

Graham Land Use Plan Survey

December ??, 2023

201

Total Responses

Date Created: Wednesday, November 01, 2023

Complete Responses: 201

Q1: What is your relationship to Graham? (check all that apply):

Answered: 193 Skipped: 8

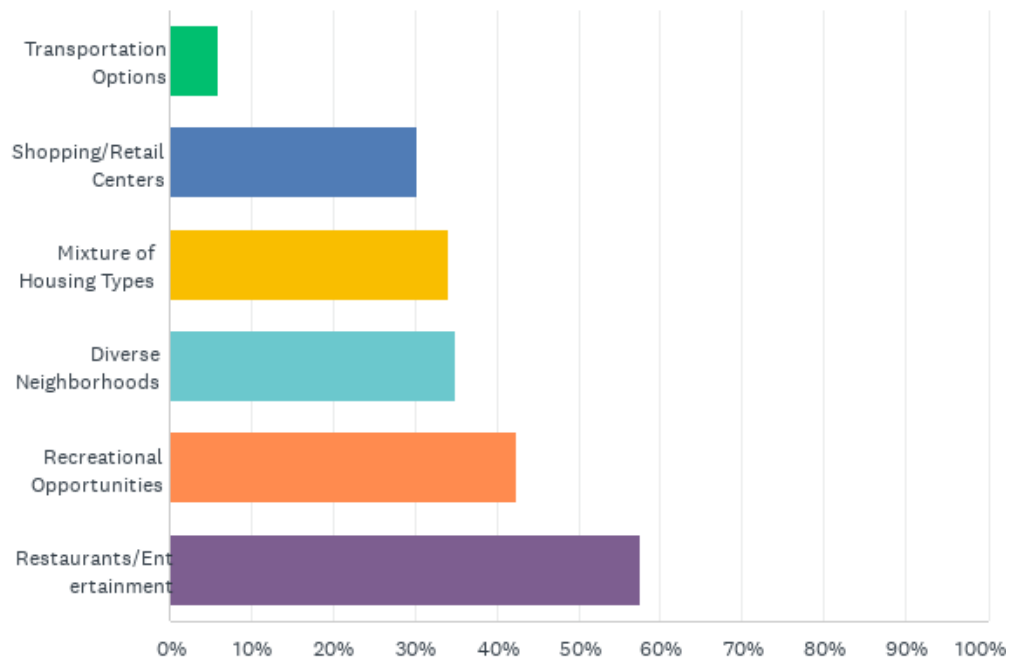
Q1: What is your relationship to Graham? (check all that apply):

Answered: 330 Skipped: 150

ANSWER CHOICES	RESPONSES	
High school student	0.00%	0
No connection	0.00%	0
College student	0.61%	2
Business owner	4.85%	16
Employed in Gibsonville	7.58%	25
Visitor/shop in Gibsonville	14.85%	49
Property owner	34.85%	115
Resident of Gibsonville	90.00%	297
Total Respondents: 330		

Q2: What do you like most about Graham? (check all the apply):

Answered: 238 Skipped: 242



Q2: What do you like most about Graham? (check all the apply):

Answered: 238 Skipped: 242

ANSWER CHOICES	RESPONSES	
Transportation Options	5.88%	14
Shopping/Retail Centers	30.25%	72
Mixture of Housing Types	34.03%	81
Diverse Neighborhoods	34.87%	83
Recreational Opportunities	42.44%	101
Restaurants/Entertainment	57.56%	137
Total Respondents: 238		

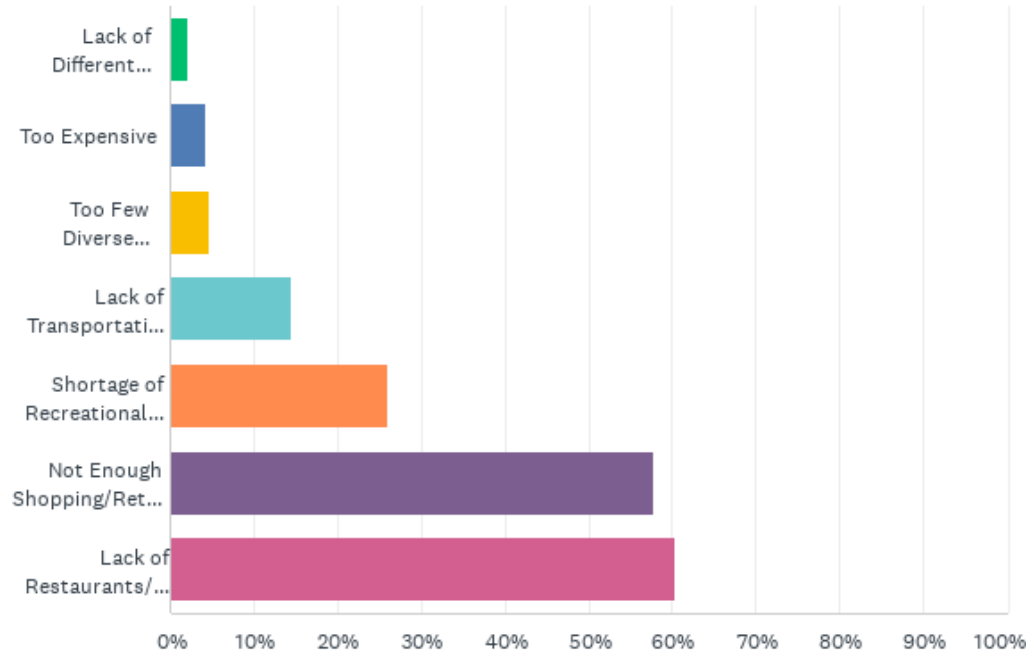
Q2: What do you like most about Graham?

Written Responses

- Friendly people
 - Restaurants
 - Small town feel with access to larger cities.
 - how quiet and quaint it is
 - Sense of community
 - Small town atmosphere
 - Small Town feel
 - Small town activities & downtown
 - Small town charm
 - Small town feel
 - Close to work and college for my child
 - Small town
 - The small town feel, and the events that bring the town together.
 - the neighborhood I live in
-

Q3: What do you like least about Graham? (check all that apply):

Answered: 235 Skipped: 245



Q3: What do you like least about Graham? (check all that apply):

Answered: 235 Skipped: 245

ANSWER CHOICES	RESPONSES	
Lack of Different Housing Types	2.13%	5
Too Expensive	4.26%	10
Too Few Diverse Neighborhoods	4.68%	11
Lack of Transportation Options	14.47%	34
Shortage of Recreational Opportunities	25.96%	61
Not Enough Shopping/Retail Centers	57.87%	136
Lack of Restaurants/Entertainment	60.43%	142
Total Respondents: 235		

Q3: What do you like least about Graham?

Written Responses

- Too many idiots speeding around in loud vehicles
 - too small library
 - need new downtown Christmas decorations / lights
 - Bike trails connecting with Burlington or easy safe access to parks
 - NO Large GROCERY STORE, could have more Restaurants.
 - No supermarket
 - Cost of water
 - lack of sidewalks to get to downtown; vacant buildings
 - Loud mufflers on cars; love the restaurants here but would like to have more
 - Not as pedestrian friendly as it could be
 - Would like to see more local/unique shops
 - No sidewalks! No safe bike lanes!
-

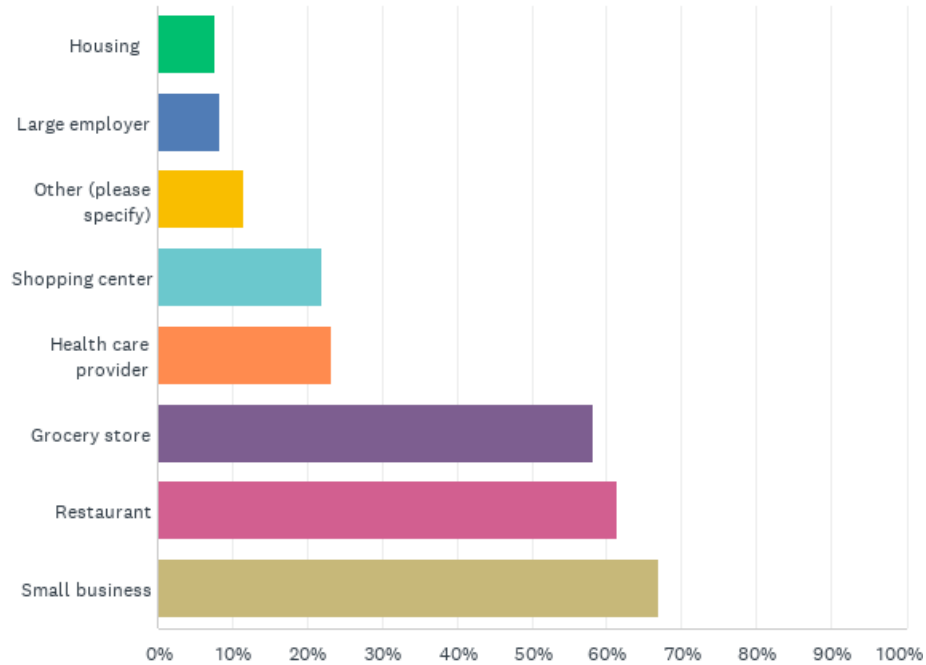
Q10: Think about Graham in 2040. What words describe this future Graham? Enter comments below.

Written Responses

- More shopping opportunities and more residential development, increased population, traffic congestion
 - vibrant, walkable, safe, congested
 - Blended into Burlington and Elon University with lack of identity.
 - Overcrowded
 - Preserved, quiet, small town
 - I would like to see Gibsonville have more businesses and restaurants and more amenities.
 - Gro-o-o-wing !!
 - Growing
 - Crowded Fast Pace
 - Quaint, small, but more modern with integrated technology.
 - thousands will live here , but will work elsewhere
-

Q11: If applicable, where would you like to see residential, commercial, office, industrial, other development built or redevelopment occur? Please also identify on the interactive map. (Draw a shape on the map associated with each desired land use.)
A. Downtown & Surrounding Areas

Answered: 311 Skipped: 169



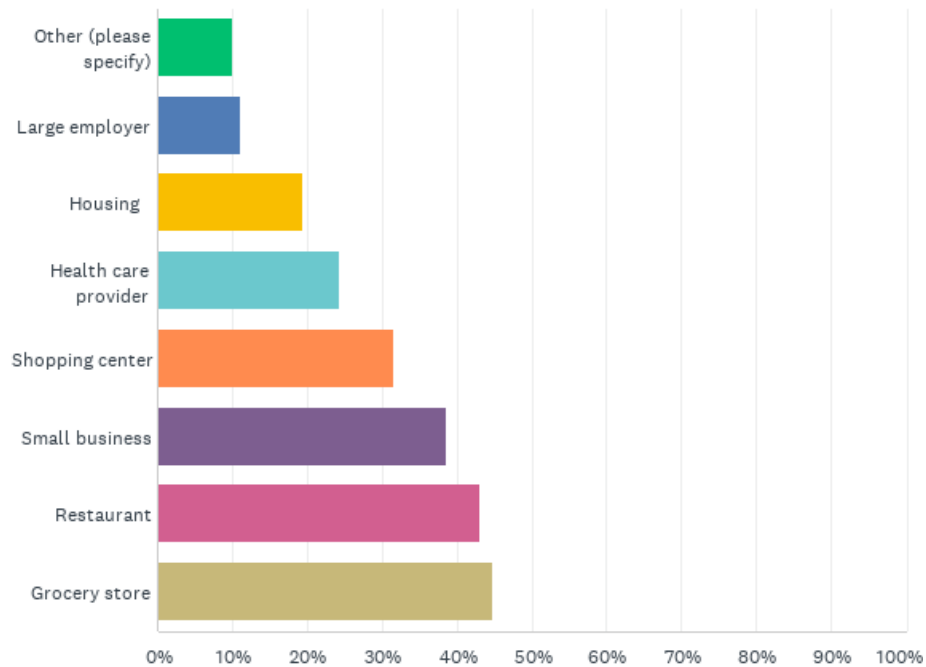
Q11: If applicable, where would you like to see residential, commercial, office, industrial, other development built or redevelopment occur? Please also identify on the interactive map. (Draw a shape on the map associated with each desired land use.)A. Downtown & Surrounding Areas

Answered: 311 Skipped: 169

ANSWER CHOICES	RESPONSES	
Housing	7.72%	24
Large employer	8.36%	26
Other (please specify)	11.58%	36
Shopping center	21.86%	68
Health care provider	23.15%	72
Grocery store	58.20%	181
Restaurant	61.41%	191
Small business	66.88%	208
Total Respondents: 311		

Q12: B. Burlington Avenue/NC Hwy 100 East (from Lewis Street to Town of Elon)

Answered: 272 Skipped: 208



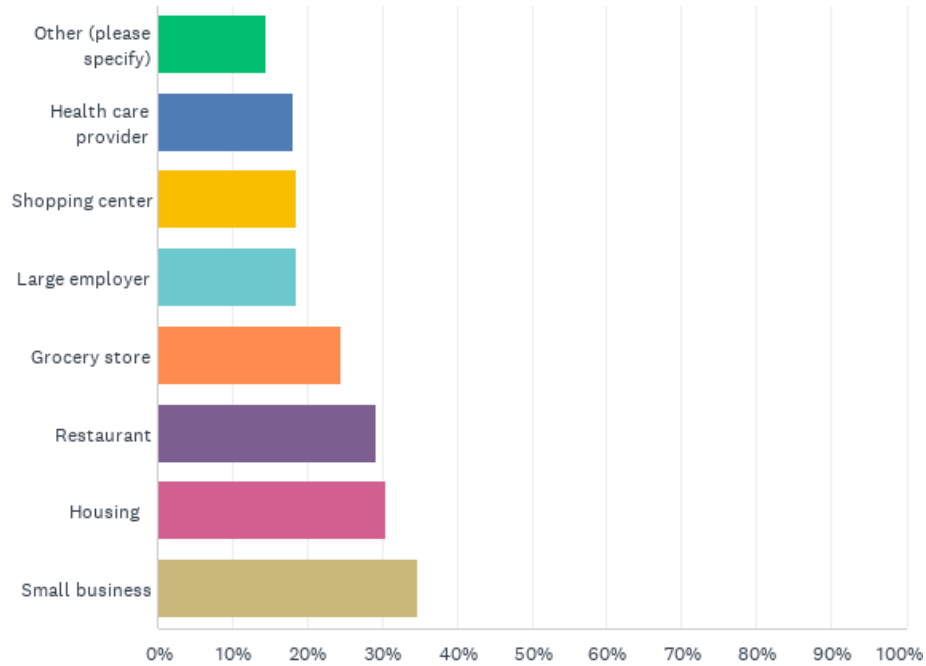
Q12: B. Burlington Avenue/NC Hwy 100 East (from Lewis Street to Town of Elon)

Answered: 272 Skipped: 208

ANSWER CHOICES	RESPONSES	
Other (please specify)	9.93%	27
Large employer	11.03%	30
Housing	19.49%	53
Health care provider	24.26%	66
Shopping center	31.62%	86
Small business	38.60%	105
Restaurant	43.01%	117
Grocery store	44.85%	122
Total Respondents: 272		

Q13: C. Springwood Church Road

Answered: 236 Skipped: 244



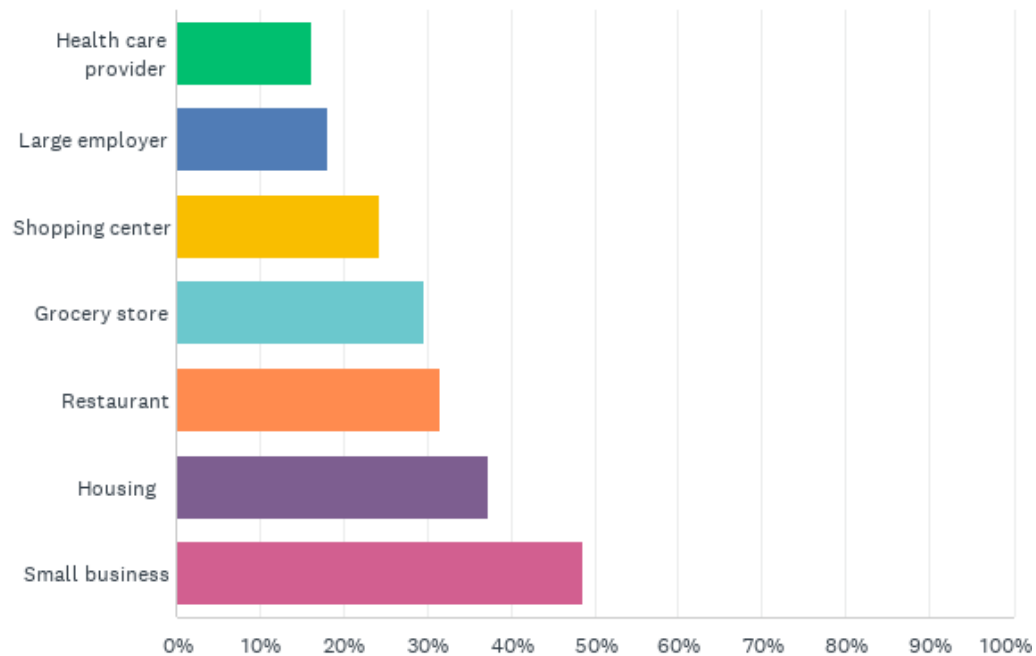
Q13: C. Springwood Church Road

Answered: 236 Skipped: 244

ANSWER CHOICES	RESPONSES	
Other (please specify)	14.41%	34
Health care provider	18.22%	43
Shopping center	18.64%	44
Large employer	18.64%	44
Grocery store	24.58%	58
Restaurant	29.24%	69
Housing	30.51%	72
Small business	34.75%	82
Total Respondents: 236		

Q14: D. Minneola Street (behind mill)

Answered: 222 Skipped: 258



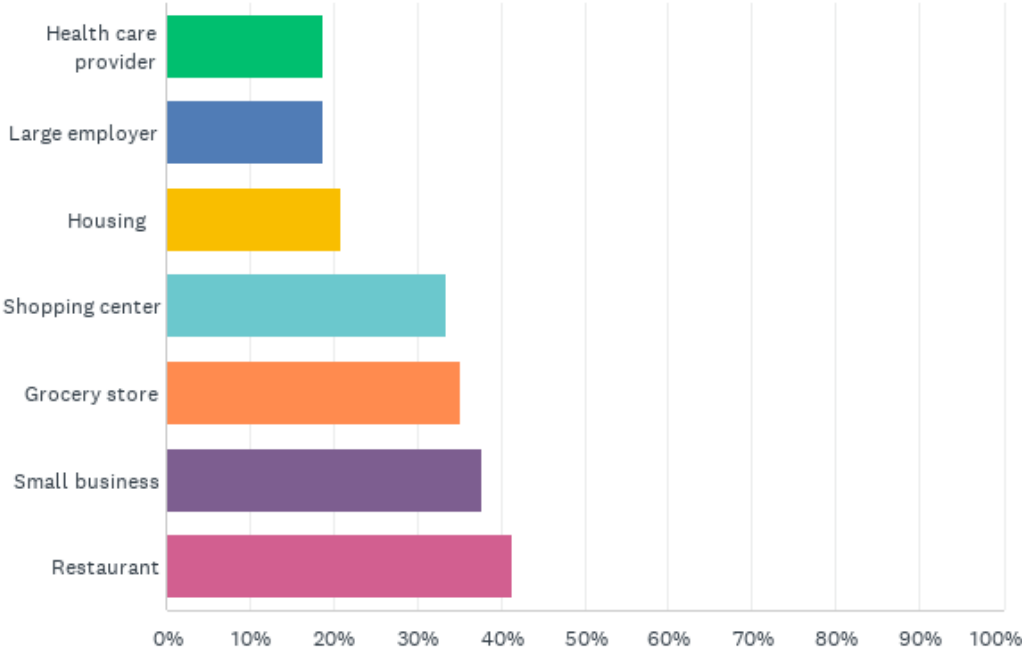
Q14: D. Minneola Street (behind mill)

Answered: 222 Skipped: 258

ANSWER CHOICES	RESPONSES	
Health care provider	16.22%	36
Large employer	18.02%	40
Shopping center	24.32%	54
Grocery store	29.73%	66
Restaurant	31.53%	70
Housing	37.39%	83
Small business	48.65%	108
Total Respondents: 222		

Q15: E. Intersection of US 70 & NC 61 South

Answered: 230 Skipped: 250



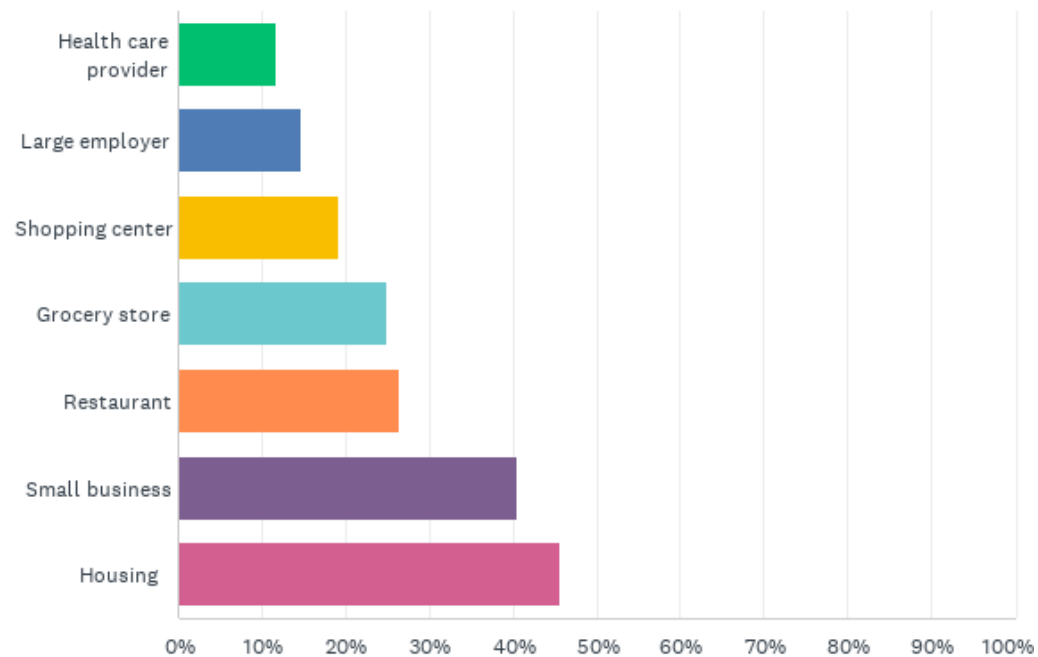
Q15: E. Intersection of US 70 & NC 61 South

Answered: 230 Skipped: 250

ANSWER CHOICES	RESPONSES	
Health care provider	18.70%	43
Large employer	18.70%	43
Housing	20.87%	48
Shopping center	33.48%	77
Grocery store	35.22%	81
Small business	37.83%	87
Restaurant	41.30%	95
Total Respondents: 230		

Q16: F. NC 61 North

Answered: 136 Skipped: 344



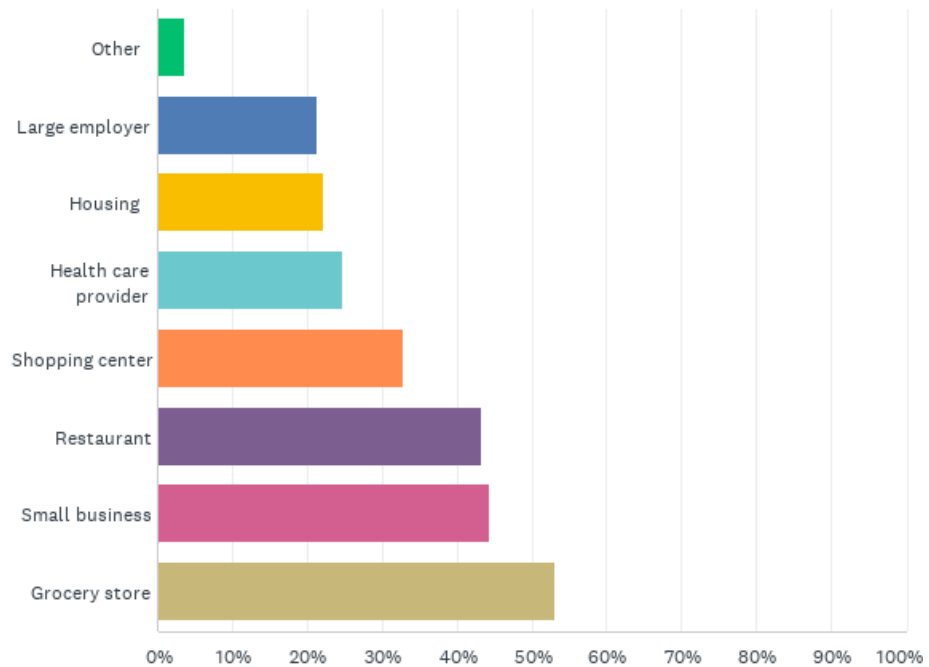
Q16: F. NC 61 North

Answered: 136 Skipped: 344

ANSWER CHOICES	RESPONSES	
Health care provider	11.76%	16
Large employer	14.71%	20
Shopping center	19.12%	26
Grocery store	25.00%	34
Restaurant	26.47%	36
Small business	40.44%	55
Housing	45.59%	62
Total Respondents: 136		

Q17: G. Other Location

Answered: 113 Skipped: 367



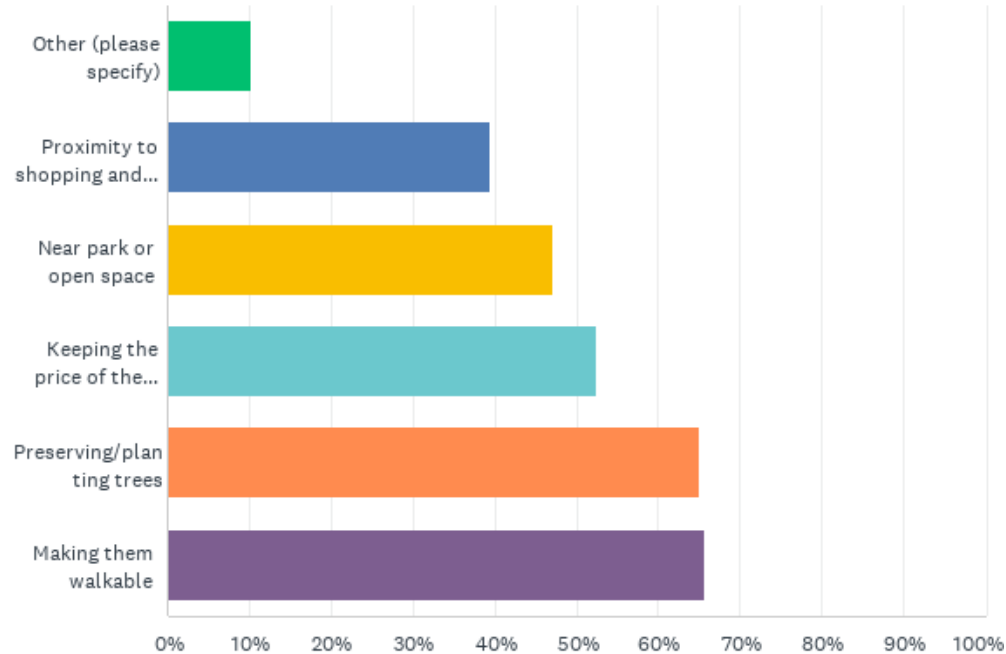
Q17: G. Other Location

Answered: 113 Skipped: 367

ANSWER CHOICES	RESPONSES	
Other	3.54%	4
Large employer	21.24%	24
Housing	22.12%	25
Health care provider	24.78%	28
Shopping center	32.74%	37
Restaurant	43.36%	49
Small business	44.25%	50
Grocery store	53.10%	60
Total Respondents: 113		

Q18: What is most important in new neighborhoods? (check all that apply):

Answered: 286 Skipped: 194



Q18: What is most important in new neighborhoods? (check all that apply):

Answered: 286 Skipped: 194

ANSWER CHOICES	RESPONSES	
Other (please specify)	10.14%	29
Proximity to shopping and services	39.51%	113
Near park or open space	47.20%	135
Keeping the price of the homes as affordable as possible	52.45%	150
Preserving/planting trees	65.03%	186
Making them walkable	65.73%	188
Total Respondents: 286		

Q18: What is most important in new neighborhoods?

Written Responses

- Fast internet, preferably more than one provider
 - More attractive neighborhoods with houses given more space between residents. More diverse in appearance
 - Ensuring diversity and accessibility to a variety of people
 - Spacing between houses, increased house setback, and off-street parking
 - Safety
 - Splash park, pickleball
 - Pools and playgrounds
 - Dog parks are fun for neighborhoods but one big enough for multiple dogs and people
 - Controlled growth. The roads can't handle the traffic now, continually allowing 70, 100 or more home developments will cause the demise of the town.
 - Sidewalk on Westbrook from University to the town center
 - Large lots for gardens
 - Fitting in with the landscape
-

Q19: What corridor or intersection are you most concerned about in Gibsonville? What is the issue?

Results:

Transportation Improvements

Can NC-61 handle new housing development?

Need speed bumps on Henry Steel Dr

Dangerous with new housing developments
(poor driving)

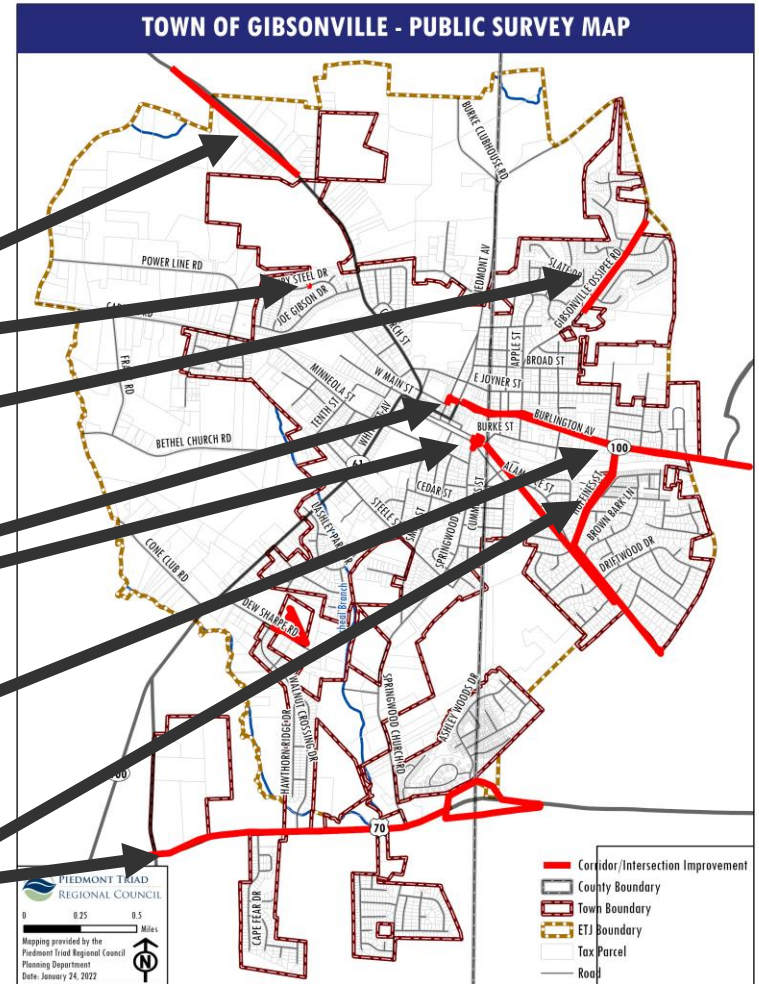
Terrible visibility at Burlington Ave, Eugene St,
& Lewis St

Need better railroad crossing

Connect with Elon via one sidewall on NC-100;
easier access to Elon and University Drive

Need sidewalks along bus routes along
Huffines St

Burlington Road (US-70) is a disaster



Results:

Transportation Improvements

Can NC-61 handle new housing development?

Need speed bumps on Henry Steel Dr

Dangerous with new housing developments
(poor driving)

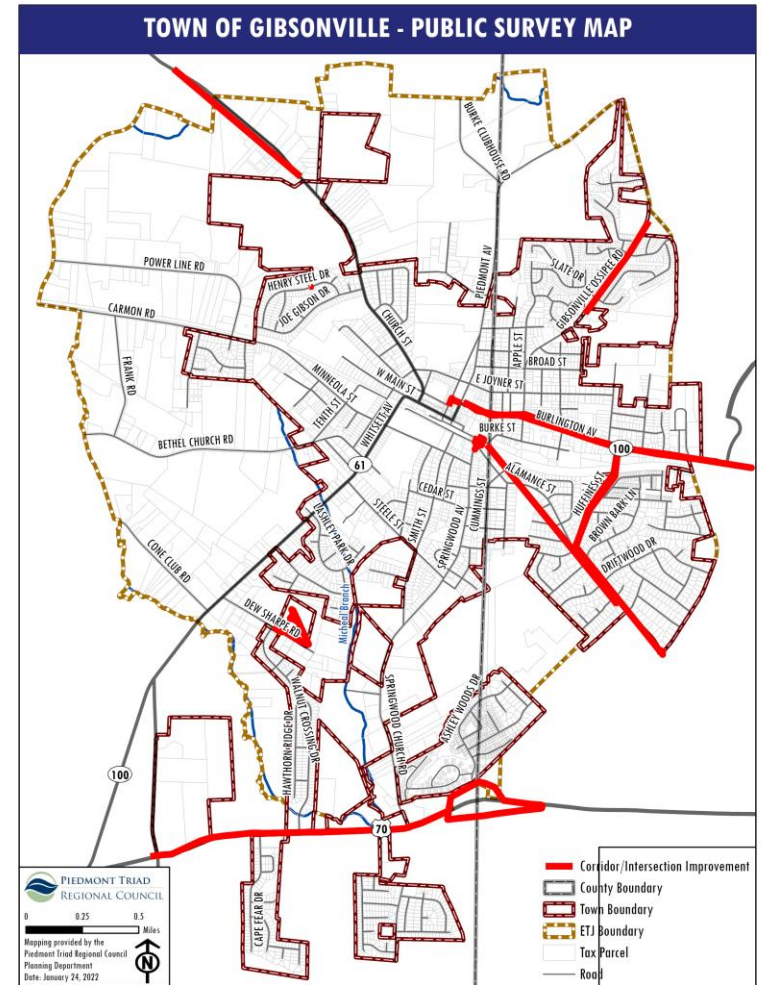
Terrible visibility at Burlington Ave, Eugene St,
& Lewis St

Need better railroad crossing

Connect with Elon via one sidewall on NC-100;
easier access to Elon and University Drive

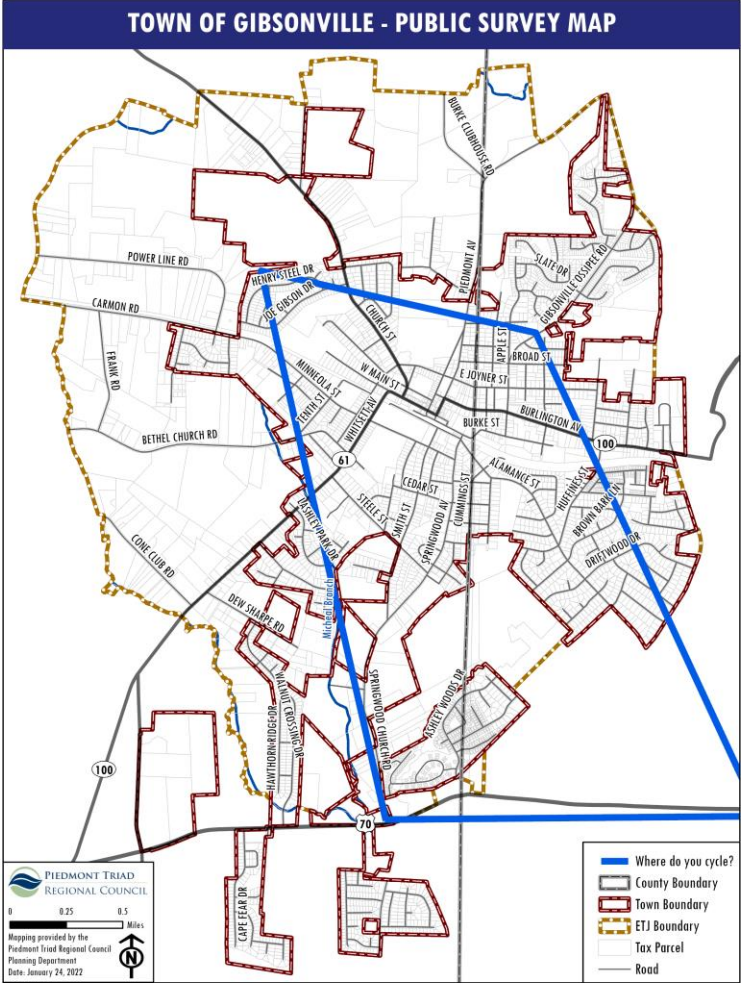
Need sidewalks along bus routes along
Huffines St

Burlington Road (US-70) is a disaster



Q20: Where do you walk or bicycle? What safety or access improvements are needed?

Results:
Where do you cycle?
Only one line drawn through town



Results:

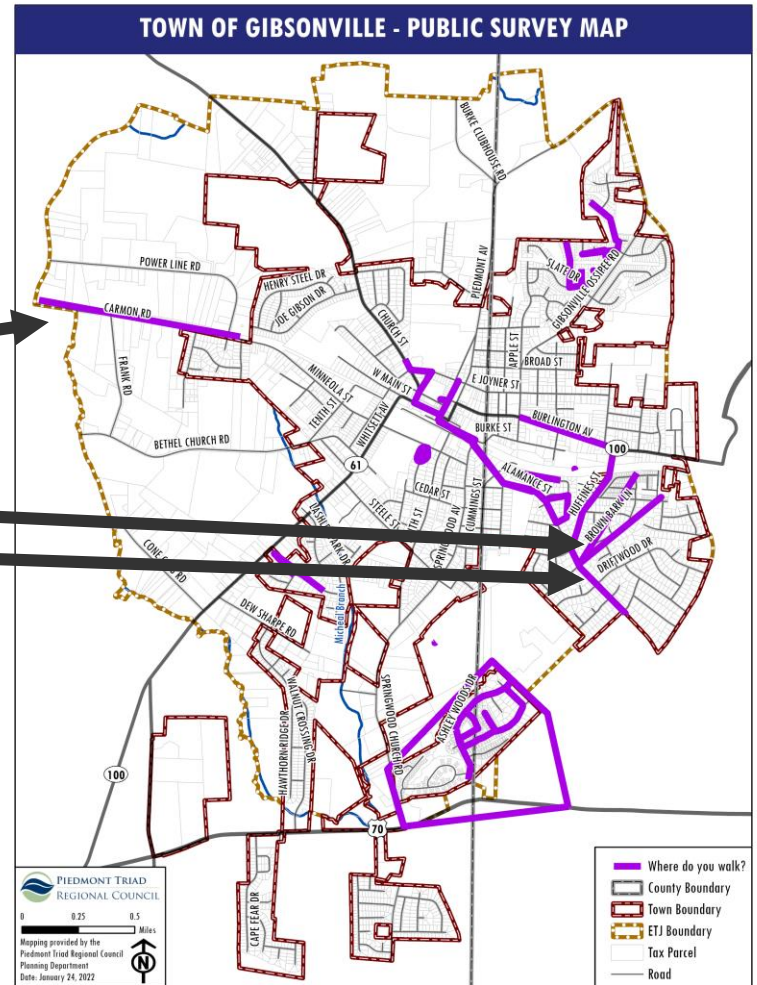
Where do you walk?

Neighborhoods (generally mentioned several times)

Reservoir off RT 61

Savannah Glen

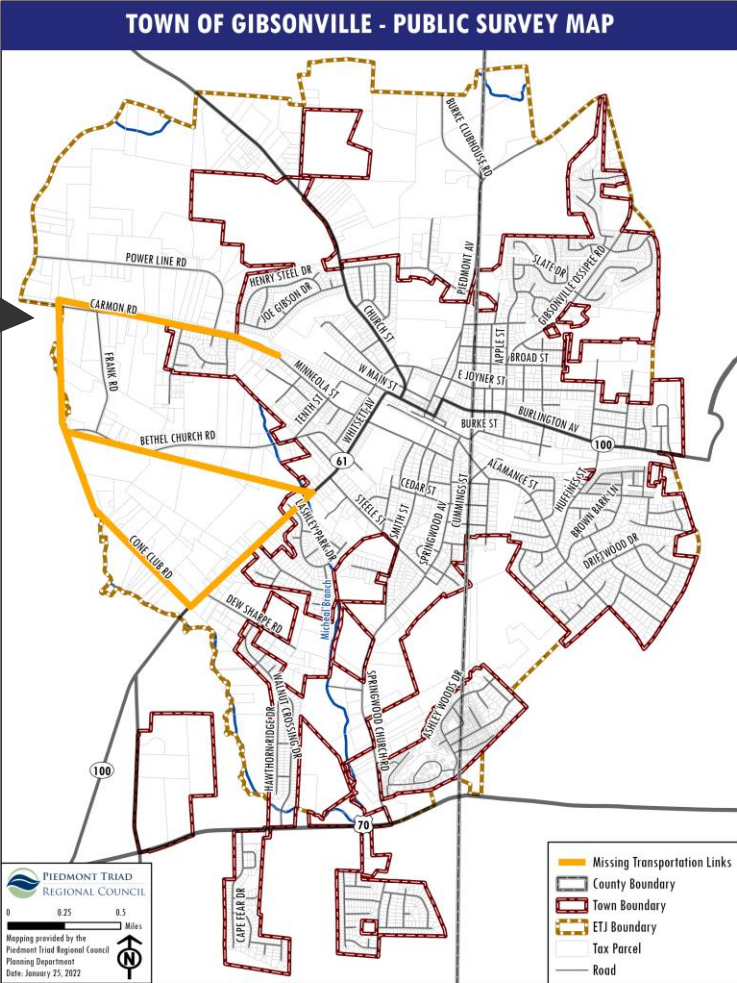
Bus stops without sidewalks



Q21: Where are there missing transportation linkages and what type of improvement is needed?

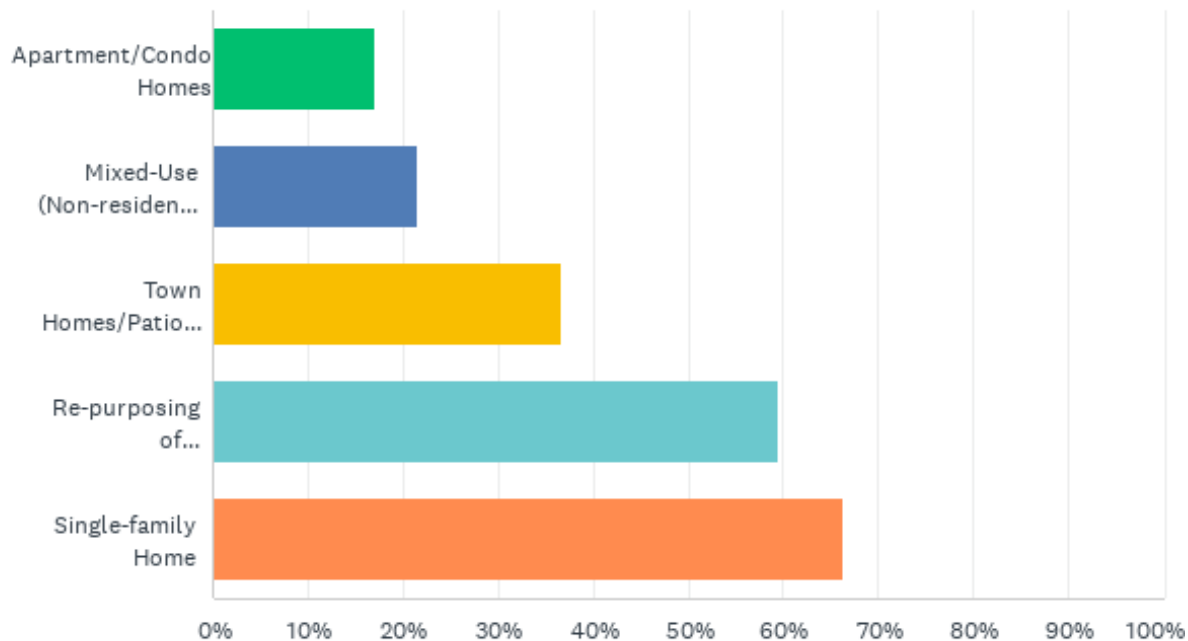
Results: Missing Transportation Links

Takes over an hour to walk to the Link Bus Stop



Q22: How can we best meet the future housing needs of our community? Encourage more (check all that apply):

Answered: 259 Skipped: 221



Q22: How can we best meet the future housing needs of our community? Encourage more (check all that apply):

Answered: 259 Skipped: 221

ANSWER CHOICES	RESPONSES	
Apartment/Condo Homes	16.99%	44
Mixed-Use (Non-residential and residential)	21.62%	56
Town Homes/Patio Homes	36.68%	95
Re-purposing of underutilized structures	59.46%	154
Single-family Home	66.41%	172
Total Respondents: 259		

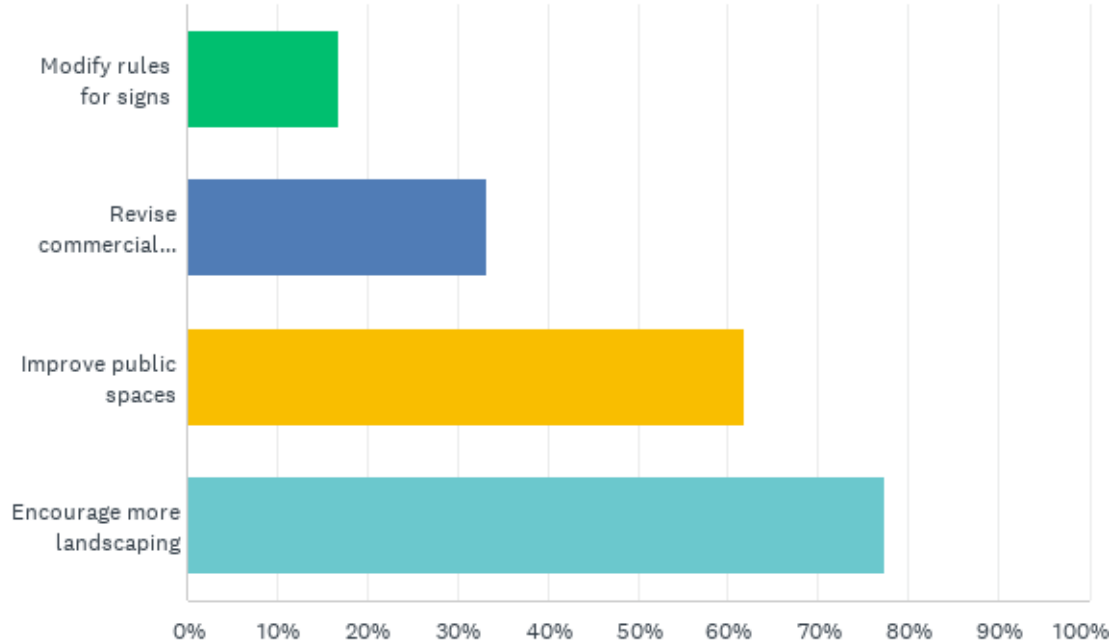
Q22: How can we best meet the future housing needs of our community?

Written Responses

- no more apartments
 - We don't need apts like those on St Mark's next to the SECU
 - Encourage more innovative business in tech, Art, Culture or museums
 - Don't over load the area !!!!!!!!!!!!!!!
 - \$300k to \$425k nice homes
 - please keep the infrastructure in mind as new housing comes available
 - Affordable homes
 - We don't need low income housing
 - Convert abandoned factories perhaps to housing
 - Need no more housing
 - no more subdivisions
 - Stop building new developments
 - We are a bedroom community-that is not likely to change
 - We need an industrial area nearest interstate. This will provide employment for our citizens and provide sustainable tax revenue for improvement projects for existing residential areas - lessen the burden on the residents.
 - Stop over development like Burlington and Graham are doing.
-

Q23: How would you improve Gibsonville's physical appearance? (check all that apply):

Answered: 231 Skipped: 249



Q23: How would you improve Gibsonville's physical appearance? (check all that apply):

Answered: 231 Skipped: 249

ANSWER CHOICES	RESPONSES	
Modify rules for signs	16.88%	39
Revise commercial building design standards	33.33%	77
Improve public spaces	61.90%	143
Encourage more landscaping	77.49%	179
Total Respondents: 231		

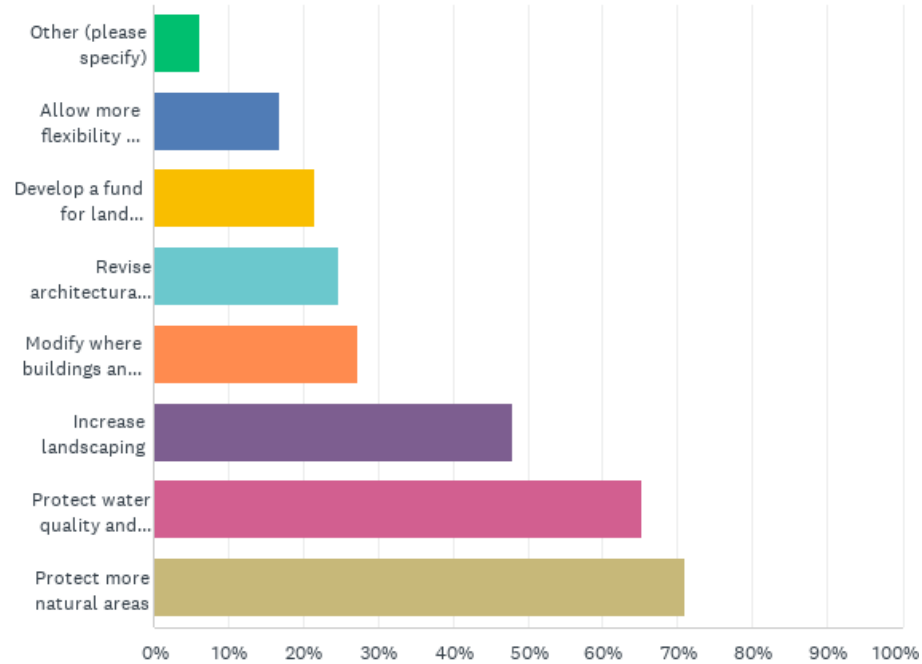
Q23: How would you improve Gibsonville's physical appearance?

Written Responses

- Paint the older buildings in downtown Gville.
 - Ensure builders do not crowd in residences for maximum profit. Ensure they provide proper drainage and landscaping where they build. Leave some trees up.
 - Supply rose bushes to residents to be planted within the right-of-way.
 - Economic development, attracting industrial stakeholders along Hwy 70, would indirectly improve the town's physical appearance by bringing jobs, commerce, and wealth to the town.
 - Fill vacant spaces on Main. Maybe a nail salon or thrift store.
 - Remodel old buildings. Modernize the town like Kernersville or Cary
 - Renovate the old school!
 - get rid of the mechanic's station (opposite Wades) in downtown; it is an eye sore.
 - do something with abandoned buildings
 - greenway
-

Q24: What should the City of Gibsonville do to help preserve natural resources? (check all that apply):

Answered: 242 Skipped: 238



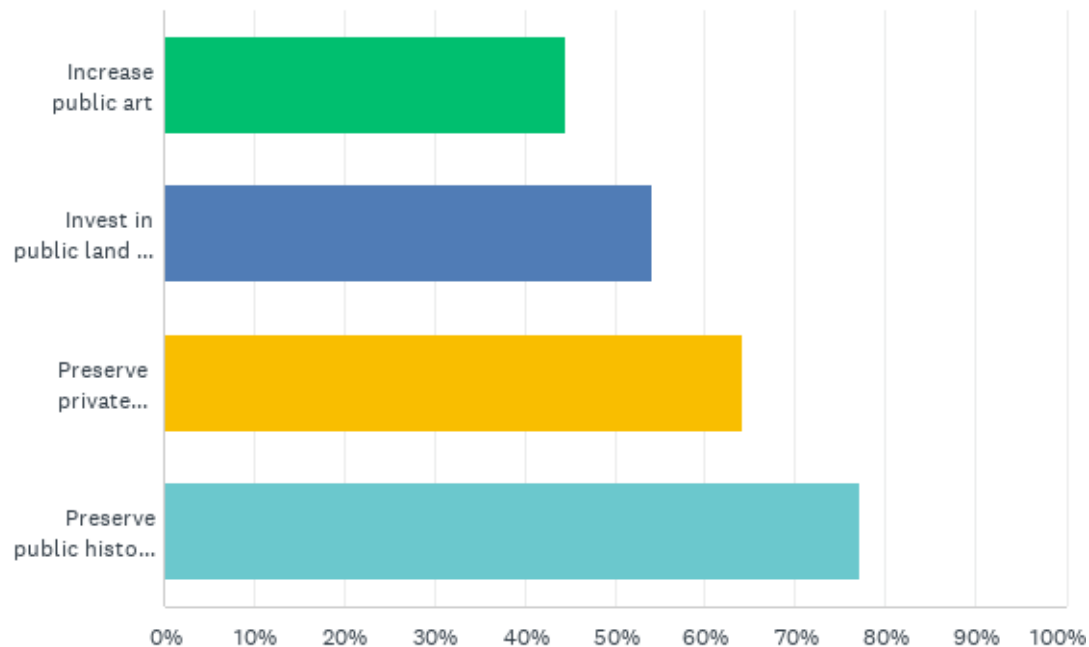
Q24: What should the City of Gibsonville do to help preserve natural resources? (check all that apply):

Answered: 242 Skipped: 238

ANSWER CHOICES	RESPONSES	
Other (please specify)	6.20%	15
Allow more flexibility in development regulations	16.94%	41
Develop a fund for land acquisition	21.49%	52
Revise architectural standards	24.79%	60
Modify where buildings and parking are allowed on commercial properties	27.27%	66
Increase landscaping	47.93%	116
Protect water quality and open space through the development regulations	65.29%	158
Protect more natural areas	71.07%	172
Total Respondents: 242		

Q25: What cultural or historic resources should be a focus of the town? (check all that apply):

Answered: 240 Skipped: 240



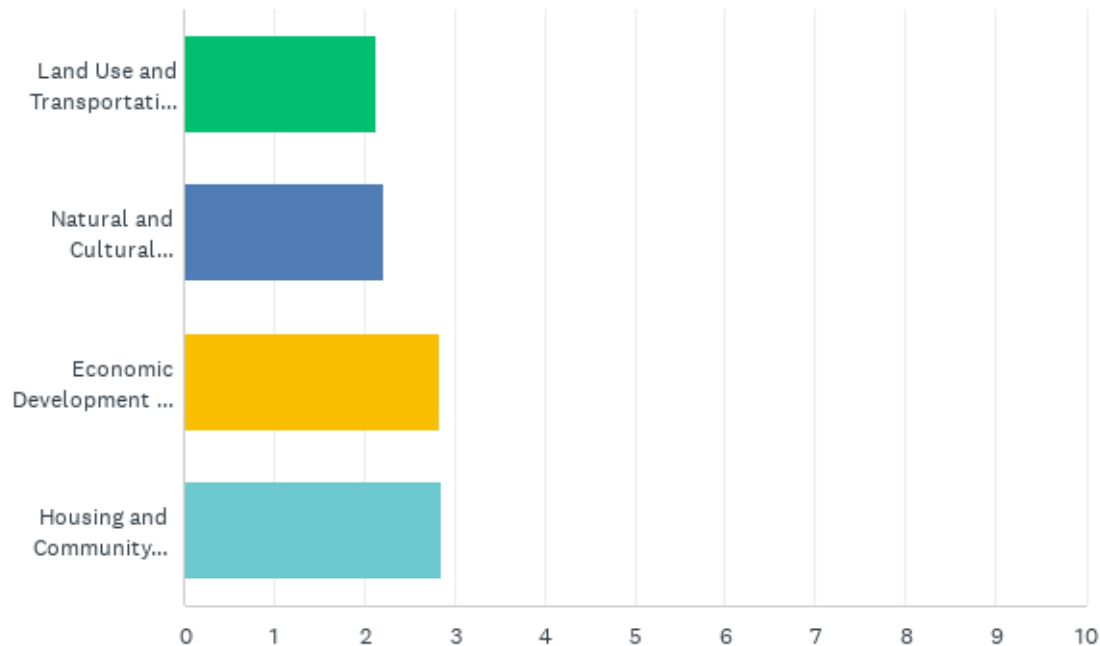
Q25: What cultural or historic resources should be a focus of the town? (check all that apply):

Answered: 240 Skipped: 240

ANSWER CHOICES	RESPONSES	
Increase public art	44.58%	107
Invest in public land and spaces	54.17%	130
Preserve private historic buildings	64.17%	154
Preserve public historic buildings	77.08%	185
Total Respondents: 240		

Q26: Please rank, with 1 being most important and 4 being least important, the following issues that town leaders should prioritize:

Answered: 265 Skipped: 215



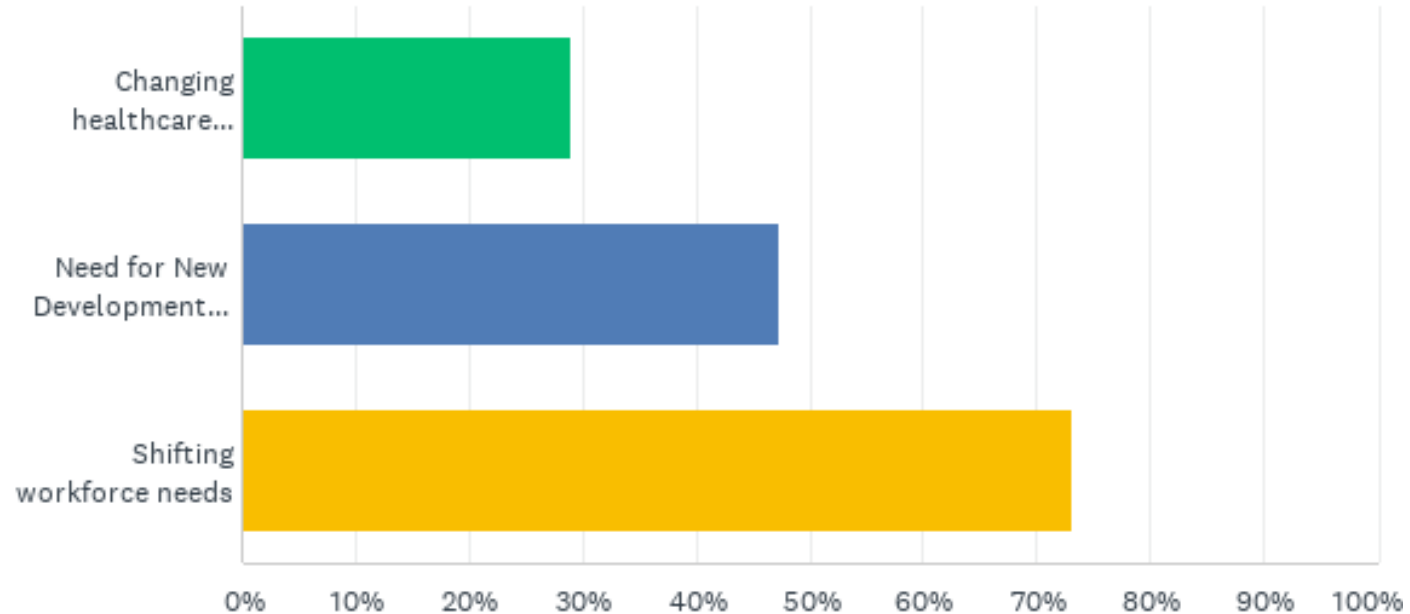
Q26: Please rank, with 1 being most important and 4 being least important, the following issues that town leaders should prioritize:

Answered: 265 Skipped: 215

	1	2	3	4	TOTAL	SCORE
Land Use and Transportation Planning	12.31% 32	23.08% 60	30.77% 80	33.85% 88	260	2.14
Natural and Cultural Resource Preservation	17.42% 46	22.35% 59	24.24% 64	35.98% 95	264	2.21
Economic Development and Growth	40.23% 103	22.66% 58	17.97% 46	19.14% 49	256	2.84
Housing and Community Appearance	31.01% 80	33.33% 86	25.97% 67	9.69% 25	258	2.86

Q27: What factors do you believe will affect Gibonville's economy in the next 10-20 years? (check all that apply):

Answered: 241 Skipped: 239



Q27: What factors do you believe will affect Gibonville's economy in the next 10-20 years? (check all that apply):

Answered: 241 Skipped: 239

ANSWER CHOICES	RESPONSES	
Changing healthcare environment	29.05%	70
Need for New Development Sites	47.30%	114
Shifting workforce needs	73.03%	176
Total Respondents: 241		

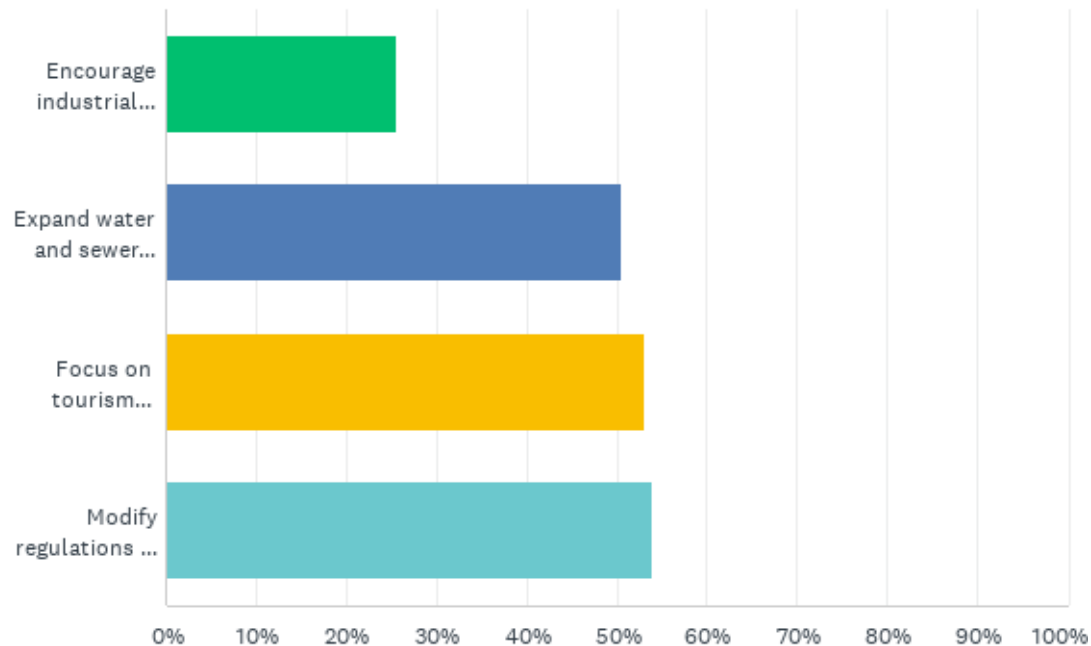
Q27: What factors do you believe will affect Gibsonville's economy in the next 10-20 years?

Written Responses

- move to remote work, people working where they live
- Access to the interstate - the pathway to jobs of the future
- Land use planning is important NOW, transportation planning next, and the rest will come.
- Town's ability to keep up with trends, execute strategy and manage growth
- Remove the old school
- Need for affordable housing
- We are a "bedroom community" for Greensboro, Chapel Hill and Durham. With an increase in more expensive homes, we will draw those clients. As Mebane is doing. Also we need more gathering places for the 21-40 group.
- Ineffective transportation connectors and proximity to other local areas

Q28: What initiatives should be used to support economic growth (check all that apply)?

Answered: 230 Skipped: 250



Q28: What initiatives should be used to support economic growth (check all that apply)?

Answered: 230 Skipped: 250

ANSWER CHOICES	RESPONSES	
Encourage industrial development	25.65%	59
Expand water and sewer service area	50.43%	116
Focus on tourism opportunities	53.04%	122
Modify regulations to be more business friendly	53.91%	124
Total Respondents: 230		

Q28: What initiatives should be used to support economic growth?

Written Responses

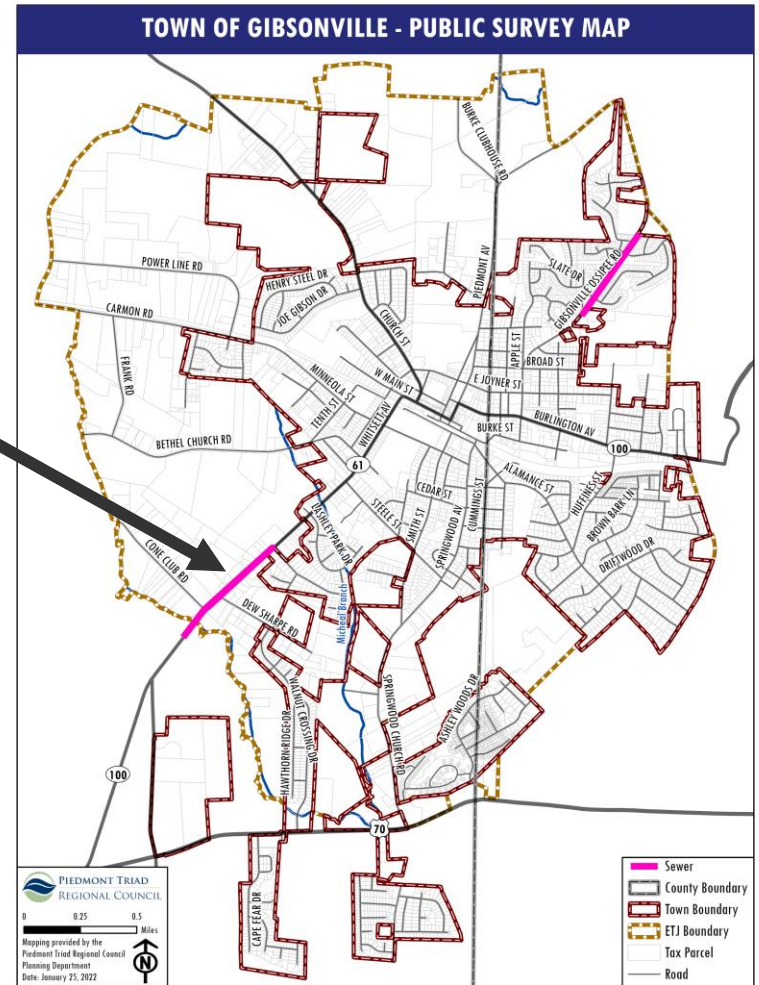
- Gibsonville should be a place to live, not a place to work. Focus on family. Food & entertainment - not businesses. You gave up on businesses when you gave into Burlington on the truck-stop. No interstate exchange, no future.
 - Modernize the town. Repurpose and remodel old buildings.
 - Increase cable, internet and wifi coverage to outlying areas
 - Keep Gibsonville its own unique and special place. Don't give into being a total commuter town. Don't grow into an economic development bubble. Lee Gibsonville a wonderful, special, and diverse place that is great to live in and welcoming to all.
 - Data infrastructure e.g. fiber/cable/cell
 - Walkable, open businesses during normal hours, diverse business offerings
 - Need to attract businesses that would pay similar wages to comparable areas
 - Do not overextend the water and sewer
 - Will not happen
 - Cheaper sewer rates
 - Encourage IT and STEM businesses.
 - Recreation and restaurants
-

If the water and sewer service area was expanded, where should it expand to?

Results: Utilities

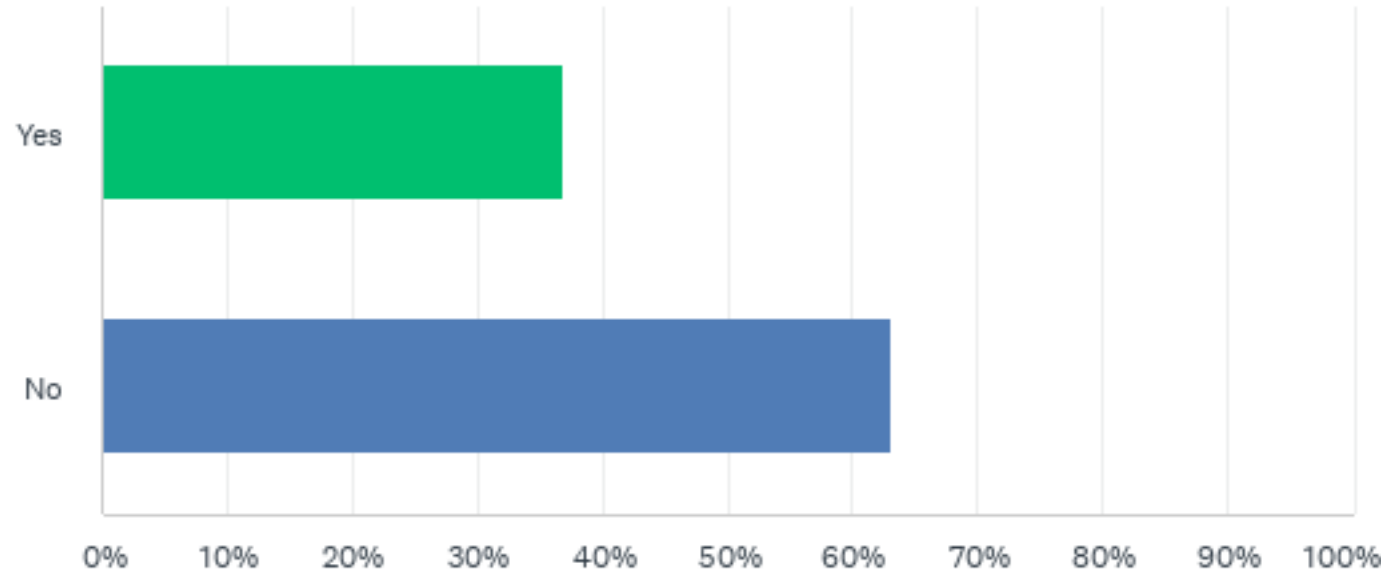
Many homes in this area have failing septic tanks

No water infrastructure comments were made in the map portion of the survey



Q31: Would you like to be contacted about future public meetings and updates?

Answered: 228 Skipped: 252



Q31: Would you like to be contacted about future public meetings and updates?

Answered: 228 Skipped: 252

ANSWER CHOICES	RESPONSES	
Yes	36.84%	84
No	63.16%	144
TOTAL		228
