of the goals and objectives detailed in the preceding chapter, a future land use map has been constructed to serve as a guide for citizens, developers, the Town and other parties involved in making decisions about the future of the Town of Kenansville. All of the land within the study area has been given one of nine different land use classifications to identify the appropriate type and intensity of development given the location of the land and the nature of surrounding land uses. Table 8.1 details the proposed distribution of the various land use classifications within the study area. There is sufficient land available within these proposed land use classifications as detailed in Table 8.1 and displayed in Figure 8.1 to accommodate all future growth projected through the year 2020.

**COMMERCIAL*****Core Mixed Use***

The land use designation of core mixed use refers to areas located in downtown Kenansville. This land use classification is meant to serve as the commercial, professional, and civic heart of the Town of Kenansville. A wide range of uses, including multi family residential, should be allowed within this area and vertically mixed use development should be required. For example, two and three story buildings that contain retail or office space on the ground floor with either office or residential units on upper stories are an appropriate type of development for this area. Future development within the area should respect the historic character of Kenansville and contribute to Kenansville's unique sense of place.

***General Commercial***

The general commercial land use designation is meant to accommodate a wide range of retail and service uses including automobile oriented businesses such as restaurants with drive through service and convenience stores. These areas are typically located along major roads and service both local and transient customers. Because of the size of the Town of Kenansville, a good deal of commercial development must take place in close proximity to residential neighborhoods. Therefore, it is imperative that future development within these commercial areas be undertaken with careful attention given to providing adequate screening, buffering and lighting controls to ensure that they do not become nuisances to surrounding residential properties.

***General Office***

The general office land use classification is meant to accommodate a wide range of professional, personal and business service uses. Examples of appropriate uses within areas designated as general office include doctors offices, banks, real estate

agencies and similar uses. Again, because of the adjacency of residential areas to areas designated as general office it will be necessary to provide adequate safeguards when new development occurs in these areas to protect the residential neighborhoods from any negative effects of development within these areas and to ensure the continued viability of the neighborhoods.

## **URBAN RESIDENTIAL**

The urban residential land use classification is meant to accommodate a wide range of residential uses at urban densities. Single family residential development should occur at densities of between 3 and 7 dwelling units per gross acre of land, while multifamily development should be allowed at densities of up to 12 dwelling units per gross acre of land. The type and density of future residential development within these areas will be based on the availability of public infrastructure, the character of the surrounding neighborhoods, and the overall needs in the community for residential development.

## **PUBLIC AND INSTITUTIONAL**

Areas designated as public and institutional are meant to accommodate a wide range of governmental and nonprofit uses including schools, government offices, parks, public infrastructure and similar uses. It is imperative that adequate land be preserved for public and institutional uses given Kenansville's dependence on county and state government offices for employment. Vital community resources such as Duplin General Hospital, Duplin Commons, and James Sprunt Community College must be given adequate room for future growth to ensure their ability to provide needed programs and services to the community.

## **INDUSTRIAL**

The industrial land use designation is meant to accommodate a variety of high intensity uses including assembly operations, fabrication, warehousing, wholesaling and transportation. These areas should be protected from encroachment by residential uses to the extent possible to ensure their viability as industrial sites. When industrial development does occur, care must be taken to ensure that neither the physical form of the development, or the particular type of industrial use causes any detriment to the community as a whole.

## **Rural**

### ***Rural Development Areas***

The rural development area classification is primarily meant to accommodate residential development in areas that are outside of the Town of Kenansville. Development in these areas should consist primarily of detached single family dwellings, including

manufactured housing, at a density that does not exceed one dwelling unit per gross acre of land. Some commercial uses to support the rural development areas and the surrounding agricultural areas are appropriate as well.

### **Rural Agriculture**

The rural agriculture classification is meant to preserve and protect the viability of existing agricultural uses and accommodate uses that complement or provide services to agricultural uses. While residential uses are allowed, they should generally be limited to primary homes associated with existing farm uses. All other residential development should be limited to one dwelling unit per five gross acres of land. It should be recognized that in the future, as land that is currently designated for urban residential development becomes scarce and the Town expands its infrastructure capacity there will be development pressure on land currently designated for rural agriculture use on the future land use map. Therefore, based on anticipated future development scenarios and planned infrastructure expansions it will be necessary to evaluate the classification of potentially impacted agricultural land during formal reviews of land use plan.

### **CONSERVATION**

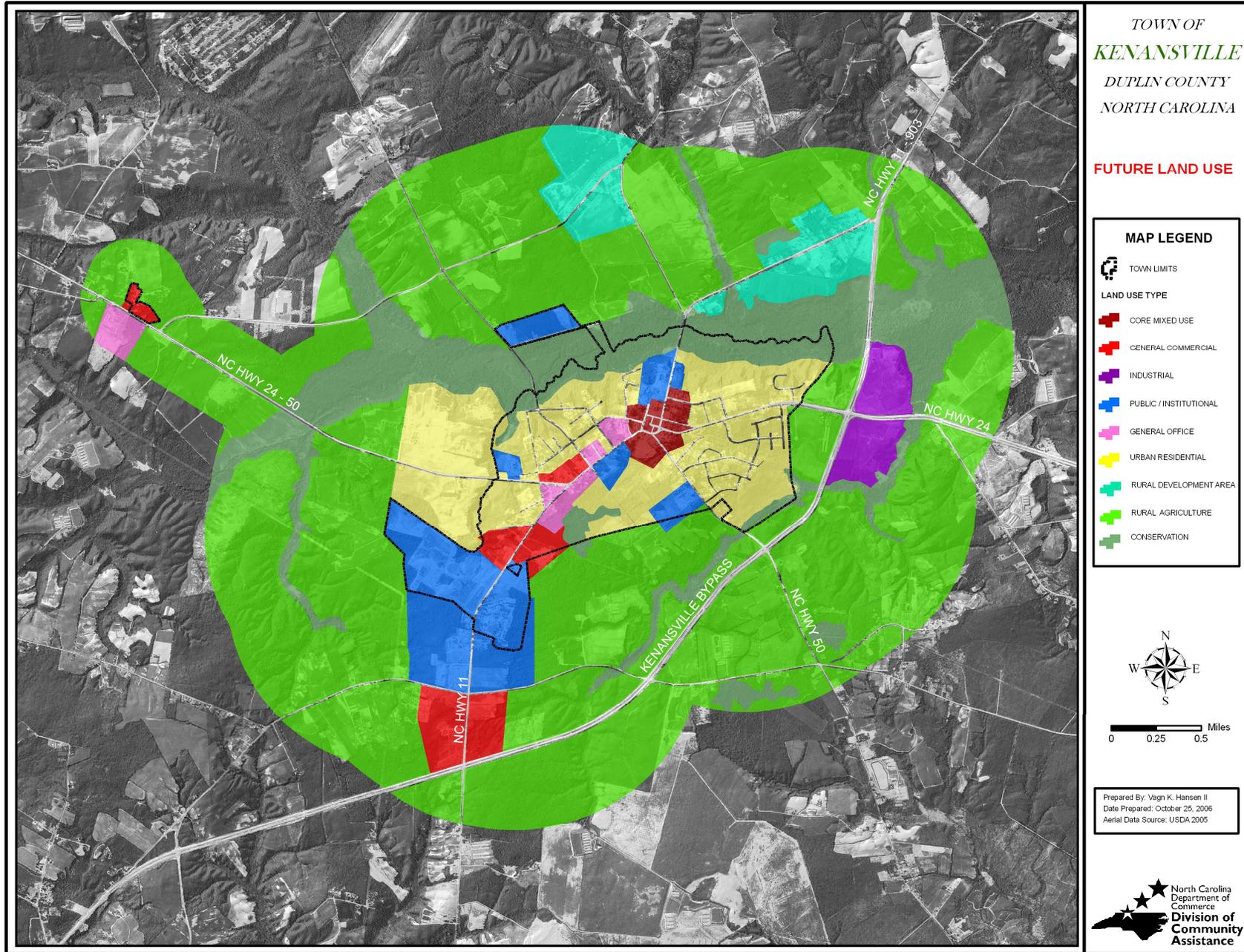
The conservation land use classification is used to identify land that has marginal development value or contains land that due to its environmental sensitivity would not be appropriate for development. While this does not preclude development of lands within this classification it does provide advance notice to the Town and developers that areas of environmental concern may exist within the boundaries of a proposed project.

**Table 8.1 Breakdown of Future Land Use Classification**

<b>Land Use Classification</b>	<b>Acres Total</b>	<b>Percent of Total Land</b>	<b>Acres Inside Town Limits</b>	<b>Percent of Land Inside Town Limits</b>	<b>Acres Outside Town Limits</b>	<b>Percent of Land Outside Town Limits</b>
<b>Core Mixed Use</b>	60	0.7%	60	4.7%	0	0.0%
<b>General Commercial</b>	200	2.4%	74	5.9%	126	1.8%
<b>General Office</b>	85	1.0%	51	4.0%	34	0.5%
<b>Urban Residential</b>	842	10.0%	582	46.2%	260	3.6%
<b>Public and Institutional</b>	487	5.8%	309	24.5%	178	2.5%
<b>Industrial</b>	135	1.6%	0	0.0%	135	1.9%
<b>Rural Development Area</b>	322	3.8%	0	0.0%	322	4.5%
<b>Rural Agriculture</b>	4985	59.2%	0	0.0%	4985	69.6%
<b>Conservation</b>	1305	15.5%	185	14.7%	1120	15.6%
<b>Total</b>	8420	100.0%	1261	100.0%	7159	100.0%

Source: NCDCA Future Land Use Map

Figure 8.1 – Future Land Use Map



**PLAN IMPLEMENTATION**

Implementation of the Land Use Plan requires not only the commitment of the Town Board of Commissioners, the Planning Board and Town staff, but also the support of the development community and the general public. While the Land Use Plan is intended to be a flexible document that recognizes change, disregard for the Plan's land use goals, objectives and policies will lead to uncoordinated and inefficient growth, resulting in increased public expenditures and possible damage to the environment. Therefore, it is essential that the Plan be continuously utilized and seriously considered as a principal decision-making tool for guiding future growth within the Kenansville planning area.

*Guide to Decision-making by Public Officials and Private Citizens*

The Land Use Plan is used by staff, the Planning Board and the Town Commissioners in evaluating development proposals and requests for rezoning, particularly in the newer growth areas, and serves as a frame of reference for identifying and targeting redevelopment opportunities within the older established neighborhoods of the Town. The Plan should also be used as a guide to help in determining demand for future services and capital improvements. To the extent that the Plan receives broad public and private support, it can provide certainty as to the type of development that will likely occur in a specific area. This certainty contributes to more informed investment decisions and the continued stability of developed areas.

*Relationship to Capital Improvement Program*

The Land Use Plan has a critical reciprocal relationship with the Town's capital improvement program in determining where, when and how development will occur. The capital improvement program schedules future public physical improvements to be constructed for a fixed period in the future, allowing the Town to project its future capital outlays. While some capital facilities such as fire stations, parks and electric substations tend to follow land development, other capital improvements, particularly major streets and water and sanitary sewer trunk lines influence not only the timing of development but, to some degree, the type of land use. The capital improvement program can also influence the physical direction of growth by concentrating the construction of new facilities to targeted areas. The timing of area road projects within the North Carolina Department of Transportation's seven-year Transportation Improvement Program also plays an important role in implementation by directing development within the corridors of existing or proposed thoroughfares.

## **PLAN EVALUATION**

The Land Use Plan is a dynamic document. As such, it includes an evaluation process which is periodically initiated to ensure that the Plan accurately reflects current needs and conditions. Plan revisions accommodate change gained from experience in the application of land use goals, objectives and policies, an improved understanding of Kenansville's urbanization and development context, shifts in the relative priorities of land use goals, and insights gained from more specific planning studies. The plan amendment process allows for minor reviews as needed and a major review every five years, unless extenuating circumstances necessitate a more frequent change.

### *Minor Review*

This review and amendment process allows for minor changes to the Land Use Plan and Map based on small area plans, zoning decisions or other detailed planning studies that suggest minor shifts in planning objectives or land use classifications to reflect emerging trends. Proposed amendments may be accumulated and considered collectively so the impact of all proposed changes can be evaluated jointly prior to official action.

### *Major Five-year Review*

A full-scale review of the Land Use Plan and Map should be initiated every five years. All development issues, land use objectives and Land Use Map designations are assessed for relevancy based on current growth trends and desired development policy.