

SECTION 2: COMMUNITIES ANALYSIS

Etowah and Horse Shoe Communities Planning Area

The Planning Area is located in the western portion of Henderson County. Approximately 18,200 acres of land comprise the Area, representing approximately 7.5% of the entire County. The Town of Mills River borders the entire Planning Area to the north. Directly to the east of the Planning Area is the City of Hendersonville and its Extra Territorial Jurisdiction (ETJ). Laurel Park and its ETJ also border the Planning Area to the southeast. Western boundaries of the Planning Area follow the Transylvania and Henderson County border.

The Planning Area is split by the French Broad River which meanders from the western boundary of the Etowah Community through the northern boundary of the Horse Shoe Community. Floodplain is a prominent feature throughout the Planning Area and is located mostly along the French Broad River (Map 1). The State-mandated watershed regulations apply to much of the Planning Area. About 9,424 acres (51.8%) of the Planning Area is located in the Water Supply Watershed IV District. Topography varies throughout the Planning Area from low lying bottom lands located around the French Broad River to steep mountain ridges (Jeter Mountain) located mostly to the south and southeast of the Planning Area. Most of the slopes over 60% are located along these ridges which extend out into the Planning Area from the south. Some important ecological wetlands are found in the Planning Area located mostly in the floodplain of the French Broad River. Protected Mountain Ridges run along the southern border of the Planning Area.

Population and Household Size

The Planning Area experienced moderate population growth from 1990 to 2000. The number of people living in the area grew by an estimated 9.8%. Extrapolations from 1990 and 2000 U.S. Census block group data indicate that the 1990 population was 7,209 persons while the 2000 population was 7,919 persons (Figure 2.1). The percent change for the entire County was 28.7%, more than the estimated percent change for the Planning Area. The Planning Area’s estimated net gain of 710 people represents 3.6% of the total population increase (19,888 persons) for the County.

Figure 2.1: Planning Area Population: 1990 to 2000

Year	1990	2000	Net Change	% Change
Persons	7,209	7,919	710	9.8%
Households	2,971	3,389	418	14.1%
Persons/Household	2.43	2.34	-0.09	-3.7%

Source: Based on U.S. Census 1990 and 2000 Block Group Data

Figure 2.2: Henderson County Population: 1990 to 2000

Year	1990	2000	Net Change	% Change
Persons	69,285	89,173	19,888	28.7%
Households	28,709	37,414	8,705	30.3%
Persons/Household	2.41	2.38	-0.03	-1.2%

Source: U.S. Census 1990 and 2000 Henderson County Data

Additionally, the data (Figure 2.1 and 2.2) indicates that the number of households grew more quickly in both the Planning Area and County from 1990 to 2000, reducing the average persons per household.

Figure 2.3: Planning Area Population: 2000 to 2006				
Year	2000	*2006	Net Change	% Change
Persons	7,919	10,396	2,477	31.3%
Households	3,389	4,662	1,273	37.6%
Persons/Household	2.34	2.23	-0.11	-4.6%
*Estimate based on American Communities Survey 2006, Henderson County				
Sources: U.S. Census 2000; American Communities Survey 2006, HC Data 2007				

Data extrapolated from the 2006 American Communities Survey indicate that the Planning Area’s population experienced a 31.3% change within a six (6) year period (Figure 2.3). The population changed more within the Planning Area than the County during this period, with the County experiencing a 12.3% change (Figure 2.4). The average persons per household in the County also decreased

Figure 2.4: Henderson County Population: 2000 to 2006				
Year	2000	2006	Net Change	% Change
Persons	89,173	100,107	10,934	12.3%
Households	37,414	43,907	6,493	17.4%
Persons/Household	2.38	2.28	-0.10	-4.3%
Sources: U.S. Census 2000; American Communities Survey 2006				

Block Group Population

The Etowah and Horse Shoe Communities Planning Area is comprised of several partial Census Block Groups: Block Groups 3, 4, 5 and 6 of Census Tract 99.07; Group 1 of Tract 99.17; Groups 2, 3, and 4 of Tract 99.18; and Group 1 and 2 of Tract 99.19 (Figure 2.5; Map 2). Demographic estimates are extrapolated from Henderson County residential structures located within the Planning Area as applied and compared to Census Block Group Data.

Figure 2.5: Etowah and Horse Shoe Planning Area Population, by Census Tract Block Group				
Place	1990		2000	
	Population	Percent of Population	Population	Percent of Population
Planning Area	7,209	100%	7,918	100%
Census Tract 99.07, Block Group 3	246	3.4%	455	5.8%
Census Tract 99.07, Block Group 4	430	6.0%	140	1.8%
Census Tract 99.07, Block Group 5	1,415	19.6%	621	7.8%
Census Tract 99.07, Block Group 6	1,080	15.0%	1,459	18.4%
Census Tract 99.17, Block Group 1	10	0.1%	23	0.3%
Census Tract 99.18, Block Group 2	1,367	19.0%	1,452	18.3%
Census Tract 99.18, Block Group 3	381	5.3%	446	5.6%
Census Tract 99.18, Block Group 4	947	13.1%	1,130	14.3%
Census Tract 99.19, Block Group 1	788	10.9%	1,322	16.7%
Census Tract 99.19, Block Group 2	545	7.6%	870	11.0%
Source: U.S. Census 2000, Henderson County Data 2000				

Racial Composition

As it is in each block group and the County, the population in the Planning Area is predominately white (Figure 2.6).

Figure 2.6: Race and Ethnicity, 2000				
Place	White (Non-Hispanic)	Black/ African-American (Non-Hispanic)	Other	Hispanic Only
Henderson County	89.8%	3.0%	1.7%	5.5%
Planning Area	95.9%	1.0%	1.2%	1.9%

Source: U.S. Census 2000 with extrapolations

Age Group

Residents aged 35 to 64 make up the largest portion of the population in the Planning Area and the County (Figure 2.7). The second largest population is the 70 and older age group in most places except Block Groups 3 and 4 of Tract 99.07; Block Group 2 of Tract 99.19; and the County. The second largest population is those aged 20 to 34 in Block Groups 3 and 4 of Tract 99.07; Block Group 2 of Tract 99.19, and the County. The first and second largest age groups are highlighted in red in Figure 2.7.

Figure 2.7: Age of Population, 2000							
Place	>5	5-14	15-19	20-34	35-64	65-69	70+
Henderson County	5,007 (5.6%)	10,499 (11.8%)	4,709 (5.3%)	14,667 (16.4%)	34,950 (39.2%)	4,929 (5.5%)	14,412 (16.2%)
Planning Area	368 (4.6%)	846 (10.7%)	387 (4.9%)	1,009 (12.7%)	3,218 (40.6%)	590 (7.5%)	1,501 (19.0%)
Census Tract 99.07, Block Group 3	157 (7.0%)	285 (12.8%)	117 (5.2%)	387 (17.3%)	970 (43.4%)	97 (4.3%)	223 (10.0%)
Census Tract 99.07, Block Group 4	149 (6.0%)	359 (14.5%)	135 (5.5%)	379 (15.3%)	1062 (42.9%)	107 (4.3%)	285 (11.5%)
Census Tract 99.07, Block Group 5	72 (3.8%)	188 (9.8%)	87 (4.6%)	223 (11.7%)	794 (41.5%)	145 (7.6%)	403 (21.0%)
Census Tract 99.07, Block Group 6	73 (5.0%)	159 (10.8%)	66 (4.5%)	227 (15.5%)	571 (38.9%)	110 (7.5%)	262 (17.8%)
Census Tract 99.17, Block Group 1	50 (3.5%)	115 (8.1%)	49 (3.5%)	86 (6.1%)	604 (42.5%)	138 (9.7%)	378 (26.6%)
Census Tract 99.18, Block Group 2	73 (3.4%)	187 (8.6%)	85 (3.9%)	190 (8.8%)	758 (35.0%)	207 (9.6%)	665 (30.7%)
Census Tract 99.18, Block Group 3	41 (4.7%)	96 (11.2%)	46 (5.3%)	86 (9.9%)	379 (43.8%)	55 (6.4%)	162 (18.7%)
Census Tract 99.18, Block Group 4	41 (3.5%)	113 (9.7%)	73 (6.4%)	122 (10.5%)	501 (43.2%)	75 (6.5%)	234 (20.2%)
Census Tract 99.19, Block Group 1	124 (5.0%)	239 (9.5%)	91 (3.6%)	290 (11.6%)	1,093 (43.6%)	243 (9.7%)	425 (17.0%)
Census Tract 99.19, Block Group 2	147 (6.3%)	364 (15.6%)	162 (7.0%)	444 (19.1%)	953 (40.9%)	99 (4.2%)	160 (6.9%)

Source: US Census Bureau 2000 Block Group Data

In the Planning Area, the group of 70 and older is seeing the largest percentage change at 44.9% from 1990 to 2000. While part of the change could be explained by those 60 years old in 1990

becoming part of the 70 plus age group in 2000, this would likely account for no more than half of the net change. This increase in the 70 plus age group may also explain the significant decrease in the 65 to 69 age group. Also notable, is the decrease in the 20 to 34 year old age group. While the ten (10) year Census periods could account for some of the gain in the 35 to 64 age group, it is likely out-migration from the Planning Area could more obviously explain the negative change as some of the 1990 members of the 5 to 14 and all of the 15 to 19 age group would move into the 20 to 34 year old age group.

Figure 2.8: Planning Area Age: 1990 to 2000

Age	1990	2000	Net Change	% Change
Under 5	357	368	11	3.1%
5-14	838	846	8	1.0%
15-19	378	387	9	2.4%
20-34	1,205	1,009	-196	-16.3%
35-64	2,696	3,218	522	19.4%
65-69	699	590	-109	-15.6%
70+	1,036	1,501	465	44.9%
Total	7,209	7,919	710	9.8%

Sources: Based on U.S. Census 1990 and 2000 Block Group Data

Migration

As compared to the County, more people remained in the same house within the Planning Area (Figure 2.9). There was a 3.6% increase between 1985 to 1990 and 1995 to 2000 of those living in the same house, while within the County there was a 2.4% decrease.

Figure 2.9: Migration as Percent of Total Population

Place	1985 to 1990			1995 to 2000		
	Living in Same House	Living in Different House in Same County	In-migration	Living in Same House	Living in Different House in Same County	In-migration
Henderson County	56.5%	19.9%	23.6%	54.1%	20.4%	25.5%
Planning Area	52.4%	18.9%	28.7%	56.0%	18.6%	25.4%

Source: U.S. Census 2000, 1990

Note: In-migration refers to those persons that moved into the listed place from another county, state, or country

Income

While it appears that the majority of households in the Planning Area make between \$10,000 to \$24,999, there is a higher percentage of households as compared to the County which have incomes of \$75,000 to \$99,999 and \$100,000 or greater. Of the block groups comprising the Planning Area, Census Tract 99.17, Block Group 1, which also makes up the smallest portion of the overall Planning Area, has the highest income. The lowest incomes are found in Census Tract 99.07, Block Group 6 with 26.8% of the population making \$10,000 to \$24, 999 and 21.3% making \$25,000 to \$34,999. The estimated median income for the County in 1999 was \$38,109 while the Planning Area’s median income was estimated to be \$42,713.

Figure 2.10: Household Income, 1999

Place	Less than \$10,000	\$10,000 to \$24,999	\$25,000 to \$34,999	\$35,000 to \$44,999	\$45,000 to \$59,999	\$60,000 to \$74,999	\$75,000 to \$99,999	\$100,000 +
Henderson County	8.4%	21.5%	15.6%	13.6%	14.8%	10.0%	8.5%	7.7%
Planning Area	6.0%	18.9%	16.3%	13.7%	16.5%	11.2%	9.0%	8.5%
Census Tract 99.07, Block Group 3	9.4%	9.8%	13.9%	14.2%	17.0%	14.3%	11.4%	10.1%
Census Tract 99.07, Block Group 4	4.9%	16.2%	16.0%	13.7%	16.0%	12.3%	15.2%	5.8%
Census Tract 99.07, Block Group 5	5.0%	14.6%	14.6%	10.1%	23.1%	11.8%	11.8%	9.0%
Census Tract 99.07, Block Group 6	10.8%	26.8%	21.3%	11.2%	11.8%	8.8%	5.5%	3.6%
Census Tract 99.17, Block Group 1	2.8%	9.6%	11.8%	11.8%	14.1%	15.5%	14.6%	19.8%
Census Tract 99.18, Block Group 2	5.0%	16.7%	13.6%	18.9%	13.8%	12.7%	10.6%	8.7%
Census Tract 99.18, Block Group 3	7.0%	22.3%	11.5%	14.2%	13.7%	12.6%	12.6%	6.2%
Census Tract 99.18, Block Group 4	1.4%	24.8%	7.7%	11.8%	16.5%	14.8%	10.2%	12.8%
Census Tract 99.19, Block Group 1	4.1%	9.3%	18.9%	14.4%	22.1%	8.8%	9.4%	13.0%
Census Tract 99.19, Block Group 2	6.5%	21.5%	24.0%	12.5%	11.1%	11.1%	7.5%	5.9%

Source: U.S. Census 2000

Within the Planning Area, a higher percentage of residents are at or above the poverty level as compared to the County. Census Tract 99.19, Block Group 2 has the highest percentage of residents who have incomes below poverty level. Census Tract 99.18, Block Group 4 appears to have the highest percentage of residents who have incomes at or above the poverty level. The U.S. Census Bureau defines poverty level based on income thresholds that vary by family size and composition. For example, a family household in 1999 composed of two (2) adults and two (2) children have a poverty threshold of \$16,895.

Figure 2.11: Percent Income Below Poverty Level, 1999

Place	Income Below Poverty Level	Income At or Above Poverty Level
Henderson County	9.7%	90.3%
Planning Area	6.1%	93.9%
Census Tract 99.07, Block Group 3	6.0%	94.0%
Census Tract 99.07, Block Group 4	6.3%	93.7%
Census Tract 99.07, Block Group 5	6.9%	93.1%
Census Tract 99.07, Block Group 6	9.2%	90.8%
Census Tract 99.17, Block Group 1	2.9%	97.1%
Census Tract 99.18, Block Group 2	4.8%	95.2%
Census Tract 99.18, Block Group 3	4.7%	95.3%
Census Tract 99.18, Block Group 4	1.7%	98.3%
Census Tract 99.19, Block Group 1	5.6%	94.4%
Census Tract 99.19, Block Group 2	9.5%	90.5%

Source: 2000 Census U.S. Census

Demographic Projections

Population projections, based on exponential growth, show that between 2000 and 2020 the population will grow by 8,803 persons, with the population more than doubling in size (Figure 2.12). The trend of fewer persons per household is expected to continue.

Future population growth within the Planning Area will be largely affected by the availability of public water and sewer and the Land Development Code’s subdivision and zoning regulations. Additionally, development and thus population growth may be limited by existing subdivision of land. Economic changes, land values changes, or changes in County regulations could potentially influence the rate of growth for the Planning Area, which in turn would affect the current demographic projections.

Figure 2.12: Planning Area Population Growth: 2000 to 2020							
Year	2000	2006	2010	2015	2020	Growth 2000 to 2020	% Change
Persons	7,919	10,396	11,915	14,115	16,722	8,803	111.2%
Households	3,389	4,662	5,789	7,187	8,924	5,535	163.3%
Persons/ Household	2.34	2.23	2.06	1.96	1.87	-0.46	-19.8%
Source: 2010, 2015 and 2020 projections based on U.S. Census Data 1970 and 2006							