

**AGENDA**  
Henderson County Board of Commissioners  
Wednesday, March 9, 2005  
5:30 PM



- CALL TO ORDER/WELCOME**
- PLEDGE OF ALLEGIANCE**
- INVOCATION**
- INFORMAL PUBLIC COMMENTS**
- DISCUSSION/ADJUSTMENT OF AGENDA**

**CONSENT AGENDA**

- A. Minutes: November 1, 2004  
January 12, 2005  
February 7, 2005 } *MARKED APPROVED + FILED  
ON WEBSITE 3.10.05*
- B. Tax Collector's Report *FILED 3.10.05*
- C. Financial Report – January 2005 *FILED 3.10.05*  
Cash Balance Report – January 2005
- D. Henderson County Public Schools Financial Report – January 2005 *3.10.05*
- E. Valley Hill Fire and Rescue Lease Purchase Agreement *PRINTED + TO WLM 3.10.05 TO FIRE MARSHALL 3.11.05*
- F. Resolution Supporting Accreditation of Local Public Health Departments
- G. Corporate Banking Resolution *TO WLM 3.14.05, SENT TO JCM 3.14.05*
- H. Improvement Guarantee for Cummings Cove Golf & Country Club, Phase II,  
Sections 4 and 5, Mountain Crest-Cummings Cove Company, LLC, Owner
- I. Improvement Guarantee for Pinnacle Falls, Phase I-Section I (Meadows) *SIGNED + EXECUTED 3.16.05*
- J. Request for Modifications to Improvement Guarantee for The Homestead at Mills  
River, Phase I *EXECUTED 3.21.05*
- K. Modification of reimbursement resolution (Dana Elementary School) *EXECUTED 3.21.05*
- L. Settlement of Lawsuit
- M. Resolution-Newspapers in Education Week *PRINTED + TO WLM 3.10.05, W/ ATTACHMENTS*
- N. Amendment to Personnel Resolution
- O. Medicaid Resolution *PRINTED + R + TO WLM 3.10.05, TO ENC 3.11.05, TO DEN 3.14*
- P. Water and Sewer Line Extensions
- Q. Extension of Technical Assistance Contract with Land of Sky Regional for  
Highlander Woods Project

**NOMINATIONS**

**NOTIFICATION OF VACANCIES**

- 1. EMS Quality Management Committee-20 vac.  
Positions #1-20
- 2. Fletcher Planning Board-1 vac.  
Position #1
- 3. Solid Waste Advisory Committee-3 vac.  
Positions #2, 5 and 9

**NOMINATIONS**

- 1. Equalization and Review Board-2 vac.
- 2. Juvenile Crime Prevention Council-2 vac.
- 3. Mountain Valleys Resource Conservation and Development Program-1 vac.
- 4. Nursing/Adult Care Home Community Advisory Committee-7 vac.
- 5. Recreation Advisory Committee-3 vac.

*LETTERS  
SENT  
3.10.05*

**DISCUSSION ITEMS**

- Historic Courthouse Corporation
- Financing Resolution-Human Services Building and Dana Elementary School Construction Projects
- DSS Staffing Request
- Public Health Department-Staff Request
- Update on Pending Issues
  - 1. Commissioner Baldwin-Agenda items
    - a. Cemetery Advisory Committee Charter
  - 2. Commissioner Young-Agenda items
    - a. Asheville-Buncombe-Henderson Regional Water Authority
    - b. Facilities
  - 3. Chairman Moyer-Agenda items
    - a. Tuxedo School Site
    - b. Airport Property Issue

**7:00 PUBLIC HEARING-** Rezoning Application R-04-05, I-2 to R-10,  
Hollabrook Farms, Inc., Applicant  
William M. Alexander, Jr., Applicant's Agent

**IMPORTANT DATES**

**CANE CREEK WATER & SEWER DISTRICT - no business**

**CLOSED SESSION-None**

Henderson County believes it is the right of all citizens to participate. All persons with disabilities that need auxiliary aid should contact the Clerk to the Board at (828) 697-4808, T.D.D. number 697-4580, at least 48 hours prior to the meeting.

# PUBLIC INPUT SIGN UP SHEET

3-9-05

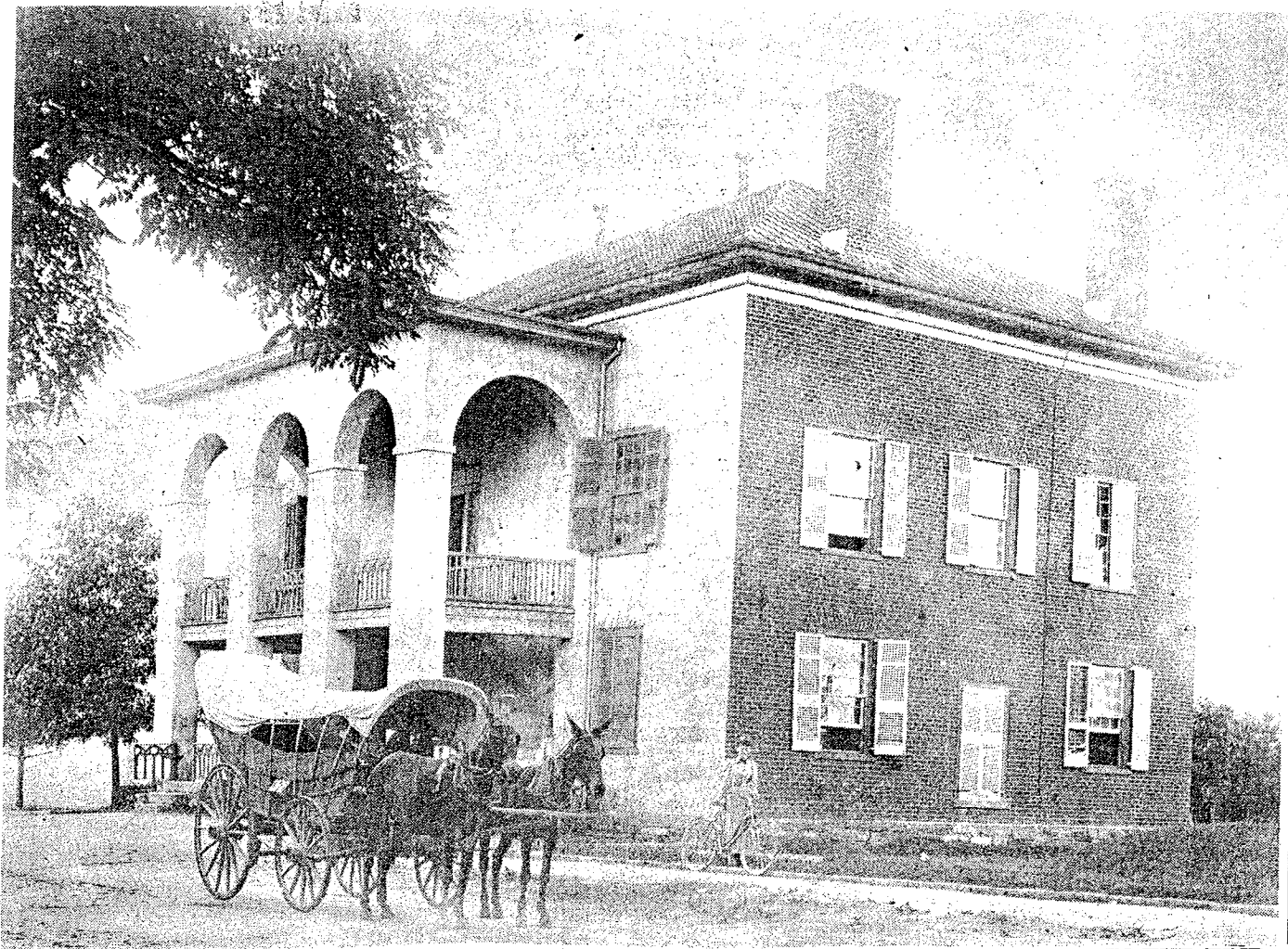
PUBLIC INPUT SHALL BE LIMITED TO  
THREE (3) MINUTES PER PERSON.

EACH PERSON SHOULD:

- (1) STATE YOUR NAME
- (2) IN WHAT AREA OF THE COUNTY YOU LIVE
- (3) SPEAK IN A CLEAR AND COURTEOUS MANNER.

*Please Print:*

	<u>NAME</u>	<u>ADDRESS</u>	<u>ISSUE</u>
1.	Nyoka Harris	56 Ice Hollow Rd Zirconia, NC	old Tuxedo School
2.	Katharine Taylor	70 Box 134, Tuxedo, NC 28784	old Tuxedo School
3.	Dudley Cues	50 Squinell	12 Schools
4.			
5.			
6.			
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11.			
12.			
13.			



1887 PHOTO SHOWS THE OLD HENDERSON COUNTY COURTHOUSE AND WAS ENTERED IN THE TRIB-  
une old photo contest by Frank Burgin of Route 1, Horse Shoe. Mr. Burgin, then a lad of 4, was back in-  
side the covered wagon out of sight. His father, Thomas Lee. Burgin, came in to Hendersonville that  
morning bringing Frank. "A lady on a bicycle whom I know nothing about," says Mr. Burgin, "made  
this picture." Five generations of the Burgin family have lived in Henderson County.

*cir 1887*



„Court House“, Hendersonville, N. C.

33344 Published for Miss Wettle Le Grande, Hendersonville, N.C. (Made in Germany)

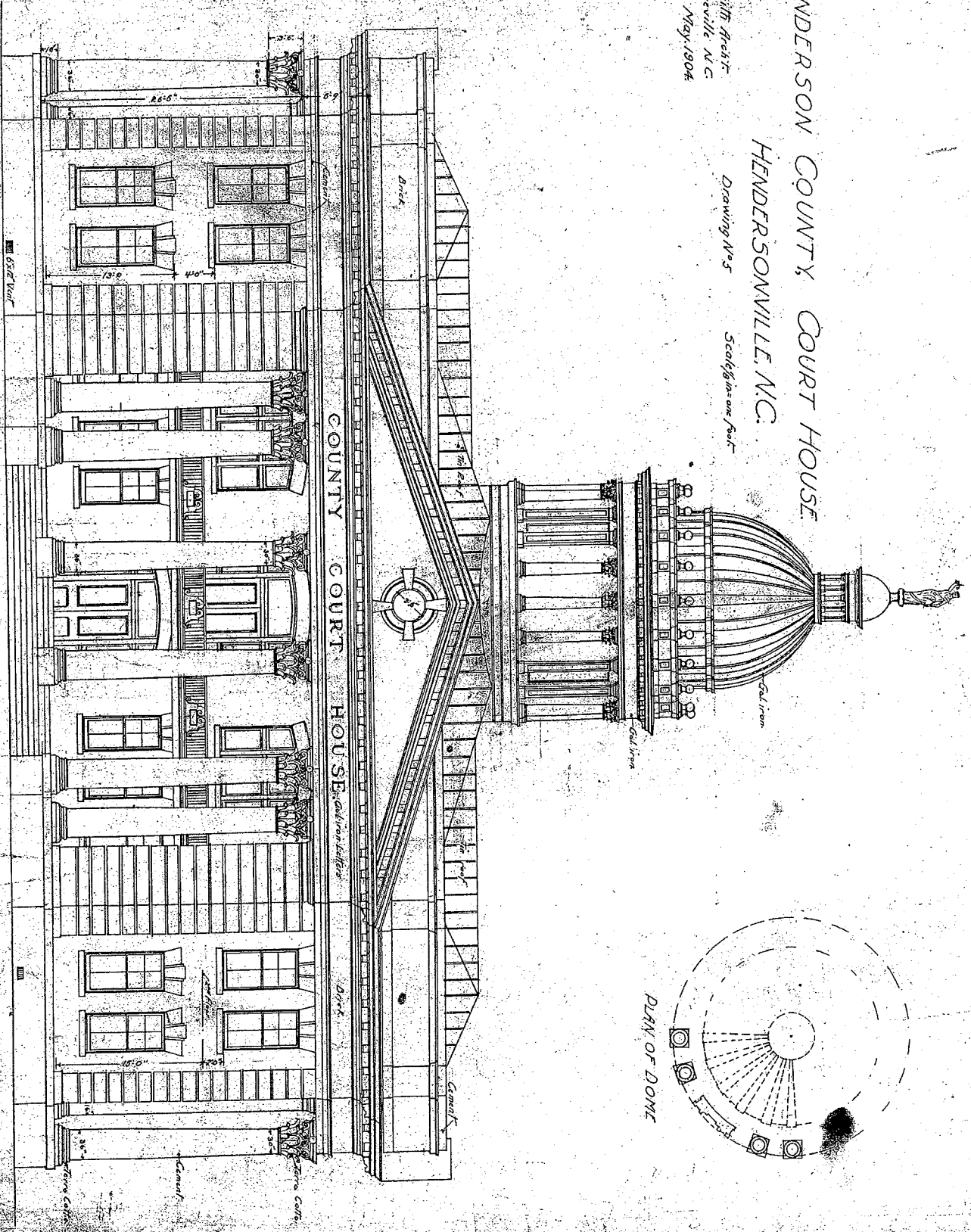
HENDERSON COUNTY COURT HOUSE  
HENDERSONVILLE, N.C.

R.S. Smith Architect  
Asheville, N.C.  
May, 1904

Drawing No. 5

Scale 3/8" = 1' 0"

FRONT ELEVATION

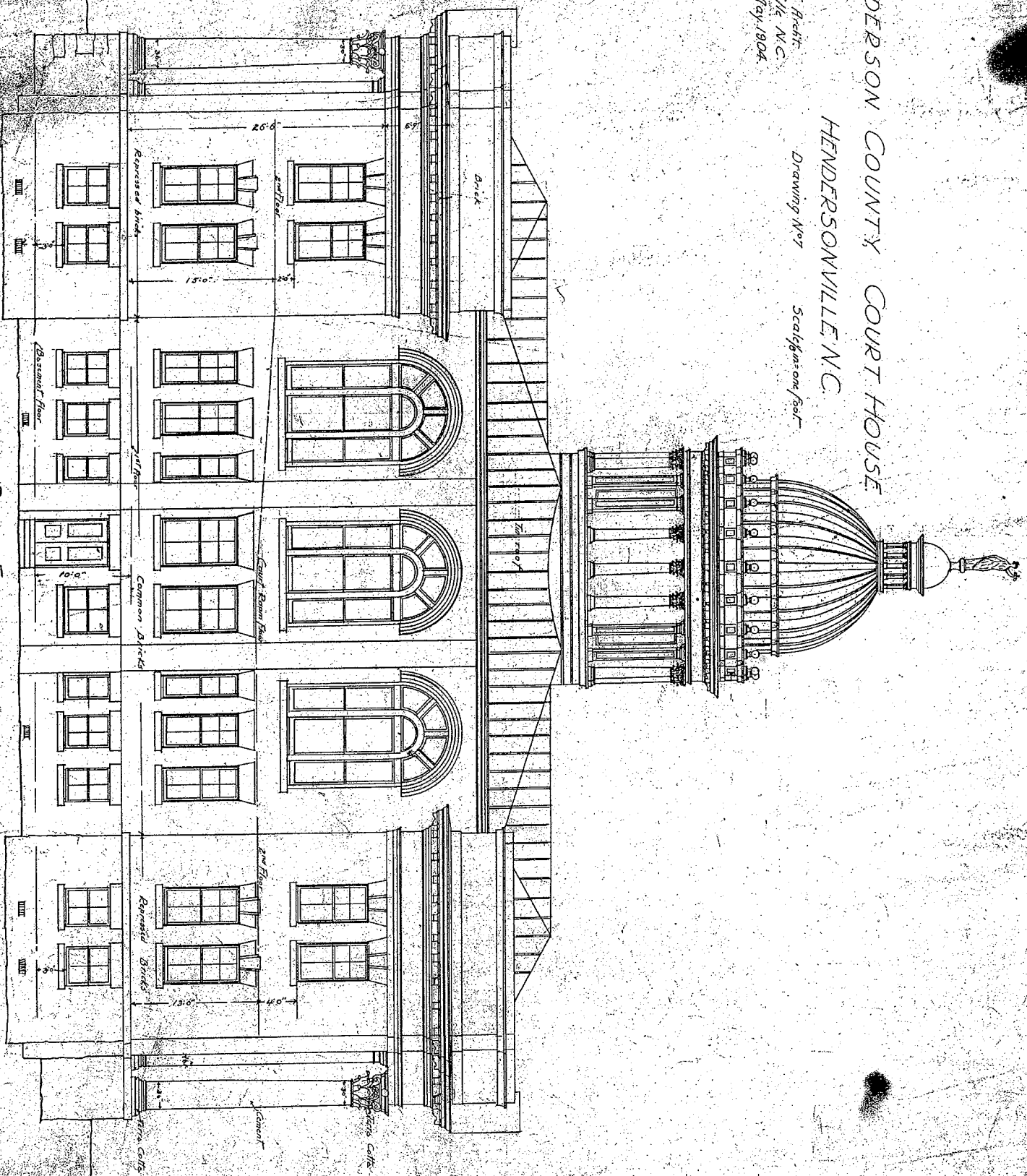




HENDERSON COUNTY COURT HOUSE  
HENDERSONVILLE, N.C.

R.S. Smith, Architect  
Asheville, N.C.  
May, 1894

Drawing No. 7  
Scale 1/8" = 1'-0"



REAR ELEVATION



**7:00 PUBLIC HEARING  
SIGN UP SHEET**

Rezoning Application R-04-05, I-2 to R-10, Hollabrook Farms, Inc., Applicant William M. Alexander, Jr., Applicant's Agent

Please Print

Name:

Address:

- | Name:                    | Address:                                  |
|--------------------------|---|
| 1. William Alexander     | 559 N. Justice St. (for Applicant)        |
| 2. Myra H. Wood          | } Applicant                               |
| 3. John S. Hollanor, Jr. |   |
| 4. Billy John            |   |
| 5. JEFF YOUNG            | 426 N. MILLS RIVER RD. / HORSE SHOE 29742 |
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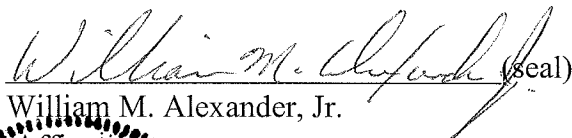
STATE OF NORTH CAROLINA  
COUNTY OF HENDERSON

**AFFIDAVIT**

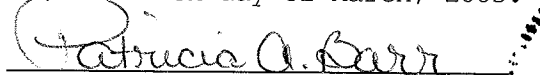
Now comes William M. Alexander, Jr., and being first duly sworn does swear and state as follows:

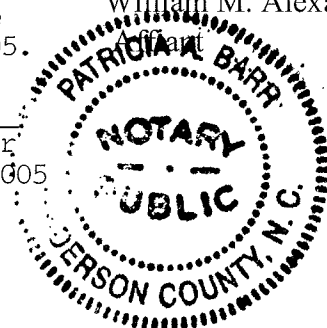
1. I am a citizen of Henderson County, North Carolina. I am an attorney licenced to practice law in the State of North Carolina.
2. I represent as attorney and agent a North Carolina general partnership known as Hollabrook Farms, which has as its principals John S. Hollamon, Jr. and Myra H. Wood, in all matters relating to a re-zoning application submitted by them to Henderson County, and currently pending before the Board of Commissioners.
3. The documents attached to this affidavit, with the exception of the typed summaries of data, are all accurate copies of the records of the Partnership for Economic Development, Henderson County Government, Advantage West, the U.S. Census Office, the North Carolina Department of Commerce, or the North Carolina Office of State Demographics. All of said documents have been obtained from the official inter-net Web sites of those entities. That information is depended upon as statically accurate.
4. The facts stated in my oral presentation, or in the written synopsis of my oral presentation, are true and accurate according to the best of my knowledge and belief. Facts stated as to the character, nature, or location of the subject tract are based upon my personal knowledge and observation. Any statements of opinion made are my own, or those of my client, gathered from personal knowledge and from the data referenced above. Statements of opinion made with reference to an official source are the opinions of that cited source.
5. This affidavit is submitted for the record of this proceeding to verify the validity, origin, and truth of all facts presented, and to substantiate the opinions stated.

This affidavit is made this the 9<sup>th</sup> day of March, 2005.

 (seal)  
William M. Alexander, Jr.  
Affiant

Sworn to and subscribed before  
me, this 9th day of March, 2005.

  
NotaryPublic - Patricia A. Barr  
My Commission Expires: 10/23/2005



STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

**AFFIDAVIT OF MYRA H. WOOD**

NOW COMES MYRA H. WOOD, and being first duly sworn does swear and state as follows:

1. My name is Myra H. Wood. I am a resident of Henderson County, North Carolina. I am a general partner in a North Carolina General Partnership known as Hollabrook Farms and I am personally familiar with all matters affecting the property and assets of Hollabrook Farms.

2. My father and mother, John and Myra Hollamon, were lifetime residents of Henderson County. My father pursued various areas of employment, including serving as the county agricultural extension agent and as owner and operator of our family dairy farm, Hollabrook Farms. My mother was a teacher in the Henderson County School system and assisted my father in the operation of the family business.

3. After the death of my father, my brother John S. Hollamon, Jr. assumed management of the dairy farm. We continued operation of the dairy farm as a partnership until 1995. In 1995 it became apparent that operation of the dairy was no longer economically feasible. We then terminated the dairy business.

4. My brother and I, in anticipation of closure of the dairy, began marketing this property (the Holly Hill tract) and our other property on Jeffres Road for industrial use. The property has been listed over the time period from 1992 until the present with multiple realtors. The property has been marketed by the Partnership for Economic Development, and has appeared on the data bases of Advantage West and the North Carolina Department of Commerce as an available industrial property.

5. In 2001, Hollabrook Farms partnership sought industrial zoning (I-2) for the Holly Hill tract. We had been advised that obtaining this zone classification would make the property more attractive to potential industrial purchasers, thereby stimulating possible sale of the property. Our re-zoning application was granted and we continued to market the property until the present as an available industrial site.

6. Despite the best efforts of the local community of realtors as well as the diligent efforts of the staff of the Partnership for Economic Development, no offers from industrial purchasers have been made upon the property in 13 years. We did have one potential sale of the property for a utility use, as the City of Hendersonville purchased an option on the property intending to utilize it for a new sewer treatment facility. That proposed use met with such vehement public opposition that the City of Hendersonville chose not to exercise its option.

7. Since 1995 the Holly Hill farm has been leased to various farmers for different purposes, but the income from those leases is barely sufficient to pay the expenses associated with ownership of the property. I own and operate a business in Hendersonville, North Carolina, the Village Green Antique Mall. However, as I approach retirement I need to have more assets available both for my personal retirement planning and for long term family estate planning. I have an immediate need to go forward with a productive use of the Holly Hill property.

8. In December of 2004, Hollabrook Farms contracted with a real estate developer to sell to that developer the Holly Hill tract. The intended use of the property by the developer is for residential housing in a high density application. Our sales contract is contingent upon the property being re-zoned by Henderson County to an R-10 designation. We believe that this property is ideally suited for a high density residential use. The contract purchase price is consistent with the price previously sought for an industrial sale, and in fact is higher than the price previously used in industrial marketing. The sale of this property will be for a price of \$5,000,000.00. It is our belief that proper investment of these proceeds will result in a minimum of \$250,000.00 per year in earnings. These earnings will be lost for the foreseeable future if the property is kept in industrial classification.

9. Since 2001 other significant industrial tracts have become available in Henderson County for potential purchasers. We view some of those tracts as being superior to the Holly Hill farm for industrial use. Included in those tracts are the following:

- (a) The former Steelcase plant site,
- (b) Available sites in Broad Pointe Center,
- (c) The Lakewood site, and
- (d) The Taproot Dairy site.

All of the above listed sites are fully developed and ready for construction, except for the Taproot site. The Taproot site is virtually identical to the Holly Hill site in location and topography, but has more useable acreage and adjoins the Interstate. The Taproot site further has gravity flow sewer service immediately available.

10. We have discovered that, statistically, industrial capital investment has been on a national down trend. We do not believe that the Holly Hill site will attract potential purchasers, in competition with other available sites in the county.

11. Hollabrook Farms also owns a second tract located on Jeffres Road, less than one mile from the Holly Hill farm, that continues to be zoned for industrial applications. For both

sites to be tied to the limited industrial use will substantially impair the financial resources of our family.

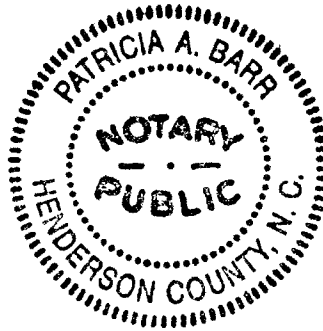
12. This affidavit is offered in support of the re-zoning application of Hollabrook Farms pending before the Henderson County Commission.

THIS AFFIDAVIT made this the 9<sup>th</sup> day of March, 2005.

Myra H. Wood SEAL  
MYRA H. WOOD

Sworn to and subscribed before me,  
this the 9<sup>th</sup> day of March, 2005.

Patricia A. Barr  
Notary Public  
My Commission Expires: 10/23/2005



STATE OF NORTH CAROLINA

COUNTY OF HENDERSON

**AFFIDAVIT OF JOHN S. HOLLAMON, JR.**

NOW COMES JOHN S. HOLLAMON, JR., and being first duly sworn does swear and state as follows:

1. My name is John S. Hollamon, Jr. I reside in South Carolina, but was for many years a resident of Henderson County, North Carolina. I am a general partner in a North Carolina General Partnership known as Hollabrook Farms and I am personally familiar with all matters affecting the property and assets of Hollabrook Farms.

2. My father and mother, John and Myra Hollamon, were lifetime residents of Henderson County. My father pursued various areas of employment, including serving as the county agricultural extension agent and as owner and operator of our family dairy farm, Hollabrook Farms. My mother was a teacher in the Henderson County School system and assisted my father in the operation of the family business.

3. After the death of my father, I took up management of the dairy farm. I continued operation of the dairy farm in partnership with my sister, Myra H. Wood, until 1995. In 1995 it became apparent that operation of the dairy was no longer economically feasible. I then terminated the dairy business.

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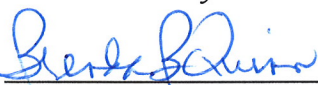
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12. This affidavit is offered in support of the re-zoning application of Hollabrook Farms pending before the Henderson County Commission.

THIS AFFIDAVIT made this the 9th day of March, 2005.

  
\_\_\_\_\_  
JOHN S. HOLLAMON, JR. SEAL

Sworn to and subscribed before me,  
this the 9th day of March, 2005.

  
\_\_\_\_\_

Notary Public

My Commission Expires: June 21, 2008





## HENDERSON COUNTY

### Population/Building Permits/Average Dwelling Cost

Compiled From Data of US Census Bureau, Henderson County Gov., and North Carolina Association of Realtors

	Population	# Building Permits (units)	Average Dwelling Cost
1990	69,747	Not available	Not available
1997	79,410	Not available	\$146,946 (1998 data)
2000	89,193	720	\$162,314
2003	93,817	872	\$186,502
2004	96,370	1,066	\$202,736
2010 <i>(projected)</i>	107,873	1,364 per year needed to meet population increase	Not available
2020 <i>(projected)</i>	127,044	823 per year needed to meet population increase	Not available

#### SUMMARY OF BUILDING PERMIT ISSUES:

PERIOD: 2000 — 2010

At 2.33 persons per household, as indicated by the census data, a total of 11,503 new dwelling units are needed for this time period. 4,679 were issued through the end of 2004. This leaves 6,824 units needed by the January 1, 2010 to avoid a deficit, or a total of 1,364 per year. This level of construction has never been reached before in Henderson County, so a deficit should be expected going into the 2010 — 2020 period.

The U.S. census figures list 5,582 “vacant” dwellings in Henderson County in the year 2000. However, “vacant” dwellings are deemed to include seasonal and vacation “for rent” dwellings. The Henderson County Planning Office estimates that the 2003 population of the county increased to 122,845 in the summer months by virtue of “seasonal residents”. This equates to 29,028 “seasonal residents”. At the average 2.33 persons per household level, the seasonal residents occupied more than 12,458 of the “vacant” dwellings, thus leaving a deficit of 6,876 dwellings. Though obviously all of this deficit is not real due to the presence of seasonal visitors who occupy camps, hotels, inns and other facilities, it is nevertheless obvious that there is no actual supply of surplus vacant dwellings in Henderson County.

## POPULATION TRENDS IN HENDERSON COUNTY BY AGE

Data compiled from U.S. Census Bureau and N.C. Office of Demographics and Planning

	Population	Population 60 or over	% Population 60 or over
1990	69,747	19,336	27.7 %
2000	89,173	24,146	27.07 %
2010 <i>(projected)</i>	107,873	30,824	28.57 %
2020 <i>(projected)</i>	127,044	39,198	30.85 %

Period	% Growth Total Population	% Growth Population over 60
1990 — 2000	27.9 %	24.87 %
2000 — 2010 (proj.)	20.97 %	27.65 %
2010 — 2020 (proj.)	17.7 %	27.17 %

### Summary of Population Age Statistics:

The Henderson County Planning Office, in its Mills River/Fletcher Land Use Study quoted the then current statistics on projected population increases for Henderson County (as provided by the NC Office of State Planning) as showing a 19.4 % total increase for the time period from 1990 to 2000, and a projected increase of 12.3% for the time period from 2000 to 2010. The actual figures as now published by that office show a 27.9 % increase from 1990 to 2000, and project a 20.97 % increase from 2000 to 2010.

Though obviously the Planning Office formulated its recommendations on the best available data, our population growth has far exceeded projections. The figures set out above indicate two compelling facts:

1. The need for high density residential housing has become critically important since the year 2000, and the available data in 2000 would not have adequately shown how tremendous this need would become.
  
2. The percentage of our population over age 60 is growing at a rate far in excess of our overall population growth rate, increasing the needs in the county for services of all types, and hastening the transition of our local economy from an industrial based economy to a services based economy.

## HENDERSON COUNTY EMPLOYMENT: 1997 - 2004

### Number of Paid Employees - 4 Largest Categories

Compiled From US Census Data, Henderson County Gov., and Chamber of Commerce Data

#### Manufacturing: Number of Henderson County Employees by Years

1997	1998	1999	2000	2001	2002	2003	2004
8,361	8,271	8,000	7,979	7,875	6,993	7,473	6,892

#### Health Care and Social Assistance: Number of Henderson County Employees by Years

1997	1998	1999	2000	2001	2002	2003	2004
1,545	3,907	3,893	4,355	4,826	5,040	N/A	5,267

#### Retail Trade: Number of Henderson County Employees by Years

1997	1998	1999	2000	2001	2002	2003	2004
4,192	4,256	4,342	4,665	5,019	4,918	5,848	4,889

#### Construction: Number of Henderson County Employees by Years

1997	1998	1999	2000	2001	2002	2003	2004
N/A	2,364	2,352	2,565	2,319	2,639	3,992	2,428

## April 1, 1990 County Age Groups-Total Pop.

(to open/download as Excel Spreadsheet, click [here](#))

County	Age Groups																	Total	Med. Age		
	0-2	3-4	5	6-9	10-13	14	15	16-17	18-19	20-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84			85-94	95+
ALAMANCE	4,271	2,750	1,316	5,084	5,066	1,275	1,316	2,774	3,890	8,558	17,068	16,013	11,915	5,449	5,560	9,573	5,041	1,202	1,202	108,213	35.45
ALEXANDER	1,064	695	385	1,491	1,554	388	402	831	853	2,028	4,623	4,298	3,356	1,369	1,175	1,806	971	239	239	27,544	33.80
ALLEGHANY	289	192	102	468	487	138	117	267	231	534	1,367	1,338	1,161	562	566	985	595	168	23	9,590	39.42
ANSON	1,007	610	327	1,337	1,476	379	408	831	683	1,595	3,433	3,354	2,258	964	1,169	2,113	1,165	343	22	23,474	34.08
ASHE	683	437	239	1,064	1,188	285	285	633	575	1,371	3,182	3,286	2,740	1,211	1,248	2,096	1,273	388	25	22,209	38.50
AVERY	538	326	176	730	759	195	197	436	781	1,217	2,080	2,182	1,650	686	743	1,275	684	194	18	14,867	34.99
BEAUFORT	1,722	1,101	566	2,335	2,648	652	661	1,321	1,168	2,488	6,050	6,339	4,602	2,128	2,208	3,668	2,069	518	39	42,283	35.65
BERTIE	914	619	312	1,321	1,367	311	342	700	558	1,214	3,100	2,677	1,931	998	1,053	1,769	1,004	174	24	20,388	33.38
BLADEN	1,141	729	393	1,660	1,829	457	474	973	875	1,804	4,070	4,300	3,143	1,362	1,386	2,445	1,295	302	25	28,663	34.84
BRUNSWICK	2,076	1,321	656	2,541	2,672	676	711	1,438	1,298	3,077	7,506	7,214	5,929	3,022	3,391	5,234	1,820	375	28	50,985	36.99
BUNCOMBE	6,811	4,324	2,082	8,447	8,580	2,098	2,226	4,529	4,853	11,688	27,046	27,378	19,453	8,236	8,963	16,064	9,108	2,636	256	174,778	36.60
BURKE	3,029	1,885	911	3,645	3,924	954	1,117	2,439	2,360	5,486	12,086	11,540	9,134	3,884	3,544	5,897	3,146	720	39	75,740	35.03
CABARRUS	4,223	2,700	1,328	5,204	5,177	1,252	1,328	2,814	2,893	7,185	16,165	15,286	11,197	4,697	4,488	7,696	4,311	933	58	98,935	34.49
CALDWELL	2,891	1,794	870	3,450	3,768	919	1,007	2,099	2,136	5,399	11,620	10,873	8,551	3,668	3,156	5,131	2,698	637	52	70,709	34.50
CAMDEN	224	162	75	301	335	81	79	177	163	355	934	855	712	330	299	516	247	57	2	5,904	35.72
CARTERET	2,080	1,281	654	2,642	2,629	640	651	1,289	1,356	3,558	8,827	7,889	5,821	2,735	3,032	4,841	2,069	521	38	52,553	35.80
CASWELL	757	525	263	1,054	1,124	280	325	624	623	1,299	3,255	3,223	2,453	978	977	1,753	930	230	20	20,693	35.62
CATAWBA	4,772	3,083	1,497	6,033	6,425	1,596	1,658	3,402	3,677	8,752	19,900	18,756	13,621	5,742	5,394	8,640	4,380	1,000	84	118,412	34.22
CHATHAM	1,703	1,033	503	1,904	1,815	419	427	941	1,032	2,350	6,531	6,620	4,128	1,838	1,951	3,349	1,695	472	48	38,759	35.97
CHEROKEE	639	459	250	970	1,096	288	309	594	556	1,206	2,609	2,829	2,315	1,070	1,190	2,280	1,156	313	41	20,170	39.06
CHOWAN	568	388	229	795	812	180	197	377	338	714	1,873	1,885	1,349	658	763	1,387	745	225	23	13,506	36.34
CLAY	215	138	87	371	382	88	108	232	179	357	888	1,047	800	332	452	903	444	104	8	7,155	40.07
CLEVELAND	3,644	2,230	1,057	4,397	4,660	1,172	1,263	2,506	2,734	6,254	13,028	12,595	9,622	4,131	3,974	6,823	3,664	875	84	84,713	34.55
COLUMBUS	2,074	1,376	692	3,022	3,203	805	809	1,657	1,469	3,025	7,303	7,187	5,498	2,502	2,346	4,054	2,071	458	36	49,587	34.18
CRAVEN	4,430	2,636	1,272	4,857	4,700	1,044	1,068	2,120	2,533	8,260	14,550	11,085	7,062	3,303	3,576	5,920	2,543	602	52	81,613	30.16
CUMBERLAND	15,828	9,549	4,479	16,997	15,643	3,666	3,651	7,406	12,211	34,853	55,611	37,026	23,081	9,736	8,195	11,031	4,662	996	92	274,713	27.05
CURRITUCK	609	401	199	802	778	183	171	380	339	775	2,413	2,066	1,532	665	715	1,065	523	107	13	13,736	34.23
DARE	981	599	314	1,175	1,031	235	260	516	464	1,395	4,382	3,850	2,375	1,114	1,225	1,895	745	171	19	22,746	35.05

DAVIDSON	5,120	3,360	1,652	6,490	6,770	1,627	1,773	3,743	3,711	9,108	21,289	19,780	15,020	6,195	5,879	9,238	4,790	1,056	76	126,677	34.39
DAVIE	994	651	331	1,394	1,574	394	399	824	808	1,736	4,269	4,559	3,360	1,406	1,364	2,284	1,168	311	33	27,859	36.19
DUPLIN	1,684	1,132	596	2,265	2,403	607	640	1,301	1,174	2,613	6,130	5,760	4,265	1,934	1,948	3,283	1,844	390	26	39,995	34.15
DURHAM	8,222	5,055	2,312	8,989	8,649	2,034	2,130	4,307	7,493	17,275	36,657	29,915	16,621	6,327	6,512	11,047	6,365	1,813	131	181,854	31.61
EDGECOMBE	2,729	1,695	804	3,455	3,788	942	887	1,838	1,716	3,747	9,140	8,524	5,520	2,426	2,483	4,191	2,174	570	63	56,692	32.61
FORSYTH	11,328	7,096	3,419	13,076	12,640	3,097	3,295	6,753	8,729	20,930	48,132	41,840	28,602	12,309	12,252	18,758	10,209	3,164	249	265,878	33.83
FRANKLIN	1,501	991	485	1,939	1,977	489	471	1,044	1,380	2,645	6,148	5,481	3,839	1,538	1,689	2,790	1,516	456	35	36,414	33.61
GASTON	7,789	4,989	2,389	9,417	9,385	2,379	2,602	5,585	5,592	13,334	28,855	26,669	18,836	8,361	7,980	12,509	6,734	1,593	95	175,093	33.40
GATES	406	279	142	551	493	129	142	245	249	585	1,571	1,273	966	437	487	805	452	86	7	9,305	34.09
GRAHAM	264	165	82	358	414	104	99	219	228	499	969	1,022	861	377	383	683	366	91	12	7,196	36.89
GRANVILLE	1,595	1,006	497	1,885	2,067	547	563	1,139	1,012	2,715	6,874	5,914	4,281	1,800	1,706	2,802	1,512	398	28	38,341	33.94
GREENE	597	418	208	909	923	242	238	478	404	995	2,702	2,330	1,581	740	728	1,149	598	129	15	15,384	33.52
GUILFORD	14,290	8,849	4,206	16,887	16,871	4,057	4,106	8,926	13,831	31,240	60,630	54,225	36,966	15,578	15,645	24,193	12,875	3,770	295	347,420	33.30
HALIFAX	2,529	1,563	870	3,443	3,457	858	866	1,798	1,568	3,583	8,513	7,814	5,424	2,491	2,854	4,678	2,521	636	51	55,516	33.47
HARNETT	3,388	2,022	951	3,620	3,631	889	978	1,935	2,604	6,631	11,352	9,334	6,718	3,000	2,882	4,717	2,556	571	54	67,833	31.10
HAYWOOD	1,597	1,035	535	2,072	2,124	565	597	1,270	1,194	2,915	6,417	6,688	5,919	2,706	2,799	5,009	2,658	779	63	46,942	39.86
HENDERSON	2,340	1,535	792	3,274	3,264	813	867	1,757	1,557	3,725	9,300	9,754	7,486	3,526	4,249	8,872	4,816	1,292	107	69,326	40.59
HERTFORD	965	680	334	1,395	1,381	328	341	721	946	1,455	3,232	3,053	2,266	1,054	1,086	1,911	1,057	288	30	22,523	33.54
HOKE	1,222	757	387	1,519	1,566	383	428	766	884	1,777	4,014	3,207	2,074	944	842	1,306	601	160	19	22,856	29.46
HYDE	211	145	63	302	317	80	82	173	156	322	795	758	565	286	259	490	331	69	7	5,411	35.65
IREDELL	3,904	2,472	1,216	4,867	4,909	1,180	1,279	2,745	2,771	6,478	15,090	13,923	10,761	4,596	4,534	7,218	3,969	955	68	92,935	34.70
JACKSON	807	556	291	1,183	1,248	310	334	720	2,072	3,172	3,418	3,661	2,959	1,239	1,183	2,113	1,217	328	35	26,846	33.05

Age Groups

County	0-2	3-4	5	6-9	10-13	14	15	16-17	18-19	20-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85-94	95+	Total	Med Age
JOHNSTON	3,518	2,222	1,082	4,245	4,444	1,155	1,170	2,397	2,311	5,663	13,614	12,616	9,288	3,695	3,669	6,295	3,203	689	50	81,306	34.13
JONES	463	274	138	527	540	137	157	274	265	545	1,500	1,308	1,000	446	493	851	418	70	8	9,414	34.28
LEE	1,833	1,203	590	2,457	2,404	570	597	1,161	1,169	2,663	6,663	6,260	4,373	1,946	2,107	3,407	1,524	410	33	41,370	34.09
LENOIR	2,297	1,510	781	3,180	3,386	915	957	1,943	1,670	3,623	8,787	8,547	6,254	2,784	2,827	4,795	2,454	530	34	57,274	34.56
LINCOLN	2,203	1,371	673	2,723	2,754	641	679	1,507	1,546	3,673	8,393	7,840	5,894	2,361	2,212	3,635	1,777	398	39	50,319	33.84
MCDOWELL	1,398	850	420	1,770	1,958	486	545	1,170	1,103	2,398	5,410	5,351	4,099	1,804	1,785	3,026	1,642	440	26	35,681	35.63
MACON	716	502	241	1,052	1,087	230	258	594	582	1,173	2,870	3,211	2,740	1,444	1,544	3,025	1,756	444	30	23,499	42.63
MADISON	568	369	187	771	863	224	233	495	727	1,370	2,248	2,445	1,919	865	844	1,571	980	243	31	16,953	36.63
MARTIN	1,088	695	356	1,440	1,508	375	386	866	759	1,567	3,657	3,651	2,666	1,234	1,220	2,202	1,137	253	18	25,078	34.62
MECKLENBURG	24,338	14,944	7,207	27,402	25,451	5,929	6,166	12,820	16,798	42,109	104,879	84,611	52,087	20,292	18,872	28,765	14,535	3,952	324	511,481	31.84

MITCHELL	482	349	172	715	702	165	174	369	340	869	2,043	2,096	1,720	830	860	1,413	873	247	14	14,433	38.94
MONTGOMERY	1,014	604	316	1,276	1,414	339	362	745	714	1,714	3,753	3,438	2,399	1,014	1,070	1,944	1,003	221	12	23,352	33.50
MOORE	2,232	1,447	725	2,995	2,996	761	770	1,476	1,474	3,362	8,453	7,697	5,636	3,040	3,772	7,782	3,510	803	69	59,000	38.43
NASH	3,298	2,111	998	4,248	4,455	1,118	1,137	2,312	2,294	5,246	12,793	12,326	8,039	3,384	3,478	5,795	2,881	718	56	76,677	33.75
NEW HANOVER	4,634	2,985	1,501	5,978	6,141	1,486	1,557	3,224	4,878	10,286	19,818	19,171	12,770	5,224	5,556	9,377	4,469	1,136	93	120,284	33.83
NORTHAMPTON	817	537	290	1,177	1,222	296	292	605	572	1,219	3,033	2,839	2,148	1,073	1,207	2,145	1,027	275	24	20,798	35.99
ONSLow	8,799	4,934	2,265	8,035	6,866	1,455	1,395	2,882	9,280	31,880	33,241	16,875	8,699	3,604	3,148	4,365	1,826	435	34	149,838	24.41
ORANGE	3,303	2,137	1,055	4,013	3,776	863	896	1,836	6,376	15,140	18,059	14,299	8,146	2,993	2,876	4,755	2,517	755	56	93,851	28.72
PAMLICO	439	284	141	614	632	157	149	305	278	581	1,580	1,594	1,281	706	729	1,149	554	180	15	11,368	38.15
PASQUOTANK	1,539	997	485	1,979	1,859	402	421	837	1,129	2,470	5,057	4,234	2,854	1,305	1,408	2,541	1,357	393	31	31,298	32.05
PENDER	1,223	776	366	1,550	1,569	387	400	857	743	1,822	4,379	4,305	3,309	1,473	1,601	2,671	1,113	288	23	28,855	35.74
PERQUIMANS	427	270	137	606	610	133	137	262	257	553	1,483	1,328	1,131	600	612	1,141	609	138	13	10,447	37.19
PERSON	1,322	806	389	1,539	1,669	422	427	879	873	1,878	5,017	4,548	3,274	1,457	1,423	2,487	1,410	338	22	30,180	34.75
PITT	4,874	2,968	1,485	5,646	5,707	1,359	1,462	2,916	6,192	13,648	18,767	15,535	9,400	3,987	3,959	6,459	3,269	775	72	108,480	29.22
POLK	482	285	154	617	621	152	164	326	313	744	1,779	1,918	1,593	831	897	1,973	1,180	353	34	14,416	42.97
RANDOLPH	4,548	2,955	1,391	5,573	5,625	1,361	1,420	3,000	3,050	7,648	18,207	16,600	12,397	5,162	4,654	7,848	4,139	897	71	106,546	34.19
RICHMOND	1,913	1,206	589	2,480	2,751	685	710	1,533	1,435	3,206	6,521	6,255	4,673	2,076	2,213	3,868	1,914	458	32	44,518	33.82
ROBESON	5,427	3,361	1,668	6,861	7,499	1,840	1,901	4,032	3,881	7,902	16,305	15,114	9,970	4,075	4,166	6,900	3,426	774	68	105,170	30.11
ROCKINGHAM	3,494	2,283	1,056	4,374	4,522	1,122	1,200	2,518	2,530	5,824	13,611	13,093	9,710	4,143	4,308	7,260	3,964	982	70	86,064	35.36
ROWAN	4,640	3,010	1,463	5,804	5,890	1,337	1,405	2,821	3,451	7,664	17,726	15,893	11,755	5,384	5,553	9,835	5,432	1,412	130	110,605	35.05
RUTHERFORD	2,259	1,526	722	2,955	3,211	793	834	1,682	1,655	4,052	8,366	8,048	6,265	2,866	2,835	5,079	2,949	774	48	56,919	35.48
SAMPSON	1,904	1,258	603	2,728	2,988	729	775	1,538	1,397	3,021	7,023	6,823	5,168	2,320	2,275	4,027	2,201	485	34	47,297	34.59
SCOTLAND	1,564	990	526	2,083	2,401	598	616	1,215	1,341	2,544	4,899	5,189	3,430	1,320	1,306	2,288	1,212	223	18	33,763	31.34
STANLY	2,308	1,438	721	2,731	2,739	656	697	1,455	1,655	3,762	7,901	7,488	5,593	2,544	2,533	4,505	2,484	517	38	51,765	34.77
STOKES	1,414	995	463	1,976	2,022	555	560	1,135	1,145	2,625	6,286	5,982	4,569	1,669	1,571	2,471	1,386	371	28	37,223	34.17
SURRY	2,332	1,419	708	3,036	3,246	818	807	1,831	1,795	4,372	9,358	9,139	7,370	3,142	3,212	5,297	2,992	775	55	61,704	36.24
SWAIN	495	257	137	628	659	155	162	372	398	716	1,609	1,575	1,214	571	593	975	586	149	17	11,268	35.28
TRANSYLVANIA	888	566	318	1,158	1,238	323	338	761	1,082	1,625	3,479	3,317	2,840	1,336	1,550	2,903	1,439	330	29	25,520	37.85
TYRRELL	154	114	64	250	258	57	56	117	96	195	552	499	386	186	186	384	245	52	5	3,856	35.27
UNION	4,135	2,541	1,266	5,015	5,071	1,227	1,292	2,598	2,976	6,424	14,048	13,170	9,613	3,562	3,178	4,978	2,487	597	32	84,210	31.86
VANCE	1,808	1,150	528	2,176	2,358	577	566	1,327	1,306	2,831	6,148	5,787	3,797	1,707	1,787	3,011	1,589	408	31	38,892	32.89
WAKE	18,893	11,742	5,669	21,604	20,551	4,870	4,944	9,985	16,669	42,076	90,787	73,383	43,518	15,114	13,445	20,016	10,041	2,763	231	426,301	31.08
WARREN	749	442	211	913	1,067	251	251	502	459	983	2,305	2,336	1,682	956	1,072	1,828	968	268	22	17,265	36.95
WASHINGTON	639	403	192	845	926	221	239	442	417	916	1,991	2,065	1,453	675	645	1,159	619	141	9	13,997	34.04

WATAUGA	1,010	714	376	1,439	1,453	304	332	723	3,515	7,272	4,933	4,668	3,509	1,386	1,380	2,340	1,193	374	31	36,952	27.54
WAYNE	4,925	3,172	1,518	6,010	5,988	1,413	1,457	3,024	3,068	8,297	19,770	15,580	10,674	4,715	4,390	6,701	3,170	735	59	104,666	31.64
WILKES	2,100	1,486	728	3,015	3,243	812	853	1,801	1,799	4,093	9,616	9,230	7,139	2,889	2,797	4,601	2,570	574	47	59,393	35.16
WILSON	2,755	1,770	915	3,823	4,015	947	985	2,149	2,188	4,747	10,141	10,234	6,980	2,982	3,105	5,082	2,596	598	49	66,061	33.72
YADKIN	1,165	729	391	1,446	1,488	397	423	824	823	2,050	4,833	4,557	3,723	1,601	1,512	2,609	1,504	391	22	30,488	36.43
YANCEY	567	349	180	714	769	218	205	448	392	1,016	2,178	2,336	1,752	815	832	1,530	868	231	19	15,419	37.95

		Age Groups																		
	0-2	3-4	5	6-9	10-13	14	15	16-17	18-19	20-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85-94	95+	
NORTH	288,058	181,100	88,353	349,559	351,411	85,133	88,603	183,484	232,073	556,334	1,142,856	1,004,879	694,158	294,248	291,750	481,319	250,371	63,627	5,132	6,6

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Last Update: November 2, 2000

# April 1, 2000 County Total Age Groups-Standard

(to open/download as Excel Spreadsheet, click here)

County	Age Groups																	Total	Med Age		
	0-2	3-4	5	6-9	10-13	14	15	16-17	18-19	20-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84			85-94	95+
ALAMANCE	5,042	3,371	1,662	7,203	7,262	1,729	1,665	3,221	3,996	8,954	18,703	20,371	17,247	6,597	5,307	9,732	6,592	2,006	134	130,794	36.29
ALEXANDER	1,384	932	465	1,842	1,802	449	492	868	750	1,913	5,010	5,424	4,759	2,004	1,513	2,339	1,247	391	19	33,603	36.58
ALLEGHANY	335	220	97	484	445	121	126	245	242	544	1,306	1,500	1,571	735	653	1,153	635	246	19	10,677	42.98
ANSON	999	642	347	1,503	1,492	336	361	697	612	1,555	3,493	3,831	3,413	1,329	1,024	1,813	1,377	411	40	25,275	36.61
ASHE	796	499	230	1,065	1,065	293	279	600	560	1,269	2,950	3,644	3,728	1,572	1,457	2,328	1,490	526	33	24,384	42.08
AVERY	468	357	195	766	748	206	202	395	523	1,247	2,546	2,623	2,357	993	843	1,485	919	281	13	17,167	38.41
BEAUFORT	1,633	1,071	587	2,378	2,380	634	644	1,195	1,033	2,436	5,253	6,480	6,908	2,809	2,389	4,017	2,311	750	50	44,958	40.25
BERTIE	720	542	262	1,159	1,217	331	308	617	506	1,007	2,189	3,030	2,735	1,027	947	1,719	1,091	326	24	19,757	38.58
BLADEN	1,285	853	411	1,825	1,746	437	474	917	837	1,969	4,065	4,720	4,761	1,825	1,555	2,571	1,550	441	36	32,278	37.86
BRUNSWICK	2,387	1,618	785	3,573	3,632	889	885	1,739	1,633	3,471	8,494	10,287	10,629	5,592	5,147	8,107	3,498	721	54	73,141	42.24
BUNCOMBE	7,032	4,614	2,431	10,274	10,543	2,508	2,598	5,126	5,058	12,698	28,083	32,413	30,636	11,272	9,248	16,397	11,361	3,715	303	206,310	38.87
BURKE	3,233	2,276	1,136	4,914	4,988	1,251	1,139	2,435	2,642	5,317	12,530	13,875	12,343	4,936	4,144	6,693	3,926	1,265	102	89,145	36.89
CABARRUS	5,585	3,698	1,911	7,884	7,455	1,854	1,910	3,485	3,014	7,541	20,251	22,312	17,566	6,488	4,945	8,102	5,366	1,584	112	131,063	35.42
CALDWELL	3,007	1,985	1,031	4,208	4,166	955	1,019	1,862	1,677	4,359	11,406	12,253	11,160	4,540	3,782	5,821	3,353	1,061	63	77,708	37.51
CAMDEN	227	160	84	368	456	103	102	184	158	278	837	1,262	955	444	334	551	300	77	5	6,885	39.11
CARTERET	1,778	1,135	617	2,729	2,921	757	802	1,558	1,131	2,693	6,806	9,345	9,346	4,041	3,497	5,993	3,312	851	71	59,383	42.34
CASWELL	828	512	284	1,306	1,312	311	301	597	534	1,273	3,237	3,845	3,580	1,369	1,152	1,676	1,078	281	25	23,501	38.23
CATAWBA	5,596	3,668	1,958	8,062	7,779	1,858	1,869	3,602	3,532	8,974	21,400	22,665	19,863	7,472	5,963	9,625	6,010	1,692	98	141,686	36.08
CHATHAM	1,885	1,210	622	2,443	2,569	598	622	1,135	993	2,584	7,032	7,964	7,327	2,745	2,070	3,936	2,734	809	51	49,329	38.76
CHEROKEE	782	542	259	1,088	1,119	267	333	609	487	1,090	2,763	3,165	3,618	1,777	1,612	2,612	1,627	500	48	24,298	43.98
CHOWAN	488	362	204	767	808	221	215	410	313	710	1,434	2,070	1,986	807	749	1,366	907	306	27	14,150	40.64
CLAY	215	155	77	369	381	103	114	215	167	377	824	1,177	1,428	633	552	1,058	674	229	27	8,775	46.73
CLEVELAND	3,826	2,594	1,302	5,870	5,656	1,318	1,219	2,433	2,606	5,915	13,110	14,624	13,307	5,353	4,192	7,013	4,477	1,354	121	96,290	36.53
COLUMBUS	2,224	1,407	723	3,127	3,194	800	827	1,767	1,482	3,276	6,879	8,128	7,721	3,037	2,619	4,278	2,474	739	47	54,749	36.95
GRAVEN	4,202	2,511	1,254	5,087	4,768	1,171	1,186	2,349	2,621	9,118	12,161	13,399	11,337	4,208	3,885	7,309	3,917	954	86	91,523	34.43
CUMBERLAND	15,207	9,628	4,740	19,570	18,645	4,310	4,113	8,391	10,274	31,196	52,490	47,196	33,158	11,209	9,441	14,475	7,039	1,747	134	302,963	29.62
CURRITUCK	632	469	245	1,003	1,164	271	276	548	367	852	2,229	3,327	2,614	1,119	888	1,310	674	186	16	18,190	38.26
DARE	897	650	301	1,434	1,647	378	382	721	578	1,321	3,872	5,347	4,817	1,871	1,627	2,603	1,217	280	24	29,967	40.41



DAVIDSON	5,809	3,830	1,945	8,282	8,063	1,977	2,000	3,873	3,317	7,922	21,442	24,493	20,729	8,158	6,632	10,498	6,330	1,843	103	147,246	37.08
DAVIE	1,338	909	452	2,017	1,898	471	481	889	705	1,765	4,588	5,647	5,200	1,981	1,687	2,588	1,664	498	57	34,835	38.39
DUPLIN	2,213	1,396	700	2,844	2,869	689	704	1,390	1,247	3,460	7,067	7,332	6,293	2,343	2,200	3,507	2,167	603	39	49,063	34.93
DURHAM	9,642	5,850	2,862	11,810	11,052	2,631	2,477	4,883	7,566	21,076	42,336	35,355	28,376	9,099	6,725	10,916	7,881	2,555	222	223,314	32.19
EDGECOMBE	2,157	1,597	868	3,478	3,568	874	859	1,668	1,498	3,308	6,983	8,790	7,931	2,670	2,394	3,854	2,376	687	46	55,606	36.15
FORSYTH	12,423	8,071	4,082	17,159	16,446	3,789	3,776	7,474	8,457	20,856	45,667	49,574	42,531	14,970	12,243	21,000	13,012	4,144	393	306,067	35.99
FRANKLIN	1,979	1,316	648	2,721	2,741	676	634	1,242	1,271	2,707	7,039	8,280	6,591	2,332	1,889	2,846	1,738	553	57	47,260	35.80
GASTON	7,706	4,965	2,519	10,976	10,671	2,630	2,558	4,822	4,437	11,260	28,842	30,231	26,966	9,851	7,882	13,428	8,094	2,304	159	190,301	36.21
GATES	361	244	157	659	714	193	171	305	222	423	1,235	1,826	1,388	594	510	821	519	158	16	10,516	38.06
GRAHAM	291	176	91	398	397	101	112	190	168	418	936	1,078	1,178	537	486	795	472	152	17	7,993	41.53
GRANVILLE	1,795	1,202	578	2,800	2,667	684	619	1,242	1,107	3,034	7,536	8,621	6,647	2,483	1,938	3,164	1,820	519	42	48,498	36.18
GREENE	783	538	211	1,093	1,041	297	257	573	497	1,282	2,773	3,095	2,539	913	788	1,260	764	249	21	18,974	35.51
GUILFORD	16,704	10,942	5,556	23,419	22,675	5,416	5,003	10,126	13,860	32,405	65,122	67,154	57,275	20,168	15,747	26,643	16,878	5,462	493	421,048	34.89
HALIFAX	2,125	1,448	761	3,595	3,560	870	942	1,704	1,438	3,175	7,153	8,736	7,800	2,930	2,562	4,655	2,959	880	77	57,370	37.19
HARNETT	4,135	2,802	1,422	5,684	5,465	1,248	1,262	2,521	2,693	6,978	15,121	14,089	10,917	3,995	3,246	5,364	3,117	904	62	91,025	32.47
HAYWOOD	1,694	1,144	570	2,609	2,642	655	660	1,249	965	2,382	6,709	7,847	7,798	3,553	3,284	5,602	3,579	996	95	54,033	42.32
HENDERSON	3,044	1,963	1,022	4,156	4,255	1,066	1,005	2,041	1,663	4,006	10,661	12,596	12,072	5,497	4,805	9,943	7,124	2,104	170	89,193	42.70
HERTFORD	734	502	286	1,329	1,387	377	391	719	814	1,325	2,484	3,465	3,269	1,254	1,074	1,927	1,232	378	30	22,977	38.56
HOKE	1,884	1,202	569	2,264	2,147	478	530	958	958	2,648	6,120	5,352	3,684	1,196	1,058	1,572	814	194	18	33,646	30.04
HYDE	147	115	48	314	292	45	77	148	116	344	825	966	830	315	291	494	305	141	13	5,826	39.69
IREDELL	5,062	3,379	1,737	7,601	7,145	1,677	1,536	3,186	2,638	6,590	17,615	20,762	16,881	6,476	5,225	8,393	5,137	1,514	106	122,660	36.53
JACKSON	1,038	644	316	1,398	1,434	363	368	736	1,987	3,932	3,844	4,230	4,612	2,026	1,633	2,602	1,490	427	41	33,121	36.24

..go to state

Age Groups

County	0-2	3-4	5	6-9	10-13	14	15	16-17	18-19	20-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85-94	95+	Total	Med Age
JOHNSTON	5,878	3,687	1,873	7,394	6,714	1,577	1,528	3,150	2,644	7,286	20,950	20,771	15,935	5,875	4,665	6,700	4,122	1,089	62	121,900	34.18
JONES	400	226	119	642	676	152	162	296	219	491	1,150	1,646	1,544	568	509	869	564	157	13	10,403	39.09
LEE	2,093	1,320	675	2,869	2,883	715	698	1,386	1,373	3,042	6,838	7,790	6,645	2,522	1,998	3,558	2,187	563	53	49,208	35.92
LENOIR	2,295	1,617	836	3,414	3,402	863	887	1,756	1,413	3,283	7,263	9,202	8,621	3,213	2,815	4,887	3,015	774	58	59,614	38.09
LINCOLN	2,419	1,656	930	3,741	3,717	866	870	1,676	1,432	3,456	9,534	10,688	9,094	3,628	2,723	4,177	2,440	673	60	63,780	36.42
MCDOWELL	1,533	1,053	516	2,155	2,241	525	533	1,063	940	2,505	6,140	6,449	5,963	2,390	2,136	3,319	2,031	617	42	42,151	37.98
MACON	890	592	308	1,321	1,384	375	373	820	586	1,246	2,959	3,972	4,323	2,069	1,924	3,621	2,297	696	52	29,808	45.18
MADISON	698	454	232	944	943	231	221	449	713	1,312	2,429	2,778	2,903	1,189	1,010	1,626	1,071	398	34	19,635	39.34
MARTIN	995	600	329	1,522	1,524	405	415	725	626	1,292	3,000	3,832	3,748	1,359	1,280	2,090	1,403	369	32	25,546	38.68
MECKLENBURG	31,012	19,728	9,867	40,816	38,331	8,856	8,677	16,928	17,881	49,449	130,254	122,526	91,181	29,430	20,711	32,356	20,507	6,287	573	695,370	33.07

MITCHELL	471	323	170	746	797	213	201	400	328	743	1,878	2,256	2,293	1,065	886	1,613	988	292	24	15,687	42.02
MONTGOMERY	1,148	687	376	1,526	1,425	357	395	766	640	1,761	3,700	3,954	3,664	1,484	1,194	2,009	1,334	375	27	26,822	36.73
MOORE	2,533	1,667	881	3,699	3,923	975	979	1,883	1,538	3,395	8,659	10,597	9,355	4,335	4,072	8,564	6,021	1,568	118	74,762	41.78
NASH	3,432	2,341	1,208	5,251	5,146	1,203	1,174	2,439	2,261	5,155	12,087	14,232	12,751	4,345	3,478	5,974	3,824	1,005	79	87,385	36.49
NEW HANOVER	5,523	3,654	1,872	7,669	7,550	1,860	1,853	3,613	5,355	13,901	24,280	24,568	22,660	8,667	6,735	11,482	7,014	1,911	160	160,327	36.25
NORTHAMPTON	764	496	260	1,251	1,352	292	314	639	498	1,016	2,524	3,335	3,057	1,309	1,139	2,038	1,347	408	47	22,086	40.02
ONSLOW	8,601	4,687	2,217	8,377	7,974	1,880	1,862	3,747	8,077	27,775	23,762	20,206	12,971	4,593	4,127	6,010	2,760	677	52	150,355	24.99
ORANGE	3,521	2,333	1,280	5,661	5,810	1,449	1,332	2,599	7,239	14,943	17,887	17,448	15,923	4,791	3,390	5,275	3,482	1,082	92	115,537	31.05
PAMLICO	386	257	146	582	670	163	181	340	246	581	1,395	1,942	1,962	848	806	1,455	722	221	31	12,934	42.94
PASQUOTANK	1,311	867	419	1,934	2,137	513	485	1,016	1,224	2,718	4,338	5,584	4,386	1,715	1,339	2,532	1,769	545	65	34,897	35.94
PENDER	1,456	954	489	2,223	2,260	561	518	1,066	913	2,131	5,377	6,735	5,952	2,558	2,109	3,508	1,808	426	38	41,082	38.78
PERQUIMANS	373	214	129	546	669	172	174	333	253	516	1,154	1,618	1,549	780	696	1,205	751	218	18	11,368	42.22
PERSON	1,309	937	436	2,018	2,043	441	480	886	760	1,886	4,835	6,070	5,144	1,891	1,597	2,676	1,700	466	48	35,623	38.01
PITT	5,278	3,365	1,702	7,238	7,238	1,718	1,673	3,305	7,052	16,401	20,618	19,338	16,436	5,275	4,254	7,010	4,414	1,270	134	133,719	30.41
POLK	562	388	219	839	876	211	193	403	310	745	1,952	2,482	2,669	1,137	1,013	1,964	1,691	615	55	18,324	44.93
RANDOLPH	5,417	3,466	1,831	7,394	7,619	1,736	1,714	3,428	2,982	7,517	19,535	21,337	18,099	7,182	5,412	8,782	5,314	1,601	105	130,471	36.16
RICHMOND	1,861	1,300	668	2,774	2,781	595	689	1,329	1,493	3,221	6,206	6,683	6,211	2,373	2,031	3,468	2,246	581	54	46,564	35.52
ROBESON	5,972	3,847	1,954	8,255	8,098	1,893	1,904	3,882	3,821	9,286	17,825	18,224	15,829	5,578	4,586	6,950	4,131	1,125	85	123,245	31.96
ROCKINGHAM	3,359	2,303	1,232	4,953	4,933	1,201	1,173	2,320	2,005	4,974	12,575	14,475	13,427	5,032	4,350	7,297	4,681	1,520	118	91,928	38.51
ROWAN	5,148	3,418	1,703	7,387	7,566	1,808	1,730	3,414	3,510	8,384	18,041	20,737	17,388	6,569	5,332	9,360	6,603	2,071	171	130,340	36.43
RUTHERFORD	2,290	1,597	858	3,569	3,432	792	825	1,597	1,426	3,589	8,384	9,189	8,680	3,542	3,064	5,255	3,574	1,143	95	62,901	38.33
SAMPSON	2,645	1,761	828	3,540	3,457	810	783	1,706	1,594	4,071	8,878	8,992	7,702	3,039	2,589	4,226	2,596	819	65	60,161	35.01
SCOTLAND	1,565	1,075	537	2,352	2,309	557	581	1,140	1,095	2,341	4,616	5,313	5,124	1,905	1,406	2,261	1,354	437	30	35,998	34.64
STANLY	2,179	1,445	810	3,365	3,493	841	777	1,610	1,483	3,374	7,851	9,022	7,932	3,103	2,550	4,433	2,952	835	45	58,100	36.93
STOKES	1,731	1,214	656	2,486	2,491	620	579	1,173	949	2,331	6,401	7,619	6,530	2,594	2,059	2,898	1,772	569	39	44,711	37.18
SURRY	2,711	1,797	946	3,905	3,839	892	893	1,799	1,649	3,972	9,958	10,722	9,688	3,997	3,478	5,773	3,874	1,228	98	71,219	38.02
SWAIN	486	311	180	712	746	145	178	393	384	692	1,579	1,885	1,828	791	676	1,085	650	235	12	12,968	38.81
TRANSYLVANIA	849	586	273	1,318	1,418	358	334	837	788	1,622	2,896	3,878	3,983	1,995	1,916	3,425	2,168	633	57	29,334	43.85
TYRRELL	126	78	37	211	241	61	75	111	93	248	538	719	550	197	196	343	239	83	3	4,149	38.69
UNION	6,018	4,031	2,097	8,016	7,777	1,827	1,739	3,281	3,102	7,040	19,182	21,915	16,195	5,961	4,436	6,519	3,521	1,030	85	123,772	34.01
VANCE	1,771	1,250	642	2,862	2,692	609	585	1,212	1,159	2,671	6,050	6,316	5,834	2,121	1,765	3,023	1,795	542	55	42,954	34.96
WAKE	27,378	17,764	9,038	37,052	35,097	8,223	7,931	15,114	17,975	48,939	113,417	115,675	84,206	25,886	17,799	25,978	15,421	4,550	423	627,866	32.88
WARREN	624	448	236	1,061	1,216	289	292	535	501	1,091	2,279	2,982	2,783	1,124	1,043	1,915	1,169	354	30	19,972	39.73
WASHINGTON	529	374	174	810	818	208	209	446	322	735	1,510	1,925	2,032	837	669	1,134	718	249	24	13,723	39.21

WATAUGA	955	715	370	1,526	1,695	424	421	851	3,870	8,007	4,715	5,286	5,449	2,059	1,667	2,584	1,565	483	51	42,693	29,89
WAYNE	4,796	3,141	1,593	6,728	6,776	1,709	1,667	3,233	3,088	8,077	16,109	18,466	14,753	5,300	4,784	7,670	4,353	1,008	78	113,329	34,85
WILKES	2,392	1,692	840	3,368	3,293	810	822	1,599	1,516	3,700	9,191	10,312	9,570	3,950	3,331	5,157	3,080	940	69	65,632	38,46
WILSON	3,080	1,982	1,054	4,331	4,213	1,017	1,069	2,121	2,118	4,629	9,976	11,304	10,498	3,714	3,198	5,221	3,326	885	75	73,811	36,22
YADKIN	1,450	961	514	2,039	1,991	466	450	837	812	1,913	5,139	5,822	4,967	2,068	1,775	2,858	1,720	508	58	36,348	37,60
YANCEY	577	400	190	885	878	200	231	415	374	877	2,174	2,516	2,719	1,127	974	1,731	1,118	359	29	17,774	41,91

Age Groups

	0-2	3-4	5	6-9	10-13	14	15	16-17	18-19	20-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85-94	95+	Total	Me
NORTH	326,547	212,975	108,370	454,184	445,043	106,330	104,714	205,927	228,580	575,563	1,213,439	1,287,129	1,085,143	400,225	323,526	533,818	329,830	97,484	7,980	8,046,807	
CAROLINA																					

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Last Update: June 9, 2004

## April 1, 2010 County Total Age Groups-Standard

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County	Age Groups																	Total	Med Age		
	0-2	3-4	5	6-9	10-13	14	15	16-17	18-19	20-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84			85-94	95+
ALAMANCE	5,927	4,184	2,125	8,645	8,260	2,026	1,992	4,102	5,145	11,482	19,448	21,817	21,329	8,978	7,812	10,582	6,794	2,719	256	153,623	36.76
ALEXANDER	1,420	1,043	523	2,070	2,188	559	561	1,022	901	2,162	4,825	5,692	5,742	2,421	2,322	3,139	1,598	518	36	38,742	38.85
ALLEGHANY	335	248	120	513	487	142	120	257	241	486	1,295	1,410	1,702	872	874	1,368	751	270	31	11,522	45.67
ANSON	921	640	328	1,310	1,476	340	373	796	649	1,510	3,181	3,826	3,814	1,745	1,579	2,019	1,208	503	55	26,273	39.30
ASHE	739	519	256	1,152	1,243	299	272	632	533	1,181	2,811	3,418	4,103	2,034	1,951	2,878	1,692	649	54	26,416	45.39
AVERY	450	362	167	678	698	224	218	406	549	1,266	2,344	3,084	2,803	1,258	1,273	1,875	1,106	391	25	19,177	42.15
BEAUFORT	1,643	1,188	677	2,503	2,257	631	661	1,173	1,087	2,227	4,958	5,698	7,025	3,689	3,617	4,811	2,573	898	83	47,399	43.25
BERTIE	660	475	235	1,036	1,012	299	262	515	488	949	1,909	2,229	3,134	1,501	1,266	1,724	1,132	385	55	19,266	43.29
BLADEN	1,270	971	467	1,961	1,936	475	484	971	913	1,870	4,062	4,652	5,092	2,503	2,306	3,083	1,651	565	56	35,288	39.68
BRUNSWICK	2,993	2,095	982	4,192	4,158	1,082	1,036	2,287	2,208	4,716	9,896	11,520	13,949	7,761	7,756	12,189	5,566	1,464	111	95,961	45.61
BUNCOMBE	7,900	5,316	2,798	10,978	10,694	2,694	2,906	5,876	5,963	14,844	29,868	33,027	35,130	16,217	14,469	19,309	11,690	4,854	487	235,020	40.37
BURKE	3,295	2,321	1,164	5,037	5,186	1,391	1,312	2,895	3,197	6,397	11,636	13,790	14,096	6,003	5,668	7,898	4,393	1,599	183	97,461	38.59
CABARRUS	7,496	5,337	2,746	10,903	9,381	2,361	2,509	4,687	4,541	10,461	22,119	26,540	24,608	9,443	8,123	10,234	5,794	2,083	220	169,586	35.88
CALDWELL	2,817	2,030	1,061	4,038	4,294	1,035	1,159	2,183	2,020	4,683	9,554	11,851	12,313	5,480	5,124	7,049	3,830	1,354	119	81,994	40.24
CAMDEN	281	184	98	431	513	101	119	224	213	421	864	1,286	1,458	576	502	747	361	102	7	8,488	41.24
CARTERET	1,698	1,141	588	2,367	2,572	648	762	1,524	1,239	3,057	6,164	7,365	10,738	5,618	5,206	7,596	4,146	1,382	128	63,939	47.86
CASWELL	846	578	310	1,253	1,343	298	314	674	673	1,452	3,057	3,758	4,116	1,835	1,638	2,136	1,045	356	35	25,717	40.35
CATAWBA	6,348	4,454	2,327	9,122	8,690	2,177	2,292	4,530	4,483	10,414	21,549	23,781	23,324	9,934	9,079	11,556	6,704	2,424	186	163,374	37.24
CHATHAM	2,277	1,581	804	3,006	2,870	710	753	1,363	1,341	3,546	7,755	8,593	8,768	4,323	3,630	4,972	3,258	1,304	101	60,955	40.15
CHEROKEE	788	598	296	1,189	1,285	311	339	660	546	1,100	2,602	3,301	3,930	2,221	2,390	3,591	1,893	709	86	27,835	47.58
CHOWAN	513	397	212	756	732	206	194	373	330	745	1,450	1,664	2,191	1,139	1,023	1,521	907	394	43	14,790	43.92
CLAY	232	183	88	425	395	113	103	207	181	384	827	1,124	1,577	886	924	1,429	814	336	60	10,288	51.25
CLEVELAND	3,895	2,616	1,315	5,544	5,971	1,420	1,439	3,028	3,364	6,881	11,985	14,465	15,047	6,839	5,962	8,192	4,668	1,715	193	104,539	38.45
COLUMBUS	2,125	1,517	764	3,274	3,248	806	833	1,716	1,536	3,165	7,011	7,509	8,402	3,962	3,552	4,881	2,631	906	107	57,945	38.94
CRAVEN	3,988	2,572	1,297	4,999	4,501	1,074	1,161	2,356	2,782	9,374	11,197	11,040	13,414	6,224	5,734	8,359	4,835	1,524	152	96,583	37.80
CUMBERLAND	15,721	9,513	4,643	18,496	18,000	4,331	4,305	9,252	11,838	35,977	52,451	44,790	41,790	16,218	13,051	16,676	9,231	2,746	264	329,293	30.81
CURRITUCK	862	640	314	1,169	1,271	326	337	638	512	1,331	2,740	3,311	4,023	1,676	1,476	1,957	875	260	28	23,746	40.43
DARE	1,131	817	399	1,659	1,636	420	379	811	788	2,089	4,369	5,003	6,473	3,224	2,761	3,750	1,740	495	47	37,991	44.11



MITCHELL	484	351	174	731	770	199	197	416	336	855	1,768	2,063	2,439	1,293	1,188	1,869	1,148	348	36	16,665	44.95
MONTGOMERY	1,177	777	429	1,692	1,583	386	448	883	746	1,784	3,672	3,857	4,083	2,007	1,801	2,505	1,403	514	50	29,797	38.59
MOORE	2,834	2,044	1,046	4,222	4,306	1,074	1,127	2,142	1,944	4,416	9,287	10,767	12,121	5,962	5,900	10,014	6,621	2,730	252	88,809	44.29
NASH	3,622	2,474	1,265	5,241	5,331	1,326	1,373	2,892	2,749	5,837	12,033	13,467	14,484	6,462	5,618	6,859	4,009	1,402	133	96,577	38.16
NEW HANOVER	6,305	4,243	2,164	8,616	8,640	2,164	2,190	4,399	6,256	15,847	25,823	28,585	27,559	13,000	11,344	15,425	8,522	3,016	294	194,392	38.54
NORTHAMPTON	715	492	243	1,033	1,243	265	276	652	520	1,071	2,256	2,772	3,440	1,717	1,492	2,152	1,307	550	77	22,273	43.52
ONSLow	9,349	4,905	2,351	8,093	7,664	1,768	1,816	3,682	9,663	36,033	23,352	14,981	15,949	6,943	5,670	7,671	3,821	1,083	89	164,883	24.35
ORANGE	4,149	2,716	1,433	6,189	6,107	1,483	1,537	3,219	8,339	17,697	19,515	17,305	18,788	8,590	6,789	7,295	3,886	1,544	155	136,736	32.43
PAMLICO	345	242	128	480	597	140	182	286	258	616	1,391	1,724	2,237	1,134	1,101	1,634	900	297	43	13,735	47.39
PASQUOTANK	1,392	976	448	1,890	1,861	485	431	959	1,277	3,130	4,683	4,962	5,764	2,352	2,199	2,912	1,842	745	105	38,413	38.45
PENDER	1,764	1,159	561	2,408	2,498	667	627	1,288	1,300	2,913	6,053	7,568	8,152	3,699	3,307	4,826	2,364	689	63	51,906	41.28
PERQUIMANS	398	230	139	530	605	153	168	316	227	600	1,205	1,329	1,858	964	937	1,472	824	292	33	12,280	46.50
PERSON	1,432	1,039	498	2,151	2,057	531	524	1,102	988	2,234	4,781	5,876	6,602	2,780	2,444	3,234	1,866	605	77	40,821	40.19
PITT	5,853	3,881	2,005	8,278	7,762	1,916	1,874	3,946	7,970	18,257	20,613	20,011	19,975	8,789	7,162	8,400	4,874	1,782	223	153,571	31.88
POLK	638	442	245	889	991	245	251	500	406	1,015	2,011	2,586	3,135	1,566	1,514	2,298	1,688	843	103	21,366	46.57
RANDOLPH	5,998	4,061	2,167	8,603	8,615	1,928	2,115	4,152	3,913	9,689	19,712	22,267	22,352	9,404	8,273	11,114	5,998	2,144	209	152,714	37.47
RICHMOND	1,740	1,254	652	2,561	2,741	657	763	1,458	1,631	3,153	5,357	6,356	6,600	2,957	2,824	3,622	2,077	742	99	47,244	37.54
ROBESON	6,032	4,198	2,125	8,630	8,723	2,076	2,145	4,407	4,492	9,704	17,601	19,365	18,510	8,136	7,106	8,479	4,194	1,448	149	137,520	34.26
ROCKINGHAM	3,316	2,373	1,222	4,938	4,785	1,171	1,334	2,597	2,225	5,365	10,976	13,347	14,656	6,761	5,974	8,138	4,761	1,891	208	96,038	40.78
ROWAN	5,685	3,968	1,945	7,964	8,107	1,966	1,929	4,172	4,156	10,293	19,103	20,639	21,674	8,848	8,009	10,158	6,330	2,576	278	147,800	37.29
RUTHERFORD	2,298	1,642	855	3,477	3,428	827	946	1,834	1,728	3,736	7,518	9,063	9,637	4,555	4,205	6,024	3,735	1,446	155	67,109	40.95
SAMPSON	3,010	2,125	1,055	4,329	4,300	1,055	979	2,045	1,943	4,498	10,003	10,540	9,602	4,303	3,535	5,032	2,744	993	118	72,209	35.64
SCOTLAND	1,397	956	480	2,004	2,307	582	579	1,262	1,182	2,202	4,178	4,947	5,142	2,526	2,201	2,802	1,340	520	55	36,662	37.45
STANLY	2,344	1,552	879	3,443	3,270	881	853	1,839	1,833	4,219	7,437	8,853	9,305	3,995	3,732	4,934	2,956	1,044	85	63,454	38.66
STOKES	1,699	1,254	655	2,568	2,848	720	755	1,410	1,153	2,758	5,883	7,581	7,964	3,431	2,939	4,054	2,065	739	67	50,543	39.77
SURRY	2,716	1,923	1,062	4,230	4,328	1,028	1,104	2,133	2,073	4,494	9,244	11,056	10,975	4,933	4,517	6,673	4,173	1,591	169	78,422	39.53
SWAIN	550	363	190	719	756	181	220	425	430	772	1,555	1,854	2,124	1,039	999	1,345	743	276	23	14,564	40.79
TRANSYLVANIA	853	563	275	1,213	1,364	346	282	840	905	1,779	2,744	3,232	4,428	2,379	2,503	4,263	2,513	942	121	31,545	48.49
TYRRELL	113	88	49	192	201	39	50	110	72	243	619	707	743	295	240	366	218	92	6	4,443	41.06
UNION	8,250	5,931	3,045	11,958	10,921	2,625	2,682	4,948	4,827	10,720	21,994	28,212	25,850	9,340	7,996	10,180	4,882	1,584	168	176,113	35.06
VANCE	1,879	1,390	730	2,996	2,646	689	691	1,570	1,451	2,974	5,647	6,201	6,319	3,072	2,649	3,382	1,845	657	98	46,886	36.33
WAKE	37,009	25,033	12,618	51,341	46,724	11,220	11,322	22,524	26,051	66,694	133,044	141,062	125,842	46,313	35,871	39,539	19,971	7,153	777	860,108	34.00
WARREN	623	490	219	940	1,069	276	307	595	552	1,219	2,429	2,877	3,319	1,556	1,539	2,005	1,233	454	49	21,751	42.45
WASHINGTON	474	299	160	662	695	201	194	414	315	659	1,255	1,493	1,911	1,073	944	1,305	726	296	45	13,121	43.43

WATAUGA	967	668	353	1,451	1,594	414	406	839	3,814	8,090	4,702	4,948	5,928	2,834	2,617	3,370	1,728	641	74	45,438	33,51
WAYNE	4,971	3,397	1,729	6,949	6,552	1,655	1,715	3,415	3,511	8,972	15,902	15,162	17,244	7,458	6,224	8,500	5,022	1,472	129	119,979	35,77
WILKES	2,491	1,797	921	3,805	3,604	950	925	1,804	1,627	3,738	8,244	9,821	10,548	4,956	4,563	6,550	3,507	1,180	125	71,156	40,66
WILSON	3,106	2,172	1,186	4,715	4,647	1,091	1,202	2,371	2,340	4,832	9,841	11,118	11,504	5,424	4,699	5,980	3,472	1,213	128	81,041	37,74
YADKIN	1,546	1,063	584	2,348	2,333	561	558	1,096	1,080	2,401	4,912	5,979	6,054	2,490	2,399	3,432	1,888	602	84	41,410	38,85
YANCEY	574	423	203	849	881	223	235	478	452	935	1,965	2,450	2,820	1,538	1,417	2,098	1,253	471	51	19,316	44,96

		Age Groups																			Total
		0-2	3-4	5	6-9	10-13	14	15	16-17	18-19	20-24	25-34	35-44	45-54	55-59	60-64	65-74	75-84	85-94	95+	Total
NORTH																					
CAROLINA	370,333	251,790	128,070	514,537	495,515	121,580	123,705	251,256	284,558	692,483	1,253,398	1,350,670	1,349,867	577,922	502,797	654,527	370,147	134,378	13,907	9,441,440	

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Last Update: June 9, 2004

## July 1, 2020 County Total Age Groups-Adults

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County	Age Groups																	Total	Med_Age		
	0-17	18-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-61	62-64	65-69	70-74	75-79	80-84	85-89			90-94	95+
ALAMANCE	43,754	5,910	12,941	12,227	12,361	11,753	11,116	11,711	11,317	11,132	4,087	5,711	8,367	6,823	4,729	3,089	1,978	1,116	444	180,566	36.32
ALEXANDER	10,355	1,063	2,694	2,828	2,725	2,838	2,799	2,971	3,165	3,030	1,131	1,670	2,280	2,049	1,416	860	510	229	66	44,679	39.70
ALLEGHANY	2,323	259	550	651	608	697	722	790	846	911	378	618	947	775	605	343	267	97	45	12,432	47.65
ANSON	5,992	601	1,525	1,574	1,745	1,685	1,901	1,877	2,048	1,911	721	1,140	1,603	1,275	906	542	308	183	84	27,621	41.85
ASHE	4,979	598	1,350	1,368	1,333	1,657	1,609	1,926	1,936	2,204	881	1,233	1,980	1,761	1,248	908	521	274	87	27,853	47.84
AVERY	3,009	506	1,212	1,216	1,175	1,405	1,448	1,589	1,622	1,518	541	859	1,308	1,165	875	546	351	154	49	20,548	46.03
BEAUFORT	10,782	1,164	2,194	2,413	2,435	2,671	2,776	3,123	3,215	3,634	1,497	2,352	3,589	3,122	2,066	1,239	737	375	133	49,517	45.55
BERTIE	3,887	447	789	863	859	1,018	943	1,159	1,192	1,507	597	992	1,335	1,054	683	492	282	173	83	18,355	46.78
BLADEN	8,825	1,028	2,123	2,107	2,056	2,330	2,406	2,649	2,487	2,610	1,068	1,551	2,399	2,017	1,271	857	443	239	96	38,562	41.67
BRUNSWICK	22,087	2,522	5,382	6,076	6,100	6,525	6,243	7,230	7,739	9,159	3,667	5,552	8,954	7,295	5,422	3,139	1,719	754	263	115,828	47.13
BUNCOMBE	55,012	6,340	15,507	16,844	17,659	17,560	17,840	18,329	18,019	18,158	7,013	10,431	15,812	13,193	8,906	5,792	3,579	1,930	814	268,738	41.51
BURKE	24,850	3,375	7,000	7,209	7,230	6,904	6,560	7,245	7,296	7,233	2,854	3,828	5,659	5,009	3,401	2,234	1,421	622	299	110,229	38.89
CABARRUS	56,567	6,047	12,960	14,379	13,915	14,759	13,617	14,685	13,999	12,990	4,819	6,509	8,679	7,027	4,697	2,886	1,708	770	360	211,373	35.60
CALDWELL	18,929	2,000	4,937	5,584	5,290	5,213	5,045	5,938	6,164	6,192	2,386	3,379	4,973	4,341	2,919	2,025	1,152	585	204	87,256	41.59
CAMDEN	2,156	232	452	530	528	662	573	712	698	756	319	388	536	421	320	164	110	25	10	9,592	41.94
CARTERET	11,146	1,113	2,676	3,475	3,145	3,605	3,225	4,016	4,850	6,022	2,462	3,746	5,872	4,780	3,417	2,129	1,270	610	254	67,813	51.61
CASWELL	5,990	647	1,521	1,680	1,843	1,855	1,827	2,124	2,016	2,130	814	1,163	1,682	1,345	900	543	269	137	57	28,543	42.21
CATAWBA	45,491	5,072	11,890	13,188	12,523	12,382	11,986	12,635	12,203	11,836	4,431	6,468	9,167	7,671	5,281	3,293	2,032	977	359	188,885	37.50
CHATHAM	15,917	1,586	3,945	4,437	4,857	4,708	4,524	4,675	4,629	4,757	1,778	2,697	4,323	3,395	2,476	1,648	1,087	535	194	72,168	40.69
CHEROKEE	5,653	617	1,294	1,437	1,298	1,568	1,592	1,955	2,146	2,320	1,002	1,628	2,457	2,270	1,611	1,067	616	297	148	30,976	50.17
CHOWAN	3,385	333	672	714	742	851	836	910	890	1,144	511	688	1,129	918	633	429	283	139	67	15,274	45.57
CLAY	1,788	197	398	393	439	519	594	704	800	876	392	658	1,046	924	648	465	262	159	98	11,360	54.17
CLEVELAND	26,658	3,243	7,437	7,326	7,277	6,749	6,865	7,518	7,620	7,912	2,743	4,123	6,163	5,097	3,516	2,288	1,315	714	307	114,871	38.99
COLUMBUS	14,725	1,675	3,351	3,459	3,656	3,942	3,941	4,170	3,892	4,417	1,623	2,404	3,717	3,008	1,963	1,300	760	355	175	62,533	40.56
CRAVEN	21,803	2,777	9,157	6,675	4,795	5,663	4,628	5,463	5,851	6,801	2,870	4,402	6,553	5,448	3,510	2,380	1,344	742	291	101,133	39.70
CUMBERLAND	89,311	11,486	36,170	30,890	27,577	24,383	21,415	21,182	19,568	20,317	7,596	10,135	14,244	10,550	6,871	4,544	2,827	1,214	496	360,776	32.19
CURRITUCK	6,563	592	1,427	1,611	1,788	1,886	1,811	1,872	2,025	2,172	881	1,291	1,601	1,278	798	528	221	128	43	28,516	41.07
DARE	8,364	879	2,060	2,494	2,803	2,803	2,584	2,876	3,123	3,671	1,455	2,241	3,353	2,542	1,657	914	524	212	95	44,650	45.60



DAVIDSON	42,942	4,595	10,520	11,966	11,700	12,076	11,357	12,438	12,918	12,781	4,933	6,876	9,432	8,403	5,710	3,735	2,190	1,076	374	186,022	39.67
DAVIE	12,050	1,218	2,723	2,951	2,859	3,035	3,074	3,362	3,287	3,354	1,230	1,907	2,721	2,283	1,609	989	624	287	164	49,727	40.05
DUPLIN	17,797	1,913	4,756	4,493	4,758	4,583	4,657	4,627	4,069	4,065	1,530	2,220	3,252	2,491	1,757	1,116	667	282	118	69,151	35.94
DURHAM	72,127	10,220	26,589	26,640	23,163	19,661	16,929	17,880	16,165	16,688	6,224	8,895	13,023	10,150	6,388	3,940	2,368	1,329	604	298,983	32.80
EDGECOMBE	11,703	1,299	2,612	3,001	2,959	2,996	2,996	3,047	3,252	3,531	1,594	2,304	3,252	2,615	1,482	1,044	558	313	123	50,681	41.26
FORSYTH	92,956	11,687	27,631	27,908	27,731	24,734	23,628	23,909	23,986	24,374	9,668	13,504	19,351	16,020	10,409	6,946	4,440	2,416	997	392,295	36.62
FRANKLIN	17,336	1,952	4,528	4,512	4,825	4,875	4,811	5,130	5,254	5,116	1,863	2,596	3,502	2,579	1,635	943	529	265	124	72,375	38.04
GASTON	47,615	4,980	12,485	13,828	13,860	13,464	12,682	15,376	14,768	14,830	5,543	8,065	11,603	9,733	6,352	3,922	2,478	1,190	453	213,227	40.15
GATES	2,908	280	583	732	728	807	643	825	822	1,089	382	531	774	566	432	263	163	64	43	12,635	42.28
GRAHAM	1,883	200	434	405	420	419	503	515	671	678	263	416	669	612	425	295	179	84	44	9,115	47.77
GRANVILLE	14,791	1,691	4,218	4,729	4,858	4,875	4,869	5,025	5,089	4,881	1,822	2,573	3,445	2,596	1,764	1,084	598	282	113	69,303	39.51
GREENE	6,380	684	1,738	1,821	1,790	1,868	1,780	1,753	1,612	1,676	634	931	1,277	965	609	428	257	139	69	26,411	37.14
GUILFORD	131,132	18,318	43,238	41,458	40,913	37,403	36,597	36,662	35,895	34,511	13,038	18,014	25,877	21,130	13,614	8,941	5,618	3,134	1,353	566,846	36.08
HALIFAX	12,660	1,254	2,850	3,305	3,368	3,526	3,360	3,569	3,882	4,266	1,789	2,478	3,742	3,059	1,984	1,350	799	432	203	57,876	42.84
HARNETT	35,776	4,377	10,684	11,131	10,504	9,984	9,663	9,749	9,400	8,515	3,020	4,127	5,735	4,356	2,854	1,782	1,067	454	192	143,370	34.62
HAYWOOD	12,618	1,286	3,082	3,504	3,578	3,747	3,696	4,443	4,764	5,023	1,831	2,925	4,517	4,004	3,035	2,088	1,169	609	245	66,164	46.85
HENDERSON	26,534	2,624	6,222	6,572	7,021	7,344	7,286	7,955	8,094	8,630	3,532	5,050	8,436	7,721	6,006	4,035	2,569	1,286	563	127,480	45.09
HERTFORD	4,826	711	1,139	1,137	1,303	1,371	1,423	1,575	1,621	1,880	788	1,142	1,760	1,296	959	606	385	189	88	24,199	45.62
HOKE	17,788	1,836	4,400	4,406	4,494	4,281	4,354	4,156	3,655	3,024	1,134	1,520	1,877	1,387	793	512	266	109	51	60,043	31.62
HYDE	938	104	242	335	378	462	493	551	494	489	205	302	433	315	203	158	98	54	35	6,289	46.98
IREDELL	47,953	4,962	11,417	12,281	12,031	12,298	11,869	13,263	12,948	12,918	4,836	6,387	9,029	7,091	4,959	3,102	1,831	884	349	190,408	37.69
JACKSON	7,908	2,432	4,829	2,158	1,965	2,288	2,210	2,772	2,801	2,956	1,133	1,675	2,728	2,379	1,712	1,019	539	251	96	43,851	40.74

Age Groups

County	0-17	18-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-61	62-64	65-69	70-74	75-79	80-84	85-89	90-94	95+	Total	Med Age
JOHNSTON	56,711	5,894	13,916	15,408	15,355	15,895	15,401	16,166	15,112	13,633	4,781	6,271	8,517	6,643	4,224	2,528	1,235	611	208	218,509	35.62
JONES	2,301	201	511	588	647	646	595	768	766	960	362	530	800	631	431	266	168	71	41	11,283	45.89
LEE	16,390	1,847	3,987	4,170	4,445	4,424	4,250	4,179	3,938	4,182	1,528	2,150	3,293	2,496	1,698	1,035	621	320	144	65,097	36.98
LENOIR	13,867	1,450	3,305	3,286	3,331	3,369	3,554	3,865	3,918	4,330	1,811	2,586	3,933	3,241	2,147	1,444	793	401	170	60,801	42.56
LINCOLN	21,133	2,335	5,139	5,964	5,993	6,136	5,775	6,516	6,451	6,500	2,255	3,282	4,705	3,751	2,530	1,578	841	409	177	91,470	39.20
MCDOWELL	11,615	1,293	3,075	3,242	3,398	3,304	3,553	3,927	3,688	3,690	1,368	2,146	3,126	2,562	1,775	1,148	695	288	120	54,013	41.62
MACON	8,136	871	1,876	2,015	2,067	2,245	2,223	2,428	2,705	3,056	1,270	1,884	3,151	2,767	2,137	1,432	871	387	154	41,675	48.04
MADISON	4,720	816	1,544	1,217	1,232	1,327	1,399	1,676	1,675	1,754	686	957	1,609	1,259	927	589	365	179	84	24,015	44.14
MARTIN	5,639	580	1,181	1,255	1,308	1,362	1,369	1,583	1,667	1,828	757	1,173	1,695	1,421	928	647	349	178	84	25,004	44.35
MECKLENBURG	277,747	31,117	76,383	88,421	87,667	84,077	77,983	79,168	73,008	65,530	23,810	31,214	41,033	31,603	19,574	11,714	7,294	3,923	1,784	1,113,050	34.72

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MITCHELL	3,367	330	820	882	1,009	999	966	1,068	1,185	1,337	534	763	1,279	1,087	818	566	282	169	55	17,516	46.87
MONTGOMERY	8,108	861	2,007	2,150	1,900	1,888	2,013	2,003	2,097	2,093	902	1,279	1,952	1,619	1,119	723	391	208	82	33,395	39.38
MOORE	21,612	2,221	4,956	5,534	5,653	5,901	5,621	5,951	6,481	7,186	2,999	4,446	7,041	6,269	4,816	3,256	2,037	1,163	508	103,651	45.27
NASH	24,999	2,819	6,189	7,100	6,838	6,958	6,611	7,090	6,849	7,249	2,795	3,832	5,900	4,827	3,008	1,893	1,084	553	233	106,827	38.92
NEW HANOVER	43,718	6,839	17,493	15,189	14,456	15,834	14,807	16,764	15,275	15,256	5,775	8,531	13,228	10,597	7,415	4,611	2,655	1,383	560	230,386	40.52
NORTHAMPTON	4,804	457	1,000	1,229	1,136	1,383	1,199	1,444	1,524	1,808	707	1,127	1,657	1,231	944	547	405	189	125	22,916	46.05
ONSLow	42,461	9,552	35,961	14,301	10,449	8,592	6,404	6,047	6,147	7,698	3,157	4,730	6,522	4,861	3,134	2,016	1,185	481	181	173,879	24.76
ORANGE	29,988	8,682	18,188	12,705	11,053	9,510	9,544	9,316	9,573	9,366	3,644	5,337	7,931	6,023	3,574	2,100	1,205	664	268	158,671	34.35
PAMLICO	2,305	211	556	667	768	876	888	1,010	1,083	1,244	510	790	1,197	1,011	648	447	267	126	69	14,673	50.26
PASQUOTANK	8,642	1,238	2,826	2,334	2,621	2,758	2,505	2,512	2,624	2,842	1,208	1,727	2,272	1,949	1,328	865	523	319	161	41,254	40.39
PENDER	13,012	1,428	3,371	3,783	3,945	4,241	4,196	4,579	4,604	4,891	1,806	2,627	3,957	3,126	2,160	1,320	661	335	117	64,159	42.68
PERQUIMANS	2,561	233	547	566	694	671	708	675	895	1,038	462	675	997	854	616	426	228	113	52	13,011	49.04
PERSON	10,181	1,089	2,356	2,828	2,818	2,919	2,932	3,248	3,223	3,359	1,323	1,963	2,680	2,166	1,431	926	503	237	120	46,302	41.71
PITT	39,422	8,571	19,206	13,093	11,015	10,477	9,760	10,360	10,477	9,865	3,971	5,677	8,069	6,167	3,743	2,417	1,447	752	366	174,855	33.11
POLK	4,837	450	1,204	1,246	1,334	1,327	1,400	1,548	1,777	1,750	769	1,114	1,684	1,552	1,166	879	619	302	169	25,127	47.59
RANDOLPH	43,180	4,663	11,191	12,005	12,347	11,832	11,099	11,925	11,747	11,843	4,250	6,098	8,837	7,150	5,053	3,058	1,811	925	361	179,375	37.58
RICHMOND	11,449	1,575	3,196	2,920	2,687	2,772	2,814	3,217	3,130	3,161	1,289	1,776	2,568	2,270	1,438	903	515	262	155	48,097	38.96
ROBESON	40,861	4,846	10,725	10,113	9,619	9,859	9,716	10,625	9,539	9,446	3,644	5,127	7,365	5,766	3,548	2,048	1,157	521	263	154,788	35.62
ROCKINGHAM	21,977	2,339	5,264	6,023	6,065	6,011	5,963	6,814	6,907	7,149	2,768	4,182	6,222	5,079	3,398	2,275	1,465	672	333	100,906	42.42
ROWAN	40,585	4,504	11,240	11,272	11,787	11,265	10,985	11,015	11,074	11,074	4,346	5,994	8,075	6,843	4,517	2,876	1,798	993	438	170,681	37.55
RUTHERFORD	15,790	1,739	3,844	4,299	4,120	4,078	4,272	4,665	5,003	5,118	1,963	2,800	4,345	3,787	2,674	1,848	1,124	586	253	72,308	42.71
SAMPSON	22,185	2,438	5,701	5,783	5,837	5,923	6,060	6,115	5,362	5,295	1,848	2,754	4,160	3,059	2,180	1,352	865	358	186	87,461	36.50
SCOTLAND	9,250	1,012	2,259	2,241	2,064	2,335	2,291	2,604	2,354	2,472	906	1,517	2,226	1,860	1,121	684	372	217	91	37,876	39.50
STANLY	16,239	1,867	4,118	4,489	4,558	4,441	4,172	4,509	4,764	4,810	1,775	2,607	3,687	3,192	2,150	1,359	830	363	143	70,073	39.10
STOKES	12,625	1,294	3,206	3,546	3,521	3,683	3,565	4,006	4,098	4,163	1,539	2,210	3,197	2,543	1,900	1,136	654	305	116	57,307	41.11
SURRY	19,983	2,299	5,242	5,662	5,327	5,351	5,261	5,803	5,779	5,854	2,118	3,035	4,659	4,052	2,955	2,179	1,244	684	278	87,765	40.02
SWAIN	3,799	428	825	893	865	934	899	1,084	1,017	1,187	446	694	1,015	836	572	387	228	108	38	16,255	42.05
TRANSYLVANIA	5,880	846	1,778	1,320	1,674	1,394	1,768	1,740	2,156	2,537	1,103	1,803	2,773	2,522	1,972	1,350	775	431	215	34,037	51.54
TYRRELL	786	71	193	247	320	383	406	390	355	354	148	201	297	201	152	96	71	10	10	4,691	44.26
UNION	63,127	6,615	14,318	14,298	14,757	15,284	14,830	15,789	15,277	14,134	5,034	6,726	8,935	6,992	4,734	2,799	1,571	719	300	226,239	35.00
VANCE	13,480	1,569	3,057	3,487	3,165	2,968	2,913	3,209	3,074	3,188	1,258	1,819	2,823	2,189	1,380	847	519	246	147	51,338	36.55
WAKE	275,337	33,078	81,830	85,095	84,697	83,398	77,818	79,542	71,543	66,907	23,559	31,983	42,806	31,623	19,681	11,490	6,647	3,224	1,446	1,111,704	34.75
WARREN	4,751	519	1,110	1,358	1,368	1,619	1,495	1,623	1,691	1,797	760	1,159	1,617	1,309	865	530	365	178	79	24,193	44.61
WASHINGTON	2,723	263	572	566	592	615	664	680	845	891	376	648	946	816	535	357	209	118	68	12,484	46.96

WATAUGA	6,754	3,862	8,062	2,794	2,168	2,681	2,359	2,902	2,825	2,963	1,229	1,841	2,702	2,325	1,453	944	522	266	119	48,771	36,37
WAYNE	32,373	3,669	8,884	9,138	8,493	8,101	7,264	7,328	7,218	8,400	3,310	4,568	6,705	5,191	3,511	2,417	1,310	630	237	128,747	36,04
WILKES	17,114	1,884	4,223	4,478	4,313	4,490	4,492	5,158	5,003	5,417	2,098	3,059	4,736	3,944	2,825	1,875	1,017	503	198	76,827	42,10
WILSON	21,676	2,584	5,361	5,484	5,150	5,664	5,414	5,812	5,626	5,582	2,299	3,276	4,900	3,943	2,550	1,668	959	458	214	88,620	38,58
YADKIN	11,457	1,290	2,910	3,087	3,105	2,985	2,933	3,121	3,263	3,175	1,207	1,728	2,399	2,116	1,454	973	535	226	123	48,087	38,65
YANCEY	4,002	453	996	1,145	1,080	1,139	1,160	1,380	1,449	1,585	578	965	1,620	1,335	999	620	415	178	84	21,183	47,26

Age Groups

	0-17	18-19	20-24	25-29	30-34	35-39	40-44	45-49	50-54	55-59	60-61	62-64	65-69	70-74	75-79	80-84	85-89	90-94	95+	Total	Med
NORTH CAROLINA	2,564,581	318,024	768,236	753,837	734,779	721,012	686,575	725,563	704,644	703,542	266,550	377,676	544,006	438,960	293,344	186,386	110,990	55,816	23,949	10,978,470	

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Last Update: June 9, 2004

## April 2000 County Census Populations

with growth and migration from April 1990

(...open/download as Excel Spreadsheet) (...go to 1990-2000 Growth Map)

..go to state	Apr_2000	Apr_1990	Growth		A90-A00	A90-A00	A90-A00	Net Migration	
Counties	(Census)	(Census)	Number	%	Births	Deaths	Nat. Gr.	Estimate	%
ALAMANCE	130,800	108,213	22,587	20.9	15,634	11,698	3,936	18,651	17.2
ALEXANDER	33,603	27,544	6,059	22.0	3,894	2,459	1,435	4,624	16.8
ALLEGHANY	10,677	9,590	1,087	11.3	971	1,263	-292	1,379	14.4
ANSON	25,275	23,474	1,801	7.7	3,520	2,734	786	1,015	4.3
ASHE	24,384	22,209	2,175	9.8	2,424	2,701	-277	2,452	11.0
AVERY	17,167	14,867	2,300	15.5	1,829	1,667	162	2,138	14.4
BEAUFORT	44,958	42,283	2,675	6.3	5,882	5,161	721	1,954	4.6
BERTIE	19,773	20,388	-615	-3.0	2,794	2,526	268	-883	-4.3
BLADEN	32,278	28,663	3,615	12.6	4,307	3,553	754	2,861	10.0
BRUNSWICK	73,143	50,985	22,158	43.5	7,441	5,826	1,615	20,543	40.3
BUNCOMBE	206,330	174,357	31,973	18.3	23,473	20,219	3,254	28,719	16.5
BURKE	89,148	75,740	13,408	17.7	10,660	7,422	3,238	10,170	13.4
CABARRUS	131,063	98,935	32,128	32.5	15,725	9,671	6,054	26,074	26.4
CALDWELL	77,415	70,709	6,706	9.5	9,989	6,640	3,349	3,357	4.7
CAMDEN	6,885	5,904	981	16.6	716	621	95	886	15.0
CARTERET	59,383	52,407	6,976	13.3	6,438	5,660	778	6,198	11.8
CASWELL	23,501	20,662	2,839	13.7	2,554	2,273	281	2,558	12.4
CATAWBA	141,685	118,412	23,273	19.7	17,910	11,251	6,659	16,614	14.0
CHATHAM	49,329	38,979	10,350	26.6	5,850	4,130	1,720	8,630	22.1
CHEROKEE	24,298	20,170	4,128	20.5	2,484	2,542	-58	4,186	20.8
CHOWAN	14,526	13,506	1,020	7.6	1,891	1,732	159	861	6.4
CLAY	8,775	7,155	1,620	22.6	672	892	-220	1,840	25.7
CLEVELAND	96,287	84,958	11,329	13.3	12,983	9,174	3,809	7,520	8.9
COLUMBUS	54,749	49,587	5,162	10.4	7,635	5,740	1,895	3,267	6.6
CRAVEN	91,436	81,812	9,624	11.8	15,641	7,178	8,463	1,161	1.4
CUMBERLAND	302,963	274,713	28,250	10.3	56,428	17,487	38,941	-10,691	-3.9
CURRITUCK	18,190	13,736	4,454	32.4	1,859	1,504	355	4,099	29.8
DARE	29,967	22,746	7,221	31.7	3,054	1,936	1,118	6,103	26.8
DAVIDSON	147,246	126,688	20,558	16.2	17,976	11,553	6,423	14,135	11.2
DAVIE	34,835	27,859	6,976	25.0	3,704	2,850	854	6,122	22.0
DUPLIN	49,063	39,995	9,068	22.7	6,849	4,927	1,922	7,146	17.9
DURHAM	223,314	181,844	41,470	22.8	31,507	16,234	15,273	26,197	14.4
EDGECOMBE	55,606	56,692	-1,086	-1.9	8,861	6,217	2,644	-3,730	-6.6
FORSYTH	306,067	265,855	40,212	15.1	41,208	25,521	15,687	24,525	9.2
FRANKLIN	47,260	36,414	10,846	29.8	5,536	3,906	1,630	9,216	25.3
GASTON	190,365	174,769	15,596	8.9	26,211	17,469	8,742	6,854	3.9
GATES	10,516	9,305	1,211	13.0	1,127	1,094	33	1,178	12.7
GRAHAM	7,993	7,196	797	11.1	938	890	48	749	10.4
GRANVILLE	48,498	38,341	10,157	26.5	5,601	4,081	1,520	8,637	22.5

GREENE	18,974	15,384	3,590	23.3	2,195	1,500	695	2,895	18.8
GUILFORD	421,048	347,431	73,617	21.2	53,010	32,490	20,520	53,097	15.3
HALIFAX	57,370	55,516	1,854	3.3	8,310	6,595	1,715	139	0.3
HARNETT	91,025	67,833	23,192	34.2	13,060	6,654	6,406	16,786	24.7
HAYWOOD	54,033	46,948	7,085	15.1	5,424	5,768	-344	7,429	15.8
HENDERSON	89,173	69,747	19,426	27.9	8,816	9,604	-788	20,214	29.0
HERTFORD	22,601	22,317	284	1.3	3,100	2,674	426	-142	-0.6
HOKE	33,646	22,856	10,790	47.2	5,126	2,018	3,108	7,682	33.6
HYDE	5,826	5,411	415	7.7	611	682	-71	486	9.0
IREDELL	122,660	93,205	29,455	31.6	14,909	9,620	5,289	24,166	25.9
JACKSON	33,121	26,835	6,286	23.4	3,198	2,663	535	5,751	21.4
<u>..go to state</u>	<b>Apr_2000</b>	<b>Apr_1990</b>	<b>Growth</b>		<b>A90-A00</b>	<b>A90-A00</b>	<b>A90-A00</b>	<b>Net Migration</b>	
<b>Counties</b>	<b>(Census)</b>	<b>(Census)</b>	<b>Number</b>	<b>%</b>	<b>Births</b>	<b>Deaths</b>	<b>Nat. Gr.</b>	<b>Estimate</b>	<b>%</b>
JOHNSTON	121,965	81,306	40,659	50.0	15,592	8,715	6,877	33,782	41.5
JONES	10,381	9,361	1,020	10.9	1,168	1,052	116	904	9.7
LEE	49,040	41,370	7,670	18.5	7,279	4,320	2,959	4,711	11.4
LENOIR	59,648	57,274	2,374	4.1	8,622	6,647	1,975	399	0.7
LINCOLN	63,780	50,319	13,461	26.8	7,634	4,645	2,989	10,472	20.8
MCDOWELL	42,151	35,681	6,470	18.1	4,800	3,777	1,023	5,447	15.3
MACON	29,811	23,504	6,307	26.8	2,692	3,264	-572	6,879	29.3
MADISON	19,635	16,953	2,682	15.8	2,075	2,014	61	2,621	15.5
MARTIN	25,593	25,078	515	2.1	3,495	2,868	627	-112	-0.4
MECKLENBURG	695,454	511,211	184,243	36.0	94,379	40,744	53,635	130,608	25.5
MITCHELL	15,687	14,433	1,254	8.7	1,642	1,817	-175	1,429	9.9
MONTGOMERY	26,822	23,359	3,463	14.8	3,780	2,351	1,429	2,034	8.7
MOORE	74,769	59,000	15,769	26.7	8,337	7,390	947	14,822	25.1
NASH	87,420	76,677	10,743	14.0	12,095	7,946	4,149	6,594	8.6
NEW HANOVER	160,307	120,284	40,023	33.3	18,416	11,954	6,462	33,561	27.9
NORTHAMPTON	22,086	21,004	1,082	5.2	2,747	2,667	80	1,002	4.8
ONSLow	150,355	149,838	517	0.3	32,424	6,686	25,738	-25,221	-16.8
ORANGE	118,227	93,662	24,565	26.2	11,403	6,114	5,289	19,276	20.6
PAMLICO	12,934	11,368	1,566	13.8	1,183	1,375	-192	1,758	15.5
PASQUOTANK	34,897	31,298	3,599	11.5	4,518	3,416	1,102	2,497	8.0
PENDER	41,082	28,855	12,227	42.4	4,394	3,263	1,131	11,096	38.5
PERQUIMANS	11,368	10,447	921	8.8	1,191	1,324	-133	1,054	10.1
PERSON	35,623	30,180	5,443	18.0	4,338	3,223	1,115	4,328	14.3
PITT	133,798	108,480	25,318	23.3	17,670	9,538	8,132	17,186	15.8
POLK	18,324	14,458	3,866	26.7	1,643	2,314	-671	4,537	31.4
RANDOLPH	130,454	106,546	23,908	22.4	16,219	9,586	6,633	17,275	16.2
RICHMOND	46,564	44,511	2,053	4.6	6,797	5,112	1,685	368	0.8
ROBESON	123,339	105,170	18,169	17.3	19,814	10,676	9,138	9,031	8.6
ROCKINGHAM	91,928	86,064	5,864	6.8	11,526	9,411	2,115	3,749	4.4
ROWAN	130,340	110,605	19,735	17.8	15,570	12,609	2,961	16,774	15.2
RUTHERFORD	62,899	56,956	5,943	10.4	8,051	6,663	1,388	4,555	8.0
SAMPSON	60,161	47,297	12,864	27.2	7,650	5,688	1,962	10,902	23.1
SCOTLAND	35,998	33,763	2,235	6.6	5,619	3,351	2,268	-33	-0.1

STANLY	58,100	51,765	6,335	12.2	7,153	5,620	1,533	4,802	9.3
STOKES	44,711	37,224	7,487	20.1	4,980	3,502	1,478	6,009	16.1
SURRY	71,219	61,704	9,515	15.4	8,710	6,898	1,812	7,703	12.5
SWAIN	12,968	11,268	1,700	15.1	1,700	1,416	284	1,416	12.6
TRANSYLVANIA	29,334	25,520	3,814	14.9	2,863	2,926	-63	3,877	15.2
TYRRELL	4,149	3,856	293	7.6	433	454	-21	314	8.1
UNION	123,677	84,210	39,467	46.9	16,583	7,106	9,477	29,990	35.6
VANCE	42,954	38,892	4,062	10.4	6,626	4,555	2,071	1,991	5.1
WAKE	627,846	426,311	201,535	47.3	79,830	28,575	51,255	150,280	35.3
WARREN	19,972	17,265	2,707	15.7	2,100	2,155	-55	2,762	16.0
WASHINGTON	13,723	13,997	-274	-2.0	1,936	1,506	430	-704	-5.0
WATAUGA	42,695	36,952	5,743	15.5	3,516	2,564	952	4,791	13.0
WAYNE	113,329	104,666	8,663	8.3	16,505	9,614	6,891	1,772	1.7
WILKES	65,632	59,393	6,239	10.5	7,921	5,771	2,150	4,089	6.9
WILSON	73,814	66,061	7,753	11.7	10,265	7,440	2,825	4,928	7.5
YADKIN	36,348	30,488	5,860	19.2	4,388	3,238	1,150	4,710	15.4
YANCEY	17,774	15,419	2,355	15.3	1,838	1,641	197	2,158	14.0

	Apr_2000	Apr_1990	Growth		A90-A00	A90-A00	A90-A00	Net Migration	
NORTH	(Census)	(Census)	Number	%	Births	Deaths	Nat. Gr.	Estimate	%
CAROLINA	8,049,313	6,632,448	1,416,865	21.40	1,054,045	638,171	415,874	1,000,991	15.1

Note: April 1990 Populations include official corrections.

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Last Update: March 23, 2001

## Population Overview: 2000-2030

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...go to state	.....Population.....						
County	April 2000	July 2005	April 2010	July 2015	April 2020	July 2025	April 2030
ALAMANCE	130,794	141,139	153,623	166,466	179,932	193,785	208,027
ALEXANDER	33,603	35,752	38,742	41,663	44,546	47,401	50,223
ALLEGHANY	10,677	11,013	11,522	11,985	12,414	12,785	13,136
ANSON	25,275	25,553	26,273	26,983	27,597	28,174	28,650
ASHE	24,384	25,500	26,416	27,118	27,836	28,366	28,924
AVERY	17,167	18,395	19,177	19,909	20,523	21,039	21,428
BEAUFORT	44,958	46,051	47,399	48,441	49,484	50,193	50,984
BERTIE	19,757	19,675	19,266	18,830	18,379	17,846	17,297
BLADEN	32,278	33,493	35,288	36,933	38,489	39,950	41,411
BRUNSWICK	73,141	85,955	95,961	105,960	115,412	124,710	133,435
BUNCOMBE	206,310	218,677	235,020	251,670	268,001	284,242	300,014
BURKE	89,145	91,148	97,461	103,582	109,948	116,058	122,406
CABARRUS	131,063	150,447	169,586	189,439	210,390	232,226	254,852
CALDWELL	77,708	79,172	81,994	84,618	87,152	89,505	91,721
CAMDEN	6,885	7,947	8,488	8,976	9,574	10,064	10,617
CARTERET	59,383	61,636	63,939	66,026	67,762	69,042	69,962
CASWELL	23,501	24,257	25,717	27,104	28,492	29,743	31,010
CATAWBA	141,686	151,169	163,374	175,813	188,299	201,172	214,074
CHATHAM	49,329	55,689	60,955	66,408	71,903	77,568	83,174
CHEROKEE	24,298	26,086	27,835	29,460	30,920	32,234	33,422
CHOWAN	14,150	14,497	14,790	15,023	15,268	15,370	15,495
CLAY	8,775	9,647	10,288	10,824	11,343	11,739	12,122
CLEVELAND	96,290	99,523	104,539	109,561	114,675	119,713	124,640
COLUMBUS	54,749	55,441	57,945	60,238	62,442	64,472	66,538
CRAVEN	91,523	94,067	96,583	99,304	101,059	102,866	103,865
CUMBERLAND	302,963	315,122	329,293	346,136	360,023	375,653	388,522
CURRITUCK	18,190	21,492	23,746	26,072	28,414	30,674	32,862
DARE	29,967	34,598	37,991	41,274	44,522	47,419	50,241
DAVIDSON	147,246	155,896	165,751	175,658	185,606	195,601	205,386
DAVIE	34,835	38,574	42,235	45,798	49,564	53,265	57,124
DUPLIN	49,063	52,871	58,044	63,439	68,899	74,759	80,764
DURHAM	223,314	243,322	260,655	279,957	298,010	318,097	336,697
EDGECOMBE	55,606	53,596	52,762	51,798	50,733	49,481	48,181
FORSYTH	306,067	325,957	347,303	368,868	391,265	413,787	436,780
FRANKLIN	47,260	54,055	59,819	65,972	72,093	78,484	84,638
GASTON	190,301	194,077	200,543	207,140	212,937	218,789	223,762
GATES	10,516	10,984	11,548	12,049	12,618	13,068	13,561
GRAHAM	7,993	8,215	8,549	8,835	9,107	9,322	9,530
GRANVILLE	48,498	54,332	59,215	64,106	69,086	73,935	78,706
GREENE	18,974	20,664	22,558	24,415	26,332	28,204	30,130
GUILFORD	421,048	446,189	484,834	525,267	564,975	606,566	647,192

HALIFAX	57,370	57,053	57,375	57,732	57,893	57,880	57,686
HARNETT	91,025	102,797	115,490	129,110	142,708	157,066	171,102
HAYWOOD	54,033	57,085	60,190	63,123	66,059	68,738	71,349
HENDERSON	89,193	98,304	107,873	117,508	127,044	136,777	146,404
HERTFORD	22,977	23,823	24,044	24,078	24,212	24,079	24,021
HOKE	33,646	39,446	45,876	52,691	59,704	67,274	75,052
HYDE	5,826	5,822	5,998	6,139	6,290	6,366	6,434
IREDELL	122,660	139,468	155,695	172,201	189,625	207,295	225,452
JACKSON	33,121	36,298	38,882	41,426	43,754	46,000	48,057
...go to state	.....Population.....						
<b>County</b>	<b>April 2000</b>	<b>July 2005</b>	<b>April 2010</b>	<b>July 2015</b>	<b>April 2020</b>	<b>July 2025</b>	<b>April 2030</b>
JOHNSTON	121,900	145,240	168,194	192,431	217,331	243,819	270,506
JONES	10,403	10,347	10,661	11,002	11,276	11,544	11,744
LEE	49,208	51,427	55,912	60,319	64,899	69,476	74,407
LENOIR	59,614	59,237	59,951	60,379	60,794	60,983	61,143
LINCOLN	63,780	69,962	77,132	83,892	91,170	97,957	105,143
MCDOWELL	42,151	44,286	47,542	50,740	53,875	56,983	60,043
MACON	29,808	32,567	35,637	38,560	41,557	44,344	47,207
MADISON	19,635	20,439	21,664	22,815	23,972	25,025	26,072
MARTIN	25,546	24,940	25,029	25,012	25,011	24,875	24,772
MECKLENBURG	695,370	789,940	892,458	1,000,441	1,107,790	1,221,922	1,335,062
MITCHELL	15,687	16,164	16,665	17,089	17,508	17,812	18,118
MONTGOMERY	26,822	28,012	29,797	31,502	33,321	35,088	37,006
MOORE	74,762	81,383	88,809	95,953	103,341	110,435	117,727
NASH	87,385	91,544	96,577	101,578	106,617	111,451	116,210
NEW HANOVER	160,327	176,575	194,392	212,568	229,603	246,767	262,828
NORTHAMPTON	22,086	21,903	22,273	22,598	22,922	23,134	23,356
ONSLow	150,355	162,219	164,883	171,157	173,617	178,916	180,615
ORANGE	115,537	125,577	136,736	147,551	158,234	168,302	178,122
PAMLICO	12,934	13,200	13,735	14,246	14,663	15,007	15,271
PASQUOTANK	34,897	37,006	38,413	39,913	41,194	42,380	43,317
PENDER	41,082	46,022	51,906	58,053	63,898	69,868	75,516
PERQUIMANS	11,368	11,890	12,280	12,647	13,011	13,288	13,567
PERSON	35,623	38,118	40,821	43,511	46,188	48,773	51,307
PITT	133,719	143,158	153,571	164,048	174,375	184,658	194,696
POLK	18,324	19,562	21,366	23,217	25,060	26,904	28,706
RANDOLPH	130,471	139,919	152,714	165,562	178,802	192,207	205,846
RICHMOND	46,564	46,690	47,244	47,624	48,094	48,363	48,666
ROBESON	123,245	128,970	137,520	146,126	154,397	162,758	170,873
ROCKINGHAM	91,928	93,370	96,038	98,368	100,812	102,933	105,119
ROWAN	130,340	137,183	147,800	158,945	170,167	181,723	193,201
RUTHERFORD	62,901	64,387	67,109	69,613	72,209	74,534	76,885
SAMPSON	60,161	65,031	72,209	79,664	87,113	95,018	102,959
SCOTLAND	35,998	35,874	36,662	37,304	37,864	38,268	38,606
STANLY	58,100	60,141	63,454	66,601	69,936	72,935	76,056
STOKES	44,711	47,059	50,543	53,850	57,180	60,335	63,449



SURRY	71,219	73,717	78,422	82,817	87,576	92,180	97,122
SWAIN	12,968	13,746	14,564	15,407	16,227	17,027	17,795
TRANSYLVANIA	29,334	30,130	31,545	32,866	33,997	34,984	35,816
TYRRELL	4,149	4,278	4,443	4,568	4,699	4,781	4,868
UNION	123,772	153,440	176,113	199,723	225,072	251,610	279,118
VANCE	42,954	44,632	46,886	48,944	51,231	53,305	55,608
WAKE	627,866	744,024	860,108	982,155	1,105,867	1,235,409	1,364,774
WARREN	19,972	20,518	21,751	22,994	24,149	25,228	26,232
WASHINGTON	13,723	13,420	13,121	12,837	12,503	12,154	11,771
WATAUGA	42,693	43,497	45,438	47,115	48,713	49,993	51,226
WAYNE	113,329	115,569	119,979	124,270	128,554	132,472	136,495
WILKES	65,632	68,112	71,156	73,895	76,709	79,310	81,990
WILSON	73,811	77,065	81,041	84,586	88,469	91,969	95,776
YADKIN	36,348	38,133	41,410	44,536	47,948	51,235	54,765
YANCEY	17,774	18,355	19,316	20,275	21,145	21,966	22,693

.....Population.....							
NORTH	April 2000	July 2005	April 2010	July 2015	April 2020	July 2025	April 2030
CAROLINA	8,046,807	8,709,947	9,441,440	10,194,993	10,943,973	11,711,250	12,467,232

...go to top or 2000-2030 densities or (County/State Projections)

Last Update: June 4, 2004

## County Population Growth 2000 - 2010

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[...go to 2000-2010 Growth Map](#)

<a href="#">..go to state</a>	Pop.	Pop.	Growth				Natural	Net Migr.	
County	2000	2010	Amount	%	Births	Deaths	Growth	Amount	%
ALAMANCE	130,794	153,623	22,829	17.5	19,378	13,242	6,136	16,693	12.8
ALEXANDER	33,603	38,742	5,139	15.3	4,379	2,990	1,389	3,750	11.2
ALLEGHANY	10,677	11,522	845	7.9	1,067	1,360	-293	1,138	10.7
ANSON	25,275	26,273	998	3.9	3,214	2,774	440	558	2.2
ASHE	24,384	26,416	2,032	8.3	2,485	2,999	-514	2,546	10.4
AVERY	17,167	19,177	2,010	11.7	1,695	1,971	-276	2,286	13.3
BEAUFORT	44,958	47,399	2,441	5.4	6,218	5,603	615	1,826	4.1
BERTIE	19,757	19,266	-491	-2.5	2,473	2,584	-111	-380	-1.9
BLADEN	32,278	35,288	3,010	9.3	4,627	3,841	786	2,224	6.9
BRUNSWICK	73,141	95,961	22,820	31.2	9,318	8,681	637	22,183	30.3
	Pop.	Pop.	Growth				Natural	Net Migr.	
County	2000	2010	Amount	%	Births	Deaths	Growth	Amount	%
BUNCOMBE	206,310	235,020	28,710	13.9	26,297	22,569	3,728	24,982	12.1
BURKE	89,145	97,461	8,316	9.3	11,078	8,551	2,527	5,789	6.5
CABARRUS	131,063	169,586	38,523	29.4	23,233	11,496	11,737	26,786	20.4
CALDWELL	77,708	81,994	4,286	5.5	9,746	7,551	2,195	2,091	2.7
CAMDEN	6,885	8,488	1,603	23.3	842	692	150	1,453	21.1
CARTERET	59,383	63,939	4,556	7.7	5,977	7,141	-1,164	5,720	9.6
CASWELL	23,501	25,717	2,216	9.4	2,622	2,368	254	1,962	8.3
CATAWBA	141,686	163,374	21,688	15.3	21,061	13,280	7,781	13,907	9.8
CHATHAM	49,329	60,955	11,626	23.6	7,346	5,240	2,106	9,520	19.3
CHEROKEE	24,298	27,835	3,537	14.6	2,698	3,128	-430	3,967	16.3
	Pop.	Pop.	Growth				Natural	Net Migr.	
County	2000	2010	Amount	%	Births	Deaths	Growth	Amount	%
CHOWAN	14,150	14,790	640	4.5	1,942	1,840	102	538	3.8
CLAY	8,775	10,288	1,513	17.2	782	1,206	-424	1,937	22.1
CLEVELAND	96,290	104,539	8,249	8.6	12,814	10,085	2,729	5,520	5.7
COLUMBUS	54,749	57,945	3,196	5.8	7,872	6,221	1,651	1,545	2.8
CRAVEN	91,523	96,583	5,060	5.5	15,466	8,699	6,767	-1,707	-1.9
CUMBERLAND	302,963	329,293	26,330	8.7	55,610	20,794	34,816	-8,486	-2.8
CURRITUCK	18,190	23,746	5,556	30.5	2,476	1,899	577	4,979	27.4
DARE	29,967	37,991	8,024	26.8	3,788	2,704	1,084	6,940	23.2
DAVIDSON	147,246	165,751	18,505	12.6	19,573	13,616	5,957	12,548	8.5
DAVIE	34,835	42,235	7,400	21.2	4,696	3,482	1,214	6,186	17.8
	Pop.	Pop.	Growth				Natural	Net Migr.	
County	2000	2010	Amount	%	Births	Deaths	Growth	Amount	%
DUPLIN	49,063	58,044	8,981	18.3	8,346	5,312	3,034	5,947	12.1
DURHAM	223,314	260,655	37,341	16.7	39,253	18,507	20,746	16,595	7.4
EDGECOMBE	55,606	52,762	-2,844	-5.1	7,583	6,000	1,583	-4,427	-8.0

FORSYTH	306,067	347,303	41,236	13.5	46,604	28,797	17,807	23,429	7.7
FRANKLIN	47,260	59,819	12,559	26.6	6,990	4,394	2,596	9,963	21.1
GASTON	190,301	200,543	10,242	5.4	25,838	19,034	6,804	3,438	1.8
GATES	10,516	11,548	1,032	9.8	1,140	1,203	-63	1,095	10.4
GRAHAM	7,993	8,549	556	7.0	966	1,039	-73	629	7.9
GRANVILLE	48,498	59,215	10,717	22.1	6,262	4,685	1,577	9,140	18.8
GREENE	18,974	22,558	3,584	18.9	2,643	1,766	877	2,707	14.3
	<b>Pop.</b>	<b>Pop.</b>	<b>Growth</b>				<b>Natural</b>	<b>Net Migr.</b>	
<b>County</b>	<b>2000</b>	<b>2010</b>	<b>Amount</b>	<b>%</b>	<b>Births</b>	<b>Deaths</b>	<b>Growth</b>	<b>Amount</b>	<b>%</b>
GUILFORD	421,048	484,834	63,786	15.1	60,482	37,461	23,021	40,765	9.7
HALIFAX	57,370	57,375	5	0.0	7,400	6,854	546	-541	-0.9
HARNETT	91,025	115,490	24,465	26.9	15,690	7,843	7,847	16,618	18.3
HAYWOOD	54,033	60,190	6,157	11.4	5,690	6,611	-921	7,078	13.1
HENDERSON	89,193	107,873	18,680	20.9	11,316	11,864	-548	19,228	21.6
HERTFORD	22,977	24,044	1,067	4.6	2,859	2,845	14	1,053	4.6
HOKE	33,646	45,876	12,230	36.3	7,428	2,462	4,966	7,264	21.6
HYDE	5,826	5,998	172	3.0	546	728	-182	354	6.1
IREDELL	122,660	155,695	33,035	26.9	19,587	11,638	7,949	25,086	20.5
JACKSON	33,121	38,882	5,761	17.4	3,749	3,168	581	5,180	15.6
	<b>Pop.</b>	<b>Pop.</b>	<b>Growth</b>				<b>Natural</b>	<b>Net Migr.</b>	
<b>County</b>	<b>2000</b>	<b>2010</b>	<b>Amount</b>	<b>%</b>	<b>Births</b>	<b>Deaths</b>	<b>Growth</b>	<b>Amount</b>	<b>%</b>
JOHNSTON	121,900	168,194	46,294	38.0	22,764	10,701	12,063	34,231	28.1
JONES	10,403	10,661	258	2.5	947	1,196	-249	507	4.9
LEE	49,208	55,912	6,704	13.6	8,547	4,869	3,678	3,026	6.1
LENOIR	59,614	59,951	337	0.6	7,960	7,046	914	-577	-1.0
LINCOLN	63,780	77,132	13,352	20.9	9,118	5,712	3,406	9,946	15.6
MCDOWELL	42,151	47,542	5,391	12.8	5,350	4,288	1,062	4,329	10.3
MACON	29,808	35,637	5,829	19.6	3,292	3,938	-646	6,475	21.7
MADISON	19,635	21,664	2,029	10.3	2,176	2,207	-31	2,060	10.5
MARTIN	25,546	25,029	-517	-2.0	3,141	2,979	162	-679	-2.7
MECKLENBURG	695,370	892,458	197,088	28.3	127,183	51,120	76,063	121,025	17.4
	<b>Pop.</b>	<b>Pop.</b>	<b>Growth</b>				<b>Natural</b>	<b>Net Migr.</b>	
<b>County</b>	<b>2000</b>	<b>2010</b>	<b>Amount</b>	<b>%</b>	<b>Births</b>	<b>Deaths</b>	<b>Growth</b>	<b>Amount</b>	<b>%</b>
MITCHELL	15,687	16,665	978	6.2	1,677	1,966	-289	1,267	8.1
MONTGOMERY	26,822	29,797	2,975	11.1	4,134	2,695	1,439	1,536	5.7
MOORE	74,762	88,809	14,047	18.8	9,769	9,464	305	13,742	18.4
NASH	87,385	96,577	9,192	10.5	12,515	8,896	3,619	5,573	6.4
NEW HANOVER	160,327	194,392	34,065	21.2	21,153	15,371	5,782	28,283	17.6
NORTHAMPTON	22,086	22,273	187	0.8	2,443	2,792	-349	536	2.4
ONSLOW	150,355	164,883	14,528	9.7	33,331	7,930	25,401	-10,873	-7.2
ORANGE	115,537	136,736	21,199	18.3	13,208	7,417	5,791	15,408	13.3
PAMLICO	12,934	13,735	801	6.2	1,008	1,565	-557	1,358	10.5
PASQUOTANK	34,897	38,413	3,516	10.1	4,684	3,827	857	2,659	7.6
	<b>Pop.</b>	<b>Pop.</b>	<b>Growth</b>				<b>Natural</b>	<b>Net Migr.</b>	
<b>County</b>	<b>2000</b>	<b>2010</b>	<b>Amount</b>	<b>%</b>	<b>Births</b>	<b>Deaths</b>	<b>Growth</b>	<b>Amount</b>	<b>%</b>
PENDER	41,082	51,906	10,824	26.3	5,214	4,248	966	9,858	24.0
PERQUIMANS	11,368	12,280	912	8.0	1,203	1,469	-266	1,178	10.4

PERSON	35,623	40,821	5,198	14.6	4,758	3,616	1,142	4,056	11.4
PITT	133,719	153,571	19,852	14.8	20,257	11,220	9,037	10,815	8.1
POLK	18,324	21,366	3,042	16.6	1,874	2,767	-893	3,935	21.5
RANDOLPH	130,471	152,714	22,243	17.0	19,090	11,352	7,738	14,505	11.1
RICHMOND	46,564	47,244	680	1.5	6,399	5,133	1,266	-586	-1.3
ROBESON	123,245	137,520	14,275	11.6	20,868	11,514	9,354	4,921	4.0
ROCKINGHAM	91,928	96,038	4,110	4.5	11,520	10,148	1,372	2,738	3.0
ROWAN	130,340	147,800	17,460	13.4	17,606	13,583	4,023	13,437	10.3
	<b>Pop.</b>	<b>Pop.</b>	<b>Growth</b>				<b>Natural</b>	<b>Net Migr.</b>	
<b>County</b>	<b>2000</b>	<b>2010</b>	<b>Amount</b>	<b>%</b>	<b>Births</b>	<b>Deaths</b>	<b>Growth</b>	<b>Amount</b>	<b>%</b>
RUTHERFORD	62,901	67,109	4,208	6.7	8,055	7,321	734	3,474	5.5
SAMPSON	60,161	72,209	12,048	20.0	9,498	6,335	3,163	8,885	14.8
SCOTLAND	35,998	36,662	664	1.8	4,930	3,637	1,293	-629	-1.7
STANLY	58,100	63,454	5,354	9.2	7,611	6,077	1,534	3,820	6.6
STOKES	44,711	50,543	5,832	13.0	5,109	4,141	968	4,864	10.9
SURRY	71,219	78,422	7,203	10.1	9,378	7,881	1,497	5,706	8.0
SWAIN	12,968	14,564	1,596	12.3	1,846	1,583	263	1,333	10.3
TRANSYLVANIA	29,334	31,545	2,211	7.5	2,767	3,650	-883	3,094	10.5
TYRRELL	4,149	4,443	294	7.1	412	452	-40	334	8.1
UNION	123,772	176,113	52,341	42.3	25,429	9,699	15,730	36,611	29.6
	<b>Pop.</b>	<b>Pop.</b>	<b>Growth</b>				<b>Natural</b>	<b>Net Migr.</b>	
<b>County</b>	<b>2000</b>	<b>2010</b>	<b>Amount</b>	<b>%</b>	<b>Births</b>	<b>Deaths</b>	<b>Growth</b>	<b>Amount</b>	<b>%</b>
VANCE	42,954	46,886	3,932	9.2	7,157	4,787	2,370	1,562	3.6
WAKE	627,866	860,108	232,242	37.0	115,222	39,325	75,897	156,345	24.9
WARREN	19,972	21,751	1,779	8.9	2,013	2,286	-273	2,052	10.3
WASHINGTON	13,723	13,121	-602	-4.4	1,625	1,621	4	-606	-4.4
WATAUGA	42,693	45,438	2,745	6.4	3,420	2,942	478	2,267	5.3
WAYNE	113,329	119,979	6,650	5.9	17,383	10,734	6,649	1	0.0
WILKES	65,632	71,156	5,524	8.4	8,697	6,597	2,100	3,424	5.2
WILSON	73,811	81,041	7,230	9.8	11,013	8,224	2,789	4,441	6.0
YADKIN	36,348	41,410	5,062	13.9	5,031	3,555	1,476	3,586	9.9
YANCEY	17,774	19,316	1,542	8.7	1,860	1,912	-52	1,594	9.0

	<b>Pop.</b>	<b>Pop.</b>	<b>Growth</b>				<b>Natural</b>	<b>Net Migr.</b>	
<b>NORTH</b>	<b>2000</b>	<b>2010</b>	<b>Amount</b>	<b>%</b>	<b>Births</b>	<b>Deaths</b>	<b>Growth</b>	<b>Amount</b>	<b>%</b>
<b>CAROLINA</b>	8,046,807	9,441,440	1,394,633	17.3	1,222,790	744,605	478,185	916,448	11.4

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Last Update: June 4, 2004

## Projected Annual County Population Totals 2010-2019

(to open/download as Excel Spreadsheet, [click here](#))

..go to state	July 2010	July 2011	July 2012	July 2013	July 2014	July 2015	July 2016	July 2017	July 2018	July 2019
ALAMANCE	154,208	156,583	158,924	161,323	163,862	166,466	169,147	171,837	174,633	177,625
ALEXANDER	38,877	39,427	39,976	40,528	41,098	41,663	42,250	42,841	43,440	44,066
ALLEGHANY	11,545	11,637	11,718	11,813	11,896	11,985	12,074	12,155	12,255	12,345
ANSON	26,304	26,429	26,540	26,670	26,823	26,983	27,122	27,234	27,358	27,493
ASHE	26,442	26,557	26,677	26,803	26,983	27,118	27,247	27,382	27,527	27,724
AVERY	19,212	19,359	19,514	19,640	19,775	19,909	20,048	20,193	20,309	20,429
BEAUFORT	47,452	47,663	47,852	48,061	48,260	48,441	48,610	48,790	49,017	49,275
BERTIE	19,248	19,171	19,079	18,997	18,909	18,830	18,757	18,659	18,561	18,457
BLADEN	35,370	35,696	35,990	36,282	36,598	36,933	37,283	37,599	37,902	38,228
BRUNSWICK	96,410	98,238	100,097	101,983	103,923	105,960	107,974	109,948	111,908	113,874
BUNCOMBE	235,779	238,846	241,915	245,111	248,380	251,670	254,868	258,143	261,613	265,219
BURKE	97,736	98,852	99,967	101,158	102,320	103,582	104,873	106,178	107,543	108,873
CABARRUS	170,482	174,135	177,870	181,672	185,520	189,439	193,513	197,778	202,227	206,825
CALDWELL	82,111	82,605	83,107	83,627	84,109	84,618	85,109	85,631	86,177	86,705
CAMDEN	8,506	8,583	8,671	8,774	8,877	8,976	9,084	9,206	9,340	9,474
CARTERET	64,026	64,391	64,794	65,201	65,625	66,026	66,367	66,739	67,098	67,477
CASWELL	25,776	26,014	26,254	26,529	26,813	27,104	27,380	27,655	27,959	28,257
CATAWBA	163,944	166,248	168,539	170,930	173,365	175,813	178,248	180,729	183,397	186,165
CHATHAM	61,212	62,243	63,259	64,286	65,337	66,408	67,509	68,612	69,755	70,967
CHEROKEE	27,907	28,203	28,495	28,806	29,131	29,460	29,767	30,062	30,365	30,678
CHOWAN	14,803	14,855	14,902	14,944	14,986	15,023	15,061	15,109	15,160	15,216
CLAY	10,312	10,411	10,509	10,610	10,711	10,824	10,936	11,043	11,145	11,248
CLEVELAND	104,733	105,563	106,501	107,470	108,478	109,561	110,586	111,672	112,760	113,830
COLUMBUS	58,050	58,473	58,877	59,313	59,750	60,238	60,732	61,176	61,639	62,080
CRAVEN	96,725	97,291	97,846	98,327	98,872	99,304	99,678	100,063	100,390	100,798
CUMBERLAND	330,089	333,227	336,357	339,543	342,808	346,136	349,239	352,198	355,093	357,935
CURRITUCK	23,850	24,275	24,713	25,167	25,627	26,072	26,529	27,010	27,516	28,033
DARE	38,132	38,731	39,359	39,971	40,625	41,274	41,922	42,599	43,272	43,982
DAVIDSON	166,163	167,877	169,714	171,635	173,640	175,658	177,612	179,655	181,761	183,936
DAVIE	42,390	43,036	43,694	44,380	45,108	45,798	46,530	47,288	48,089	48,933
DUPLIN	58,277	59,236	60,241	61,268	62,313	63,439	64,538	65,670	66,817	67,969
DURHAM	261,593	265,290	268,843	272,534	276,227	279,957	283,678	287,315	291,150	295,025
EDGECOMBE	52,724	52,571	52,406	52,200	51,981	51,798	51,606	51,405	51,154	50,896
FORSYTH	348,288	352,285	356,294	360,345	364,519	368,868	373,263	377,772	382,443	387,346
FRANKLIN	60,090	61,194	62,315	63,475	64,710	65,972	67,225	68,482	69,762	71,084
GASTON	200,870	202,143	203,281	204,491	205,794	207,140	208,398	209,511	210,688	211,944
GATES	11,567	11,653	11,746	11,841	11,942	12,049	12,164	12,278	12,394	12,518
GRAHAM	8,561	8,608	8,657	8,714	8,775	8,835	8,893	8,944	9,002	9,063
GRANVILLE	59,433	60,321	61,213	62,142	63,103	64,106	65,147	66,174	67,215	68,277
GREENE	22,637	22,973	23,331	23,660	24,008	24,415	24,837	25,264	25,641	26,022
GUILFORD	486,643	494,009	501,516	509,221	517,164	525,267	533,229	541,349	549,709	558,313
HALIFAX	57,376	57,396	57,437	57,519	57,631	57,732	57,800	57,826	57,852	57,889

HARNETT	116,115	118,632	121,155	123,722	126,363	129,110	131,869	134,647	137,476	140,409
HAYWOOD	60,308	60,804	61,323	61,876	62,502	63,123	63,718	64,315	64,926	65,577
HENDERSON	108,309	110,083	111,865	113,716	115,588	117,508	119,398	121,322	123,352	125,418
HERTFORD	24,039	24,028	24,037	24,054	24,062	24,078	24,092	24,121	24,151	24,182
HOKE	46,182	47,426	48,691	49,992	51,320	52,691	54,109	55,554	57,037	58,546
HYDE	5,999	6,032	6,057	6,090	6,122	6,139	6,186	6,218	6,250	6,278
IREDELL	156,421	159,400	162,474	165,637	168,916	172,201	175,585	179,131	182,826	186,691
JACKSON	38,994	39,444	39,897	40,391	40,896	41,426	41,923	42,404	42,892	43,375
.go to state	<b>July 2010</b>	<b>July 2011</b>	<b>July 2012</b>	<b>July 2013</b>	<b>July 2014</b>	<b>July 2015</b>	<b>July 2016</b>	<b>July 2017</b>	<b>July 2018</b>	<b>July 2019</b>
JOHNSTON	169,273	173,666	178,169	182,786	187,561	192,431	197,356	202,446	207,698	213,135
JONES	10,671	10,718	10,765	10,842	10,909	11,002	11,081	11,138	11,205	11,241
LEE	56,104	56,896	57,716	58,541	59,409	60,319	61,241	62,192	63,143	64,126
LENOIR	59,968	60,039	60,099	60,183	60,285	60,379	60,454	60,514	60,602	60,712
LINCOLN	77,429	78,648	79,911	81,214	82,538	83,892	85,274	86,749	88,294	89,895
MCDOWELL	47,684	48,279	48,866	49,449	50,119	50,740	51,350	51,968	52,603	53,340
MACON	35,763	36,282	36,809	37,385	37,973	38,560	39,131	39,727	40,379	41,045
MADISON	21,711	21,912	22,126	22,342	22,585	22,815	23,033	23,266	23,500	23,770
MARTIN	25,028	25,025	25,018	25,017	25,011	25,012	25,007	24,999	25,002	25,002
MECKLENBURG	897,454	917,606	937,838	958,409	979,296	1,000,441	1,021,833	1,043,774	1,066,443	1,089,808
MITCHELL	16,679	16,743	16,819	16,894	16,988	17,089	17,181	17,261	17,345	17,435
MONTGOMERY	29,870	30,170	30,480	30,801	31,167	31,502	31,836	32,190	32,566	32,999
MOORE	89,122	90,412	91,739	93,073	94,489	95,953	97,417	98,935	100,471	102,088
NASH	96,792	97,671	98,569	99,544	100,554	101,578	102,593	103,611	104,695	105,793
NEW HANOVER	195,223	198,586	201,969	205,393	208,972	212,568	216,040	219,545	223,084	226,777
NORTHAMPTON	22,275	22,297	22,358	22,429	22,513	22,598	22,666	22,749	22,814	22,880
ONSLOW	165,188	166,331	167,476	168,681	169,971	171,157	171,947	172,589	173,119	173,513
ORANGE	137,207	139,142	141,153	143,186	145,315	147,551	149,715	151,930	154,148	156,433
PAMLICO	13,753	13,841	13,931	14,032	14,135	14,246	14,334	14,419	14,502	14,588
PASQUOTANK	38,487	38,781	39,051	39,325	39,608	39,913	40,227	40,488	40,738	40,991
PENDER	52,175	53,274	54,422	55,618	56,837	58,053	59,252	60,469	61,718	62,968
PERQUIMANS	12,287	12,339	12,398	12,478	12,570	12,647	12,704	12,764	12,851	12,947
PERSON	40,940	41,429	41,945	42,468	42,986	43,511	44,056	44,626	45,193	45,756
PITT	154,056	155,999	157,892	159,863	161,940	164,048	166,145	168,207	170,347	172,619
POLK	21,432	21,764	22,123	22,482	22,833	23,217	23,578	23,963	24,358	24,738
RANDOLPH	153,261	155,518	157,861	160,306	162,902	165,562	168,155	170,825	173,611	176,525
RICHMOND	47,252	47,305	47,385	47,471	47,545	47,624	47,694	47,790	47,901	47,993
ROBESON	137,922	139,536	141,115	142,724	144,401	146,126	147,834	149,510	151,213	153,008
ROCKINGHAM	96,144	96,584	97,031	97,467	97,918	98,368	98,839	99,330	99,844	100,385
ROWAN	148,293	150,320	152,407	154,520	156,711	158,945	161,172	163,497	165,866	168,297
RUTHERFORD	67,216	67,658	68,112	68,593	69,096	69,613	70,130	70,641	71,179	71,755
SAMPSON	72,537	73,880	75,251	76,683	78,145	79,664	81,181	82,703	84,282	85,880
SCOTLAND	36,685	36,779	36,872	37,000	37,139	37,304	37,442	37,547	37,669	37,778
STANLY	63,596	64,161	64,696	65,309	65,954	66,601	67,237	67,855	68,564	69,336
STOKES	50,680	51,263	51,871	52,490	53,170	53,850	54,507	55,186	55,874	56,619
SURRY	78,602	79,366	80,178	81,010	81,898	82,817	83,700	84,654	85,648	86,720
SWAIN	14,595	14,743	14,895	15,056	15,231	15,407	15,584	15,755	15,924	16,101
TRANSYLVANIA	31,600	31,829	32,071	32,329	32,589	32,866	33,118	33,351	33,591	33,822

TYRRELL	4,438	4,460	4,486	4,513	4,544	4,568	4,596	4,624	4,652	4,681
UNION	177,155	181,425	185,856	190,344	194,971	199,723	204,658	209,847	215,180	220,744
VANCE	46,990	47,397	47,755	48,123	48,506	48,944	49,419	49,855	50,312	50,808
WAKE	865,602	887,940	910,783	934,113	958,020	982,155	1,006,698	1,032,061	1,058,236	1,085,251
WARREN	21,802	22,022	22,266	22,508	22,755	22,994	23,240	23,492	23,736	23,979
WASHINGTON	13,104	13,038	12,967	12,913	12,864	12,837	12,790	12,718	12,644	12,560
WATAUGA	45,514	45,828	46,146	46,480	46,821	47,115	47,397	47,709	48,065	48,445
WAYNE	120,191	121,035	121,845	122,632	123,452	124,270	125,114	125,964	126,854	127,808
WILKES	71,283	71,799	72,302	72,815	73,348	73,895	74,456	75,005	75,588	76,217
WILSON	81,196	81,832	82,480	83,156	83,850	84,586	85,325	86,093	86,907	87,768
YADKIN	41,543	42,098	42,673	43,272	43,887	44,536	45,193	45,881	46,596	47,346
YANCEY	19,361	19,544	19,714	19,885	20,067	20,275	20,468	20,639	20,814	21,001

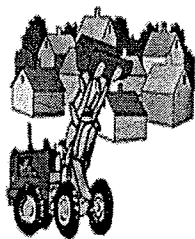
<b>NORTH</b>	<b>July 2010</b>	<b>July 2011</b>	<b>July 2012</b>	<b>July 2013</b>	<b>July 2014</b>	<b>July 2015</b>	<b>July 2016</b>	<b>July 2017</b>	<b>July 2018</b>	<b>July 2019</b>
<b>CAROLINA</b>	9,475,353	9,613,357	9,753,149	9,896,589	10,044,493	10,194,993	10,345,111	10,497,937	10,655,514	10,818,395

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Last Update: June 3, 2004

## 2000 Building Permits



### Monthly New Privately-Owned Residential Building Permits Henderson County, North Carolina ( 089)

Annual  2000

	Item	Annual 2000		
		Buildings	Units	Construction cost
<input type="button" value="Browse"/>	Single Family	670	670	119,036,990
<input type="button" value="Browse"/>	Two Family	4	8	640,000
<input type="button" value="Browse"/>	Three and Four Family	1	3	220,000
<input type="button" value="Browse"/>	Five or More Family	5	39	954,000
<input type="button" value="Browse"/>	Total	680	720	120,850,990

[N/A = Reported data not available for the current month]

Source: U.S. Bureau of the Census

Building Permit Estimates - U.S., State, and Metropolitan Areas

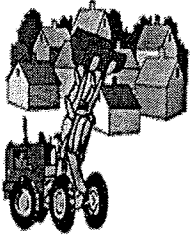
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## 2001 Building Permits



### Monthly New Privately-Owned Residential Building Permits Henderson County, North Carolina ( 089)

Annual  2001

	Item	Annual 2001		
		Buildings	Units	Construction cost
<input type="button" value="Browse"/>	Single Family	708	708	117,162,219
<input type="button" value="Browse"/>	Two Family	10	20	1,345,000
<input type="button" value="Browse"/>	Three and Four Family	7	27	2,000,000
<input type="button" value="Browse"/>	Five or More Family	12	216	7,236,000
<input type="button" value="Browse"/>	Total	737	971	127,743,219

*[N/A = Reported data not available for the current month]*  
Source: U.S. Bureau of the Census

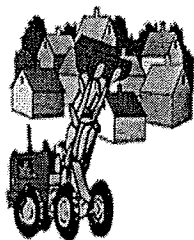
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## 2002 Building Permits



### Monthly New Privately-Owned Residential Building Permits Henderson County, North Carolina ( 089)

Annual  2002

	Item	Annual 2002		
		Buildings	Units	Construction cost
<input type="button" value="Browse"/>	Single Family	799	799	135,767,527
<input type="button" value="Browse"/>	Two Family	11	22	1,509,000
<input type="button" value="Browse"/>	Three and Four Family	35	130	7,990,988
<input type="button" value="Browse"/>	Five or More Family	8	60	3,024,160
<input type="button" value="Browse"/>	Total	853	1,011	148,291,675

*[N/A = Reported data not available for the current month]*

Source: U.S. Bureau of the Census

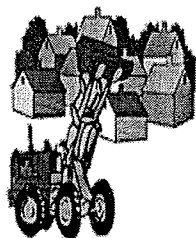
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## 2003 Building Permits



### Monthly New Privately-Owned Residential Building Permits Henderson County, North Carolina ( 089)


Annual  2003

	Item	Annual 2003		
		Buildings	Units	Construction cost
<input type="button" value="Browse"/>	Single Family	850	850	128,722,205
<input type="button" value="Browse"/>	Two Family	14	28	3,159,800
<input type="button" value="Browse"/>	Three and Four Family	6	21	1,982,000
<input type="button" value="Browse"/>	Five or More Family	2	12	1,800,000
<input type="button" value="Browse"/>	Total	872	911	135,664,005

[N/A = Reported data not available for the current month]

Source: U.S. Bureau of the Census

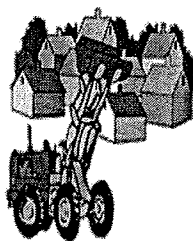
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## 2004 Building Permits



### Monthly New Privately-Owned Residential Building Permits Henderson County, North Carolina ( 089)

December 2004 Go!

	Item	Cumulative Year to Date								
		December, 2004			Estimates with Imputation			Reported only		
		Buildings	Units	Construction cost	Buildings	Units	Construction cost	Buildings	Units	Construction cost
<a href="#">Browse</a>	Single Family	73	73	12,173,050	858	858	143,362,994	858	858	143,362,994
<a href="#">Browse</a>	Two Family	2	4	517,350	15	30	2,985,350	15	30	2,985,350
<a href="#">Browse</a>	Three and Four Family	4	12	1,140,725	24	83	6,654,625	24	83	6,654,625
<a href="#">Browse</a>	Five or More Family	0	0	0	13	95	5,524,800	13	95	5,524,800
<a href="#">Browse</a>	Total	79	89	13,831,125	910	1,066	158,527,769	910	1,066	158,527,769

[N/A = Reported data not available for the current month]

Source: U.S. Bureau of the Census

Building Permit Estimates - U.S., State, and Metropolitan Areas [Click this](#)

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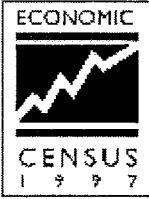
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**U.S. Census Bureau**



**1997 Economic Census:  
Summary Statistics for North Carolina  
1997 NAICS Basis**

Select a state

North Carolina metro areas

North Carolina counties

Introductory text includes scope and methodology. Table includes only establishments with payroll. Nonemployers are shown separately. For descriptions of column headings and rows (industries), click on the appropriate underlined element in the table.

More data	NAICS code	Description	Estab-lish-ments	Sales, receipts or shipments (\$1,000)	Annual payroll (\$1,000)	Paid employees	
	21	Mining	171	743,581	117,903	3,231	
	22	Utilities	390	9,018,245	1,218,845	23,765	
	23	Construction	23,990	26,893,094	5,177,635	198,367	
	31-33	Manufacturing	11,306	161,900,477	21,297,913	773,548	
	42	Wholesale trade	12,284	98,080,086	5,574,093	157,774	
	44-45	Retail trade	35,563	72,356,763	6,697,393	416,287	
	48-49	Transportation & warehousing %% **	5,077	6,625,903	2,123,920	77,841	
	51	Information	2,584	11,337,174	2,126,252	60,047	
	52	Finance & insurance	10,831	N	5,276,499	142,234	
	53	Real estate & rental & leasing	7,346	5,026,024	900,632	39,349	
	54	Professional, scientific, & technical services	Taxable	14,351	9,760,903	3,693,462	101,610
			Exempt	142	550,826	187,771	4,096
	55	Management of companies & enterprises	1,146	6,324,832	4,164,937	70,560	
	56	Administrative & support & waste management & remediation services	7,111	6,568,181	3,054,572	187,947	
	61	Educational services	Taxable	863	337,040	103,744	6,313
			Exempt	101	75,927	27,480	1,121
	62	Health care & social assistance	Taxable	12,582	10,708,753	4,859,637	173,770
			Exempt	2,794	12,400,320	5,006,795	187,651
	71	Arts, entertainment, & recreation	Taxable	2,090	1,632,553	470,538	23,481
			Exempt	567	416,993	157,485	10,479
	72	Accommodation & foodservices	14,579	8,624,993	2,393,158	262,848	
	81	Other services (except public administration)	Taxable	11,483	4,060,637	1,203,995	64,802
			Exempt	2,038	1,636,488	290,652	14,644
		Auxiliaries, exc corp, subsidiary, & regional managing offices	414	337,503	702,830	20,539	

D = Withheld to avoid disclosure; N = Not available

Source: 1997 Economic Census

Last modified: 2/6/01

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NAICS Detail:

Economic Sector (2 digit NAICS code)

Go

## Henderson County, NC

### Table 1. Statistics by Economic Sector

1997 Population: 79,410

NOTE: Data based on the 1997 Economic Census. For information on confidentiality protection and definitions, see [http://factfinder.census.gov/home/en/datnotes/exp\\_econ97.html](http://factfinder.census.gov/home/en/datnotes/exp_econ97.html).

#### NAICS

Industry Code	Industry Description	Number of Establishments	Number of Employees	Annual Payroll (\$1,000)	Shpmts/Sales/Recpts (\$1,000)
<b>NAICS INDUSTRIES</b>					
31-33	Manufacturing	132	8,361	260,117	1,745,822
42	Wholesale trade	91	613	15,846	228,032
44-45	Retail trade	386	4,192	75,177	901,304
53	Real estate & rental & leasing	66	252	4,914	28,106
54	Professional, scientific, & technical services	120	429	11,552	28,796
56	Administrative & support & waste management & remediation serv	65	1,327	22,229	38,409
61	Educational services	7	66	1,811	2,982
62	Health care & social assistance	158	1,545	44,913	103,062
71	Arts, entertainment, & recreation	22	329	7,376	19,067
72	Accommodation & food services	167	3,146	28,613	97,233
81	Other services (except public administration)	122	489	8,979	30,857
<b>MERCHANT WHOLESALERS</b>					
42	Wholesale trade	78	f	D	D
<b>MANUFACTURERS' SALES BRANCHES AND SALES OFFICES</b>					
42	Wholesale trade	2	a	D	D
<b>AGENTS, BROKERS, AND COMMISSION MERCHANTS</b>					
42	Wholesale trade	11	b	D	D

Source: U.S. Bureau of the Census, 1997 Economic Census

D: Withheld to avoid disclosing data of individual companies; data are included in higher level totals

N: Not available or not comparable

S: Withheld because estimate did not meet publication standards

Z: Less than half the unit shown

a: 0 - 19 employees

Henderson County, NC - Table 1. Statistics by Economic Sector.

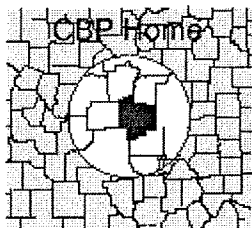
- b: 20 - 99 employees
- c: 100 - 249 employees
- e: 250 - 499 employees
- f: 500 - 999 employees
- g: 1,000 - 2,499 employees
- h: 2,500 - 4,999 employees
- i: 5,000 - 9,999 employees
- j: 10,000 - 24,999 employees
- k: 25,000 - 49,999 employees
- l: 50,000 - 99,999 employees
- m: 100,000 or more employees
- p: 10 to 19 percent estimated
- q: 20 to 29 percent estimated
- r: Revised
- s: Sampling error exceeds 40 percent

U.S. Census Bureau

10 Years on the Web

1998 County Business  
Patterns (NAICS)Henderson, NC  
Major Industry

CenStats

To see a different year, select one  

				Payroll (\$1,000)			
		Industry Code	Industry Code Description	Number of Employees for week including March 12	1st Quarter	Annual	Total Establishments
	<input type="button" value="Compare"/>	-----	Total	29,114	166,603	726,105	2,102
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	11----	Forestry, fishing, hunting, and agriculture support	32	125	584	9
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	21----	Mining	20-99	0	0	2
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	22----	Utilities	100-249	0	0	3
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	23----	Construction	2,364	13,956	59,748	335
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	31----	Manufacturing	8,271	64,605	272,273	140
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	42----	Wholesale trade	746	4,021	18,316	93
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	44----	Retail trade	4,256	18,457	81,861	375
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	48----	Transportation & warehousing	1,034	6,725	28,458	57
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	51----	Information	288	1,953	8,912	14
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	52----	Finance & insurance	675	5,190	21,798	105
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	53----	Real estate & rental & leasing	210	1,039	5,110	69
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	54----	Professional, scientific & technical services	597	3,778	16,918	153
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	55----	Management of companies & enterprises	227	737	2,943	8
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	56----	Admin, support, waste mgt, remediation services	1,608	5,636	25,485	98
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	61----	Educational services	192	1,106	5,112	11
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	62----	Health care and social assistance	3,907	24,449	109,603	195
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	71----	Arts, entertainment & recreation	472	1,971	10,940	28




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Data from the *ZIP Code Business Patterns CD-ROM*

For information on businesses with no paid employees, see *Nonemployer Statistics*

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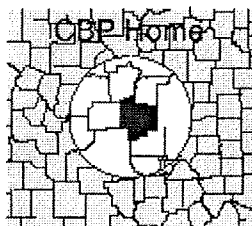
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**1999 County Business  
Patterns (NAICS)**

Henderson, NC  
Major Industry

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		Industry Code	Industry Code Description	Number of Employees for week including March 12	Payroll (\$1,000)		Total Establishments
					1st Quarter	Annual	
<input type="button" value="Compare"/>		-----	Total	29,066	177,649	770,824	2,183
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	11----	Forestry, fishing, hunting, and agriculture support	26	102	552	8
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	21----	Mining	20-99	0	0	3
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	22----	Utilities	100-249	0	0	3
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	23----	Construction	2,352	13,720	64,761	376
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	31----	Manufacturing	8,000	72,579	298,466	133
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	42----	Wholesale trade	728	4,018	18,390	93
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	44----	Retail trade	4,342	20,141	89,498	377
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	48----	Transportation & warehousing	965	6,612	27,174	62
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	51----	Information	337	2,139	9,462	19
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	52----	Finance & insurance	741	6,208	25,093	116
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	53----	Real estate & rental & leasing	264	1,346	5,875	75
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	54----	Professional, scientific & technical services	639	4,241	17,836	153
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	55----	Management of companies & enterprises	25	468	1,878	6
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	56----	Admin, support, waste mgt, remediation services	1,623	5,088	20,863	108
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	61----	Educational services	208	1,182	6,033	13
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	62----	Health care and social assistance	3,893	24,462	112,821	189
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	71----	Arts, entertainment & recreation	552	2,281	12,372	28

Detail	Compare	72----	Accommodation & food services	2,752	6,619	31,350	164
Detail	Compare	81----	Other services (except public administration)	1,404	4,655	21,233	229
Detail	Compare	95----	Auxiliaries (exc corporate, subsidiary & regional mgt)	20-99	0	0	1
Detail	Compare	99----	Unclassified establishments	43	155	1,363	27

				Number of Establishments by Employment-size class									
		Industry Code	Industry Code Description	Total Estabs	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 or more
	Compare	-----	Total	2,183	1,206	462	259	162	58	21	8	5	2
Detail	Compare	11----	Forestry, fishing, hunting, and agriculture support	8	6	2	0	0	0	0	0	0	0
Detail	Compare	21----	Mining	3	1	0	1	1	0	0	0	0	0
Detail	Compare	22----	Utilities	3	1	0	0	1	1	0	0	0	0
Detail	Compare	23----	Construction	376	242	71	39	18	5	1	0	0	0
Detail	Compare	31----	Manufacturing	133	47	22	19	23	7	6	4	4	1
Detail	Compare	42----	Wholesale trade	93	56	21	5	8	3	0	0	0	0
Detail	Compare	44----	Retail trade	377	179	111	44	23	15	4	1	0	0
Detail	Compare	48----	Transportation & warehousing	62	35	10	7	7	2	0	1	0	0
Detail	Compare	51----	Information	19	10	2	2	2	2	1	0	0	0
Detail	Compare	52----	Finance & insurance	116	74	23	13	4	2	0	0	0	0
Detail	Compare	53----	Real estate & rental & leasing	75	56	10	9	0	0	0	0	0	0
Detail	Compare	54----	Professional, scientific & technical services	153	105	29	15	4	0	0	0	0	0
Detail	Compare	55----	Management of companies & enterprises	6	3	3	0	0	0	0	0	0	0
Detail	Compare	56----	Admin, support, waste mgt, remediation services	108	69	24	7	3	0	3	2	0	0
Detail	Compare	61----	Educational services	13	5	2	3	2	1	0	0	0	0
Detail	Compare	62----	Health care and social assistance	189	78	53	34	13	5	4	0	1	1
Detail	Compare	71----	Arts, entertainment & recreation	28	13	6	2	2	5	0	0	0	0
Detail	Compare	72----	Accommodation & food services	164	57	21	40	36	8	2	0	0	0
Detail	Compare	81----	Other services (except public administration)	229	145	52	16	14	2	0	0	0	0
Detail	Compare	95----	Auxiliaries (exc corporate, subsidiary & regional mgt)	1	0	0	0	1	0	0	0	0	0
Detail	Compare	99----	Unclassified establishments	27	24	0	3	0	0	0	0	0	0


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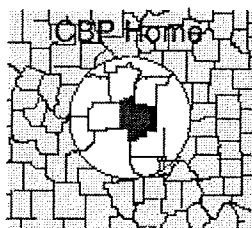
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2000 County Business  
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				Payroll (\$1,000)			Total Establishments
	Industry Code	Industry Code Description	Number of Employees for week including March 12	1st Quarter	Annual		
	<input type="button" value="Compare"/>	-----	Total	29,995	192,253	818,743	2,205
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	11----	Forestry, fishing, hunting, and agriculture support	50	143	610	9
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	21----	Mining	20-99	0	0	3
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	22----	Utilities	20-99	0	0	4
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	23----	Construction	2,565	16,160	72,155	378
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	31----	Manufacturing	7,979	74,118	298,015	129
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	42----	Wholesale trade	694	4,358	18,765	87
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	44----	Retail trade	4,665	22,381	99,606	388
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	48----	Transportation & warehousing	998	6,953	27,370	55
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	51----	Information	428	3,198	13,934	19
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	52----	Finance & insurance	744	6,803	27,089	119
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	53----	Real estate & rental & leasing	231	1,143	5,207	70
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	54----	Professional, scientific & technical services	719	4,539	19,984	174
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	55----	Management of companies & enterprises	72	523	2,171	5
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	56----	Admin, support, waste mgt, remediation services	1,123	4,324	21,205	100
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	61----	Educational services	262	1,486	6,624	13
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	62----	Health care and social assistance	4,355	29,392	129,191	191
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	71----	Arts, entertainment & recreation	598	2,479	13,353	29

Detail	Compare	72----	Accommodation & food services	2,828	6,976	32,633	167
Detail	Compare	81----	Other services (except public administration)	1,473	5,515	23,706	230
Detail	Compare	95----	Auxiliaries (exc corporate, subsidiary & regional mgt)	20-99	0	0	1
Detail	Compare	99----	Unclassified establishments	54	209	1,071	34

		Industry Code	Industry Code Description	Total Estabs	Number of Establishments by Employment-size class								
	Compare				1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 or more
	Compare	-----	Total	2,205	1,208	453	277	165	64	26	5	6	1
Detail	Compare	11----	Forestry, fishing, hunting, and agriculture support	9	6	2	0	1	0	0	0	0	0
Detail	Compare	21----	Mining	3	1	0	1	1	0	0	0	0	0
Detail	Compare	22----	Utilities	4	2	0	0	1	1	0	0	0	0
Detail	Compare	23----	Construction	378	238	75	39	19	6	1	0	0	0
Detail	Compare	31----	Manufacturing	129	48	19	20	21	6	7	3	5	0
Detail	Compare	42----	Wholesale trade	87	49	20	9	6	3	0	0	0	0
Detail	Compare	44----	Retail trade	388	188	104	50	25	15	5	1	0	0
Detail	Compare	48----	Transportation & warehousing	55	26	10	9	6	3	0	1	0	0
Detail	Compare	51----	Information	19	7	5	2	1	3	1	0	0	0
Detail	Compare	52----	Finance & insurance	119	74	22	17	5	1	0	0	0	0
Detail	Compare	53----	Real estate & rental & leasing	70	55	8	7	0	0	0	0	0	0
Detail	Compare	54----	Professional, scientific & technical services	174	126	28	15	5	0	0	0	0	0
Detail	Compare	55----	Management of companies & enterprises	5	2	2	0	0	1	0	0	0	0
Detail	Compare	56----	Admin, support, waste mgt, remediation services	100	62	21	12	1	0	4	0	0	0
Detail	Compare	61----	Educational services	13	4	2	2	4	1	0	0	0	0
Detail	Compare	62----	Health care and social assistance	191	72	51	40	16	5	5	0	1	1
Detail	Compare	71----	Arts, entertainment & recreation	29	13	8	0	3	4	1	0	0	0
Detail	Compare	72----	Accommodation & food services	167	58	27	31	36	14	1	0	0	0
Detail	Compare	81----	Other services (except public administration)	230	146	48	21	13	1	1	0	0	0
Detail	Compare	95----	Auxiliaries (exc corporate, subsidiary & regional mgt)	1	0	0	0	1	0	0	0	0	0
Detail	Compare	99----	Unclassified establishments	34	31	1	2	0	0	0	0	0	0


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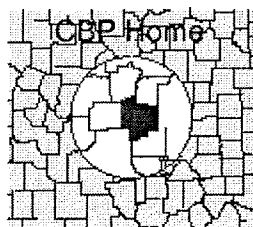
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**2001 County Business  
Patterns (NAICS)**

Henderson, NC  
Major Industry

[CenStats](#)



To see a different year, select one

		Industry Code	Industry Code Description	Number of Employees for week including March 12	Payroll (\$1,000)		Total Establishments
					1st Quarter	Annual	
	<input type="button" value="Compare"/>	-----	Total	30,809	203,778	863,239	2,302
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	11----	Forestry, fishing, hunting, and agriculture support	56	169	803	10
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	21----	Mining	20-99	0	0	3
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	22----	Utilities	20-99	0	0	3
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	23----	Construction	2,319	15,069	66,957	384
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	31----	Manufacturing	7,875	75,206	303,212	134
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	42----	Wholesale trade	878	5,118	21,843	92
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	44----	Retail trade	5,019	25,317	108,964	407
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	48----	Transportation & warehousing	938	6,625	28,356	62
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	51----	Information	466	3,698	14,926	21
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	52----	Finance & insurance	813	7,310	30,598	123
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	53----	Real estate & rental & leasing	258	1,449	6,386	84
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	54----	Professional, scientific & technical services	735	6,076	23,102	178
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	55----	Management of companies & enterprises	73	735	2,793	5
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	56----	Admin, support, waste mgt, remediation services	1,005	4,899	18,809	108
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	61----	Educational services	280	1,555	7,293	14
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	62----	Health care and social assistance	4,826	32,444	145,449	200
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	71----	Arts, entertainment & recreation	600	2,693	14,422	34



Detail	Compare	72----	Accommodation & food services	2,839	7,315	35,437	167
Detail	Compare	81----	Other services (except public administration)	1,637	6,192	26,651	242
Detail	Compare	95----	Auxiliaries (exc corporate, subsidiary & regional mgt)	20-99	0	0	2
Detail	Compare	99----	Unclassified establishments	30	131	796	29

				Number of Establishments by Employment-size class									
		Industry Code	Industry Code Description	Total Estabs	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 or more
	Compare	----	Total	2,302	1,263	479	278	177	60	33	4	7	1
Detail	Compare	11----	Forestry, fishing, hunting, and agriculture support	10	4	3	3	0	0	0	0	0	0
Detail	Compare	21----	Mining	3	1	0	1	1	0	0	0	0	0
Detail	Compare	22----	Utilities	3	1	0	0	1	1	0	0	0	0
Detail	Compare	23----	Construction	384	260	62	38	18	6	0	0	0	0
Detail	Compare	31----	Manufacturing	134	54	22	16	22	4	8	2	6	0
Detail	Compare	42----	Wholesale trade	92	51	20	10	6	4	1	0	0	0
Detail	Compare	44----	Retail trade	407	198	110	49	28	11	10	1	0	0
Detail	Compare	48----	Transportation & warehousing	62	34	9	8	8	2	0	1	0	0
Detail	Compare	51----	Information	21	10	2	4	1	2	2	0	0	0
Detail	Compare	52----	Finance & insurance	123	75	28	11	7	2	0	0	0	0
Detail	Compare	53----	Real estate & rental & leasing	84	63	14	7	0	0	0	0	0	0
Detail	Compare	54----	Professional, scientific & technical services	178	123	37	16	2	0	0	0	0	0
Detail	Compare	55----	Management of companies & enterprises	5	3	0	1	0	1	0	0	0	0
Detail	Compare	56----	Admin, support, waste mgt, remediation services	108	67	21	13	2	3	2	0	0	0
Detail	Compare	61----	Educational services	14	6	1	2	4	1	0	0	0	0
Detail	Compare	62----	Health care and social assistance	200	72	54	39	21	7	5	0	1	1
Detail	Compare	71----	Arts, entertainment & recreation	34	16	9	2	2	4	1	0	0	0
Detail	Compare	72----	Accommodation & food services	167	53	31	31	39	10	3	0	0	0
Detail	Compare	81----	Other services (except public administration)	242	143	55	27	14	2	1	0	0	0
Detail	Compare	95----	Auxiliaries (exc corporate, subsidiary & regional mgt)	2	1	0	0	1	0	0	0	0	0
Detail	Compare	99----	Unclassified establishments	29	28	1	0	0	0	0	0	0	0


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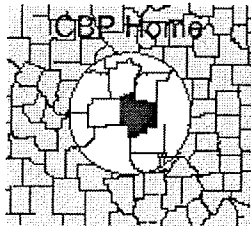
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10 Years on the Web

# 2002 County Business Patterns (NAICS)

Henderson, NC  
Major Industry

[CenStats](#)



To see a different year, select one

		Industry Code	Industry Code Description	Number of Employees for week including March 12	Payroll (\$1,000)		Total Establishments
					1st Quarter	Annual	
<input type="button" value="Compare"/>		----	Total	30,906	207,674	883,368	2,406
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	11----	Forestry, fishing, hunting, and agriculture support	45	244	939	8
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	21----	Mining	20-99	0	0	2
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	22----	Utilities	20-99	0	0	4
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	23----	Construction	2,639	16,280	72,384	414
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	31----	Manufacturing	6,993	69,735	285,886	135
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	42----	Wholesale trade	1,143	8,481	35,423	103
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	44----	Retail trade	4,918	24,976	108,121	427
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	48----	Transportation & warehousing	984	7,510	31,383	70
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	51----	Information	411	3,355	12,893	20
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	52----	Finance & insurance	797	6,957	28,514	137
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	53----	Real estate & rental & leasing	300	1,808	7,661	87
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	54----	Professional, scientific & technical services	821	5,348	22,416	182
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	55----	Management of companies & enterprises	195	1,705	6,552	8
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	56----	Admin, support, waste mgt, remediation services	1,085	4,666	21,540	109
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	61----	Educational services	333	1,938	8,135	18
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	62----	Health care and social assistance	5,040	36,122	157,273	218
<input type="button" value="Detail"/>	<input type="button" value="Compare"/>	71----	Arts, entertainment & recreation	593	2,538	13,152	35

Detail	Compare	72----	Accommodation & food services	2,893	7,739	38,159	180
Detail	Compare	81----	Other services (except public administration)	1,587	6,642	27,439	236
Detail	Compare	95----	Auxiliaries (exc corporate, subsidiary & regional mgt)	0-19	0	0	1
Detail	Compare	99----	Unclassified establishments	10	45	106	12

				Number of Establishments by Employment-size class									
		Industry Code	Industry Code Description	Total Estabs	1-4	5-9	10-19	20-49	50-99	100-249	250-499	500-999	1000 or more
	Compare	-----	Total	2,406	1,323	512	267	201	62	29	5	6	1
Detail	Compare	11----	Forestry, fishing, hunting, and agriculture support	8	4	2	2	0	0	0	0	0	0
Detail	Compare	21----	Mining	2	1	0	0	1	0	0	0	0	0
Detail	Compare	22----	Utilities	4	2	0	0	1	1	0	0	0	0
Detail	Compare	23----	Construction	414	276	75	38	19	5	1	0	0	0
Detail	Compare	31----	Manufacturing	135	54	25	17	20	4	7	4	4	0
Detail	Compare	42----	Wholesale trade	103	59	20	10	9	4	1	0	0	0
Detail	Compare	44----	Retail trade	427	198	128	52	30	13	5	0	1	0
Detail	Compare	48----	Transportation & warehousing	70	36	9	12	10	2	0	1	0	0
Detail	Compare	51----	Information	20	9	3	3	1	3	1	0	0	0
Detail	Compare	52----	Finance & insurance	137	88	27	15	6	1	0	0	0	0
Detail	Compare	53----	Real estate & rental & leasing	87	64	14	8	1	0	0	0	0	0
Detail	Compare	54----	Professional, scientific & technical services	182	125	36	15	5	1	0	0	0	0
Detail	Compare	55----	Management of companies & enterprises	8	4	1	0	1	2	0	0	0	0
Detail	Compare	56----	Admin, support, waste mgt, remediation services	109	71	19	7	7	2	3	0	0	0
Detail	Compare	61----	Educational services	18	6	3	2	6	0	1	0	0	0
Detail	Compare	62----	Health care and social assistance	218	88	57	35	22	7	7	0	1	1
Detail	Compare	71----	Arts, entertainment & recreation	35	18	7	3	2	4	1	0	0	0
Detail	Compare	72----	Accommodation & food services	180	63	30	30	45	11	1	0	0	0
Detail	Compare	81----	Other services (except public administration)	236	145	55	18	15	2	1	0	0	0
Detail	Compare	95----	Auxiliaries (exc corporate, subsidiary & regional mgt)	1	1	0	0	0	0	0	0	0	0
Detail	Compare	99----	Unclassified establishments	12	11	1	0	0	0	0	0	0	0


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Hendersonville, North Carolina 28792

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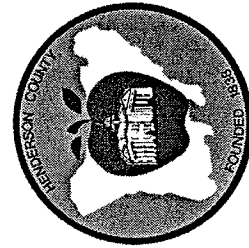
Charles Messer

William Moyer

Elizabeth Corn, Clerk to the Board

Amy Brantley, Deputy Clerk\Volunteer  
Coordinator

David Nicholson, County Manager



Information Sources:

Asheville Buncombe Water Authority

City of Hendersonville – City Clerk

City of Hendersonville – Planning Dept.

City of Hendersonville – Water Department

Greater Hendersonville Chamber of  
Commerce

Henderson County Board of Elections

Henderson County Budget & Finance Office

Henderson County Human Resources

Henderson County Inspections Dept.

Henderson County Public Schools

Henderson County Recreation Department

Henderson County Solid Waste Department

Henderson County Tax Assessor's Office

Henderson County Utilities Department

N.C. Office of State Planning

N.C. Department of Motor Vehicles

N.C. Department of Transportation

Town of Fletcher

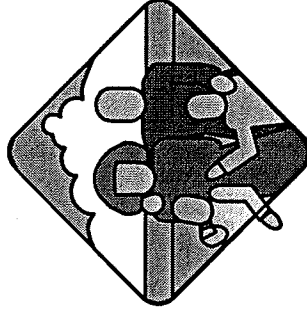
Town of Laurel Park

Town of Mills River

US Census Bureau

Village of Flat Rock

**HENDERSON COUNTY  
PROFILE  
OF  
STATISTICAL  
INFORMATION**



Prepared by:

**Kathleen Scanlan,**

**HENDERSON COUNTY  
PLANNING DEPARTMENT**

**October 2004**

**POPULATION AND HOUSING**

Hendersonville	11,682
Flat Rock	2,738
Fletcher	4,960
Laurel Park	2,100
Mills River	6,522
Unincorporated	66,494
<b>Henderson County Total (as of 10/03)</b>	<b>94,496</b>
Projected County Population (2010)	108,309
Projected County Population (2020)	127,480
Median Age (2003)	42.91 yrs.
Projected Median Age (2010)	44.38 yrs.

(The above figures are estimates from the NC Office of State Planning as of 10/03).

Estimated 2003 "Seasonal" (June - Aug.) County Population	122,845
Average Home Sale Price (2003)	\$179,228
Average Home Assessed Value (2003)	\$164,890
Housing Units (2003)	48,390
Average Persons per Household (2002)	2.46
Average Persons per Family (2001)	2.86

**INCOME & EMPLOYMENT**

Average Weekly Wages (4 <sup>th</sup> Qtr. 2003)	\$ 498.00
Per Capita Personal Income (2002)	\$ 28,252
Median Family Income (2002)	\$ 52,800
Estimated Labor Force (2/04)	40,860
Estimated Work Force (8/03)	41,497
Unemployment Rate (2/04)	4.0 %
Number of County Employees ( 9/04)	671

**GOVERNMENT INFORMATION**

**Tax Rates for FY 2004-2005 (per \$ 100 Value):**

Henderson County	\$ .475
Hendersonville	\$ .43
Flat Rock	\$ -0-
Fletcher	\$ .27
Laurel Park	\$ .31
Mills River	\$ .075
County Tax Levy (2004 - 2005)	\$ 41,497,869

**Operating Budgets (FY 2004-2005):**

Henderson County	\$ 83,077,962
Hendersonville	\$ 10,353,930
Flat Rock	\$ 730,000
Fletcher	\$ 3,871,070
Laurel Park	\$ 1,516,001
Mills River	\$ 1,692,828
Henderson County Public Schools	\$ 92,347,537
Hendersonville Water & Sewer	\$ 12,706,330

**Economic Benefit (1<sup>st</sup> Qtr. 2003 Estimates):**

Manufacturing	\$ 295,176,546
Retirement	\$ 284,360,000
Tourism	\$ 173,850,000
Agriculture	\$ 146,130,362
Total Retail Sales	\$ 1,141,059,404
Registered Voters (9/04)	70,558
Henderson County Schools:	
2004 Enrollment - Grade K - 8	8,771
2003 Enrollment - Grade 9 - 12	3,749
Total Enrollment (2004 - 2005) (as of 8/04)	12,520

**INFRASTRUCTURE**

Registered Vehicles:	
Automobiles	59,719
Trucks	22,400
Total County Area	375.1 sq.mi.
Flat Rock	7.96 sq.mi.
Fletcher	5.91 sq.mi.
Hendersonville	6.47 sq.mi.
Laurel Park	2.71 sq.mi.
Mills River	22 sq.mi.

Miles of Public Roads (10/03)	867 mi.
Miles of Private Roads (10/02)	261 mi.
Number of Volunteer Fire Departments	12

Solid Waste Generated 400 Tons/Day

Miles of Sanitary Sewer:	
Hendersonville	144 mi.
Cane Creek District	35 mi.
Miles of Waterline (Hendersonville)	472 mi.
Miles of Waterline (ABHWA)*	7 mi.
Number of Acres of County Park Land	305 ac.

Elevation (Old Courthouse)	2,146 feet
Elevation (New Courthouse)	2,130 feet

**Henderson County Building Permits - 2003 - (includes all municipal permits):**

Total Number of Permits	4,040
Residential Units (excluding mobile homes)	1,378
Mobile Home Permits	285
Construction Value - All Permits:	
Residential	\$135,515,010
Commercial	\$ 40,614,750
<b>TOTAL</b>	<b>\$176,129,760</b>

\*Asheville Buncombe Henderson Water Authority



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**FACT SHEET**

**Henderson County, North Carolina**

**Census 2000 Demographic Profile Highlights:**

**General Characteristics - show more >>**

	Number	Percent	U.S.	
Total population	89,173	100.0	100%	brief
Male	43,171	48.4	49.1%	map
Female	46,002	51.6	50.9%	map
Median age (years)	42.7	(X)	35.3	map
Under 5 years	5,007	5.6	6.8%	map
18 years and over	70,621	79.2	74.3%	map
65 years and over	19,341	21.7	12.4%	map
One race	88,274	99.0	97.6%	brief
White	82,505	92.5	75.1%	map
Black or African American	2,725	3.1	12.3%	map
American Indian and Alaska Native	245	0.3	0.9%	map
Asian	546	0.6	3.6%	map
Native Hawaiian and Other Pacific Islander	16	0.0	0.1%	map
Some other race	2,237	2.5	5.5%	map
Two or more races	899	1.0	2.4%	map
Hispanic or Latino (of any race)	4,880	5.5	12.5%	map
Average household size	2.33	(X)	2.59	map
Average family size	2.78	(X)	3.14	map
Total housing units	42,996	100.0	100.0%	map
Occupied housing units	37,414	87.0	91.0%	map
Owner-occupied housing units	29,487	78.8	66.2%	map
Renter-occupied housing units	7,927	21.2	33.8%	map
Vacant housing units	5,582	13.0	9.0%	map

**Social Characteristics - show more >>**

	Number	Percent	U.S.	
Population 25 years and over	65,039	100.0		
High school graduate or higher	54,084	83.2	80.4%	map
Bachelor's degree or higher	15,696	24.1	24.4%	map
Civilian veterans (civilian population 18 years and over)	12,396	17.6	12.7%	map
Disability status (population 21 to 64 years)	10,060	20.8	19.2%	map
Foreign born	5,295	5.9	11.1%	map
Now married (population 15 years and over)	46,922	63.7	54.4%	map
Speak a language other than English at home (5 years and over)	6,713	8.0	17.9%	map

**Economic Characteristics - show more >>**

	Number	Percent	U.S.	
In labor force (population 16 years and over)	41,450	57.1	63.9%	brief



Mean travel time to work in minutes (population 16 years and over)	22.2	(X)	25.5	map	brief
Median household income (dollars)	38,109	(X)	41,994	map	
Median family income (dollars)	44,974	(X)	50,046	map	
Per capita income (dollars)	21,110	(X)	21,587	map	
Families below poverty level	1,803	6.8	9.2%	map	brief
Individuals below poverty level	8,526	9.7	12.4%	map	

**Housing Characteristics - show more >>**

	Number	Percent	U.S.		
Single-family owner-occupied homes	21,333	100.0			brief
Median value (dollars)	130,100	(X)	119,600	map	brief
Median of selected monthly owner costs	(X)	(X)			brief
With a mortgage	920	(X)	1,088	map	
Not mortgaged	234	(X)	295		

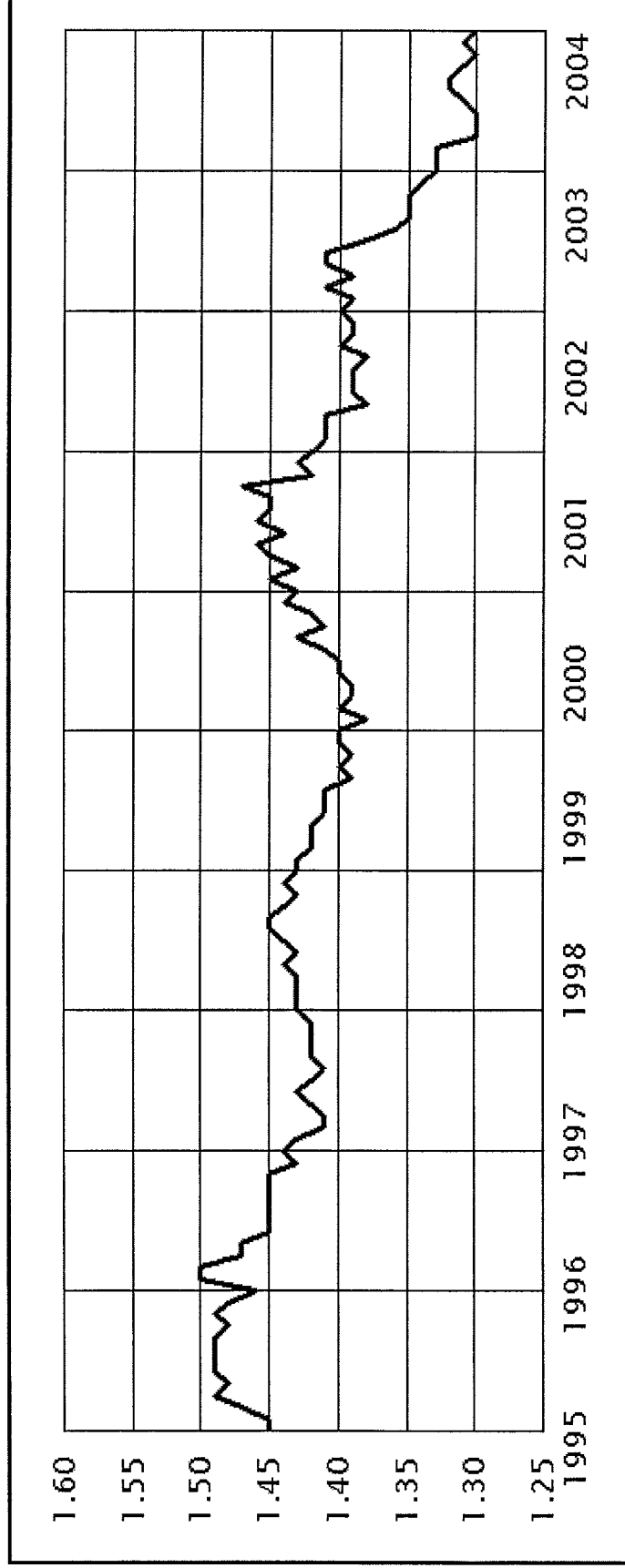
(X) Not applicable.

Source: U.S. Census Bureau, Summary File 1 (SF 1) and Summary File 3 (SF 3)

**U.S. Census Bureau**

# Total Business Inventories/Sales Ratios: 1995 to 2004

(Data adjusted for seasonal, holiday, and trading-day differences but not for price changes)



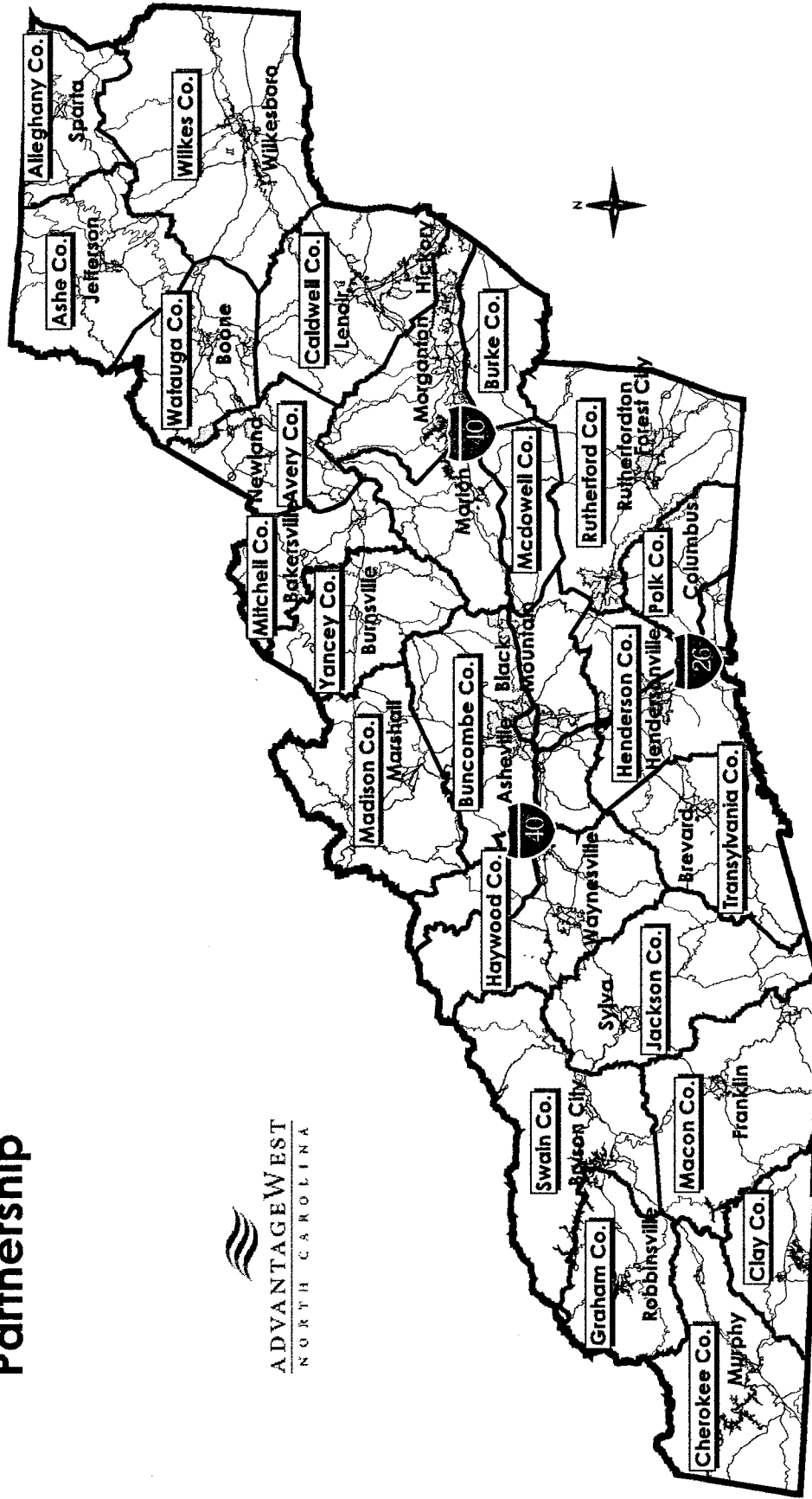
Source: U.S. Census Bureau

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Last revised 01/12/2004

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# Advantage West Partnership



### Legend

- Primary Roads
- Interstate Highways
- Major Rivers and Streams
- Municipal Boundaries



Map prepared by the North Carolina Department of Commerce,  
Division of Policy, Research & Strategic Planning November 2003.

**Demographics**

Population, July 2004	96,370
Population, 2000 Census	89,173
Population, 1990 Census	69,747
Percent population change, 1990-2000	27.9
Percent population change, NC, 1990-2000	21.4

**County Rank**

26
28
30
15



**Workforce & Education**

Employment, December 2004	41,843
Unemployed, December 2004	1,289
Percent unemployed, December 2004	3.0
Percent unemployed, 2003	3.8
Percent unemployed, NC, December 2004	5
Percent unemployed, NC, 2003	6.5
Percent high school graduates, 2000	83.2
Percent high school graduates, NC, 2000	78.1
Average SAT score, 2004	1,059
Average SAT score, NC, 2004	1,006
Percent bachelor's degree or higher, 2000	24.1
Percent bachelor's degree or higher, NC, 2000	22.5

**Taxes, Sales & Services**

Property taxes/\$100 Value	\$0.4750
Gross retail sales (Mil \$, August 04)	\$111.9
Gross retail sales (Mil \$, FY 03-04)	\$1,234.3
Number of physicians, 2003	235
Population/physician ratio, 2003	406
Population/RN ratio, 2003	104
Population/dentist ratio, 2003	2,444
Tier designation, 2005	5
Partnership Region	Advantage West
Licensed Child Care Facilities	66
Child Care Capacity	3,483

**Income, Housing & Poverty**

Average weekly wage per employee, Second Quarter 2004	\$551	28
Median household income, 2000	\$38,109	31
Per capita personal income, 1990	\$18,334	12
Per capita personal income, 2002	\$28,252	14
Per capita personal income, NC, 2002	\$27,785	
Median value of owner-occupied housing units, 2000	\$108,342	9
Median value of owner-occupied housing units, NC, 2000	\$108,300	
Percent in poverty, 2000	9.7	87
Percent in poverty, NC, 2000	12.3	

Notes: Data are the latest available at the date the profile was prepared. Demographics are from U.S. Census. Workforce & Education are from NC Employment Security Commission, U.S. Census, and NC Dept. of Public Instruction respectively; county unemployment rates are seasonally unadjusted. Average wage are from ESC's "Insured Employment and Wages in NC for Private Industry by Sector (2 digit)" which is based on the Current Population Survey. Income, Housing & Poverty are from U.S. Bureau of Economic Analysis and the U.S. Census, respectively. Jobs and Investments are from NC Dept. of Commerce, Closings & Layoffs are from the NC Employment Security Commission. Private Sector Employment are from NCESC's "Insured Employment and Wages in NC for Industry by Sector (2 digit)" series; \* indicates data not available or suppressed for confidentiality reasons. Taxes, Sales & Services are from the NC Dept. of Revenue and the Cecil G. Sheps Center for Health Services Research, UNC-Chapel Hill, respectively. \*\*County Ranking 1=Highest.

**Announced Jobs & Investments**

Jobs announced, 2003	6
Jobs announced, Thru December 2004	0
Total investment announced, 2003	\$3,000,000
Total investment announced, Thru December 2004	\$0

**Announced Closings & Layoffs**

Number of affected establishments, 2004	4
Number of affected establishments, Thru January 2005	0
Job losses, 2004	492
Job losses, Thru January 2005	0

**Employment and Wages, by Sector (2nd Quarter 2004)**

Total All Industries	36,254	100.0	\$551
Total Government	5,155	14.2	\$633
Total Private Industry	31,099	85.8	\$542
Agriculture Forestry Fishing & Hunting	1,023	2.8	\$441
Mining	6	0.1	\$701
Utilities	77	0.2	\$941
Construction	2,428	6.7	\$570
Manufacturing	6,892	19.0	\$809
Wholesale Trade	777	2.1	\$555
Retail Trade	4,889	13.5	\$443
Transportation and Warehousing	773	2.1	\$678
Information	331	0.9	\$587
Finance and Insurance	744	2.1	\$772
Real Estate and Rental and Leasing	359	1.0	\$405
Professional and Technical Services	722	2.0	\$630
Management of Companies and Enterprises	174	0.5	\$663
Administrative and Waste Services	2,702	7.5	\$341
Educational Services	2,575	7.1	\$563
Health Care and Social Assistance	5,267	14.5	\$613
Arts, Entertainment and Recreation	606	1.7	\$427
Accommodation and Food Services	3,361	9.3	\$242
Other Services Ex. Public Admin	1,077	3.0	\$335
Public Administration	1,299	3.6	\$602
Unclassified	157	0.4	\$351

	Henderson			North Carolina		
	Avg Emp	% Total	Avg Wkly Wage	Avg Emp	% Total	Avg Wkly Wage
Total All Industries	36,254	100.0	\$551	3,785,804	100.0	\$639
Total Government	5,155	14.2	\$633	637,452	16.8	\$750
Total Private Industry	31,099	85.8	\$542	3,148,352	83.2	\$632
Agriculture Forestry Fishing & Hunting	1,023	2.8	\$441	33,025	0.9	\$456
Mining	6	0.1	\$701	3,508	0.1	\$902
Utilities	77	0.2	\$941	14,576	0.4	\$1,133
Construction	2,428	6.7	\$570	218,167	5.8	\$630
Manufacturing	6,892	19.0	\$809	580,746	15.3	\$769
Wholesale Trade	777	2.1	\$555	166,693	4.4	\$894
Retail Trade	4,889	13.5	\$443	440,083	11.6	\$418
Transportation and Warehousing	773	2.1	\$678	131,118	3.5	\$704
Information	331	0.9	\$587	73,332	1.9	\$922
Finance and Insurance	744	2.1	\$772	139,764	3.7	\$1,040
Real Estate and Rental and Leasing	359	1.0	\$405	48,220	1.3	\$571
Professional and Technical Services	722	2.0	\$630	152,110	4.0	\$941
Management of Companies and Enterprises	174	0.5	\$663	64,221	1.7	\$1,223
Administrative and Waste Services	2,702	7.5	\$341	218,077	5.8	\$441
Educational Services	2,575	7.1	\$563	335,857	8.9	\$636
Health Care and Social Assistance	5,267	14.5	\$613	468,175	12.4	\$656
Arts, Entertainment and Recreation	606	1.7	\$427	53,387	1.4	\$448
Accommodation and Food Services	3,361	9.3	\$242	308,752	8.2	\$236
Other Services Ex. Public Admin	1,077	3.0	\$335	99,337	2.6	\$429
Public Administration	1,299	3.6	\$602	217,734	5.8	\$666
Unclassified	157	0.4	\$351	15,289	0.4	\$427

# Henderson County

Trends Profile

Reporting Quarter: 4th Quarter 2003

Contact: PRSP (919) 715-6374

## Demographics

Population, July 2002	92,988	26
Population, 2000 Census	89,173	28
Population, 1990 Census	69,747	30
Percent population change, 1990-2000	27.9	15
Percent population change, NC, 1990-2000	21.4	

## County Rank



## Workforce & Education

Employment, October 2003	41,329	25
Unemployed, October 2003	1,390	51
Percent unemployed, October 2003	3.3	88
Percent unemployed, 2002	4.2	92
Percent unemployed, NC, October 2003	6.1	
Percent unemployed, NC, 2002	6.7	
Percent high school graduates, 2000	83.2	8
Percent high school graduates, NC, 2000	78.1	
Average SAT score, 2003	1,049	6
Average SAT score, NC, 2003	1,001	
Percent bachelor's degree or higher, 2000	24.1	16
Percent bachelor's degree or higher, NC, 2000	22.5	

## Taxes, Sales & Services

Property taxes/\$100 Value	\$0.475
Gross retail sales (Mil \$, May 03)	\$101.2
Gross retail sales (Mil \$, FY 01-02)	\$1,011.6
Number of physicians, 2002	222
Population/physician ratio, 2002	421
Population/RN ratio, 2002	106
Population/dentist ratio, 2002	2,525
Tier designation, 2003	5
Partnership Region	Advantage West

## Income, Housing & Poverty

Average weekly wage per employee, First Quarter 2003	\$547	24
Median household income, 2000	\$38,109	31
Per capita personal income, 1990	\$18,334	12
Per capita personal income, 2001	\$26,916	16
Per capita personal income, NC, 2001	\$27,308	
Median value of owner-occupied housing units, 2000	\$108,342	9
Median value of owner-occupied housing units, NC, 2000	\$108,300	
Percent in poverty, 2000	9.7	87
Percent in poverty, NC, 2000	12.3	

Notes: Data are the latest available at the date the profile was prepared. Demographics are from U.S. Census. Workforce & Education are from NC Employment Security Commission, U.S. Census, and NC Dept. of Public Instruction respectively; county unemployment rates are seasonally unadjusted. Average wage are from ESC's "Insured Employment and Wages in NC for Private Industry by Sector (2 digit)" which is based on the Current Population Survey. Income, Housing & Poverty are from U.S. Bureau of Economic Analysis and the U.S. Census, respectively. Jobs and Investments are from NC Dept. of Commerce, Closings & Layoffs are from the NC Employment Security Commission, Private Sector Employment are from NCEC's "Insured Employment and Wages in NC for Industry by Sector (2 digit)" series; n/a indicates data not available or suppressed for confidentiality reasons. Taxes, Sales & Services are from the NC Dept. of Revenue and the Cecil G. Sheps Center for Health Services Research, UNC-Chapel Hill, respectively. \*\*County Ranking 1=highest.

## Announced Jobs & Investments

Jobs announced, 2002	70
Jobs announced, Thru Sept 2003	0
Total investment announced, 2002	\$4,373,230
Total investment announced, Thru Sept 2003	\$0

## Announced Closings & Layoffs

Number of affected establishments, 2002	4
Number of affected establishments, Thru Sept 2003	3
Job losses, 2002	185
Job losses, Thru Sept 2003	61












## Employment and Wages, by Sector (First Quarter 2003)

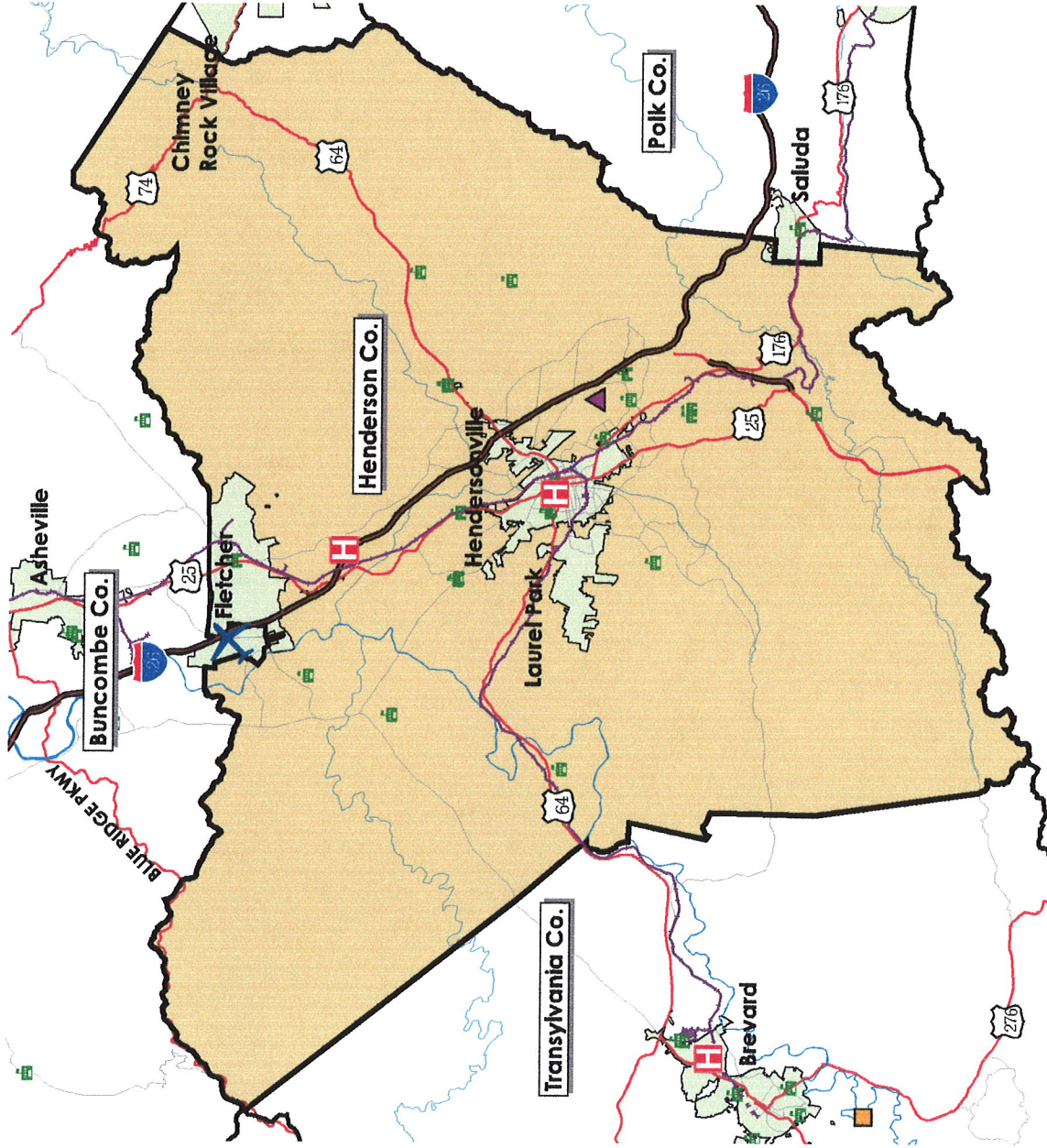
	Henderson			North Carolina		
	Avg Emp	% Total	Avg Wkly Wage	Avg Emp	% Total	Avg Wkly Wage
Total All Industries	35,250	100.0	\$547	3,681,184	100.0	\$651
Total Government	5,251	14.9	\$630	629,173	17.1	\$728
Total Private Industry	29,999	85.1	\$537	3,052,011	82.9	\$651
Agriculture Forestry Fishing & Hunting	920	2.6	\$411	26,184	0.7	\$461
Mining	**	**	**	3,934	0.1	\$891
Utilities	83	0.2	\$1,225	15,429	0.4	\$1,290
Construction	2,302	6.5	\$573	206,799	5.6	\$590
Manufacturing	7,017	19.9	\$788	619,952	16.8	\$765
Wholesale Trade	945	2.7	\$725	161,673	4.4	\$898
Retail Trade	4,670	13.2	\$376	428,342	11.6	\$413
Transportation and Warehousing	887	2.5	\$710	131,701	3.6	\$701
Information	336	1.0	\$612	77,433	2.1	\$975
Finance and Insurance	898	2.5	\$396	137,340	3.7	\$1,379
Real Estate and Rental and Leasing	285	0.8	\$433	45,096	1.2	\$554
Professional and Technical Services	699	2.0	\$312	150,193	4.1	\$900
Management of Companies and Enterprises	170	0.5	\$801	61,306	1.7	\$1,526
Administrative and Waste Services	2,404	6.8	\$529	203,204	5.5	\$425
Educational Services	2,602	7.4	\$432	331,635	9.0	\$597
Health Care and Social Assistance	5,037	14.3	\$673	446,647	12.1	\$623
Arts, Entertainment and Recreation	491	1.4	\$437	44,342	1.2	\$461
Accommodation and Food Services	3,193	9.1	\$224	277,579	7.5	\$227
Other Services Ex. Public Admin	1,007	2.9	\$447	95,819	2.6	\$422
Public Administration	1,232	3.5	\$714	211,276	5.7	\$667
Unclassified	54	0.2	\$220	5,300	0.1	\$632

# Trends Profile Map Henderson County



## Legend

-  Public Schools
-  Airports
-  Hospitals
-  Colleges and Universities
-  Community Colleges
-  Rail Lines
-  Interstate Highways
-  US Highways
-  State and County Highways
-  Major Rivers and Streams
-  Major Waterbodies
-  Municipal Boundaries



Persons below poverty, percent, 1999	9.7%	12.3%
--------------------------------------	------	-------

<b>Business QuickFacts</b>	<b>Henderson County</b>	<b>North Carolina</b>
Private nonfarm establishments with paid employees, 2001	2,302	204,075
Private nonfarm employment, 2001	30,809	3,431,554
Private nonfarm employment, percent change 2000-2001	2.7%	1.4%
Nonemployer establishments, 2000	5,951	462,182
Manufacturers shipments, 1997 (\$1000)	1,745,822	161,900,477
Retail sales, 1997 (\$1000)	901,304	72,356,763
Retail sales per capita, 1997	\$11,280	\$9,740
Minority-owned firms, percent of total, 1997	4.6%	10.8%
Women-owned firms, percent of total, 1997	25.7%	24.5%
Housing units authorized by building permits, 2002	1,011	79,824
Federal funds and grants, 2002 (\$1000)	494,663	48,179,775

<b>Geography QuickFacts</b>	<b>Henderson County</b>	<b>North Carolina</b>
Land area, 2000 (square miles)	374	48,711
Persons per square mile, 2000	238.4	165.2
Metropolitan Area	None	
FIPS Code	089	37

(a) Includes persons reporting only one race.

(b) Hispanics may be of any race, so also are included in applicable race categories.

FN: Footnote on this item for this area in place of data

NA: Not available

D: Suppressed to avoid disclosure of confidential information

X: Not applicable

S: Suppressed; does not meet publication standards

Z: Value greater than zero but less than half unit of measure shown

F: Fewer than 100 firms

Source U.S. Census Bureau: State and County QuickFacts. Data derived from Population Estimates, 2000 Census of Population and Housing, 1990 Census of Population and Housing, Small Area Income and Poverty Estimates, County Business Patterns, 1997 Economic Census, Minority- and Women-Owned Business, Building Permits, Consolidated Federal Funds Report, 1997 Census of Governments

Last Revised: Tuesday, 01-Feb-2005 15:49:32 EST

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# North Carolina QuickFacts

## Henderson County, North Carolina

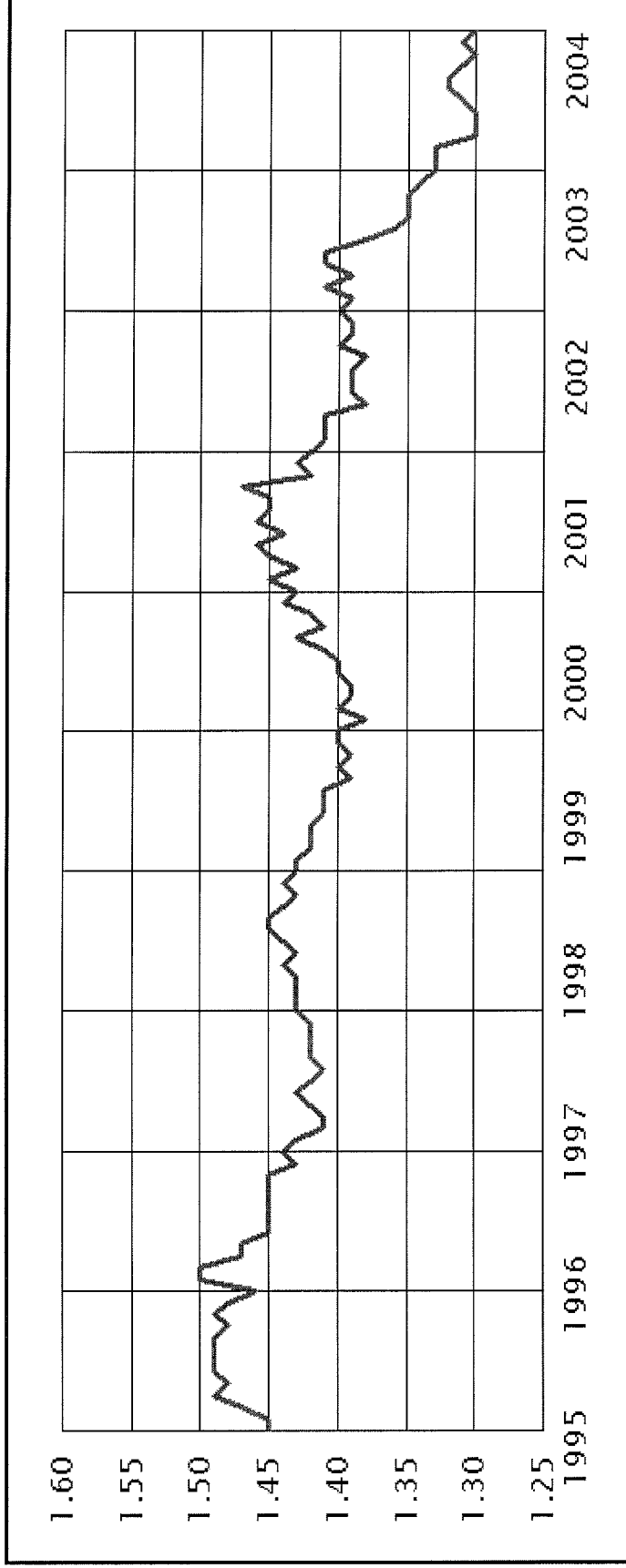
People QuickFacts	Henderson County	North Carolina
Population, 2003 estimate	93,817	8,407,248
Population, percent change, April 1, 2000 to July 1, 2003	5.2%	4.5%
Population, 2000	89,173	8,049,313
Population, percent change, 1990 to 2000	27.9%	21.4%
Persons under 5 years old, percent, 2000	5.6%	6.7%
Persons under 18 years old, percent, 2000	20.8%	24.4%
Persons 65 years old and over, percent, 2000	21.7%	12.0%
Female persons, percent, 2000	51.6%	51.0%
White persons, percent, 2000 (a)	92.5%	72.1%
Black or African American persons, percent, 2000 (a)	3.1%	21.6%
American Indian and Alaska Native persons, percent, 2000 (a)	0.3%	1.2%
Asian persons, percent, 2000 (a)	0.6%	1.4%
Native Hawaiian and Other Pacific Islander, percent, 2000 (a)	Z	Z
Persons reporting some other race, percent, 2000 (a)	2.5%	2.3%
Persons reporting two or more races, percent, 2000	1.0%	1.3%
White persons, not of Hispanic/Latino origin, percent, 2000	89.8%	70.2%
Persons of Hispanic or Latino origin, percent, 2000 (b)	5.5%	4.7%
Living in same house in 1995 and 2000', pct age 5+, 2000	54.1%	53.0%
Foreign born persons, percent, 2000	5.9%	5.3%
Language other than English spoken at home, pct age 5+, 2000	8.0%	8.0%
High school graduates, percent of persons age 25+, 2000	83.2%	78.1%
Bachelor's degree or higher, pct of persons age 25+, 2000	24.1%	22.5%
Persons with a disability, age 5+, 2000	18,165	1,540,365
Mean travel time to work (minutes), workers age 16+, 2000	22.2	24.0
Housing units, 2002	44,942	3,707,129
Homeownership rate, 2000	78.8%	69.4%
Housing units in multi-unit structures, percent, 2000	8.3%	16.1%
Median value of owner-occupied housing units, 2000	\$130,100	\$108,300
Households, 2000	37,414	3,132,013
Persons per household, 2000	2.33	2.49
Median household income, 1999	\$38,109	\$39,184
Per capita money income, 1999	\$21,110	\$20,307



# U.S. Census Bureau

## Total Business Inventories/Sales Ratios: 1995 to 2004

(Data adjusted for seasonal, holiday, and trading-day differences but not for price changes)



Source: U.S. Census Bureau

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**REZONING APPLICATION OF HOLLABROOK FARMS**  
**CORRELATION TO 2020 PLAN FOR HENDERSON COUNTY**

**History of the Property from a Zoning perspective:**

The property is owned by the applicant, Hollabrook Farms, a NC general partnership. The principals of the partnership are Myra Hollamon Woods and John Stephen Hollamon. Myra and John's parents owned and operated a large dairy farm on this and adjoining properties. After the death of their father, John continued the dairy operation until approximately 1995, when continued operation became economically unfeasible. Since at least 1992, the property has been actively offered for sale to the public as an industrial site. Until 1999 the property was not zoned by Henderson County. With the enactment of the "open use" zoning classification in 1999, this property came under the land use regulation ordinances of Henderson County. The owner applied in 2001 to have the property rezoned from "open use" to "Heavy Industrial" (I-2) classification. The Hollamon family hoped that such classification would stimulate interest of industrial purchasers in the property. With this application, the owner seeks to have the property reclassified to an R-10 zoning classification, to allow for high density residential use. The owner has a current pending R-10 purpose for the property, by virtue of pending sale to a residential developer. Currently, all of the properties surrounding the subject tract are zoned "open use", except for the residual portion of this farm which was recently sold to a third party and a tract across Butler Bridge Road which are zoned I-2. The lands sold consisted of substantially all of the flood plain ground existing on the farm. There is pending before the County Commission a plan submitted by the Planning Board to rezone all of the property in a designated Highway 25 corridor. Pursuant to the plan recommended by the Planning Board, if adopted by the Commission, the lands lying to the east and south of the subject tract would be zoned R-15. Within ½ mile would be large areas of commercial zoning along Highway 25.

**Property Description:**

The subject property consists of 106 acres of rolling land, with gentle topography, located 200 yards to the east of the crossing of Butler Bridge Road over the French Broad River. The property is within 1/4 miles of the ABWA water main and the proposed (under construction) Cane Creek Sewer line. The owners have retained easements along Butler Bridge Road for the entire distance to the public utilities. The property is approximately 1/4 mile from the municipal limits of Fletcher and approximately ½ miles from the municipal limits of Mills River.

**Location relative to Urban Services Area (USA):**

The Henderson County Comprehensive Land Use Plan (2020 Plan) establishes what is referred to as the "Urban Services Area". This is defined as "that area within which most urban services and urban-scale development is currently concentrated, and within which such development should generally be concentrated through the year 2020." (Comprehensive Plan, Page 128) Within this USA, the 2020 Plan recognizes that wide

ranges of residential density will exist, but states that “Over the long term, land use regulations and policies should favor higher density development, consistent with natural constraints and the availability of urban services.” (Comprehensive Plan, Page 129).

In adopting the 2020 Plan, the Commissioners also recognized that within the USA “Substantial investments in affordable housing development should occur...”. (Comprehensive Plan, Page 129, paragraph 7). The plan also recognizes that the precise extent of the USA should be reviewed periodically in light of any changes in sewer and water availability, and that in the face of increased capacities “allowable densities” should be “substantially increased”.

The subject property is located within the USA as originally identified. (See attached map, Exhibit A). Since enactment of the 2020 plan, public water and sewer services have become a reality for this property, being either currently available (water) or soon available (sewer). The property is within one half of a mile from the four lane portion of Highway 25, and within a mile of the Fletcher interchange at Interstate 26. The property is within a few miles of the Park Ridge Hospital and Pardee Urgent Care facilities. There are multiple public schools in close proximity to the property. There are rapidly developing commercial areas within ½ of a mile of the property. All of the central principles of planning that justified including this property within the “Urban Services Area” have clearly been met. These same planning principles support without question the application of a high density residential use to this particular tract. Doing so does not violate any principle of good planning and is consistent with the purposes for which the USA was established.

**The Application in Light of the Plan Economic Development Strategy:**

In adopting the 2020 Plan the Commissioners acknowledged that it should adopt and support the results of the Lockwood Greene study of 2001. As stated in the plan, this study was “focused specifically on economic development from the industrial standpoint”. (Comprehensive Plan, Page 62). Though still valuable from a planning standpoint, the Lockwood Greene study must be considered in light of events that have occurred since the conduct of that study.

No one anticipated the villainous attack on our country on September 11, 2001. As we know now, that attack seriously curtailed the economic condition of the United States, and our region, for a period of years, continuing to the present. Though the economy has seen significant recovery, the willingness of major United States corporations to commit to new industrial starts has been seriously curtailed. This is exemplified in the present case by the fact that the Hollamon family, despite the efforts of the Greater Hendersonville Chamber of Commerce and various commercial brokers, has had no significant interest in the subject property as an industrial site. Not one single offer has been received on the property for

industrial purposes in the four years which have passed since September 11, 2001. Not one serious “looker” has been produced by any broker or by the Chamber.

The economic environment of Henderson County is rapidly changing from an industrial based economy to a service based economy. This is due to a multitude of reasons including but not limited to the following:

- (a) The effect of September 11, 2001 on our economy
- (b) The increase of population of the county that is predominantly of retired residents
- (c) The closure of multiple industries on a regional and county level
- (d) The lack of ability of the State of North Carolina to provide sufficient economic incentives to attract new industry
- (e) Budget shortfalls of Henderson County that logically prohibit the county from expending major capital resources to attract new industry.

None of the above cited reasons invalidate the economic strategy positions adopted by the county or promoted by the Lockwood Greene Study. Rather, they cause us to reflect more seriously upon the language in the 2020 Plan that states “ The Comprehensive Plan and the community plans are intended to be living, dynamic documents rather than static documents that are pulled off the shelf every 10 years for an update.” The Plan goes on to state that “ from time to time it will become apparent that this Comprehensive Plan and community plans are outdated in regard to a particular issue and update and re-adoption may be necessary.” (See Appendix I, at page 9). Flexibility of approach to future land uses was recognized by the commission in outlining the benefits of conducting a countywide industrial/commercial zoning study. (Appendix I, at page 8). The commission further acknowledged that similar zoning studies should be conducted from time to time “to ensure that zoning is consistent with the demands of the economy and the needs of the county’s residents”. (Appendix I, at page 8).

The Lockwood Greene study recognized that in order to stimulate industrial development it was necessary to “explore options to increase the supply of affordable housing”. (Appendix I, at page 1). That study went on to acknowledge “Housing cost as a weakness in the county’s appeal to new and expanding employers”. (Appendix I, at page 2). The comprehensive plan is replete with various commitments of the County to developing affordable housing, both as a stimulus to economic development and to accommodate the needs of a rapidly expanding population. The population of Henderson County, by the county’s own published figures, is projected to increase by the year 2020 to a total of 122,627 residents. (Appendix I, at page 3). This will, according to the county, require construction of 17,498 new dwelling units. (Appendix I, at page 3). The Comprehensive Plan acknowledges that this should be done principally by dense residential development in

close proximity to available utilities, and particularly within the Urban Services Area. (Appendix I, at page 2). Despite this commitment, in the year 2001 only 264.28 acres if the county were committed to R-10 residential zoning, as compared to 8,827.31 acres zoned R-40. (See figure H.7, Appendix I, at page 5). The Commission has acknowledged that dense residential use should be concentrated in the areas where public utilities are available (Appendix I, at page 5), and that dense development should be encouraged in areas that are not sensitive environmentally due to steep slopes and mountainous terrain (Appendix I, at page 6, page 7).

The subject property satisfies all of the necessary and appropriate criteria for application to R-10 high density residential purposes as outlined above and pursuant to sound planning concepts. The application of this property to high density residential use will provide affordable housing. Granting of the rezoning application will support the Strategic Policy of the Plan as stated in Recommendation E-01 by helping to satisfy the needed element of affordable housing identified in the Lockwood Greene study. It should always be remembered that the provision of affordable housing is a pre-requisite to the attraction of industry. We should not put the "cart before the horse" by requiring this property to be held out as an industrial offering. Reason dictates that applying it to a use that will stimulate affordable housing will have a significant beneficial effect on the ability of the County to attract new industry.

Note should further be made that the Lockwood Greene study did not recommend the simple offering of undeveloped land to potential purchasers. The study instead recommended that the County "Increase the supply of prepared industrial sites and buildings, and make them available on a cost competitive basis." (Appendix I, at page 1). This involves more than simply compelling landowners to leave their lands available for an industrial use. It involves the County either purchasing and developing lands for industrial offering, or entering into significant financial commitments to joint investment with landowners in development of industrial sites. The Hollamon family, in view of the poor market, is absolutely unwilling to expend personal resources upon such development. They further respectfully submit that the County, in view of its other significant capital expenditure commitments, cannot afford to do so at this time. Therefore, the best utilization of the subject property in implementing the Lockwood Greene study is to apply it to a high density residential use, resulting in affordable housing.

**The Application in Light of the Plan Housing Element and Strategies:**

"Housing- it terms of availability, affordability, and livability- is among the most challenging issues a community must face. Economic expansion requires the availability of adequate housing for employees....Henderson County Government has a unique opportunity to promote a diverse and healthy range of housing options for its citizens and bears a certain

responsibility in making sure that the shelter needs of its most vulnerable citizens are met.” (Comprehensive Plan, page 98; Appendix I, at page 4). These words of the County Commission, as adopted in the 2020 Plan, recognize the tremendous and growing need of Henderson County residents for affordable housing. This is a need that must be met today, not delayed in hope of increased economic advantage at some uncertain future time.

The population of Henderson County increased by 28.7% between 1990 and 2000. (Comprehensive Plan, page 98). This is considerably in excess of the percentages of growth in other parts of the state. This trend is predicted to continue without abatement, requiring the construction or availability of at least 17,498 additional housing units in the county by the year 2020. (Figure H.3, Appendix I, at page 3). The comprehensive plan indicates that this should be viewed as a “low end” estimate of the county’s housing needs.

In the 2020 Plan, the Commission acknowledges that “ The County should consider designating additional areas for high-density residential development and targeting such areas for sewer and water development where necessary. New zoning districts that permit greater densities may be required.” (Comprehensive Plan, page 100; Appendix I, at page 4).

Complicating the county’s housing needs is the recognition of the growing retirement population of the county. “The North Carolina Office of State Demographics estimates that in 2020 almost one-fourth of Henderson County’s population will be age 65 or over.” (Comprehensive Plan, page 100). These are residents who are not significantly benefitted by concentration on industrial development of the county. They are however residents who are critically important to the continued development and economic health of the commercial element of our county economy. Affordable housing is a critical element of providing for the needs of these valued residents of Henderson County.

The 2020 Plan states that these housing needs “have been and will continue to be met by private sector market forces.” However, the Plan also acknowledges that “The County can assist by incorporating flexibility into its land development regulations to provide the market with greater opportunity to respond to changing housing demands and needs.” (Comprehensive Plan, page 101)

**In the 2020 Plan, the County committed to the following:**

**“ The County will ensure an adequate supply of land zoned for dense housing. The County will work through the countywide sewer and water master plan recommended...to ensure that sewer and water services are provided at appropriate locations to support this objective.”** (Comprehensive Plan, page 101; Appendix I, at page 2)

As previously indicated, in the year 2000 there were only 264.28 acres in the entire county zoned for R-10 High Density Residential Zoning. (Figure H.7, Appendix I, at page 5). This will not begin to fulfill the promise and commitment of the County as stated above. Application of the subject tract to R-10 use will increase the year 2000 available land figure by approximately 28% in one tract application. This application will utilize existing water and sewer resources without further expansion of the County's capital commitments.

As has been previously stated, the subject tract meets all objective criteria for application to a high density residential use. Those criteria include the following:

- (a) Available sewer and water infrastructure
- (b) Close proximity to developed commercial areas
- (c) Close proximity to developed and prospective industry
- (d) Close proximity to major transportation corridors
- (e) Close proximity to schools
- (f) Close proximity to medical, fire, and human resources.
- (g) Gentle topography

To the knowledge of the applicants no negative criteria exist which would create a reasonable need to forbid the requested use. Certainly no threat to the public health, safety or general welfare is created by the contemplated use.

It is thus clear that granting the application for rezoning of the subject tract to an R-10 designation is compatible with and in support of the recommendations of the 2020 Comprehensive Plan to provide more dense and affordable housing.

**The Application in Light of the Plan's Natural Resource Strategies and Recommendations:**

The plan generally recognizes the need to concentrate county housing, commercial facilities, and industry within an urban core area. This limits the fracturing of lands, promotes green space and agricultural activities, and maximizes the use of existing or central utility infrastructure.

Of particular stated importance to the County Commission was the protection of steep slope areas from development of any kind. The subject property is located on gently sloping land that is not mountainous in any respect. Concentrating residential density on the subject tract will serve to protect more sensitive steep slope areas from fracturing and development.

The utilization of this tract for high density residential application will involve using public sewer and water. This will create an additional natural resource benefit by protecting the

ground water from septic affluent infiltration, and will further protect the public health by eliminating hundreds of potential water wells that would be otherwise utilized in the County.

Location of high density residential occupation on this tract, with the identified urban core area, will reduce the distances that the residents will have to drive to work, school, and commercial services, with a consequential decrease in automobile emissions and a correlated benefit to ozone levels and acid rain mitigation.

**Application in Light of Regional Issues and Trends:**

All of the concerns addressed herein as to housing, economic development, and natural resources exist on a regional scale. They are set forth in the 2010 Regional Vision statement (Comprehensive Economic Development Strategy) of the Land-of-Sky Regional Council, a copy of which is attached hereto as Appendix II. (See Appendix II). The principals stated therein are adopted by reference in support of the application.

**Application in Light of Other Available Industrial Properties:**

The applicants respectfully submit that there are multiple other available industrial sites in the county, including another property owned by the applicants in the Town of Mills River. There is the Taproot Dairy site located directly across Butler Bridge Road from the subject property which is currently zoned I-2 Heavy Industrial. There are other light industrial sites located in Mills River. There are other Heavy and Light Industrial sites located in the Highway 25 corridor. There are multiple potential industrial sites in the Upward Road area. There are available developed industrial sites in Broad Point Industrial Park. There is more than 146,000 acres of land in Henderson County currently zoned "open use", which zoning application allows both light and heavy industrial applications. Though all of the open use ground is not suitable for industrial use, large areas in the Highway 64 East and West areas are almost ideal topographically, as well as similar areas in the Upward Road area. These areas can reasonably be accessed with sewer and water, and use of the same will be equivalent to or better than use of the subject property.

The recommendation of the Lockwood Greene study was to provide developed industrial sites at competitive cost. This will require the county and the state to make significant financial commitments to attract prospective buyers. In the absence of such commitments of capital, the applicants submit that they should not be required to bear the burden of future industrial development potential. Applicants should be allowed to effectively utilize their property for the proposed purpose.

**The Application in Light of Equity:**

The Hollamon family has for a period of 13 years sought to apply their lands to an industrial purpose. While the family acknowledges the legitimate interest of Henderson County in



seeking new industry, with consequential jobs for Henderson County residents, they frankly believe that they have done their part. They retain another tract that is currently offered for light industrial application.

This family has lived and worked in Henderson County for four generations. They have shepherded the land in an appropriate and conscientious fashion. Though John now resides in South Carolina, both he and Myra remain committed to Henderson County. They both have children and grandchildren living in the County who will benefit from reasonable and constructive land use planning. They now have the opportunity to maximize the value of their lands, for their own benefit and that of their respective families.

The subject property has a current fair market value, in its proposed application, of more than five million dollars. If the County refuses the rezoning request of the Hollamons they will be forced to continue to try to sell the land for industrial use, though having no current prospects. The lost earnings upon what would otherwise be the value of the land will exceed \$250,000.00 each year, with a total loss to them of at least \$1,500,000.00 over the next five years. Given the acceptability of the land in application to a high density residential use, no just cause or valid interest of the public would exist to rationally refuse the rezoning request. One family should not be required to risk the financial future and stability of their entire family in the hope of location of an industrial purchaser. It is simply unrealistic in today's world.

The proposed use of the property will create an actual benefit to the County in the fashion set forth above. In addition, ultimate development of the property will increase the annual tax base of Henderson County by approximately \$60,000,000.00 by the end of the fifth year. It will further provide as many as sixty full time jobs to local residents over a ten year period.

Ultimately, the real issue here is that zoning should not prohibit landowners from maximizing the value of their lands, if doing so does not substantially, adversely, and materially harm the public good at large. The proposed use of the subject property will create no harm to the public good. The applicants should be allowed to maximize the value of their land. Doing so in an R-10 use will help Henderson County, not hurt it.

**Applicable Law:**

In order to fully understand the applicable law of the State of North Carolina as it applies to this application one should first realize that the subject property is currently located in the center of what is essentially a homogenous zone. Except for an I-2 parcel located directly across Butler Bridge Road, all surrounding lands are currently zoned Open Use. There is a remnant portion of this tract which is also zoned I-2, but which is unuseable for an

industrial application as the same is totally in the flood plain of the French Broad River. That flow plain portion has been sold to a third party.

The courts of North Carolina have recognized that applying a more restrictive application to an individual tract owned by a single person, when that tract is surrounded by a much larger area that is uniformly zoned can under the facts of a specific case constitute "spot zoning". If spot zoning is applied, the zoning authority must make a clear showing of a reasonable basis for the zoning, including consideration of the following factors: the size of the tract in question; the compatibility of the disputed zoning action with an existing zoning plan; the benefits and detriments resulting from the zoning for the owner of the parcel, his neighbors, and the surrounding community; and the relationship between the uses envisioned under the new zoning and the uses currently present in the adjacent tracts.

The identification by a zoning authority of an individual tract for a more restrictive use, justifying the retention of that tract for a specific public purpose (herein economic benefit to the county of a potential new industry) can constitute a regulatory taking of the property entitling the landowner to compensation for that taking. Such a zoning in essence constitutes a condemnation of property for a public purpose under the powers of eminent domain.

In North Carolina, it is well established that the grant or denial of a re-zoning request is purely a legislative decision which will be deemed arbitrary and capricious if the record demonstrates that it had no foundation in reason and bares no substantial relation to the public health, the public morals, the public safety or the public welfare in its proper sense. County commissioners are authorized to re-zone property when reasonably necessary to promote the public health, safety, morals, and welfare; however, this authority may not be exercised in an arbitrary or capricious fashion. The North Carolina General Statutes specifically recognize that application of zoning limitations to private properties should result in the least restrictive condition for the landowner that is in accord with those principles.

Applicant suggests that denial of this re-zoning application would constitute a regulatory taking and would otherwise be, under these facts, arbitrary and capricious.

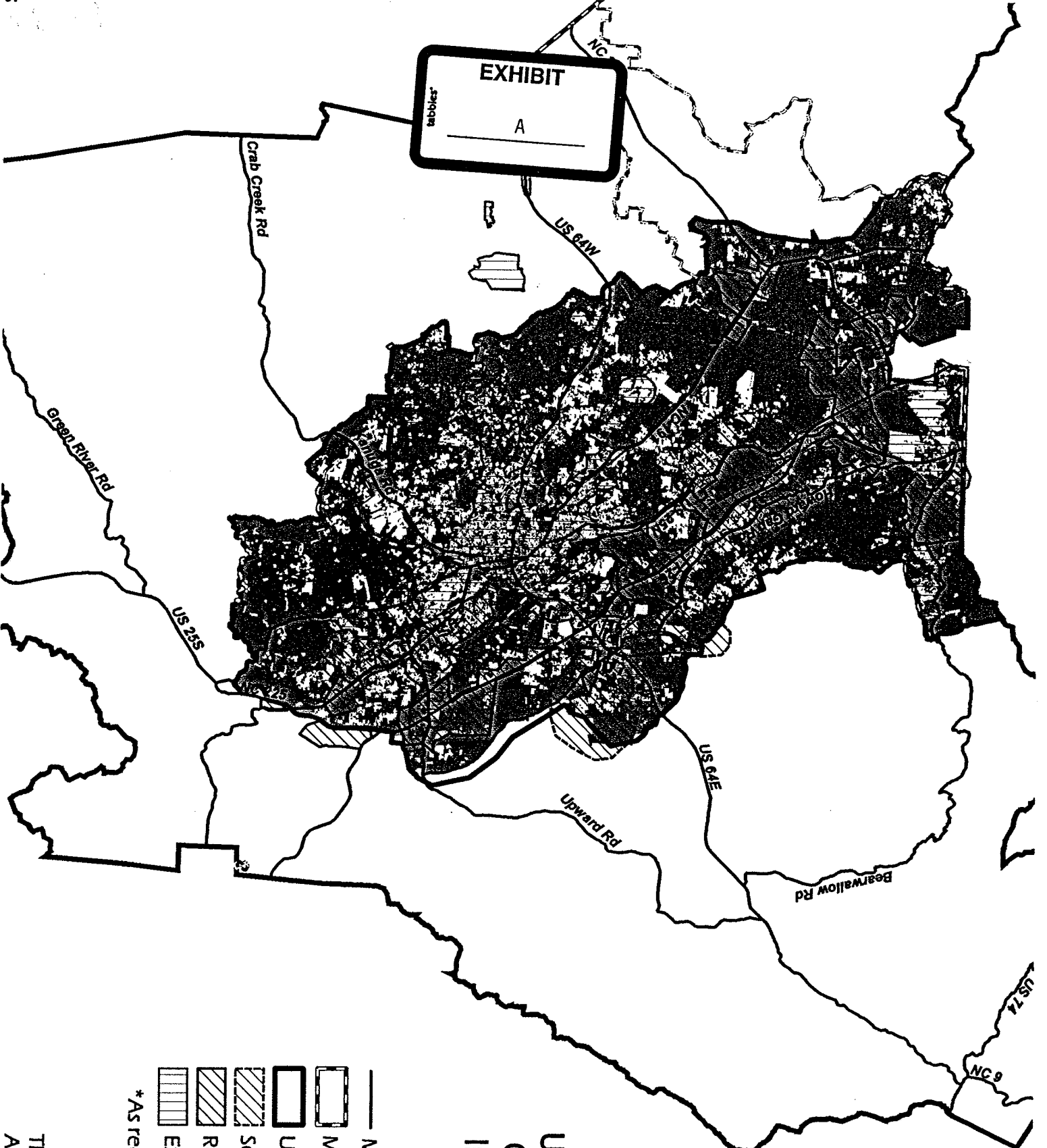
# Hendersc Compre

## Urban Services Concern Area: Industrial Site and Struc

- Major Roads
- ▭ Municipal Boundaries
- ▭ Urban Services Area
- ▨ Septic Concern Areas
- ▨ Recommended Indus
- ▨ Existing Sewer Service

\*As recommended by the  
\*\*Quantified

This map was produc  
Assessor's, Land Reco



EXHIBIT

A

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## APPENDIX I

Section 3: 2020 Plan for Henderson County

Economic Development Element

***Recommendation E-01: Support the development of the industrial sector of the economy by implementing the recommendations of the Lockwood Greene Study.***

In 2001, the Henderson County Partnership for Economic Development (formerly, Committee of 100) of the Greater Hendersonville Chamber of Commerce enlisted the assistance of Lockwood Greene Consulting to develop the *Henderson County Economic Development Master Plan* (the "Lockwood Greene Study"). The Lockwood Greene Study, which was supported financially in part by Henderson County government, was completed in June 2002 and focused specifically on economic development from the industrial standpoint.

The Lockwood Greene Study identified a number of key strengths, weaknesses, and neutrals that affect industrial economic development within the county. For the complete list of strengths and weaknesses please see the separate bound document entitled, *Henderson County Master Plan: Executive Summary*.

The recommendations of the Lockwood Greene Study are summarized as follows:

- a) Increase the supply of prepared industrial sites and buildings, and make them available on a cost competitive basis.
- b) Consider a regional approach to water and sewer infrastructure and service to improve the economic development situation.
- c) Increase the resource and funding base for economic development.
- d) Work to improve commercial air service.
- e) Establish a committee of retired executives to serve as an economic development liaison with the retirees of the county.
- f) Communicate the importance of manufacturing to the future of the economic development of Henderson County.
- g) Explore options to increase the supply of affordable housing.
- h) Avoid raising the minimum wage in Henderson County.
- i) Implement the Lockwood Greene Marketing Plan and recruit key target industries.

The Lockwood Greene Study identified housing cost as a weakness in the county's appeal to new and expanding employers:

- *Hendersonville has the second highest cost of living index among the comparison cities, even higher than Asheville. The high cost of living is driven in part by high land and housing costs in Henderson County.*
- *Several business executives stated that the high cost of housing and living in the area makes it more difficult to recruit lower skilled workers and middle managers.*

**A. Revise County ordinances to allow the private sector to develop a broad range of housing choices.**

The County will ensure an adequate supply of land zoned for dense housing. The County will work through the countywide sewer and water master plan recommended in Section 3, *Sewer and Water Element* to ensure that sewer and water services are provided at appropriate locations to support that objective. Appropriate areas for dense housing will be identified as part of the Community Planning Process established in Section 4. The *Growth Management Strategy Element* generally directs such housing to the Urban Services Area and Community Service Centers.

The following changes will be made to the County's land development ordinances:

- a) Incorporate new zoning districts that allow for higher density development to be applied in areas where services are provided.

<b>Figure H.2 Housing Units 1970-2000</b>					
	1970	1980	1990	2000	% Change 1990-2000
<b>Population</b>	42,804	58,580	69,285	89,173	28.7%
<b>Total units</b>	17,502	27,205	34,131	42,996	26.0%
<b>Occupied units</b>	14,195	22,389	28,709	37,414	30.3%
<b>Persons per household</b>	2.98	2.59	2.38	2.33	-2.1%
Source: N.C. State Data Center					

<b>Figure H.3 Projected Number of Future Housing Units</b>		
	2010	2020
<b>Population Projection</b>	108,029	126,523
<b>Projected Population in Households</b>	105,251	122,627
<b>Projected Population in Group Quarters</b>	2,778	3,896
<b>Projected No. Occupied Housing Units</b>	45,172	52,630
<b>Projected No. Vacant Housing Units</b>	6,750	7,864
<b>Projected Total Number of Housing Units</b>	51,992	60,494
Source of Population Projections: N.C. Office of State Demographics		
NOTES: Based on 2.33 persons per household from the 2000 U.S. Census;		
Population in Households projected using trend from 1990 to 2000.		
Vacant Units projected using 2000 vacancy rate of 13%.		

Figure H.3 details the relationship between current and future population, existing housing stock, and future housing needs. Approximately 52,630 housing units will exist in Henderson County by the year 2020, meaning that land development policies will need to accommodate at least additional 17,498 units.

## *Recommendations & Action Strategies*

*Recommendation H-01: Promote a diverse range of home ownership and rental opportunities.*

Housing – in terms of availability, affordability, and livability – is among the most challenging issues a community must face. Economic expansion requires the availability of adequate housing options for employees. As a result of the considerable power that it has to shape the real estate market through its regulations and other policies, Henderson County Government has a unique opportunity to promote a diverse and healthy range of housing options for its citizens and bears a certain responsibility in making sure that the shelter needs of its most vulnerable citizens are met.

Rental units are an important component of housing stock because they provide much needed affordable housing. Single-family rental units are permitted wherever site-built homes are permitted within the County's jurisdiction. Multi-family rental complexes (apartments, condominiums, etc.) are also permitted in most residential districts with special standards. However, development of multi-family units is generally limited by the absence of sewer and water. The County should consider designating additional areas for high-density residential development and targeting such areas for sewer and water development where necessary. New zoning districts that permit greater densities may be required. Also, the County should consider allowing accessory dwelling units with certain standards in existing R-40, R-30, and R-20 zoning districts.

The County will ensure an adequate supply of land zoned for dense housing. The County will work through the countywide sewer and water master plan recommended in Section 3, *Sewer and Water Element* to ensure that sewer and water services are provided at appropriate locations to support that objective. Appropriate areas for dense housing will be identified as part of the Community Planning Process established in Section 4. The *Growth Management Strategy Element* generally directs such housing to the Urban Services Area and Community Service Centers.

The following changes will be made to the County's land development ordinances:

- a) Incorporate new zoning districts that allow for higher density development to be applied in areas where services are provided.

<b>Figure H.7 Current County Zoning and Manufactured Homes</b>			
<b>Zoning District</b>	<b>Existing Acreage</b>	<b>Manufactured Home On Individual Lot Permitted?</b>	<b>Manufactured Home Parks (MHP) Permitted?</b>
C-2P	38.21	NO	NO
O&I	320.88	NO	NO
R-10	264.28	NO	NO
R-15	1,646.20	NO	NO
R-20	4,519.86	NO	NO
R-30	5,920.61	NO	NO
R-40	8,827.31	NO	NO
RC	4,085.77	YES	NO
RM-1	0.00	YES	YES
RM-2	4,571.75	YES	NO
R-T	62.66	NO	YES
T-15	483.34	YES	YES
T-20	383.98	YES	YES
Open Use	146,966.73	YES	YES
		<b>Total</b>	
<b>Acres Allowing Residential Uses</b>		<b>178,091.59</b>	<b>Percent of Total</b>
<b>Acres Allowing Manufactured Homes</b>		<b>156,554.23</b>	<b>89%</b>
<b>Acres Allowing MHPs</b>		<b>147,896.71</b>	<b>83%</b>

Source: Henderson County Zoning Ordinance and Official Zoning Map

Most of the county's current and future housing needs have been and will continue to be met by private-sector market forces. Henderson County government can aid the private sector by assisting along the margins, where market forces might not adequately provide for the needs of certain populations. The County can also assist by incorporating flexibility into its land development regulations to provide the market with greater opportunity to respond to changing housing demands and needs.



*Recommendation N-03: Promote development patterns that respect sensitive mountainous areas.*

Public input indicates considerable support for the protection of the natural environment, scenic mountain views, and rural areas. The need to protect steep slope areas from inappropriate development was recognized in the *1993 Comprehensive Land Use Plan* and the *1977 Land Use Plan*. Mountainous areas are an important scenic, economic, and natural resource. They contribute to the county's economy by enhancing the county's quality of life, which attracts tourists, businesses, and residents; and they provide areas for the production of forest resources. While mountainous areas provide opportunities for home sites with spectacular views, they also present special challenges with regard to safety, cost of development, the protection of scenic mountain views, and the security of the natural environment. They serve as important recharge areas for the county's surface and groundwater supply, and they are host to sensitive natural areas and important wildlife habitat. They are highly sensitive to damage associated with development, including soil erosion and water quality degradation. Road construction and septic placement often prove difficult and costly.

The *Growth Management Strategy (GMS) Element* of this Comprehensive Plan will recommend a number of additional Recommendations and Action Strategies that will benefit the implementation of many of the Recommendations above:

- a) Current County land development regulations contain provisions allowing developers to create "open space" developments, whereby a portion of the project is permanently set aside from development, and the development potential from that portion is transferred to the remaining area to be developed. The *GMS* will recommend that such provisions be carried forward into future land development ordinances, and that they be enhanced through generous incentives that encourage the protection of sensitive natural areas and historic sites in exchange for additional development potential.
- b) In addition to the incentives mentioned above, the Action Strategy GMS-01.C will recommend changes to the County's land development ordinances that would establish protections for historic sites.
- c) The *GMS* will recommend that, should the State of NC ultimately enable local governments to do so, Henderson County should consider establishing a Transfer of Development Rights (TDR) program. Please see the *Growth Management Strategy* of this Comprehensive Plan for more information regarding TDR programs.
- d) The *GMS* will recommend changes to the County's land development ordinances that impose maximum density standards that are consistent with the characteristics of each section of the county, including the presence of sensitive natural areas such as floodplains and steep slopes.

**B. Conduct a *Countywide Industrial / Commercial Zoning Study*.**

The *Countywide Industrial / Commercial Zoning Study* will accomplish the following:

- a) Identify key sites to be targeted for industrial and commercial zoning.
- b) Establish general criteria to be used in siting industrial and commercial land uses.
- c) Examine potential industrial zones proposed by the Partnership for Economic Development (formerly, Committee of 100) of the Greater Hendersonville Chamber of Commerce for their appropriateness for industrial development. Such sites are shown on Map #8, "*Committee of 100*" *Recommended Industrial Zones* and Map #25 *Future Land Use Map* (Appendix I).
- d) Analyze existing industrial and commercial zoning districts for necessary modifications. Such zoning districts are shown on Map # 17, *Current Zoning Map*, and Map # 18, *Current Zoning Map Inset* (Appendix I).
- e) Identify other appropriate industrial and commercial zoning sites not currently identified by the Partnership for Economic Development or the Official Zoning Map.
- f) Result in modifications to, and re-adoption of, the Future Land Use Map of this Comprehensive Plan.
- g) Result in modifications to, and re-adoption of, the Official Zoning Map.
- h) Set the stage for more detailed commercial zoning consideration during the development of the community plans envisioned in Section 04 of this Comprehensive Plan.
- i) Similar zoning studies will be conducted from time to time to ensure that zoning is consistent with the demands of the economy and the needs of the county's residents.

### *Modifications to this Comprehensive Plan and Community Plans*

This Comprehensive Plan and the community plans are intended to be living, dynamic documents rather than static documents that are pulled off the shelf every 10 years for an update. As such, it is inevitable that policy decisions will arise that are either not contemplated within, or are inconsistent with the established policies of, this Comprehensive Plan and future community plans. Also, from time to time it will become apparent that this Comprehensive Plan and community plans are outdated or in error with regard to a particular issue and an update and re-adoption may be necessary. Economic development incentives, rezonings, transportation projects, etc., are likely to give rise to such situations. The following is a summary of the County's policy regarding revisions and updates to this plan:

- a) The County will continue to accept rezoning applications from within the Community Planning Area both *prior* to and *after* the development of community plans, although the County will refrain from accepting rezoning application *during* the development of such plans.
- b) In considering a rezoning application strong deference will be given to the recommendations of this Comprehensive Plan and subsequent community plans. Prior to the adoption of a community plan rezonings will be denied if they are inconsistent with the text of Map 24: *Future Land Use Map* (Appendix I) of this Comprehensive Plan. Where a proposed rezoning is inconsistent with either the text or the map, the applicant shall be required to justify the deviation and the County – should it choose to adopt the rezoning – shall also make its reasons for deviation clear and shall modify and readopt it prior to adopting the proposed rezoning.
- c) After the adoption of a community plan the County will, as a general rule, deny all rezonings that are not consistent with such plan. Where a proposed rezoning is inconsistent with either the text or the map the applicant shall be required to justify the deviation and the County – should it choose to adopt the rezoning – shall also make clear its reasons for deviation and modify and readopt the relevant community plan prior to adopting the proposed rezoning. An additional public input period will be built into the rezoning process to allow for public input from residents of the community plan.
- d) All other major decisions of the County should be evaluated for their consistency with this Comprehensive Plan and relevant community plans. Alternative choices should be explored when those decisions appear to be inconsistent with such. Where this Comprehensive Plan and relevant community plans appear to be outdated or inaccurate, they should be modified and readopted as appropriate.



**Regional  
VISION**

**2010**

*Billings*

**Comprehensive Economic Development Strategy (CEDS)  
for Region B, North Carolina**

**EXECUTIVE SUMMARY**

A collaborative regional strategy to develop a sustainable economy, manage the region's unique natural resources, and improve the quality of life and standard of living for all citizens

**Funding Provided by:**

- U.S. Department of Commerce Economic Development Administration
- AdvantageWest, Inc.
- North Carolina Rural Economic Development Center

May 22, 2002



# Regional Vision 2010

## Acknowledgements

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David Gantt

Chairman, Land-of-Sky Regional Council 2002 - present

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Special thanks are due to this special group of volunteers for their vision, patience, and dedication to the region.

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# Regional Vision 2010

## Crafting the Future of Our Region

As our region grows and changes, many of us wonder what this place will be like in 10 or 20 years. Naturally, we want it to retain all the characteristics that we enjoy and have its problems solved. Through involvement in our communities, we all try to do our part in making the places we live better. But, faced with a rapidly changing world, getting from today's reality to our vision for tomorrow requires a special effort. What is needed is a way to systematically manage that constant change — in other words, STRATEGIC PLANNING.

Our previous strategic plan for the region (Buncombe, Henderson, Madison, and Transylvania counties - Region B) was Regional Vision '95, completed and published in 1992. Nearly all of its thirteen strategies have been implemented since that time. However, our region has changed dramatically since then and faces some new challenges and opportunities (air quality problems, rapid population increase, rising health care costs, growing ethnic and cultural diversity). It is time again to assess our situation and make a plan for our future.

## A Different Kind of Plan

A few things make this plan unique and especially important. First, by completing this plan, the region is eligible for economic development assistance funding from the U.S. Department of Commerce Economic Development Administration (EDA). The Land-of-Sky Region is an Economic Development District under the EDA, and *Regional Vision 2010* will serve as Land-of-Sky Regional Council's Comprehensive Economic Development Strategy (CEDS) under the EDA program. Economic development assistance investments from EDA can help fund local infrastructure projects, technology-led economic development projects, and strategies to respond to sudden and severe economic dislocations (major lay-offs, plant closures).

Second, this is a regional plan. Some goals are easier to reach and have greater impact when planned and implemented on a regional basis. So, we selected those goals and strategic issues that are most effectively dealt with regionally, through collaboration among local governments, private sector companies, non-profit organizations, and others. *Regional Vision 2010* is not intended as a replacement for county- or municipal-level plans — but rather, as a complementary overlay suggesting ways in which localities can accomplish more by working together. In fact, a comparison of *Regional Vision 2010*

with county and town visioning efforts in the region shows that many of the same issues arise across the region.

Third, this is a strategic, not a comprehensive, plan. That means we focused our limited time and resources on a few strategic issues rather than create a comprehensive plan addressing all aspects of the region.

Lastly, the unique, beautiful, mountainous area we live in has limited developable land and is especially susceptible to environmental degradation. Those conditions lead us to think and plan differently, and to develop a more sustainable economy that protects our high quality of life and vital natural capital.

## How Did We Accomplish This?

A steering committee of about 50 local government, community and business leaders from across the region was assembled to represent a broad range of interests. The planning process utilized the steering committee's wealth of expertise and varied perspectives, meaningful public input, and collaboration with other visioning and planning efforts in the region.

First, the committee formed a **VISION** of what the region ideally would be like in 2010 and beyond. Next, they compared this collective vision of where we want to be in the future with an understanding of where we are today, gained by completing what is called a "**REGIONAL PROFILE**." The regional profile answered questions about potentially critical issues such as transportation, water and sewer, employment and wage trends, and air quality.

We also looked outside the region to find external forces on the horizon that may impact us significantly. Doing this "**EXTERNAL SCAN**" enabled us to see where we might take advantage of opportunities coming our way or dodge potential threats to our region.

Whether or not we will be able to take advantage of opportunities, dodge threats, or bridge the gap between our vision for the future and our current reality will be largely affected by our region's strengths & weaknesses. Assessing our region's capabilities helped us set realistic, achievable goals. Building on our strengths and uniqueness helped to position the region to take advantage of those future opportunities.

## The Results

Completing those four steps gave us the information necessary to determine our **STRATEGIC INITIATIVES** and resulting **STRATEGIES** and **ACTION PLAN**. Our action plan has quantified objectives, and specific action steps (who—when—cost—sources of funding).

## Implementation & Monitoring

After many months of concentrated effort to create the plan, it is easier to "put it on the shelf" than to maintain the level of energy and focus required to see that it gets implemented. We will assemble an implementation group comprised of *Regional Vision 2010* Steering Committee members, experts and partners crucial to implementing the plan, and officials from the region's local governments to oversee plan implementation. We will ask each of the 19 local governments in the region to designate an elected board member to serve as a point of contact and information conduit between *Regional Vision 2010* and the local government's governing board. Similarly, the implementation group will keep key local government staff "in the loop" as the strategic plan is implemented.

And finally, we will monitor our progress, track our results compared to the stated objectives, and revise our action plans when necessary to adjust to an ever changing world. The *WNC Wealth Index* (Strategy 6 in the Natural & Cultural Wealth area) will tell us whether accomplishing the plan's objectives is having the desired effects on the region.

## Organization of the Plan

*Regional Vision 2010* is modular. The executive summary contains the visions, areas of concern, background statistics, strategies and objectives. The action plan contains the objectives and detailed action steps needed to implement the plan. Supplemental documents contain the regional data profile, external scan, and other information. All parts of the plan have been organized so they can be distributed as separate documents, or bound together.

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## Supplemental Documents

The following supplemental documents were instrumental in the creation of *Regional Vision 2010* and are available upon request.

## Regional List

This document contains a master list of local government infrastructure and public works projects. Some of these projects may be fundable by EDA, while others may be fundable by other federal or state grants, private foundations or corporate monies. EDA requires that such a list be kept current by its Economic Development Districts and appended to the District's CEDS plan.

## Regional Profile

The Regional Profile contains charts, graphs and other data summarizing the historical and current state of the region.

## External Scan

The External Scan Sourcebook is a compilation of "external" forces, trends and events that impact the ability of our region to achieve its vision for the future. This reference document was used by staff and the Steering Committee to help define areas of strategic interest and potential opportunities and threats.

## Natural Capitalism - A New Tool

A new tool was used in the planning process. It's based upon efficient use of resources — an issue of increasing importance in the region. **Natural Capitalism** is a new economic model that places value not just on raw natural resources, but all natural capital, including ecosystem services and scenic beauty. Many companies are already applying the principles of natural capitalism with great success, resulting in higher profitability and reduced impact on the environment. Viewing the region's economy through this new "lens" of Natural Capitalism revealed some different opportunities and threats to the region and led to some innovative strategies. It helped to reconcile the oft-perceived conflict between business and the environment and provided a vision for an economy that restores rather than degrades the environment. The North Carolina Rural Center funded our effort to explore this new tool in our planning process. Utilizing this "Restorative Economy" model is one way to move toward a practice of sustainable development in our region.



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# Wages & Housing Affordability

## Strategic Initiative #1:

Attract and Maintain Higher Paying Jobs

### Goal Statement:

Significantly increase the number of jobs throughout the region paying higher than the current average wage (\$26,731) by both adding new and maintaining existing jobs that are high paying and reduce the gap between our area's average wage and the state's average wage

### Strategies:

- 1) Improve utilization of existing industrial sites
- 2) Improve access to infrastructure that is critical for economic development
- 3) Develop and empower entrepreneurs in the region
- 4) Encourage development of high level technical educational opportunities
- 5) Coordinate regionally to promote economic development
- 6) Increase Use of Incentives for Research & Development

## Strategic Initiative #2:

Create Greater Supply of and Improve Access to Affordable Housing

### Goal Statements:

Increase the number and percentage of housing units that are affordable to families earning the median income or less, improve the access of those families to available affordable housing units, and help families to build equity in home ownership.

### Strategies:

- 1) Provide incentives for creation of affordable housing units
- 2) Increase rehabilitation of housing units occupied by low and moderate income families
- 3) Facilitate access by those in need to existing affordable housing units
- 4) Improve low-income families' building of equity through home ownership
- 5) Reassess housing conditions in region to determine gaps, threats and opportunities

## Introduction

In the early stages of this project, the Regional Vision 2010 steering committee expressed their visions of what the region should be like in 10 or 20 years. Many of their visions related to a common complaint of people not being able to find good paying jobs here.

They envisioned a time when our region would be known for a, "high quality of life, attracting high-tech businesses and resulting in more living-wage jobs." They expressed hope that in our region we would, "keep in mind the 18-34 age group and pay a living wage . . . increase both prosperity and quality of life . . . and strive to create good jobs here and focus on sustainable development."

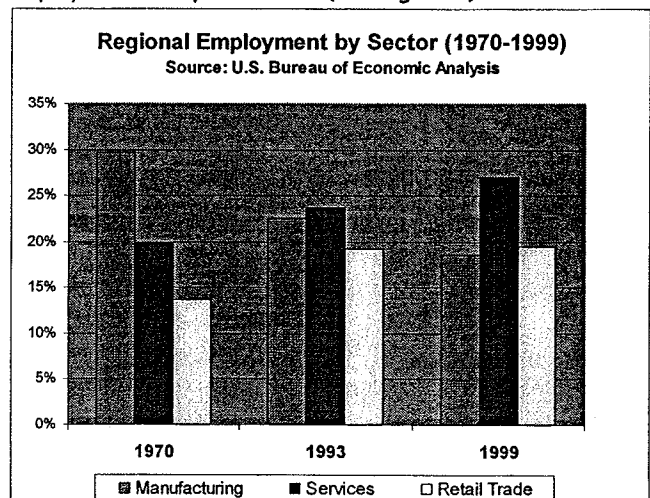
Additionally, when considering this issue it was apparent that focusing simply on improving wages would miss the other side of the equation, costs of living. In particular, housing affordability was identified as key in determining whether residents were actually earning a "living" wage.

The committee's goal is to ensure that all citizens in the region (and their future generations) can financially afford to live here, based on their earnings and housing costs.

Several key findings point to the need for strategic and regional action in wages and housing affordability.

To start, average wage per job in the region in 1980 was 3% higher than the state. However, in 1999, the average wage per job paid 9% less than the state. This gap is increasing between the region and NC for several reasons.

In 1970, the largest sectors were (#1) manufacturing, (#2) services, and (#3) retail trade. In 1999, the largest sector was (#1) services, followed by (#2) retail trade, and (#3) manufacturing. During the brief time period of 1993 to 1999, this shift from manufacturing to service sector employment was pronounced (see figure 1).



(Figure 1)

The average annual wage paid in the two largest sectors, services and retail trade, have two of the three lowest average annual wages per worker. Manufacturing, on the other hand, is the third highest paying of all sectors.

The services sector includes low skill, low paying and high skill, high paying employment. In 1999, Health care employment was 37% of the sector with an average annual wage of \$34,547 -- 134% of the average in the sector. However, the fastest growing subgroup, business services, made up 18% of the sector with an average annual wage of \$18,420 -- only 72% of the sector's average.

While average wages have fallen below the state, our per capita income in the region has remained higher than the state. This is due to a growing portion of our residents' income coming from non-earned income (social security, pensions, dividends, interest, rent, etc.) In 1999, only 55% of our region's per capita income came from net earnings from labor. In both NC and the U.S., 68% of income came from net earnings from labor. This disparity is due mainly to our larger proportion of residents in the 65+ age category and receiving retirement benefits. This high per capita income masks the real problems for working families to earn a living here.

The housing affordability situation compounds the problem of low average wages. A common definition of affordable housing is, "housing which a person or family at 80% of median income could occupy without spending more than 30% of their gross income on housing costs."

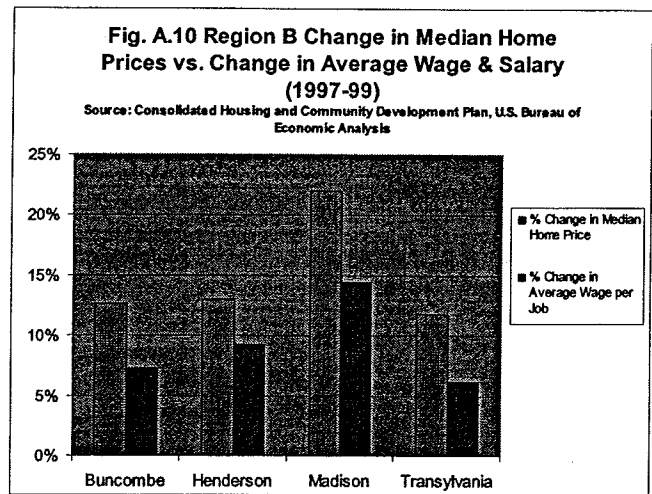
In our region, we find that a significant number and portion of households are spending more than 30% of their income on housing costs (see Figure 2).

People of average income are being forced to live further away from where they work (town centers) and are having difficulty building financial stability through home equity.

Comparing changes in median home sales prices to changes in average wage per job from 1997-1999 shows that wage increases are not keeping pace (see Figure 3).

Low wages is a regional issue because, (1) this situation is common to all counties within Region B, (2) increasing numbers of high paying jobs in one part of the region would affect residents of other parts of the region that may commute out of their county to work -- the labor market crosses county boundaries, and (3) combining resources to address this issue regionally can be most cost effective.

This is a strategic issue because it addresses a trend that could threaten working families' ability to earn a living and remain in the region - it's a high-impact issue.

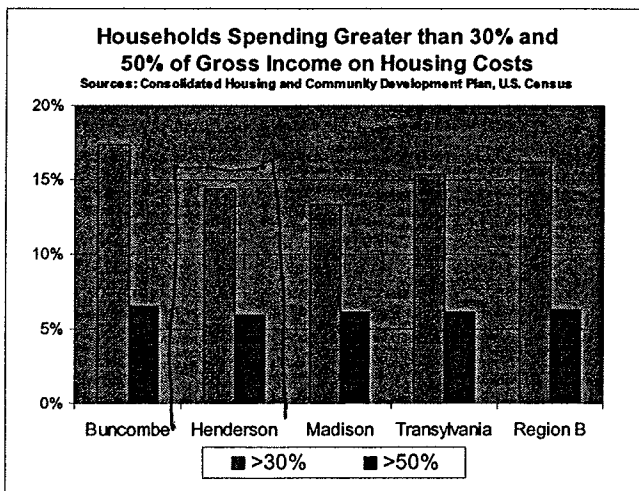


(Figure 3)

Housing affordability is a regional issue because, (1) this situation is common to all counties within Region B and (2) because the housing market is, to an extent, regional -- people locate within different parts of the region based on housing value.

As the baby boomer generation begins to retire in large numbers, we expect that, as many more retire here, they will place even greater demand on the housing market and further increase overall housing prices. This initiative is strategic as it seeks to address the current gap and this future threat to residents' ability, (1) to move from renting to owning, (2) to live near where they work, and (3) to return to their home region to live and raise a family (or not leave in the first place).

In summary, as average wages are not keeping up with rapidly rising housing costs, working families are having increasing difficulty affording to live in the region. This is



(Figure 2)

Factors that are driving up housing costs include the influx of retirees and their demand for high-end retirement homes and the smaller scale of new housing developments.

particularly true for younger people who grew up in the area and would like to remain in the region to work and raise their families.

**What we want to accomplish (Strategic Initiative #1)**

**Attract and Maintain Higher Paying Jobs**

**Goal Statement:**

Significantly increase the number of jobs throughout the region paying higher than the current average wage (\$26,731) by both adding new and maintaining existing jobs that are high paying and reduce the gap between our area's average wage and the state's average wage.

**How we plan to accomplish this goal (strategies)**

**Strategy 1:**

**Improve utilization of existing industrial sites**

**Rationale:**

- 1) New land is scarce and costly for siting new industries in the region. Our region is not very competitive in offering low cost, ready-for-occupation industrial property.
- 2) Available and affordable land remains a key in attracting new industry and enabling current industry to expand.
- 3) There are existing industrial sites around the region which are underutilized or unoccupied due to various cost barriers (i.e., existing unusable buildings, potential environmental contamination).
- 4) The properties are already connected to necessary infrastructure and can offer prime location.
- 5) Redeveloping and reusing those existing properties can meet some of the need for industrial land, while conserving undeveloped land (SEE Natural & Cultural Wealth Initiative Strategy #1).

**Objectives:**

- Redevelop abandoned or underutilized "Brownfield" industrial sites
- Extend missing critical infrastructure to existing industrial sites

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**Strategy 2:**

**Improve access to infrastructure that is critical for economic development**

**Rationale:**

- 1) The high cost of infrastructure in the region is a barrier to economic development.
- 2) The new critical infrastructure for economic development is affordable broadband telecommunication access for businesses.

- 3) Highly mobile companies that may choose to relocate to the region for its high quality of life and amenities typically are companies that rely on fast, affordable telecommunication access.
- 4) To maintain manufacturing jobs in the region will require effective use of our limited land suitable for new industry.
- 5) More effective use of land may be made possible by improved water and sewer access to suitable undeveloped land.

**Objectives:**

- Develop affordable broadband telecommunication access
- Create a regional plan for infrastructure cooperation and development identifying areas of potential inter-jurisdictional cooperation on water, sewer, and other infrastructure (SEE Natural & Cultural Wealth Initiative Strategy #1).

\*\*\*\*\*

**Strategy 3:**

**Develop and empower entrepreneurs in the region**

**Rationale:**

- 1) Nationally, new jobs are being created more by small businesses (those with less than 100 employees) than large corporations.
- 2) While the competitive disadvantage of high land cost is a factor in attracting large companies, it is not as important to small businesses. The Asheville metro area is ranked high for small business vitality (26<sup>th</sup> nationally).
- 3) Developing entrepreneurial skills in current residents and attracting entrepreneurs to our region are two important ways to create new jobs.

**Objectives:**

- Support creation of small business incubators across the region to support entrepreneurs
- Attract entrepreneurs to the region
- Foster development of new entrepreneurs among region's residents

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**Strategy 4:**

**Encourage further development of post-secondary education opportunities in high tech fields**

**Rationale:**

- 1) The region is lacking workers highly skilled in technology fields.
- 2) The region's colleges offer somewhat underutilized high tech training.
- 3) A supply of high skilled workers is needed to attract companies that pay high wages.

- 4) Training the workforce for high tech jobs must be done in concert with efforts to grow high tech job opportunities in the region. If not, the newly trained workers will leave the region to find better paying employment.

**Objectives:**

- Expand engineering program opportunities at UNCA and other area colleges
- Expand Multi-media programs at region's colleges

\*\*\*\*\*

**Strategy 5:**

**Coordinate regionally to promote economic development**

**Rationale:**

- 1) Around the nation and world, economic development is increasingly being addressed on a regional basis.
- 2) Rather than competing for new industry and the resulting tax revenues, government officials should recognize that new good paying jobs can benefit residents surrounding counties as well.
- 3) Regional strategies can also be more cost effective in reaching economic development goals.
- 4) Ways to share required investments and resulting tax revenues must be developed in order to facilitate regional cooperation.

**Objectives:**

- Advance the concept of regional cooperation for economic development including shared benefits for local governments to lay groundwork for regional cooperation
- Assist with development of joint-county/regional industrial site(s)

\*\*\*\*\*

**Strategy 6:**

**Increase Research & Development Activity at Region's Businesses**

**Rationale:**

- 1) Research and development spending is a good indicator for the presence of high paying jobs.
- 2) Increasing regional businesses' spending on research and development will lead to an increase in the number of high paying jobs.

**Objectives:**

- Inform businesses of underutilized research & development tax credits that are available to them

**What we want to accomplish (Strategic Initiative #2)**

**Create Greater Supply of and Improve Access to Affordable Housing**

**Goal Statement:**

Increase the number and percentage of housing units that are affordable to families earning the median income or less, improve the access of those families to available affordable housing units, and help families to build equity in home ownership.

**How we plan to accomplish this goal (Strategies)**

**Strategy 1:**

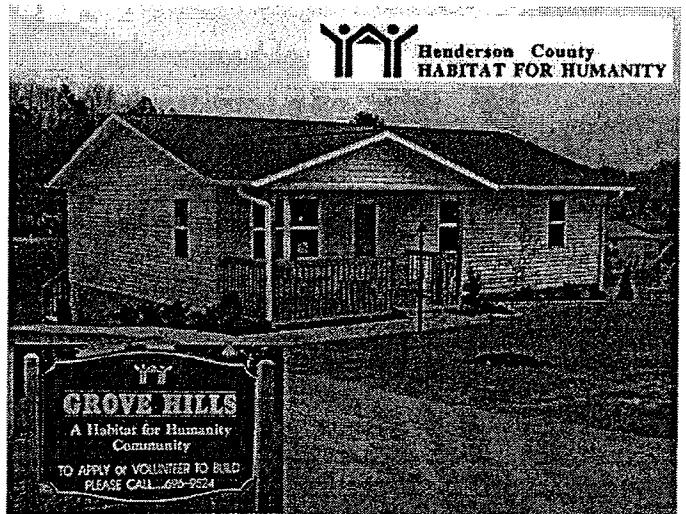
**Increase construction & development of new affordable housing units**

**Rationale:**

- 1) The region is facing a shortage in the number of affordable housing units.
- 2) Builders have greater financial incentive to construct housing to meet the large demand for higher priced housing (especially retirement homes).

**Objectives:**

- Provide new incentives for creation of affordable housing units



(Photo courtesy of Henderson County Habitat for Humanity)

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**Strategy 2:**

**Increase rehabilitation of housing units occupied by low and moderate income families**

**Rationale:**

- 1) Counties and municipalities in the region need to invest in maintaining and repairing their existing housing stock as well as develop new affordable housing units.
- 2) Counties currently are eligible to receive up to \$400,000 every three years for scattered site housing rehabilitation from the North Carolina Small Cities CDBG Program.

- 3) Rehabilitation is often a more cost effective method to add to the affordable housing stock, given the relatively high cost of land and new housing construction.

- 3) Assessing the current housing situation will be key in determining gaps and opportunities and will guide implementation of additional projects.

**Objectives:**

- Increase the frequency and/or amount of the CDBG Small Cities Scattered Site housing rehabilitation funds available to localities

**Objectives:**

- Prepare a reassessment of affordable housing needs through Regional Housing Consortium

\*\*\*\*\*

**Strategy 3:**

**Facilitate access by those in need to existing affordable housing units**

**Rationale:**

- 1) Existing affordable housing units are not easily found by those families in greatest need.
- 2) Problems finding suitable and affordable housing units are compounded by difficulties completing rental applications and getting approved for housing.

**Objectives:**

- Establish **Socialserve.com** or other on-line tool in Buncombe County as test model and then extend to all four counties
- Expand supportive housing initiatives for special populations and seniors

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**Strategy 4:**

**Improve low-income families' building of equity through home ownership**

**Rationale:**

- 1) Lack of affordable housing contributes to families not being able to build home equity.
- 2) Apartment rental and mobile home parks are the most affordable option, but do not enable families to build equity.

**Objectives:**

- Implement and expand down payment assistance programs

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**Strategy 5:**

**Reassess housing conditions in region to determine gaps, threats and opportunities**

**Rationale:**

- 1) The most recent regional housing assessment was completed in 1999 by the Asheville Regional Housing Consortium using data from 1995.
- 2) Housing costs have risen significantly since that time.

# Natural and Cultural Wealth

## Strategic Initiative:

Protect and Restore Our Natural and Cultural Wealth

## Goal Statement:

Guide population growth and land development regionally in a way that efficiently accommodates multiple land uses, and simultaneously protects "Sense of Place" assets, ensures adequate open space, healthy ecosystems and clean air.

## Primary Strategies:

1. Encourage efficient use of our land resources and infrastructure, using regional cooperation as a strategic advantage
2. Invest in Sense of Place Assets
3. Use the SAMI results to find the greatest leverage to improve our air quality

## Support Strategies:

4. Restore our relationship to the land and natural environment
5. Design waste and pollution out of our region
6. Establish a "WNC Wealth Index" to track the region's natural and cultural wealth

## Introduction

This part of our regional strategic plan is a story of *wealth* -- the many forms our region's wealth takes, our assessment of it, the steering committee's concerns about its future -- and actions we in the region can take now to preserve our wealth and use it wisely.

Our four-county region is blessed with wealth of all kinds: financial, cultural, and social wealth, the built environment, and the natural environment. Whereas the other strategic initiatives of *Regional Vision 2010* deal with financial and social wealth, this initiative deals with our cultural, historical, and natural wealth -- our sense of place here in the mountains of western North Carolina; the rich history and cultural traditions that make the region a special place; the unique architecture of our urban and built environment; and the mountains, streams, waterfalls, vistas and biodiversity which taken together are rivaled by few places, if any, in the world.

This strategic initiative acknowledges both the opportunities and threats posed to our region's natural and

cultural wealth by continued high rates of population growth and land development. New concepts such as "urban village" cluster development and "green infrastructure" planning seek the most efficient arrangement of all land uses to accommodate expected growth while minimizing the amount of developable land consumed. This can help us to preserve features important to our "sense of place," and protect special lands critical to industrial development and the healthy functioning of the region's ecosystems.

Regional collaboration to guide growth in this way is an important feature of this initiative because neither the natural nor economic systems involved, the challenges of growth, nor the solutions to them fit neatly within a single town, city or county. Similarly, confining "gray infrastructure" strategies such as water and sewer development to a single political jurisdiction may not always yield the best economic development results or be the most cost-effective strategy.

## The Starting Point: A Vision for the Region's Future

The bright future the steering committee would like to see for our region is exemplified by the following vision statements members expressed at the beginning of the *RV 2010* planning process:

- Retain the unique character, landscape, "sense of place" that we have now
- A sense of the region that transcends our individual communities
- Predominantly small, locally-owned businesses
- Healthy town centers, river corridors, civic spaces, public spaces
- Preserve our way of life (rural/farming) and open space
- Clean air

## A Natural Interdependence

The three interdependent topic areas implicit in this vision are:

- A "Sense of Place"
- Our Urban & Built Environment
- The Natural Environment

## A Sense of Place

In the mountains of western North Carolina, people have what often is referred to as a "sense of place." We say things like, "The mountains are home to me," or, "When I drive up Old Fort Mountain, I know I'm home." We have a sense that this is a special place, one to be protected, restored and enjoyed. The 55 steering committee members of *Regional Vision 2010* believe that sense of place is important to the four-county region -- not only as a way to "know when you're home" -- but *as a key competitive advantage* in a state whose economy is increasingly

dominated by urban areas. Those urban areas are able to offer infrastructure, financial services, and other amenities more efficiently than the rural areas of the state. But our region is able to offer "sense of place" amenities to attract highly-skilled labor and entrepreneurs, as well as relocating businesses (especially highly-mobile ones). Cheap land and utilities once were the keys to attracting businesses - but now quality of life and community desirability are becoming more important - especially in attracting the highly-skilled innovators of the knowledge economy. As one steering committee member said, "We can't compete on price -- we must compete on place."

Sense of place integrates several issue areas that often are compartmentalized in economic development efforts:

- The natural environment -- unbroken ridge lines, thousands of acres of public lands, streams and waterfalls;
- Tourism assets such as the Blue Ridge Parkway that integrate history, crafts, and culture with the natural environment;
- Working lands -- agricultural lands and public and private forest lands;
- A memorable and unique built environment -- small town centers and historic districts that retain mountain architecture, use native materials and do not look like "Anytown, USA;"
- Locally-owned businesses with a personal touch that welcomes both tourist and locals;
- A feeling of relative isolation from large urban centers.

### A Vibrant Urban & Built Environment

The Hendersonville & Asheville urban areas are growing together, putting pressure on land use and development in the northern Henderson County / southern Buncombe County area. Regional planning is needed. Challenges to multi-jurisdictional cooperation include:

- Turf issues - tax revenue allocation, annexation, infrastructure
- Land Use management
- Historical & current political/legal battles

Strong & vibrant cities are necessary for growing the surrounding counties. New development patterns and strategies are required that provide for: better land use efficiency; more value per acre to be invested within existing urban boundaries; more attention to the urban area's "Sense of Place;" better infrastructure, such as transportation and water and sewer.

Cities and counties are limited by the "mother-may-I" authority relationship imposed by the state legislature. New development patterns and strategies are needed and new incentives/disincentives and "tools" should be developed. Thus the need to develop a "Toolbox Legislation

package" with specific recommendations to help local governments achieve their growth management goals.

One approach identified by the Urban & Built Environment work group was to develop a regional industrial park in northern Henderson County (along the Highway 280 corridor). This opportunity could slip away as non-industrial development occurs in the area. Industry could be seen as an intruder in a non-industrial area, and its development opposed. The private sector, the public sector, or some combination of the two should develop such a facility.

"We can't compete on price -- we must compete on place."

Mac Williams at RV2010 Retreat  
July 20, 2002

The concept behind the mixed-use, urban center vision includes development of an urban core/village surrounded by an industrial park and greenways along the floodplain. This development cluster would be high density, mixed use (including residential, commercial/retail, institutional, and industrial) and, therefore, reduce the need to drive to work or shopping or school. This cluster could be the first of several nodes (new and established) in a linked transportation corridor (I-26/US25/French Broad River) that could eventually be served by light rail or other mass transit. The I-40 corridor also should be considered in any linked transportation corridor. Location of and access to, broadband infrastructure, water & sewer services will affect the location of future development, and their placement can be used to guide its location.

Ideally, the urban village/linked transportation node vision will include each community, large and small. Each community should have a range of growth "options" and be able to choose the option that works best for them, is the most sustainable, and that makes the most efficient use of the land. Communities should be able to preserve their sense of place or uniqueness in such a vision.

### Unique Natural Capital

The Natural Environment work group saw several issues of concern in our region:

- Water quality & stream quality
- Degradation of air quality
- Urban sprawl
- Threats to biodiversity/ecosystems
- Visual pollution (light, litter, signage)
- Loss of agricultural land/open space (and need for greenway connections)

External forces were identified that could potentially affect the natural environment in the future:

- Continuing development/in-migration/population growth
- Invasive exotic plants and animals
- Increasing global mobility (as it contributes to spread of invasive exotic plants and animals)

The region's biodiversity richness is legend. A group of ecologists describe it in terms of the "Appalachian-Blue Ridge Forest ecoregion," stretching from northeastern Alabama and Georgia through eastern TN, WNC, VA, MD and into Central PA. They cite "...one of the most diverse assemblages of plants and animals found in the world's temperate deciduous forests. More than 158 tree species can be found within the region, ranking it among the highest ecoregions in North America for total floral diversity." (Source: [www.worldwildlife.org/wildworld/profiles/terrestrial/na/na0403\\_full.html](http://www.worldwildlife.org/wildworld/profiles/terrestrial/na/na0403_full.html))

The Southern Forest Resource Assessment, conducted from May 1999 -late 2001 by the USDA Forest Service and several other federal and state agencies, made several findings about the South's forests. The Southern Appalachians were found to be an area of special concern, due to "a combination of human, biological, and physical factors over the next two decades." Here are some excerpts from the findings:

"Several forces are affecting the condition of southern forests. Timber harvesting and management and land-use changes into and out of forest cover influence forest area, structure, biodiversity, and water quality. Other human influences, such as atmospheric pollution, exclusion of fire from fire-dependent communities, and the introduction of exotic plants, diseases, and insects continue to reshape the composition, productivity, and ecological function of forests.

Urbanization has a substantial impact on the extent, condition, and health of forests. Among forces of change, urbanization will have the most direct, immediate, and permanent effects on the extent, condition, and health of forests.

Through the 20th century, the South has recovered from a largely cutover, exhausted, and eroded condition to become one of the most productive forest regions in the world. However, the presence of numerous imperiled animal species and increasingly rare forest communities are reasons for concern. Such forest communities include: certain wetland types, longleaf pine ecosystems, old-growth forests, and spruce-fir forests.

(Source: Southern Forest Resource Assessment - Draft Report, USDA Forest Service, November 2001 -- [www.srs.fs.fed.us/sustain/report/summry/summary.htm](http://www.srs.fs.fed.us/sustain/report/summry/summary.htm))

## Overview of Region B Findings

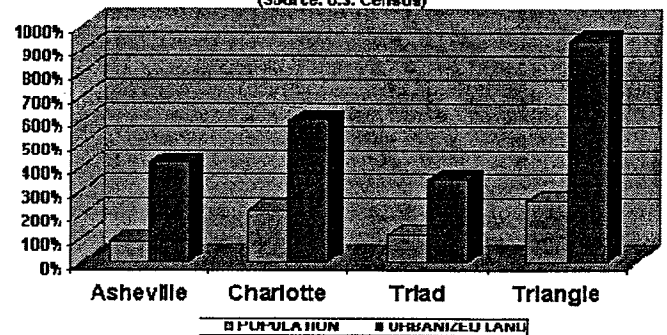
Like most communities, our region has been operating on the assumption that prosperity and growth go hand-in-hand -- and that assumption has seen us through the development of much wealth in our region. However, at the point where our growth and development begins to threaten our natural and cultural capital, problems arise.

Consider the following:

- The region's population from 1990 to 2000 increased 20.2%. 96% of this population growth was due to in-migration (vs. 71% in NC).
- The environment in Region B has changed along with the population increase. The acreage of urbanized land area grew 4.8 times faster than the urban area population in the Asheville MSA between 1950-1990.

### GROWTH IN URBAN POPULATION VS. GROWTH IN URBAN LAND AREA IN N.C., 1950-1990

Prepared by the North Carolina Chapter of the American Planning Association  
(Source: U.S. Census)



- Population growth has been greatest farther away from downtown areas.
- Vehicle miles traveled in the region increased 11% in the latest year for which data is available (1997-98).
- Air pollution has become a problem of significant concern for human health, ecosystem health, economic development, and for the effects of reduced visibility on tourism (see following chart) and overall quality of life.

Region B Tourism Revenues (millions)	\$686.84
Region B Tourism Jobs	11,350
Region B Tourism Job Payroll (millions)	\$186.89
Local Tax Revenue from Tourism spending (millions)	\$26.27

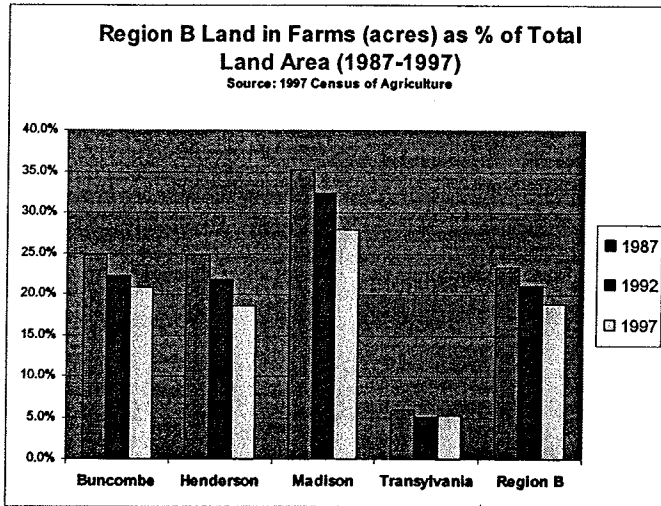
[Source: NC Department of Commerce (2000 data)]

- Despite the high cost of living and low wages in our region, we are very competitive on "place," i.e., people and businesses move here for the "sense of place" or quality of life amenities.
- "Sense of place" also is a significant factor drawing tourists to the region, contributing \$687 million in



revenues and 11,350 jobs to Region B's economy in 2000. Tourism also is the sector of the economy most vulnerable to environmental problems.

- Land available for industrial sites is limited by topography, and the cost to prepare sites and install infrastructure is high compared to most areas in the Southeast.
- The physical landscape is changing rapidly as land in farms decreases steadily (-19.4% from 1987-1997).



- Traditional, walkable urban neighborhoods with a wide range of socio-economic and ethnic makeup are being replaced by more homogeneous, automobile-dominated subdivisions far from our urban centers.
- Both long-time residents and newcomers are increasingly concerned about preserving the character and way of life of communities throughout the region in the face of the homogenizing forces of strip development, land conversion, national chain retailers, etc.

In summary, we are unintentionally liquidating or degrading the very capital assets that support our prosperity.

**What we want to accomplish (strategic initiative)**

**Strategic Initiative: Protect and Restore Our Natural and Cultural Wealth**

**Goal statement**

Guide population growth and land development regionally in a way that efficiently accommodates multiple land uses, and simultaneously protects "Sense of Place" assets, ensures adequate open space, healthy ecosystems and clean air.

**How we plan to accomplish this goal (strategies)**

**Primary Strategies**

1. Encourage efficient use of our land resources and infrastructure, using regional cooperation as a strategic advantage
2. Invest in Sense of Place Assets
3. Find the greatest leverage to improve our air quality

\*\*\*\*\*

**Strategy 1:**

**Encourage efficient use of our land resources and infrastructure, using regional cooperation as a strategic advantage**

**Rationale:**

- 1) The high quality of the region's natural environment is threatened by current trends in population growth, land development, and consumption of resources.
- 2) The region's "green infrastructure" (natural ecosystems, along with the natural resources, life-sustaining services, and scenic beauty they provide) and "gray" infrastructure (water, sewer, roads, etc.) have a finite "carrying capacity" to accommodate new residents and the development that accompanies their arrival. Exceeding this carrying capacity leads to degrading or using up our natural and cultural capital and reducing the quality of life in the region.
- 3) To the extent we can accommodate new growth and development efficiently, we can minimize the above threats to our region.
- 4) These challenges have both local and regional implications - as do their solutions. For example, air pollution does not respect county, municipal or even regional boundaries.
- 5) Developing a regional model will help to integrate local environmental planning (watershed protection, open space preservation, greenway development) in a more holistic manner.
- 6) Local governments have a great impact upon - and a large stake in - growth and development patterns in our region.
- 7) The historical and current extent of regional collaboration, cooperation and cost- and benefit-sharing on "gray infrastructure" such as water and sewer development is limited.
- 8) Regional cooperation of local governments is essential to meeting our region's growth and development challenges.

**Objectives:**

- Achieve a more thorough understanding of the rate of consumption of the region's land resources and the consequences thereof among the region's local governments and the public

- Facilitate a common understanding among the region's local governments on their land use and growth management goals; policy tools currently available to them to enable those goals; and tools they would like to have but which are missing.
- Develop and gain approval by the NC General Assembly of a "Toolbox legislation package" to achieve the growth management and land use goals of the local governments and support the strategic plan for infrastructure cooperation below. Examples could include transfer of development rights, tax increment financing, and interjurisdictional revenue sharing
- Develop and publicize the mixed-use, urban center concept for regionalizing compact, mixed-use growth centers connected by multi-modal transportation corridors to accommodate new growth in the region
- Create a strategic plan for regional infrastructure cooperation and development, in concert with the mixed-use, urban center vision and local government growth management goals. This plan will identify the most critical areas for interjurisdictional cooperation on water, sewer and other infrastructure to guide growth and support economic development.
- Conduct a regional Brownfields assessment and redevelopment program in concert with the other objectives of this strategy
- Conduct a regional green infrastructure plan in concert with -- and as a basis for -- the above efforts. This plan will be more comprehensive in nature (rather than strategic), and will use green infrastructure planning principles to ensure that ecological integrity and the cost advantages of green infrastructure methods (e.g., working trees; natural stormwater controls) for local governments are incorporated into the other regional efforts. Information on green infrastructure can be seen at [www.greeninfrastructure.net](http://www.greeninfrastructure.net).

\*\*\*\*\*

**Strategy 2:**

**Invest in Sense of Place Assets**

**Rationale:**

- 1) Population growth and consequent development both enrich and threaten our region.
- 2) Our region is blessed with many natural and cultural assets that evoke a "sense of place" in its residents. These sense of place assets are threatened by the rapid, sprawling and inefficient development of our region.
- 3) These same "sense of place" assets are what attract new residents to the region.

- 4) Our sense of place assets should be preserved and restored wherever possible.

**Objectives:**

- Determine what comprises people's sense of place and measure what is most important to them
  1. Visual preference survey
  2. Charrette
- Inventory sense of place features (ex. mountain architecture, historic structures, working lands)
- Create programs that will encourage investments (private and public) in sense of place features. "Investment vehicles" could include the following:
  1. Focusing public infrastructure funding toward compact growth and development in order to preserve our land resources and reduce vehicle miles traveled;
  2. Providing financial incentives for developers to redevelop "Brownfields" and "infill" areas rather than undertake sprawling development projects;
  3. Marketing tax and other advantages of existing methods to preserve open space;
  4. Channeling investment into preservation of critical functional elements of ecosystems and biodiversity;
  5. Establishing special grant funds at local and regional community foundations to preserve cultural, historical and architectural treasures;
  6. Providing assistance to small, locally-owned businesses to help them survive the influx of high-volume, "big box" chain retailers. This could include a regional "buy local" promotion and marketing effort;
  7. Funding and encouraging partnerships between local farmers, consumers, restaurants and grocery stores to buy and use locally-grown agricultural products;
  8. Supporting culturally and ethnically diverse festivals and other unique events that contribute to the growing richness of our cultural capital.

\*\*\*\*\*

**Strategy 3:**

**USE the SAMI results to find the greatest leverage to improve our air quality**

**Rationale:**

- 1) Air quality is a chronic symptom of the region's growth and development challenges that threatens human health, economic prosperity, ecosystem health, and could limit future development options.

2) Buncombe County and our region are at a strategic point in time with respect to ground-level ozone non-attainment:

- a) Now that the federal appeals court (US Court of Appeals for the Federal Circuit) decision has been made, EPA is expected to move ahead with decisions upon how to implement the new 8-hour ozone standard
  - b) Although Buncombe County ozone monitoring data for the three-year period 1998-2000 qualifies the County (and possibly one or more adjacent counties) as a non-attainment area under the new 8-hour, 80 ppm ozone standard, the NC Division of Air Quality will now make ozone and fine particulate (PM 2.5, or particulate matter 2.5 microns or less in diameter, which is a human health threat) recommendations to EPA together - which means monitoring both pollutants in 2002 and 2003, and then making whatever recommendation the data for 2001-02-03 support
  - c) This new implementation process gives our region some unanticipated extra time to take strategic action - i.e., a proactive approach to avoiding being designated as an ozone and/or fine particulate non-attainment area
  - d) a "mini-strategic plan" for air quality improvement in Region B can take advantage of the above critical timing to motivate the regional community to take strategic action to avoid non-attainment for one or both pollutants
- 3) Identifying and acting upon certain strategic "leverage points" can yield greater air quality improvement for less cost than other approaches
- 4) SAMI has studied the geographic transport of air pollutants, and a broad range of approaches to improving air quality
- 5) An effective air quality strategy will likely address emissions from a range of geographic areas and sources. Preliminary conclusions of SAMI staff include:
- a) North Carolina as a whole will benefit most from NC statewide emission reductions
  - b) Western North Carolina will benefit from statewide NC actions, but also needs help from other states
  - c) Region B will benefit most from local controls implemented in our region
  - d) Our region should address both mobile sources (vehicles) and stationary sources (power plants, large industrial boilers) of air emissions

**Objectives:**

- Establish a Region B air quality working group to oversee this strategy
- Achieve an understanding of the SAMI air quality results with regard to our region specifically as to:

- 1. Long-range pollutant transport vs. local sources
- 2. The cost-effectiveness and feasibility of various strategies to improve our air quality
- 3. The ozone and fine particulate non-attainment situation (including the EPA "flex" option, if applicable)

- Collaborate with the Region B Clean Air Campaign and the Mountain Air Quality Coalition to achieve public understanding of the above issues and proposed solutions
- Create a mini-strategic plan to address the above three issues
- Implement the mini-strategic plan

\*\*\*\*\*

**Support Strategies**

**Strategy 4:**

**Restore our relationship to the land and natural environment**

**Rationale:**

- 1) A lack of connectivity or sense of separation is one root cause of the lack of an adequate stewardship ethic. The forces of modern life tend to separate us from our historic, direct connection to the land, each other and our communities and region:
  - a) People to people
  - b) Community to community, across political boundaries ("We're all in this together")
  - c) People to the land and natural environment (food comes from the grocery store; waste goes to the landfill; water comes from the tap; some of us go for days without touching the earth)
- 2) An increased sense of personal responsibility and stewardship is one key to protecting and restoring our natural and cultural wealth.
- 3) A key need is to develop genuine respect for our region's natural assets.

**Objectives:**

- Develop and deliver a public information program that includes:
  - 1. Re-examination of our relationship to the land - consider a more biocentric perspective rather than an exclusively people-centered one
  - 2. Biodiversity education
  - 3. Land ethic as a basis for stewardship
  - 4. Sustainable development incentives (e.g., "buy local" or community supported agriculture programs)
- Celebrate our region's biodiversity and uniqueness

\*\*\*\*\*

**Strategy 5:**

**Design waste and pollution out of our region**

**Rationale:**

- 1) Nurturing the region's historic culture of resourcefulness, local self-reliance, and desire not to waste resources can contribute to improved air quality, less destruction of natural ecosystems, more profitable businesses, financial health of local governments and other institutions, less pollution of all kinds, and a more energy-efficient and terror-proof regional economy.
- 2) Market forces, rather than regulation, should be used to implement this strategy.

This initiative seeks to capture inefficiencies in usage of water, energy, and materials among the region's businesses, institutions, governments, and citizens using market-based mechanisms that highlight significant cost savings. Working to reduce waste of these natural resources could position our region's economy to dodge the potential threat of increasing scarcity and cost of those resources. It also could also help local business and industry become more profitable and less polluting.

Most natural resources are shared in the region (e.g., water, electricity) and increased or decreased consumption would have regional impact. A good model identified is the Waste Reduction Partners program.

**Objectives:**

- Promote awareness and demand for efficient, high performance building practices and programs for the residential sector in conjunction with efforts of the WNC Green Building Council
- Facilitate regional "industrial ecology" principles where industrial wastes by-products can be utilized as the raw materials for new and innovative products, building upon the work of Waste Reduction Partners.
- Launch a "sustainable business initiative" that promotes 'smart,' proactive, market-driven incentives for businesses to improve their environmental performance.

\*\*\*\*\*

**Strategy 6:**

**Establish a "WNC Wealth Index" to track the region's natural and cultural wealth.**

**Rationale:**

- 1) This project would set up a series of indicators for the four-county region, and track and publicize them periodically, much as Asheville-Buncombe Vision does for Buncombe County

- 2) The WNC Wealth Index would popularize viewing the region's sense of place assets as "wealth." This is best explained by the following excerpt from *The Sierra Nevada Wealth Index: Understanding and Tracking Our Region's Wealth* (Sierra Business Council, 1999):

"The Sierra Business Council (SBC) developed the *Sierra Nevada Wealth Index* to help business leaders and policy makers understand the assets that sustain our region. The *Index* describes the social, natural and financial capital which are the foundation of the Sierra Nevada's economy and thereby provides an integrated understanding of our region's wealth."

Examples of indicators used in the *Sierra Nevada Wealth Index*:

Financial Capital

- Job Growth Compared to Population Growth
- Economic Diversity
- Wages as a % Source of Personal Income
- Employment by Size of Business
- Job Sector Gains & Losses
- Pay Rates for Service Sector Jobs
- Investment in Fiber Infrastructure
- New Housing Units Built
- Value of Nonresidential Construction
- Tourism Spending
- Payroll Generated by Travel Spending

Social Capital

- Households Spending 35% or More of Income on Housing
- Disparity of Household Income
- Minority Students as a % of All K-12 Students
- Percent of Residents Age 65 and Over

Natural Capital

- Acres of Farmland Enrolled in Preservation Programs
- Acreage of High Value Crops
- Number of Threatened & Endangered Species
- Percent of Forests that is Old Growth
- Nitrogen Oxide Emissions
- Annual Average Daily Vehicle Totals

**Objectives:**

- Establish a set of regional indicators that measure progress on RV 2010 strategies
- Monitor and report on the indicators periodically
- Use the indicators to revise the strategic plan



## Matching Sites



Locate high-quality site properties throughout the state of North Carolina.

25 Matching Site Records:

Sort By:

Site ID	Site Name	Number of Acres	County	Status	Certified
<a href="#">ADV-82</a>	Brickton Industrial Cente	4.71	Henderson	Available	
<a href="#">ADV-4221</a>	Brickton Industrial Cente	4.81	Henderson	Available	
<a href="#">ADV-100066</a>	Old Airport Site	5.00	Henderson	Available	
<a href="#">ADV-100049</a>	Crest Road	5.97	Henderson	Available	
<a href="#">ADV-4227</a>	Brickton Industrial Cente	6.17	Henderson	Available	
<a href="#">ADV-4228</a>	Brickton Industrial Cente	6.30	Henderson	Available	
<a href="#">ADV-100040</a>	Laughter Site	6.55	Henderson	Available	
<a href="#">ADV-4223</a>	Brickton Industrial Cente	6.57	Henderson	Available	
<a href="#">ADV-100062</a>	Brickton Industrial Cente	6.83	Henderson	Available	
<a href="#">ADV-4225</a>	Brickton Industrial Cente	7.00	Henderson	Available	

Page : 1 of 3



## Matching Sites



Locate high-quality site properties throughout the state of North Carolina.

25 Matching Site Records:

Sort By:

Site ID	Site Name	Number of Acres	County	Status	Certified
<a href="#">ADV-100068</a>	Fletcher Commercial Park	8.70	Henderson	Available	
<a href="#">ADV-4222</a>	Brickton Industrial Cente	9.52	Henderson	Available	
<a href="#">ADV-100035</a>	Howard Gap Site	9.93	Henderson	Available	
<a href="#">ADV-100061</a>	Brickton Industrial Cente	12.47	Henderson	Available	
<a href="#">ADV-4229</a>	Brickton Industrial Cente	12.48	Henderson	Available	
<a href="#">ADV-4226</a>	Brickton Industrial Cente	13.57	Henderson	Available	
<a href="#">ADV-100050</a>	French Broad Lane	14.20	Henderson	Available	
<a href="#">ADV-100100</a>	Upward-Crest Site	18.95	Henderson	Available	
<a href="#">ADV-100025</a>	Albertson Site	19.46	Henderson	Available	
<a href="#">ADV-100043</a>	Cane Creek Site	22.93	Henderson	Available	

Page : 2 of 3



## Matching Sites



Locate high-quality site properties throughout the state of North Carolina.

25 Matching Site Records:

Sort By:

Site ID	Site Name	Number of Acres	County	Status	Certified
<a href="#">ADV-100008</a>	Pulliam Site	30.51	Henderson	Available	
<a href="#">ADV-100103</a>	Garrison Site	50.00	Henderson	Available	
<a href="#">ADV-100007</a>	Grimes Site	76.00	Henderson	Available	
<a href="#">ADV-44</a>	Lakewood Industrial Park	80.00	Henderson	Available	
<a href="#">ADV-130</a>	Broad Pointe Center	285.00	Henderson	Available	

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# Matching Sites



Locate high-quality site properties throughout the state of North Carolina.

2 Matching Site Records:

Sort By:

Site ID	Site Name	Number of Acres	County	Status	Certified
<a href="#">ADV-129</a>	Hillside Industrial Park	27.57	Transylvania	Available	
<a href="#">ADV-112</a>	Allison Site	162.75	Transylvania	Available	

Page : 1 of 1





## Matching Sites



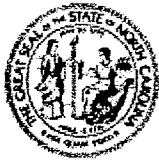
Locate high-quality site properties throughout the state of North Carolina.

3 Matching Site Records:

Sort By:

Site ID	Site Name	Number of Acres	County	Status	Certified
<a href="#">ADV-2443</a>	Avery Creek Ind. Park #1	2.86	Buncombe	Available	
<a href="#">ADV-48</a>	Crowell Site (Buncombe)	64.00	Buncombe	Available	
<a href="#">ADV-100144</a>	Asheville Commerce Park	102.00	Buncombe	Available	

Page : 1 of 1



# Matching Sites



Locate high-quality site properties throughout the state of North Carolina.

2 Matching Site Records:

Sort By:

Site ID	Site Name	Number of Acres	County	Status	Certified
<a href="#">ADV-93</a>	Feagan	10.00	Polk	Available	
<a href="#">ADV-92</a>	Polk County Industrial Pa	90.00	Polk	Available	

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Thanks for your interest in sites in western North Carolina. Click the site name for available information. To learn more [email us](#) or call 828-687-7234.



<u>Site Name</u>	<u>City</u>	<u>County</u>	<u>Acreage</u> ▼
<a href="#">Vista Industrial Center</a>	Asheville	Buncombe	2.80
<a href="#">Vista Industrial Center</a>	Asheville	Buncombe	2.8
<a href="#">Avery Cr. Ind. Park #1</a>	Asheville	Buncombe	2.86
<a href="#">Pad 14 of Wilkes Industrial Park</a>	N. Wilkesboro	Wilkes	3.7
<a href="#">Lenoir Business Park</a>	Lenoir	Caldwell	4
<a href="#">Asheville Commerce Center</a>	Asheville	Buncombe	4.6
<a href="#">Brickton Industrial Center Tract 4</a>	Fletcher	Buncombe	4.71
<a href="#">Brickton Industrial Center Track 4</a>	Fletcher	Henderson	4.71
<a href="#">Brickton Industrial Center Track 5</a>	Fletcher	Henderson	4.81
<a href="#">Vista Indus. Center #2</a>	Asheville	Buncombe	4.91
<a href="#">Old Airport Site</a>	Fletcher	Buncombe	5.00
<a href="#">Old Airport Site</a>	Fletcher	Henderson	5.0
<a href="#">Crest Road</a>	Flat Rock	Henderson	5.97
<a href="#">Crest Road</a>	Flat Rock	Henderson	5.97
<a href="#">E.J. Whitmire</a>	Mars Hill	Madison	6.00
<a href="#">Lenoir Business Park</a>	Lenoir	Caldwell	6.
<a href="#">E.J. Whitmire</a>	Mars Hill	Madison	6
<a href="#">Brickton Industrial Center Track 6</a>	Fletcher	Henderson	6.17
<a href="#">Brickton Industrial Center Track 7</a>	Fletcher	Henderson	6.30
<a href="#">Laughter Site</a>	Mountain Home	Henderson	6.55
<a href="#">Laughter Site</a>	Mountain Home	Henderson	6.55
<a href="#">Brickton Industrial Center Tract 3</a>	Fletcher	Buncombe	6.57
<a href="#">Brickton Industrial Center Track 3</a>	Fletcher	Henderson	6.57
<a href="#">Brickton Industrial Center Tract 9</a>	Fletcher	Henderson	6.83
<a href="#">Brickton Industrial Center Track 9</a>	Fletcher	Henderson	6.83
<a href="#">Yancey Industrial Park</a>	Burnsville	Yancey	7.00
<a href="#">Fender</a>	Morganton	Burke	7.00
<a href="#">Yancey Industrial Park</a>	Burnsville	Yancey	7.00
<a href="#">Fender</a>	Morganton	Burke	7
<a href="#">Brickton Industrial Center Track 2</a>	Fletcher	Henderson	7
<a href="#">Fletcher Commercial Park</a>	Fletcher	Buncombe	8.70
<a href="#">Fletcher Commerce Park</a>	Fletcher	Henderson	8.70
<a href="#">Jennings Industrial Park</a>	Brevard	Transylvania	9.02
<a href="#">Jennings Industrial Park</a>	Brevard	Transylvania	9.02
<a href="#">Swain County #2</a>	Bryson City	Swain	9.34
<a href="#">Swain County #2</a>	Bryson City	Swain	9.34
<a href="#">Brickton Industrial Center Track 4 &amp; 5</a>	Fletcher	Henderson	9.52
<a href="#">Howard Gap Site</a>	Hendersonville	Henderson	9.93
<a href="#">Feagan</a>	Columbus	Polk	10.00
<a href="#">Riverstone Site 5</a>	Forest City	Rutherford	10.11
<a href="#">Ridgefield Business Ctr.</a>	Asheville	Buncombe	10.87

 <u>Jackson Industrial Site--Whittier</u>	Whittier	Jackson	11.00
 <u>Wingo St.</u>	Forest City	Rutherford	11.40
 <u>Avery Cr. Ind. Park #2</u>	Asheville	Buncombe	12.00
 <u>Brickton Industrial Center Tracks 6+7</u>	Fletcher	Henderson	12.47
 <u>Brickton Industrial Center Track 8</u>	Fletcher	Henderson	12.48
 <u>Crowell Site (Haywood Co.)</u>	Waynesville	Haywood	13.00
 <u>Brickton Industrial Center Track 2 &amp; 3</u>	Fletcher	Henderson	13.57
 <u>Riverstone Site 4</u>	Forest City	Rutherford	14.17
 <u>Snyder Site</u>	Mars Hill	Madison	14.18
 <u>French Broad Lane</u>	Fletcher	Henderson	14.20
 <u>East Haywood Industrial Park</u>	Canton	Haywood	15.00
 <u>I-26 Interchange Site</u>	Mars Hill	Madison	16.00
 <u>Riverstone Site 3</u>	Forest City	Rutherford	18.00
 <u>Arrowhead</u>	Old Fort	McDowell	18.00
 <u>Pad 6 of Wilkes Industrial Park</u>	N. Wilkesboro	Wilkes	18.00
 <u>Taylor &amp; Murphy</u>	Canton	Haywood	18.34
 <u>Upward-Crest Site</u>	Hendersonville	Henderson	18.95
 <u>Bernice C. Gough Property</u>	Sylva	Jackson	19.00
 <u>Albertson Site</u>	Hendersonville	Henderson	19.46
 <u>Connally Site</u>	Old Fort	McDowell	20.00
 <u>Cascades</u>	Mars Hill	Madison	20.00
 <u>Pad 10 of Wilkes Industrial Park</u>	N. Wilkesboro	Wilkes	20.00
 <u>Eliada Home Site</u>	Asheville	Buncombe	20.00
 <u>Larry Taylor Industrial Site</u>	Lenoir	Caldwell	21.10
 <u>Clay County Indus. Park</u>	Hayesville	Clay	22.64
 <u>Cane Creek Site</u>	Fletcher	Henderson	22.93
 <u>Riverstone Site 16</u>	Forest City	Rutherford	24.53
 <u>Porter Site</u>	Old Fort	McDowell	25.00
 <u>Thornburg Site</u>	Icard	Burke	27.00
 <u>Hillside Industrial Park</u>	Penrose	Transylvania	27.57
 <u>Lakewood Industrial Park</u>	Hendersonville	Henderson	28.4
 <u>Franklin Tract</u>	Andrews	Cherokee	29.28
 <u>Hidden Valley</u>	Sylva	Jackson	29.70
 <u>Beaver Creek Site</u>	West Jefferson	Ashe	30.00
 <u>Broyhill</u>	Morganton	Burke	30.00
 <u>Brendle Site</u>	Bryson City	Swain	30.00
 <u>Collett Rail Site</u>	Morganton	Burke	30.00
 <u>Pulliam Site</u>	Mountain Home	Henderson	30.51
 <u>Deaverview Property</u>	Asheville	Buncombe	31.00
 <u>Stillwell Site</u>	Morganton	Burke	33.00
 <u>Barnes</u>	Marion	McDowell	35.00
 <u>Sawmills Industrial Site</u>	Lenoir	Caldwell	35.00
 <u>Miller Hill Road</u>	Lenoir	Caldwell	36.50
 <u>Shiloh Site</u>	Spindale	Rutherford	40.00
 <u>Temple Street Property</u>	N. Wilkesboro	Wilkes	45.00
 <u>Osborne Site</u>	Wilkesboro	Wilkes	47.30
 <u>Corner of Highway 19-23 Split</u>	Mars Hill	Madison	47.75
<u>Huggins Property</u>	Rosman	Transylvania	48
<u>Guigou</u>	Morganton	Burke	48.00
<u>Garrison Site</u>	Flat Rock	Henderson	50
<u>Salmon</u>	Andrews	Cherokee	50.00
<u>Sparks</u>	Rutherfordton	Rutherford	50.00
<u>Hillside Industrial Park</u>	Penrose	Transylvania	51

<input type="checkbox"/> <u>McDowell Co. Industrial Park</u>	Marion	McDowell	60.00
<input type="checkbox"/> <u>Crowell Site (Buncombe County)</u>	Asheville	Buncombe	64.00
<input type="checkbox"/> <u>Tillman Moss</u>	Forest City	Rutherford	64.67
<input type="checkbox"/> <u>Airport Industrial Park</u>	Lenoir	Caldwell	70.00
<input type="checkbox"/> <u>Grimes Site</u>	Mountain Home	Henderson	76.00
<input type="checkbox"/> <u>Beaverdam Industrial Park</u>	Canton	Haywood	78.00
<input type="checkbox"/> <u>Lakewood Industrial Park</u>	Hendersonville	Henderson	80.00 >> 5
<input type="checkbox"/> <u>Bill Choate Property</u>	Sparta	Alleghany	85
<input type="checkbox"/> <u>Cohn Property</u>	Wilkesboro	Wilkes	86.00
<input type="checkbox"/> <u>Phillips Site</u>	Marion	McDowell	88.00
<input type="checkbox"/> <u>Polk County Industrial Park</u>	Columbus	Polk	90.00
<input type="checkbox"/> <u>Spindale Industrial Park</u>	Spindale	Rutherford	90.00
<input type="checkbox"/> <u>Cline Industrial Park</u>	Hildebran	Burke	91.70
<u>Green</u>	Bryson City	Swain	99.10
<input type="checkbox"/> <u>Pad 3 of Wilkes Industrial Park</u>	North Wilkesboro	Wilkes	100.00
<input type="checkbox"/> <u>Asheville Commerce Park</u>	Asheville	Buncombe	102.0
<input type="checkbox"/> <u>Allison Site</u>	Penrose	Transylvania	162.75
<input type="checkbox"/> <u>Pad 1 of Wilkes Industrial Park</u>	North Wilkesboro	Wilkes	172
<input type="checkbox"/> <u>Collett</u>	Morganton	Burke	175
<input type="checkbox"/> <u>Broad Pointe Center</u>	Fletcher	Henderson	285.00
<input type="checkbox"/> <u>Valdese Crescent</u>	Valdese	Burke	400.00
<input type="checkbox"/> <u>Wilkes Industrial Park</u>	North Wilkesboro	Wilkes	552.00
<input type="checkbox"/> <u>Riverstone Business Park</u>	Forest City	Rutherford	1100.00
<input type="checkbox"/> <u>Great Meadows</u>	Morganton	Burke	1200.00

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101 over 49 Acres  
24 in AC

27 - 50 Acres or more  
3 - in AC  
(w/out Topsoil or Hottelbrook)

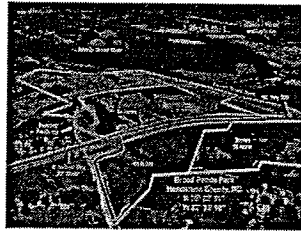


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## Sites and Buildings

### Sites

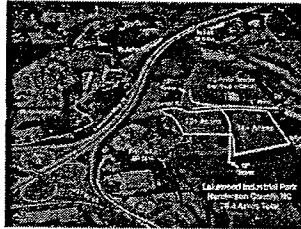


**Broad Pointe Center**  
Broad Pointe Drive  
Fletcher, NC 28732

Total acreage: 285.00

Sales price \$65,000 per acre

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**Lakewood Industrial Park**  
Francis & Lakewood Roads  
Hendersonville, NC 28792

Total acreage: 80.00

Sales price \$100,000 per acre

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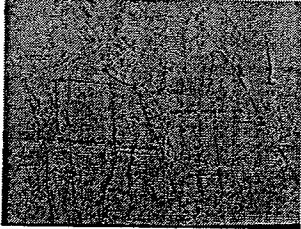


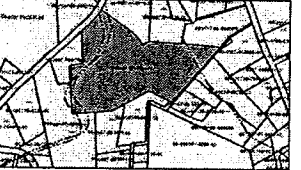

**Grimes Site**  
US Highway 25 North  
Mountain Home, NC 28791

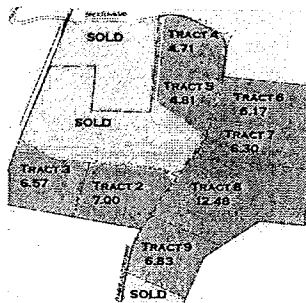
Total acreage: 76.00

Sales price \$26,000 per acre

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**Garrison Site**  
#1 Garrison Lane  
Flat Rock, NC 28731

	<p>Total acreage: 50.00</p>
<p>Sales price \$100,000 per acre</p>	
<p><a href="#">View Property Detail</a></p>	
	<p><b>Pulliam Site</b> US Highway 25 North Mountain Home, NC 28791</p>
<p>Total acreage: 30.51</p>	
<p>Sales price \$19,500 per acre</p>	
<p><a href="#">View Property Detail</a></p>	
	<p><b>Albertson Site</b> US Hwy 25 North Hendersonville, NC 28792</p>
<p>Total acreage: 19.46</p>	
<p>Sales price \$45,000 per acre</p>	
<p><a href="#">View Property Detail</a></p>	
	<p><b>Upward-Crest Site</b> 765 Crest Road Flat Rock, NC 28731</p>
<p>Total acreage: 18.95</p>	
<p>Sales price \$33,500 per acre</p>	
<p><a href="#">View Property Detail</a></p>	
	<p><b>French Broad Lane</b> French Broad Land @ Hwy 280 Fletcher, NC 28732</p>
<p>Total acreage: 14.20</p>	
<p>Sales price \$126,975 per acre</p>	
<p><a href="#">View Property Detail</a></p>	

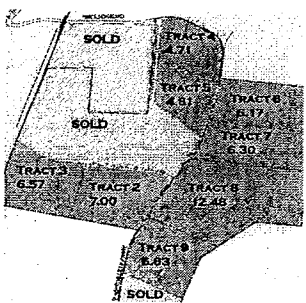


**Brickton Industrial Center Tract 2+3**  
Brickton Road & Old Asheville Highway  
Fletcher, NC 28732

Total acreage: 13.57

Sales price \$70,000 per acre

[View Property Detail](#)

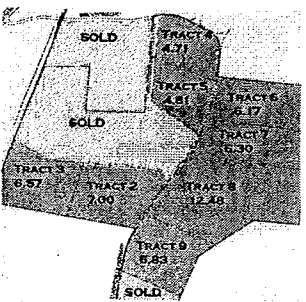


**Brickton Industrial Center Tract 8**  
Brickton Road & Old Asheville Highway  
Fletcher, NC 28732

Total acreage: 12.48

Sales price \$70,000 per acre

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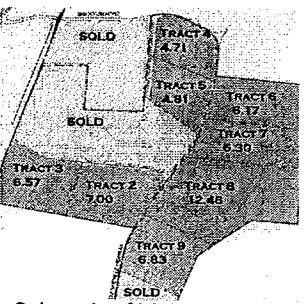


**Brickton Industrial Center Tract 6 + 7**  
Brickton Road & Old Asheville Highway  
Fletcher, NC 28732

Total acreage: 12.47

Sales price \$70,000 per acre

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**Brickton Industrial Center Tract 4+5**  
Brickton Road & Old Asheville Highway  
Fletcher, NC 28732

Total acreage: 9.52

Sales price \$70,000 per acre

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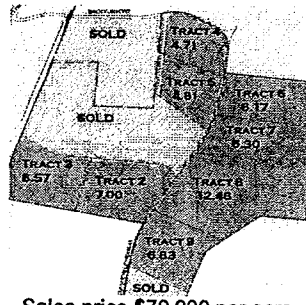


**Fletcher Commercial Park**  
Old Airport Road  
Fletcher, NC 28732

Total acreage: 8.70

Sales price \$138,046 per acre

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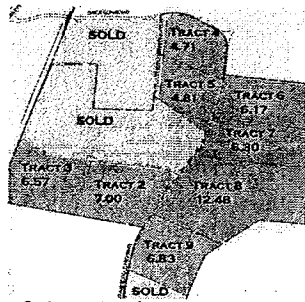


**Brickton Industrial Center Track 2**  
Brickton Road & Old Asheville Highway  
Fletcher, NC 28732

Total acreage: 7.00

Sales price \$70,000 per acre

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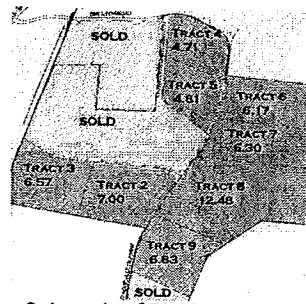


**Brickton Industrial Center Track 9**  
Brickton Road & Old Asheville Highway  
Fletcher, NC 28732

Total acreage: 6.83

Sales price \$70,000 per acre

[View Property Detail](#)

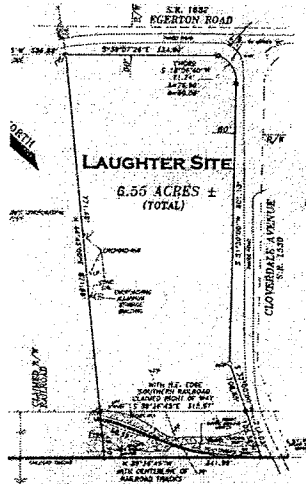


**Brickton Industrial Center Track 3**  
Brickton Road & Old Asheville Highway  
Fletcher, NC 28732

Total acreage: 6.57

Sales price \$70,000 per acre

[View Property Detail](#)

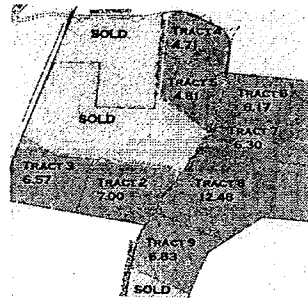


**Laughter Site**  
Cloverdale/Egerton Roads  
Mountain Home, NC 28758

Total acreage: 6.55

Sales price \$100,000 per acre

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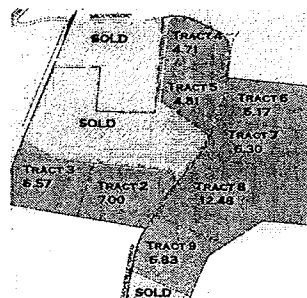


**Brickton Industrial Center Track 7**  
Brickton Road & Old Asheville Highway  
Fletcher, NC 28732

Total acreage: 6.30

Sales price \$70,000 per acre

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**Brickton Industrial Center Track 6**  
Brickton Road & Old Asheville Highway  
Fletcher, NC 28732

Total acreage: 6.17

Sales price \$70,000 per acre

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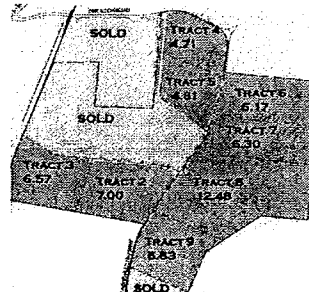
**Old Airport Site**  
Old Airport Road  
Fletcher, NC 28732

Total acreage: 5.00



Sales price \$81,000 per acre

[View Property Detail](#)

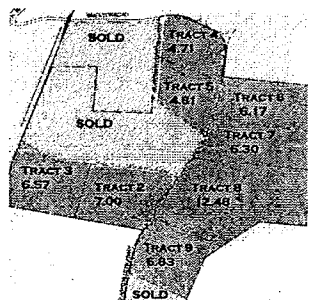


**Brickton Industrial Center Track 5**  
Brickton Road & Old Asheville Highway  
Fletcher, NC 28732

Total acreage: 4.81

Sales price \$70,000 per acre

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**Brickton Industrial Center Track 4**  
Brickton Road & Old Asheville Highway  
Fletcher, NC 28732

Total acreage: 4.71

Sales price \$70,000 per acre

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Henderson County Partnership for Economic Development  
330 North King St. ? Hendersonville, NC 28792  
Phone: 828.692.1413 ? Fax: 828.693.8802  
A Division of the Greater Hendersonville Chamber of Commerce

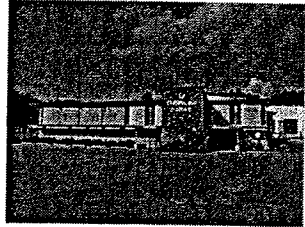
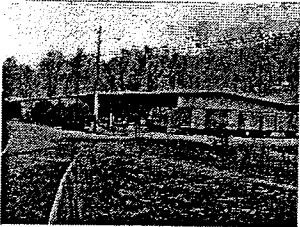
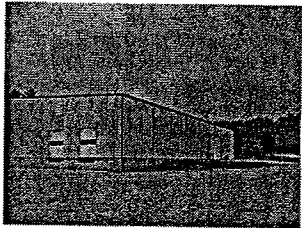


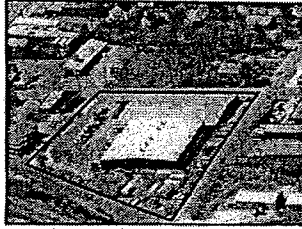
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## Sites and Buildings

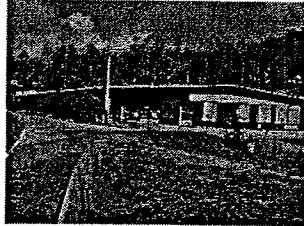
### Buildings

	<p><b>Diamond Brand Building</b> 5418 Asheville Highway Naples, NC 28760</p>
<p>Sale price \$3,360,000 Lease \$4.48 per sq ft</p>	<p>Total square footage: 83,974</p>
<p><a href="#">View Property Detail</a></p>	
	<p><b>Manual Woodworkers (Gerton Facility)</b> Highway 74-A Gerton, NC 28735</p>
<p>Lease \$2.75 per sq ft</p>	<p>Total square footage: 71,675</p>
<p><a href="#">View Property Detail</a></p>	
	<p><b>Chestnut Gap Building</b> Chestnut Gap Road Hendersonville, NC 28793</p>
<p>Lease \$3.42 per sq ft</p>	<p>Total square footage: 45,000</p>
<p><a href="#">View Property Detail</a></p>	
<p><b>Locust Street</b> 806 Locust Street Hendersonville, NC 28792</p>	
<p>Total square footage: 38,200</p>	



Lease \$3.25 per sq ft

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Lease \$2.75 per sq ft

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**Manual Woodworkers (Main)**  
Highway 74-A  
Gerton, NC 28735

Total square footage: 34,750

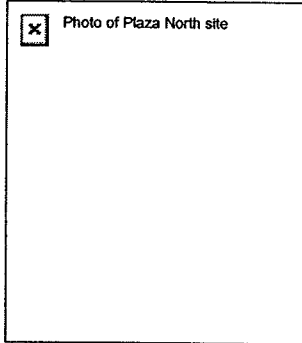


Lease \$3.75 per sq ft

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**Havertys**  
422 South Allen Road  
Flat Rock, NC 28731

Total square footage: 26,419



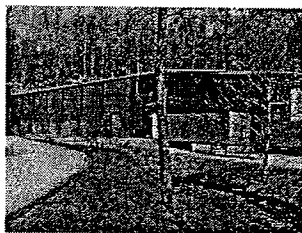
Lease \$6.00 per sq ft

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**Plaza North**  
2111 Asheville Highway  
Hendersonville, NC 28739

Total square footage: 25,590

**Manual Woodworkers (Auxiliary)**  
Highway 74-A  
Gerton, NC 28735



Total square footage: 25,200

Lease \$2.75 per sq ft

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**Brickhouse Building**  
5 Brickhouse Road  
Fletcher, NC 28732

Total square footage: 22,000

Lease \$2.59 per sq ft

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**South Allen Road**  
561 S. Allen Road  
East Flat Rock, NC 28726

Total square footage: 18,854

Sales price \$799,900

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**Desoto Building**  
921 Upward Road  
Flat Rock, NC 28731

Total square footage: 12,000

Lease \$6.20 per sq ft

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**Steel Building**  
1013 Old Spartanburg Highway  
Hendersonville, NC 28792

Total square footage: 11,000



Lease \$5.00 per sq ft

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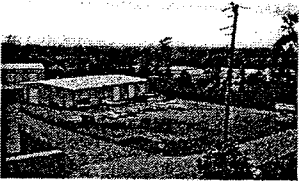


**320 Rutledge**  
320 Rutledge Road  
Fletcher, NC 28732

Total square footage: 10,000

Sales price \$797,500

[View Property Detail](#)

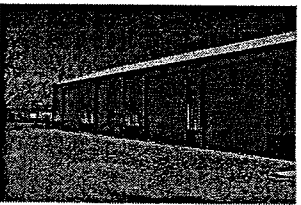


**318 Rutledge**  
318 Rutledge Road  
Fletcher, NC 28803

Total square footage: 10,000

Sales price \$1,380,000

[View Property Detail](#)

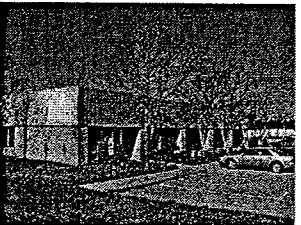


**Butler Bridge Business Park**  
452 Butler Bridge Road  
Fletcher, NC 28732

Total square footage: 9,200

Sale price \$489,000  
Lease \$6.50 per sq ft

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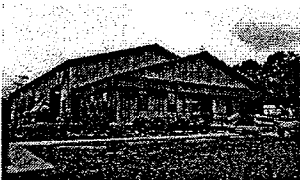
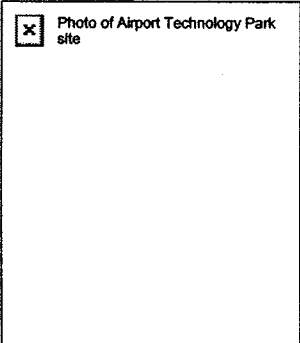


**Youngblood Building**  
5045 Hendersonville Road  
Fletcher, NC 28732

Total square footage: 7,500

Lease \$12.00 per sq ft

[View Property Detail](#)

	<b>Tracy Grove Business Center</b> Tracy Grove/Airport Road Hendersonville, NC 28792
Lease \$3.75 per sq ft	Total square footage: 6,400
<a href="#">View Property Detail</a>	
	<b>Brandy Branch</b> 9 Brandy Branch Road Mills River, NC 28742
Sales price \$420,000	Total square footage: 6,000
<a href="#">View Property Detail</a>	
	<b>Airport Technology Park</b> 10 National Drive Fletcher, NC 28732
Lease \$9.50 per sq ft	Total square footage: 4,000
<a href="#">View Property Detail</a>	

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Henderson County Partnership for Economic Development  
330 North King St. ? Hendersonville, NC 28792  
Phone: 828.692.1413 ? Fax: 828.693.8802  
A Division of the Greater Hendersonville Chamber of Commerce





**38,200 Square Feet Available**  
**Henderson County**

Locust Street Building  
806 Locust Street

Hendersonville, NC 28792

Former Use: MFG/Storage  
Zoning: I-1

Price: Lease: \$3.25  
Terms: 3 year term Triple Net



Click on image area for enlarged view.

Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Manufacturing	21,400	17.00	12.00	X	6.00	No	Yes
Warehouse	16,800	25.00	20.00	X	6.00	No	Yes
Office		N/A	N/A	N/A	N/A		

**Specifications**

Total Square Feet: 38,200  
In City Limits: Yes  
Multiple Tenants/Subdividable: No  
Spec/Shell Building: No  
Acres/Additional Acres: 2.00 /

**Construction**

Built: 1972  
Additions: 1979  
Exterior: 40000  
Interior:  
Roof: Metal

**Facilities**

Dock High Doors: 2  
Dimensions: 10 X 10  
Drive-In Doors: 1  
Dimensions: 10 X 10  
Overhead Cranes:  
Parking Spaces: 50  
Primary Lighting: Fluorescent

**Utilities**

Electrical Service: Duke Power  
Water Service: City of Hendersonville  
Wastewater Service: City of Hendersonville  
Natural Gas Service: PSNC Energy  
Telecom Service: BellSouth

**Access**

Closest Hwy/Interstate: US Hwy 25  
Miles to Hwy/Interstate: 0.00  
Access Road: Locust Street  
Rail Service: Yes  
Closest Airport(s): Asheville Regional  
Barge Site: No

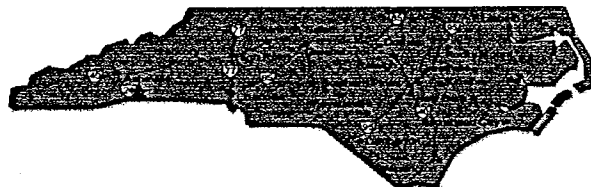
**Contacts**

State: Bo Gregory  
EMail: [bgregory@nccommerce.com](mailto:bgregory@nccommerce.com)  
Business/Industry Division  
Phone: (919) 733 4977, Fax: (919) 733 9299

State Regional: Ronnie James  
EMail: [rjames@awnc.org](mailto:rjames@awnc.org)  
Western Regional-Fletcher  
Phone: (828) 654-9852, Fax: (828) 654-9859

Regional Partnership: Dale Carroll, President & CEO  
EMail: [dcarroll@awnc.org](mailto:dcarroll@awnc.org)  
AdvantageWest  
Phone: (828) 687-7234 ext. 110, Fax: (828) 687-7552

Local: Scott T. Hamilton  
EMail: [scott@gohendersoncountync.org](mailto:scott@gohendersoncountync.org)  
Henderson County Partnership for Economic Development  
Phone: (828) 692-1413, Fax: (828) 693-8802



Click on Location Map to Zoom In

Property ID: ADV-3381 Last Updated: 4/7/2004 9:53:39 AM

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**100,000 Square Feet Available**  
**Henderson County**

Upward Road Building  
 Upward Road

Hendersonville, NC 28792

Former Use: Racing facility/race shop  
 Zoning:

Price: \$4,000,000      Lease:  
 Terms:



Click on image area for enlarged view.

3 building totaling 100,000 sf with heat and a/c. Building #1 is 64,000 sf, Building #2 is 20,000 sf, and Building #3 is 18,000 sf. Very nice with fencing around boundary.

Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Manufacturing	100,000	24.00	18.00	25 x 65	6.00	Yes	Yes
Warehouse							
Office		N/A	N/A	N/A	N/A		

**Specifications**

Total Square Feet: 100,000  
 In City Limits: No  
 Multiple Tenants/Subdividable: Yes  
 Spec/Shell Building: No  
 Acres/Additional Acres: 13.00 /

**Construction**

Built: 2000  
 Additions:  
 Exterior: Metal and masonry  
 Interior: Metal and masonry  
 Roof: Standing Metal Seam

**Facilities**

Dock High Doors:  
 Dimensions:  
 Drive-In Doors: 10  
 Dimensions:  
 Overhead Cranes:  
 Parking Spaces: 200  
 Primary Lighting:

**Utilities**

Electrical Service: Duke Power  
 Water Service: City of Hendersonville  
 Wastewater Service: City of Hendersonville  
 Natural Gas Service: PSNC  
 Telecom Service: AT&T

**Access**

Closest Hwy/Interstate: I-26  
 Miles to Hwy/Interstate: 0.50  
 Access Road: Upward Road  
 Rail Service: No  
 Closest Airport(s): Asheville Regional Airport  
 Barge Site: No

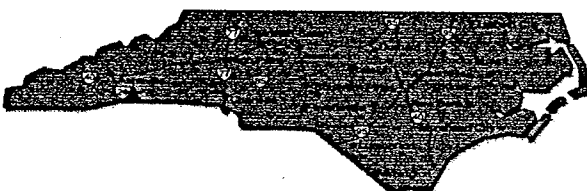
**Contacts**

State: Bo Gregory  
 EMail: [bgregory@nccommerce.com](mailto:bgregory@nccommerce.com)  
 Business/Industry Division  
 Phone: (919) 733 4977, Fax: (919) 733 9299

State Regional: Ronnie James  
 EMail: [rjames@awnc.org](mailto:rjames@awnc.org)  
 Western Regional-Fletcher  
 Phone: (828) 654-9852, Fax: (828) 654-9859

Regional Partnership: Dale Carroll, President & CEO  
 EMail: [dcarroll@awnc.org](mailto:dcarroll@awnc.org)  
 AdvantageWest  
 Phone: (828) 687-7234 ext. 110, Fax: (828) 687-7552

Local: Scott T. Hamilton  
 EMail: [scott@gohendersonvillenc.org](mailto:scott@gohendersonvillenc.org)  
 HCPED  
 Phone: 828-692-1413, Fax: 828-693-8802



Click on Location Map to Zoom In

Property ID: ADV-100098 Last Updated: 10/25/2004 11:16:42 AM

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**900,000 Square Feet Available  
Henderson County**

Steelcase  
Cane Creek Industrial Park

Fletcher, NC 28732

Former Use: Wood office furniture manufacturing  
Zoning: M-1

Price: \$12,500,000      Lease: \$3.00  
Terms: Lease rate manufacturing 3.00 PSF NNN office 6.00 PSF NNN



Click on image area for enlarged view.

Features	Square Footage	Ceiling Ht. Center (ft)	Ceiling Ht. Eaves (ft)	Column Spacing (ft)	Floor Thickness (in)	Air Conditioned	Sprinkler System
Manufacturing	858,800	23.00	20.00	40 X 40	6.00	No	Yes
Warehouse							
Office	43,200	N/A	N/A	N/A	N/A	Yes	Yes

**Specifications**

Total Square Feet: 900,000  
In City Limits: Yes  
Multiple Tenants/Subdivideable: Yes  
Spec/Shell Building: No  
Acres/Additional Acres: 100.00 /

**Utilities**

Electrical Service: Progress Energy  
Water Service: City of Hendersonville  
Wastewater Service: Cane Creek Sewer District  
Natural Gas Service: PSNC  
Telecom Service: BellSouth

**Construction**

Built:  
Additions:  
Exterior: Pre cast concrete  
Interior:  
Roof: Membrane

**Access**

Closest Hwy/Interstate: I-26  
Miles to Hwy/Interstate: 0.50  
Access Road: Old Airport Road  
Rail Service: Yes  
Closest Airport(s): Asheville Regional  
Barge Site: No

**Facilities**

Dock High Doors: 21  
Dimensions: Various  
Drive-In Doors: 2  
Dimensions:  
Overhead Cranes:  
Parking Spaces: 650  
Primary Lighting: Metal halide

**Contacts**

State: Bo Gregory  
EMail: bgregory@nccommerce.com  
Business/Industry Division  
Phone: (919) 733 4977, Fax: (919) 733 9299

State Regional: Ronnie James  
EMail: rjames@awnc.org  
Western Regional-Fletcher  
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Local: Scott T. Hamilton  
EMail: scott@gohendersoncountync.org  
Henderson County Partnership for Economic Development  
Phone: (828) 692-1413, Fax: (828) 693-8802



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Property ID: ADV-4481 Last Updated: 4/7/2004 10:02:01 AM

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3 General Aviation Drive, Fletcher, NC 28732  
 E-mail: [info@siteselect.net](mailto:info@siteselect.net) Internet: [www.siteselect.net](http://www.siteselect.net)  
 828 687-7234



Thanks for your interest in sites in western North Carolina. Click the site name for available information. To learn more [email us](mailto:info@siteselect.net) or call 828-687-7234.

### Old Airport Site

**5.0 acres available**

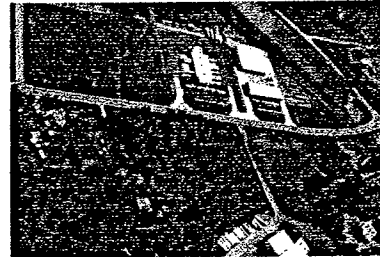
Henderson county  
 Old Airport Road  
 Fletcher, NC 28732

Former Use:

Zoning:

Price per Acre: \$81000

Terms:



Lease:

**Specifications:**

Total Acreage:

5.0

In City Limits:

Yes

**Access:**

Closest Hwy/Interstate:

I-26

Miles to Hwy/Interstate:

2.50

Access Road:

Rail Service:

No

Closest Airport(s):

Barge Site:

No

Electrical Service:

Water Service:

Local contacts:

Scott T. Hamilton  
 330 North King Street  
 Hendersonville, NC 28792

Regional contacts:

Sam Powers  
 3 General Aviation Drive  
 Fletcher, NC 28732

State contacts:

Ronnie James  
 3 General Aviation Drive  
 Fletcher, NC 28732

**Utilities:**

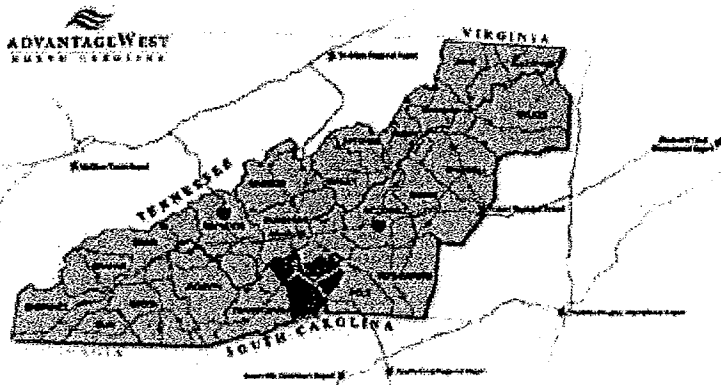
Progress Energy

City of Hendersonville

**Contacts:**

**Notes:**

map:





3 General Aviation Drive, Fletcher, NC 28732  
E-mail: [info@siteselect.net](mailto:info@siteselect.net) Internet: [www.siteselect.net](http://www.siteselect.net)  
828 687-7234



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### Crest Road

5.97 acres available

Henderson county  
Crest Road  
Flat Rock, NC 28731

Former Use:

Zoning:

Price per Acre: \$31,825

Terms:

Lease:



#### Specifications:

Total Acreage:

5.97

Electrical Service:

In City Limits:

No

Water Service:

#### Utilities:

Duke Power

City of Hendersonville

#### Access:

#### Contacts:

Closest Hwy/Interstate:

I-26

Local contacts:

Miles to Hwy/Interstate:

1.50

Sam Powers  
3 General Aviation Drive  
Fletcher, NC 28732

Access Road:

Regional contacts:

Rail Service:

No

Scott Hamilton

Closest Airport(s):

Barge Site:

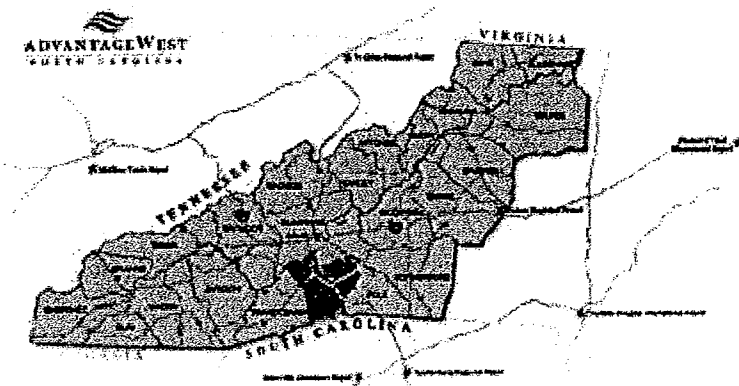
No

State contacts:

Ronnie James  
3 General Aviation Drive  
Fletcher, NC 28732

#### Notes:

map:





3 General Aviation Drive, Fletcher, NC 28732  
 E-mail: [info@siteselect.net](mailto:info@siteselect.net) Internet: [www.siteselect.net](http://www.siteselect.net)  
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### Brickton Industrial Center Track 6

6.17 acres available

Henderson county  
 Brickton Rd & Old Asheville Hw  
 Fletcher, NC 28732

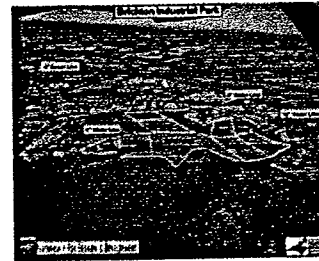
Former Use:

Zoning:

Price per Acre: \$69900

Lease:

Terms:



**Specifications:**

Total Acreage: 6.17  
 In City Limits: No

Electrical Service:  
 Water Service:

**Utilities:**

Duke Power  
 City of Hendersonville

**Access:**

Closest Hwy/Interstate: US Highway 25

Local contacts:  
 Sam Powers  
 3 General Aviation Drive  
 Fletcher, NC 28732

**Contacts:**

Miles to Hwy/Interstate: 1.00

Access Road:

Regional contacts:  
 Scott Hamilton

Rail Service: No

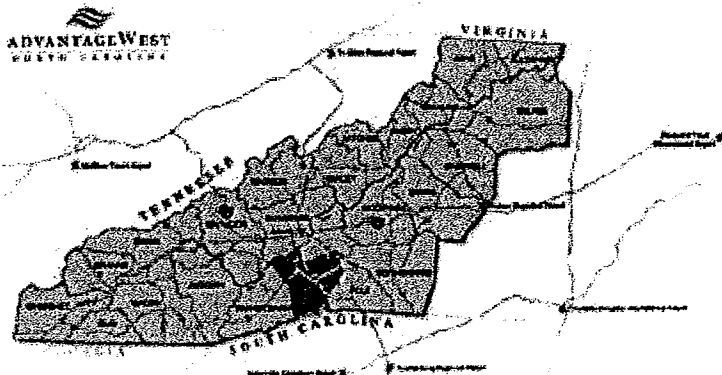
Closest Airport(s):

State contacts:  
 Ronnie James  
 3 General Aviation Drive  
 Fletcher, NC 28732

Barge Site: No

**Notes:**

map:





3 General Aviation Drive, Fletcher, NC 28732  
 E-mail: [info@siteselect.net](mailto:info@siteselect.net) Internet: [www.siteselect.net](http://www.siteselect.net)  
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### Brickton Industrial Center Track 7

6.30 acres available

Henderson county  
 Brickton Rd & Old Asheville Hw  
 Fletcher, NC 28732

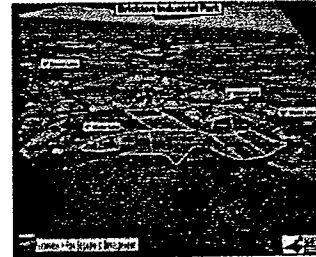
Former Use:

Zoning:

Price per Acre: \$69900

Lease:

Terms:



**Specifications:**

Total Acreage: 6.30  
 In City Limits: No

Electrical Service:  
 Water Service:

**Utilities:**

Duke Power  
 City of Hendersonville

**Access:**

Closest Hwy/Interstate: US Highway 25

Local contacts:  
 Sam Powers  
 3 General Aviation Drive  
 Fletcher, NC 28732

**Contacts:**

Miles to Hwy/Interstate: 1.00

Access Road:

Regional contacts:  
 Scott Hamilton

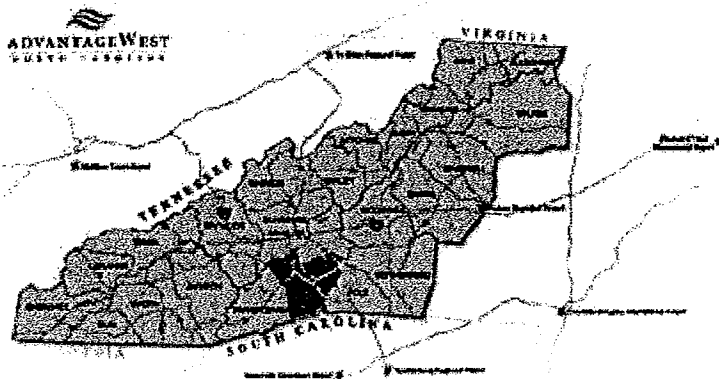
Rail Service: No

Closest Airport(s):

State contacts:  
 Ronnie James  
 3 General Aviation Drive  
 Fletcher, NC 28732

**Notes:**

map:





3 General Aviation Drive, Fletcher, NC 28732  
 E-mail: [info@siteselect.net](mailto:info@siteselect.net) Internet: [www.siteselect.net](http://www.siteselect.net)  
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### Laughter Site

6.55 acres available

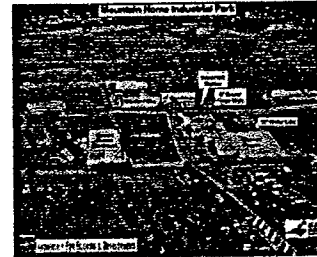
Henderson county  
 Cloverdale/Egerton Rd.  
 Mountain Home, NC 28758

Former Use:

Zoning:

Price per Acre: \$100000

Terms:



**Specifications:**

Total Acreage: 6.55  
 In City Limits: No

**Access:**

Closest Hwy/Interstate: I-26  
 Miles to Hwy/Interstate: 4 miles

Access Road:

Rail Service: Yes

Closest Airport(s):

Barge Site: Yes

Lease:

Electrical Service:

Water Service:

Local contacts:

Scott T. Hamilton  
 330 North King Street  
 Hendersonville, NC 28792

Regional contacts:

Sam Powers  
 3 General Aviation Drive  
 Fletcher, NC 28732

State contacts:

Ronnie James  
 3 General Aviation Drive  
 Fletcher, NC 28732

**Utilities:**

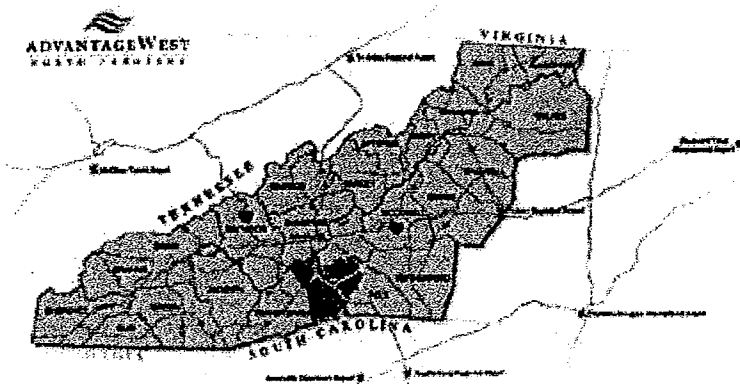
Duke Power

City of Hendersonville

**Contacts:**

**Notes:**

map:







3 General Aviation Drive, Fletcher, NC 28732  
 E-mail: [info@siteselect.net](mailto:info@siteselect.net) Internet: [www.siteselect.net](http://www.siteselect.net)  
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### Brickton Industrial Center Track 3

6.57 acres available

Henderson county  
 Brickton Rd & Old Asheville Hw  
 Fletcher, NC 28732

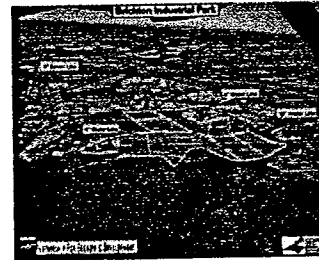
Former Use:

Zoning:

Price per Acre: \$69900

Lease:

Terms:



**Specifications:**

Total Acreage: 6.57  
 In City Limits: No

Electrical Service:  
 Water Service:

**Utilities:**

Duke Power  
 City of Hendersonville

**Access:**

Closest Hwy/Interstate: US Highway 25

Miles to Hwy/Interstate: 1.00

Access Road:

Rail Service: Yes

Closest Airport(s):

Barge Site: No

Local contacts:  
 Scott T. Hamilton  
 330 North King Street  
 Hendersonville, NC 28792

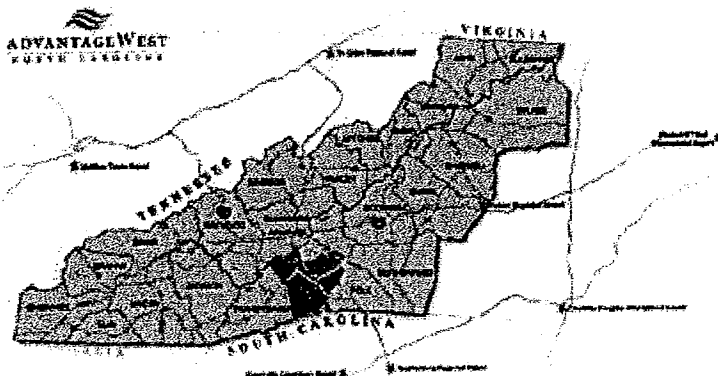
Regional contacts:  
 Sam Powers  
 3 General Aviation Drive  
 Fletcher, NC 28732

State contacts:  
 Ronnie James  
 3 General Aviation Drive  
 Fletcher, NC 28732

**Contacts:**

**Notes:**

map:





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### Brickton Industrial Center Track 9

6.83 acres available

Henderson county  
 Brickton Rd & Old Asheville Highway  
 Fletcher, NC 28732

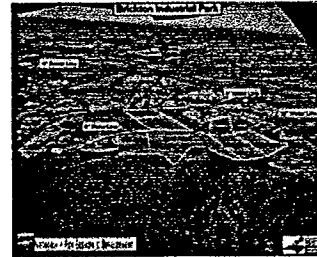
Former Use:

Zoning:

Price per Acre: \$69,900

Lease:

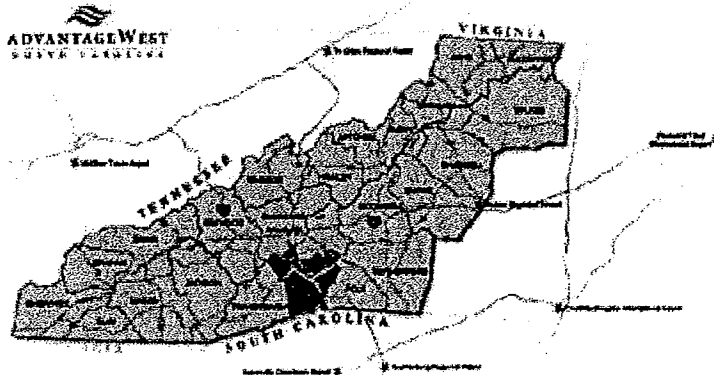
Terms:



<b>Total Acreage:</b>	<b>Specifications:</b>	<b>Electrical Service:</b>	<b>Utilities:</b>
<b>In City Limits:</b>	6.83	No	Duke Power
	<b>Access:</b>	<b>Water Service:</b>	City of Hendersonville
<b>Closest Hwy/Interstate:</b>	US Highway 25	<b>Local contacts:</b>	<b>Contacts:</b>
<b>Miles to Hwy/Interstate:</b>	1.00	Scott T. Hamilton 330 North King Street Hendersonville, NC 28792	
<b>Access Road:</b>		<b>Regional contacts:</b>	
<b>Rail Service:</b>	Yes	Sam Powers 3 General Aviation Drive Fletcher, NC 28732	
<b>Closest Airport(s):</b>		<b>State contacts:</b>	
<b>Barge Site:</b>	No	Ronnie James 3 General Aviation Drive Fletcher, NC 28732	

**Notes:**

map:





3 General Aviation Drive, Fletcher, NC 28732  
E-mail: [info@siteselect.net](mailto:info@siteselect.net) Internet: [www.siteselect.net](http://www.siteselect.net)  
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### Fletcher Commerce Park

8.70 acres available

Henderson county  
Old Airport Rd.  
Fletcher, NC 28732

Former Use:

Zoning:

Price per Acre: \$138,046

Terms:

Lease:



#### Specifications:

Total Acreage:  
In City Limits:

8.70  
No

Electrical Service:  
Water Service:

#### Utilities:

Progress Energy  
City of Hendersonville

#### Access:

Closest Hwy/Interstate:  
Miles to Hwy/Interstate:

I-26  
3.00

Local contacts:  
Sam Powers  
3 General Aviation Drive  
Fletcher, NC 28732

#### Contacts:

Access Road:  
Rail Service:

No

State contacts:  
Ronnie James  
3 General Aviation Drive  
Fletcher, NC 28732

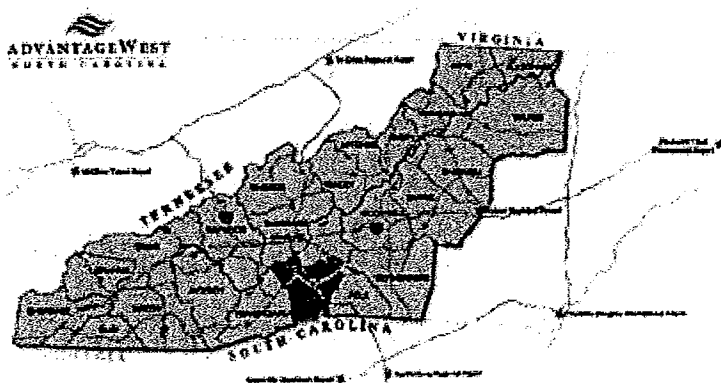
Closest Airport(s):

Barge Site:

No

#### Notes:

map:



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### Brickton Industrial Center Track 4 & 5

9.52 acres available

Henderson county  
 Brickton Rd & Old Asheville Hw  
 Fletcher, NC 28732

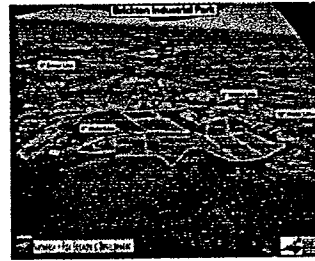
Former Use:

Zoning:

Price per Acre: \$69,900

Lease:

Terms:



**Specifications:**

Total Acreage: 9.52  
 In City Limits: No

Electrical Service:  
 Water Service:

**Utilities:**

Duke Power  
 City of Hendersonville  
**Contacts:**

**Access:**

Closest Hwy/Interstate: US Highway 25

Local contacts:  
 Scott T. Hamilton  
 330 North King Street  
 Hendersonville, NC 28792

Miles to Hwy/Interstate: 1.00

Access Road:

Regional contacts:  
 Sam Powers  
 3 General Aviation Drive  
 Fletcher, NC 28732

Rail Service: Yes

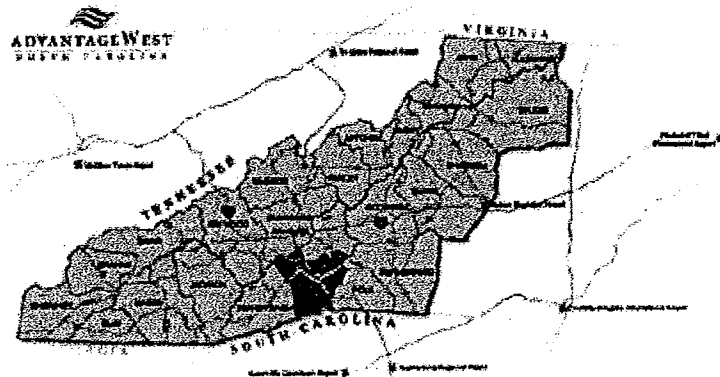
Closest Airport(s):

Barge Site: No

State contacts:  
 Ronnie James  
 3 General Aviation Drive  
 Fletcher, NC 28732

**Notes:**

map:





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 E-mail: [info@siteselect.net](mailto:info@siteselect.net) Internet: [www.siteselect.net](http://www.siteselect.net)  
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### Howard Gap Site

**9.93 acres available**

Henderson county  
 Howard Gap Road  
 Hendersonville, NC 28792

Former Use:

Zoning:

Price per Acre: \$40181

Terms:

Lease:



**Specifications:**

Total Acreage: 9.93  
 In City Limits: No

**Access:**

Closest Hwy/Interstate: I-26  
 Miles to Hwy/Interstate: 1.00

Access Road:

Rail Service: No

Closest Airport(s):

Barge Site: No

Electrical Service:

Water Service:

Local contacts:  
 Scott T. Hamilton  
 330 North King Street  
 Hendersonville, NC 28792

Regional contacts:  
 Sam Powers  
 3 General Aviation Drive  
 Fletcher, NC 28732

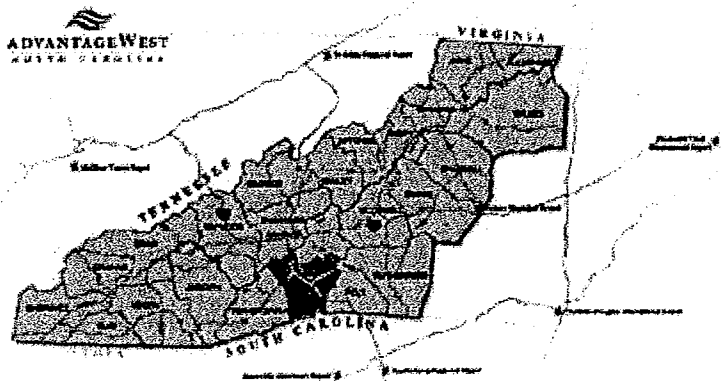
State contacts:  
 Ronnie James  
 3 General Aviation Drive  
 Fletcher, NC 28732

**Utilities:**

Duke Power  
 City of Hendersonville  
**Contacts:**

Notes:

map:





3 General Aviation Drive, Fletcher, NC 28732  
 E-mail: [info@siteselect.net](mailto:info@siteselect.net) Internet: [www.siteselect.net](http://www.siteselect.net)  
 828 687-7234



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### Brickton Industrial Center Tracks 6+7

12.47 acres available

Henderson county  
 Brickton Rd & Old Asheville Highway  
 Fletcher, NC 28732

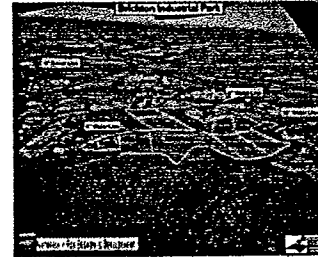
Former Use:

Zoning:

Price per Acre: \$69,900

Lease:

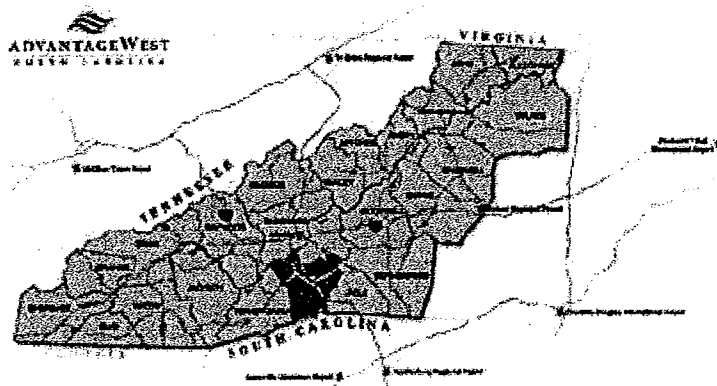
Terms:



<b>Total Acreage:</b>	<b>Specifications:</b>	<b>Electrical Service:</b>	<b>Utilities:</b>
<b>In City Limits:</b>	12.47	No	Duke Power
	<b>Access:</b>	<b>Water Service:</b>	City of Hendersonville
<b>Closest Hwy/Interstate:</b>	US Highway 25	<b>Local contacts:</b>	<b>Contacts:</b>
<b>Miles to Hwy/Interstate:</b>	1.00	Sam Powers	
<b>Access Road:</b>		3 General Aviation Drive	
<b>Rail Service:</b>	No	Fletcher, NC 28732	
<b>Closest Airport(s):</b>		<b>State contacts:</b>	
<b>Barge Site:</b>	No	Ronnie James	
		3 General Aviation Drive	
		Fletcher, NC 28732	

**Notes:**

map:



[Click for larger view](#)



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### Brickton Industrial Center Track 8

12.48 acres available

Henderson county  
 Brickton Rd & Old Asheville Hw  
 Fletcher, NC 28732

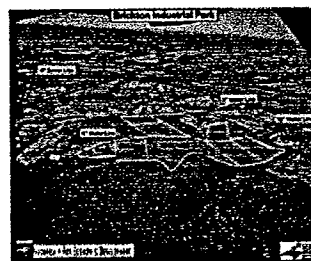
Former Use:

Zoning:

Price per Acre: \$69,900

Lease:

Terms:



**Specifications:**

Total Acreage: 12.48  
 In City Limits: No

Electrical Service:  
 Water Service:

**Utilities:**

Duke Power  
 City of Hendersonville

**Access:**

Closest Hwy/Interstate: US Highway 25

Miles to Hwy/Interstate: 1.00

Access Road:

Rail Service: No

Closest Airport(s):

Barge Site: No

Local contacts:  
 Scott T. Hamilton  
 330 North King Street  
 Hendersonville, NC 28792

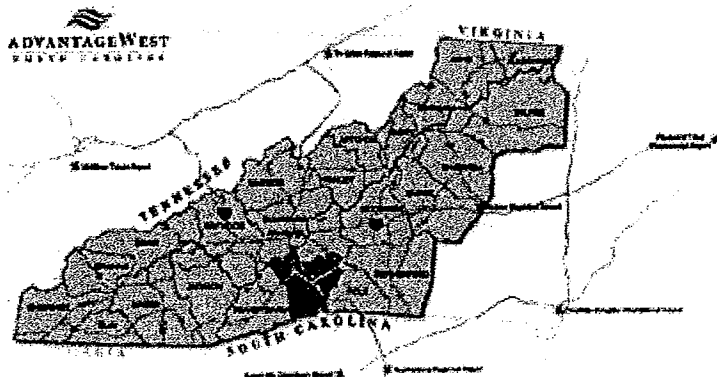
Regional contacts:  
 Sam Powers  
 3 General Aviation Drive  
 Fletcher, NC 28732

State contacts:  
 Ronnie James  
 3 General Aviation Drive  
 Fletcher, NC 28732

**Contacts:**

**Notes:**

map:





3 General Aviation Drive, Fletcher, NC 28732  
 E-mail: [info@siteselect.net](mailto:info@siteselect.net) Internet: [www.siteselect.net](http://www.siteselect.net)  
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### French Broad Lane

14.20 acres available

Henderson county  
 French Broad Lane @ Hwy 280  
 Fletcher, NC 28732

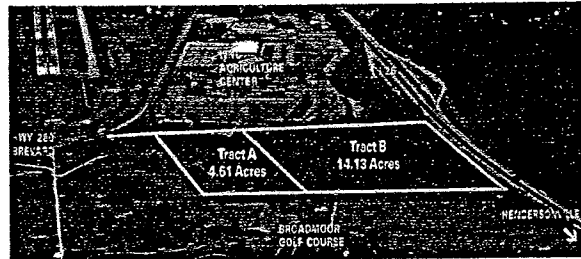
Former Use:

Zoning:

Price per Acre: \$126975

Terms:

Lease:



**Specifications:**

Total Acreage: 14.20  
 In City Limits: Yes

**Access:**

Closest Hwy/Interstate: I-26  
 Miles to Hwy/Interstate: 2.50

Access Road:

Rail Service: No

Closest Airport(s):

Barge Site: Yes

Electrical Service:  
 Water Service:

Local contacts:  
 Scott T. Hamilton  
 330 North King Street  
 Hendersonville, NC 28792

Regional contacts:  
 Sam Powers  
 3 General Aviation Drive  
 Fletcher, NC 28732

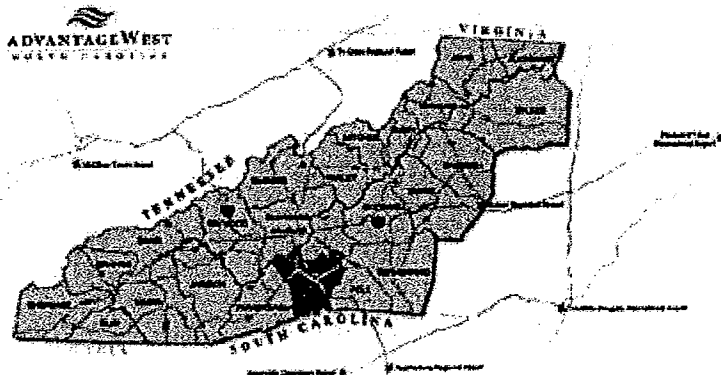
State contacts:  
 Ronnie James  
 3 General Aviation Drive  
 Fletcher, NC 28732

**Utilities:**

Progress Energy  
 Regional Water Authority  
**Contacts:**

Notes:

map:







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### Upward-Crest Site

**18.95 acres available**

Henderson county  
 765 Crest Road  
 Hendersonville, NC 28792

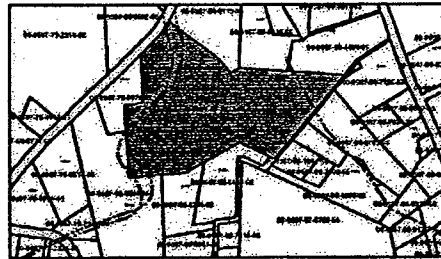
Former Use:

Zoning:

Price per Acre: \$33600

Terms:

Lease:



**Specifications:**

Total Acreage: 18.95

In City Limits: No

**Access:**

Closest Hwy/Interstate: I-26

Miles to Hwy/Interstate: 2

Access Road:

Rail Service: No

Closest Airport(s):

Barge Site: No

**Utilities:**

Electrical Service:

Water Service:

Infrastructure in place

**Contacts:**

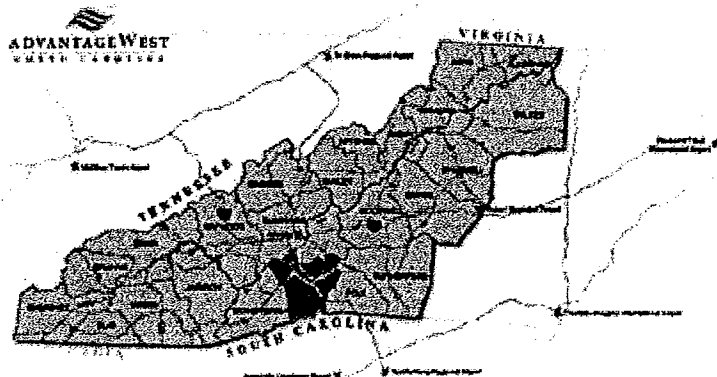
Local contacts:  
 Scott T. Hamilton  
 330 N. King St.  
 Hendersonville, NC 28792

Regional contacts:  
 Sam Powers  
 3 General Aviation Drive  
 Fletcher, NC 28732

State contacts:  
 Ronnie James  
 3 General Aviation Drive  
 Fletcher, NC 28732

**Notes:**

map:





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 E-mail: [info@siteselect.net](mailto:info@siteselect.net) Internet: [www.siteselect.net](http://www.siteselect.net)  
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### Albertson Site

**19.46 acres available**

Henderson county  
 Highway 25 North  
 Hendersonville, NC 28792

*no image*

Former Use:

Zoning:

Price per Acre: \$45,000

Lease:

Terms:

**Specifications:**

Total Acreage:  
 In City Limits:

19.46  
 Yes

Electrical Service:  
 Water Service:

**Utilities:**

Duke Power  
 City of Hendersonville

**Contacts:**

**Access:**

Closest Hwy/Interstate:

Highway 25

Local contacts:  
 Scott T. Hamilton  
 330 North King Street  
 Hendersonville, NC 28792

Miles to Hwy/Interstate:

0.00

Access Road:

Regional contacts:  
 Sam Powers  
 3 General Aviation Drive  
 Fletcher, NC 28732

Rail Service:

Yes

Closest Airport(s):

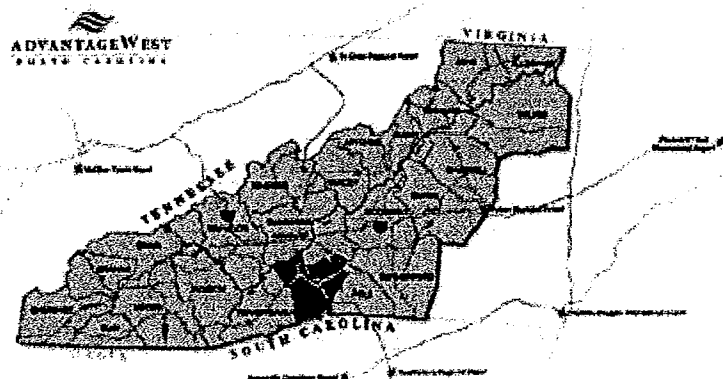
State contacts:  
 Ronnie James  
 3 General Aviation Drive  
 Fletcher, NC 28732

Barge Site:

No

**Notes:**

map:





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### Cane Creek Site

**22.93 acres available**

Henderson county  
256 Cane Creek Road  
Fletcher, NC 28732

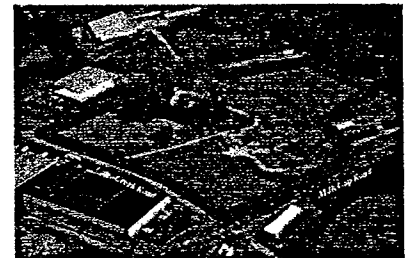
Former Use:

Zoning:

Price per Acre: \$56,700

Lease:

Terms:



**Specifications:**  
Total Acreage: 22.93  
In City Limits: No

**Utilities:**  
Electrical Service: Progress Energy  
Water Service: City of Hendersonville

**Access:**  
Closest Hwy/Interstate: US Highway 25

**Contacts:**  
Local contacts:  
Scott T. Hamilton  
330 North King Street  
Hendersonville, NC 28792

Miles to Hwy/Interstate: 1

Access Road:

Regional contacts:  
Sam Powers  
3 General Aviation Drive  
Fletcher, NC 28732

Rail Service: No

Closest Airport(s):

Barge Site: Yes

State contacts:  
Ronnie James  
3 General Aviation Drive  
Fletcher, NC 28732

Notes:

map:



Thanks for your interest in sites in western North Carolina. Click the site name for available information. To learn more [email us](#) or call 828-687-7234.



### Lakewood Industrial Park

28.4 acres available

Henderson county  
Off Hwy. 64 & I-26  
Hendersonville, NC 28732

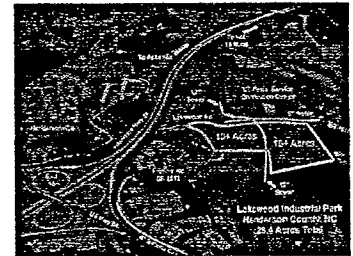
Former Use:

Zoning:

Price per Acre: \$100000

Terms:

Lease:



#### Specifications:

Total Acreage:

28.4

In City Limits:

No

#### Access:

Closest Hwy/Interstate:

Miles to Hwy/Interstate:

Access Road:

Rail Service:

No

Closest Airport(s):

Barge Site:

No

#### Utilities:

Electrical Service:

Duke Power

Water Service:

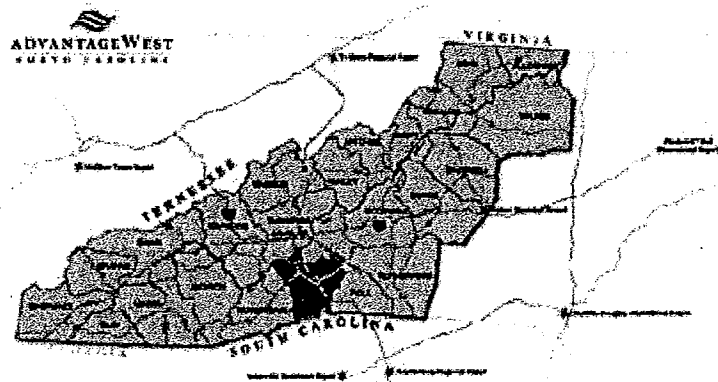
#### Contacts:

Local contacts:

Sam Powers

Notes:

map:



[Click for larger view](#)



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**Pulliam Site**

**30.51 acres available**

Henderson county  
US Highway 25 North  
Mountain Home, NC 28791

Former Use:

Zoning:

Price per Acre: \$19,500                      Lease:

Terms:



**Specifications:**  
Total Acreage: 30.51  
In City Limits: No

**Access:**  
Closest Hwy/Interstate: US Highway 25  
Miles to Hwy/Interstate: 1.00

Access Road:  
Rail Service: No

Closest Airport(s):  
Barge Site: No

**Utilities:**  
Electrical Service: Duke Power  
Water Service: City of Hendersonville  
**Contacts:**

**Local contacts:**  
Scott T. Hamilton  
330 North King Street  
Hendersonville, NC 28792

**Regional contacts:**  
Sam Powers  
3 General Aviation Drive  
Fletcher, NC 28732

**State contacts:**  
Ronnie James  
3 General Aviation Drive  
Fletcher, NC 28732

Notes:

map:



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### Garrison Site

**50 acres available**

Henderson county  
#1 Garrison Lane  
Flat Rock, NC 28731

Former Use:

Zoning:

Price per Acre: \$100,000

Lease:

Terms:



#### Specifications:

Total Acreage: 50

In City Limits: No

#### Access:

Closest Hwy/Interstate: I-26

Miles to Hwy/Interstate: .1

Access Road:

Rail Service: No

Closest Airport(s):

Barge Site: No

#### Utilities:

Duke Power

Electrical Service:

Water Service:

City of Hendersonville

#### Contacts:

#### Local contacts:

Scott T. Hamilton  
330 N. King Street  
Hendersonville, NC 28792

#### Regional contacts:

Sam Powers  
3 General Aviation Drive  
Fletcher, NC 28732

#### State contacts:

Ronnie James  
3 General Aviation Drive  
Fletcher, NC 28732

Notes:

map:



Thanks for your interest in sites in western North Carolina. Click the site name for available information. To learn more [email us](#) or call 828-687-7234.



**Grimes Site**

**76.00 acres available**

Henderson county  
US Highway 25 North  
Mountain Home, NC 28791

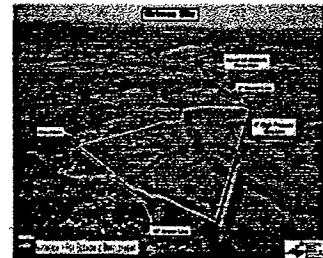
Former Use:

Zoning:

Price per Acre: \$10,500

Lease:

Terms:



**Specifications:**

Total Acreage: 76.00  
In City Limits: No

Electrical Service:

Water Service:

**Utilities:**

Duke Power

City of Hendersonville

**Contacts:**

**Access:**

Closest Hwy/Interstate: I-26

Miles to Hwy/Interstate: 1.00

Access Road:

Rail Service: No

Closest Airport(s):

Barge Site: No

**Local contacts:**

Scott T. Hamilton  
330 North King Street  
Hendersoville, NC 28792

**Regional contacts:**

Sam Powers  
3 General Aviation Drive  
Fletcher, NC 28732

**State contacts:**

Ronnie James  
3 General Aviation Drive  
Fletcher, NC 28732

Notes:

map:



Thanks for your interest in sites in western North Carolina. Click the site name for available information. To learn more [email us](#) or call 828-687-7234.

### Broad Pointe Center

**285.00 acres available**

Henderson county  
Broad Pointe Drive  
Fletcher, NC 28732

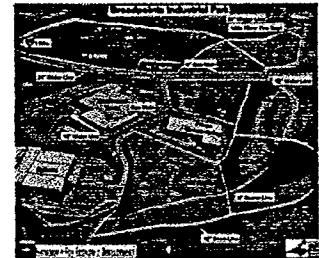
Former Use:

Zoning:

Price per Acre: \$65,000

Lease:

Terms:



#### Specifications:

Total Acreage: 285.00  
In City Limits: No

Electrical Service:  
Water Service:

#### Utilities:

Duke Power  
Asheville Buncombe W

#### Access:

Closest Hwy/Interstate: I-26

Miles to Hwy/Interstate: 2.00

Access Road:

Rail Service: No

Closest Airport(s):

Barge Site: No

Local contacts:  
Scott T. Hamilton  
330 North King Street  
Hendersonville, NC 28792

Regional contacts:  
Sam Powers  
3 General Aviation Drive  
Fletcher, NC 28732

State contacts:  
Ronnie James  
3 General Aviation Drive  
Fletcher, NC 28732

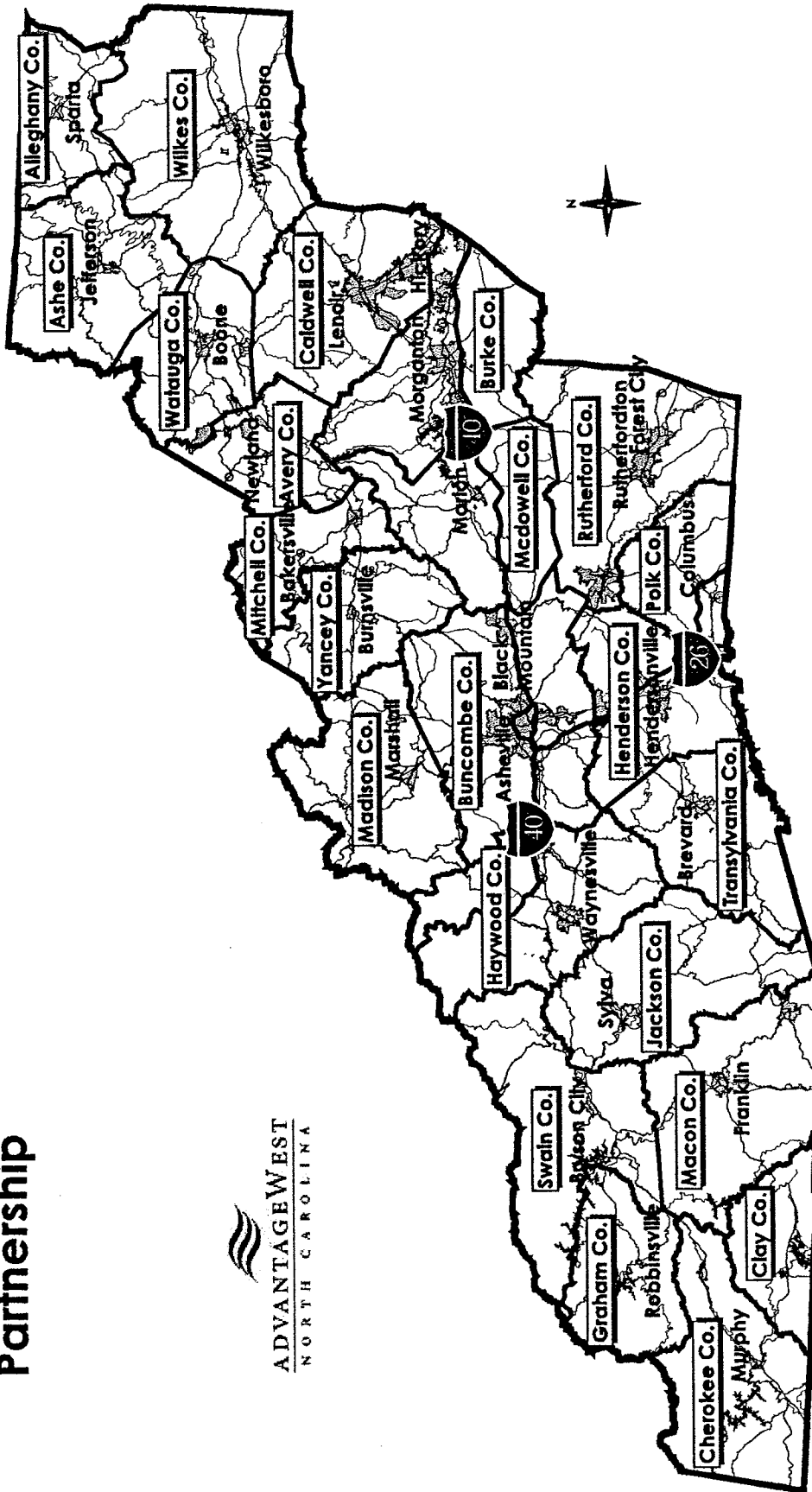
#### Contacts:

Notes:

map:



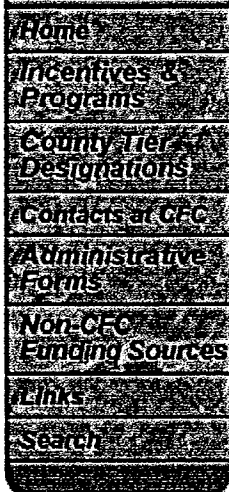
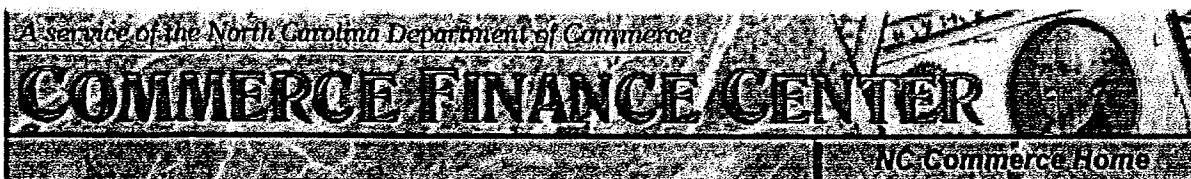
# Advantage West Partnership



## Legend

- Primary Roads
- Interstate Highways
- Major Rivers and Streams
- Major Waterbodies
- Municipal Boundaries

Map prepared by the North Carolina Department of Commerce,  
Division of Policy, Research & Strategic Planning November 2003.



## 2005 Tier Designations

TIER 1	TIER 2	TIER 3	TIER 4	TIER 5
ALLEGHANY	ANSON	ALEXANDER	ALAMANCE	BRUNSWICK
BEAUFORT	BLADEN	ASHE	CABARRUS	BUNCOMBE
BERTIE	BURKE	AVERY	CRAVEN	CARTERET
EDGECOMBE	CALDWELL	CAMDEN	CUMBERLAND	CHATHAM
GATES	CASWELL	CATAWBA	DAVIDSON	DAVIE
GRAHAM	CLEVELAND	CHEROKEE	GUILFORD	DURHAM
HALIFAX	COLUMBUS	CHOWAN	HARNETT	FORSYTH
HERTFORD	MCDOWELL	CLAY	HAYWOOD	FRANKLIN
HYDE	MITCHELL	CURRITUCK	LEE	HENDERSON
JONES	ROBESON	DARE	LINCOLN	IREDELL
MARTIN	ROCKINGHAM	DUPLIN	NASH	JOHNSTON
NORTHAMPTON	RUTHERFORD	GASTON	PENDER	MECKLENBURG
PERQUIMANS	SWAIN	GRANVILLE	PITT	MOORE
RICHMOND		GREENE	RANDOLPH	NEW HANOVER
SCOTLAND		HOKE	WATAUGA	ONSLow
TYRRELL		JACKSON	WILKES	ORANGE
VANCE		LENOIR		UNION
WARREN		MACON		WAKE
WASHINGTON		MADISON		
YANCEY		MONTGOMERY		
		PAMLICO		
		PASQUOTANK		
		PERSON		
		POLK		
		ROWAN		
		SAMPSON		
		STANLY		
		STOKES		
		SURRY		
		TRANSYLVANIA		
		WAYNE		
		WILSON		
		YADKIN		

[Home](#) | [Incentives & Programs](#) | [County Tier Designations](#) | [Contacts](#)  
[Administrative Forms](#) | [Non-CFC Funding Sources](#) | [Links](#) | [Search](#)



# WILLIAM S. LEE ACT

## 2003 ASSESSMENT OF RESULTS

December 2003

State of North Carolina  
Department of Commerce

*Division of Policy, Research & Strategic Planning*

James T. Fain, III  
*Secretary*



*This report prepared by*

**James Haag**  
Senior Policy Analyst, 919-715-6373

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**Holly Crosby**  
*Market Analyst*

**James Haag**  
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## EXECUTIVE SUMMARY

This assessment of the William S. Lee Quality Jobs and Expansion Act is intended as a companion piece to the analysis prepared by Professor Michael Luger of the UNC-Chapel Hill Office of Economic Development (OED) titled *2003 Assessment of the William S. Lee Tax Act*, released in August 2003. While the basic findings regarding credits generated and claimed are identical in this study and the OED report, this document contains additional research not included in the OED study.

The chief findings of this study are:

- Between 1996 and 2001, businesses at 1,835 North Carolina sites generated WSL Act tax credits amounting to \$1.16 billion. The companies earning those credits created an estimated 121,000 new jobs, trained 30,300 workers, installed over \$12.3 billion in additional machinery and equipment (M&E), conducted \$2.2 billion in new R&D, and created \$164 million in central administrative office (CAO) investment.
- Actual claims on the \$1.16 billion in generated tax credits to 2001 totaled \$208.5 million, or 18 percent of eligible credit.
- While \$948.4 million in credits remains a liability for further tax expenditure, the full amount will not be claimed. Many businesses will not generate sufficient tax liability to fully claim their credits while others have or will downsize or close. The fact that more credits are generated than claimed is directly related to the performance-based design of the WSL program, including a cap on the amount of total tax liability that can be offset with the credits.
- The WSL Act offers significant benefits to existing businesses in the state. A sample-based analysis of 1999 tax returns indicated that over 90 percent of companies claiming credits were existing businesses undertaking facility expansions.
- Credits are generated where industry is predominantly located in the state. Although the WSL Act's five-tier system apportions substantially higher incentives to businesses in economically distressed counties, firms in larger and wealthier Tier 4 and 5 counties have earned a large majority of the credits in absolute terms. Businesses in the Charlotte, Piedmont Triad and Research Triangle regions generated between 73 percent and 94 percent of the total WSL Act job creation, worker training, M&E and R&D credits reported on tax returns between 1996 and 2001.
- A comparatively small number of large companies claim a significant share of WSL credits. The top twenty-five largest businesses taking advantage of the program claimed \$59 million in WSL tax credits for tax years 1999, 2000 and 2001. That was 37 percent of all credits claimed over that period.

- The NAICS codes on some tax returns claiming WSL credits are in non-eligible NAICS categories (e.g., retail, health and social, FIRE, and professional engineering). The number of such returns is comparatively few and NAICS code designation is not, in and of itself, evidence of improper claims. However, such discrepancies do illustrate the importance of controls that assure that target population of businesses is being reached and that businesses filing for and claiming WSL credits are eligible.
- The 2000/2001 economic downturn and subsequent slow recovery has reduced the ability of many businesses to generate and claim WSL tax credits. Some companies have not claimed tax credits earned in prior years because of limited corporate and franchise tax liability in recent years. When the economy rebounds, many companies will once again begin to generate WSL tax credits for M&E and new hires, and, with renewed profitability, increase their actual credits claimed.

## Introduction

The William S. Lee (WSL) Act, enacted in 1996, has been one of North Carolina's chief economic development incentives tools since 1996.<sup>1</sup> The Act's goal is to promote economic development by providing tax credits to selected industries: manufacturing, warehousing, wholesale trade, data processing, air carrier services, customer service centers, and electronic mail order businesses. The WSL Act awards corporate income and/or franchise tax credits to North Carolina sited companies creating new jobs, putting new equipment and machinery in service (M&E), investing in additional research and development activities (R&D), training workers or establishing and operating a central administrative office (CAO). The WSL Act also includes a five-tier system to apportion higher credits to economically distressed counties and lower credits to larger and more developed counties.

This assessment of WSL Act results was developed to complement the evaluation of economic effects of the WSL Act issued by Professor Michael Luger of UNC-Chapel Hill's Office of Economic Development. Recognizing that aggregated Department of Revenue data would not provide sufficient detail on the features and performance of the WSL Act, the Department of Commerce developed a supplemental database drawn from all (over 4,000) WSL corporate tax returns for the 1999, 2000, and 2001 tax years. This data set includes multiyear returns for 1,507 companies operating at 1,835 sites. Those firms generated one or more WSL tax credits from 1999 to 2001 and their filings included historic information on WSL tax credits generated in prior years (e.g., 1996 through 1998). The data set does not include 1996 to 1998 WSL tax credits earned by companies not filing returns from 1999 to 2001.<sup>2</sup>

This report provides detail on WSL Act use by those companies over the six-year life of the program. It documents the historic utilization of WSL tax incentives by type of tax credit and includes location of sites by county, city, tier, and region. It also discusses WSL tax utilization by type of business enterprise.

## How WSL Works

WSL tax credits can be earned by businesses to offset up to 50 percent of corporate income tax or franchise tax liabilities. Statutorily eligible businesses generate income tax credits by creating jobs, adding machinery and equipment (M&E), training workers, undertaking research and development (R&D) activities or establishing a headquarters or central administrative office (CAO). Job creation, M&E and CAO tax credits are earned in prior years and claimed over a varying number of years. The worker training and R&D tax credits can be claimed in the year generated.

Over the life of the program, the General Assembly has modified the WSL Act. These amendments are discussed in pages 1-12 of the *2003 Assessment of the William S. Lee Tax Act*.<sup>3</sup> The following summarizes key changes in the WSL Act since its adoption in 1996.

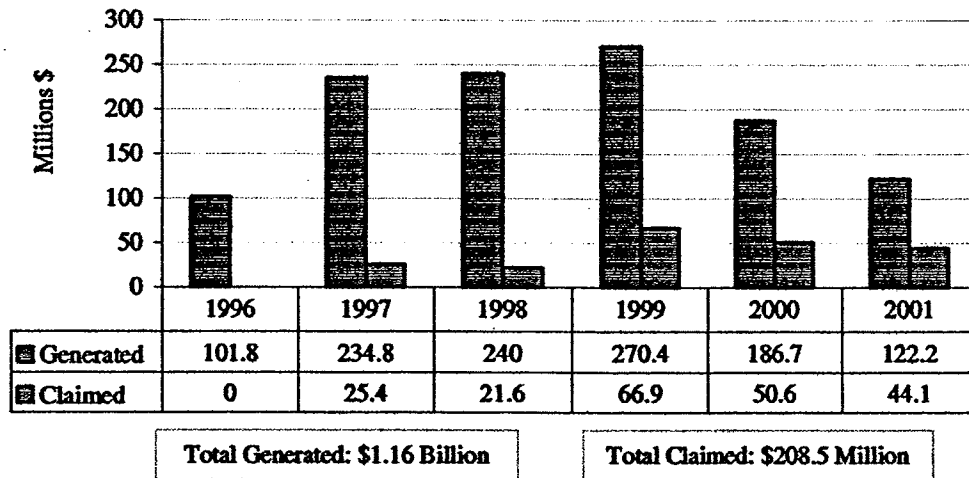
- Eligibility was broadened to businesses operating central administrative office and aircraft facilities in 1977, electronic mail order houses in 1999, customer service centers in 1999, and large technology commercialization projects in 1999.
- In 2001, a new tax credit for real property was made available to qualified companies creating 200 or more jobs in Tiers 1 and 2.
- County tier criteria were modified in 1997, 1999, 2001 and 2002 to allow smaller rural counties and those seriously impacted by poverty and unemployment to qualify for distressed tier designation.
- A State Development Zones program was added in 1998 to enable businesses in certified high poverty areas in cities or towns to qualify for enhanced tax credits.
- Until 2003, WSL eligible companies had to pay at least an average county wage at the location for which credits were claimed. To boost job opportunity in the most distressed counties, businesses in Tier 1 and 2 counties were excluded from this wage standard.
- Until 2003, the applicable tax credit rate for investments in M&E had been 7 percent in all tiers. Statutory changes in 2002 retained the 7 percent rate for Tiers 1 and 2, but lowered rates to 6 percent in Tier 3, 5 Percent in Tier 4, and 4 percent in Tier 5. Also, the Tier 4 threshold deduction was increased from \$500,000 to \$1 million, while the Tier 5 threshold increased from \$1 million to \$2 million.

## **Credits Generated and Claimed**

From 1996 through 2001, \$1.16 billion in WSL tax credits were generated by 1,507 businesses (at 1,835 sites). As of 2001, \$208.5 million (18 percent) of those credits had been claimed. Over the next several years, many companies will continue to claim WSL credits earned in or prior to 2001 and carried forward pursuant to the provisions of the Act. Table 1 shows WSL tax credits generated over six years by type of tax credit. Table 2 presents WSL tax credits claimed by type of credit from 1997 to 2001.



**Figure 1**  
**Estimated William S. Lee Tax Credits Generated and Claimed,**  
**by Year (in millions \$)**



Source: Compiled by NC Commerce, Division of Policy, Research and Strategic Planning, from NC tax returns for 1999, 2000, and 2001

Figure 1 compares WSL tax credits generated to those claimed. Total yearly tax credits generated dropped from a high of \$270 million in 1999 to \$122 million in 2001, a 55 percent reduction. Also, tax credits claimed decreased from a high of \$67 million in 1999 to \$44 million in 2001, a 45 percent fall.

M&E credits generated and claimed exceed other categories of WSL tax credits (see Figures 2 and 3). Over the five-year study period, M&E amounted to \$859 million or 74 percent of all credits generated and M&E claims totaled \$116 million, 56 percent of all credits claimed. By comparison, job creation tax credits were 14 percent of all credits generated and 16 percent of all claims. R&D tax credits comprised 9 percent of all credits generated and 16 percent of all tax credits subsequently claimed. R&D credits can be claimed in the year earned, a contributory factor in the relatively high rate of R&D claims.

**Table 1**  
**William S. Lee Tax Credits Generated, by Year (in millions \$)**

	1996	1997	1998	1999	2000	2001	Total	% Total
Jobs	\$17.6	\$26.1	\$35.9	\$43.8	\$25.6	\$13.2	\$162.2	14.0%
M&E	\$84.2	\$198.1	\$183.4	\$194.1	\$121.4	\$78.0	\$859.2	74.3%
R&D	\$0.0	\$9.8	\$17.8	\$21.7	\$32.1	\$26.4	\$107.8	9.3%
Training	\$0.0	\$0.8	\$0.5	\$3.9	\$4.7	\$2.9	\$12.8	1.1%
CAO	\$0.0	\$0.0	\$2.3	\$7.0	\$2.9	\$1.7	\$13.9	1.2%
<b>Total</b>	<b>\$101.8</b>	<b>\$234.8</b>	<b>\$239.9</b>	<b>\$270.5</b>	<b>\$186.7</b>	<b>\$122.2</b>	<b>\$1,155.9</b>	<b>100.0%</b>

Source: R&D and Training figures in 1997 and 1998, and CAO figure in 1998, are from M. Luger (2001) *Assessment of the William S. Lee Act*. All others are compiled from company tax returns (Form 478) for 1999, 2000, and 2001.

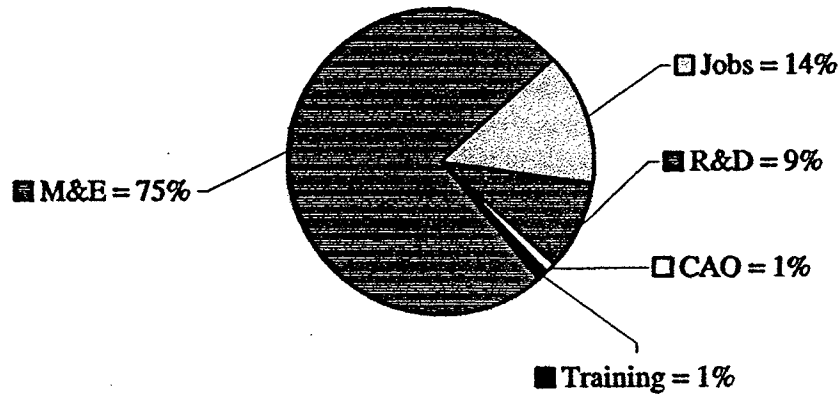
Table 2  
**William S. Lee Tax Credits Claimed, by Year (in millions \$)**

	1996	1997	1998	1999	2000	2001	Total	% Total
Jobs	\$0.0	\$0.8	\$2.6	\$11.1	\$11.2	\$7.8	\$33.5	16.1%
M&E	\$0.0	\$4.1	\$11.1	\$40.7	\$31.2	\$28.8	\$115.9	55.6%
R&D	\$0.0	\$5.9	\$7.5	\$10.4	\$5.5	\$4.9	\$34.2	16.4%
Training	\$0.0	\$0.3	\$0.3	\$3.0	\$1.8	\$1.7	\$7.1	3.4%
CAO	\$0.0	\$0.0	\$0.0	\$1.7	\$0.9	\$0.8	\$3.4	1.6%
Missing	\$0.0	\$14.2	\$0.0	\$0.0	\$0.0	\$0.0	\$14.2	6.8%
<b>Total</b>	<b>\$0.0</b>	<b>\$25.3</b>	<b>\$21.5</b>	<b>\$66.9</b>	<b>\$50.6</b>	<b>\$44.0</b>	<b>\$208.3</b>	<b>100.0%</b>

Source: Figures from 1997 and 1998 are from M. Luger (2001) *Assessment of the William S. Lee Act*. Figures for 1999 are the sum of claims reported in Luger (2001) and DOR data submission to Luger in May 2001. 2000 and 2001 data are from DOR estimates in May 2003.

Because unclaimed credits can be carried forward, North Carolina is accumulating a liability under the program. However, not all that fiscal liability will be claimed.<sup>4</sup> First, to be able to claim credits, businesses must have an NC tax liability, and, even then, the statute limits WSL tax credits to no more than 50 percent of that liability. Second, firms earning tax credits must maintain the jobs created in place and/or continue to operate M&E purchased or placed in service. If sufficient downsizing occurs the credits are forfeited. During the last few years, many companies closed or consolidated to other locations, voiding WSL credits earned in prior years. WSL tax credits also have a limited life, varying from five to fifteen years, depending on the category. In 2003, many unused tax credits claimable in 1996 and 1997 expired as a result of the five-year carry forward limit.

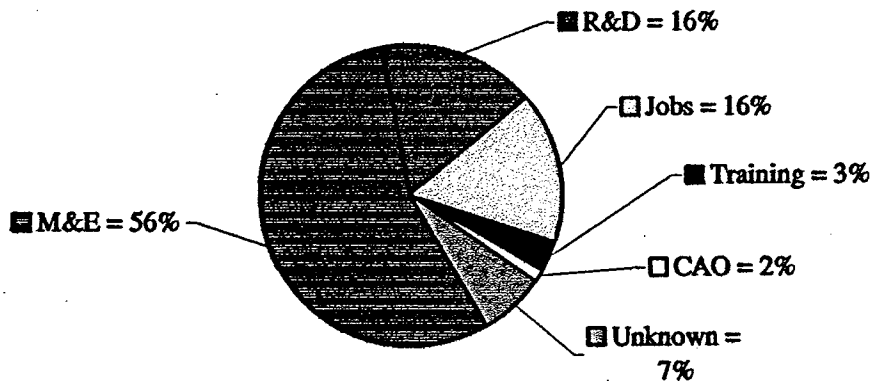
Figure 2  
**Estimated William S. Lee Tax Credits Generated 1996 to 2001,  
 by Type of Credit**



Source: R&D and Training figures in 1997 and 1998, and CAO figure in 1998, are from M. Luger (2001) *Assessment of the William S. Lee Act*. All others are compiled from company tax returns (Form 478) for 1999, 2000, and 2001.

The 2000-2001 economic downturn and subsequent slow recovery has reduced the ability of many businesses to generate and claim WSL tax credits. Some companies have not claimed tax credits earned in prior years because of limited corporate and franchise tax liability in recent years. When the economy rebounds, many companies will once again begin to generate WSL tax credits for M&E and new hires, and, with renewed profitability, increase their actual credits claimed.

Figure 3  
 Estimated Percentage of William S. Lee Tax Credits Claimed 1997 to 2001, by Type of Credit

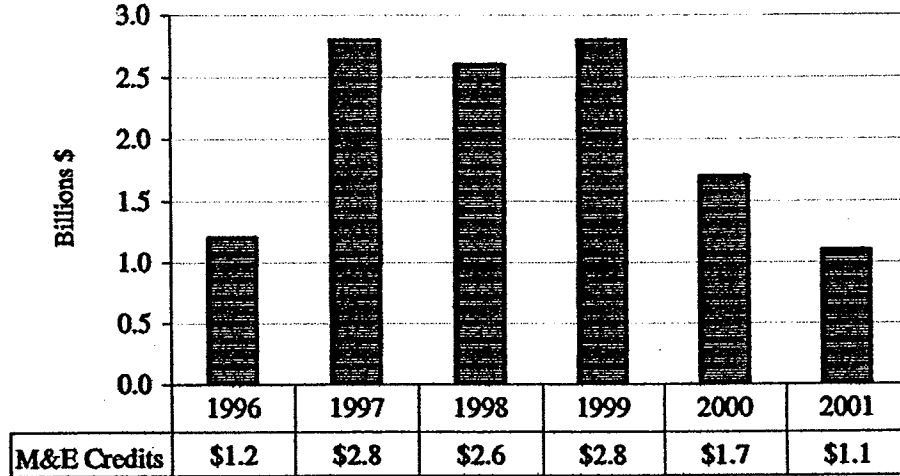


Source: Figures from 1997 and 1998 are from M. Luger (2001) Assessment of the William S. Lee Act. Figures for 1999 are the sum of claims reported in Luger (2001) and DOR data submission to Luger in May 2001. 2000 and 2001 data are from DOR estimates in May 2003.

**Machinery and Equipment Tax Credit.** The M&E tax credit helps existing firms stay competitive by rewarding modernization and investment in new technologies and equipment. The most heavily utilized of the WSL tax credits, M&E provides a franchise or income tax credit of 7 percent of the excess value of cost of qualifying machinery and equipment placed in service in North Carolina by new and expanding businesses.<sup>5</sup> The credit is available in equal installments for seven years following the year in which the machinery and equipment was placed in service. If for any reason, the company is unable to claim the credit in the year for which it is available, there is a five-year carry forward option.<sup>6</sup>

From 1996 to 2001, 871 North Carolina business sites placed in service an estimated \$12.3 billion in additional M&E, as illustrated in Figure 4.<sup>7</sup> The resulting \$859 million in M&E eligible credit helped companies to modernize and upgrade machinery, keeping North Carolina industries competitive. No doubt, some companies were profitable, survived or remained in the North Carolina, in part, because of this tax advantage. Additionally, each dollar of M&E investment spurred additional economic activity, in particular when M&E manufactured in the State was purchased by a North Carolina company.<sup>8</sup>

**Figure 4**  
**Estimated M&E Placed in Service, 1996 to 2001,**  
**by Year (in Billions \$)**



Source: Compiled by NC Commerce, Division of Policy, Research and Strategic Planning, from NC tax returns for 1999, 2000, and 2001

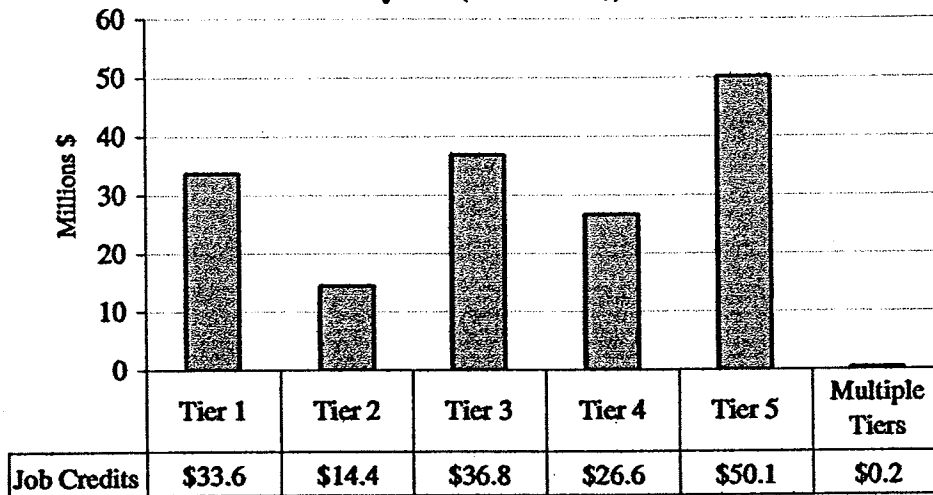
As of 2001, 13.5 percent of the \$859 million in M&E eligible credit generated had been claimed. The seven-year installment claim cycle coupled with a five-year carry forward means that eligible credit generated in any one year can be claimed over a period as long as the following twelve years. Thus the fiscal effects of the M&E credit are distributed over a protracted period.

**Job Creation Credits.** For each new job created by an eligible business, a tax credit may be taken in equal installments over four years. If the credit cannot be used in an installment year, it may be carried forward for five consecutive years. Available job creation tax credits vary by county tier: \$12,500 in Tier 1, \$4,000 in Tier 2, \$3,000 in Tier 3, \$1,000 in Tier 4, and \$500 in Tier 5.

From 1996 to 2001, an estimated 121,000 new jobs were eligible for WSL Act tax credits.<sup>9</sup> For comparison purposes, the Employment Security Commission reports that a net 353,000 new jobs were created across the State during those five years.<sup>10</sup>

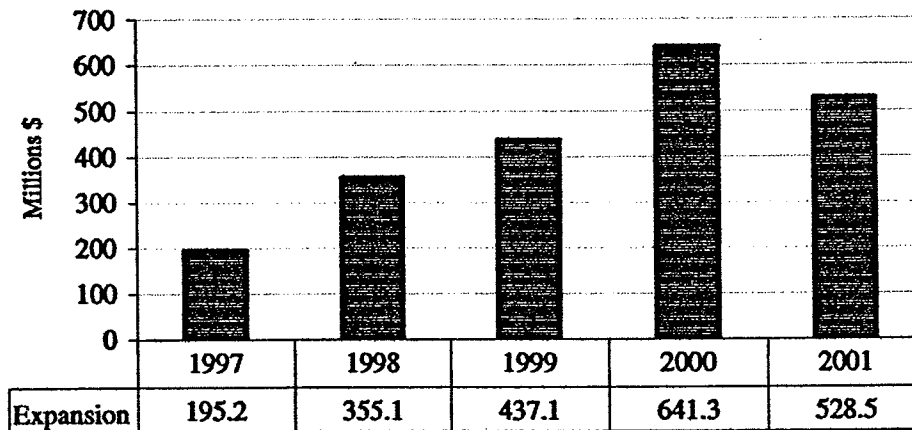
Figure 5 shows eligible job creation tax credits by tier (based on tier year) from 1996 to 2001. Tier 3 firms generated \$36.8 million (23 percent) while Tier 1 firms generated \$33.6 million (21 percent). Tier 5 firms generated \$50.1 million (31 percent).

**Figure 5**  
**Estimated Job Creation Tax Credits Generated 1996 to 2001,**  
**by Tier (in millions \$)**



Source: Compiled by NC Commerce, Division of Policy, Research and Strategic Planning, from NC tax returns for 1999, 2000, and 2001.

**Figure 6**  
**Estimated North Carolina R&D Expansion Stimulated by WS**  
**Lee, 1997 to 2001 (in Millions \$)**



Source: Compiled by NC Commerce, Division of Policy, Research and Strategic Planning, from NC tax returns for 1999, 2000, and 2001.

**Research and Development Credits.** The R&D tax credit is intended to help firms stay competitive and innovative and to encourage new investment in North Carolina's economy.

While the M&E credit fosters capital investment, the R&D credit seeks to leverage private source investment in human capital, innovation and experimentation.

A WSL eligible company claiming a federal tax credit under section 41(a) of the Internal Revenue Code for increasing research activities is also allowed take North Carolina's R&D tax credit. The credit amount may be up to 5 percent of the State's apportioned share of the firm's expenditures for R&D. An alternative method is available allowing qualified businesses to take 25 percent of the credit claimed on the federal business tax return. Tier incentives do not apply to the R&D tax credit, and -- unlike the WSL Job Creation and M&E tax credits -- eligible companies may file for an R&D tax credit in the same year that the credit is earned.

Over the period 1997 to 2001, 319 companies invested over \$2.16 billion in North Carolina research and development (see Figure 6). Undoubtedly, this R&D stimulated significant additional productive capacity in the State.<sup>11</sup>

**Worker Training Credits.** Training tax credits are available to eligible companies based on wages paid to employees during actual training. If at least five full-time employees are trained, the company is eligible for up to \$500 per employee (\$1,000 per employee in Tier 1). The employees must fill new jobs applicable to a job creation tax credit or be in full-time positions at sites qualifying for the M&E credit. As is the case for the R&D tax credit, businesses may file for the worker training credit in the same year the credit is generated. For M&E related training, the company may continue to train workers and generate worker training tax credits during each year that the company takes an installment of the eligible credit generated for that particular piece of M&E.

The worker training credit adds value both to the company as well as to the worker. Upgrading job skills through training makes employees more valuable and, even if a company lays off a trained worker, the employee retains the value of training and experience on the job. Often this added value can be transferred to another firm, when the employee is reemployed. From 1997 to 2001, 105 companies earned \$12.8 million in estimated eligible worker training tax credits. Some 30,300 workers received training subsidized by the WSL Act. The average cost of training per worker over the five years thus nominally computes to \$423. However, not all of the worker training tax credit liability will be claimed by businesses. Therefore, the State's tax expenditure cost will be significantly lower than \$423 per worker.

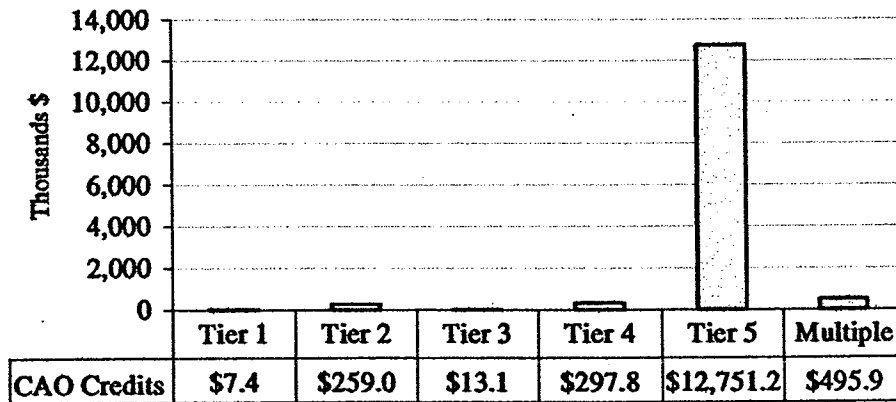
**Central Administrative Office Credits.** Seven percent of the eligible investment in real property (including leased real property) is available as a credit for central administrative office or aircraft facilities, up to a one-time maximum of \$500,000. The taxpayer must hire at least 40 additional full-time administrative employees at the CAO. The credit, not available until 1998, can be claimed in seven equal installments over seven years, with a five-year carry forward. In the case of CAO, there are no tier thresholds encouraging businesses to invest in the lower tier counties.

A feature of the CAO credit is that a CAO company is eligible for other WSL credits as well, even if that company's main line of business does not meet WSL sector requirements. Between 1998 and 2001, about 50 companies filed for CAO status and generated CAO tax credit eligibility based on \$164 million in investment in headquarters facilities. In addition to

businesses normally qualifying for WSL Act status, the CAO companies include banks, financial and research institutions, engineering firms, telephone companies, utilities and some retail businesses – firms that typically are not qualified for WSL Act treatment, without the CAO tax credit.

Figure 7 portrays estimated CAO tax credits generated from 1998 to 2001, by tier. Of the \$13.8 million in eligible credits generated, Tier 5 companies earned over 92 percent. However, this understates the potential costs to the State of the CAO tax credit option. As mentioned, these firms also generate M&E, Job Creation, Worker Training and R&D tax credits. Thus, the CAO eligible credit generated is but the “tip of the ice burg” as CAO companies generally apply for and claim significant amounts of other WSL tax credits as well.

**Figure 7**  
**Estimated CAO Tax Credits Generated 1998 to 2001,**  
**by Tier (in Thousands \$)**



Source: Compiled by NC Commerce, Division of Policy, Research and Strategic Planning, from NC tax returns for 1999, 2000, and 2001

### Credits Generated where Industry is Located

Although the WSL Act encourages economic development in distressed areas of the state by providing more attractive incentives for lower tier counties, it can only influence regional growth at the margin. Companies choose locations for many reasons aside from tax considerations and many firms desire metro locations regardless of tax advantages available in rural or distressed places. Moreover, based on a separate analysis of a random sample of 1999 WSL tax returns, existing businesses account for the majority of credits generated and claimed (over 90 percent of companies in the sample were existing businesses). It is therefore unsurprising that the bulk of WSL credits are generated in areas of the state where business is primarily concentrated. The WSL program is one of the most important incentives available to existing business in the state and is therefore a key element of North Carolina’s business retention strategy.

Table 3 reports generated credits by credit type and tier. The most evenly distributed credits are the job creation credits; companies in Tiers 1 and 2 generated roughly 32 percent of those credits over the 1997-2001 period. The most concentrated credits are the R&D and CAO credits. Both R&D and headquarter activity in North Carolina is predominantly located in the state's metropolitan areas. Tiers 1 and 2 accounted for less than 1 percent of generated R&D credits and about 2 percent of generated CAO credits between 1997 and 2001 (CAO figures apply to the 1998-2001 period).

Table 3  
William S. Lee Tax Credits Generated by Tier (Millions \$)

Tier	M&E 1996-2001		Jobs 1997-2001		R&D 1997-2001		Training 1997-2001		CAO 1998-2001	
	Total	Pct	Total	Pct	Total	Pct	Total	Pct	Total	Pct
1	\$64.8	7.6%	\$36.5	22.5%	\$0.4	0.3%	\$0.8	6.0%	\$0.0	0.1%
2	\$25.4	3.0%	\$15.4	9.5%	\$0.3	0.3%	\$0.2	1.7%	\$0.3	1.9%
3	\$75.3	8.8%	\$23.7	14.6%	\$1.7	1.6%	\$2.4	18.6%	\$0.0	0.1%
4	\$156.7	18.4%	\$32.4	20.0%	\$11.6	10.7%	\$2.9	22.6%	\$0.3	2.2%
5	\$530.9	62.2%	\$53.8	33.2%	\$90.8	84.2%	\$5.5	42.7%	\$12.8	92.2%
M/U	\$0.0	0.0%	\$0.4	0.2%	\$3.1	2.9%	\$1.1	8.4%	\$0.5	3.6%
Total	\$853.1	100.0%	\$162.2	100.0%	\$107.9	100.0%	\$12.8	100.0%	\$13.8	100.0%

Source: Compiled from company tax returns (Form 478) for 1999, 2000, and 2001. M/U = credits for multiple tiers or tier unknown.

Tier 1 areas of the state fare best under the WSL M&E program in relative terms (see Table 4). Using a measure of the overall size of the economies in the different Tiers confirms this. Between 1999 and 2001, Tier 1 businesses generated \$2.74 of M&E credit per \$1,000 of Tier 1 personal income, compared to \$1.94 in Tier 4 and \$2.00 in Tier 5. Likewise, Tier 1 businesses generated \$1.70 of job creation credit per \$1,000 Tier 1 personal income compared to \$0.41 in Tier 4 and \$0.26 in Tier 5.

Relative M&E credit generation in counties in Tiers 2 and 3 was significantly below average between 1999 and 2001. That is likely a result of the combination of two factors: first, less attractive incentives in those tiers compared to Tier 1; and, second, a lower overall level of development compared to Tiers 4 and 5. Tier 1 areas also generated the most job creation credits relative to the size of their economy over the 1999-2001 period, followed by Tier 2, Tier 4, Tier 3 and Tier 5.

Table 5 summarizes credit generation by Economic Development Partnership region. The results are consistent with WSL as a program predominantly utilized by existing business. The

Table 4  
Tax Credits in Relative Terms  
M&E Credits Generated, 1999-2001, per  
\$1,000 Personal Income

Tier	M&E	Job Creation
1	\$2.74	\$1.70
2	\$1.02	\$0.46
3	\$0.98	\$0.39
4	\$1.94	\$0.41
5	\$2.00	\$0.26
NC	\$1.84	\$0.39

Source: Compiled from company tax returns (Form 478) for 1999, 2000, and 2001. Personal income data from Bureau of Economic Analysis.



most R&D credits are generated in the technology-intensive Triangle. The majority of M&E credits have been generated in the Charlotte and Triad regions, the two most industrial regions of the state. The high growth Charlotte and Triangle regions have generated the most job creation credits. Several regions generated more M&E credits over the 1999-2001 period than might have been expected given their share of overall North Carolina employment, including Charlotte, the Transpark, the Northeast, the Southeast, and the Triangle.

**Largest Companies Account for Significant Share of Credits**

The 25 largest company users of WSL credits reported corporate and franchise tax liabilities totaling \$279 million for the three-year period 1999-2001. The same companies utilized \$59.1 million

in WSL tax credits, reducing tax liabilities an average of 21 percent. Individually, the companies offset between 4 and 50 percent of their tax liabilities with WSL credits. The 25 largest company users claimed 37 percent of WSL credits filed by all business users from 1999 to 2001.

**Table 5  
William S. Lee Tax Credits Generated by Region, 1999-2001**

Region	Tax Credits				Share of NC Emp, 2001	Share of NC Emp Growth, 1999-2001
	Jobs	Training	M&E	R&D		
West	9.2%	11.5%	12.2%	2.2%	11.9%	9.1%
Charlotte	26.7%	60.3%	35.1%	15.5%	24.1%	29.2%
Transpark	5.9%	8.5%	4.3%	1.1%	10.1%	9.4%
Northeast	0.7%	1.4%	1.8%	0.1%	3.8%	2.7%
Triad	7.3%	7.1%	23.0%	13.3%	19.0%	15.2%
Triangle	29.8%	8.5%	15.4%	65.2%	20.9%	26.1%
Southeast	10.3%	2.7%	7.7%	2.3%	10.3%	8.3%
<b>Total</b>	<b>89.9%</b>	<b>100.0%</b>	<b>99.5%</b>	<b>99.7%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: Credits data compiled from company tax returns (Form 478) for 1999, 2000, and 2001. Employment data from NC Employment Security Commission. Some columns do not sum to 100 because of missing data (county identifier missing from tax return).

**Multiple Sectors Claim Credits**

The WSL Act is targeted to industries in manufacturing, wholesale trade, warehousing, and data processing, as well as specific categories of activity such as air courier services, customer service centers, electronic mail order facilities and central administrative offices. Table 6 summarizes company reported WSL job creation and M&E investments by industry. Unsurprisingly, manufacturing generated the most jobs and M&E outlays linked to WSL credits (75 percent of the jobs created and 77 percent of M&E investments), followed by the information sector and central administrative offices.

Some companies claiming or generating WSL credits appear to be in NAICS codes that are ineligible under the program. A review of returns finds job creation and M&E credits generated and/or claimed by companies in sectors such as professional, scientific and technical services; finance, insurance, and real estate; retail trade; health and social services; and management holding companies.

It is important to understand that an ineligible NAICS code designation does not necessarily mean that the company has improperly

reported generating credits or claiming credits under WSL law. The NAICS code may have been incorrectly filed, or, more likely, it may reflect only one segment of an otherwise legitimately eligible company. However, the results illustrate the need for appropriate controls to ensure that target population of businesses is being reached and that businesses filing for and claiming WSL credits are qualified. Note that companies filing for WSL credits are subject to the same audit procedures and rules as all corporate taxpayers.

Table 6  
Job and M&E Activity Created, 1999-2001, by Sector

Tier	Jobs Created		Additional M&E	
	Total	Pct	Total	Pct
Manufacturing	21,535	75.0%	\$3,356.0	76.5%
Information	2,360	8.2%	\$369.0	8.4%
CAO	2,670	9.3%	\$330.4	7.5%
Wholesale Trade	862	3.0%	\$78.0	1.8%
Retail Trade	41	0.1%	\$74.4	1.7%
Warehousing	127	0.4%	\$80.5	1.8%
Professional scientific, technical	710	2.5%	\$74.8	1.7%
Health, Social	17	0.1%	\$0.0	0.0%
Data processing	135	0.5%	\$0.9	0.0%
FIRE	2	0.0%	\$0.9	0.0%
Construction	108	0.4%	\$2.9	0.1%
Mgmt holding company	38	0.1%	\$9.6	0.2%
Transportation	34	0.1%	\$0.6	0.0%
Other	71	0.2%	\$10.1	0.2%
<b>Total</b>	<b>28,710</b>	<b>100.0%</b>	<b>\$4,388.1</b>	<b>100.0%</b>

Source: Compiled from company tax returns (Form 478) for 1999, 2000, and 2001.

## Summary

The WSL Act is one of North Carolina's chief economic development incentives tools. The Act's goal is to promote economic development by awarding corporate income and/or franchise tax credits to North Carolina sited companies creating new jobs, putting new equipment and machinery in service (M&E), investing in additional research and development activities (R&D), training workers or establishing and operating a central administrative office (CAO). The WSL Act also includes a five-tier system to apportion higher credits to economically distressed counties and lower credits to larger and more developed counties.

Between 1996 and 2001, businesses at 1,835 North Carolina sites generated WSL Act tax credits amounting to \$1.16 billion. The companies earning those credits created an estimated 121,000 new jobs, trained 30,300 workers, installed over \$12.3 billion in additional machinery and equipment (M&E), conducted \$2.2 billion in new R&D, and created \$164 million in central administrative office (CAO) investment. Actual claims on the \$1.16 billion in generated tax credits to 2001 totaled \$208.5 million, or 18 percent of eligible credit.

**While \$948.4 million in credits remains a liability for further tax expenditure, the full amount will not be claimed. Many businesses will not generate sufficient tax liability to fully claim their credits. However, as the economy improves, the ratio of credits claimed to generated may increase.**

## NOTES

<sup>1</sup> Pursuant to Section 105-129.2A (b) of the North Carolina General Statutes, the Department of Commerce has completed a number of evaluations of the effects of the WSL Act tax incentives. These reports can be found at [http://www.nccommerce.com/categories/ws\\_lee.htm](http://www.nccommerce.com/categories/ws_lee.htm).

<sup>2</sup> Possibly some companies that have closed, moved or transferred to new owners may not be represented in the data set. Similarly, companies generating WSL Act eligible credits from 1996 to 1998, but not filing follow up returns from 1999 to 2001, also would not be included in the data set.

<sup>3</sup> Michael I Luger, *2003 Assessment of the William S. Lee Tax Act*, University of North Carolina at Chapel Hill, Office of Economic Development, July 31, 2003, prepared under contract with the North Carolina Department of Commerce.

<sup>4</sup> As Michael Luger noted in his 2003 analysis of the WSL Act, "That (eligible credit generated) is an upper bound to the future liability because businesses that now qualify for installments and carryovers may not end up receiving them," See *2003 Assessment*, p. 14.

<sup>5</sup> In 2002, the GA lowered the M&E tax credit rates for businesses located in Tier 3, 4 and 5 counties. Effective in 2003 and thereafter, a 4 percent tax credit is available to companies in Tier 5 counties, a 5 percent tax credit to companies in Tier 4 counties and a 6 percent tax credit to companies in Tier 3 counties. The 7 percent tax credit was retained for companies in Tiers 1 and 2. Also, the GA doubled threshold deduction requirements for companies located in Tiers 4 and 5. The Tier 4 threshold deduction was increased from \$500,000 to \$1 million, while the Tier 5 threshold increased from \$1 million to \$2 million.

<sup>6</sup> Exception to the five year carry forward: If a company invests over \$50 million in real property, M&E, central office or aircraft facility property within a two year period, the Secretary may extend the carry forward to 10 years for a total investment of \$50 million and to 20 years for a total investment of at least \$150 million.

<sup>7</sup> Estimate based upon dividing the total M&E credit generated over the six years by .07. The result is the total amount of added M&E investment made to generate the tax credits that were earned.

<sup>8</sup> For example, IMPLAN multipliers for various type of manufacturing M&E range from 1.5 to 1.84. Thus, assuming the multipliers indicate additional economic activity stimulated in the State, the \$12.3 billion outlay of expenditure for M&E could have stimulated an additional \$6.15 billion to \$10.3 billion in additional economic output in North Carolina.

<sup>9</sup> This estimate is based on the amount of eligible credits generated for job creation, by year and by tier. These amounts were converted to numbers of jobs created by applying the tier job creation tax credit differentials. Numbers were adjusted to reflect eligible credits generated for Development Zone new jobs reported by companies from 1999 to 2001. The DZ tax credit of \$4,000 per DZ job was not available to companies from 1996 to 1998.

<sup>10</sup> ESC, Websaras report, "North Carolina Civilian Labor Force Statistics," June 5, 2003.

<sup>11</sup> Based on IMPLAN's multiplier for Research, Development and Testing (1.777), the \$2.2 billion investment in North Carolina R&D, for example, could have stimulated another \$1.7 billion in economic impact as the additional value of production (North Carolina output).