

C O U N T Y O F B U N C O M B E

C O M P R E H E N S I V E L A N D U S E P L A N

PHASE 2

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P H A S E T W O
F I N A L

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Phase Two of the Comprehensive Land Use Plan for Buncombe County began in August of 1997 and continued through December 4, 1997 when the Phase Two Report was completed.

Phase Two of the Land Use Plan provided an opportunity to initiate the project, inventory existing county conditions in select resource areas, and provide an overview of the region as a context for land use analysis. The Consultant Group met with the Buncombe County Staff, an appointed project steering committee, and a technical advisory group during this phase on August 12, 1997 and September 18, 1997 to review the County and regional inventory as well as to discuss key issues, goals, growth forces and factors.

A county-wide Steering Committee was appointed by the County Commissioner early in Phase Two in order to review data, reports, and maps.

In Phase Two, inventory maps were produced and a report was prepared to record the data and decisions made relative to key goals and issues. This information and planning decision will form the background context for the entire planning process.

The purpose of the Phase Two inventory is to document conditions in the following five areas: Natural Environment, Transportation, Infrastructure, Urbanization, and Land Use. Data from these areas will provide the leadership team and future community participants with a clear foundation of information and trends affecting land use in the county and across the larger region. In future phases, the information gathered in Phase Two will provide a launching platform for the development of land use alternatives, evaluation, and selection of preferred land use plans.

In Phase Three, this data will be supplemented with additional resource information and put into a land capability model. This model will provide a technical composite of land use capabilities throughout the county.

SOUTHEAST CONTEXT

Southeast

Until the 1980's, the Southeast remained a primarily rural region with a domestically-based economy with limited links to the global economy. The rise of Atlanta as the Southeastern US global hub has led to economic changes throughout the region. The Carolinas, following the lead of the Atlanta, developed 18 metropolitan areas with populations over 100,000.

Today, the Southeast can be described by its logistics pattern which includes road networks, ocean ports, rail patterns, commercial airports, surface cable, and satellite networks. These patterns define movements of goods, people, and information within this region and the region's larger connection to the global economy (See Fig. 2.1).

The Southeast has been the nation's fastest growing region over the last 20 years and will continue to emerge as a population and employment center. Key points within this region will have advantages over others as a result of network geometry, new network connections, and most importantly, the vision to plan for future demands.

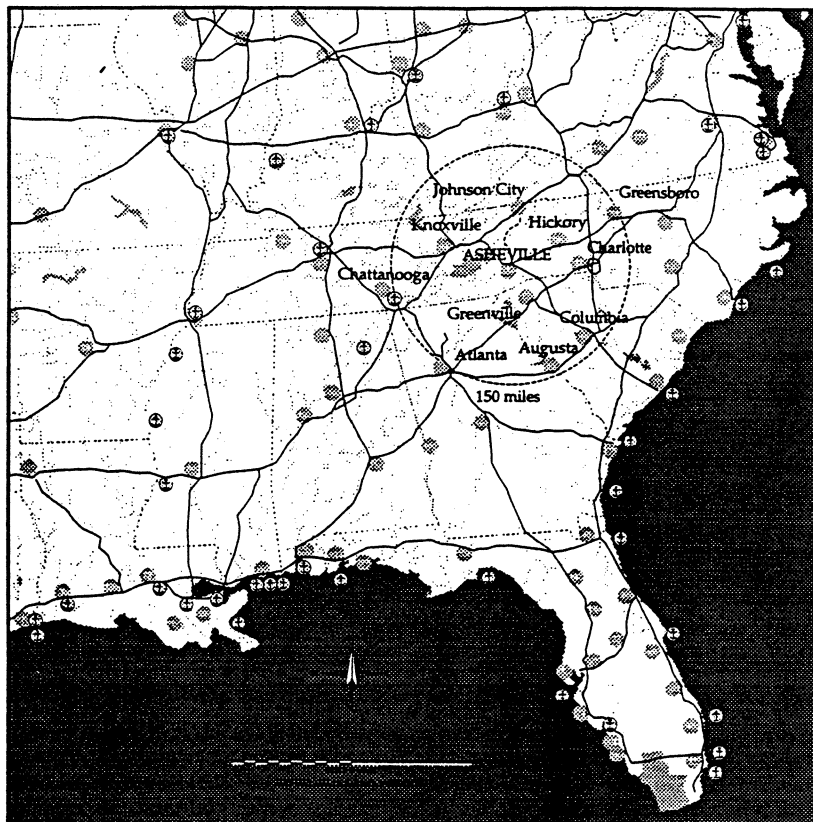


Fig. 2.1: Southeast

Throughout the 1970s, 1980s and into the 1990s, the Southeast (defined here as the 12 traditional Southern states) has grown faster than the nation as a whole. While the area is projected to continue to lead the nation in growth over the next 20 years, it will begin to taper off after 2015 and decline until the Southeast and the nation have equal growth rates for the period 2000 to 2025.

The Appalachians

The Appalachian Mountains historically have been a barrier between the major population centers of the East Coast and the Midwest. Relatively few major interstate highways cross this mountainous region that parallels the East Coast between southern Canada to Alabama. There are few major urban areas located within this mountainous region due in large part to the topography of the area and the inherent access problems associated with their location. Mid- to small-size cities, including Charleston, WV; Roanoke, VA; Bristol, TN; and Asheville, NC are scattered throughout the region among many small towns and villages. However, the entire region is not densely populated.

Asheville's Location

Strategic points within the Appalachians are at the points where major interstate highways cross the mountain range. Asheville is located at such a strategic point. At Asheville, I-26 intersects I-40 a major interstate highway connecting the East Coast with the West Coast. I-40 crosses the Appalachian mountain range and runs directly through Asheville. These two interstate highways have become primary shaping forces on the City of Asheville, Buncombe County, and the surrounding areas. The Port of Charleston, a major East Coast seaport, is directly connected to Asheville via I-26. The major airports of Charlotte and Atlanta are both accessed via I-85 to the south of the region. With the completion of I-26 N to Johnson City, TN, the Midwest will be increasingly accessible to this area.

The Carolinas

The Carolinas is a distinct two-state area which was divided by the British into North and South Carolina in 1732. Traditionally thought of as a region between Atlanta and Washington, D.C., the emergence of Charlotte as a national banking center, major air hub, and professional sports city, has given the Carolinas a growing national identity. The growth of Charlotte's identity has strengthened the identity of the other more traditionally well-known metros including Charleston, SC; Asheville, NC; Winston-Salem, NC; and Raleigh, NC. The strengthening of the Carolinas identity combined with the urban and agricultural resources of the two states, is fueling the growth of metropolitan areas across the Carolinas.

The Carolina MSA's

There are eighteen Metropolitan Statistical Areas (MSA's) in NC and SC. These MSA's range in size from 1.29 million in Charlotte, down to 106,000 in Sumter, SC. The metropolitan areas are scattered across the two Carolinas from the Coastal Plain to the mountains. Along the Coastal Plain, there are four metropolitan areas, ranging from Charleston, SC, the largest with a population of 506,420 through Myrtle Beach and Wilmington, down to Jacksonville, NC with 143,000 people. There are eight MSA's in the Sandhills, the largest of which is Columbia, SC with a population of 481,718, down to Goldsboro, NC with 107,712. The four largest MSA's are found in the Piedmont with two in NC, one in SC, and the Charlotte MSA crossing the border of the two states. There are only two mountain MSA's including Hickory-Morganton with 310,236 and Asheville with 207,448.

Size and Growth Rates

Of the eighteen Metropolitan Statistical Areas (MSA's) in North and South Carolina, the Asheville MSA ranks tenth overall with an estimated MSA population of 207,448 in 1995. The population of this MSA increased from 191,774 in 1990, an increase of 15,676 or 8.2%. This compares to the largest Carolina MSA, the Charlotte-Gastonia-Rock Hill MSA, with a population of 1,289,177 in 1995. This MSA had the largest population increase of 127,037 or 10.9% in the time period 1990-1995. However, the Carolinas MSA's with the largest percentage increase over this time period were the Wilmington, NC MSA with a 17.1% increase and the Raleigh-Durham-Chapel Hill MSA with a 15.9 % increase (See Fig. 2.2). The Asheville MSA was the 155th largest MSA in the US in 1992. However, this is a drop from the 153rd ranking it had in 1990. The Charlotte-Gastonia-Rock Hill MSA was ranked 33rd in 1992, up from 34th in 1990.

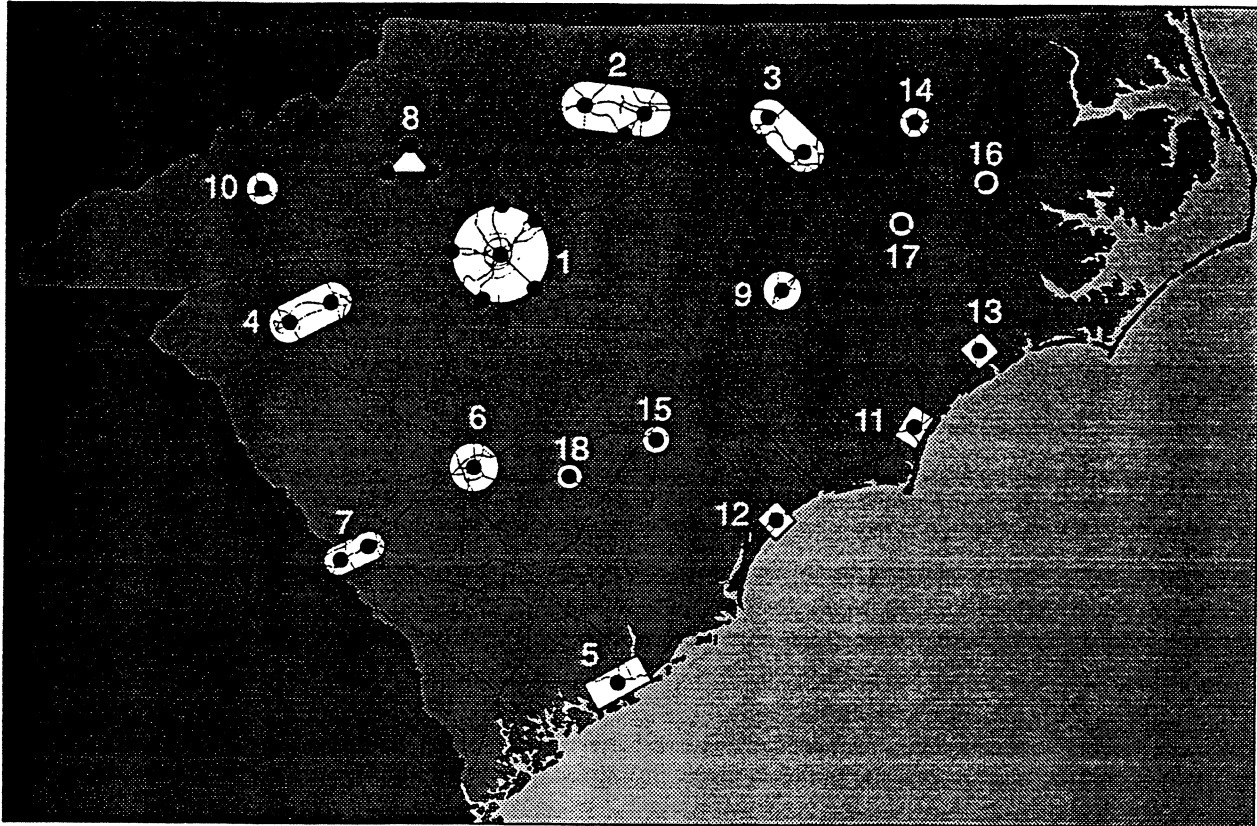


Fig. 2.2: MSA's of NC and SC

<u>Metropolitan Area</u>	<u>Census</u>	<u>Estimated</u>	<u>Estimated</u>	<u>Change '90-'92</u>		<u>Change '90-'95</u>		<u>Rank</u>	
	<u>4-1-90</u>	<u>7-1-92</u>	<u>7-1-95</u>	<u>No.</u>	<u>Pct.</u>	<u>No.</u>	<u>Pct.</u>	<u>1990</u>	<u>1992</u>
1. Clt-Gastonia-Rock Hill, NC-SC MSA	1,162,093	1,212,393	1,289,177	50,300	4.3	127,037	10.9	34	33
2. G'boro-Win.-Salem-High Pt., NC MSA	1,050,304	1,078,377	1,123,840	28,073	2.7	73,536	7.0	39	39
3. Raleigh-Durham-Chapel Hill, NC MSA	858,485	910,894	995,256	52,409	6.1	136,771	15.9	50	48
4. G'ville-Spartanburg-Anderson, SC MSA	830,563	852,962	884,306	22,399	2.7	53,767	6.5	55	55
5. Charleston-North Charleston, SC MSA	506,875	528,587	506,420	21,712	4.3	-457	-0.1	73	72
6. Columbia, SC MSA	453,331	471,837	481,718	18,506	4.1	27,786	6.1	79	78
7. Augusta-Aiken, GA-SC MSA	415,184	443,573	453,209	28,389	6.8	37,989	9.1	85	81
8. Hickory-Morganton, NC MSA	292,409	299,218	310,236	6,809	2.3	17,831	6.1	120	120
9. Fayetteville, NC MSA	274,566	277,322	285,869	2,756	1.0	11,156	4.1	126	127
10. Asheville, NC MSA	191,774	197,463	207,448	5,689	3.0	15,676	8.2	153	155
11. Wilmington, NC MSA	171,269	182,244	200,610	10,975	6.4	29,341	17.1	166	163
12. Myrtle Beach, SC MSA	144,053	152,321	157,902	8,268	5.7	13,849	9.6	189	186
13. Jacksonville, NC MSA	149,838	144,531	143,324	-5,307	-3.5	-6,514	-4.3	182	194
14. Rocky Mount, NC MSA	133,235	136,734	141,932	3,499	2.6	8,563	6.4	201	202
15. Florence, SC MSA	114,344	118,595	122,769	4,251	3.7	8,425	7.4	230	227
16. Greenville, NC MSA	108,480	112,474	117,740	3,994	3.7	9,260	8.5	239	238
17. Goldsboro, NC MSA	104,666	107,712	110,174	3,046	2.9	5,508	5.3	242	242
18. Sumter, SC MSA	101,276	103,723	106,823	2,447	2.4	5,547	5.5	245	243

Source: US Dept of Commerce, Bureau of Census

METRO REGION

Metro Region Context

The form of a region describes the shape, arrangement, and relationship of the urban and urbanizing areas of a metro region. It involves a description of the growth and dynamics which are the operative forces changing the form of the urban and rural areas of the region.

A metropolitan region can be described as the framework upon which the various regional centers and resources are organized and inter-connected. The structure describes both the transportation and development skeleton of a region and can be clearly broken into a hierarchical pattern of primary, secondary, and tertiary connections.

The Asheville metro is a form of a bi-polar metro area which is dominated by the city of Asheville, at the center of Buncombe County (See Fig.2.3). Hendersonville forms the secondary bi-polar node directly to the south along the I-26 corridor. Hendersonville, with a 1995 population of 9,274, is the third largest city of the Asheville metro behind Waynesville, with a 1995 population of 9,530. However, Henderson

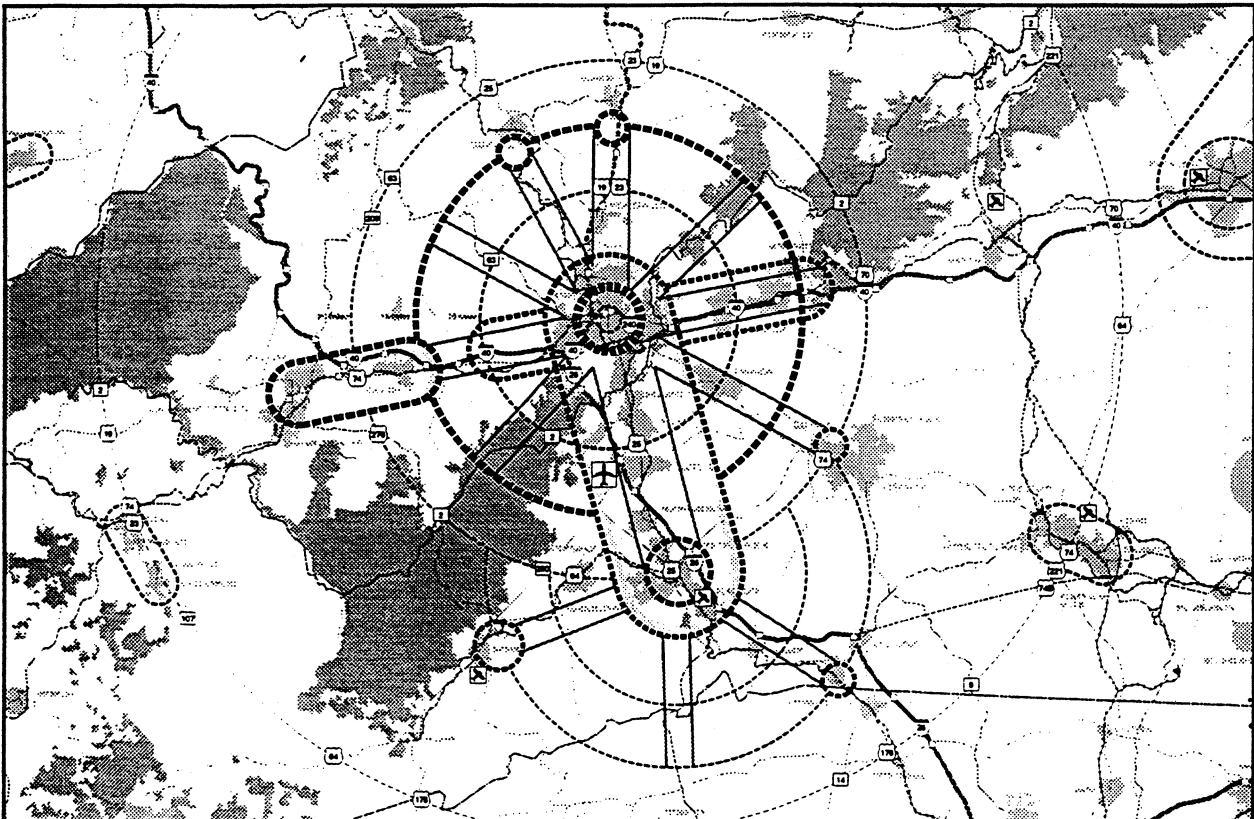


Fig. 2.3: Metro Form

County has consistently shown the highest growth of the regional counties between 1970 and 1995 (See Appendix 1). Between 1990 and 1995, Hendersonville (27.32%) had the second highest growth rate of any regional municipality with a population above 500, behind only Black Mountain (33.45%) (See Appendix 2).

However, urban development within this region is also highly influenced by the topology of the areas surrounding the metro areas. In addition, other centers are located at various distances from the center of the county, primarily set along transportation corridors such as I-40, I-26, US-19/23, US-25, and US-74.

Counties

There are three groupings of counties that comprise the region in which Buncombe County is located. The "Metro" is defined by the counties that make up the Land of Sky Council of Governments (See Fig. 2.4). These counties include Buncombe, Henderson, Madison., and Transylvania. The "Eastern Region" is comprised of five counties

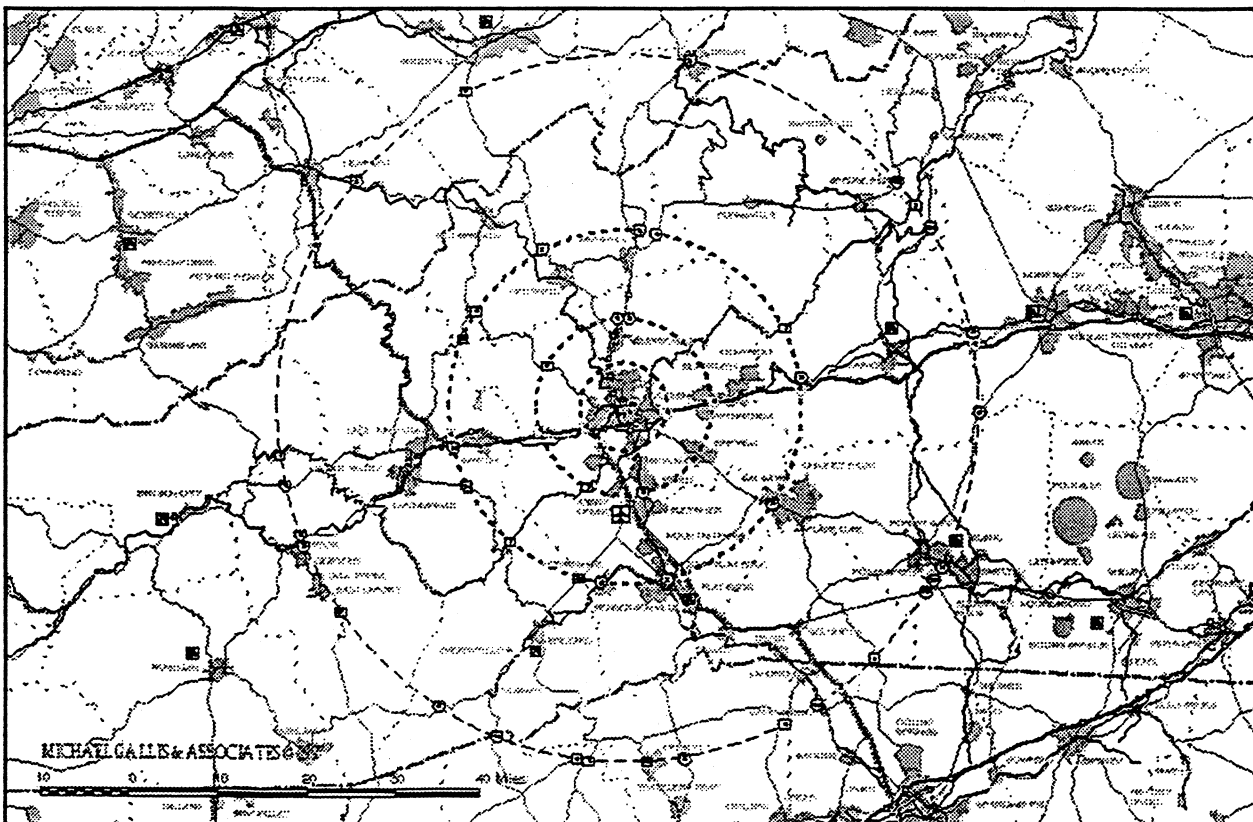


Fig. 2.4 Metro Region

including McDowell, Mitchell, Polk, Rutherford, and Yancey Counties. The "Western Region" is comprised of Haywood, Jackson, and Swain Counties.

Metro Urban Rings

There are two rings of cities surrounding Asheville. The area comprising the Asheville Metro falls within the ring that is twenty miles from the center of the city. The Asheville Metro Region generally falls within the forty-mile ring.

Metro Cities (Twenty-mile ring):

The cities falling on or within the twenty-mile ring form the metro. These cities include: Asheville, Black Mountain, Biltmore Forest, Brevard, Canton, Chimney Rock Village, Clyde, Flat Rock, Fletcher, Hendersonville, Mars Hill, Marshall, Maggie Valley, Montreat, Old Fort, Weaverville, and Woodfin. Other communities falling within the twenty-mile ring include: Arden, Avery Creek, Bat Cave, Cherryfield, East Flat Rock, Fairview, Horseshoe, Lake Junaluska, Laurel Park, Mountain Home, Oteen, Skyland, and Swannanoa.

Metro Régional Cities (Forty-mile ring):

In addition to the metro cities, the cities falling on or within the forty-mile ring form the metro region. These additional cities between the twenty- and forty-mile rings include: Alexander Mills, Bakersville, Bostic, Brevard, Burnsville, Columbus, Dillsboro, Ellenboro, Forest City, Highlands, Hot Springs, Lake Lure, Maggie Valley, Marion, Rosman, Ruth, Rutherfordton, Saluda, Spindale, Spruce Pine, Sylva, Tryon, Waynesville, and Webster. Other communities falling within the forty-mile ring include Cullowhee, Irwin, Landrum, and Marietta,

In addition to these cities, the Cherokee Indian Qualla Boundary lies on the forty-mile ring. This 56,000 acre reservation established in 1889 borders the Great Smoky Mountains National Park and is home to over 10,000 residents.

GROWTH SHAPING FORCES

Many factors are instrumental in shaping the patterns of urban growth throughout a region. These factors may act alone in shaping area growth or may work in conjunction to spur quick growth in an area.

PHASE II

Growth-shaping forces discussed in Phase II primarily deal with the physical environment and demographic factors of the region. These include the following factors:

Environment

Important environmental factors shaping growth in the metro region include National and State Forests, watershed basins, rivers, lakes, forest cover, soils, topology, etc. These factors generally act as boundaries and limit urban growth.

Transportation

Transportation factors affecting growth in the metro region include existing and future interstate highways, arterials, rail lines, and airports.

Infrastructure

Infrastructure factors affecting growth in the region include existing and planned water and sewer lines, gas service, electric service, etc.

Urbanization

Urbanization factors affecting the metro region include past urban development and growth as well as population change within the metro.

Land Use

Current land use in the region is typified by low-density urbanization scattered throughout the county. There are no patterns of centers within the county. Land use will be studied further to determine existing land cover and land use and the effects these factors will have on future development.

Demographics

Demographic factors studied include population growth, age, income, educational attainment, housing value, and density.

In addition to the growth-shaping forces addressed in Phase II, the existing resources and the patterns they form affect a region as well. These regional resources will be addressed in Phase III.

PHASE III

Growth-shaping forces discussed in Phase III primarily deal with the resources of the region. These include the following factors:

History

Historic resources within the metro region will be documented including historic districts and museums, as well as individual sites.

Culture and Arts

Culture and Arts facilities such as museums, theaters, auditoriums, pavilions, teaching facilities, etc. will be documented.

Health

Medical facilities including hospitals and specialty hospitals will be documented.

Economic Development

The commercial development of the metro region will be documented including retail, industrial, office, and hotel development.

Education

Educational facilities including colleges, community colleges, universities, public, and private schools will be documented.

E N V I R O N M E N T

METRO REGION CONTEXT

Buncombe County is set within the Appalachian Mountains among some of the Carolinas' most important environmental resources. However, due to the topography of the area, these rugged mountains also act as a barrier to development throughout the region.

The county, at the headwaters of the French Broad River, is bisected by this river which flows from south to north through the largest core city of the metro at Asheville. This river then flows into the Tennessee River.

The greater region includes notable environmental resources including mountain ranges, national parks and forests, hiking trails, equestrian facilities, botanical gardens, lakes, rivers, etc. The county is also intersected and embraced on three sides by the Pisgah National Forest.

Environmental Resources

Other important environmental amenities in the metro region include the Blue Ridge Parkway which links Buncombe County to both the Shenandoah National Park in Virginia and the Great Smoky Mountains National Park in North Carolina and Tennessee. Additionally, the Appalachian Trail runs along the NC/Tennessee border through Swain, Madison, Yancey, and Mitchell Counties in the metro region. The region includes other notable environmental assets including Lake Lure, Chimney Rock, Hickory Nut Gorge, Linville Caverns, Looking Glass Falls, Whiteside Mountain & Devil's Courthouse, and Mount Mitchell among many others. Over 100 species of native trees grow in these mountains, equaling the number on the entire continent of Europe. Additionally, over 1,300 varieties of flowering plant grow in the Smoky Mountains.

Environmental Boundaries

These same environmental amenities that enrich the metro region may also act as barriers to future development within the metro. Buncombe County is surrounded by State and National Forests which act as barriers to future urban expansion.

The Pisgah National Forest is split into two areas, one which is to the north and northeast of Buncombe County and one to the southwest of Buncombe County. The north/northeast portion of this forest encompasses parts of Haywood, Madison, Mitchell, McDowell, Yancey, and Buncombe Counties, as well as other counties outside of the metro region. The southern portion of this forest lies in por-

tions of Buncombe, Henderson, Haywood, and Transylvania Counties.

The Great Smoky Mountains National Park encompasses portions of Swain and Haywood Counties, as well as portions of Tennessee to the west of Buncombe County. This is the most-visited National Park in the US, with more than 9 million visitors coming to this 520,408 acre park annually.

The Nantahala National Forest occupies a large part of the westernmost portion of NC. This forest encompasses the majority of Jackson County to the west of Buncombe County and a part of Transylvania County.

The Cherokee National Forest parallels the NC/Tennessee border in Tennessee. Though the Cherokee National Forest lies outside of the metro region, the US-23/19 corridor, which is the future route of the I-26 N extension, runs through this forest towards Johnson City, TN. This will affect future development along this corridor.

BUNCOMBE COUNTY

Environment

The natural structure and environmental attributes of Buncombe County are significant assets that should be well understood for their intrinsic and economic value and will also provide a basis to assess where urban growth is appropriate or not.

The Drainage System

This structure is based on the drainage system, the French Broad River and its corresponding tributary streams and sub-basins. The river originates Transylvania County and flows north- essentially dividing the county in half as it flows into Madison County.

Significant tributaries of the French Broad River include the Swannanoa River and Hominy Creek which further subdivide the county and together establish the pass through which Interstate 40 travels, east to west across the county. Other tributaries include Avery Creek, Bent Creek, Cane Creek, Dillingham Creek, Ivy Creek, Newfound Creek, Reems Creek, and Turkey Creek. Also, the Broad River (which occupies a distinct watershed from the French Broad River) originates in the southeast corner of Buncombe County. The Broad River flows southeast into Henderson County and east to eventually join the Catawba-Pee Dee River system.

Some of the sub-basins are critically important because they are specifically maintained as sources for drinking water. Other drainage sub-basins are not so important as drinking water supplies, but nevertheless support a wildlife regime of plants and animals, which depends on maintaining good water quality. Protection of the county's water quality should be a primary goal related to land use and future growth.

A key component to the drainage system are the floodplains lying adjacent to the rivers and streams. The flood plains are typically more extensive with larger bodies of water (the French Broad River has massive flood plain areas in the county). However, some of the smaller creeks can also have large flood plains depending on the specific size and shape of the sub-basin and the local terrain. Reduction in functional flood plain area will induce greater flooding downstream and a more rapid flush of flood water, greater soil erosion, and degradation of water quality. Often, the most extensive wetlands are associated with flood plain areas. Wetland areas are protected from development in excess of one third of an acre by federal regulation.

Terrain and Soils

The character of the terrain and makeup of the subsurface soils are another primary component of the physical environment of Buncombe County. Being located in the heart of the Blue Ridge Mountains, and specifically in the French Broad River Valley, the county contains a full range of terrain features. In the lower parts of the valley, the terrain is generally gentle, ranging in slope from essentially flat (floodplains) up to 10% (hilly). These areas are more conducive to urban development because they require less earth moving and buildings can utilize conventional foundations.

Moving up the valley into the more hilly terrain, slopes can range up to 20% which become more difficult and expensive to develop. Greater impacts to the environment are expected when developing in steeper terrain as the probability of erosion increases dramatically and the visual effects of excavations or earth fills are often unsightly due to the cleared vegetation and unnatural appearance.

In the mountainous areas it is common for terrain to slope in excess of 20% up to 50%. These areas are practically impossible for building except for very small-scale development such as individual homes on very large acreages. Public infrastructure (water and sewer) is generally not available in the steeper terrain so that private systems (wells and septic tanks) are required in these locations. In the very steep conditions, it is often impossible to obtain soil

conditions that can support septic drain fields. For this reason, these areas are generally not conducive to development.

Forest and Surface Cover

Since the 1920's when the forestry industry blossomed in North Carolina, the primary woodlands of Buncombe County have been severely depleted. Only small pockets of primary forest (mature deciduous woodlands) remain in isolated locations. The largest areas are in federal lands- the National Forest and National Park areas associated with the Blue Ridge Parkway. Agriculture (crop-land and tree farms) have certainly reduced prime woodland areas in the county, especially during this century, and continues to be a principal reason for woodland clearing. Nevertheless, vast acreages of woodland remain in Buncombe County even though it is second, third, or fourth generation.

Wildlife thrives in areas where a diversity of surface cover is provided. A forest having a variety of hardwood species including tree cover as well as ground and shrub layer species is perhaps most desirable. However, the combination of open fields, hedges, and woodlands is also a very productive environment for wildlife since it provides both shelter and food sources.

Important concepts for conservation include maintaining a variety of surface covers to encourage a diversity of wildlife and providing continuity of open spaces, i.e.: reducing the amount of encroachment or providing open space connections between wildlife zones.

Geographic Zones

This map illustrates topographic contours, ridgelines (watershed divides), and watershed basins throughout the county. The physical structure of the county is created primarily by the French Broad River which carries the vast majority of runoff from smaller creeks and streams.

Another significant feature of the county is that much of its borders with adjoining counties are defined by mountain ridgetops. This feature provides for Buncombe County to be largely self-contained in terms of the watersheds contributing natural runoff into the county. Also, the mountains that form the county boundary also create a visual horizon so that the viewshed (the observable vista) is totally contained within Buncombe County. This is especially true along the county's east and west boundaries where the Blue Ridge Mountain range and the Pisgah Range, respectively, define the county perimeter. The eastern boundary includes landmarks such

as Black Knob, Evans Knob, Swannanoa Gap, Graybeard Mountain, Walker Knob (5,429 asl), and Coxcomb Mountain (5,443 asl). The western boundary features include Pine Mountain, Ferrin Knob, Mt. Pisgah (5,721 asl), Newfound Mountain, and Sandymush Bald, among others. On the northern side of the county this feature of containment by the mountain ridges breaks down, as the French Broad watershed gets larger.

The river divides the county into east and west sections and is then further subdivided into multiple sub-basins of the French Broad. This information was provided by Buncombe County, Buncombe County Water Authority, and NC-CGLA.

Natural Areas

This map includes a depiction of NC State Parks, Federally owned Land, County Parks, Natural Areas and other significant areas, old growth forests, and wetlands identified on the National Wetland Inventory. The largest component of the natural area is comprised of the Pisgah National Forest. In Buncombe County, the Pisgah Forest is divided into two areas located in the northeast and southwest parts of the county. Included in the designation of Significant Areas is Biltmore Estate which occupies approximately 3,500 acres in south Asheville. Sources of this information include Land of Sky COG, Buncombe County, NC-GIA, and SAA Database.

Slope

This map depicts a classification of terrain throughout the county into four categories ranging from most gradual to excessively steep land. Terrain is described in terms of slope percentage, i.e.: the ratio of vertical change in elevation to horizontal distance. Areas having slopes in excess of 20% are considered prohibitive for development of roads and buildings. The exception to this is for very low density residential development (individual homes) which are carefully designed to seek out pockets of gradual terrain within much steeper areas on which to locate a dwelling. Areas with slope of 15-20% are too steep for extensive developments and will require extensive earthwork and/or building foundations especially adapted to the steep terrain (piers, stem wall, etc.) Much of Buncombe County consists of steep terrain. This condition has historically caused the majority of development to occur in the gentler, valley bottoms. The source of this information is SAA Database.

Elevation

This map depicts elevation relief throughout the county, illustrated in intervals of 50 feet. The elevations shown are in relation to altitude above sea level. The source for this data is the SAA Database.

Prime and Important Farmland

This map identifies the best agricultural areas of Buncombe County, based on soil types, which are known to be most suitable for forestry, cropland, and horticultural purposes. Important farmland in Buncombe County is identified by soil types and in areas which have less than 15% slope. Much of this land is alluvial (floodplain) soils associated with river and stream bottoms. Over the past twenty years much of this area has been consumed for urban development.

The farm industry in the county includes cropland (tobacco is the main cash crop), dairy and beef cattle, and horticulture including both nursery and Christmas tree farms. Considerable areas in the county utilize steeper terrain for grazing livestock. The source for this map is the SAA Database and the Soil and Water Conservation District Office.

Designated Environmental Areas

Key environmental features are shown on this map including Federal and State identified rare and endangered species, state historic byways, high quality water resource areas, the Blue Ridge Parkway, and watershed protected areas. A majority of unique wildlife species appear in the mountainous areas of the county, with the numbers increasing in proportion to elevation and reduced human habitation.

Class 1 Watersheds are designated for drinking water and therefore completely restricted to development. The Asheville-Buncombe County Water Authority has two watersheds consisting of a total of 20,000 acres of completely undeveloped land to maintain its watershed protection.

Many of Buncombe County's country roads are scenic resources of the county. Several are designated as State Historic Byways and the Blue Ridge Parkway traverses approximately forty miles of the county. The sources for this map include NC-CGLA, SAA Database, and Land of Sky COG.

TRANSPORTATION

METRO REGION CONTEXT

Buncombe County and the region is the crossroads for two major interstates, I-40 and I-26. The region is gaining greater access to surrounding regions through several road improvement projects, most notably the I-26 N extension which will connect to I-81 in Johnson City, TN. Additionally, I-85 is directly accessible via its intersection with I-26 in Spartanburg, SC. Approximately 75% of the nation's population is within a day's drive of Asheville. The arterial road structure of the region is primarily radial extending from the core city of Asheville with little or no circumferential road networks.

Airport

The region's primary airport, Asheville Regional Airport, is positioned along I-26 between Asheville and Hendersonville. This airport is serviced by Atlantic Southeast, Comair, and USAirways/USAir Express. Asheville Regional Airport has 22 flights per day (Charlotte: 8, Atlanta: 8, Raleigh: 3, Cincinnati: 3). Other general aviation facilities are scattered throughout the region.

Rail Service

Norfolk-Southern Railroad has two lines which cross in Buncombe County. One north-south line runs from Tennessee to the Greenville-Spartanburg metro while the east-west line is a dead-end line from western North Carolina that connects to Statesville and Salisbury to the north of Charlotte.

Arterials

Land Use in Buncombe County has historically been associated with its principal roads so that one can easily trace the expansion of Asheville during the 1950s and 1960s by driving the older U.S. highways- U.S- 74, US-25, US-70, and US-19/23. Although there certainly has been more recent development along these corridors, and will continue to be, these are the original arteries and are where suburbanization began. Commercial uses in various states of decline are observable along these corridors. Naturally, the main residential areas have been built in the wedges of land between these main highways where other infrastructure services have been provided.

Interstate Highways

The interstate highway system (I-40 East-West, I-26 South, and the I-240 Downtown Loop) to a great degree parallel the US highways in Buncombe County, reinforcing the growth pattern along these corri-

dors. However, the interstate highways have also displaced commercial development in particular, as sites near the interstate interchange have become available and serviceable.

Urbanization will obviously continue along the interstate routes. It is expected that when US-19/23 is converted to interstate status (I-26 North) greater emphasis on urbanization in the north, to Madison County, can be expected.

Other road improvement projects on the Transportation Improvement Plan (T.I.P.) will also encourage increased development. These projects include Highway 74 East through Fairview, Highway 191 (Brevard Road), Highway 151 (Pisgah Road), and Highway 63 (Leicester Highway).

METRO REGION

NC Highway Divisions

The region falls primarily within two highway divisions, Division 13 and Division 14. Buncombe County lies entirely within Division 13. Major road improvements and new facilities are planned in this region including improvements to existing I-40 and I-26, and planned extensions to I-26 N and utilizing US-19/23. This I-26 extension is currently under construction and will connect to the already completed extension of this interstate highway in Tennessee. These projects will improve overall regional access and access to the Midwest.

Existing Road Network

The region's existing road network is highly influenced by the surrounding topography. Two major interstate highways, and one urban loop are located in the region. All of the region's interstate highways (I-40, I-26, and I-240) intersect in Asheville.

However, Asheville dominates the surrounding radial network of roadways serving the area as well. Asheville is the focal point of this radial network of arterial roadways which include US-74, US-25, US-70, US-19, US-23, NC-251, and NC-63. The majority of these roads follow the valleys and passes of the region. However, due to the topography, there are relatively few major circumferential roads through the area.

Commuting Patterns

Buncombe County is a net in-commuting county. As of 1990, Buncombe County averaged 6,261 daily net in-commuters. The county with the greatest number of people commuting to Buncombe County was Haywood County with 2,744 daily net in-commuters. Polk County averaged only 59 daily commuters to Buncombe County (See Table 1).

Daily Net In-Commuters to Buncombe County	
<u>County</u>	<u># Commuters</u>
Haywood	2,744
Madison	2,621
Henderson	537
McDowell	470
Yancey	337
Transylvania	77
Rutherford	69
Polk	59
Total	6,621
Source: U.S. Census, 1990	

Table 1: Region: Existing Transportation

BUNCOMBE COUNTY

Transportation

This map depicts the principal transportation systems in the county and includes the NCDOT Transportation Improvement Plan for 1997, Railroads, Airport, the MPO Urban Area Boundary, and the Blue Ridge Parkway. The main road projects identified on the county's TIP include:

1. The I-26 connector (approximately 1 mile of new interstate construction linking I-240 with US-19/23 across the French Broad River).
2. US-74 East (widening/realignment from Asheville to Bat Cave).
3. NC-151/Pisgah Road (widening/realignment from Candler to Pisgah Forest).
4. NC-63/Leicester Road (widening/realignment) scheduled to begin in 2003.

5. NC-191/Brevard Road (widening) scheduled to begin in 2005. Sources for this information include NCDOT, Buncombe County, and the SAA Database.

The Asheville Urban Area Metropolitan Planning Organization (MPO) planning jurisdiction currently includes an area focusing on the City of Asheville and extending through about half of the county along the principal road corridors. It is expected that the MPO's jurisdiction will be extended in the near future to encompass the entirety of Buncombe County. At present, the MPO is preparing to conduct a Comprehensive Transportation Plan which will include multi-modal transportation systems.

INFRASTRUCTURE

METRO REGION CONTEXT

Both the Metropolitan Sewer District (MSD) and Asheville Regional Water Authority have recently completed master plans which will guide the provision of infrastructure services in the county for years to come. Both entities have anticipated considerable growth in the southern part of Buncombe County, particularly in the Avery Creek, Limestone, and Fairview townships.

The MSD treatment plant presently has capacity to service anticipated growth although some of its current lines are substandard and are presently in progress or planned for upgrade. Should growth in the southern part of the county exceed expectations in the future, MSD may need to evaluate replacing interceptors or installation of a second treatment plant upstream on the French Broad River. Also, future development along I-26 North may require MSD to evaluate alternatives to service that area. The Regional Water Authority will be in a good position to service growth in southern Buncombe County with completion of the Mills River Distribution Plant.

Weaverville is presently constructing a new water plant at Forks of Ivy in north Buncombe County. This plant may be able to serve growth expected in the future I-26 North corridor.

Water and sewer lines extend primarily along major transportation corridors with significant expansion occurring in the south, and southeast quadrants.

BUNCOMBE COUNTY

Infrastructure - Sanitary Sewer Systems

Several jurisdictions in Buncombe County maintain sanitary sewer service districts in addition to MSD. These include Avery Creek which presently has lines going to the MSD pump station in that area. In addition, the municipalities of Woodfin and Weaverville maintain service areas and have provided lines linked to the MSD treatment plant.

Private package treatment plants account for some significant service in outlying areas. Some of the larger private systems include Bent Creek subdivision and Carmel Acres.

This map indicates the location of sanitary sewer lines and the service district area provided by the Metropolitan Sewer District (MSD). Lines being improved or scheduled for upgrade are high-

lighted on the map. The MSD Sewage Treatment Plant is located in north Asheville on the French Broad River. Also shown on this map are the location of sewer pump stations.

Infrastructure - Public Water Supply Systems

The location and extent of public water supply systems are shown on this map along with principal reservoirs and treatment plants. Planned facilities and lines planned for upgrade are also depicted on this map. The Asheville Regional Water Authority provides a regional water system with the main sources being Burnett Reservoir (30mgd), and Bee Tree Reservoir (5mgd). A new treatment facility, the Mills River Distribution Plant, is being planned in the southern part of the county scheduled to be operational in December 1998. Initially, this plant will have a capacity of 5 mgd, expandable to 20 mgd.

Weaverville and Woodfin have connections to the regional water authority. However, Woodfin maintains an independent water plant and Weaverville is currently constructing a plant at Forks of Ivy in the northern part of the county. Both Weaverville and Woodfin maintain WS-1 (Water supply) watersheds in the Reems Creek Valley. Both Black Mountain and Montreat also have water plants.

Infrastructure - Gas

This map depicts the extent of natural gas lines and service area in the county.

U R B A N I Z A T I O N

METRO REGION CONTEXT

The urban areas of the Appalachian Mountains are characterized by relatively few mid- to small-sized cities interspersed through a series of smaller towns and villages. These urban areas generally occur in the valleys of the mountain range versus development in the Piedmont and Coastal Plain where development typically occurs along ridgelines. As a whole, the area is not densely developed.

The primary and largest urban center of the southern Appalachians and of the region is Asheville. However, urban growth is occurring along the major transportation corridors radiating out from Asheville. Significant growth is occurring along I-26 S to Hendersonville forming a bi-polar pattern of urbanization between Asheville and Hendersonville. Urbanization is also occurring east and west along I-40 extending towards Canton and Waynesville to the west as well as Black Mountain to the east. Urbanization is also extending north along US-19/23 (future I-26 N).

Existing Urbanization

As measured by the percentage of the population living in active, incorporated municipalities, Buncombe county has the highest municipal population percentage of all the counties in the area. Of the 188,736 residents living in Buncombe County in 1995, 44.1% of its population, or 83,248 people live within a municipality.

Rutherford County has the second highest percentage of residents living within municipalities with 31.0% of its residents in these areas. Rutherford County is followed by Haywood County (29.5% living in municipalities), Transylvania County (23.9%), and Henderson County (20.7%) (See Table 2).

The metro region has 35.03% of its residents living in municipalities. This compares with 21.82% municipal residents for the Eastern Region and 20.37% municipal residents for the Western Region. The region as a whole has 29.01% of its residents living in municipalities.

These municipal population percentages for the Buncombe County area are lower than the NC State average of 49.1% of residents living within active incorporated municipalities. Additionally, these county municipal population percentages are significantly lower than those of Mecklenburg County (91.4%), Guilford County (73.8%), Forsyth County (71.6%), Wake County (71.2%), and Catawba County (44.7%).

1995 County Municipal Totals				
<u>COUNTY</u>	<u>Total 1995 Population</u>	<u>Non-Muni. Population</u>	<u>Municipal Population</u>	<u>Percent Municipal</u>
Buncombe	188,736	105,488	83,248	44.10%
Henderson	76,250	60,431	15,819	20.70%
Madison	17,778	14,787	2,991	16.80%
<u>Transylvania</u>	<u>27,168</u>	<u>20,667</u>	<u>6,501</u>	<u>23.90%</u>
Metro	309,932	201,373	108,559	35.03%
McDowell	37,244	31,430	5,814	15.60%
Mitchell	14,838	12,525	2,313	15.60%
Polk	15,743	12,501	3,242	20.60%
Rutherford	59,082	40,791	18,291	31.00%
<u>Yancey</u>	<u>16,143</u>	<u>14,585</u>	<u>1,558</u>	<u>9.70%</u>
Eastern Reg.	143,050	111,832	31,218	21.82%
Haywood	49,946	35,202	14,744	29.50%
Jackson	28,798	26,252	2,546	8.80%
<u>Swain</u>	<u>11,568</u>	<u>10,462</u>	<u>1,106</u>	<u>9.60%</u>
Western Reg.	90,312	71,916	18,396	20.37%
Region Total	543,294	385,121	158,173	29.11%
Comparison Counties				
Catawba	126,240	69,754	56,486	44.70%
Forsyth	279,904	79,486	200,418	71.60%
Guilford	372,097	97,506	274,591	73.80%
Mecklenburg	577,479	49,746	527,733	91.40%
Wake	518,271	149,222	369,049	71.20%
NC	7,194,238	3,662,116	3,532,122	49.10%
Note: "Municipal" refers to active incorporated municipalities				
Source: NC Office of State Planning and Michael Gallis & Associates				

Table 2: 1995 County Municipal Totals

Development Patterns/Trends

The city of Asheville is the most densely urbanized area of the region. This urbanization extends outward from this central city along the major metro region corridors (I-26, I-40, US-74, and US-19/23) and spreads in a radial pattern to the adjacent urbanized areas along the twenty-mile ring. The topology of the region has a signifi-

cant influence on its urbanization. These main metro region corridors generally extend along valleys between rugged mountains and provide access to more developable areas. The mountainous areas are less developable and act as barriers to extended urbanization.

The most urbanized corridor is the I-26 corridor extending southward from Asheville to Hendersonville and Flat Rock. A string of smaller towns lines this corridor extending from Asheville past Hendersonville, including Skyland, Arden, Fletcher, and Mountain Home, East Flat Rock, and Flat Rock. Additionally, an area of urbanization extends from Hendersonville southwest to Brevard along US-64 and includes Horse Shoe and Etowah.

There is also an urbanized area consisting of a series of towns extending to the west from Asheville along I-40. These towns include Enka, Canton, Clyde, Lake Junaluska, and Waynesville.

The least urbanized area lies to the north of Asheville along US-19/23 leading to Weaverville at the ten-mile ring and Mars Hill at the twenty-mile ring. Woodfin and Stocksville lie along this corridor as well. Though this corridor has a relatively small amount of urbanization, growth in this area will most likely begin to increase rather rapidly with the completion of the I-26 extension leading to Johnson City, TN.

There is a small urbanized area to the east of Asheville. This area extends from Asheville to the east along I-40. Oteen, Swannanoa, Montreat, and Black Mountain, all within the twenty-mile ring, form the urbanized area.

Additionally, to the southeast of Asheville along US-74, lies an urbanized area including Fairview, Bat Cave, Chimney Rock, and Lake Lure.

City Limits

Asheville originally formed around the area that is now Biltmore Avenue near its intersection with Patton Avenue and College Street. By 1900, the city limits had expanded greatly. The expansion ran southward to the Swannanoa River, eastward to the area of Kenilworth Road, northward to W.T. Weaver Boulevard and the Grove Park area, and westward to the French Broad River.

By 1960, Asheville had expanded primarily to the southeast, north and west. Asheville extended its limits out US-25 S to around the three-mile ring, and out US-70 past the three-mile ring. To the north, the city limits extended past the the point where US-25 N and

Elk Mountain Scenic Highway split to the area of the four-mile ring. To the west, the city limits were expanded out US-19/23 and NC-63 past the five-mile ring.

The 1960's saw little expansion of Asheville's city limits. However, during the 1970's, the city limits were expanded primarily along several of the major corridors of the city. This expansion included the area between US-70 and I-40 to the Blue Ridge Parkway at the four-mile ring to the east, the area between US-25 S and US-25A to Mills Gap Road at the five-mile ring, and smaller areas further out US-19/23 to the west and the Asheville Country Club to the north.

During the 1980's until the present, expansion has continued primarily along several of the area's corridors including US-70 and I-40 to the east, US-25 S past its intersection with NC-280 around the eight-mile ring, US-26 S and I-40 W around the seven-mile ring, and the area of Beaverdam Valley to the north of the city. In addition, the Asheville Regional Airport was annexed into the city during this time period.

BUNCOMBE COUNTY

Urban Growth

The geographic form of the county, a raised basin surrounded by mountains, historically provided for growth in the gentle terrain of the valley bottom, particularly associated with the arable soils of the French Broad River. Historic paths utilizing the river bottoms became the obvious locations for roads. These river bottoms were, and continue to be, the easiest place to build. Asheville was built on a hill overlooking the French Broad River out of danger of flood. However, subsequent growth and the emergence of other communities established the corridors in each direction as paths for urbanization, like "fingers" reaching up the valley.

As growth continues, remaining buildable land in the lower elevations has been, or is being developed. The fingers of growth continue to extend in each direction, especially where water and sewer infrastructure and significant road improvements have been made or are scheduled. This is most evident in the southern part of the county (in Avery Creek, Limestone, and Fairview townships) but is also evident in Swannanoa-Black Mountain, Lower Hominy, Enka, Leicester, and Weaverville.

Industries have historically been located either within Asheville proper, along the river, or have been the anchors for smaller com-

munities such as Swannanoa (Beacon Manufacturing) and Enka (BASF) - all textile related companies. Since 1960, new industries have largely elected to locate in more suburban locations for lower land costs and better truck access, and more recently, office and industrial parks have emerged in suburban locations. Sites such as Cane Creek Industrial Park, Airport Industrial Park, Avery Creek Industrial Park, and more recently, Vista Industrial Center have all been built in the southern part of the county. Numerous single industry sites exist and continue to be located in other areas.

Commercial growth outside the Asheville downtown has a decidedly "strip commercial" pattern. All the older US Highway corridors leading out of downtown, especially US-25 (Weaverville-Hendersonville Road), US-19/23 West (Canton Highway), and US-70 East (Black Mountain Road) have a blend of commercial generations, from original industries, Mom-n-Pop restaurants and motels, fast food establishments, old and new gas stations, to small strip centers in varying stages of decline. Newer commercial development including discount stores, hotels, shopping centers, and support services have generally elected to locate either further out the main highways in proximity to new residential development or adjacent to the interchanges of the interstate highways. There are two retail malls in Buncombe County which clearly anchor the retail development outside downtown. Asheville Mall, built in 1975, is located about two miles southeast of downtown on US-70/74 and Biltmore Square Mall, opened in 1992, is located six miles southwest of downtown at the I-26/Brevard Road interchange.

Until recently, residential development has occurred mainly in small subdivision developments (100 acres or less) or in single lot owner-financed construction. The majority of residential subdivisions have been built in southern Buncombe County where public water and sewer extensions have been practical, while much of the individual home construction has occurred in outlying areas with individual wells and septic tanks.

Only recently, large master-planned communities have become part of the county's residential alternatives. Biltmore Park, a 700-acre mixed-use development, was begun in 1993 and has dominated residential building permits in the county for the past two years.

Considerable mobile home units have been located in the county. Initially, mobile homes were used to augment individual homesteads for expanding families while more recently, mobile home communities have become more attractive as construction costs have increased.

Buncombe County Municipality Growth: 1990-1995

<u>COUNTY/Muni.</u>	<u>April-'90</u>	<u>July-'95</u>	<u>% Change</u>
BUNCOMBE	174,819	188,736	7.96%
Asheville	61,855	68,474	10.70%
Biltmore Forest	1,324	1,376	3.93%
Black Mountain	5,533	7,384	33.45%
Montreat	682	671	-1.61%
Weaverville	2,107	2,387	13.29%
Woodfin	2,736	2,956	8.04%
NC	6,632,448	7,194,238	8.47%

Source: NC Office of State Planning

Table 3: Buncombe County Municipality Growth: 1990-95

Urban Growth

This map depicts current boundaries of the municipalities in Buncombe County and specifically displays growth limits for Asheville in 1797, 1900, 1960, 1970, 1980, and 1996. The sources for this map are Buncombe County and the City of Asheville.

Population Change

Population change in Buncombe County from 1990-1996 by Township is depicted on this map (See Table 3). The 1990 population is based on the Census of the Population, US Bureau of Census data, and the 1991-1996 information is drawn from building permit data supplied by the City of Asheville and Buncombe County (housing units converted to persons).

LAND USE

LAND USE CONTEXT

Existing

Overall land use in the metro region is a low density spread of urbanization generally set within large rural areas. There are no large commercial centers within the area. Outside the traditional cities, the land use pattern is a random mix of residential and commercial development which results in a combination of residential and commercial traffic on the major and minor corridors throughout the region.

Existing land use in Buncombe County follows a trend typical of most urbanizing metropolitan areas. The county can be defined as primarily rural land uses with corridors and small pockets of intermittent commercial development extending from urban cities and centers. These corridors of commercial land use follow the established transportation corridors which fall primarily in topographic valleys throughout the county.

METRO REGION

Land Uses

Office

The major center of public and private office space in the region is located in downtown Asheville. Additional smaller concentrations are in Hendersonville. Other office space generally occurs in a scattered pattern, mainly located in single-story small buildings in the commercial strips along the major roads.

Retail

There are only two regional malls in the metro region, Asheville Mall and Biltmore Mall, both located in Asheville. There are several power centers which are generally located in the Asheville/Hendersonville metro corridor. Within the traditional cities and towns, retail is concentrated in the downtown areas and has grown in a strip fashion to extend out along all the major arterial corridors.

Industrial

The river forms the backbone of the industrial development. Both traditional industry and newly located asphalt plants are all located along the river. Traditional industry is located primarily in the

Asheville area while newer plants are locating north, further down the river.

Institutional

Several major institutional centers representing clusters of medical, governmental, educational, and religious activities are located in the region. The major medical center is located in Asheville midway between I-40 and the I-240 Beltway. The University of North Carolina at Asheville is located to the northwest of downtown Asheville while concentrations of government buildings are located in downtown Asheville and Hendersonville. Montreat is a well-known and well-used religious center set in the rural area.

Residential Land Uses

Residential land uses outside of the traditional cities are rather mixed and do not exhibit the typical aggregation of socio-economically defined neighborhoods associated with urban development. Within the cities, distinct neighborhoods with a more uniform socio-economic and physical character do exist. However, throughout the county residential development is mixed in such a way that stick-built single-family and multi-family housing coexists in close proximity with and mobile or manufactured housing.

Agricultural/Environmental Land Uses

Agricultural uses are spread throughout the county. These uses have tended to be located in the flat valley lands which are also best for urbanization. Increasingly, agricultural and pasture land are disappearing as urbanization increases.

BUNCOMBE COUNTY

Land Use

This map depicts existing land use in the county and is depicted on a parcel-by-parcel basis. With the exception of downtown Asheville, relatively little commercial use is shown in large concentrations. As expected, the map depicts the majority of commercial development in the county either as linear growth along the main highways, (i.e. strip commercial) or as small clusters at the center of a community, or at a key intersection.

Industrial development has historically been located along the river, adjacent to the Asheville downtown and has extended mainly south.

More recently, industrial parks have been established in proximity to the airport, particularly in the Avery Creek and Arden areas.

Between the urban corridors and mountain terrain, the county is dominated by large residential areas or vacant land. The presence of vacant land typically corresponds to areas which are very steep, lack water or sewer service, or both. Residential development in the county is a product of growing communities such as Weaverville and Black Mountain and unincorporated areas such as Fairview and Avery Creek. Information for this map was provided by the Buncombe County Land Records Office and the Buncombe County Assessor's Office.

DEMOGRAPHICS

METRO REGION

Past Population Growth

The region as a whole has experienced significant growth from 1970-1995. All counties in the metro region grew during the time frames studied. However, growth in this region was consistently slower than growth for NC as a whole. The Metro consistently had the highest growth rate between 1970 and 1995 as compared to the Eastern and Western Regions (See Appendix 1).

1970-1980

The Metro, Eastern Region, and Western Region all had relatively close growth rates for this time period. The Metro grew at 16.18%, while the Eastern Region grew at 13.36% and the Western Region grew at 14.49%. The metro region as a whole grew at 15.09%. These growth rates were consistent with the NC growth rate of 15.65% for this time period as well as with the counties used for comparison.

The county with the highest growth rate for this time period was Henderson County with a growth rate of 36.83%. Buncombe County experienced growth of 10.95% while Madison County had the slowest growth of the region with a rate of 5.15%.

1980-1990

Growth in the region slowed significantly during this time period. The metro still had the highest growth rate during this time period at 10.32%. The Eastern region had 4.27% growth while the Western Region had 2.99% growth. The metro region as a whole grew at 7.37%. However, this was much slower than the 12.79% growth rate for NC and the counties used for comparison.

Henderson County had the highest growth rate for this time period with 18.27% growth. Buncombe County experienced 8.63% growth while the county with the slowest growth was Mitchell County.

1990-1995

Growth in the 1990's has roughly doubled the regional growth rates of the 1980's. The Metro has seen growth of 8.15% between 1990- and 1995 which would translate to 16.30% if projected for the entire decade. The Eastern Region has experienced growth of 4.52% (9.04% decade projection) and the Western Region has experienced growth of 6.18% (12.36% decade projection). The region as a whole grew at 6.84% (13.68% decade projection). However, NC grew at 8.47% for the time period (16.94% decade projection). Once again,

Henderson County showed the highest growth rate of 9.99% (19.98% decade projection). Buncombe County showed 7.99% growth (15.98 decade projection), while Swain County showed the slowest growth of 2.66% (5.32% decade projection).

Projected Population Growth

The region as a whole is projected to experience growth through the year 2020. However, this growth will slow compared to the 1990's and will continue to slow through 2020. Some counties within the region may experience negative growth. Regional growth is projected to be significantly below the NC average (See Appendix 3).

2000-2010

The Metro is projected to experience the highest growth of the region during this time period. Growth in the Metro is projected to be 8.41%. The Eastern Region is projected to grow at 3.38% while the Western Region is projected to grow at 3.45%. The metro region as a whole is projected to grow at 6.29%, significantly lower than the growth rate of 10.76% projected for NC.

The county with the highest projected growth rate for this time period is Henderson County with growth projected at 10.85%. Buncombe County has a projected growth rate of 8.44%. The county with the lowest projected growth rate is Mitchell County at -0.94%, the only negative projected growth rate for the entire region.

2010-2020

Once again, the Metro is expected to experience the highest growth rate of the region during this time period. Growth during this time period is projected to be 6.84%. Projected growth for the Eastern Region should be 2.34%, while growth for the Western Region is projected to be 1.80%. Growth for the entire metro region is projected to be 4.90%. This is significantly lower than the projected growth rate of 9.40% for the state of NC.

The county with the highest projected growth rate is Henderson County, with growth projected to be 8.35%. Buncombe County has growth projected to be at 7.27%. The county with the lowest projected growth rate is Mitchell County with growth projected to be -1.53%, the only negative projected growth rate of the entire region.

County Median Age/% Change 1986-1996			
<u>County</u>	<u>1986</u>	<u>1996</u>	<u>% Change</u>
Metro			
Buncombe	35.46	38.66	9.02%
Henderson	38.76	43.11	11.22%
Madison	34.88	39.21	12.41%
Transylvania	35.77	41.15	15.04%
Eastern Region			
McDowell	34.17	37.98	11.15%
Mitchell	37.32	41.51	11.23%
Polk	41.43	45.21	9.12%
Rutherford	34.45	36.98	7.34%
Yancey	36.22	40.50	11.82%
Western Region			
Haywood	37.96	42.50	11.96%
Jackson	31.17	36.06	15.69%
Swain	34.07	37.83	11.04%
Comparison Counties			
Catawba	32.91	36.08	9.63%
Forsyth	32.72	35.64	8.92%
Guilford	32.19	35.44	10.10%
Mecklenburg	30.80	33.32	8.18%
Wake	30.07	32.35	7.58%
NC	31.66	34.90	10.23%
Source: NC Office of State Planning, Michael Gallis & Associates			

Table 4: County Median Age/% Change 1986-1996

Median Age

The median age for the counties comprising the metro region was above the median age of 34.90 years for the entire state in 1996 (See Table 4). All twelve counties comprising the metro region had median ages higher than the NC median age. Only three of the twelve metro region counties (Buncombe, Polk, and Rutherford) had a lower percentage change in median age than the 10.23% change in median age for NC over this time period. Polk County had the highest median age of the metro region in 1996 at 45.21 years. However, its increase in median age was only 9.12%. Henderson County had the second highest median age of the metro region at 43.11 years in 1996, with an 11.22% increase in median age over

County Per Capita Income/% Change 1991-1994

<u>County</u>	<u>1991</u>	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>% 1991-94</u>
Metro					
Buncombe	\$17,521	\$18,487	\$19,497	\$20,202	15.30%
Henderson	\$17,595	\$18,549	\$19,289	\$20,332	15.56%
Madison	\$13,086	\$13,672	\$14,692	\$15,140	15.70%
Transylvania	\$16,236	\$16,967	\$17,455	\$18,021	10.99%
Eastern Region					
McDowell	\$13,203	\$13,996	\$14,781	\$15,615	18.27%
Mitchell	\$13,249	\$13,911	\$14,560	\$15,271	15.26%
Polk	\$20,796	\$21,361	\$22,184	\$23,265	11.87%
Rutherford	\$14,023	\$14,937	\$15,736	\$16,491	17.60%
Yancey	\$12,446	\$12,979	\$13,646	\$14,546	16.87%
Western Region					
Haywood	\$15,101	\$15,700	\$16,275	\$16,973	12.40%
Jackson	\$13,170	\$13,971	\$14,767	\$15,253	15.82%
Swain	\$10,886	\$11,407	\$12,047	\$12,716	16.81%
Comparison Counties					
Catawba,	\$18,090	\$19,417	\$20,478	\$21,710	20.01%
Forsyth	\$21,445	\$22,578	\$23,568	\$24,567	14.56%
Guilford	\$20,462	\$21,613	\$22,613	\$23,717	15.91%
Mecklenburg	\$22,181	\$23,542	\$24,764	\$25,993	17.19%
Wake	\$21,843	\$23,070	\$24,020	\$24,841	13.73%
NC	\$16,802	\$17,835	\$18,720	\$19,567	16.46%

Source: NC Office of State Planning, Michael Gallis & Associates

Table 5: County Per Capita Income/% Change 1991-1994

1986. Buncombe County had the eighth highest median age of the metro region at 38.66 years. However, it had the second-lowest percentage increase of only 9.02% behind only Rutherford County's percentage increase of 7.34% between 1986 and 1996. Jackson County had the lowest median age of the metro region at 36.06 years, but had the highest percentage increase of the metro region at 15.96%.

Per Capita Income

The per capita income of the metro region is generally below the 1994 NC per capita income of \$19,567 (See Table 5). Only three of the nine metro region counties (Buncombe, Henderson, and Polk)

exceed the 1994 NC per capita income. Polk County had the highest 1994 per capita income of the metro region at \$23,265. However, it had the second-lowest percentage increase in per capita income of the metro region at 11.87% between 1991 and 1994. Henderson County was second in metro region per capita income at \$20,332 in 1994 and a percentage increase of 15.56%, while Buncombe County was third at \$20,202 and a percentage increase of 15.30%. The county with the lowest 1994 per capita income in the metro region was Swain County at \$12,716. However, Swain County was one of only four metro region counties (McDowell, Rutherford, Swain, and Yancey) that exceeded the NC per capita income percentage increase of 16.46% between 1991 and 1994. McDowell County had the highest metro region percentage increase in per capita income during this time period at 18.27% while Polk county had the lowest percentage increase at 11.87%

Education

Only three counties (Buncombe, Henderson, and Transylvania) exceed the NC state average of 70.0% of persons aged 25 or above graduating high school in 1990 (See Table 6). Henderson County had the metro region's highest high school graduation rate with 76.2%, while Buncombe County had the second highest graduation rate at 74.5%. Mitchell County had the lowest high school graduation rate at 55.3%. The metro region fared slightly better in its percentage of college graduates when compared to the NC state average of 17.4%. Five metro region counties (Buncombe, Henderson, Jackson, Polk, and Transylvania) exceed the NC state average. Polk County had the highest metro region college graduation rate of 20.1%, while Jackson County had the second highest graduation rate of 19.7%. Buncombe County had the fourth highest graduation rate at 19.1%. McDowell County had the lowest college graduation rate of the metro region with 8.1% (See Table 4 for overall educational attainment).

Housing

Housing values were measured by the percentage of owner-occupied housing units falling within specified values for Buncombe County and the eleven surrounding counties (See Appendix 5).

Within individual categories, overall housing values in Buncombe County were very comparable to the overall housing values of North Carolina. Buncombe County had housing values closest to the NC average with the least deviation within individual categories, with Jackson County next closest to the NC average by

**Percentage of Persons Age 25 or Above
Graduating High School/ College: 1990**

<u>County</u>	<u>Persons ≥25 yrs.</u>	<u>% HS Grads</u>	<u>% College Grads</u>
Metro			
Buncombe	119,815	74.5%	19.1%
Henderson	49,650	76.2%	19.5%
Madison	11,167	56.4%	11.3%
Transylvania	17,344	72.1%	17.9%
Eastern Reg.			
McDowell	23,887	58.5%	8.1%
Mitchell	10,016	55.3%	9.2%
Polk	10,565	69.6%	20.1%
Rutherford	37,401	59.4%	9.8%
Yancey	10,589	60.7%	10.0%
Western Reg.			
Haywood	33,107	68.0%	12.8%
Jackson	16,169	68.7%	19.7%
Swain	7,389	59.0%	9.9%
Comparison Counties			
Catawba	77,710	66.7%	14.2%
Forsyth	176,502	77.6%	24.1%
Guilford	225,647	76.1%	24.8%
Mecklenburg	330,603	81.6%	28.3%
Wake	271,387	85.4%	35.3%
NC	4,253,494	70.0%	17.4%

Source: US Bureau of the Census, 1990

Table 6: % Persons ≥ Age 25 Graduating High School/College

deviation. For the most part, the other counties were significantly above or below the NC average.

Henderson and Transylvania Counties were the only counties in the region to exceed the NC average. Both of these counties had less housing in the bottom half of the value range than the NC average and more housing in the top half of the value range. Of all of the regional counties, Henderson County had the highest percentage of housing falling within the top value ranges (69.17%) followed by Transylvania County (64.35%). Buncombe had the third highest

percentage of housing units within the upper half of the value range at 54.97%.

The remainder of the counties generally fall below the NC average in housing values. Madison County had the highest percentage of housing falling within the bottom-most value range (37.37%). However, McDowell County had the highest percentage of housing falling within the bottom half of the value range (71.13%) and also had the highest deviation from the NC average. Rutherford County had the second-highest percentage of housing falling within the bottom half of the value range (67.56%).

Population Density

The metro region in general is less densely populated than the NC average of 147.66 persons/mile² in 1995 (See Appendix 6). Buncombe County (287.64 per./mi.²) and Henderson County (203.86 per./mi.²) are the only two counties in the metro region which exceed the average population density of NC. The remainder of the counties in the metro region generally fall significantly below the NC average with Swain County being the least densely populated at only 21.90 per./mi.².

The metro at 166.80 per./mi.² is more densely populated than the NC average. However, Madison County at 39.55 per./mi.² is the second-lowest density county of the entire metro region. The Eastern Region (80.46 per./mi.²) and the Western Region (104.31 per./mi.²) both are both significantly less-densely populated than the Metro and NC averages.

BUNCOMBE COUNTY

Demographics

In 1997, the projected population for Buncombe County was 194,545, seventh largest in North Carolina. Between 1980 and 1990, Buncombe County grew at a rate of 8%. From 1990 to 1997, the county has grown 11.4%, a significantly greater rate of growth than any of the other mountain counties in North Carolina. While growth rates have increased throughout the state, Buncombe County's rate is more similar to those counties of the Piedmont Crescent. It is the seventh most populated county in the state and the eleventh most densely populated.

Significant to the growth in Buncombe County is the retirement age and tourism-related growth. During the period 1990-94, the service and transportation-communication-utilities related employment

areas grew by a combined 41.7 %, a significantly greater rate of growth than other employment sectors. Of the total population, 21.5% is 60 years or older. Also significant to the growth of Buncombe County is the recent growth in newly developing, upper income areas of the county. Although statistics are not yet available to support the emergence of a pattern, in the county's largest new planned community, 52% of the buyers are new to Buncombe County. Furthermore, the vast majority of these buyers are moving from distant metropolitan areas.

Population in Buncombe County is 90.9% white (75.6 % statewide); 8.2% black (22%); and less than 1% are other race or ethnic group (3.7%). The per capita income in the county was \$20,202 in 1994, compared to \$19,567 statewide, an increase over four years of 18.8%.

Population Density

The density of population in Buncombe County in 1990 in persons per acre is shown on this map. The source for this data is the Census of the Population, 1990, U.S. Bureau of the Census.

Per Capita Income

This map depicts per capita income of residents in Buncombe County in 1989. Data for this map was provided by the Census of the Population, 1990, U.S. Bureau of the Census.

Population Education

This map indicates the percent of Buncombe County's population 25 years of age or older who have obtained a bachelors degree or higher. This data is provided by the Census of the Population, 1990, US Bureau of the Census.

APPENDIX 1

COUNTY POPULATIONS: 1970-1995

<u>County</u>	<u>Apr-70</u>	<u>Jul-75</u>	<u>Apr-80</u>	<u>Jul-85</u>	<u>Apr-90</u>	<u>Jul-95</u>
Buncombe	145,022	153,400	160,897	167,083	174,778	188,736
Henderson	42,838	50,500	58,617	65,085	69,326	76,250
Madison	16,003	16,500	16,827	17,037	16,953	17,778
<u>Transylvania</u>	<u>19,713</u>	<u>21,700</u>	<u>23,417</u>	<u>24,948</u>	<u>25,520</u>	<u>27,168</u>
Metro	223,576	242,100	259,758	274,153	286,577	309,932
McDowell	30,648	33,200	35,135	35,820	35,681	37,244
Mitchell	13,447	14,100	14,428	14,399	14,433	14,838
Polk	11,735	12,600	12,984	14,021	14,416	15,743
Rutherford	47,337	51,000	53,787	56,149	56,919	59,082
<u>Yancey</u>	<u>12,629</u>	<u>14,100</u>	<u>14,934</u>	<u>15,346</u>	<u>15,419</u>	<u>16,143</u>
Eastern Region	115,796	125,000	131,268	135,735	136,868	143,050
Haywood	41,710	44,500	46,495	47,344	46,942	49,946
Jackson	21,593	24,300	25,811	26,702	26,846	28,798
<u>Swain</u>	<u>8,835</u>	<u>9,900</u>	<u>10,283</u>	<u>10,846</u>	<u>11,268</u>	<u>11,568</u>
Western Region	72,138	78,700	82,589	84,892	85,056	90,312
Region Total	411,510	445,800	473,615	494,780	508,501	543,294
Comparison Counties						
Catawba	90,873	99,100	105,208	112,069	118,412	126,240
Forsyth	215,118	229,400	243,704	256,980	265,878	279,904
Guilford	288,645	302,000	317,154	329,572	347,420	372,097
Mecklenburg	354,656	377,400	404,270	448,830	511,481	577,479
Wake	229,006	267,600	301,429	360,387	426,301	518,271
NC	5,084,411	5,538,200	5,880,095	6,254,998	6,632,448	7,194,238

Source: NC Office of State Planning/Michael Gallis & Associates

POPULATION PERCENTAGE CHANGE: 1970-1995

<u>County</u>	<u>%70-80</u>	<u>%80-90</u>	<u>% 70-95</u>	<u>%80-95</u>	<u>%90-95</u>
Buncombe	10.95%	8.63%	30.14%	17.30%	7.99%
Henderson	36.83%	18.27%	78.00%	30.08%	9.99%
Madison	5.15%	0.75%	11.09%	5.65%	4.87%
<u>Transylvania</u>	<u>18.79%</u>	<u>8.98%</u>	<u>37.82%</u>	<u>16.02%</u>	<u>6.46%</u>
Metro	16.18%	10.32%	38.62%	19.32%	8.15%
McDowell	14.64%	1.55%	21.52%	6.00%	4.38%
Mitchell	7.30%	0.03%	10.34%	2.84%	2.81%
Polk	10.64%	11.03%	34.15%	21.25%	9.21%
Rutherford	13.63%	5.82%	24.81%	9.84%	3.80%
<u>Yancey</u>	<u>18.25%</u>	<u>3.25%</u>	<u>27.82%</u>	<u>8.10%</u>	<u>4.70%</u>
Eastern Region	13.36%	4.27%	23.54%	8.98%	4.52%
Haywood	11.47%	0.96%	19.75%	7.42%	6.40%
Jackson	19.53%	4.01%	33.37%	11.57%	7.27%
<u>Swain</u>	<u>16.39%</u>	<u>9.58%</u>	<u>30.93%</u>	<u>12.50%</u>	<u>2.66%</u>
Western Region	14.49%	2.99%	25.19%	9.35%	6.18%
Region Total	15.09%	7.37%	32.02%	14.71%	6.84%
Comparison Counties					
Catawba	15.77%	12.55%	38.92%	19.99%	6.61%
Forsyth	13.29%	9.10%	30.12%	14.85%	5.28%
Guilford	9.88%	9.54%	28.91%	17.32%	7.10%
Mecklenburg	13.99%	26.52%	62.83%	42.84%	12.90%
Wake	31.62%	41.43%	126.31%	71.94%	21.57%
NC	15.65%	12.79%	41.50%	22.35%	8.47%

Source: NC Office of State Planning/Michael Gallis & Associates

APPENDIX 2

MUNICIPALITY POPULATION CHANGE

<u>COUNTY/Municipality</u>	<u>April '90</u>	<u>July '95</u>	<u>% Change</u>
NORTH CAROLINA	6,632,448	7,194,238	8.47%
BUNCOMBE	174,819	188,736	7.96%
Asheville	61,855	68,474	10.70%
Biltmore Forest	1,324	1,376	3.93%
Black Mountain	5,533	7,384	33.45%
Montreat	682	671	-1.61%
Weaverville	2,107	2,387	13.29%
Woodfin	2,736	2,956	8.04%
HAYWOOD	46,942	49,946	6.40%
Canton	3,790	3,727	-1.66%
Clyde	1,041	1,124	7.97%
Maggie Valley	185	363	96.22%
Waynesville	8,438	9,530	12.94%
HENDERSON	69,285	76,250	10.05%
Flat Rock	1,619	1,806	11.55%
Fletcher	2,787	3,199	14.78%
Hendersonville	7,284	9,274	27.32%
Laurel Park	1,322	1,537	16.26%
Saluda (Part)	3	3	0.00%
JACKSON	26,846	28,798	7.27%
Dillsboro	121	157	29.75%
Highlands (Part)	4	4	0.00%
Sylva	1,809	1,919	6.08%
Webster	410	466	13.66%
MADISON	16,953	17,778	4.87%
Hot Springs	534	535	0.19%
Marshall	809	837	3.46%
Mars Hill	1,611	1,619	0.50%
MCDOWELL	35,681	37,244	4.38%
Marion	4,765	4,887	2.56%
Old Fort	732	927	26.64%

<u>COUNTY/Municipality</u>	<u>April '90</u>	<u>July '95</u>	<u>% Change</u>
MITCHELL	14,433	14,838	2.81%
Bakersville	332	339	2.11%
Spruce Pine	2,010	1,974	-1.79%
POLK	14,416	15,743	9.21%
Columbus	812	858	5.67%
Saluda (Part)	540	599	10.93%
Tryon	1,680	1,785	6.25%
RUTHERFORD	56,919	59,082	3.80%
Alexander Mills	662	684	3.32%
Bostic	371	366	-1.35%
Chimney Rock Village	116	137	18.10%
Ellenboro	514	521	1.36%
Forest City	7,475	7,776	4.03%
Lake Lure	691	781	13.02%
Ruth	366	372	1.64%
Rutherfordton	3,617	3,648	0.86%
Spindale	4,040	4,006	-0.84%
SWAIN	11,268	11,568	2.66%
Bryson City	1,145	1,106	-3.41%
TRANSYLVANIA	25,520	27,168	6.46%
Brevard	5,388	6,063	12.53%
Rosman	385	438	13.77%
YANCEY	15,419	16,143	4.70%
Burnsville	1,482	1,558	5.13%

Source: NC Office of State Planning/Michael Gallis & Associates

COMPARISON COUNTIES

<u>COUNTY/Municipality</u>	<u>April '90</u>	<u>July '95</u>	<u>% Change</u>
CATAWBA	118,412	126,240	6.61%
Brookford	451	457	1.33%
Catawba	539	638	18.37%
Claremont	980	1,015	3.57%
Conover	5,465	6,477	18.52%
Hickory (Part)	28,395	29,970	5.55%
Long View (Part)	2,995	3,096	3.37%
Maiden (Part)	2,470	2,828	14.49%
Newton	9,077	12,005	32.26%
FORSYTH	265,878	279,904	5.28%
Bethania	347	305	-12.10%
Clemmons	6,020	6,520	8.31%
High Point (Part)	6	3	-50.00%
Kernersville (Part)	10,899	13,146	20.62%
King (Part)	0	116	
Lewlsville	6,433	7,093	10.26%
Rural Hall	1,652	2,561	55.02%
Tobaccoville	914	1,465	60.28%
Walkertown	1,200	3,459	188.25%
Winston-Salem	143,485	165,750	15.52%
GUILFORD	347,420	372,097	7.10%
Archdale (Part)	296	329	11.15%
Gibsonville (Part)	1,961	2,159	10.10%
Greensboro	183,894	193,298	5.11%
High Point (Part)	68,910	71,201	3.32%
Jamestown	2,662	2,859	7.40%
Kernersville (Part)	0	0	
Stokesdale	2,134	2,270	6.37%
Summerfield	1,687	1,769	4.86%
Whitsett	268	706	163.43%

Source: NC Planning Office/Michael Gallis & Associates

<u>COUNTY/Municipality</u>	<u>April '90</u>	<u>July '95</u>	<u>% Change</u>
MECKLENBURG	511,481	577,479	12.90%
Charlotte	395,934	469,809	18.66%
Cornelius	2,581	7,901	206.12%
Davidson (Part)	4,046	5,189	28.25%
Huntersville	3,023	7,343	142.90%
Matthews	13,651	18,362	34.51%
Mint Hill	11,615	15,859	36.54%
Pineville	2,970	3,270	10.10%
WAKE	426,301	518,271	21.57%
Apex	4,789	6,827	42.56%
Cary (Part)	44,397	65,909	48.45%
Fuquay-Varina	4,447	5,389	21.18%
Garner	14,716	17,248	17.21%
Holly Springs	1,024	3,203	212.79%
Knightsdale	1,884	3,463	83.81%
Morrisville (Part)	1,489	2,017	35.46%
Raleigh	212,092	249,332	17.56%
Rolesville	572	712	24.48%
Wake Forest	5,832	7,388	26.68%
Wendell	2,921	3,605	23.42%
Zebulon	3,173	3,956	24.68%

Source: NC Office of State Planning/Michael Gallis & Associates

APPENDIX 3

COUNTY POPULATION PROJECTIONS: 2000-2020

<u>County</u>	<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>%2000-10</u>	<u>%2010-20</u>	<u>%2000-2020</u>
Buncombe	200,910	217,868	233,706	8.44%	7.27%	16.32%
Henderson	82,121	91,033	98,630	10.85%	8.35%	20.10%
Madison	18,509	19,062	19,393	2.99%	1.74%	4.78%
<u>Transylvania</u>	<u>28,518</u>	<u>29,839</u>	<u>30,556</u>	<u>4.63%</u>	<u>2.40%</u>	<u>7.15%</u>
Metro	330,058	357,802	382,285	8.41%	6.84%	15.82%
McDowell	38,684	39,363	39,391	1.76%	0.07%	1.83%
Mitchell	15,079	14,937	14,708	-0.94%	-1.53%	-2.46%
Polk	16,725	18,228	19,587	8.99%	7.46%	17.11%
Rutherford	60,889	63,415	65,631	4.15%	3.49%	7.79%
<u>Yancey</u>	<u>16,695</u>	<u>17,139</u>	<u>17,343</u>	<u>2.66%</u>	<u>1.19%</u>	<u>3.88%</u>
East Region	148,072	153,082	156,660	3.38%	2.34%	5.80%
Haywood	52,062	53,464	54,033	2.69%	1.06%	3.79%
Jackson	30,358	31,851	32,822	4.92%	3.05%	8.12%
<u>Swain</u>	<u>11,919</u>	<u>12,282</u>	<u>12,500</u>	<u>3.05%</u>	<u>1.77%</u>	<u>4.87%</u>
West Region	94,339	97,597	99,355	3.45%	1.80%	5.32%
Region Total	572,469	608,481	638,300	6.29%	4.90%	11.50%
Comparison Counties						
Catawba	133,578	144,945	155,484	8.51%	7.27%	16.40%
Forsyth	294,822	314,364	333,497	6.63%	6.09%	13.12%
Guilford	394,958	425,404	454,088	7.71%	6.74%	14.97%
Mecklenburg	640,320	757,736	878,995	18.34%	16.00%	37.27%
Wake	602,245	758,364	918,936	25.92%	21.17%	52.59%
NC	7,713,383	8,543,312	9,345,962	10.76%	9.40%	21.17%

Source: NC Office of State Planning/Michael Gallis & Associates

APPENDIX 4

EDUCATIONAL ATTAINMENT: PERSONS ≥ AGE 25

<u>County</u>	<u>Persons ≥ 25</u>	<u>< 9th Grade</u>	<u>9 thru 12</u>	<u>HS Grad.</u>
Metro				
Buncombe	119,815	11,992 10.01%	18,559 15.49%	35,723 29.82%
Henderson	49,650	4,891 9.85%	6,922 13.94%	15,467 31.15%
Madison	11,167	2,522 22.58%	2,348 21.03%	3,318 29.71%
Transylvania	17,344	2,093 12.07%	2,749 15.85%	5,632 32.47%
Eastern Region				
McDowell	23,387	4,467 19.10%	5,441 23.27%	7,221 30.88%
Mitchell	10,016	2,497 24.93%	1,977 19.74%	2,875 28.70%
Polk	10,565	1,604 15.18%	1,604 15.18%	2,855 27.02%
Rutherford	37,401	6,610 17.67%	8,563 22.90%	11,160 29.84%
Yancey	10,589	2,219 20.96%	1,944 18.36%	3,476 32.83%
Western Region				
Haywood	33,107	5,229 15.79%	5,368 16.21%	10,730 32.41%
Jackson	16,169	2,399 14.84%	2,657 16.43%	4,641 28.70%
Swain	7,389	1,395 18.88%	1,638 22.17%	2,134 28.88%

Source: US Census Bureau, 1990

<u>County</u>	<u>Some College</u>	<u>Associate's</u>	<u>Bachelor's</u>	<u>Grad/Prof. Degree</u>
Metro				
Buncombe	21,394 17.86%	9,238 7.71%	14,934 12.46%	7,975 6.66%
Henderson	9,185 18.50%	3,500 7.05%	6,560 13.21%	3,125 6.29%
Madison	1,252 11.21%	463 4.15%	789 7.07%	475 4.25%
Transylvania	2,833 16.33%	926 5.34%	2,091 12.06%	1,020 5.88%
Eastern Region				
McDowell	2,924 12.50%	1,410 6.03%	1,234 5.28%	690 2.95%
Mitchell	1,266 12.64%	476 4.75%	597 5.96%	328 3.27%
Polk	1,824 17.26%	558 5.28%	1,368 12.95%	752 7.12%
Rutherford	5,298 14.17%	2,089 5.59%	2,510 6.71%	1,171 3.13%
Yancey	1,256 11.86%	636 6.01%	739 6.98%	319 3.01%
Western Region				
Haywood	4,992 15.08%	2,550 7.70%	2,810 8.49%	1,428 4.31%
Jackson	2,473 15.29%	817 5.05%	1,693 10.47%	1,489 9.21%
Swain	994 13.45%	496 6.71%	488 6.60%	244 3.30%

Source: US Census Bureau, 1990

<u>County</u>	<u>Persons ≥ 25</u>	<u>< 9th Grade</u>	<u>9 thru 12</u>	<u>HS Grad.</u>
Comparison Counties				
Catawba	77,710	10,001 12.87%	15,879 20.43%	23,284 29.96%
Forsyth	176,502	15,902 9.01%	23,649 13.40%	51,206 29.01%
Guilford	225,647	20,452 9.06%	33,529 14.86%	59,502 26.37%
Mecklenburg	330,603	19,235 5.82%	41,671 12.60%	76,305 23.08%
Wake	271,387	14,800 5.45%	24,937 9.19%	57,917 21.34%
NC	4,253,494	539,974 12.69%	737,773 17.35%	1,232,868 28.98%

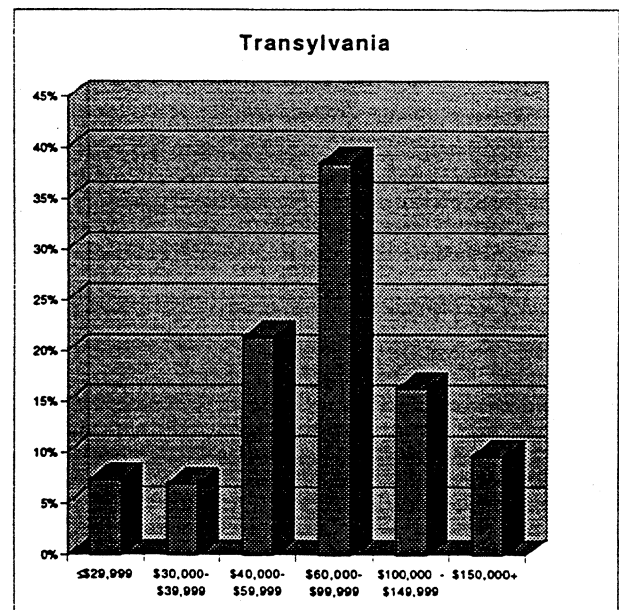
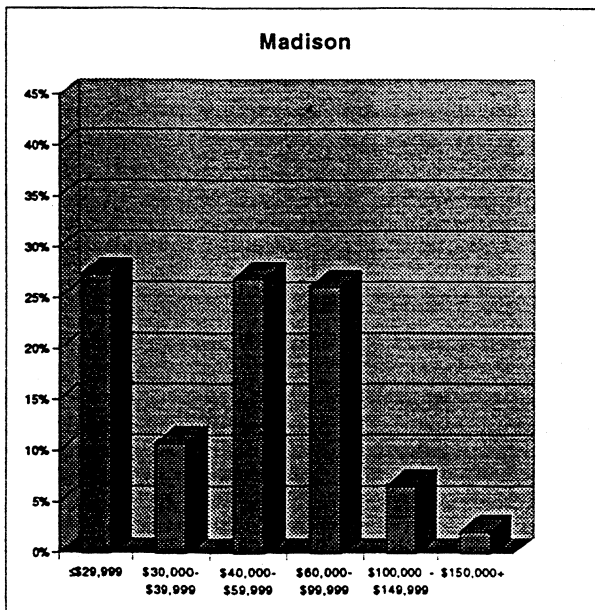
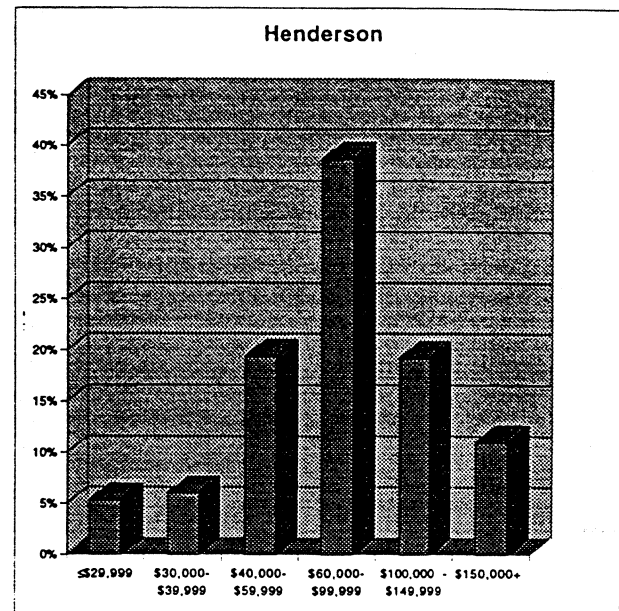
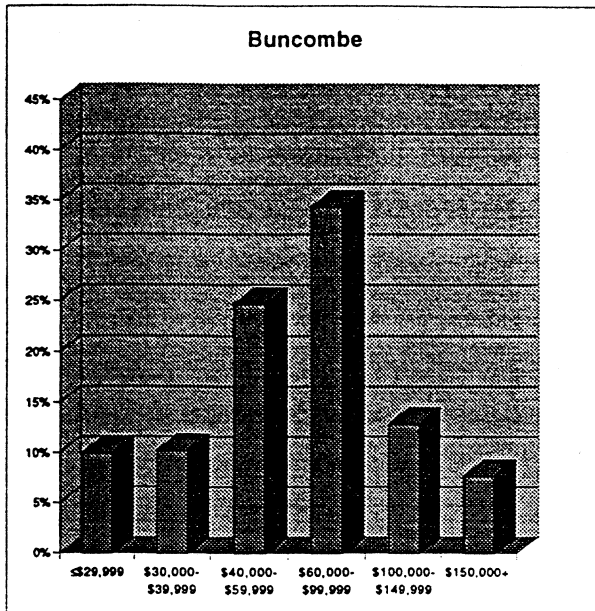
Source: US Census Bureau, 1990

<u>County</u>	<u>Some College</u>	<u>Associate's</u>	<u>Bachelor's</u>	<u>Grad/Prof. Degree</u>
Comparison Counties				
Catawba	11,684 15.04%	5,850 7.53%	8,410 10.82%	2,602 3.35%
Forsyth	31,087 17.61%	12,123 6.87%	28,865 16.35%	13,670 7.74%
Guilford	42,620 18.89%	13,632 6.04%	39,667 17.58%	16,245 7.20%
Mecklenburg	72,985 22.08%	26,774 8.10%	69,928 21.15%	23,705 7.17%
Wake	54,562 20.10%	23,418 8.63%	66,271 24.42%	29,482 10.86%
NC	713,713 16.78%	290,117 6.82%	510,003 11.99%	229,046 5.38%

Source: US Census Bureau, 1990

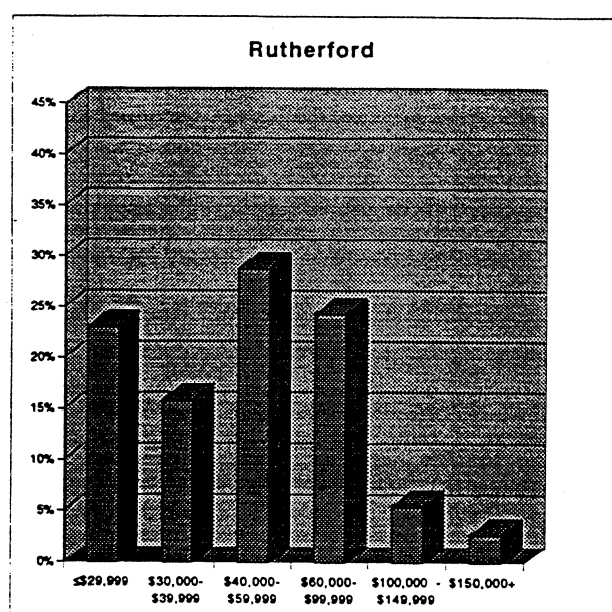
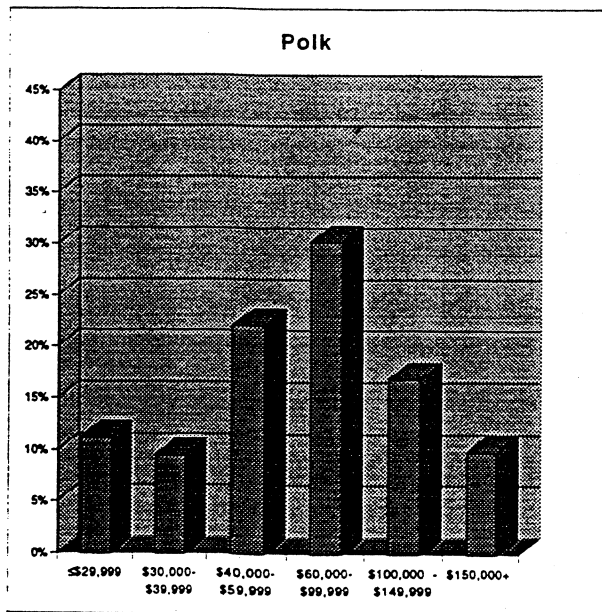
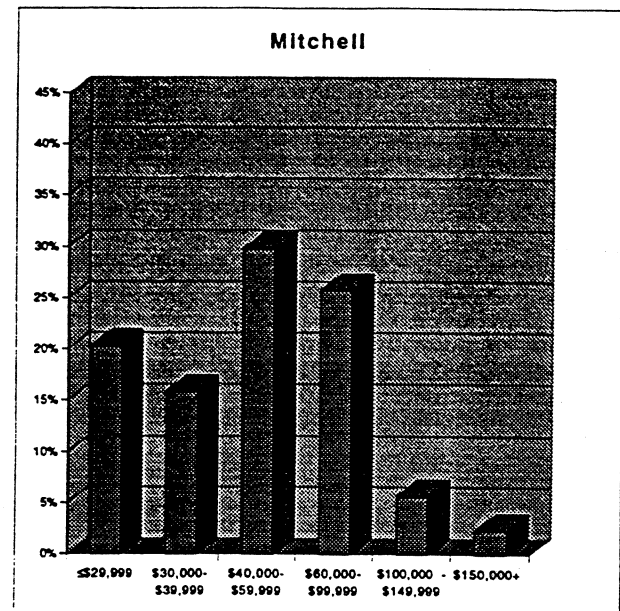
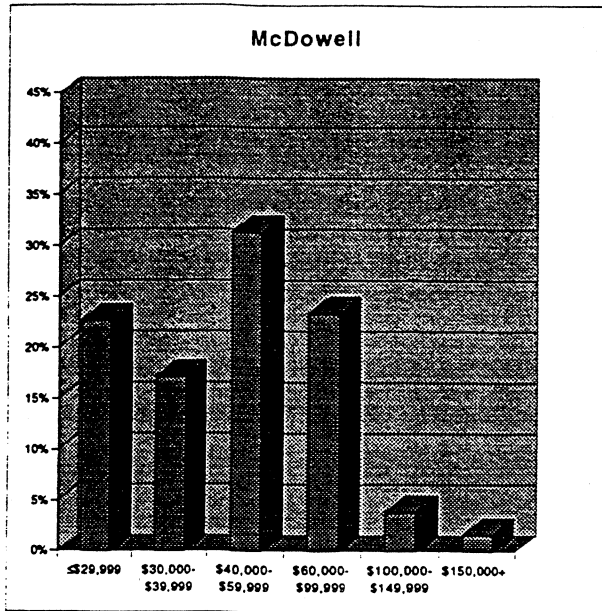
APPENDIX 5

% OF TOTAL OWNER-OCCUPIED HOUSING UNITS BY VALUE



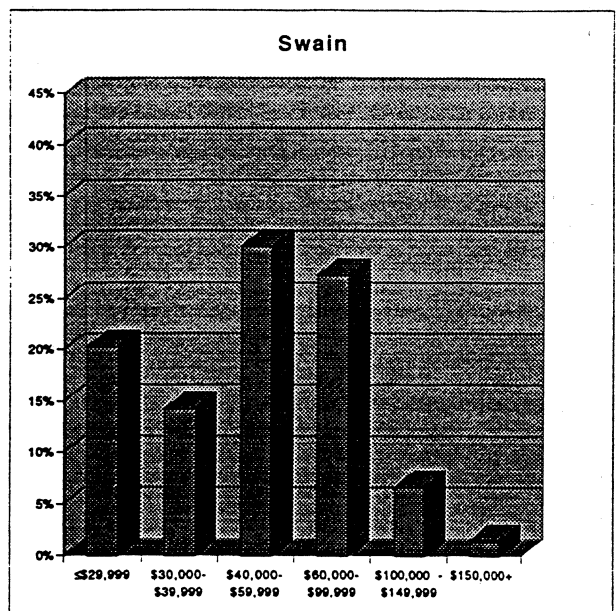
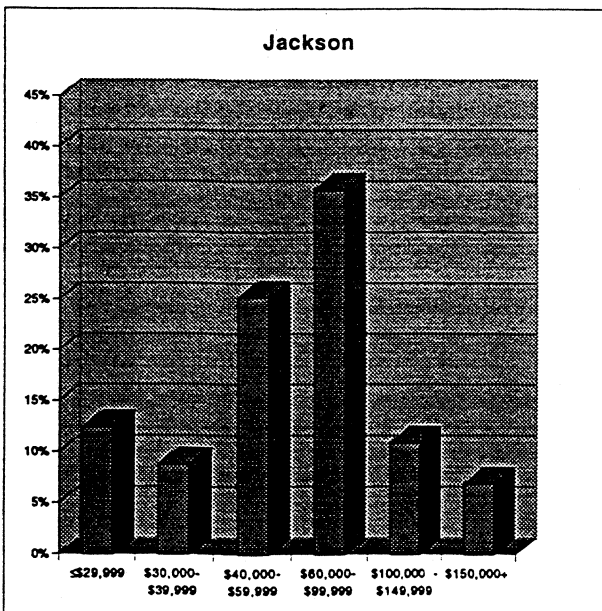
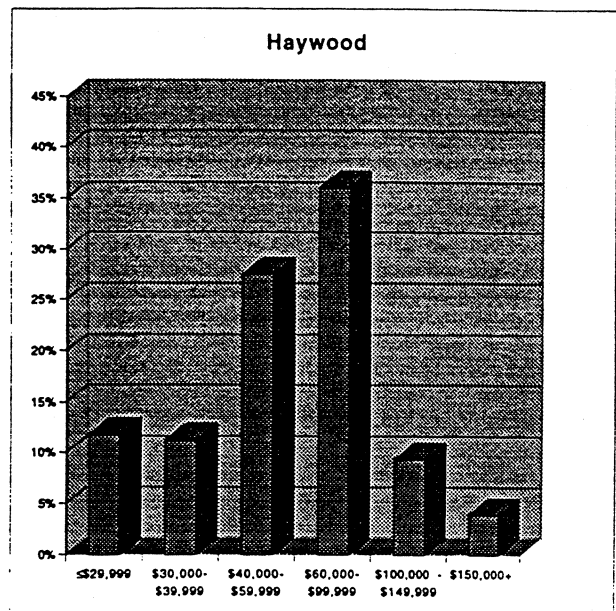
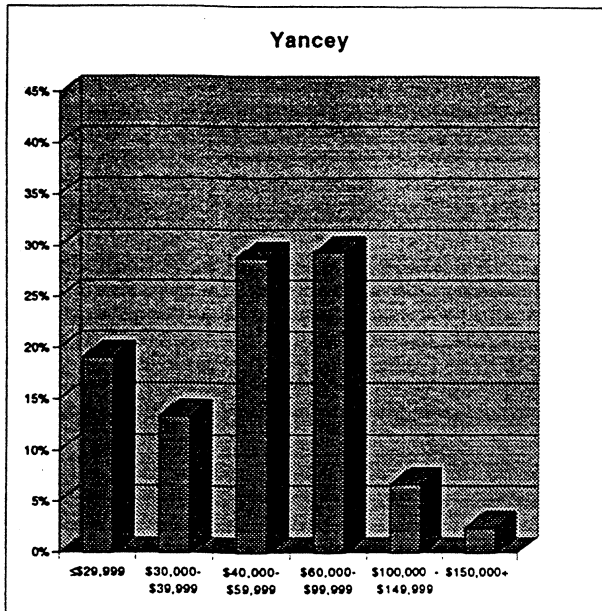
Source: US Census Bureau, 1990
Michael Gallis & Associates

% OF TOTAL OWNER-OCCUPIED HOUSING UNITS BY VALUE



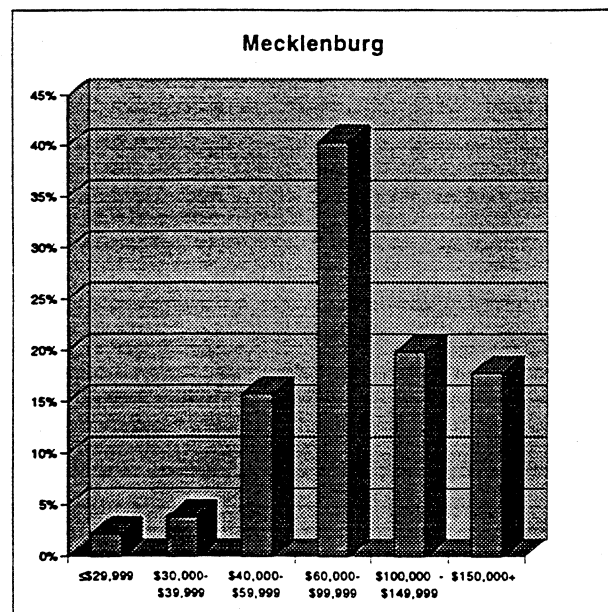
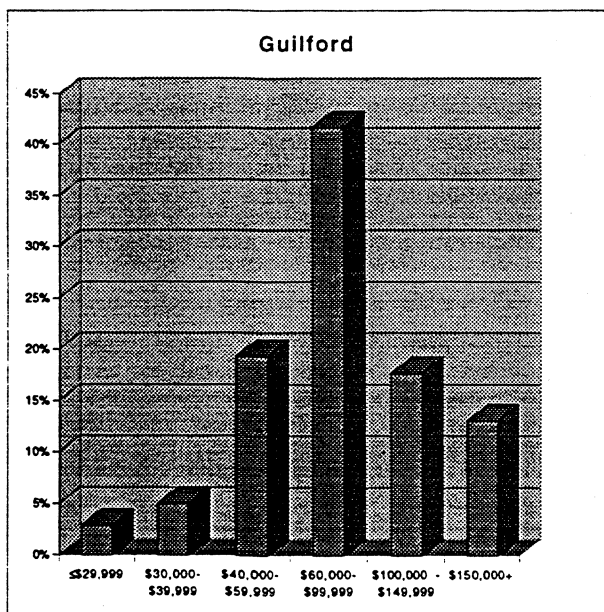
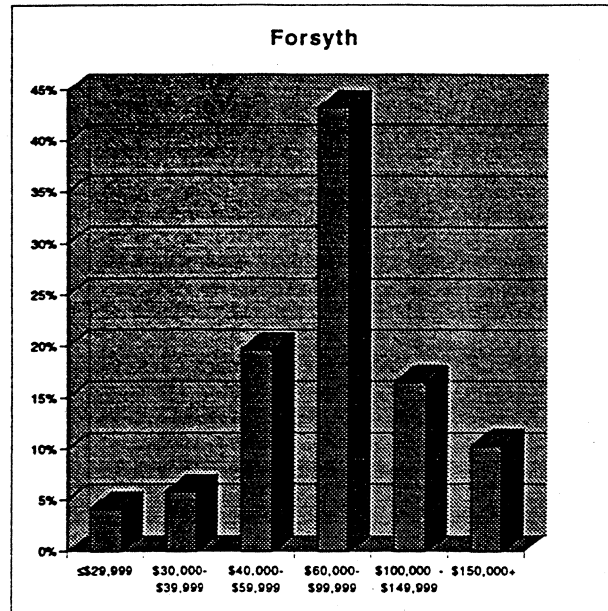
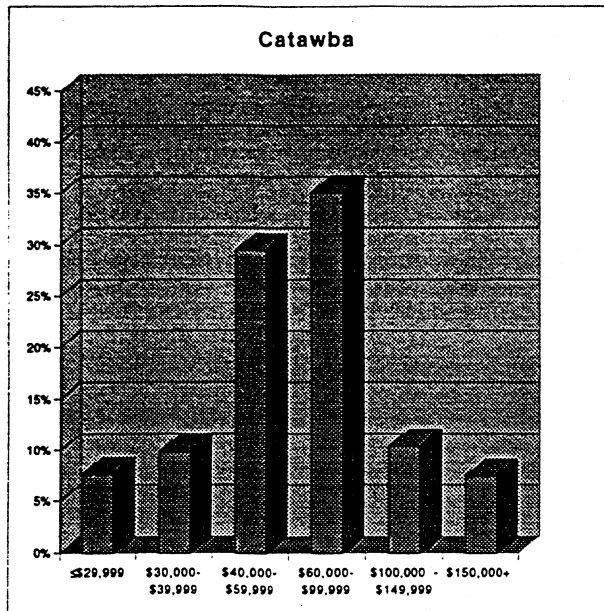
Source: US Census Bureau, 1990
Michael Gallis & Associates

% OF TOTAL OWNER-OCCUPIED HOUSING UNITS BY VALUE



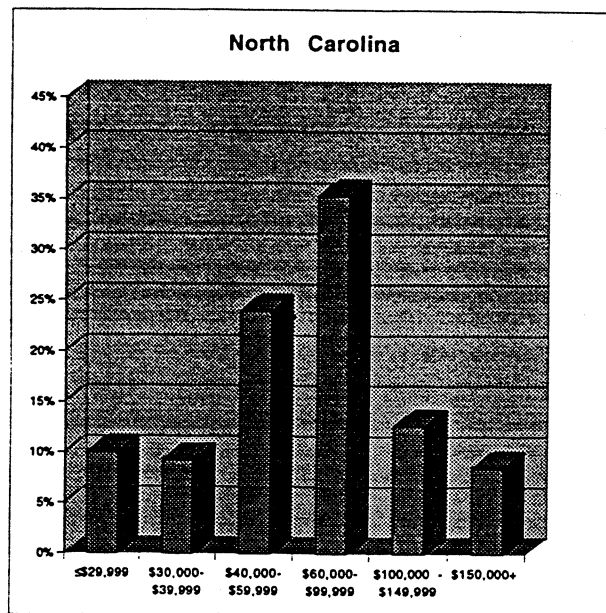
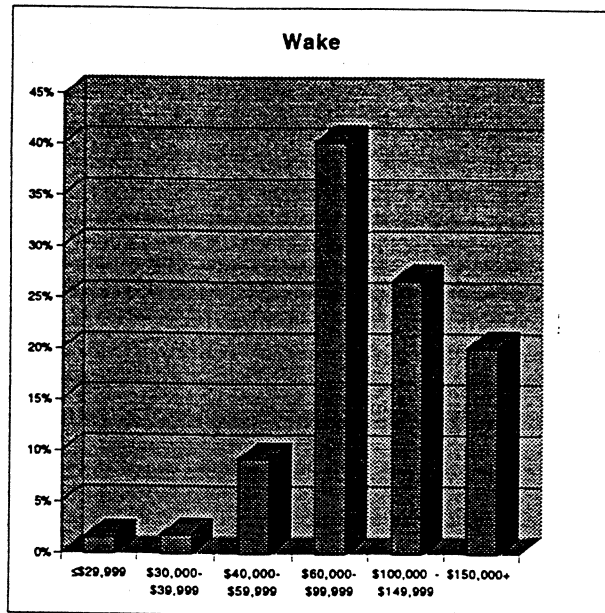
Source: US Census Bureau, 1990
Michael Gallis & Associates

% OF TOTAL OWNER-OCCUPIED HOUSING UNITS BY VALUE



Source: US Census Bureau, 1990
Michael Gallis & Associates

% OF TOTAL OWNER-OCCUPIED HOUSING UNITS BY VALUE



Source: US Census Bureau, 1990
Michael Gallis & Associates

APPENDIX 6

COUNTY DENSITIES: 1970-1995

(Persons/Sq. Mile)

<u>County</u>	<u>Sq. Miles</u>	<u>Apr-70</u>	<u>Jul-75</u>	<u>Apr-80</u>	<u>Jul-85</u>	<u>Apr-90</u>	<u>Jul-95</u>
Buncombe	656.16	221.02	233.78	245.21	254.64	266.36	287.64
Henderson	374.04	114.53	135.01	156.71	174.01	185.34	203.86
Madison	449.48	35.60	36.71	37.44	37.90	37.72	39.55
<u>Transylvania</u>	<u>378.39</u>	<u>52.10</u>	<u>57.35</u>	<u>61.89</u>	<u>65.93</u>	<u>67.44</u>	<u>71.80</u>
Metro	1,858.07	120.33	130.31	139.80	147.55	154.23	166.80
McDowell	441.73	69.38	75.16	79.54	81.09	80.78	84.31
Mitchell	221.49	60.71	63.66	65.14	65.01	65.16	66.99
Polk	237.86	49.34	52.97	54.59	58.95	60.61	66.19
Rutherford	564.26	83.89	90.38	95.32	99.51	100.87	104.71
<u>Yancey</u>	<u>312.47</u>	<u>40.42</u>	<u>45.12</u>	<u>47.79</u>	<u>49.11</u>	<u>49.35</u>	<u>51.66</u>
Eastern Region	1,777.81	65.13	70.31	73.84	76.35	76.99	80.46
Haywood	553.93	75.30	80.34	83.94	85.47	84.74	90.17
Jackson	490.62	44.01	49.53	52.61	54.43	54.72	58.70
<u>Swain</u>	<u>528.17</u>	<u>16.73</u>	<u>18.74</u>	<u>19.47</u>	<u>20.54</u>	<u>21.33</u>	<u>21.90</u>
Western Region	1,572.72	45.87	50.04	52.52	53.98	54.08	57.43
Region Total	5,208.60	79.01	85.59	90.93	94.99	97.63	104.31
Comparison Counties							
Catawba	400.02	227.17	247.74	263.01	280.16	296.02	315.58
Forsyth	409.70	525.06	559.92	594.84	627.24	648.96	683.19
Guilford	650.18	443.95	464.49	487.79	506.89	534.34	572.30
Mecklenburg	527.47	672.37	715.49	766.43	850.91	969.69	1094.81
Wake	833.98	274.59	320.87	361.43	432.13	511.16	621.44
NC	48,721.69	104.36	113.67	120.69	128.38	136.13	147.66

Source: NC Office of State Planning