

TOWN OF
Archer Lodge



COMPREHENSIVE LAND USE PLAN

ADOPTED: _____

ACKNOWLEDGEMENTS

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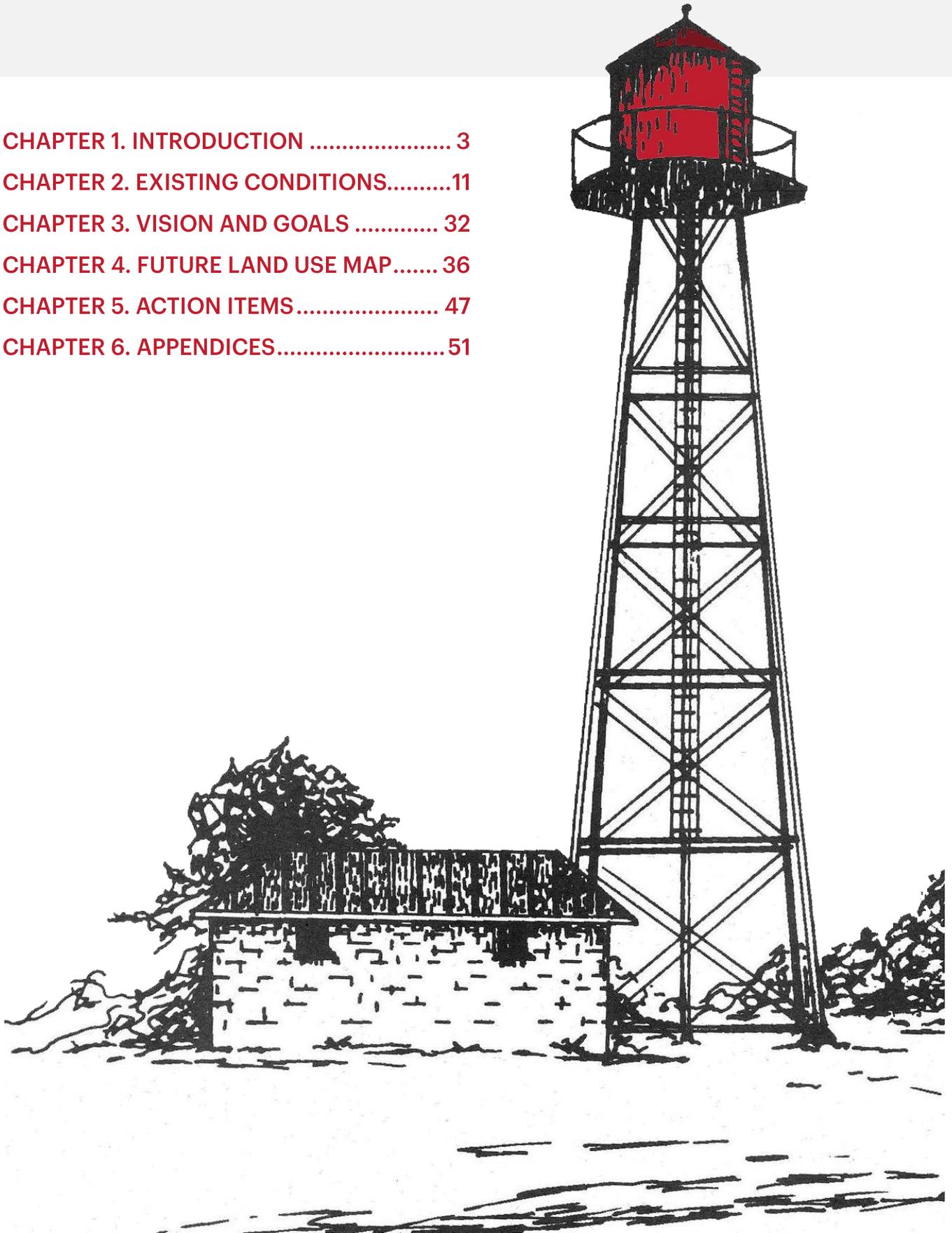
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TABLE OF CONTENTS

CHAPTER 1. INTRODUCTION 3
CHAPTER 2. EXISTING CONDITIONS.....11
CHAPTER 3. VISION AND GOALS 32
CHAPTER 4. FUTURE LAND USE MAP..... 36
CHAPTER 5. ACTION ITEMS..... 47
CHAPTER 6. APPENDICES..... 51



EXECUTIVE SUMMARY

The Town of Archer Lodge is at a unique point in its trajectory for the future. As a small, agricultural town with a close-knit community in northern Johnston County, it is increasingly impacted by development pressure and growth driven by its neighbors. This Land Use Plan update is an important tool for Town leaders to understand, prepare, and position the Town to meet the challenges it faces in the coming years.

To do that, this Plan identifies a community-derived Vision Statement, a set of land use goals, a future land use map (FLUM), and a series of action items for the Town to take in order to accomplish the identified goals and thus help ensure Archer Lodge realizes its future vision.

Archer Lodge's vision statement:

“The Town of Archer Lodge will preserve its heritage as a farming community with a strong sense of civic pride that supports families and residents while promoting single-family and small commercial growth, that supports greater mobility, and economic strength through partnerships with the larger community and region.”

To help the Town reach this vision, this Plan identifies the following four main goals:

1. Facilitate Infrastructure Improvements
2. Expand the Town's Planning Jurisdiction
3. Preserve Rural Character
4. Establish a new Village Center

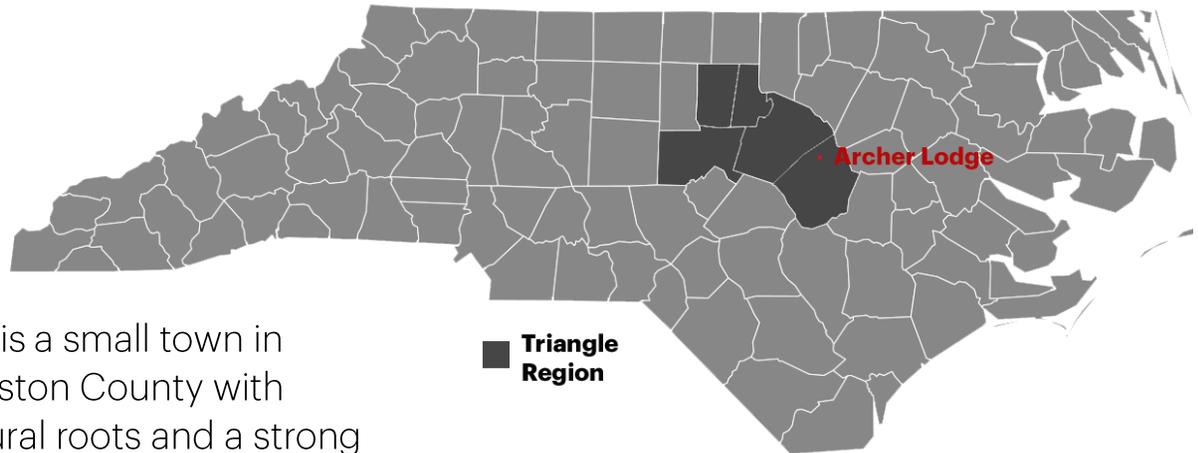
Each goal includes a series of short, medium, and long term action items proposed to help the Town reach its goals.

This Plan also includes an Appendix chapter that provides additional detail about the various public engagement activities included in the Plan's development.



CHAPTER 1.

INTRODUCTION



Archer Lodge is a small town in northern Johnston County with deep agricultural roots and a strong sense of self-determination. The Town's rural setting, slower pace of life, and family atmosphere is an attractive alternative to the hustle and bustle of nearby urban centers in the Triangle.

Located 20 miles southeast of Raleigh, Archer Lodge has been in the path of regional growth for decades. With the pending completion of the I-540 Loop around Raleigh, growth pressures could increase as land around the new interstate becomes more accessible to those seeking employment and housing in the Triangle.

Archer Lodge got its start as North Carolina's newest municipality upon its vote to incorporate in 2009. Since then, the Town has grown and prospered. It has added permanent full-time staff, built a Town park, and adopted a comprehensive set of development regulations. The Town's original 2030 Comprehensive Land Use Plan was adopted in March of 2015.

This document is an update to the original Plan. It provides updated census data, more details on existing land uses, an updated vision statement for the Town's future, new goals (including a new Future Land Use map), and updated action items.



PART 1.1. DOCUMENT ORGANIZATION

This Land Use Plan includes six chapters:

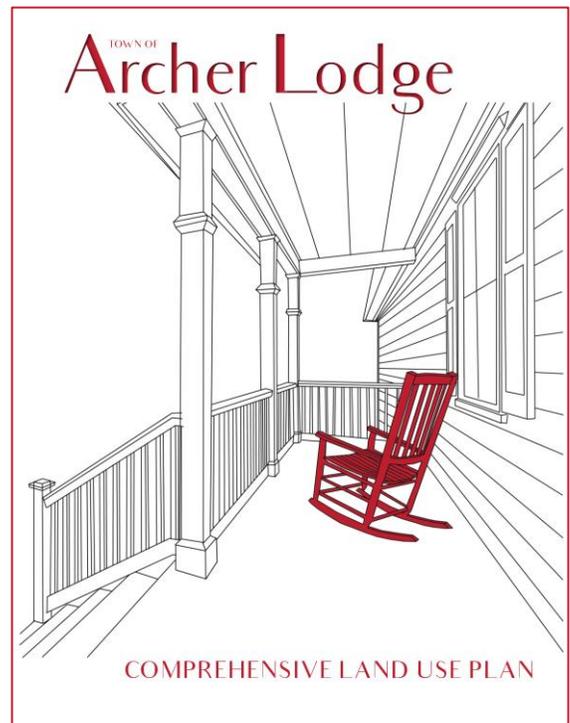
- Chapter 1: Introduction
- Chapter 2: Existing Conditions
- Chapter 3: Vision and Goals
- Chapter 4: Future Land Use Map
- Chapter 5: Action Items
- Chapter 6: Appendices

Chapter 1: Introduction, describes the process used to prepare this Plan, the need for planning generally, and details about the Archer Lodge area.

Chapter 2, Existing Conditions, describes the Town’s changing population demographics, existing land uses, the state of community services, and the environment.

Chapter 3, Vision and Goals, sets out the community’s vision for its future and the five key land use related-goals that support the vision statement. The goals are narrow statements about the Town’s desired future, as expressed by the community.

Chapter 4, Future Land Use Map, is a geographic depiction of the Town’s desired planning area and what types of land uses are appropriate in which areas. The Future Land Use Map (or “FLUM”) helps landowners and Town officials make decisions about zoning and how infrastructure could best be deployed.



Chapter 5, Action Items, describes a specific set of 20 actions or steps the Town may take to help achieve its vision and goals as described in this Plan. Note that this Plan is advisory, and does not carry the force of law. The Town should act in accordance with this Plan, but may also take a different direction, depending upon conditions or community will.

Chapter 6, Appendix, summarizes the community input collected during the plan update process.



HOW TO USE THIS PLAN

The Archer Lodge Comprehensive Land Use Plan provides a vision, goals, actions items, maps, and community voices to **help Town residents, landowners, and policymakers make decisions about how, when, and where Archer Lodge should develop in the future.**

Some parts of the Plan — the vision statement, goals, and actions should remain constant and keep Archer Lodge on a focused path for success. Other parts of the document, like the Future Land Use Map, or general recommendations, should evolve over time as conditions change. Changes considered to this Land Use Plan — whether initiated by the Town, a property owner, a developer, or a member of the community — should be evaluated against the vision, goals, and Future Land Use Map to determine if they are in the best long-term interests of the Town and its residents, businesses, and property owners.

It is important to understand not everything in the Plan will happen all at once and some things may not happen at all. Included are some big ideas that, if implemented, would bring about transformative change to Archer Lodge likely taking years to come to fruition. Other ideas are smaller and can happen right away. This Plan helps the Town remain well-positioned to take advantage of small changes that can happen quickly while also providing the long-range guidance necessary for slower, more incremental changes that occur in the background.

Although we all wish our tax dollars would buy unlimited services, the reality is that there is more work to do than staff and resources that exist to do it. All great ideas take time, money, and capacity. For the Land Use Plan to become a reality, a large number of people must decide to stay involved, volunteer their time, and help implement the Plan. Communities that work together in incremental and collective ways often succeed in achieving their goals.

PART 1.2. THE NEED FOR PLANNING

1.2.1. A COMPREHENSIVE PLAN

A comprehensive plan is the most important tool for helping communities achieve their desired goals. In its most basic form, the plan provides guidance for how to use a community's most limited resource - the land itself. The comprehensive plan lays out a community's vision for the future, provides guidance on how the community will grow, and helps a community balance between competing interests.

A comprehensive plan gives a community continuity and stability across different administrations and external conditions. It provides a steadying hand for addressing land use issues over the long term and helps avoid "knee-jerk" reactions and chaotic decision making over the short-term. This in turn provides predictability and stability and helps ensure a development process that is free from uncertainty. The comprehensive plan both encourages desired growth while at the same time preventing unfocused growth or excessive sprawl.



In effect, a comprehensive plan is a community’s collective statement on what it would like to grow into and how it will accomplish that goal. It then guides the technical and regulatory processes to create a system of development and resource allotment designed to fulfill a community’s sense of place.

1.2.2. NEW STATE REQUIREMENTS

Chapter 160D of the North Carolina General Statutes requires local governments “reasonably maintain” a comprehensive plan for the jurisdiction to exercise its authority to adopt and enforce zoning regulations. The Land Use Plan should present goals, policies, and programs intended to guide existing and future physical, social, and economic considerations - which may be influenced, in part, by growth, development, or conservation measures enacted in the jurisdiction (N.C.G.S. 160D-501, Section A1).

The term “reasonably maintain” is not defined in the General Statutes; however, professional practice for comprehensive plans recommends plan updates every five to ten years. The frequency of plan updates may be influenced by the rate of growth or change in a community or the influence of outside forces in and around the region where the jurisdiction is located.

1.2.3. THE ROLE OF THE PLAN

Comprehensive plans in North Carolina are adopted through legislative action by the local governing board (in Archer Lodge, this is the Town Council) after a recommendation is made by the local planning board. One of the primary ways local governments implement their comprehensive plans is through zoning. Zoning is a process where a Town decides what kinds of land uses should or should not be allowed, where they should be permitted, how they should be established, and how they should operate once established. Future amendments to the Town’s Zoning Map considered by the local government must include a statement of consistency with the adopted Land Use Plan; however, the statement is advisory in nature.

The Land Use Plan also helps guide a local government in budgeting and capital improvement spending. It helps the community prioritize the items that should be funded by taxes.



PART 1.3. SETTING

1.3.1. HISTORY

The community of Archer Lodge dates to the mid-1800s with the formation of Archer Masonic Lodge No. 157 (the number was later changed to 165). John Archer was a Master Mason, founded Lodge 157, and; this lodge was one of the oldest in the state. The Lodge was located beside the Charles Barnes store.

Archer Lodge became an official town when a referendum to incorporate was passed by the voters on Tuesday, November 3, 2009. Due to the Town's age, there are only two sets of census data for the community, 2010 and 2020. The area of the municipal limits of Archers Lodge is approximately 10.24 square miles which is approximately 17% of the land area of Wilders Township.

Archer Lodge to incorporate

By BRIAN RAPP
News Editor

Johnston County's newest town was born shortly after 9 p.m. Tuesday when Carlton Vinson received a whispered message from Mike Gordon at the Archer Lodge Community Center.

The message was short and simple: 418 to 307. By a margin of 111 votes, the community of about 3,000 centered at the crossroads of Buffalo and Covered Bridge roads is now the newest municipality in the state of North Carolina.

"It's been, literally, three years of blood, sweat, tears and hopes," said Vinson, who has spearheaded the process of incorporation since January 2007. "I thought we'd get here, but there were times it seemed like it would never come."

"I'm a Carolina Tar Heels fan, and we like to think that every time we step on a basketball court we have a pretty good chance of winning. But

I never get cocky until the game is over because you never know what your opponent will bring to bear."

Unofficial results posted by the Johnston County Board of Elections Tuesday showed that about 28 percent of the 2,630 registered voters in Archer Lodge's two precincts decided the future course of the community.

The margins in both precincts were almost identical with voters in the Archer Lodge Middle School precinct approving incorporation 281-185, while voters in the River Dell Elementary School precinct voted 131-122 to become a town.

A crowd of about 70 gathered for three hours at Archer Lodge's community center, beginning about 6:30 p.m., to share a potluck dinner and – it was hoped – celebrate a new beginning. Although the numbers had thinned a little by Vinson's 9 p.m. announcement, the final tally brought a thundering

See REFERENDUM, page 6A

Referendum

Continued from page 1A

round of applause from those still present, including Gordon, Archer Lodge's interim mayor, and interim council members Jeff Barnes, John Perry, Clyde Castleberry and Matt Mulhollem.

Anne Taylor, the fifth council member, was unable to attend the celebration.

Noting that more than 300 residents voted against incorporation – 41 percent of those who did vote – Vinson told the gathering, "We see

a good majority here, but we have to make sure we understand there are people who didn't see things the way we did, and we have to listen to what they have to say. We're a town of almost 3,000 people, and we have to make sure we serve all 3,000."

After thanking all the members of the exploratory committee, volunteers who helped in the petition drive and turning out Tuesday's vote, former Louisburg town manager C.L. Gobble and attorney David Mills for their invaluable

help, Gordon summed up the historic evening by saying, "We've made it – but now we've got a lot to learn."

Vinson said the new leaders will be meeting with the League of Municipalities and Institute for

Government in the coming weeks to work out details to operate the county and state's newest town. The council also has to find a permanent space for offices and meetings but will use the community center for the time being.

1.3.2. REGION

Located in the Wilders Township of Johnston County approximately 20 miles from Raleigh, this community has undergone significant growth, nearly doubling in size since the 1990s.

The 2030 Comprehensive Land Use Plan was adopted by the Town Council on March 9, 2015. The Vision Statement from the 2030 Plan reads, "Today and into the future the Town of Archer Lodge, will be a peaceful, family-oriented, active community that looks to retain our small-town, agricultural character, meeting the needs of our current and future residents and businesses."

This update is being completed due to the accelerated growth beyond what was anticipated in the 2030 Plan and the ever-present development pressures outside of the current municipal limits. In light of these changes, Town leaders have decided to explore establishing an ETJ (Extraterritorial Jurisdiction) which will afford the Town with the ability to guide growth and development just outside the current Town limits.

1.3.3. NEIGHBORING PLANS

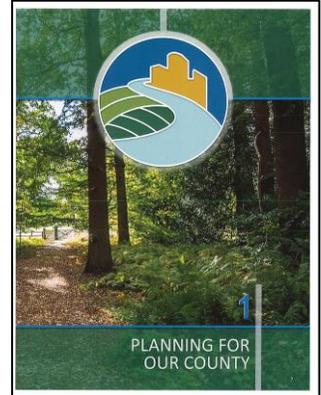
Recognizing that no community exists in a vacuum, this planning process considers plans and studies beyond the Town Limits and proposed ETJ area. Additional detail on these the plans and background is provided on the following pages.



A. **Envision Johnston 2040: Comprehensive Land Use Plan**

Adopted on August 7, 2023, by the Johnston County Board of Commissioners, the County's new comprehensive land use plan includes 10 "Place Types" on its Future Land Use Map. The potential Archer Lodge ETJ expansion area includes five of the Plan's 10 place types. They include Open Space and Conservation, Agricultural, Rural Living, Low Density Residential, and Medium Density Residential.

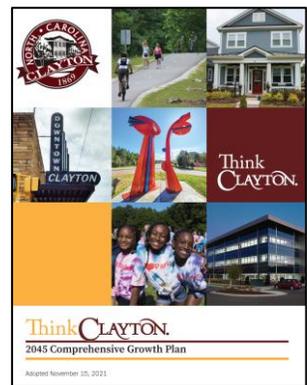
The County's Plan also includes a goal to preserve the rural landscape recognizing that retaining these landscapes will make Johnston County distinctive. Steering development to areas where infrastructure is available (like incorporated areas) and protecting existing neighborhoods were other goals in the County's plan that may likely align with the Town's goals in the potential ETJ area, if expansion of the ETJ is sought and granted.



B. **Clayton Comprehensive Growth Plan 2045**

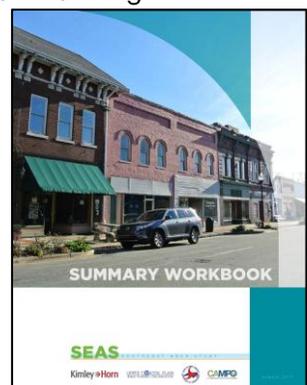
The Clayton Town Council adopted the Clayton Comprehensive Growth Plan on November 15, 2021. The areas closest to Archer Lodge on its Future Land Use Map includes designations of Agricultural and Rural Residential, Low Density Residential, and Recreation and Open Space.

Goals that will likely coincide with Archer Lodge's include investment in utility infrastructure to support development, supporting interconnected street systems, the development of greenways and blueways. The Town's plan also seeks to encourage a broader range of housing types.



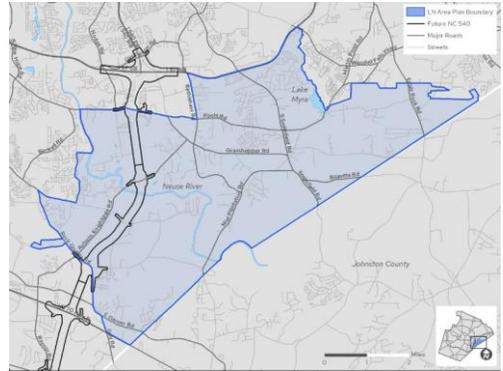
C. **CAMPO Southeast Area Study (SEAS)**

The Town of Archer Lodge is located within the Capital Area Metropolitan Planning Organization (CAMPO). A metropolitan planning organization (MPO) serves as the coordinating agency between local governments, NCDOT, and federal transportation agencies for streets, transit, and mobility. In December 2023, the Final Report of the Southeast Area Study Update (SEAS) focused on the evolving transportation-related priorities and needs in parts of Wake and Johnston Counties. The study includes recommendations that will be considered as part of Archer Lodge's Plan update process, including connecting street networks and the development of bike and pedestrian infrastructure. It is also recommended that the Town pay close attention to balancing density allowances and the preservation of rural landscapes and active farmland.



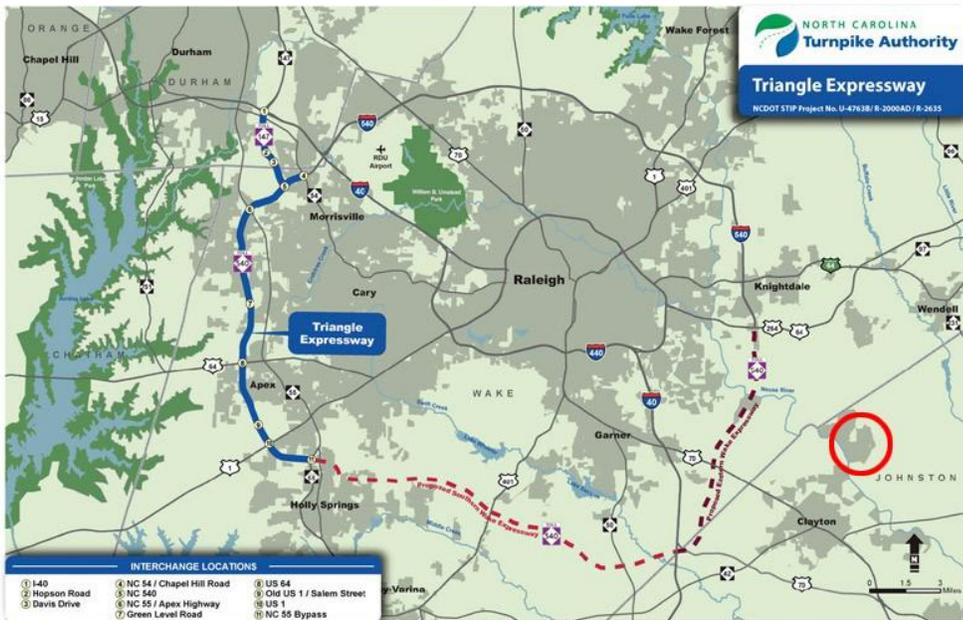
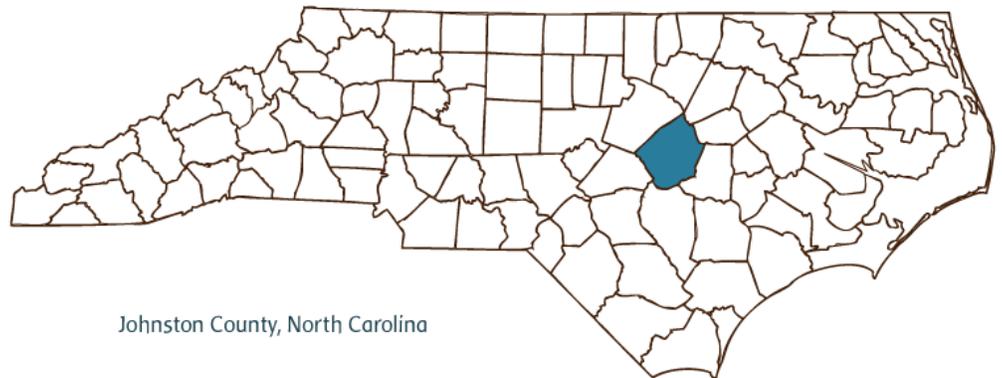
D. Wake County Lower Neuse Area

The Wake County Planning Department released a new draft plan focusing on what they identify as the “Lower Neuse Area.” This area is immediately adjacent to the portion of Johnston County north of Archer Lodge. This plan acknowledges the impact of the final section of NC 540 which is expected to be completed by 2028. This new roadway will have interchanges at Rock Quarry, Auburn-Knightdale and Poole Roads. This plan, once adopted, will become part of PLANWake which is the comprehensive plan for Wake County.



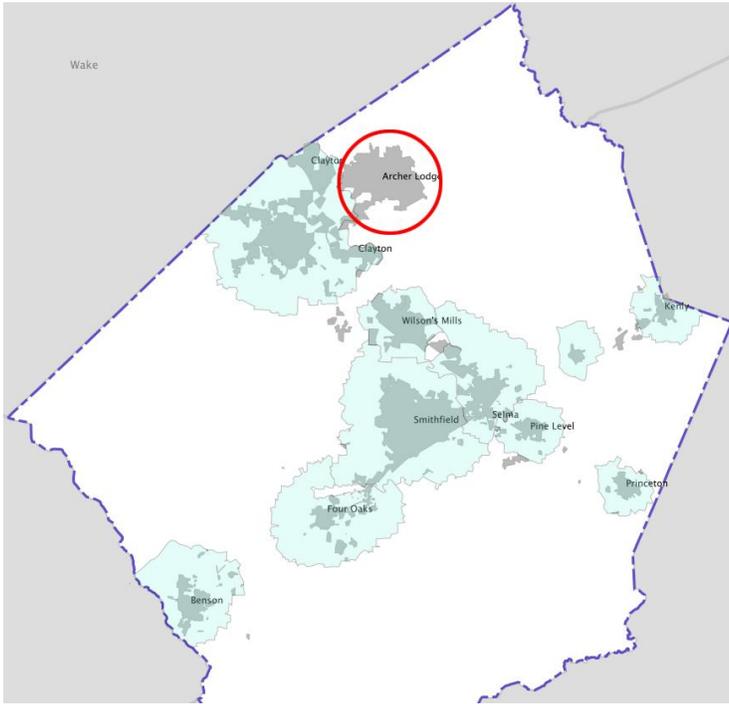
1.3.4. STUDY AREA

Archer Lodge is located in the northern portion of Johnston County, southeast of Raleigh in the Triangle portion of North Carolina.



The map to the left shows some of the communities comprising the Triangle (Archer Lodge is within the red circle shown on the map). This map also shows the alignment of I-540, the “Triangle Expressway”, which is slated for completion in 2028, and will have a dramatic impact on growth and development across northern Johnston County.

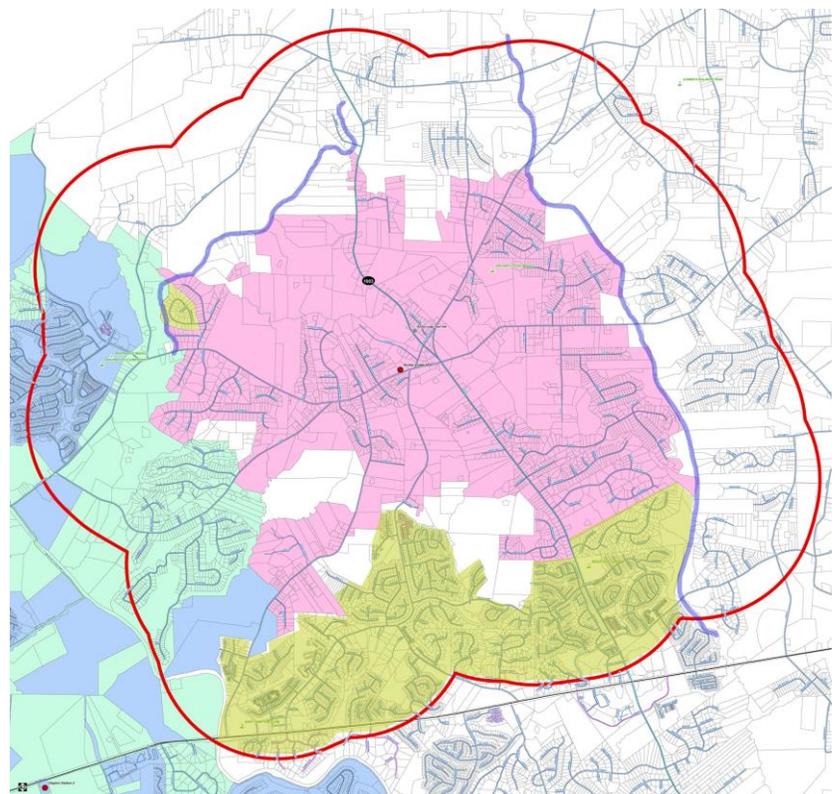




Archer Lodge has a population of around 5,500 people, and it occupies around 5,768 acres of land area within its corporate limits. Despite its size as the third largest community in Johnston County, Archer Lodge does not have an extraterritorial jurisdiction (“ETJ”). North Carolina permits local governments like Archer Lodge to request extraterritorial jurisdiction from the larger county governments to help ensure continuity of planning requirements and infrastructure as towns grow and evolve over time. The absence of an ETJ means that Archer Lodge can not plan for efficient growth and development along its perimeter, which is a source of concern in light of the completion of Triangle Expressway and its impacts on the area.

The map to the right shows a hypothetical ETJ for Archer Lodge (the Town’s corporate limits are shown in pink), based on NC law, which permits any community to request an ETJ that expands outward from the corporate limits by up to one mile. The red line shown on the map below corresponds to the one-mile distance from the current Town limits.

This boundary informs the study area boundary for Archer Lodge’s Land Use Plan update. The areas in blue and green to the west of Archer Lodge are Clayton’s planning jurisdiction, and the area to the south in yellow is the Flowers Plantation development. In the event



the residents of Archer Lodge do decide to pursue an ETJ request from Johnston County, the ETJ may not encroach into Clayton’s jurisdiction, and Archer Lodge would not seek land use authority in Flowers Plantation. As a result, the study area for this Plan focus on the current Town limits and the areas to north and east of Archer Lodge.



CHAPTER 2.

EXISTING CONDITIONS

This portion of the Land Use Plan explores existing conditions in Archer Lodge. Information is summarized into five key areas: demographics, existing land use, community services and infrastructure, and the environment.

PART 2.1. DEMOGRAPHICS

Demographics includes details on the Town’s population, age and ethnicity, education levels, employment, income, and information on housing. These details are important for understanding how the Town has evolved since incorporation in 2009, and can provide some clues about what to expect in the future.

2.1.1. POPULATION GROWTH

Archer Lodge is in the path of growth and development. The southeastern corner of the Triangle region is experiencing significant growth pressures as people move to the area in pursuit of jobs, affordably priced housing, and the region’s high quality of life. The table below compares population growth in Archer Lodge and Johnston County since 2010.

TABLE 2.1.1 POPULATION GROWTH			
	2010	2020	% CHANGE
Archer Lodge Population	4,049	5,037	19.6%
Johnston County Population	160,675	203,308	21.0%

Source: US Census Bureau

A 19% growth rate is significant, and shows strong demand for land in Archer Lodge.

The North Carolina Office of Management and Budget estimates Archer Lodge’s 2023 population at 5,322 persons

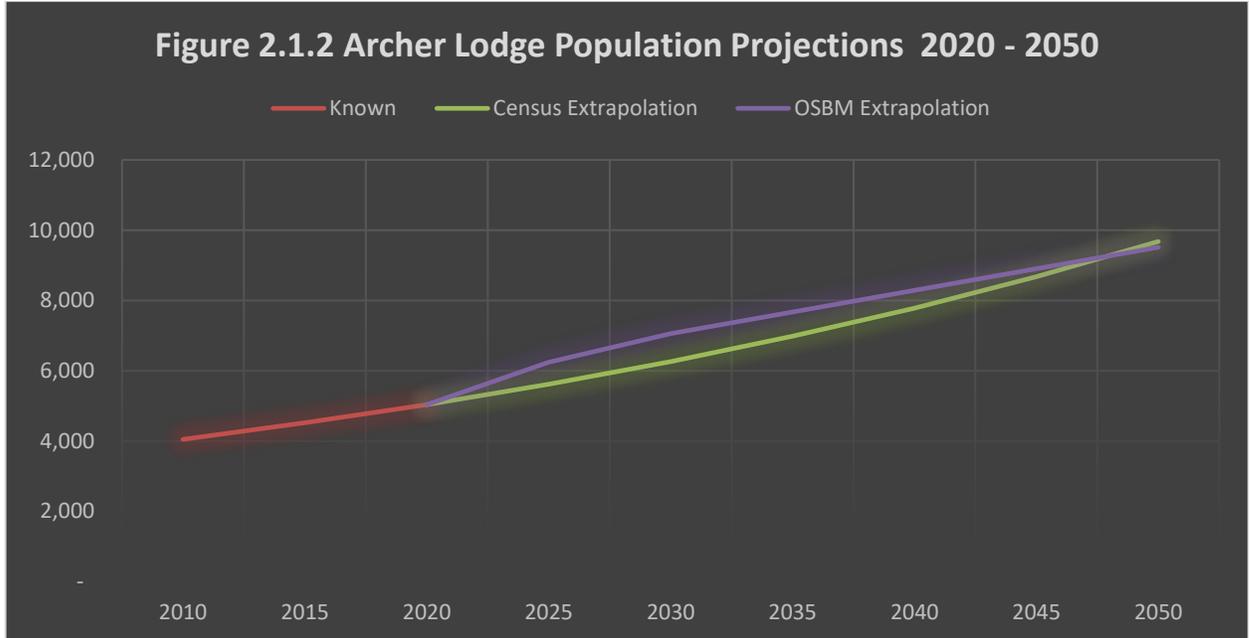
2.1.2. POPULATION PROJECTIONS

Archer Lodge is growing, but how much growth can or should be expected? This is important information to understand for the purposes of budgeting and preparing for future needs. The following graph charts anticipated the Town’s anticipated population from 2020 to 2050. The State Demographer for the North Carolina Office of State Budget and Management (OSBM) provides annual population projections. Many communities use these figures for planning. The graph on the next page also provides an alternative population projection based on straight-line extrapolation assuming the



percentage of Archer Lodge’s population remains constant to Johnston County’s population (the constant share method).

The chart below shows the projected growth rate and total population for Archer Lodge using both the Census and OSBM methodologies through the year 2050. While the OSBM method indicates a faster growth rate in the earlier years, both methods arrive at similar population projections by 2050.



Source: NC Office of State Budget & Management; US Census Bureau

Archer Lodge is expected to add more than 4,600 people over the next 25 years – this almost a doubling of the 2000 population

Based on these methodologies, Archer Lodge is anticipated to have a population of between 9,515 and 9,679 by 2050.

2.1.3. AGE AND ETHNICITY

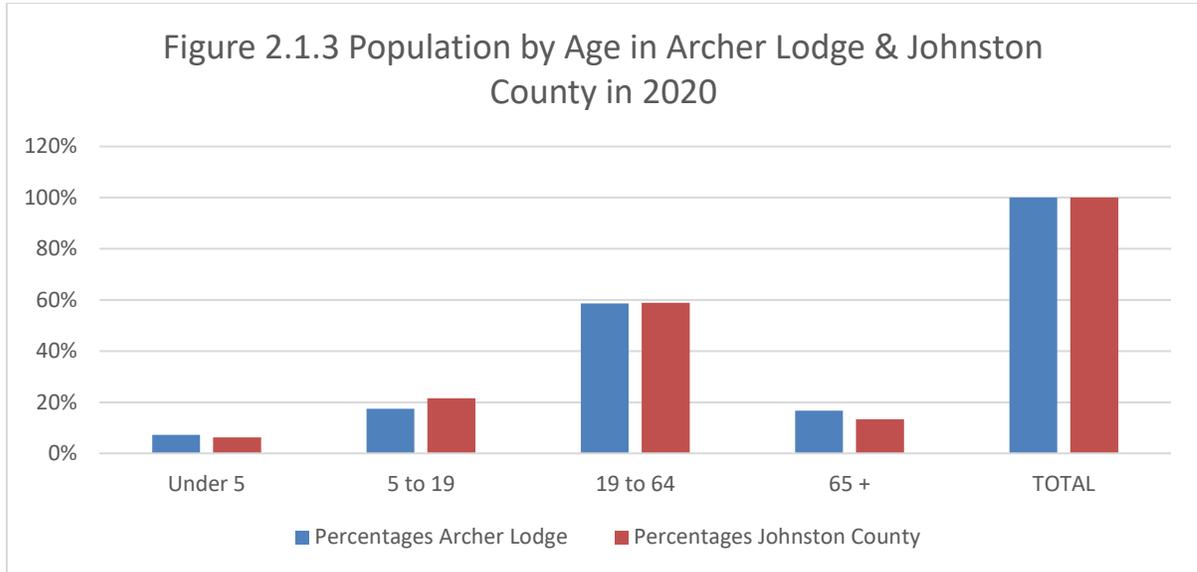
The median age of residents in Archer Lodge is 43.9 in 2020. This represents an increase in the median age from 32.4 years of age back in 2010. The age and ethnic composition of a community is also important for planning purposes. Median age helps a community understand the optimal blend of housing types, schools, and open space resources. Based on the American Community Survey (ACS), the number of residents in the 65+ year category rose from 115 persons in 2010 to 840 persons in 2020. While the

While the population in Archer Lodge is growing, it is also getting older. This is relevant for housing needs, community service needs, voting trends, income, and many other factors



population in Johnston County is also getting older (from 36 years old in 2010 to 38.4 by 2020), the rate at which this is occurring is slower in the County than in Archer Lodge.

The chart below provides a comparison of population by age group for Archer Lodge (in blue) and Johnston County (in red) in 2020. The 19 to 64 age group is by far the largest age group in the Town and County but the percentage of people over 65 is increasing.



Source: 2020 American Community Survey 5-Yr Estimates

The aging of the community reflects more residents aging in place and there could also be that there is a considerable number of retirees moving to the area. The significant aging of the community will necessitate the addition of services tailored for senior citizens to include healthcare facilities as well as senior housing. The data also shows that the number of children aged 1 to 19 decreased from 1,488 in 2010 to 1,245 in 2020. This suggests that the new families moving into the area have either few or no or children.

In terms of ethnicity, Archer Lodge is becoming less diverse. In 2010, 76 percent of the population was white or Caucasian. By 2020, 80.7 percent of the population of Archer Lodge self-identifies as white or Caucasian. The African American population decreased from 8.8 percent of the population in 2010 to 8.1 percent in 2020. Approximately 19.6 percent of the 2020 population identifies as Hispanic or Latino - this is a significant increase from those self-identifying as Hispanic or Latino in 2010 (which was only 5 percent of the population). The Census includes persons of Hispanic or Latino descent in the Caucasian group).

Archer Lodge is becoming less racially diverse, though a larger portion of the population is identifying as Hispanic or Latino than in the past



2.1.4. EDUCATION

Education levels are important indicators of income, employment, housing value, and commuting patterns.

According to the 2020 American Community Survey (ACS) data, the number of persons 25 years old and older with high school diplomas was 3,093 which is 86 percent of the Town’s adult population (largely unchanged from the 2010 ACS figure of 87 percent). However, the percentage of the population with bachelor’s degrees or higher rose from 484 in 2010 to 928 in 2020. The table below provides a detailed account of education levels compared to that of Johnston County as a whole.

TABLE 2.1.4 EDUCATION LEVELS IN 2020

	ARCHER LODGE		JOHNSTON COUNTY	
	#	%	#	%
Less than 9 th Grade	271	7.5%	6,163	4.5%
9 th to 12 th Grade, no diploma	236	6.6%	9,820	7.2%
High school graduate, includes GED	723	20.1%	37,622	27.7%
Some college, no degree	1,138	31.6%	31,319	23.1%
Associate’s degree	304	8.4%	18,188	13.4%
Bachelor’s degree	709	19.7%	23,073	13.4%
Graduate or professional degree	219	6.1%	9,411	6.9%

Source: 2020 American Community Survey

The number of people in Archer Lodge with a college degree is increasing

The growth in the number of persons with college degrees aligns with the increase in the median value of the new homes constructed during the decade since the residents would require a larger income to be able to afford these homes.

2.1.5. EMPLOYMENT

The 2020 ACS estimates indicate that there are approximately 2,722 employed persons living in Archer Lodge. The largest group of employed civilian population aged 16 and over for the Town are engaged in the professional, scientific, management, administrative and waste management services sector. The total number of Town residents in this sector is 645 persons. This represents 24 percent of the Town’s total number of employed persons. This sector occupies only 11 percent of those employed in Johnston County as a whole.



TABLE 2.1.5 EMPLOYMENT BY SECTOR IN 2020

	ARCHER LODGE	JOHNSTON COUNTY
Agriculture, forestry, fishing and hunting, and mining	36	1,018
Construction	379	10,324
Manufacturing	46	10,982
Wholesale trade	59	2,720
Transportation and warehousing, and utilities	47	4,597
Information	123	1,882
Finance and insurance, real estate, and rental and leasing	323	5,606
Professional, scientific, and management, and administrative and waste management services	645	10,357
Educational services	62	7,915
Health care and social assistance	188	11,486
Accommodation and food services	142	7,087
Other services, except public administration	196	4,461
Public administration	135	6,619
TOTAL	2,722	96,589

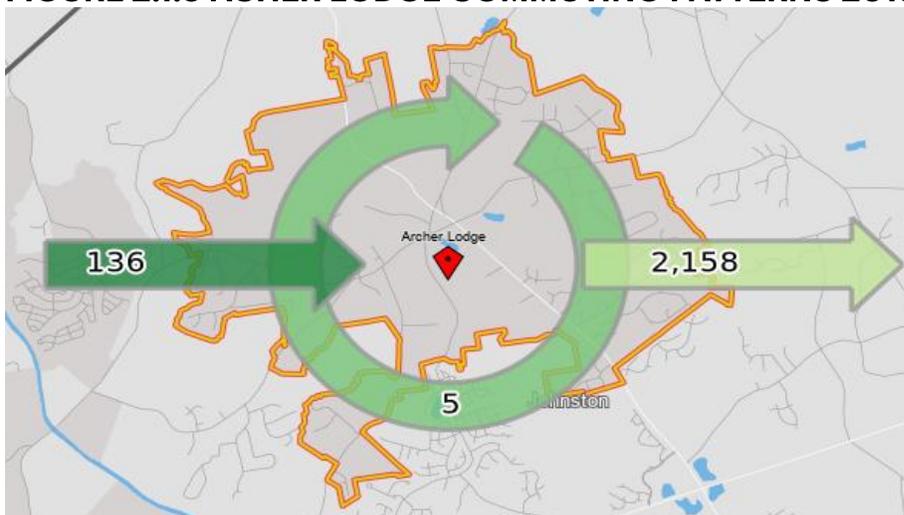
(employed civilian population age 16 and over)

Source: 2020 American Community Survey

In terms of commuting patterns, only 5 people actually live and work within the Town. 136 workers come to Town to work while 2,158 residents leave Archer Lodge to work. The mean travel time to work in 2019 is 30.7 minutes, which makes it likely that most commuters travel outside the County for employment.

Archer Lodge is a bedroom community to the Triangle – most residents who work leave town to do so

FIGURE 2.1.5 ARCHER LODGE COMMUTING PATTERNS 2019



This graphic shows the commuting patterns in Archer Lodge. 136 people live elsewhere and people travel into Archer Lodge while 2,158 people leave Town to work.

Source: US Census LEHD On the Map Tool



Despite commuting patterns, the rise in working from home will likely continue to impact housing demand and the need for increased house size in Archer Lodge in the coming years

It is estimated that the number of workers working from home has increased significantly from 5.1 percent working from home in 2010 to 12.6 percent in 2020. It is likely that future data will show an additional increase in working from home since the COVID 19 Pandemic. This shift from commuting to working from home may result in an increased demand for new residential development where commute times are less of a factor in the decision-making process for potential home buyers.

2.1.6. INCOME AND POVERTY

Income and poverty are important metrics to understand as they impact the Town’s share of tax receipts and ad valorem. One important metric for understanding conditions is the median household income. Median household income divides the income distribution into two parts: one-half of the cases falling below the median and one-half of the cases above the median, based on the distribution of the total number of households, including those with no income. According to the 2020 American Communities Survey, the median household income in Archer Lodge rose from \$61,696 in 2010 to \$70,000 in 2020. These numbers compare favorably with the 2020 numbers in both Johnston County (\$61,806) and the State as a whole (\$67,481). The table below provides income ranges by percentages for both Archer Lodge and Johnston County for 2020.

Median household income in Archer Lodge has risen over \$8,000 in Archer Lodge since 2010

TABLE 2.1.6 MEDIAN HOUSEHOLD INCOME IN 2020		
INCOME RANGE	ARCHER LODGE	JOHNSTON COUNTY
Less than \$10,000	4.6%	4.7%
\$10,000-24,999	8.1%	13.5%
\$25,000 to \$49,999	12.2%	21.7%
\$50,000 to \$99,999	43.9%	31.6%
\$100,000 to \$199,999	22.4%	23.7%
\$200,000 or more	8.8%	4.7%

Source: 2020 American Community Survey 5-Yr Estimates

Of note is the percentage increase in the two highest income brackets (incomes over \$100,000). In 2010, 8.6 percent of median household income was above \$100,000. In 2020, 31.2 percent of median household incomes exceed \$100,000.



Another important metric is mean household income, or the average income of households in a community. In Archer Lodge, the mean household income is \$135,342 which is 41 percent higher than that of Johnston County (\$79,379).

Household income is, however, just one side of the story. It is also important to understand the situation with respect to poverty rates. Poverty rates are the number of people living below the poverty level in a particular location. The poverty level is set annually by the federal government based on the number of people in a household. In 2024, the poverty level for a family of three is \$25,820. This number changes from year to year and by household size. It is common to also report figures by the number of children (people under the age of 18) in a community.

While Archer Lodge has a higher median income than Johnston County, it also has a higher percentage of households living below the poverty level - this highlights an income gap in Archer Lodge that continues to grow

In 2020, Archer Lodge has a household poverty rate of 11.5 percent. This number is higher than Johnston County, whose household poverty rate is 8.7 percent. This means that the percentage of households living in poverty is higher in Archer Lodge than in the County. Both Archer Lodge and the County have lower household poverty rates in 2020 than existed in 2010, so the problem is improving. However, there is a growing issue with respect to the number of children living in poverty. In Archer Lodge in 2020, there were 522 children living below the poverty level (this is 47 percent of the total). This number is considerably higher than the number in Johnston County, which is 17.8 percent. What is more concerning is that this figure has increased in Archer Lodge from 11.4 percent in 2010.

This is a marked contrast in terms of the direction of median household income, which is increasing. At the same time, the number of children is declining in Archer Lodge. Taken together, these two data points seem to indicate that families with children in Archer Lodge are more likely to be below poverty levels. There is a growing income gap in Archer Lodge, particularly for families with children.

2.1.7. HOUSING

The health and diversity of housing stock in Archer Lodge has a significant impact on the community’s overall well-being. Managed growth is an important part of a successful community’s strategy. Over time, residents seek more services and relatively constant tax rates. The only way these two desires can be met at the same time is by accommodating more homes.

In 2020, there were no multi-family units in Archer Lodge

According to the American Community Survey, in 2010, Archer Lodge contained a total of 1,347 housing units. By 2020, that number had grown to 2,068. 100 percent of these units are single-family detached dwellings (there were 343 mobile homes in 2020). The



lack of housing options could put Archer Lodge at a disadvantage to its nearby neighbors in terms of accommodating potential growth and development due to the lack of housing alternatives.

Another aspect of the housing picture is ownership versus rental rates. In Archer Lodge in 2020, approximately 79 percent of the dwelling units were owner-occupied (21 percent were occupied by renters). The 2022 projections from OSBM indicate that 85.5% of homes are owner-occupied compared to the homeownership rate of 66.7% across North Carolina. Recent trends in ownership nationwide indicate that more people are renting – whether this is by choice or necessity is still a bit of a mystery.

Median home value is increasing in Archer Lodge and exceeds the median home value in Johnston County

The median home value has increased \$32,700 from \$149,200 in 2010 to \$181,900 in 2020. There could be many causes for this, including general increases in housing prices throughout the Triangle, as well as the possibility that new homes being built in Archer Lodge are larger or are constructed with higher quality materials. Deeper exploration of this trend is necessary to determine the most likely causes. Regardless of causality, there is a strong likelihood of increasing median home value in the coming years.

The table below provides a breakdown of home values for both Archer Lodge and Johnston County. Of note is that there are few or no homes with values over \$500,000.

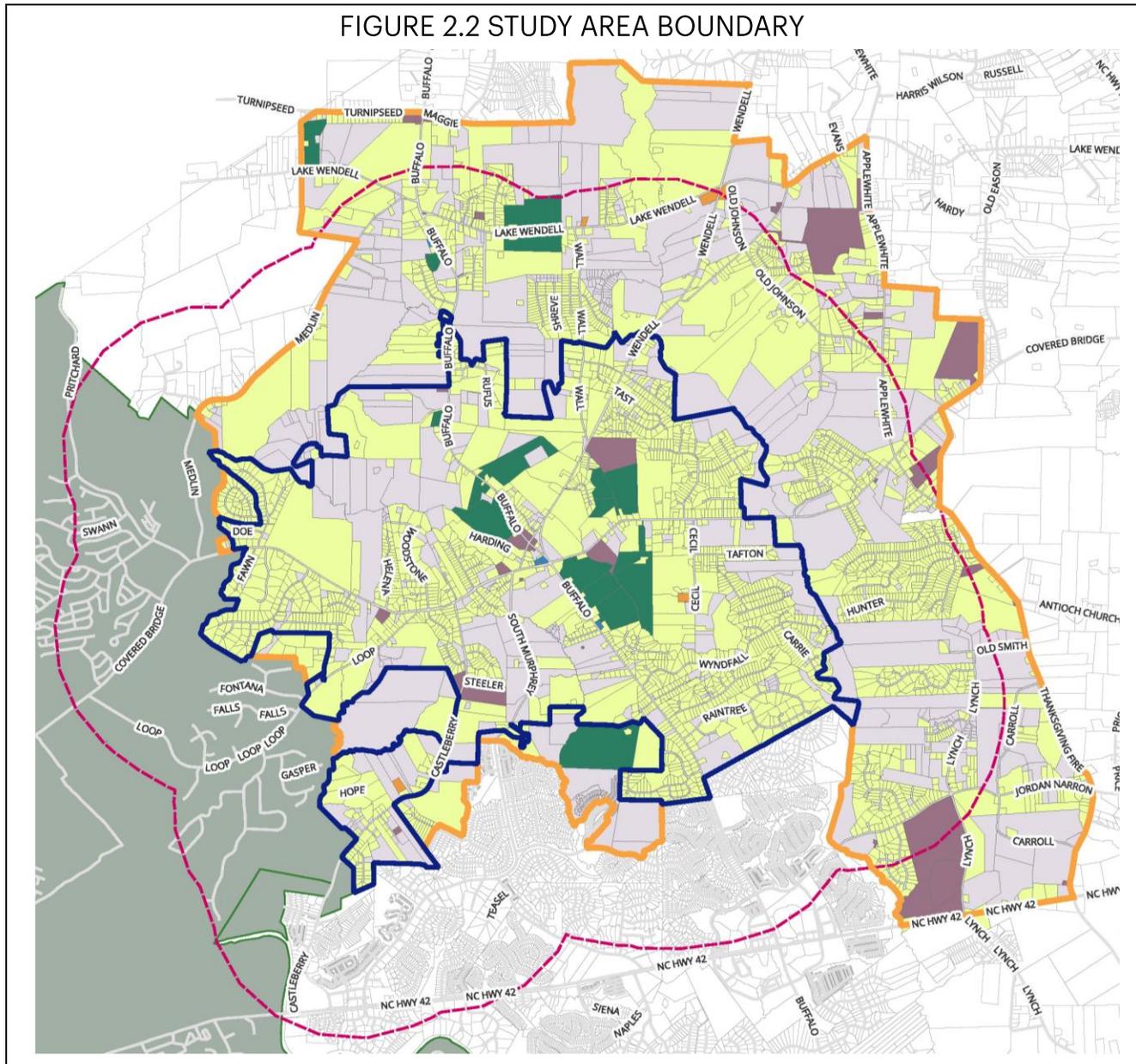
TABLE 2.1.7 MEDIAN HOME VALUE IN 2020

VALUE RANGE	ARCHER LODGE	JOHNSTON COUNTY
Less than \$100,000	8%	18%
\$100,000-199,999	52%	40%
\$200,000 to \$499,999	40%	41%
\$500,000 or more	0%	1%



PART 2.2. EXISTING LAND USE

This portion of the Existing Conditions chapter deals with existing uses of land within Archer Lodge. One important aspect to remember is that the study area for this Land Use Plan exceeds the Town's corporate limits. The map below shows the proposed study area boundary under consideration (the area within the orange line). The land area within the blue line is the current Archer Lodge corporate limits. The dashed red line is a theoretical one-mile boundary around the Town's current corporate limits (a line often used for the establishment of an extra-territorial jurisdiction).



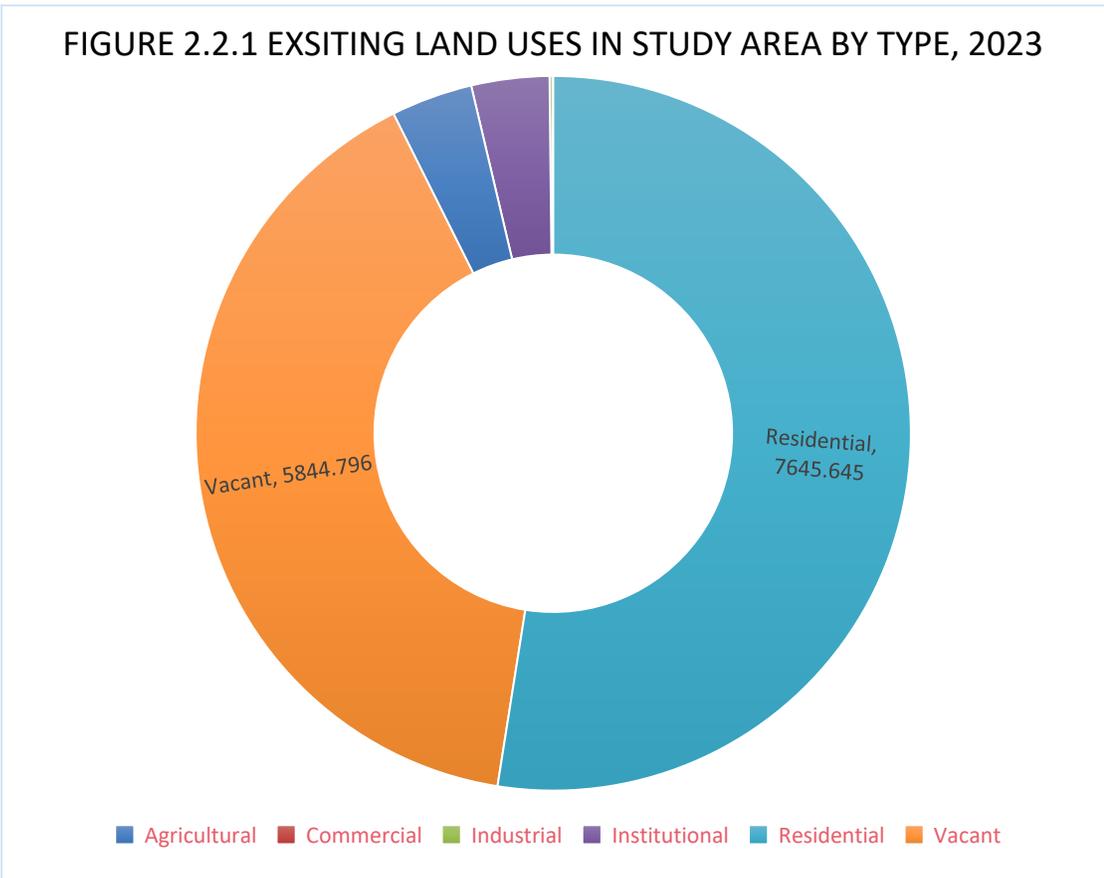
The existing corporate boundaries of Archer Lodge encompass 5,768 acres. The study area adds an additional 8,795 acres, bringing the combined total to 14,564 acres. It is common for local governments to plan for areas beyond their corporate limits in anticipation of voluntary annexation requests or jurisdictional changes.



2.2.1. LAND USES BY ACREAGE

The following table explains the composition of land uses within the Town’s corporate limits and the proposed study area boundary.

TABLE 2.2.1 EXISTING LAND USES BY ACRES IN 2023				
TYPE OF LAND USE	WITHIN CURRENT CORPORATE LIMITS (ACRES)	WITHIN STUDY AREA (ACRES)	TOTAL (ACRES)	% OF TOTAL
Agricultural	325.25	211.49	536.74	3.7%
Commercial	3.35	1.79	5.14	0.0%
Industrial	6.64	12.65	19.29	0.1%
Institutional	112.68	400.45	513.14	3.5%
Residential	3,618.32	4,027.33	7,645.65	52.5%
Vacant	1,702.62	4,142.18	5,844.80	40.1%
TOTAL	5,768.86	8,795.89	14,564.75	100%



Over half the land is occupied by residential land uses, and 40% is vacant.



2.2.2. AGRICULTURAL AND VACANT LAND

Agricultural uses are declining as a share of total land area both in the Town and in the larger study area. The acreage of active farmland is almost 6 percent of the land area of the current corporate limits.

There are significant amounts of vacant land both within the Town’s corporate limits and the larger study area. Vacant land occupies over 40 percent of the land area within the corporate limits and the larger study area (with the majority being located in study area outside the corporate limits).

2.2.3. RESIDENTIAL LAND

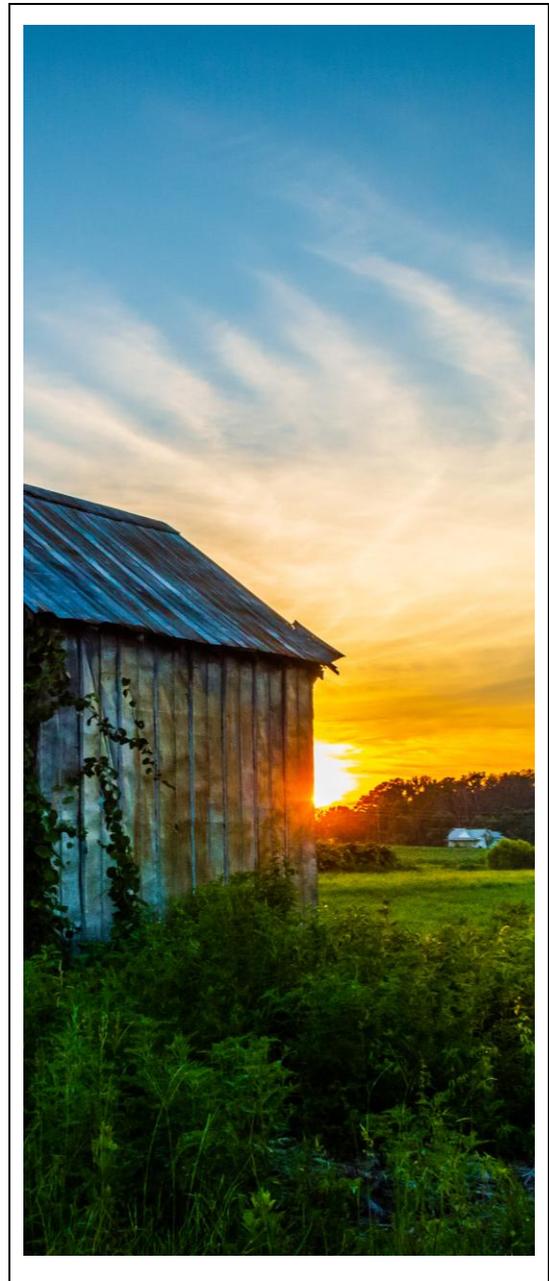
Residential land use occupies the majority of land area both within the corporate limits as well as in the larger study area. Over half the land in both areas is occupied by residential land uses. Permit data obtained from the Johnston County Inspections Department shows that roughly 250 homes were permitted within the corporate limits of Archer Lodge from 2013 through 2023.

In most cases, residential uses in Archer Lodge are single-family detached dwellings on lots of at least an acre in size. There are no multi-family or townhouse developments in Archer Lodge.

2.2.4. COMMERCIAL, INDUSTRIAL, AND INSTITUTIONAL LAND

Collectively, the categories of commercial, industrial, and institutional land use types make up less than 4 percent of the land area of the entire community with commercial and industrial categories being less than 1 percent each. The absence of public sewer services is perhaps the most likely reason for this situation.

This information on existing land uses is an important component in the community’s discussion about future land use trends. Growth and development pressure is likely to continue in Archer Lodge, and may even increase as regional transportation facilities like I-540 come online.



PART 2.3. COMMUNITY SERVICES AND INFRASTRUCTURE

2.3.1. PUBLIC EDUCATION

Archer Lodge Middle School is located within the Town limits; however, some students may attend Riverwood Middle School depending on the address of the student. Elementary students attend Riverwood Elementary, Riverdale Elementary or Corinth Elementary and high school students attend Corinth Holders High School. It should be noted that school district maps change periodically as shifts in population occur at the county level.

The 175-acre main campus of Johnston County Community College (JCCC) is located in Smithfield. The Town of Clayton is the home of two JCCC campuses, Cleveland Center and the Workforce Development Center; Howell Woods is another campus located in the Town of Four Oaks.

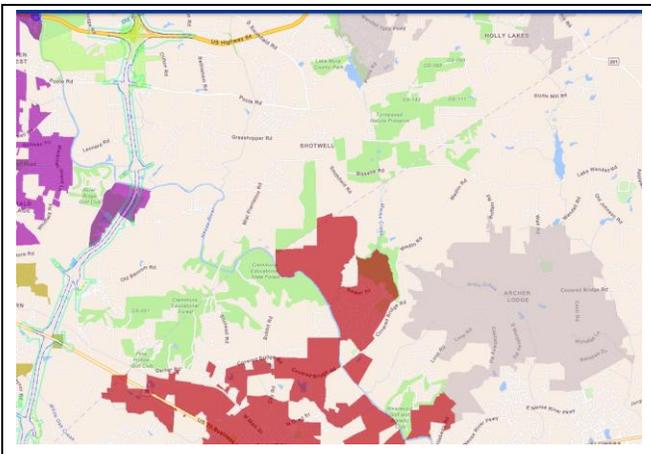


Archer Lodge Middle School campus

2.3.2. TRANSPORTATION

Archer Lodge does not own or maintain any streets within its corporate limits. This means that all streets in and around Archer Lodge are either NCDOT streets or are private streets owned and maintained by private entities like a homeowners' association. This is an important issue to consider regarding the traffic congestion in the Town. If the Town does not own or maintain streets, decisions regarding when streets are installed or modified are made by others.

The Town of Archer Lodge falls within the jurisdiction of the Capital Area Metropolitan Planning Organization (CAMPO). As a metropolitan planning agency, CAMPO acts as the coordinating body between local governments, NCDOT, and the Federal Highway Administration. The recently completed Southeast Area Study (SEAS), conducted by CAMPO, highlights evolving transportation-related priorities and needs in parts of Wake and Johnston Counties. Its recommendations have been carefully considered during this Comprehensive Planning process.



One of the most significant transportation-related issues for consideration is the upcoming completion of the I-540 Triangle Expressway (in blue on the map to the left). The southern extension, stretching from Apex to US-64/Future I-87 in Knightdale, will profoundly impact the broader transportation network beyond the I-540 corridor. It is also expected to intensify growth pressures in Archer Lodge and the surrounding areas. Although the roadway extension and its interchanges are located outside of Archer



Lodge, several connecting roads extend into the community. Plans for I-540 include interchanges at Poole Road, Auburn Knightdale Road, and Battle Bridge Road, which are poised to significantly affect Shotwell, Wendell, and the northern portion of Archer Lodge.

The table below details the latest NCDOT traffic counts for Archer Lodge in 2023. These counts reflect traffic flow on roads that directly or indirectly connect to I-540 and its interchanges (though traffic counts are expected to increase once I-540 is completed). Figure 2.3.2 on the following page shows the locations where traffic counts were completed.

TABLE 2.3.2 DAILY TRAFFIC COUNTS

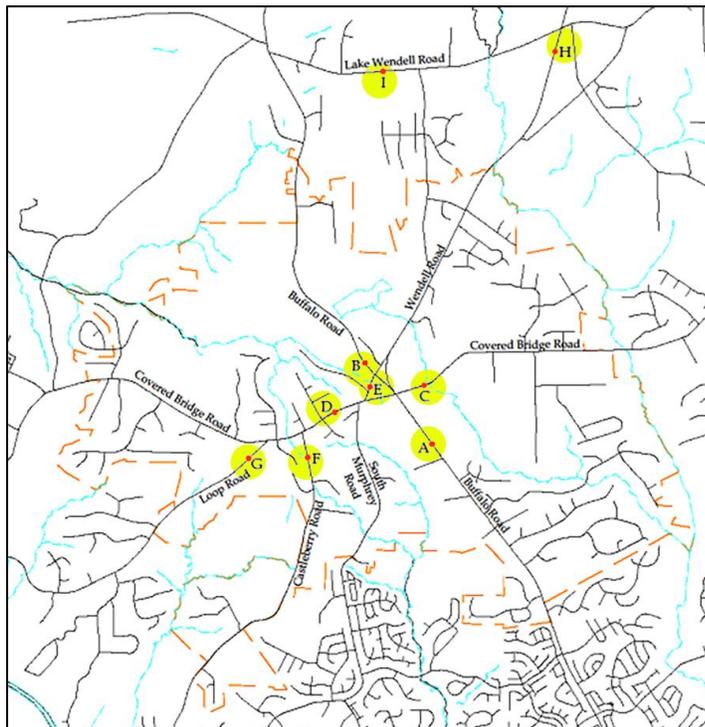
POINT ON MAP	ROAD NAME	DAILY TRAFFIC COUNTS	
		2023	% INCREASE SINCE 2017
A	Buffalo Road (east of Covered Bridge Rd)	13,000	+44%
B	Buffalo Road (west of Archer Lodge Rd)	8,900	+16%
C	Covered Bridge Road (east of Buffalo Rd)	4,900	+26%
D	Covered Bridge Road (west of S Murphrey Rd)	12,500	+95%
E	Archer Lodge Road (North of Covered Bridge Rd)	3,500	+35%
F	Castleberry Road	No Data [1]	N/A
G	Loop Road	1,500	+25%
H	Wendell Road	No Data [2]	N/A
I	Lake Wendell Road	No Data [3]	N/A

[1] Latest data was from 2019 with a count of 2,800 Annual Average Daily Traffic

[2] Latest data was from 2016 with a count of 3,000 Annual Average Daily Traffic

[3] Latest data was from 2016 with a count of 1,800 Annual Average Daily Traffic

FIGURE 2.3.2 TRAFFIC COUNT LOCATIONS



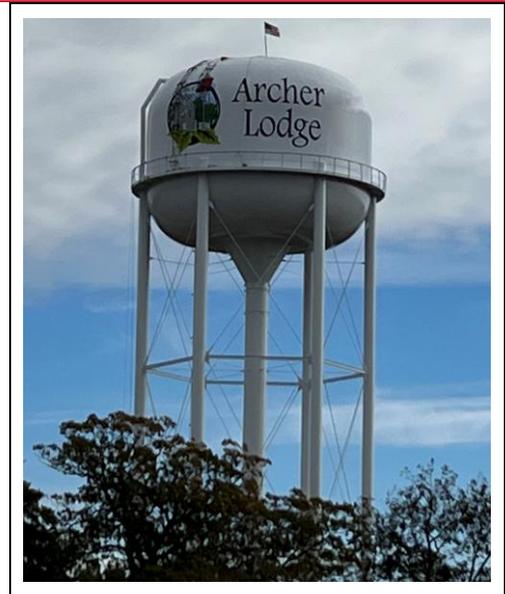
Covered Bridge Road west of Murphrey (Point "C") shows almost a doubling of traffic counts since 2017



2.3.3. POTABLE WATER

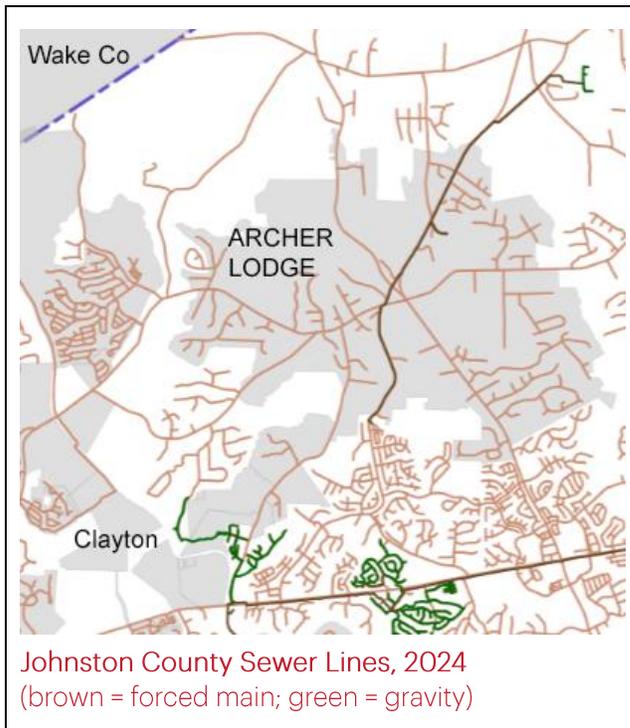
Potable water is provided either by a public water line or by private on-site wells. Most homes in the Town and the larger study area are served by on-site private wells.

The Johnston County Public Utilities Department also provides potable water to the Archer Lodge community via its public system. There are waterlines along all state-maintained roads and most are six-inch lines with capacity to support fire hydrant installation. New developments making waterline extensions to serve the residents of a development are typically required to also provide fire hydrants provided State water pressure standards can be met.



2.3.4. WASTEWATER TREATMENT

Wastewater treatment generally takes place in one of three ways: public sewer, on-site treatment (via a septic tank and drain field), or a community level system that is a hybrid of these two approaches. While Archer Lodge Middle School is connected to the Johnston County wastewater system, there is no sewer capacity available for other properties within Archer Lodge. New development in the corporate limits of Archer Lodge must rely on on-site wastewater treatment systems.



Some developments, including Flowers Plantation which is adjacent to Archer Lodge, were developed with wastewater being handled by private sewer systems. In addition, Flowers Plantation has entered into an agreement with Johnston County to purchase sewage treatment capacity from the County's public sewer system to supplement its on-site system. Recognizing that the lack of public sewer greatly hinders the ability of the Town to attract commercial development, the Town engaged Courter Jewell Thames, PA, to provide a Sanitary Sewer Study. This study, completed in July 2020, included recommendations to consider connecting to existing sewer systems. One of those systems is operated by Aqua North Carolina. The second option

would be to connect to the Town of Clayton's wastewater system. Since completion of the 2020 study, the Town has determined that purchase of sewage treatment capacity from Aqua is not a possibility.



Recently, Johnston County hired JD Solomon, Inc. and Black & Veatch to complete a county-wide Water and Sewer Regionalization Study for Johnston County and the municipalities in the County (like Archer Lodge). This study does not include a feasibility study for expansion of sewer service in areas where it is not currently located (like Archer Lodge). Instead, the study is limited in scope to the regionalization of the existing sewer systems for operational purposes. A regionalization approach would likely result in the consolidation of different water and sewer utility systems, interlocal agreements, emergency connection provisions, and similar aspects. Until the study is complete, the outcome is unknown. It is possible that the County's regionalization study may result in more cooperation and the ability for Archer Lodge to negotiate purchase of wastewater treatment capacity from the County or other designated service provider.

The issue of wastewater service is a critical issue for further exploration and discussion. The possibilities remain for Archer Lodge to purchase sewage treatment capacity from Clayton, the County, a new regional authority, or even a different nearby municipality. Such an arrangement would require the Town to cover the costs of the initial connection to one of these existing systems. After making the initial connection, new development would bear the expense of subsequent extension and connection. Regardless, the initial connection will be a very significant capital expenditure. The extension of existing sewer service from the County to the Archer Lodge Elementary School was almost \$1 million when it was installed several years ago. It is important to remember that many local governments establish wastewater treatment systems as enterprise functions that create revenue, and that controlling wastewater extension is one of the primary methods to control the rate, timing, and location of growth.

Without public sewer service, a significant amount of new commercial development or options for higher density forms of residential development (necessary for providing housing choice) will be impossible. This is a very important issue for Archer Lodge to understand, explore, and decide. Continuing to engage in conversations regarding future sewer connections does not obligate the Town to enter into service agreements, so there is no reason to avoid these important discussions.

2.3.5. ELECTRICAL, CABLE AND INTERNET SERVICES

Spectrum is the primary internet provider. Currently, there is no fiber optic service for Town residents. Duke Energy provides electrical services to Town residents and businesses. There is no natural gas in the area.

2.3.6. SOLID WASTE

While the Town does not provide solid waste collection, residents and business owners are able to access curbside pickup from private solid waste collection businesses. Residents also have access to the Solid Waste Convenience Site provided by Johnston County at 15031 Buffalo Road.

2.3.7. PARKS AND RECREATION

Since 1963, the community of Archer Lodge has benefited from a non-profit, volunteer-run Community Center which could be rented for special occasions. A Comprehensive Parks and Recreation Master Plan prepared in 2014-15 identified a community desire for



more fitness trails, a swimming pool, baseball fields, basketball courts and soccer fields as priorities for parks and recreation.

In October 2018, the Town purchased a 30-acre property at the intersection of Castleberry Road and Steeler Lane, approximately one-half mile south of Covered Bridge Road with intentions to develop a Town Park. A master plan for the park was completed in 2019 by Susan Hatchell Landscape Architecture, PLLC (and is shown below).



On April 3, 2022, a ground-breaking ceremony for the development of Phase 1 of the Town Park was held. Phase 1 includes two baseball fields, a ½ mile walking trail, a playground, fencing and a paved parking area for 100 vehicles. Work on Phase 2 of the Town Park will continue and includes additional fields and an extension of the parking facilities.

2.3.8. PUBLIC SAFETY

Emergency services are provided through a contract with the Northside Fire Department previously known as the Archer Lodge Department. This fire department is staffed by paid employees. The Johnston County Sheriff's Office provides law enforcement services to the Town and its residents.



PART 2.4. ENVIRONMENT

This section provides an overview of the environmental conditions in Archer Lodge and identifies the location of environmentally sensitive resources around the corporate limits and in the larger study area. Environmental factors such as soil conditions, slopes, watersheds, flood prone areas, and wetlands can have significant implications for public safety and development in the Town. Therefore, it is important to understand the extent and location of sensitive environmental features to avoid severe environmental impacts and prevent hazards to life and property. Information on environmental resources should be used to encourage construction activities in areas that are most suitable for development and to protect important natural features.

2.4.1. SOILS

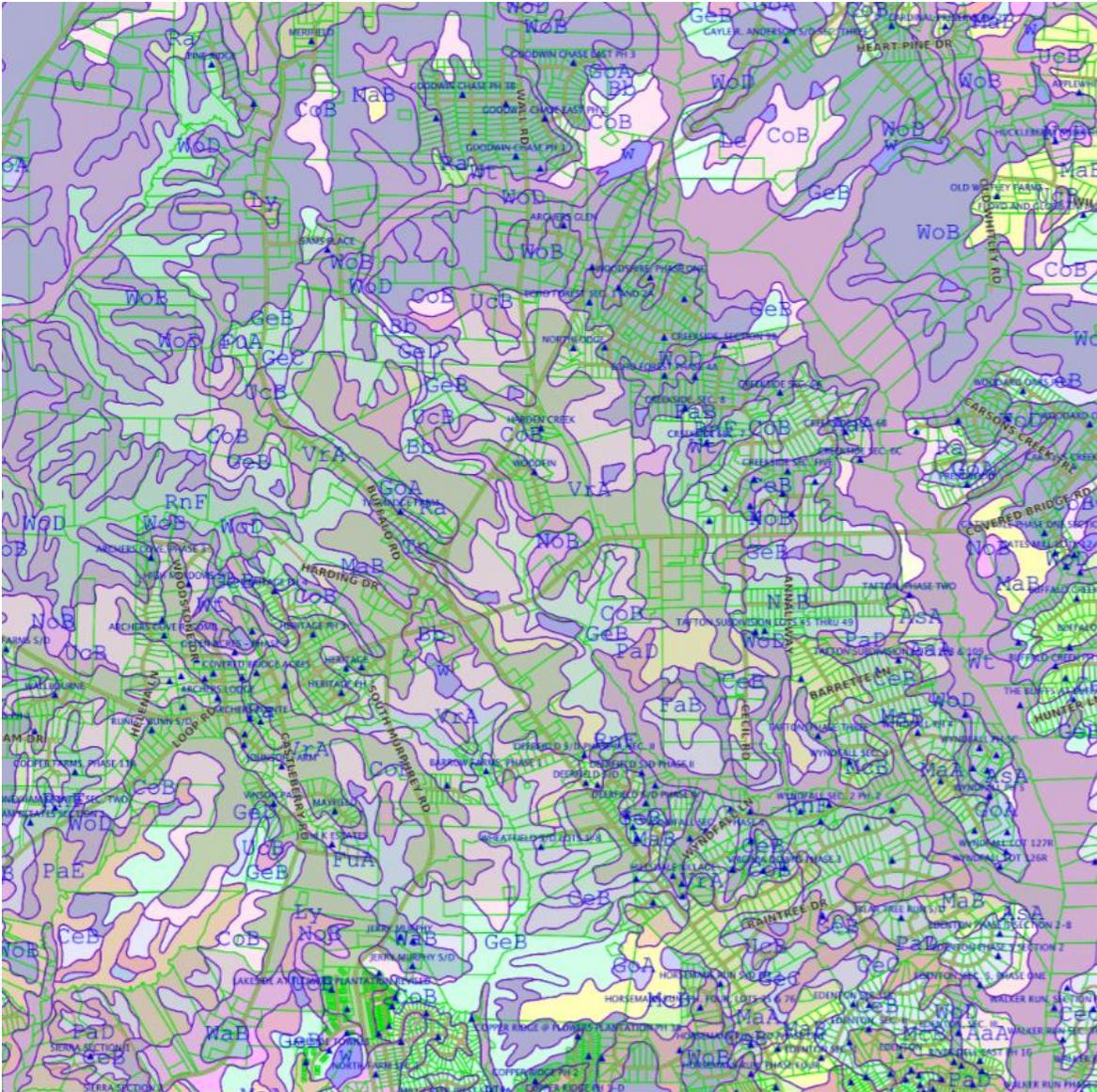
The US Department of Agriculture (USDA) Soil Survey for Johnston County is a detailed evaluation of the soils in the county, including their drainage and slope characteristics, as well as main limitations. Soils subgroups are shown on the Soils Map shown on the following page. This map indicates which soils pose the greatest development limitations. For the most part, Archer Lodge has flat landscape with soil types that limit development suitability. Table 2.4.1 outlines soil types and their properties, specifically focusing on their suitability for building site developments and septic field suitability.

The primary soil types within the corporate limits of Archer Lodge are the Norfolk series, Cecil series, and Wedowee series.

- The Norfolk series are very deep, well drained soils with a fine-loamy surface layer and sandy clay loam subsoil. Main limitations include wetness, slope, shrink-swell potential, and moderate permeability. The primary use of this soil type in Archer Lodge is for the urbanized area of Archer Lodge.
- The Cecil series consists of very deep, well drained, moderately slowly to slowly permeable soils that formed in thick beds of unconsolidated, medium to fine-textured marine sediments of the Coastal Plain. These soils are on broad, uplands and hillslopes on the Piedmont. Most areas have been cleared and are used for the production of corn, cotton, peanuts, vegetable crops, hay, and pasture. Forested areas are in longleaf pine, loblolly pine, sweetgum, southern red oak, and hickory. Main limitations include slope, and moderately slow to slowly permeable soils.
- The Wedowee series consists of very deep, well drained, moderately permeable soils that formed in residuum weathered from felsic igneous and metamorphic rocks of the Piedmont uplands. These soils are on narrow ridges and on side slopes of uplands. This series is well drained, runoff is medium to rapid, internal drainage is medium and permeability is moderate. Most areas are wooded, common trees include loblolly pine, Virginia pine, red oak, white oak, post oak, hickory, blackgum, maple, and dogwood. Cleared areas are used for cotton, corn, tobacco, small grain, hay, and pasture.



FIGURE 2.4.1 SOILS MAP



Portion of the Johnston County Soils Map showing Archer Lodge
(see <https://www.johnstonnc.com/gis2/content.cfm?pd=mc4> for more detail)

Table 2.4.1 shows soil subgroups found in Archer Lodge and identifies the corresponding limitations for certain types of development, including dwellings, small commercial buildings and sanitary facilities. The soil limitations are classified as slight, moderate, or severe based on the following criteria:

- *Slight* indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected.
- *Moderate* indicates that the soil has features that are moderately favorable for the specified use expected.
- *Severe* indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil



reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Soil properties influence the development of building sites, including the selection of the site, the design of the structure, construction, performance after construction, and maintenance. Table 2.4.1 includes information on the degree and kind of soil limitations that affect dwellings and small commercial buildings. Rating class terms used in the table include the extent to which the soils are limited by all of the soil features that affect the building site development. Dwellings are defined as single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at depth of maximum frost penetration, whichever is deeper. For dwellings with basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of about 7 feet. The ratings for dwellings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. The properties that affect the ease of excavation include depth to a water table, ponding, flooding, slope, and depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the size of rock fragments.

In Table 2.4.1, small commercial building are defined as structures that are less than three stories high and do not have basements. The foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of 2 feet or at depth of maximum frost penetration, whichever is deeper. The ratings are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to a water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. The properties that affect the ease and excavation include flooding, depth to a water table, ponding, slope, depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, and the size of rock fragments.

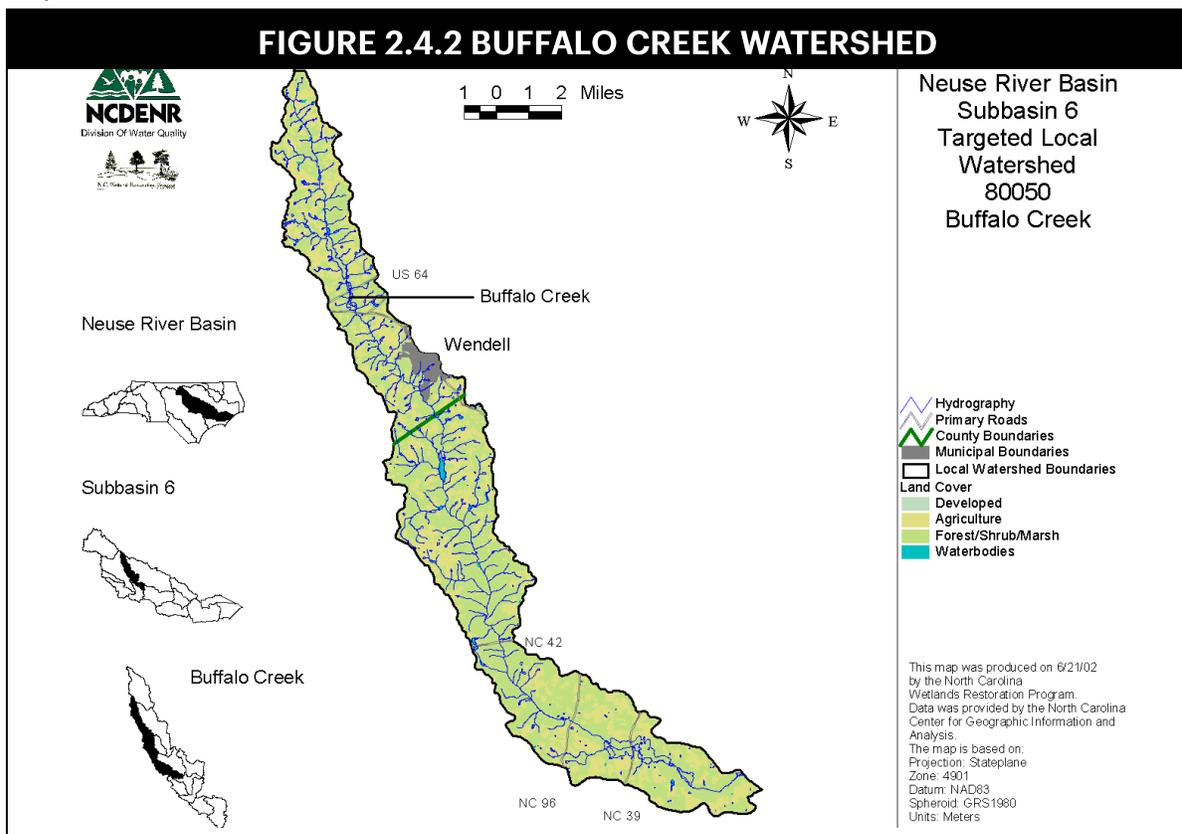
TABLE 2.4.1 SOIL TYPES AND LIMITATIONS FOR THE ARCHER LODGE AREA

SOIL NAME AND MAP SYMBOL	SHALLOW EXCAVATIONS	DWELLINGS WITHOUT BASEMENTS	DWELLINGS WITH BASEMENTS	SMALL COMMERCIAL BUILDS	LOCAL ROADS AND STREETS	SEPTIC TANK ABSORPTION FIELDS
Norfolk NoA	Moderate, wetness	Slight	Moderate, wetness	Slight	Slight	Norfolk
Cecil CeB	Moderate, too clayee	Slight	Slight	Moderate, slope	Moderate, low strength	Moderate, perks slowly
Wedowee WoB	Moderate, too clayee, slope	Slight	Slight	Moderate, shrink-swell, slope	Moderate low strength	Moderate, perks slowly



2.4.2. SURFACE WATER AND WATERSHEDS

The North Carolina Division of Water Quality (DWQ) designates water classifications to surface water bodies, such as streams, rivers, and lakes, throughout the State. The classifications define the best uses to be protected within these waters, such as swimming, fishing, or drinking water supply. Each classification has an associated set of water quality standards to protect those designated uses. Surface water classifications are one tool that state and federal agencies use to manage and protect all streams, rivers, lakes, and other surface waters in North Carolina. All surface waters in North Carolina must meet, at a minimum, the standards for Class C (fishable / swimmable) waters. The other classifications provide additional levels of protection for recreational water uses (Class B) and drinking water uses (Water Supply Classes I through V). Archer Lodge is located in the Neuse River Basin and Cape Fear River Basin which encompasses 15,341 square miles in central and southeastern North Carolina.



A small portion in the southwestern area of the Town is classified by the NC Division of Water Quality Environmental Sensitivity Map 2010 of Johnston County as a Water Supply Watershed (WS-IV NSW) area. This area is shown on the Town of Archer Lodge Environmental Elements Map on the next page. North Carolina requires local governments to implement development controls within designated watershed areas that serve as public water supplies in order to preserve and enhance water quality and protect public health. A WS-IV Watershed is defined as waters used as sources of water supply for drinking, culinary, or food processing purposes for those users where a more protective WS-I or WS-II classification is not feasible. WS-IV Watersheds are generally located within moderately to highly developed watersheds. The WS-IV Watershed is a protected area and is subject to additional regulations in the Town's Unified Development Ordinance.



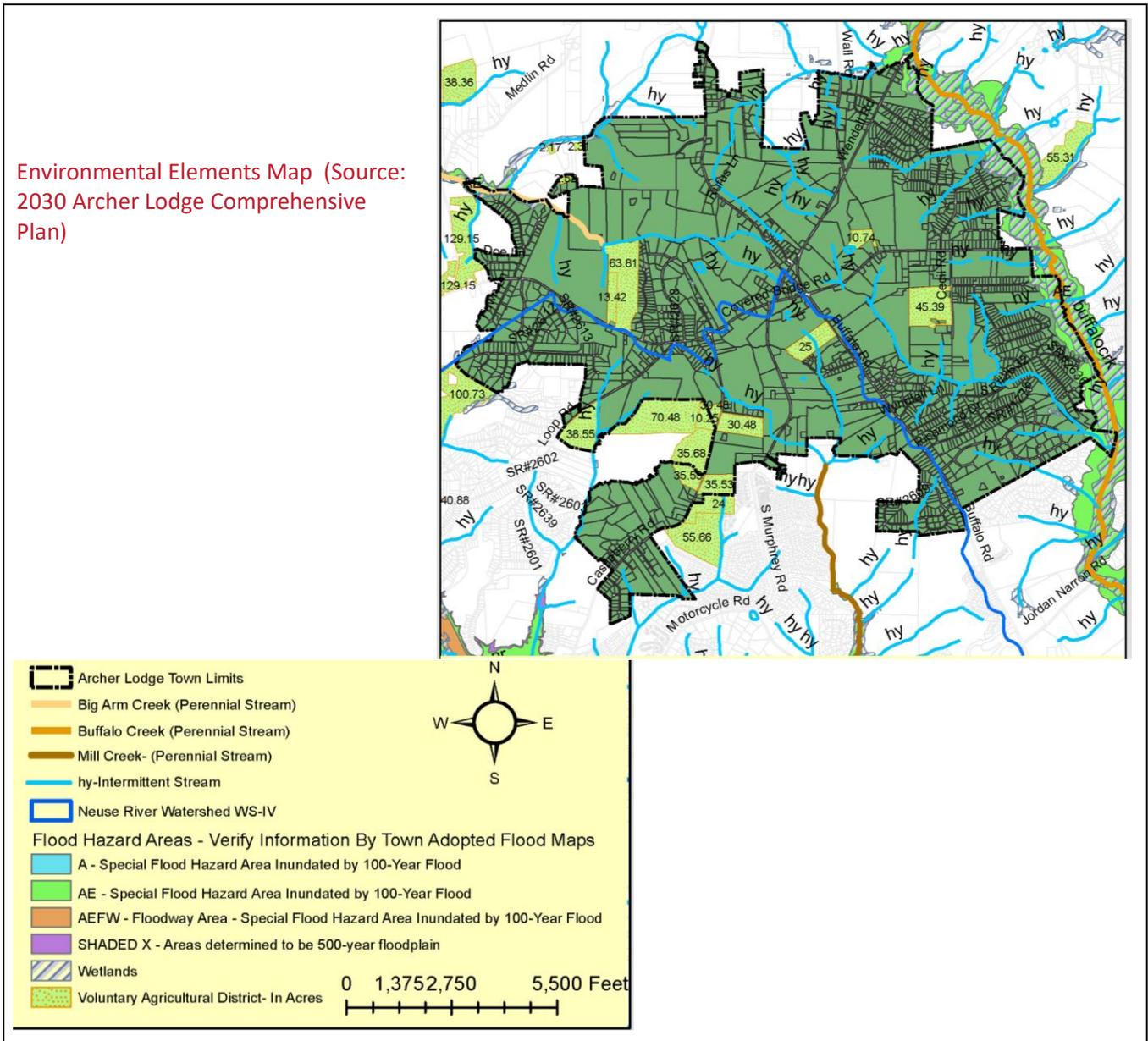
2.4.3. STEEP SLOPES

As the soil's information suggests, Archer Lodge is located in an area that is fairly flat with a slight variation in slope. Based on the LIDAR data, it is discernable that Archer Lodge has very few areas that are steep, which correspond to the location of the sensitive soils.

2.4.4. FLOODPLAINS AND WETLANDS

There are Zone (AE) 100-year floodplain areas delineated by the Federal Emergency Management Agency (FEMA) in the Town of Archer Lodge. The 100-year floodplain areas are located to the east and northwest of Archer Lodge along Buffalo Creek. There are no areas identified by the National Wetlands Inventory in the corporate limits. However, hydric soils are found in the Town, as shown on the Environmental Elements Map. Hydric soil can indicate land that is susceptible to flooding and has poor drainage, which affects the suitability of land for development and on-lot septic systems. Hydric soils tend to be located along creeks and streams in the planning area.

Environmental Elements Map (Source: 2030 Archer Lodge Comprehensive Plan)



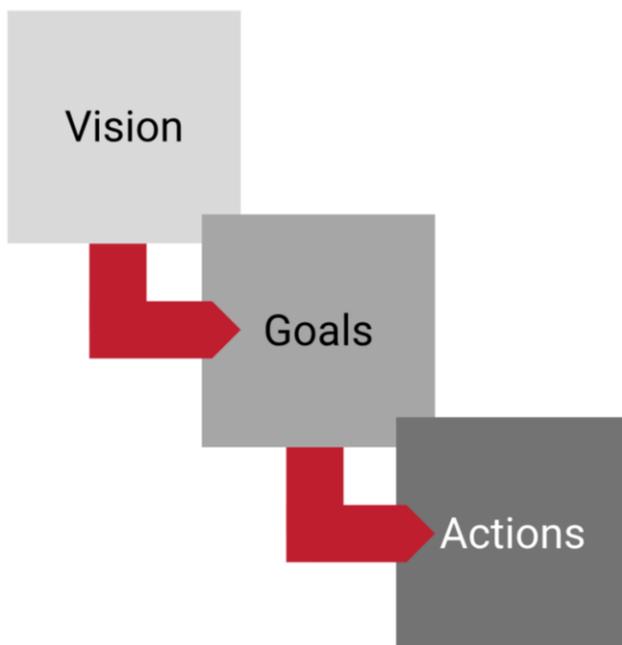
CHAPTER 3. VISION AND GOALS

Chapter 3 of the Land Use Plan provides an overview of the vision statement and land use planning goals for the Town of Archer Lodge. These elements aim to address the community priorities identified by Town leaders and feedback gathered from the public survey conducted in the Spring of 2024.

The vision statement is a foundational element that summarizes the community’s desired development template at or near the end of the Land Use Plan’s horizon. It articulates a clear picture of successful outcomes of Plan implementation.

Goals typically address key components or constituent parts of the vision, and begin to outline how to arrive at the desired future state. The goals in this Plan were identified through a process involving staff, stakeholder, elected official, and resident input. Town officials, residents, and business owners were asked to identify the most important issues for the future and to provide their thoughts on how to address those issues. Additional details on the results of the process are included in Chapter 6, Appendices.

The diagram below explains the relationships between the vision statement, goals, and actions.



A vision is a forward-looking, aspirational statement of a community’s desired future, acting as the “North Star” to offer long-term direction, rather than everyday guidance.

Goals breakdown the community’s vision into specific components, remaining broad in scope while describing a desired future state focused on particular areas or issues.

Actions are the community’s “to-do list,” outlining specific implementation steps needed to achieve the goals in the plan.



PART 3.1. COMMUNITY VISION

The purpose of this vision statement is to establish a foundation for the Comprehensive Land Use Plan by emphasizing both the Town’s current values and its aspirations for the future. Town leaders should refer to this statement when making decisions which have long-term implications.



“The Town of Archer Lodge will preserve its heritage as a farming community with a strong sense of civic pride that supports families and residents while promoting single-family and small commercial growth, that supports greater mobility, and economic strength through partnerships with the larger community and region.”

PART 3.2. PLAN GOALS

This section sets down the four goals for Archer Lodge Land Use Plan. A goal is a statement of intention that sets the direction for planning-related decisions and actions. It describes a desired outcome or an aspirational future state that a community aims to achieve. The goals in this section were derived from discussions with community members, elected officials, and from the community survey conducted in the Spring of 2024. These goals were selected as they address the key challenges or decision points facing the Town in the short-and medium-term. The total number of goals was intentionally limited to four in order to keep the Town focused on the most important



aspects described by residents. Over time, this Plan may be further modified to add new goals. The four Plan goals include:

1. Facilitate Infrastructure Improvements;
2. Expand the Town's Planning Jurisdiction;
3. Preserve Rural Character; and
4. Establish a New Village Center.

3.2.1. **GOAL 1: FACILITATE INFRASTRUCTURE IMPROVEMENTS**

GOAL 1. Identify and support cost-effective transportation and infrastructure improvements along key corridors to enhance traffic flow and provide alternate modes of transportation, and develop public facilities such as wastewater treatment, sidewalks, greenways, street lighting, and other town services to align with broader community goals.

Public infrastructure includes roads, water supply systems, sewage facilities as well as sidewalks, parks, schools, and street lighting. Traffic concerns emerged as the most frequently expressed issue at every forum, by Town leaders, and in the community survey. Since the Town does not maintain any streets, fostering a strong working relationship with NCDOT is essential to address and mitigate traffic challenges effectively. While the community desires limited development and density, some growth will need to be accommodated. As new residents settle in the community, they will expect additional municipal services, while town leaders aim to maintain low taxes. Pursuing partnerships with neighboring jurisdictions will be essential to meeting needs efficiently.

3.2.2. **GOAL 2: EXPAND THE TOWN'S PLANNING JURISDICTION**

GOAL 2. Pursue the establishment of an Extra-territorial Jurisdiction (ETJ) to allow the Town to have greater direct control of the growth and development in areas beyond existing Town limits.

With development pressures in and beyond the municipal limits, Town leaders can effectively guide the growth and development beyond the corporate limits by expanding the Town's planning jurisdiction. Establishing an Extraterritorial Jurisdiction (ETJ) requires obtaining authorization from the Johnston County Board of Commissioners.



3.2.3. GOAL 3: PRESERVE RURAL CHARACTER

GOAL 3. Limit commercial development outside of a new Village Center area and promote single-family detached development to preserve community character.

Preserving the rural character of the community remains a priority. To support this goal, Town leaders must proactively establish incentives for development that align with this vision. Additionally, the review process for development proposals should incorporate robust mitigation standards and set clear limits on multi-family housing projects.

3.2.4. GOAL 4: ESTABLISH A NEW VILLAGE CENTER

GOAL 4. Promote the development of a walkable village center to reduce traffic, improve access to goods and services, and provide community space within Archer Lodge.

The concept of developing a village center has garnered significant attention and deserves a dedicated planning effort to shape its vision. Securing funding both the planning study and the development will be crucial to its success, likely requiring a combination of both public and private investment.

Chapter 5 of this Plan identifies a series of actions items the Town can employ to help realize these goals



CHAPTER 4. **FUTURE LAND USE MAP**

The Future Land Use Map (FLUM) establishes a framework for directing future development patterns in the Town of Archer Lodge. The FLUM guides planning decisions and helps the Town allocate capital for public investments. It serves as a reference for the Town when determining whether to approve, revise, or discourage rezoning and development applications. The map is intended as a guide and is not regulatory in nature.

PART 4.1. DEVELOPMENT OF THE FUTURE LAND USE MAP

The Future Land Use Map (on the next page) illustrates the desired development types, locations, patterns, and intensities within the planning jurisdiction. It serves as a spatial guide to support effective realization of the vision and goals outlined in the Plan.

4.1.1. GUIDING PRINCIPLES

A. Community Vision and Engagement

Insights gained from public forums and the findings of the community survey provided a significant principle in the development of the FLUM.

B. Preservation of Community Character

In addition to an evaluation of existing land uses, an emphasis on maintaining open spaces, farmland, and natural landscapes shaped the development of the FLUM, with limitations placed on high-density growth.

C. Efficient Use of Land and Infrastructure Alignment

Environmental constraints and the location of public infrastructure such as roads, water lines, and sewer systems, played a crucial role in shaping the FLUM.

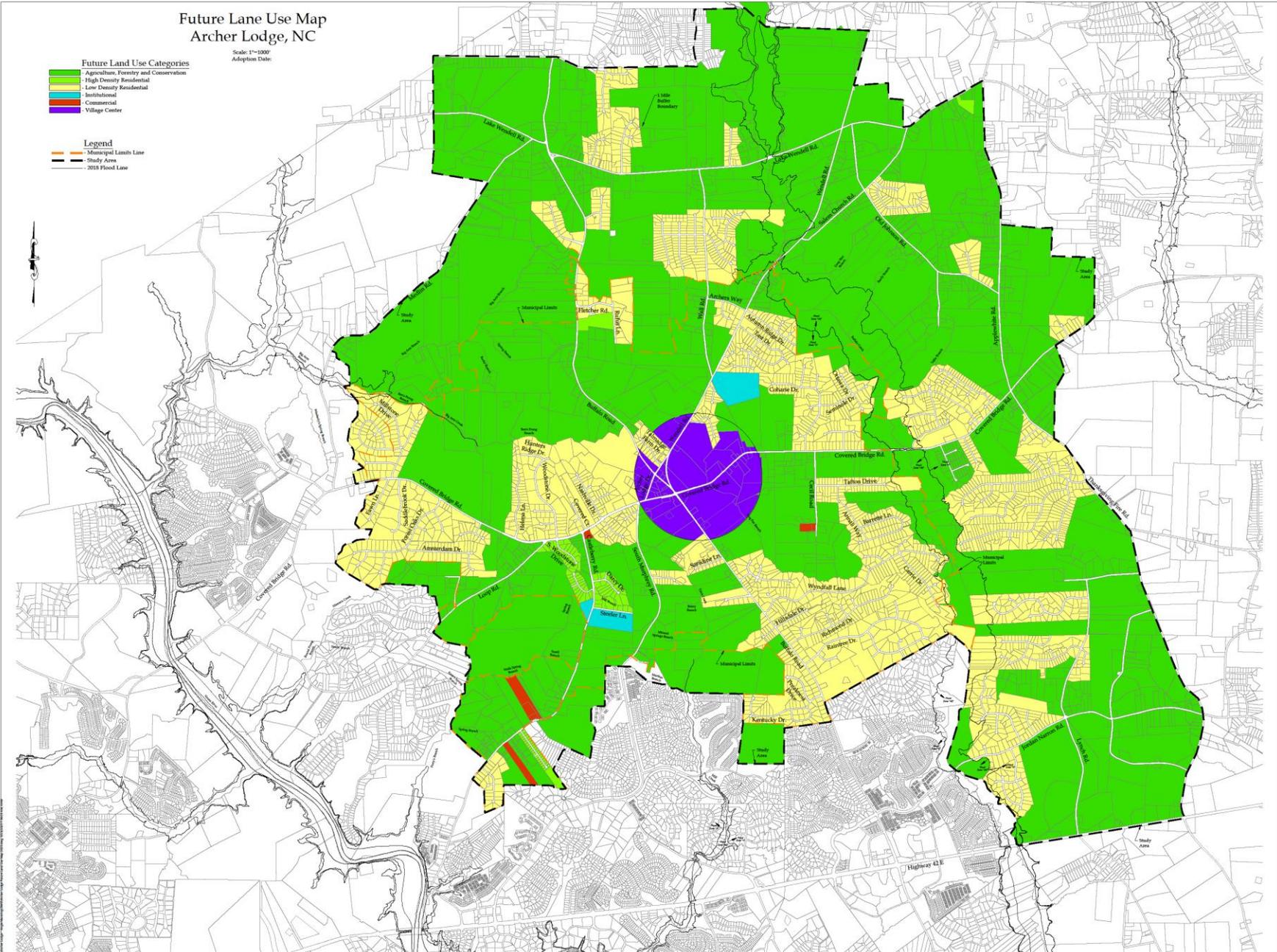


Future Lane Use Map Archer Lodge, NC

Scale: 1"=1000'
Adoption Date:

- Future Land Use Categories**
- Agriculture, Forestry and Conservation
 - High Density Residential
 - Low Density Residential
 - Institutional
 - Commercial
 - Village Center

- Legend**
- Municipal Limits Line
 - Study Area
 - 2018 Flood Line



PART 4.2. FUTURE LAND USE CATEGORIES

The FLUM includes six land use categories, outlined in the table below. In addition to the institutional and agriculture, forestry, and conservation categories, there are two residential and two commercial categories. The table offers a concise summary of each category, allowing readers to quickly grasp their key characteristics.

TABLE 4.2 SUMMARY OF LAND USE CATEGORIES		
CATEGORY NAME	DESIRED USES	CORRESPONDING ZONING DISTRICTS
Agriculture, Forestry, and Conservation	Farms, forestry tracts and single-family dwellings limited to one unit per acre	AR, SR-1
Low-Density Residential	Single-family and duplex dwellings limited to no more than 2 units per acre	SR-1, SR-2, SR-3
High-Density Residential	Single-family dwellings, manufactured home parks, and multi-family developments at a density of not more than 6 units per acre [1]	SR-3, RMHP, RMF
Institutional	Office uses and multi-family residential uses along with limited auxiliary uses	OI
Commercial	Retail and service-oriented businesses, mixed use developments, and limited residential uses with densities of no more than 4 units per acre	NB, CB, LI
Village Center	Mix of retail commercial and office uses complemented by limited residential uses with an emphasis on the public realm	PD [2]

Notes:

[1] Single-family developments are limited to a density of not more than 3 units per acre. The density allowance for multi-family developments is 6 units when public water and sewer are available.

[2] Existing uses and base zoning districts are not considered inconsistent with the Village Center category; however, new proposed development in the Village Center should only be permitted through a PD or conditional zoning process to ensure compatibility with adjacent uses and consistency with the intent of the Village Center concept.

The following pages provide additional detail on each of these six FLUM categories.



AGRICULTURAL, FORESTRY, AND CONSERVATION

DESCRIPTION

The Agriculture, Forestry, and Conservation Future Land Use classification is applied to areas with environmental significance, and lands currently used for agriculture and forestry. Typically, these areas are expected to maintain their current character over time. This designation aims to preserve agricultural, and forestry uses, as well as sensitive environmental areas.



CORRESPONDING ZONING DISTRICTS

- AR
- SR-1



DESIRED USES AND DENSITIES

Density	1 Unit per Acre
Uses	<ul style="list-style-type: none">• Bona fide farms• Forestry tracts• Single-Family Homes



LOW DENSITY RESIDENTIAL

DESCRIPTION

The Low-Density Residential category describes areas with large lots and significant spacing between buildings. Homes and hobby farms are dispersed across the countryside, blending naturally with the environment. Lots are generally at least 1/2 acre in size, with large front, rear, and side setbacks ensuring a high level of separation between homes. Homes are generally oriented towards neighborhood streets or rural highways, with private driveways providing direct access.



CORRESPONDING ZONING DISTRICTS

- SR-1
- SR-2
- SR-3



DESIRED USES AND DENSITIES

Density	2 Units per Acre
Uses	<ul style="list-style-type: none">• Single-Family Homes• Duplexes



HIGH DENSITY RESIDENTIAL

DESCRIPTION

The High-Density Residential future land use category is meant to accommodate various types of single-family residential uses, including detached homes, duplexes, triplexes, quadplexes, and group homes. It may also allow mixed-use developments, provided the residential component is the dominant feature. The goal is to provide a broad range of housing options within single-family neighborhoods, with lots generally smaller than 1/2 acre.



CORRESPONDING ZONING DISTRICTS

- SR-3
- RMHP
- RMF



DESIRED USES AND DENSITIES

Density	6 Units per Acre
Uses	<ul style="list-style-type: none">• Single-Family Homes• Duplexes• Manufactured Home Parks• Limited Multi-Family Homes



INSTITUTIONAL

DESCRIPTION

Institutional uses consist of schools, administrative offices, and other government-owned properties. While they may experience higher traffic during specific times, they generally have minimal external impacts.



CORRESPONDING ZONING DISTRICTS

- OI



DESIRED USES AND DENSITIES

Density	N/A
Uses	<ul style="list-style-type: none">• Offices• Multi-Family Residential• Research & Development Uses• Schools• Parks



COMMERCIAL

DESCRIPTION

Properties designated as Commercial offer opportunities for a blend of retail, service, and office uses aimed at meeting the needs of Town residents. Developments should front the street, with driveways and parking lots consolidated with adjacent properties to optimize shared parking and ensure adequate access for public safety vehicles. This area may also support multi-family residential development, provided that infrastructure and access to public services are available. This land use category has been assigned to existing commercial uses.



CORRESPONDING ZONING DISTRICTS

- NB
- CI
- LI



DESIRED USES AND DENSITIES

Density Multi-family homes with a density maximum of 4 units per acre

- Uses
- Restaurants and Food Services
 - Personal Service-Oriented Business
 - Repair shops, including automotive
 - Hotels and hospitality
 - Retail uses with a gross floor area of no greater than 10,000 sf



VILLAGE CENTER

DESCRIPTION

The Village Center provides an opportunity for a variety of land uses designed to be a welcoming and attractive public space where people can gather, socialize, and enjoy community events. Unlike the Commercial category, the Village Center encourages mixed-use development with active public spaces between the retail, office and limited residential units. Primary uses should include retail commercial, restaurants, coffee shops, tasting rooms and bars, along with personal services and office uses. The housing units within the Village Center should serve as a secondary feature to the primary retail activity, with an emphasis on walkability. Incorporating multi-family development, particularly with a senior housing component, would be highly desirable.



CORRESPONDING ZONING DISTRICTS

The Planned Development (PD) zoning district could accommodate a proposed development; however, the review of proposed development in the Village Center is best suited through the Conditional Zoning process. This legislative review would ensure that any proposed development meets the vision for the creation of a Village Center for the Town of Archer Lodge.



DESIRED USES AND DENSITIES

Density N/A

- Uses
- Retail commercial
 - Restaurants and bars
 - Coffee shops and tasting rooms
 - Entertainment, hotels, and hospitality
 - Limited residential units



PART 4.3. USING THE FUTURE LAND USE MAP

The six land use categories depicted on the Future Land Use Map align with parcel boundaries for ease of reference; however, they are not intended to rigidly constrain future planning or development. Instead, these categories serve as a general guide, and offer flexibility to accommodate context-sensitive decisions and evolving community needs. The following paragraphs help explain how the FLUM should be integrated into the Town’s decision making.

4.3.1. GUIDE DECISION-MAKING

A. Development Applications

When reviewing development applications, such as special use permits, variance, appeals and staff-issued permits, the approval authority should consider the guidance provided by the FLUM.

B. Zoning Map Changes

Anytime a zoning map change is to be considered, Town staff, Planning Board, and Town Council are obliged by State Law to evaluate the consistency of the proposed change with the FLUM. The Town Council is required to adopt a Statement of Consistency with this Plan when adopting an ordinance to amend the zoning map.

C. Infrastructure Planning

Decisions about the necessity and scale of public infrastructure should be guided by the FLUM.

4.3.2. SUPPORT COMMUNITY GOALS

The FLUM of the Land Use Plan graphically supports community goals by providing a visual representation of the intended use of land over time based on the Town’s vision, priorities, and policy objectives.

A. Preserving Community Character

The FLUM protects unique neighborhood identities, the rural landscape, and culturally significant areas by designating appropriate land use categories.

B. Housing Needs

The map identifies areas for different housing types, ensuring that the community can accommodate diverse population needs, including affordable housing, urban developments, and suburban neighborhoods.

C. Economic Development

It designates areas for commercial, institutional, and mixed-use development, attracting businesses and fostering job creation while ensuring that economic hubs are accessible and well-integrated into the community.

D. Environmental Protection

By identifying areas prone to natural disasters (flood zones, etc.), the FLUM promotes risk mitigation strategies such as zoning restrictions and resilient development practices.



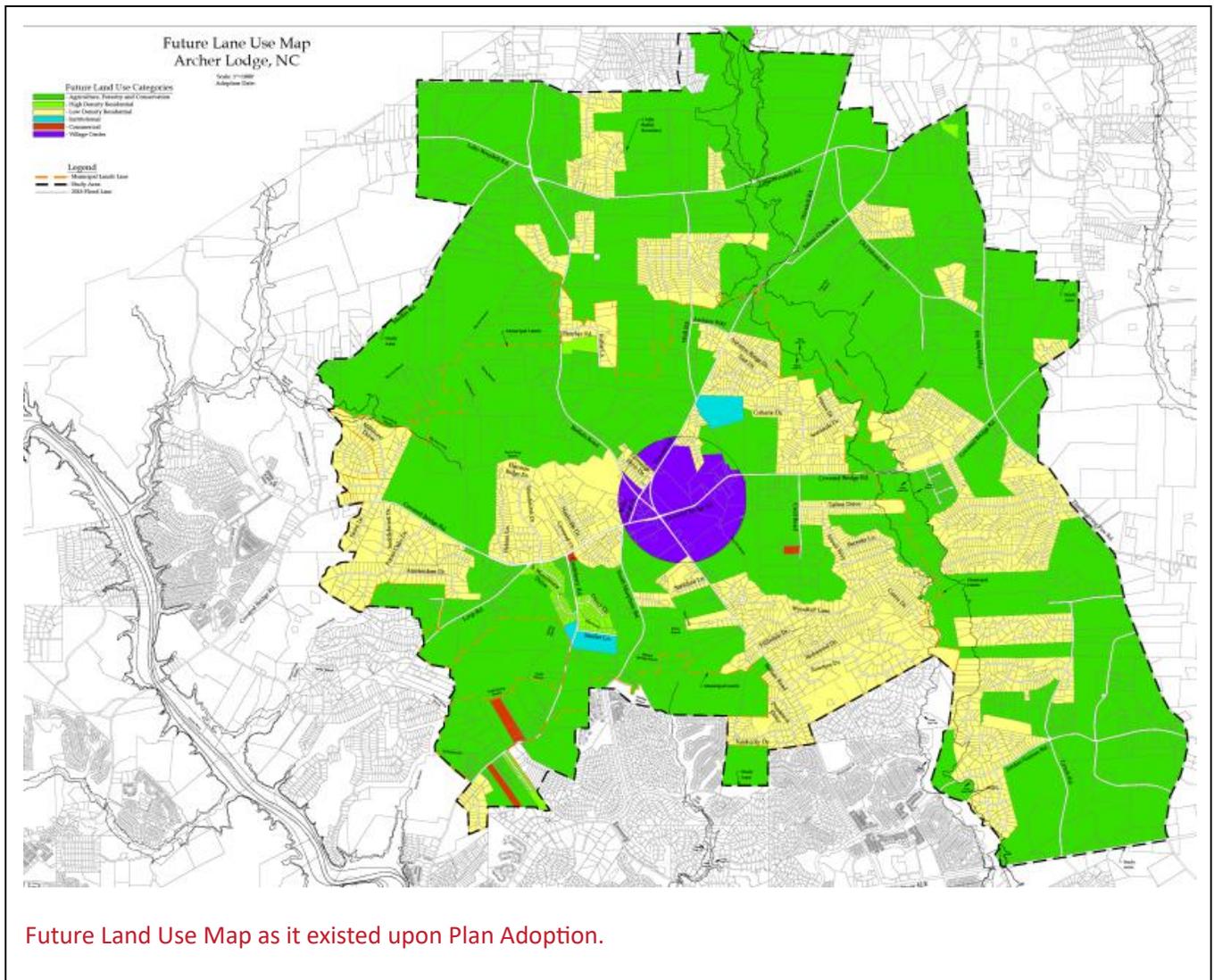
PART 4.4. AMENDING THE FUTURE LAND USE MAP

4.4.1. ADJUSTING TO CHANGE

Although the FLUM serves as a guiding framework for future development of the Town, circumstances may arise that warrant modifications. Such changes could include infrastructure expansions or roadway realignments. To ensure the FLUM remains up-to-date, the Planning Board should review the map annually and provide a report to the Town Council on suggested changes as needed.

4.4.2. INCONSISTENT ZONING MAP AMENDMENTS

If the Town Council determines that a zoning map amendment is appropriate, but inconsistent with the FLUM, the FLUM shall be updated to reflect the new zoning designation. At the time of adopting the zoning map amendment, the Town Council shall also adopt a statement certifying the corresponding FLUM amendment.



CHAPTER 5. ACTION ITEMS

To achieve its goals, the Town must take actions that actively support their implementation. The following recommendations aim to support the Town in making informed decisions regarding resource allocation, development review, regulatory updates, public services or public facilities, and other actions shaping the future of Archer Lodge. These recommendations are advisory and should be applied collectively, rather than individually, to align with the vision and goals of this Comprehensive Land Use Plan. Their application should consider community resources and competing priorities.

The sequence of actions in this chapter does not indicate a particular order of priority. Actions are categorized as long-term, short-term, and on-going activities. Short-term actions are those expected to be completed within five years, and long-term initiatives involve ongoing effort and planning beyond five years. On-going activities are actions currently underway and new ones will likely be established as short-term activities are completed.

PART 5.1. GOAL 1: FACILITATE INFRASTRUCTURE IMPROVEMENTS

Enhancing infrastructure is essential to meet the needs of both current and future residents of Archer Lodge. Although the Town aims to restrict growth, some level of development is inevitable, and sufficient infrastructure is required to support it.

5.1.1. LONG-TERM ACTIONS

- A. Expand and update the Bicycle & Pedestrian Plan to include a greenway system.
- B. Amend the UDO to include both requirements for and standards of greenways to be constructed when properties are proposed to be developed.

5.1.2. SHORT-TERM ACTIONS

- A. Amend standards in the UDO to assist in the mitigation of traffic impacts in the following ways:
 - 1. Lower thresholds for requiring traffic impact studies for new development.
 - 2. Require shared driveways and cross-connections for commercial developments to ensure connectivity and safety.

5.1.3. ON-GOING ACTIONS

- A. Town officials should continue to actively participate in both the policy and technical committees for CAMPO (Capital Area Metropolitan Planning Organization) to pursue grants, state funding, and federal support for transportation improvements to mitigate traffic congestion.



B. Collaborate with Johnston County, neighboring communities and agencies in regional efforts to expand sewer into parts of Archer Lodge, particularly the Village Center area.

PART 5.2. GOAL 2: EXPAND THE TOWN'S PLANNING JURISDICTION

While the study area shown on the Future Land Use Map extends beyond the current municipal limits in almost all directions, the majority of the area exists northward beyond Lake Wendell Road, northwestward beyond Old Johnson Road, and westward beyond Applewhite Road. Most of the properties within these areas are currently large undeveloped tracts prime for development interests. Once the completion of the I-540 corridor is complete, development pressures are expected to increase exponentially. Incorporating the proposed expansion area in the Future Land Use Map establishes a framework for low density development in these areas. No long-term actions are identified since all actions anticipated to be completed within five years.

5.2.1. SHORT-TERM ACTIONS

A. Obtain Authorization from Johnston County

In order to proceed with the process of establishing an ETJ, the Town Council must make a formal request to the Johnston County Board of Commissioners. Given the potential impacts on property owners, the Town should provide a request highlighting these impacts as well as the concerns of both the County and Town. The steps to be taken by the Town are outlined below:

1. Adopt new LUP which includes a FLUM of the proposed ETJ area.
2. Hold public information meeting.
3. Submit a formal written request to Johnston County to allow the Town to establish the ETJ.

The request should include the exact proposed ETJ boundary along with a summary of the public information meetings and documentation of conversations between the Town and County staff. This report is intended to provide the county with the confidence that the town has adequately considered the needs of the town, the county, property owners and citizens of the area.

If the Johnston County Board of Commissioners deny the request for the establishment of an ETJ, subsequent expansion actions could be pursued later or through the court system.

B. Prepare Zoning Map for Proposed ETJ Area

Using the FLUM as a guide, the Town staff should evaluate the current uses and densities of the properties within the ETJ boundary to develop a zoning map for public consideration. At this phase of the process, property owners and residents in the ETJ area will want to understand how the proposed zoning districts and rules will compare with the current Johnston County zoning.

C. Adoption of ETJ Zoning Map

In accordance with NCGS 160D, the Archer Lodge Planning Board will vote to make a recommendation on the adoption of the zoning map.



Once the Planning Board acts and the Town Council sets a date for a public hearing, notices of the hearing will need to be provided to ALL affected landowners.

PART 5.3. GOAL 3: PRESERVE RURAL CHARACTER

As emphasized during public engagement opportunity, citizens of Archer Lodge are most interested in preserving the rural character of the community. An abundance of open space, farms, and low-density development and solitude with minimal traffic and industrial noise are physical characteristics that ensure the preservation of rural character. The citizens of Archer Lodge are intentional about preserving local traditions and maintaining strong interpersonal relationships through active participation in local governance and civic events with an emphasis on simplicity, respect for nature, and family-oriented living.

5.3.1. SHORT-TERM ACTIONS

- A. Assess the Town's zoning rules to identify any text amendments needed to ensure development rules adequately limit development potential in line with land use plan to include permitting more ADUs, small home/small lot developments, conservation subdivisions, and live/work units.
- B. Identify natural resources or agricultural resources that the Town should take an active role in preserving through conservation easements, voluntary agricultural districts, or other conservation methods.
- C. Establish funding mechanisms that allow the Town to collaborate with conservation organizations to secure conservation easements.
- D. Replace multi-family and planned development district with a conditional residential district.
- E. Identify areas or zoning districts, preferably around the Village Center, that have potential to provide increased housing choices through cottage courts or Accessory Dwelling Units, without severely impacting local mobility.
- F. Define areas like near commercial land uses where non-residential and higher density residential development can occur.

5.3.2. ON-GOING ACTIONS

- A. Decisions made by the town should continue to be made using the FLUM as the guide for new development with an emphasis on avoiding amendments that reduce the amount of properties designated as Agriculture, Forestry and Conservation.



PART 5.4. GOAL 4: ESTABLISH A NEW VILLAGE CENTER

The concept of establishing a Village Center is supported by some town residents and aligns with key goals of the Land Use Plan. Specifically, it could improve infrastructure and help preserve the rural character by directing commercial development in one location, thereby reducing the risk of sprawl.

5.4.1. SHORT-TERM ACTIONS

A. Launch Public Awareness Campaign

The town should hold a community workshop and initiate digital outreach regarding the benefits and purpose of a town center as part of a broader strategy for sustainable growth. This should include information regarding traffic, taxes, and public municipal services.

B. Develop a Master Plan

A successful planning process includes citizen involvement and feedback. Engaging community organizations and partners such as the Johnston County Economic Development Office to participate will ensure the plan includes both diverse perspectives as well as practical considerations. In addition to an emphasis on public spaces, the plan should provide a vision for allowed uses and development standards such as street and parking solutions.

C. Amend UDO Text and Zoning Map

Once the plan is complete, the Town will need to identify amendments to the land use rules that are needed to permit the development of a town center. This could include the development of a new zoning district and the rezoning of properties within the area identified as the Village Center.

D. Pursue Funding

Pursuing state, federal or other funding to provide the public space and infrastructure needed for the Village Center will likely continue as a long-term action.



CHAPTER 6. APPENDICES

This portion of the Land Use Plan includes details on the public engagement and outreach associated with the Plan’s development, including:

PART 6.1. PUBLIC FORUM 1

PART 6.2. PUBLIC SURVEY RESULTS

PART 6.3. PUBLIC FORUM 2

These appendices may be supplemented over time as the Town amends this Comprehensive Land Use Plan.



PART 6.4. PUBLIC FORUM 1

TOWN OF ARCHER LODGE
CITIZEN INPUT OPPORTUNITY
PUBLIC FORUM
THURSDAY, MARCH 21, 2024

LOCATION: ARCHER LODGE COMMUNITY CENTER
14009 BUFFALO ROAD
ARCHER LODGE, NC

TOPIC OF DISCUSSION: ARCHER LODGE COMPREHENSIVE LAND USE PLAN

The consulting team contracted by the Town of Archer Lodge will hold two forums at the Archer Lodge Community Center to provide an update on the Archer Lodge Comprehensive Land Use Plan process. There will be two forums providing the same information:

First Forum: 3:00 - 4:30 p.m.
Second Forum: 6:00 - 7:30 p.m.

FOR MORE INFORMATION: 919-359-9727

There were two public forums held on Thursday, March 21, 2024 at the Archer Lodge Community Center. Project Team members Chad Meadows and Angie Manning were assisted by Town Manager Bryan Chadwick.

There were seventeen (17) citizens at the 3pm Forum. In addition to the Mayor Pro Tem Castleberry, three Planning Board members (John Olgesby, Terry Barnes, Chris Cipriani) were also present. At the end of the presentation, attendees were asked to use the map provided to locate their

property, find their favorite place in town, and pinpoint areas of needed improvement. Favorite places in Town were the Town Park and Community Center. Comments were to repair the amphitheater and add a traffic light at Covered Bridge and Castleberry Roads.

- Three comment cards were submitted. Comments included:
- Address traffic.
- Improve major thoroughfares and add bypass.
- Add toll roads through town.
- Do not want apartments.
- Keep town conservative.
- Expand Archer Lodge by adding shooting range/sports court, grocery store, restaurants, coffee shop, Ace Hardware, and other shopping.





The citizen survey was also launched at the end of the meeting and everyone was encouraged to ask their friends and neighbors to complete a survey. The results of the survey will be instrumental in developing the new vision statement of the updated plan as well as the goals and objectives of the plan.



PLEASE FILL OUT YOUR ARCHER LODGE CITIZEN SURVEY!!!

Growth is coming to Archer Lodge!
Help us update Archer Lodge's
Land Use Plan to guide the Town's
future.



<https://www.surveymonkey.com/r/LandUseArcherLodge>

Thank you for your participation!

With the exception of one citizen, the 6 pm Forum, included the Mayor, Councilman Purvis, and Planning Board member Hearbert Locklear. An abbreviated presentation was given followed by conversations about traffic, commercial development with an idea to create a town center, sewer options, and moving forward with the establishment of an ETJ.



Town's population (4,800 people), and that the survey results should not be used to infer how the balance of Town residents perceive the issues. There are also some important subtleties in the data and potential outcomes that also need consideration. The following sections will go into more detail on some of these issues.

The next step in the process is the refinement of the Town's current vision statement and the articulation of new land use and development goals for the future. This interpretation document will help crystallize some of the thinking about potential goals and methods for achieving the Town's objectives.

6.5.1. THEME 1: TOWN VALUES AND VISION

Archer Lodge is a small-town that is valued for its sense of community and rural beauty. However, many see the growth of the Town, increased traffic, and loss of open space as a threat.

The most frequent sentiment about what makes Archer Lodge special in the citizen survey was the small-town feel. For many, this feeling is embodied in community festivals, slower pace of life, and the rural character of the landscape. One respondent shared, "The land-ethic of the town seems to be structured well. It's a pleasant, rural/suburban area with beautiful land features and authentic small-business farming."

However, many feel this authenticity is threatened by growth in and around Town. When asked about what folks would like to see change or be improved, the prevailing sentiment was that Archer Lodge has too much new growth and too much traffic which has started to threaten or even alter the small-town feel that makes Archer Lodge special. One comment shared, "The rapid development of housing is crippling our small town. We do not have the infrastructure to support it. I miss the small town feel and sense of community that came with it."

Respondents shared that they would like to see expanded infrastructure to handle the traffic, as well as limits on growth to help stall the increase in traffic congestion.

The Land Use Plan update would benefit by including some deeper descriptions of community character in terms of uses, densities, building placement, street configuration, and open space (type, location, and appearance). With community character described in more detail, the UDO can be amended to include new rezoning, site plan, and subdivision criteria that incorporate requirements for consistency with desired community character.

Growth management could be another goal addressed by the Land Use Plan update. The growth management goal might address aspects like preferred locations of new development or conservation, limitations in the rate of growth across Town or in certain areas, and the tools the Town will use to control the rate of growth like changes to current zoning, increased use of conditional zoning, and potential limitation on the number of rezonings that may be considered over the course of a year. One thing to always keep in mind is that any sort of outward constraint on supply will result in increased prices. Growth management policies will place upward pressure on housing prices, and the ability to accommodate workforce housing will be further complicated by housing policies that prohibit or disincentivize more attainable forms of housing like duplexes, townhouses, and multi-family.



Open space and farmland protection are also likely part of a comprehensive strategy to manage growth and protect community character. These kinds of strategies are effective, but also indirectly affect housing supply and thus place further upwards pressure on housing prices. We would also like to note that single-family detached residential development at low densities is one of the most land-consumptive forms of development, and policies that limit residential growth to large-lot single-family development can work against open space and rural character protection goals.

Issues associated with traffic congestion and transportation are discussed in Theme 3: Transportation and Traffic.

6.5.2. THEME 2: HOUSING

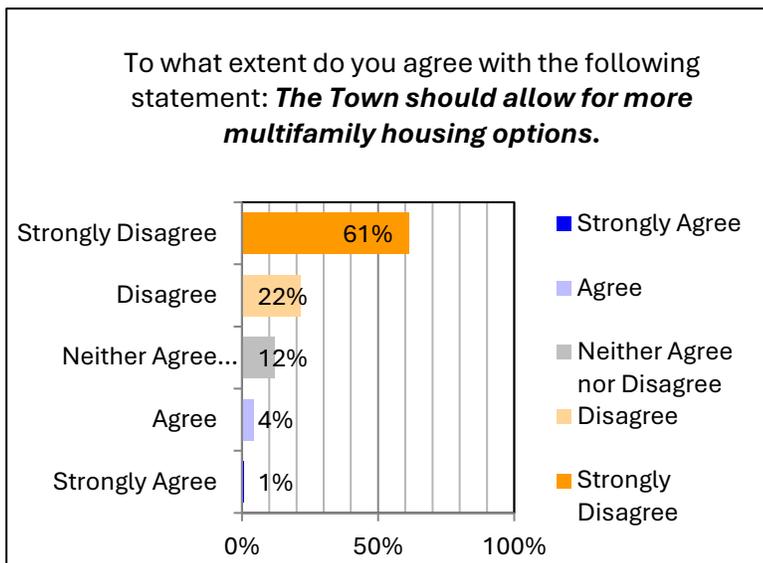
The general sentiment on the topic of housing was that most people wanted Town leaders to limit residential development generally, and discourage residential formats that are not single-family detached dwellings.

People are generally happy with the types of housing in town (41% extremely satisfied, 37% satisfied). Survey respondents were clearly opposed to more multi-family housing options in the Town with only 5% of responses showing any form of support for multi-family (61% were strongly opposed). Nearly ¾ of the survey respondents (71%) would advise town leaders to “strongly limit the types of housing to only single-family.”

Even the potential benefits of more housing choice were of little-to-no importance to those who took the survey. Only 10% of respondents thought it “extremely important” to

have more attainable housing prices, and nearly half (45%) of responses saw “no importance” in accommodating more types of housing choices.

Allowing more housing generally (whether single-family detached or other forms) can potentially cause negative impacts. For those who took the Archer Lodge survey, the most concerning potential impact from new residential development is traffic congestion (81% of respondents were “extremely concerned” with traffic impacts). This result is consistent with other questions that we will unpack in



subsequent sections on transportation. School capacity and higher taxes also registered as “extreme concerns,” with survey respondents.

There are at least two issues to consider here: the amount of new residential coming to Archer Lodge generally, and the form it will take. Population forecasts call for the Town’s population to increase by 4,600 people over the next 25 years, to a total of 9,679 people by 2050. If the Town’s current persons-per-household figure (2.43 in 2020) continues into the future, then the Town will need to add 1,916 new housing units by 2050 (total number of housing units in 2020 is 2,068) to accommodate the projected population increase. The average lot size across the Town’s four single-family districts is around



35,000 square feet per lot. Using this average lot size figure, accommodating the anticipated population growth in single-family detached dwellings will require an additional 1,539 acres of land (not counting roads) by 2050. There are approximately 1,702 acres of vacant land within the Town's corporate limits in 2023.

These figures help explain how a desire to limit new residential development to single-family detached dwellings can work at cross purposes to protecting open space. It could be possible to reduce the total amount of growth coming to Archer Lodge, but that will likely require downzoning, which could be politically unpopular, or purchase of land, which could be expensive (and will likely raise taxes).

6.5.3. THEME 3: TRANSPORTATION AND TRAFFIC

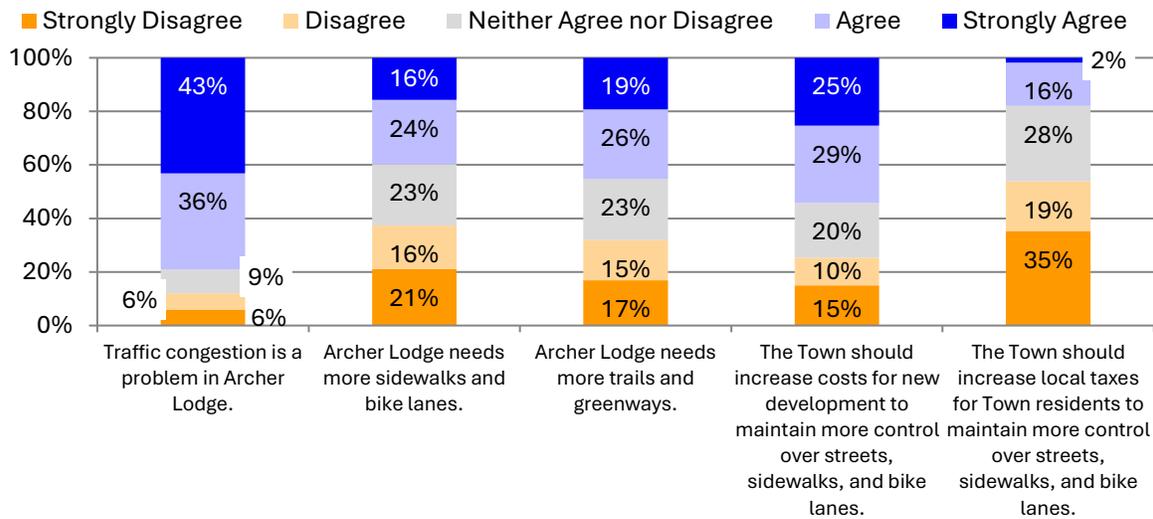
Those who took the survey are experiencing significant traffic congestion but aren't sure what the Town should do about it.

The survey asked one question to measure the level of agreement or disagreement with five statements regarding traffic and transportation infrastructure in Archer Lodge. The most striking of these results is that 79% of those who took the survey see traffic congestion as a problem in Archer Lodge (see the chart below). When asked about alternative transportation modes like greenways or sidewalks, respondents showed slightly more agreement with the need for trails and greenways (45% agreement) than for sidewalks (even split of 40% agreement and 40% disagreement).

It is clear that many in Archer Lodge agree there is a transportation problem in Archer Lodge. The ability to address that problem is somewhat hampered by the fact that roads in Archer Lodge are controlled either by NCDOT or by private entities. Aside from some limited standards that address the configuration of new roads in subdivisions, the Town has no control over its roadways. Survey respondents did agree (54% of respondents) that raising fees for new development may be part of a solution, but the problem remains that most of those fees would not go to the Town (since it does not own or maintain roads). The Town could work to reduce dependence on automobile travel through more standards for greenways, requirements for sidewalks, and requirements for bike lanes. NCDOT, will in some cases, provide sidewalks along NCDOT streets, but would also likely require the Town to pay for maintenance costs of those sidewalks.



To what extent do you agree/disagree with the following five statements:



Requirements for developers to reserve and construct more greenways and trails may be part of the solution, but this will require some more comprehensive planning and programming. There is also the possibility to require more robust street planning and connections as part of new development, but this will raise the costs for developers, who will likely pass these costs on to buyers.

6.5.4. THEME 4: COMMERCIAL DEVELOPMENT

Responses supported limits on new large-scale commercial development but many thought it may be worth exploring small-scale commercial in a Village Center setting. Similar to the questions about residential development, respondents showed concern with increasing the amount of new commercial development in the Town. 52% of survey respondents would advise Town leaders to “strongly limit new commercial development.” 68% of respondents disagreed or strongly disagreed with a suggestion to encourage more commercial development.

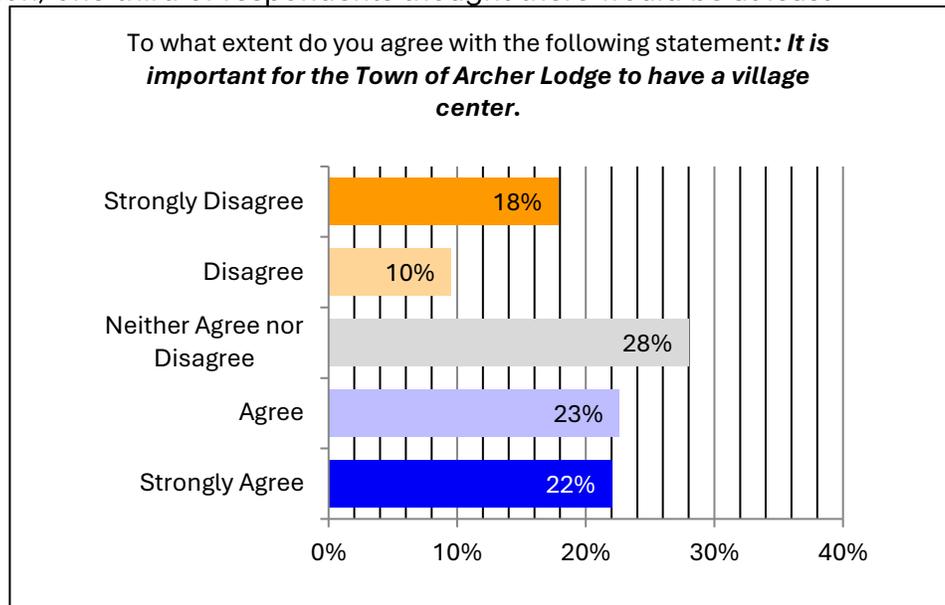
However, there was some support for targeted small-scale, neighborhood-serving, “local” commercial development identified in the written comments provided. This sentiment was also expressed by several people during the public forum on March 21, 2024. It is worth exploring what “small-scale” commercial might mean to the community - whether it is the size of the building, the type of use, or the number of patrons that makes a commercial use “small.”



In a related question, we asked respondents to tell us how much they agreed with the following statement: *“It is important for the Town of Archer Lodge to have a town center”* - 45% of respondents supported this sentiment while only 20% of those taking the survey disagreed. In addition, one-third of respondents thought there would be at least

moderate benefit to having more eating and drinking establishments in town.

While the survey results were fairly clear regarding the general sentiment surrounding more commercial development, we also think there may be support



smaller-scale, local-serving commercial development, like a small restaurant, a bank, a drug store, or even some offices. Generally speaking, commercial development requires sewer, which is not currently present in Archer Lodge. The cost of extending sewer to one or two small-scale commercial developments is likely cost-prohibitive. However, if a handful of commercial establishments could locate in close proximity to one another, like in a village center context, it may be possible to share the costs of sewer extension to a single point and accommodate small-scale neighborhood-serving commercial development in a manageable way.

Additional discussion about the potential for establishment of a small village center area, proximate to a source of public sewer from outside the Town should be considered further. This could be a feasible means to addressing some of the resident’s desire for additional commercial development closer to home and can help create a central gathering area of “heart” for the Archer Lodge community.

6.5.5. THEME 5: WATER AND SEWER

Respondents were very conscious of the potential costs and possibility for increased development through the extension of new public water and sewer service.

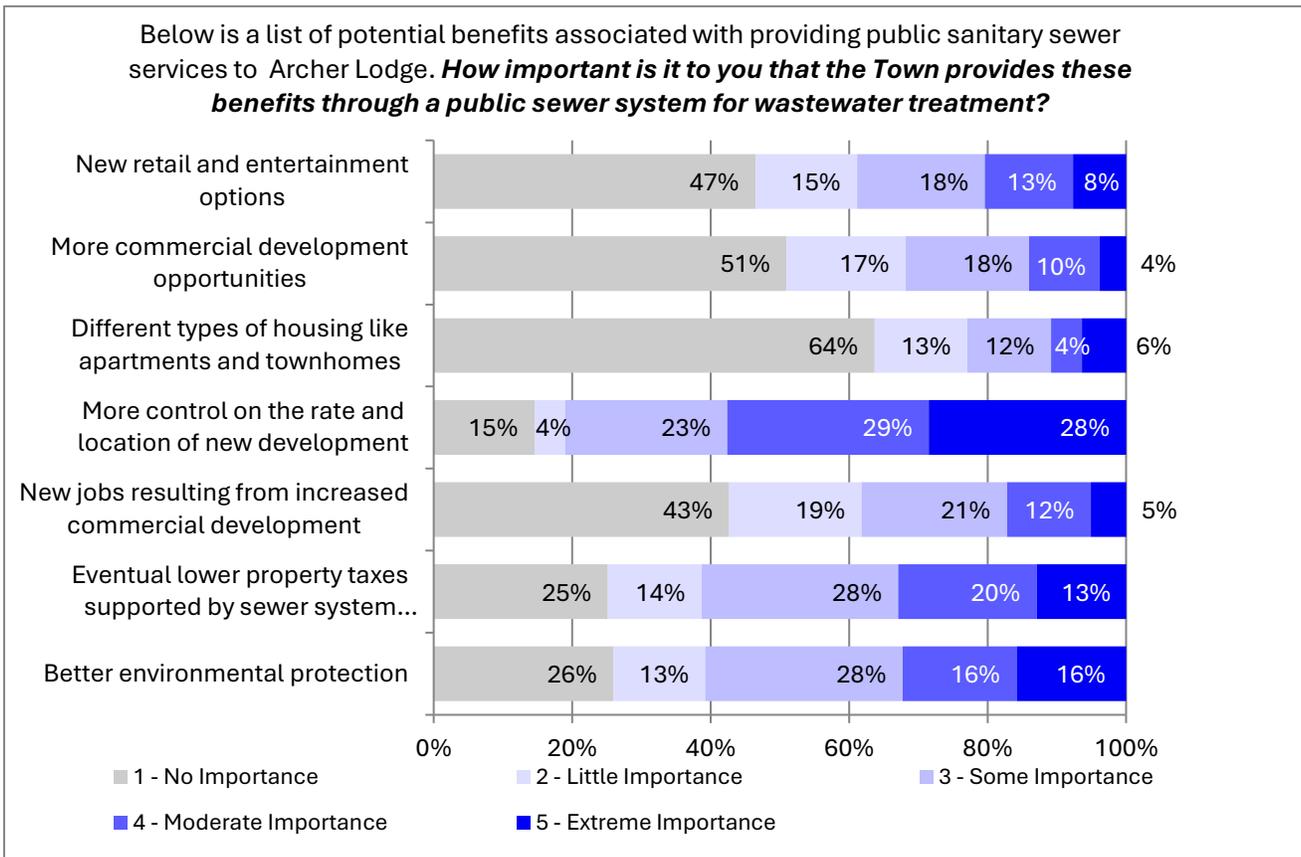
In general, responses did not support the Town managing their own wastewater through a public sewer system. 56% of respondents disagreed with the Town needing to add public sewer capacity, with 38% of this as “strong disagreement”. However, there was support for the idea that control of sewer could aid the Town in controlling the rate and location of new development.

Johnston County is currently engaged in a regional sewer study that is exploring a regional sewer authority that would provide sewer service to the municipalities in Johnston County, like Archer Lodge. However, as of this writing, the policies associated



with the study are configured to provide sewer without requirements for the development being served by sewer to annex to a particular community – meaning there is no tax benefit from sewer provision. Another alternative is for the Town to cooperate with an adjacent community to purchase sewer treatment capacity and pay for the initial extension that brings the sewer line to Archer Lodge’s corporate limits. Developers in Archer Lodge seeking sewer would then pay directly for any extensions beyond that point, and would be required to annex into the Town.

Not having sewer means no commercial development, and few controls over growth. It could also create a situation where adjacent governments with sewer extend it around Archer Lodge, serve development with sewer, and the Town has no control over the timing, rate, or location of development along its borders. In addition, no sewer means continued low density development which consumes open space and disperses traffic.



6.5.6. THEME 7: CONTROLLING GROWTH AND EXPANDING BOUNDARIES

One of the significant issues for consideration is whether or not Archer Lodge will seek extraterritorial jurisdiction (“ETJ”) from Johnston County. Archer Lodge is the only community without ETJ in the County. ETJ allows the Town to control growth and development within one mile of its corporate limits. When asked whether they supported this notion, over half of the survey respondents agreed (26%) or strongly agreed (27%). As it has been presented throughout this summary report, the public is most concerned that increased growth will lead to an increase in traffic and transportation impacts. Over 84% of respondents were extremely concerned about traffic congestion. We should note that the Town anticipates a further ETJ extension request from Clayton to the County in



the near future. The table below summarizes respondent’s concerns about growth and development.

While extension of ETJ brings no additional tax revenue and can result in some additional service delivery costs as the Town becomes responsible for review of development and code enforcement in the ETJ area, the benefit from ETJ extension is that the Town is protected from subsequent ETJ requests by other local governments, and the Town can apply its planning and development regulations in the 3,000-acre area on the Town’s northern and eastern sides.

Please indicate your level of concern for each of the potential impacts of growth below:

	1 - NO CONCERN	2 - LITTLE CONCERN	3 - SOME CONCERN	4 - MODERATE CONCERN	5 - EXTREME CONCERN	TOTAL
Change in community character	3% 5	5% 8	14% 21	24% 36	54% 82	152
Loss of farmland	3% 4	3% 4	15% 23	20% 30	60% 91	152
Capacity of local schools	3% 4	3% 4	10% 15	11% 16	74% 112	151
Traffic congestion	0% 0	0% 0	6% 9	11% 16	84% 127	152
Environmental impacts	5% 8	3% 5	24% 36	18% 27	50% 76	152
Restrictions on target shooting, and hunting in the Town limits	21% 32	13% 19	16% 24	10% 15	41% 62	152
Restrictions on riding and using off-road vehicles	25% 38	14% 21	18% 27	13% 20	30% 46	152

20-39%
 40-59%
 +60%

The Land Use Plan update is configured to permit the Town to demonstrate its planning for an ETJ to the County in anticipation of a request to the Johnston County Board of County Commissioners for granting of a one-mile ETJ extension to the north and east of Archer Lodge. If this request goes forward, it will be important for the Town to reach out the landowners and residents in the potential ETJ area to ensure the Town hears and addresses their concerns. It will also be necessary for the Town to consider the potential range of zoning district designations it would apply in the ETJ if the request is granted by the County.

6.5.7. SUMMARY

Archer Lodge is growing and facing many challenges that can be addressed by the updated Land Use Plan. There is a strong community sentiment to manage growth and development and protect the Town’s community character.

This must be done carefully and thoughtfully as some of the survey respondent’s desires run at cross purposes to goals of rural character protection, control of growth in taxes, traffic congestion management, and control of rises in housing costs.

The lack of desire for a wider range of housing types could result in higher costs of residential development (based on constrained supply) and a potential increase in taxes



(due to inflationary pressures on service delivery costs and the lack of a more diverse tax base). Reliance on single-family detached dwellings on lots of one acre to 30,000 square feet in size are consumptive of land and will work against the Town's goals for farmland protection and maintaining rural character.

The community is also concerned about new commercial development and the potential increases in traffic congestion, but there may be some alternatives that allow for a limited amount of commercial development in a concentrated area that would provide a village core to the community and could help defray tax increases solely on residential development. A lack of commercial development means more residents will have to drive on the streets to access commercial services in outside areas, and the Town will never have the opportunity to develop an identity as might be created from a village core or center.

In order to have commercial development, however, sewer is necessary. There may be some options for sewer service without significant cost to the Town from the regional sewer service initiative being explored by the County – however, anticipated policies associated with the regional authority will also prevent the Town from accruing any positive increases in tax flow through mandatory annexation as part of sewer connection. An alternative to this is for the Town to purchase sewer capacity from an adjacent jurisdiction and borrow (or pursue grants) to cover the initial sewer extension costs to the corporate limits. This, in turn, permits the Town to use its sewer to control growth and supplement tax revenues through mandatory annexation.

No matter what, the Town can and should consider extension of its planning controls to the north and east of the corporate limits through an ETJ request to the County – this permits the Town greater control over how new development will take place along its corporate limits.

The challenges of transportation and traffic congestion will likely be some of the most vexing for the Town to solve. Without an affirmative decision to own and operate roadways, the Town is left to the whims of NCDOT and private developers. There are some development standards that could be added to the UDO that require roadway extensions, street connectivity, and construction of a more well-connected street system (as a means of reducing congestion generally). The Town could also strengthen its regulations with respect to sidewalks and greenways to help encourage more non-motorized transportation. Inclusion of these regulations will aid in addressing traffic, but not necessarily in a significant way, and both will increase the cost of development, which will be passed on to consumers in the form of higher home prices.

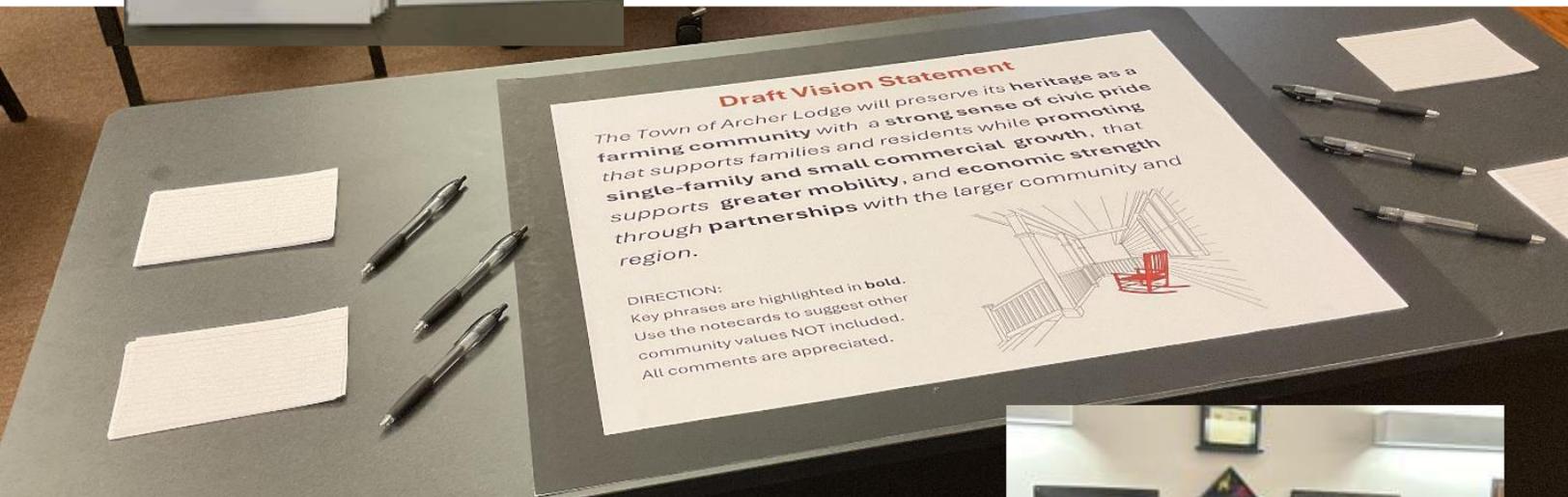


PART 6.6. PUBLIC FORUM 2



The second public forum held on October 9, 2024 at Town Hall was conducted as a drop-in session with nine attendees signing in. These included four Planning Board members, one councilman, three town staff members, and one Planning Board member's spouse. Three activity tables were set up to engage participants. At the first table, a draft vision statement was displayed, and participants were invited to provide additional comments.

One written response was received regarding the Vision Statement. It suggested that the town should encourage and educate property owners about establishing conversation easements as a method to promote conservation efforts.



At the second table, posters displayed the five proposed plan goals. Participants could express their views by placing a sticker in one of three columns: support, no support, or neutral. Overall, the majority of the respondents supported each goal, with the exception of one "no support" response for the transportation goal. A comment related to transportation recommended replacing the new stop signage with a stoplight. Detailed results for each goal are included in [Chapter <>](#), [Appendices](#).





The third exercise was a mapping exercise, allowing participants to mark their preferred location for a village center with a pushpin. This activity sparked the most discussion among participants.

Following the event, the project team requested that town staff keep the remaining handouts and village map poster so these could be available for future visitors to town hall. Staff noted that by October 29, the Facebook post about the Land Use Plan Open House had reached 2,601 followers; however, no further comments were received.

TRANSPORTATION GOAL:
Identify and support transportation improvements along key corridors to improve traffic flow and provide alternate modes of transportation for local trips.

Please place a sticker in the area below to indicate your level of support for the goal as written above.

SUPPORT	NEUTRAL	NO SUPPORT

If you feel this goal could be improved, use sticky notes to provide your edits or suggestions in the space below

Take the Traffic signs down put up Traffic Lights

Rocking chair icon
Town of Archer Lodge Land Use Plan Update

Input on Proposed Transportation Goal from Public Forum 2

EXPANSION OF PLANNING JURISDICTION GOAL:
Pursue the establishment of an Extra Territorial Jurisdiction (ETJ) to allow the Town to have greater direct control of the forecasted growth in the areas beyond existing Town limits.

Please place a sticker in the area below to indicate your level of support for the goal as written above.

SUPPORT	NEUTRAL	NO SUPPORT

If you feel this goal could be improved, use sticky notes to provide your edits or suggestions in the space below

PLACE NOTES HERE

Rocking chair icon
Town of Archer Lodge Land Use Plan Update

Input on Proposed ETJ Goal from Public Forum 2



LAND USE GOAL:
 Limit commercial development outside the town center area and promote single-family development that focuses on preserving community character.

Please place a sticker in the area below to indicate your level of support for the goal as written above.

SUPPORT	NEUTRAL	NO SUPPORT

If you feel this goal could be improved, use sticky notes to provide your edits or suggestions in the space below

Small lot on other side of Mulliken property

Please identify load on Conover Bridge & Buffalo Rd that is available for sale.

ES HERE

Town of Archer Lodge
Land Use Plan Update

Input on Proposed Land Use Goal from Public Forum 2

PUBLIC FACILITIES GOAL:
 Explore cost-effective opportunities for the development of public facilities like wastewater treatment, sidewalks and greenways, street lighting, and other town services in support of other goals.

Please place a sticker in the area below to indicate your level of support for the goal as written above.

SUPPORT	NEUTRAL	NO SUPPORT

If you feel this goal could be improved, use sticky notes to provide your edits or suggestions in the space below

PLACE NOTES HERE

support all of above. NPDES permits are hard to get (impossible for new)

Town of Archer Lodge
Land Use Plan Update

Input on Proposed Public Facilities Goal from Public Forum 2

VILLAGE CENTER GOAL:
 Promote the development of a walkable village center to reduce traffic, improve access to goods and services, and provide community space for town gatherings within Archer Lodge.

Please place a sticker in the area below to indicate your level of support for the goal as written above.

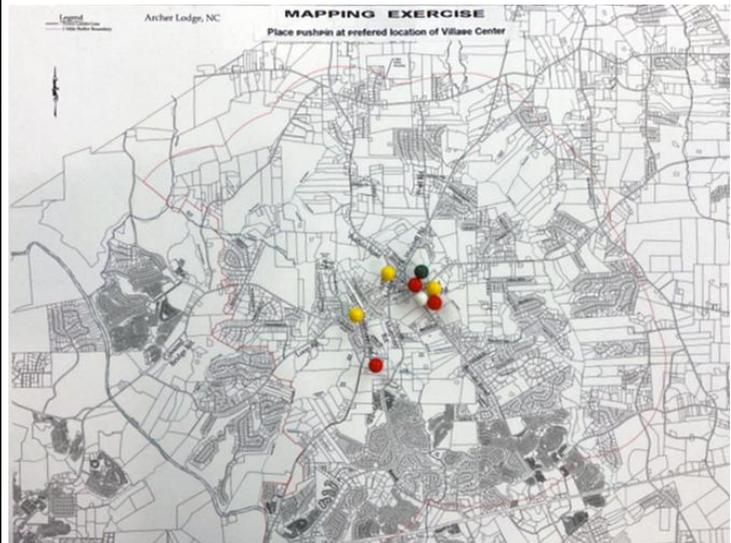
SUPPORT	NEUTRAL	NO SUPPORT

If you feel this goal could be improved, use sticky notes to provide your edits or suggestions in the space below

PLACE NOTES HERE

Town of Archer Lodge
Land Use Plan Update

Input on Proposed Village Center Goal from Public Forum 2



Input on Potential Village Center Location from Public Forum 2

