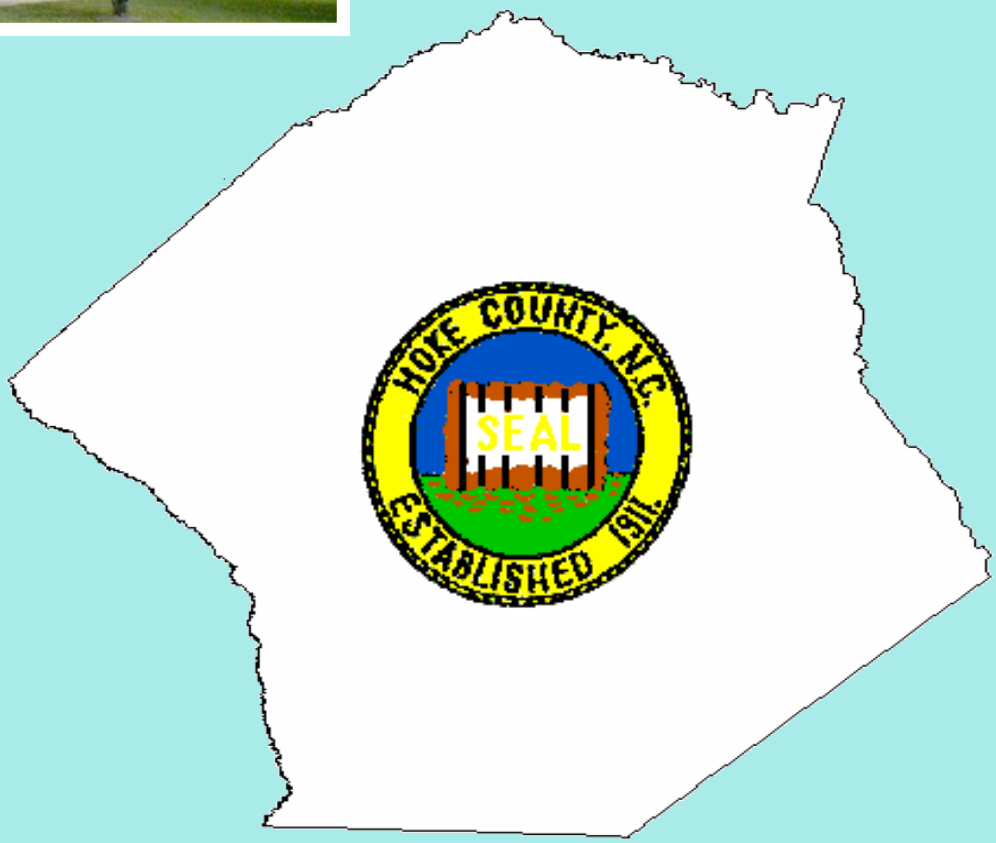
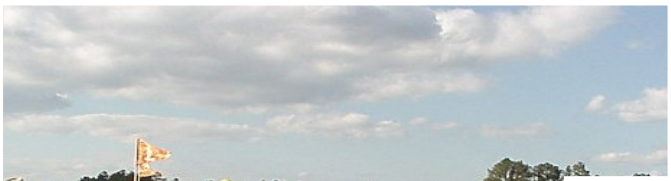
Hoke County Land Use Plan





Adopted April 4

2005

Hoke County
LAND USE PLAN

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Section I: Introduction

The Land Use Planning Process

In the summer of 2004, the Hoke County Board of Commissioners appointed a Land Use Steering Committee to oversee development of the Hoke County Land Use Plan. The process of developing the Plan involved a series of committee meetings over a period of several months from June 2004 to March 2005.

The land use planning process was used to:

1. Identify issues of concern regarding land development;
2. Establish overall goals and objectives for future growth; and
3. Create a Future Land Use Map depicting the general location of different types and densities of land uses - residential, commercial, and industrial.

Public Participation

In addition to citizen representation on the Steering Committee, the citizenry of Hoke County was included in the planning process through a series of five public forums held in February and March of 2005. Following the public forums the Steering Committee met to consider public comments prior to submitting a final draft of the Plan to the Hoke County Board of Commissioners in late March of 2005.

Planning Phases

The first phase of the land use planning process was an inventory and analysis of historic and projected demographic and economic data and a review of physical/environmental conditions that influence growth and development within Hoke County (Appendix A). Studying trends in population growth and the economy helped the Steering Committee, County leaders, and citizens understand how social and physical forces impact growth and development.

Appendix A includes a review of social and economic factors and natural and manmade physical conditions. Natural factors include hydrology, soils and prime farmland, streams and rivers, and floodplains and wetlands. Manmade factors include existing development (commercial, industrial, institutional and residential development) and public infrastructure (water, sewer and transportation facilities). The Steering Committee used this background information to help plan for and project where growth was most likely to occur.

The second phase of the planning process involved developing goals, objectives and implementation strategies for future growth (Section II). Goals and objectives establish overall direction for future growth while implementation strategies specify incremental actions that County leaders and staff can take to ensure that plan goals and objectives are accomplished. Implementation strategies specify how existing ordinances may need to be revised and if new ordinances should be considered.

The last phase of the land use planning process involved the development of various future land classifications and a future land use map (Section III, map pocket). The Future Land Use Map delineates where different types of land uses are most appropriate by incorporating the physical features of the land with the goals and objectives of the plan.

Why Plan Now?

The primary impetus for developing a Future Land Use Plan is historic and projected population growth. In the most recent 2000 Census, the population of Hoke County grew 47.2% - by over 10,790 persons - from 1990 to 2000. The NC State Data Center is projecting an additional population increase of 41,406 persons to a total population of over 75,000 persons by 2030 (Table I-1). The total projected 123.1% growth rate over the 30-year period is the second fastest growth rate projection in the state.

Table I-1: Projected Population Growth 1990 - 2030

Year	Population	Population Growth	Percent Growth
1990	22,856	-	-
2000	33,646	10,790	47.2 %
2010	45,876	12,230	36.3 %
2020	59,704	13,828	30.1 %
2030	75,052	15,348	25.7 %

Source: 1990 and 2000 US Census (www.census.gov); NC State Data Center (http://demog.state.nc.us).

If the average Hoke County household size of 2.86 persons/household (2000 Census) remains unchanged for 30 years (the least impact scenario since the nationwide trend is to smaller household units), an estimated 14,478 additional dwelling units will be needed to meet Hoke County housing needs between 2000 and 2030 (Table I-2).

Table I-2: Projected Housing Needs 2000 - 2030

Year	Population	Average Household Size	Number of Housing Units Required to Meet Demand	Unit Increase	Percent Increase
2000	33,646	2.86	11,764	-	-
2010	45,876	2.86	16,041	4,277	36.4 %
2020	59,704	2.86	20,876	4,835	30.1 %
2030	75,052	2.86	26,242	5,366	25.7 %

Source: 2000 US Census (www.census.gov), NC State Data Center (http://demog.state.nc.us).
Note: Average household size was assumed to remain constant, using Census 2000 values for projections.

If public sewer is not available for growth, it is not unrealistic to project that new dwelling units would on average require ½ acre of land per unit. A projection that would indicate that residential growth alone would consume over 11,000 additional acres of farmland and forest by 2030.

New County residents will need more than just housing – they will demand improved schools, transportation facilities, medical services, and recreational opportunities. And projecting housing and public services demands does not account for the impact of new commercial establishments to serve citizens and new industry and work places to employ the thousands of persons who will be moving to Hoke County.

The questions that must be answered include how and where will growth occur, how can quality growth be ensured, and what growth policies will best protect the public health, safety and welfare of both current and future generations. More information on past and projected demographics as well as physical conditions is contained in Appendix A.

Costs and Benefits of Growth

Population growth brings both costs and benefits. The traditional growth pattern consists of an initial spurt in residential growth followed by commercial activities that are attracted by new household spending power. The difficulty in this growth pattern is that residential growth rarely generates enough revenue to pay for services demanded. New residents will need expanded services - new and improved school facilities; additional water and sewer capacity along with major water delivery and sewer collection lines; and expanded parks and recreation facilities and programs. Population growth will also increase demand on other public services typically provided by counties – health and social services programs, jail facilities (a new Hoke County jail is currently under design), and semi-public and private services such as hospitals. (More about the costs of providing new and expanded services is included in Appendix A).

Most of Hoke County is currently classified as agricultural - a land use that demands little in public services. Most bona fide farms and forest lands, however, are in the statewide present use value program that allows for 95% of the tax burden to be deferred, thus, farmers typically pay only 5% of their ad valorem tax burden. State law does allow, however, for local governments to recover the last three years of deferred taxes when farm lands are sold for development.

Using 2030 population growth projections from the NC State Data Center, and assuming that the current average residential lot size remains unchanged, it is possible that Hoke County could lose over 51,000 acres of farm and forest land to residential development alone by the year 2030. If the impact of all land uses (residential, commercial, public/institutional) remains constant at current average lot sizes, the County could lose upwards of 55,000 acres to development within the next 25 years. In order to minimize this impact, the County will need to provide public water and sewer to the northeast portion of the County which has been designated as an Urban Services Area on the Future Land Use Map (see Section III, map pocket).

The land uses that typically generate high tax values and collections but demand little in public services are industrial and commercial activities. Industrial activities not only provide employment opportunities which attract and keep employees in Hoke County, but they also usually have high land values which generate additional ad valorem tax revenues. Commercial activities not only have high land values but they also generate state sales tax revenues that are shared with local governments.

Sales tax revenues are an essential and growing source of funds to ensure sound local budgets. (More about the importance of sales tax revenues and how Hoke County stands in regards to collecting these revenues is included in Appendix A).

Increased Demands for Services

The importance of and the impact of increased demands for public services can not be underestimated. Hoke County recently commissioned a study of current and projected school needs through the year 2030. The study, completed by Shuler Ferris in 2004, projected that the number of school age children in Hoke County will increase from 6,399 to 13,795 by the year 2030 – a 133% increase in school population. The Shuler Ferris Study also estimated school construction needs in three phases through year 2020 with total estimated construction needs at over $115 million. (More information on school needs is included in Appendix A.)

Hoke County is in the process of designing and constructing a new jail facility as of 2004. Cost estimates for this project are shown in Table I-3.

Table I-3: New Jail Facility Cost Projections - 2004

Construction of 250 Person Facility with Potential Expansion to 407 Persons	
Need	**Estimated Cost**
Existing deficiencies (fire and life safety)	$130,000
Construction Phase 1 (including sheriff office)	$6,225,930
Legal/architectural/engineering/fees	$620,000
Furniture, fixtures, and equipment	$275,000
Contingencies (10%)	$540,000
Demolition allowance	$200,000
Total Project	**$7,990,930**

Source: Projections based on the Hoke Co. Detention and Law Enforcement; Needs Assessment & Feasibility Study, May 2004

Hoke County is also studying the need for additional water and sewer services, particularly in the northeastern portion of the County. A recently completed study estimates sewer construction needs at almost $20 million. (More information on sewer needs can be found in Appendix A).

The County has also preliminarily identified and estimated the cost of providing additional parks and recreation facilities at $11.6 million. The total estimated cost of school, jail, public sewer, and parks and recreation needs approaches $155 million. Finding sufficient sources of funds to meet these needs is a matter of great importance to County leaders. To procure sufficient funds to meet growing needs the County needs, to attract new employers to the County along with new commercial enterprises which will be a source of sales tax revenue.

Section II: Goals and Objectives

Section II sets forth Plan policies that are intended to influence the timing, type, location and quality of future development within the Hoke County planning jurisdiction. The overall goal of the Plan is to accommodate anticipated growth by establishing policies that specify relatively higher density development in areas where urban infrastructure is available or can be made available in the most cost efficient manner. The Plan also seeks to direct higher intensity growth to those areas expected to experience the strongest growth pressures while limiting rural sprawl in areas that are not yet suitable for growth. This Plan assumes Hoke County requests and receives substantial State and Federal assistance for infrastructure improvements.

Plan goals are based on planning principles in use by local governments in North Carolina and throughout the United States but are fashioned to specifically address issues and concerns particular to the physical and social environment of Hoke County. During the planning process, this section has been developed, reviewed, discussed and revised by the Steering Committee and reviewed by the public to ensure that Plan goals and objectives seek to achieve the greatest public good for the citizens of Hoke County.

Goals are organized in five major categories:

I. Protect property owner rights and preserve property values.

II. Grow in a fiscally responsible manner.

III. Preserve and protect the rural agricultural nature of designated areas in the County.

IV. In eastern Hoke County, designate an urban services area for mixed use, higher density land uses served by public water and sewer.

V. Encourage high quality and aesthetically pleasing development, while promoting sound land management.

Each of the five goals has an associated list of objectives, and following each objective a list of implementation strategies that outline specific actions or mechanisms to be used to achieve the stated objective. In general, the implementation strategies recommend new or revised planning policies, procedures, and land use regulations.

Goal I. Protect property rights and preserve property values.

Objective 1: Involve the local community in development of land use regulations and issues related to zoning.

Implementation Strategies

a. Hold public workshops or forums to seek input and inform citizens as land use policies and regulations are developed.

Objective 2: Ensure countywide interests are properly balanced with individual interests.

Implementation Strategies

a. Use conditional use district zoning that offers some flexibility for the land owner/developer, input from the community and reasonable controls by the governing body.

b. Designate growth areas and rural areas.

c. Recognize that urban-like sprawl in rural areas increases the cost of services for everyone – prevent sprawl thereby minimizing tax increases.

d. Ensure that current land use policies (subdivision regulations) that allow land to be passed down to future generations are publicized and understood.

e. Accommodate existing homes and businesses within the structure of land use ordinances (avoid creating non-conforming uses as much as possible).

f. Commit resources to a central permitting process to make development more user-friendly.

Objective 3: Encourage dialogue with Ft. Bragg.
(Source of Photo: Ft. Bragg)

Implementation Strategies

a. Establish a military affairs committee for Hoke County and Ft. Bragg.

b. Closely examine the ways in which changes at Ft. Bragg and Camp Mackall will affect the overall financial integrity of the County fiscal process.

c. Identify areas of mutual interest that require additional dialogue to develop growth scenarios that can meet both the needs of the military and those of the County.

d. Oppose land use regulation by any government entity outside of Hoke County.

Goal II. Grow in a fiscally responsible manner.

Objective 1: Manage and control growth and its associated costs.

Implementation Strategies

a. Update subdivision and zoning regulations to support goals and objectives of the Land Use Plan.

b. Identify costs of serving growth through economic impact analysis.

c. Recover costs of service through the implementation of fees to limit subsidizing development through additional property taxes.

Objective 2: Do not let growth outpace infrastructure capabilities. Identify areas suitable for growth at different levels.

Implementation Strategies

a. Identify areas suitable for growth at different levels of intensity.

b. Establish urban service areas and agree that urban services that promote growth (such as public water and sewer) will be directed within those boundaries and away from prime agricultural lands and rural low density residential areas.

c. Investigate means to allow development to "pay for itself". Consider the "costs" of development in terms of police and ambulance services as well as capital costs such as water and wastewater treatment plants and schools.

Objective 3: Limit urban/suburban sprawl and strip development. (Urban/suburban sprawl occurs when growth and development occur in a dispersed pattern of lower density residential and commercial uses that consume large amounts of limited land resources. Typical characteristics of urban/suburban sprawl include lack of long term planning, dependence on private wells and septic tank systems, and strip commercial development. Strip commercial development is characterized by development of small tracts of land with buildings arranged in a linear fashion abutting a highly traveled roadway with large parking lots in front and with numerous road-cuts, resulting in unsightly community appearance and negative impacts on both road capacity and traffic safety.

Implementation Strategies

a. Encourage future development in areas near existing urban services to yield a more cost efficient land use development pattern, thus reducing urban/ suburban sprawl.

b. Limit the extension of public infrastructure into areas identified as lower density areas where the subdivision of land will be premature and will encourage sprawl.

c. Encourage development in areas where the necessary infrastructure (roads, water, sewer, and schools) are available, planned or can be most cost efficiently provided and extended to serve development.
    1. Direct more intensive land uses to areas which have existing or planned infrastructure.
    2. Develop policies, including financial incentives, to encourage public/private cooperation in providing infrastructure to developing areas.

Objective 4: Plan for new roads to accommodate development.

Implementation Strategies

a. Work with the NC Department of Transportation (NCDOT) to prepare a Hoke County Thoroughfare Plan.

b. Limit allowed percentage of development in approved subdivisions prior to NCDOT acceptance of streets.

c. Consider access management policies, service roads, and turning lanes to reduce direct access onto US and NC numbered highways.

d. Work with NCDOT to establish a traffic signal plan for US and NC numbered highways.

Objective 5: Share land use information with the City of Raeford and the Hoke County Public School System.

Implementation Strategies

a. Establish a mechanism to facilitate coordinated planning and managed growth.

Goal III. Preserve and protect the rural agricultural nature of the county.

Objective 1. Designate areas of agricultural significance.

Implementation Strategies

a. Consider adopting a voluntary agriculture district ordinance.

b. Investigate incentive programs to promote the continued use of land for farming and forestry.

c. In western and southern portions of the County, encourage low density residential/agricultural development.

Objective 2: Maintain low density and rural character in designated agricultural areas.

Implementation Strategies

a. In designated Rural Agriculture and Rural Residential areas, require rezoning for major subdivisions (more than 3 lots).

b. Develop zoning standards that will discourage single lot depth residential development along existing roads in favor of internally focused residential neighborhood development.

Objective 3. Preserve and maintain the rural character of the County, including historic sites and structures, crossroads communities, and other physical features that reflect community heritage, where financially feasible.

Implementation Strategies

a. Identify significant crossroad communities, historic sites and structures, and other physical landmarks for preservation.

b. Develop land use policies that encourage preservation of these locations and sites.

Goal IV. Establish an urban services area with mixed use/high density land uses served by public water and sewer.

Objective 1. Encourage safe, orderly and aesthetically pleasing growth and development within the urban services area.

Implementation Strategies

a. Develop a highway overlay corridor district that establishes design and access standards for development.

b. Develop an access management plan that encourages access roads and limits direct access onto Raeford Road/401 North.

Objective 2: Develop an urban services plan.

Implementation Strategies

a. Identify areas within the urban services area that can be most efficiently provided with urban services in the short term.

b. Prioritize water and sewer service extensions for higher density development.

c. Prioritize water and sewer service extensions for economic development opportunities.

Goal V. Encourage high quality and aesthetically pleasing growth, while promoting sound land management.

Objective 1: Encourage mixed use/planned unit development within the urban services area.

Implementation Strategies

a. Establish flexible and innovative standards for and encourage planned unit developments.

Objective 2: Encourage quality growth.

Implementation Strategies

a. Improve standards for development in the County zoning ordinance, i.e., improved buffers, planned unit development standards, specific standards for all conditional uses, etc.

b. Improve standards for development in the County subdivision ordinance, i.e., open space requirements, limited driveway connections, improved buffers, interior roadway access, private road standards, etc.

c. Investigate subdivision alternatives that encourage clustering and conserve open space and provide incentives for using these development alternatives.

d. Require site plan review and approval for all commercial and industrial development.

Objective 3: Limit urban/suburban sprawl and strip commercial development.

Implementation Strategies

a. Identify areas suitable for different types of growth (commercial, residential) and direct growth to those areas.

b. Identify commercial nodes for development at major crossroads on the Raeford Road/401 North corridor and at Rock Fish and Davis' Bridge.

c. Recognize existing rural crossroad communities as appropriate for limited rural-based commercial services.

Objective 4: Provide attractive gateways into Hoke County.

Implementation Strategies

a. Establish highway corridor overlay districts to protect appropriate community gateway areas.

b. Review and enforce signage standards along major highway corridors.

Section III: Future Land Use Map

Introduction

The purpose of establishing Land Use Categories and creating a Future Land Use Map (see map pocket) is to graphically depict a general land development pattern that adheres to and seeks to achieve Land Use Plan goals and objectives. To be effective, the Land Use Plan and the Future Land Use Map must be consistently consulted when reviewing and evaluating proposed land development plans. The Future Land Use Map cannot be interpreted independently from the written land use goals and objectives.

There are six land use categories:

1. Rural Agricultural Area
2. Rural Low Density Residential Area
3. Urban Services Area
4. Economic Development Area
5. Commercial/Mixed Use Node
6. Crossroads Business Node

Rural Areas – General Information

There are two rural area categories – Rural Agricultural and Rural Low Density Residential. These two land use categories taken together define those areas of the County into which urbanization is not intended to expand and into which urban services are not intended to be extended within the 20 year planning horizon.

The areas categorized as Rural Agricultural or Rural Low Density Residential are located in the western and southern portions of the County. Dispersed populations and low development intensities characterize these areas. Most prime farmland soils within the County are located in the southern portion of the County where large expanses of undeveloped land reflect the historical dominance of farming and forestry.

Development within these two areas of the County are proposed to be limited to only those types of land uses and/or development intensities that can be accommodated by the types of facilities and levels of service already found in, or typical of, non-urban areas, e.g., private individual on-site water supply and wastewater disposal systems, two-lane roads without signalized intersections, nonstructural drainage facilities, private garbage collection, sheriff patrols rather than police stations, and widely spaced fire stations using volunteer staff. Public sewer systems should not be extended into rural areas nor should other centralized sewer systems be provided except to the extent necessary to protect public health when existing community wastewater systems fail or a pattern of failure of on-site systems occurs in a specific area.

1. **Rural Agricultural Area**
   Primarily located in southern Hoke County, areas classified as Rural Agricultural are not expected to, or intended to, urbanize within the 20-year planning horizon. Extension of public sewer is generally not feasible or desirable in this area of the County.

   Uses allowed include very low-density residential (single-family site-built, modular, and manufactured homes); agriculture, forestry, churches; very limited non-residential uses - commercial, office, or public/institutional - meeting locational criteria. Locational criteria for non-residential uses (Crossroad Business Nodes) within this land use category would include frontage and access to a major State highway or secondary road, location at a major intersection, proximity to similar uses and spatial separation from non-compatible uses such as existing residential development. Land uses within this category would be expected to develop with private wells or public water and private on-site septic tank systems.

2. **Rural Low Density Residential Area**
   Primarily located in western Hoke County, areas classified as Rural Low Density Residential are not expected to or intended to, urbanize within the 20-year planning horizon. Extension of public sewer is generally not feasible or desirable in this area of the County.

   Western Hoke County is especially suited for equine farm development that would benefit from and help sustain the Carolina Horse Park. High priority within the area is lower density residential development that would also complement and maximize both private and public access to existing and proposed conservation areas. In order to maintain the rural character of the area while providing opportunities for lower density residential development, conservation style subdivision is the preferred method of development where lots remain relatively small and large expanses of open space are kept in either public or private ownership.

   Uses allowed include residential land uses including single-family, modular, and manufactured home subdivisions and manufactured home parks; limited non-residential uses - commercial, office, light industrial and public/institutional - meeting locational criteria. Locational criteria for non-residential uses (Crossroad Business Nodes) within this land use category would include frontage and access to a major State highway or secondary road, location at a major intersection, proximity to similar uses and spatial separation from non-compatible uses such as existing residential development. Land uses within this category would be expected to develop with private wells or public water and private on-site septic tank systems.

3. **Urban Services Area**
   The Urban Services Area category defines northeastern and eastern areas of Hoke County that are expected to and intended, to urbanize within the 20-year planning horizon. The range of land use intensities and densities within the Urban Services Area will be similar to that typically found in an urban area served by public water and sewer services. The cost of expanding sewer treatment capacity and extending public sewer lines, along with the cost of providing other urban services, will dictate that certain parts of the Urban Services Area will be served sooner and will develop faster than other parts.

Within the Urban Services Area more intense development will result in a range of land uses and development densities that define a healthy, diverse and livable urban environment. By serving this high growth area with public water and sewer, development will occur in a more compact, more cost efficient land development pattern.

4. **Economic Development Area**
   Economic Development Areas are designated where industrial uses are either already present or desired. Economic Development Areas are designated for the Pate Industrial Site in eastern Hoke County, the Presti Industrial Site in southern Hoke County, and Night Hawke LLP in western Hoke County. Most development within these areas will be served by public water and sewer although development with on-site wells and septic tank systems is possible.

   Allowed uses would include major industrial uses, wholesale, office and public/institutional uses, limited commercial uses, and very limited residential uses. Residential uses should be separated from high intensity industrial uses where noise, odors, or other negative effects could be expected.

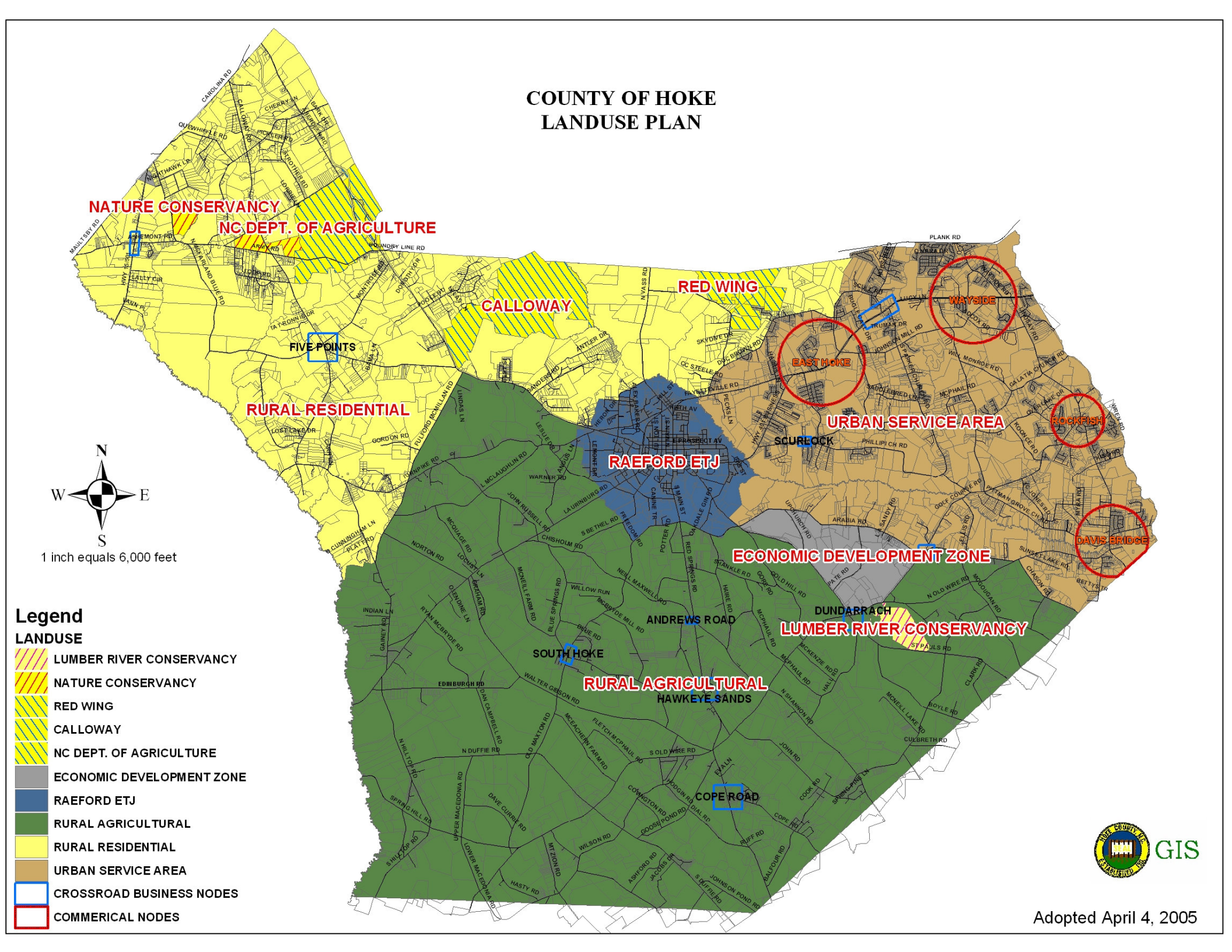
5. **Commercial/Mixed Use Nodes**
   Within the Urban Services Area, Commercial/Mixed Use Nodes are designated at key locations, typically at major intersections, to encourage more efficient and attractive development and integration of commercial uses with other land uses to discourage unsightly and inefficient strip commercial development. Strip commercial development (characterized by development of small tracts of land with buildings arranged in a linear fashion abutting a highly traveled roadway with large parking lots in front and with numerous road-cuts) detracts from community appearance and has significant negative impacts on both road capacity and traffic safety.

   Commercial/Mixed Use Nodes should be planned to accommodate a range of land uses including small and large scale commercial uses transitioning to office and institutional and higher density residential uses that would buffer and transition to surrounding lower density residential areas.

   Commercial/Mixed Use Nodes are designated on US 401 North at Wayside and East Hoke, at Davis' Bridge, and at Rockfish.

6. **Crossroads Business Nodes**
   Crossroads Business Nodes are designated at key road intersections in the Rural Agricultural and Rural Low Density Residential areas where small scale business services are already present. These nodes are intended to accommodate limited commercial services that are appropriate to crossroads development in predominantly rural/agricultural areas. Appropriate land uses include residential, public/institutional, and limited commercial and light industrial uses. Land uses within this category are expected to develop with private wells or public water and on-site septic tank systems. Crossroads Business Nodes are designated in the Rural Agricultural area at South Hoke, Andrews Road, Hawkeye Sands, Cope Road and Dundarrach; in the Rural Residential area at Five Points and at the intersection of US 15/501 and Army Road; and in the Urban Services area at Scurlock, Parker Church Road, and Arabia.

COUNTY OF HOKE
LANDUSE PLAN



Legend

LANDUSE

- LUMBER RIVER CONSERVANCY
- NATURE CONSERVANCY
- RED WING
- CALLOWAY
- NC DEPT. OF AGRICULTURE
- ECONOMIC DEVELOPMENT ZONE
- RAEFORD ETJ
- RURAL AGRICULTURAL
- RURAL RESIDENTIAL
- URBAN SERVICE AREA
- CROSSROAD BUSINESS NODES
- COMMERICAL NODES

GIS

Adopted April 4, 2005

Appendix A: Inventory and Analysis of Existing Conditions

Introduction

The first phase of the land use planning process involved a review of the 1997 Land Use Plan and an inventory and analysis of historic demographic and economic data and existing natural and manmade physical conditions that influence growth and development. Studying recent trends in population growth and the economy helped the Steering Committee, County leaders, and citizens understand how these forces impact growth and development. Information on natural (soils and prime farmland, streams and rivers, and floodplains and wetlands) and manmade physical conditions (private development – commercial, industrial, office/institutional and residential, and public infrastructure – water, sewer and transportation facilities) also provided insight into how to best designate certain areas of the County for different types and intensities of land uses.

Brief History of Land Use Planning in Hoke County

The Land Use Plan builds on earlier County planning efforts including the most recent Land Use Plan Alternatives adopted in 1997. Projections of significant population growth between 2000 – 2030 has renewed interest in planning for future development and required that the 1997 Plan be updated.

1997 Land Use Plan

In 1997, Hoke County adopted its first Land Use Plan. The plan subcommittee and staff developed the 1997 Plan holding more than 20 meetings to review draft documents and to solicit public input. The introduction to the plan states that the plan was prepared to " . . . help government leaders, landowners, citizens, and newcomers respond to potential growth and to address land use conflicts." At the time the 1997 Plan was adopted it was recognized that the factors that were considered during the planning process would change over time and that community needs and desires would also change.

Among the factors considered during the development of the 1997 Plan were projections for population growth – projections that the County has far exceeded in the past decade. At the time the 1997 Plan was developed, population growth projections were made to 2020 using three potential growth scenarios – 1%, 2%, and 3%. The high projection of a 3% growth rate would have resulted in almost doubling the County population of 28,500 persons by 2020 – a growth rate similar to that now projected by the NC State Data Center.

As part of the 1997 Land Use Plan development process, citizen meetings were held for each township in the County. During each meeting, citizen participants discussed what they saw or desired for the future of Hoke County. Citizens also completed a questionnaire (see Tables T-1 and T-2).

Table T-1: 1997 Hoke County Citizens Survey

Rank	Question: What would you like to see in the future of Hoke County?
6	New industries/new jobs
6	Recreation programs for ALL
5	Major shopping areas
5	Preserve rural Hoke County
4	Controlled development growth
3	Promotion of Hoke County businesses
3	More restaurants
3	Retirement village(s)
3	Schools Improved
2	Additional law enforcement
2	Metro government
2	Sewer Service

Source: 1997 Hoke County Land Use Plan.

Table T-2: 1997 Hoke County Citizens Survey

Rank	Quality of Life	Importance	Neighborhood	Differential
1	Clean Air and water	9.63	6.88	2.75
2	Law Enforcement	9.55	6.52	3.03
3	Fire Safety	9.53	8.20	1.33
4	Property Tax Rate	9.52	4.58	4.94
5	Litter Control	9.33	4.61	4.72
6	Zoning Program	8.79	4.84	3.95
7	Commercial and Industrial Growth	8.69	4.30	4.39
8	Water System	8.66	6.91	1.75
9	Streets and Roads	8.57	5.86	2.71
10	Health Facilities	8.55	4.91	3.64
11	Education – K-12	8.53	6.02	2.51
12	Job Opportunities	8.46	3.38	5.08
13	Neighborhood Identity	8.40	5.20	3.2
14	Higher Education	8.31	4.46	3.85
15	Protected Farmland	8.28	5.52	2.76
16	Housing Cost	7.98	6.02	1.96
17	Poverty Levels	9.96	3.49	6.47
18	Library	7.95	5.29	2.66
19	Commercial Areas	7.80	4.19	3.61
20	Sewerage Systems	7.73	3.96	3.77
21	Housing Authority	7.11	6.06	1.05
22	Downtown	6.95	4.12	2.83
23	Recreation and Parks Facilities	6.89	3.67	3.22
24	Garbage Collection	6.84	5.02	1.82
25	Public Transportation	6.46	2.85	3.61
26	Social Services Program	5.53	5.67	(-0.14)

Source: Results of 60 completed surveys. 1997 Hoke County Land Use Plan.

The 1997 Land Use Plan addressed six major topic areas – natural area preservation, public land, agricultural and forestry lands, commercial development, industrial development and residential development.

General Goal

"Protect and promote the rural atmosphere, green space and friendly character of Hoke County through balanced growth."

Natural Areas Preservation

- Identified natural resource areas shall be protected from urban encroachment to the extent feasible.

Public Lands

- All public lands should be identified for present use and for future multi-use potential including park areas and government outreach programs.

Agricultural and Forestry Lands

- All requested agricultural and forestry land areas shall be protected from urban encroachment to the extent feasible.

Commercial Development

- Varied opportunities shall be provided throughout the County for different levels of commercial activity based on existing and projected needs.
- All commercial areas shall provide appropriate setbacks areas, planting and buffering plans to adequately protect surrounding lands from commercial encroachment and to enhance the community as a whole.
- Differential zones shall be developed for three levels of retail commercial activity areas including: 1) Neighborhood Shopping Areas; 2) Community Shopping Centers; and 3) Mixed-Use Shopping Areas.
- In lieu of retail commercial areas, exclusive office areas should be planned where appropriate and the market can be determined.
- All commercial development should receive site plan reviews with staff and board input.
- When community facilities permit, residential uses should be allowed in commercial areas that incorporate adequate facilities for such residents.

Industrial Development

- All existing industrial sites should be recognized with the appropriate zone.
- New industrial sites should be located and zoned appropriately for "industrial parks areas."
- Minimum design and use standards should be developed for each "industrial park area" to facilitate protection standards for all potential occupants.
- Individual, separate industrial sites should be evaluated for suitability prior to marketing to facilitate development potential and community acceptance.
- All industrial areas shall provide appropriate setback areas, planting and buffering plans to adequately protect surrounding lands from encroachment, and to enhance the community as a whole.

- All industrial developments should receive site plan reviews with staff and board input.

Residential Development

- Balanced residential development opportunities shall be encouraged throughout the County based on available community facilities and services and the need to protect surrounding environments from urban encroachments

  Minor Subdivisions
  Any subdivision involving no new public or private streets or easements (except as provided in Section 404.2, b-3) or utility easements with the development of no more than 5 road frontage lots within a twelve (12) month period. If the number of the road frontage lots exceeds 5 within a 12 month period, approval has to be granted by the Land Use Committee or County Commissioners.

  The subdivider shall be required to reserve at least one entrance or access area of at least fifty (50) feet in width, extending to the interior of the property from the state maintained road for every fifteen-hundred (1,500) feet of road frontage on said road or highway.

- All new residential development shall be on lots that front public streets or approved private streets or drives that provide adequate right-of-way and maintenance provisions.
- New residential subdivisions shall provide internal recreational facilities and/or open space that is usable by the expected population increase; or, provide to the County fees in lieu of such facilities, with such fees being used to provide the development with added recreation opportunities.
- New residential subdivisions shall provide a report estimating the projected school age population to be added as a result of development based on population data currently available for the County; and, lot fees for the added County costs for school development shall also be determined.
- Residential group developments (developments that allow more than one principal structure per lot) shall be provided for in all regulations and within adequate protection standards.

General Location and Description of Hoke County

Hoke County is located in the southern Piedmont section of the Sandhills area of North Carolina. Hoke County covers 251,007 acres (392 square miles) with Fort Bragg Military Reservation occupying 89,563 acres (140 square miles – 35.7% of total County acreage) in the northern portion of the County. Hoke County boundaries are defined by four surrounding counties - Moore County to the north, Cumberland County to the northwest, Robeson County to the south, and Scotland County to the west. The City of Raeford, located approximately in the geographic center of the County, is the county seat.

Hoke County is approximately 27 miles long north to south and 25 miles wide at the widest point. The County is served by 61 miles of primary highways and 397 miles of secondary roads. Approximately 14 miles of the secondary highway system consists of unpaved roads.

The topography of Hoke County is gently rolling with land elevations ranging from the lowest point on Rockfish Creek (36 feet above sea level) in the southeastern portion of the County to the highest point (550 feet above sea level) in the northwestern portion of the County in the McCain quadrangle.

Hoke County is located in two river basins - the Cape Fear River Basin to the north and east, and the Lumber River Basin to the south and west-with the Lumber River forming the southwestern boundary of the County. The northern portion of the County, including the Ft. Bragg Military Reservation, is within the Cape Fear River Basin. The crest-line that divides the two river basins runs approximately parallel to NC Highway 211 crossing into Hoke County near the Town of Aberdeen in Moore County and continuing to the City of Raeford. Leaving Raeford, the basin ridge line continues paralleling NC Highway 20 exiting Hoke County in the Stonewall Township (see Hoke County General Location Map)

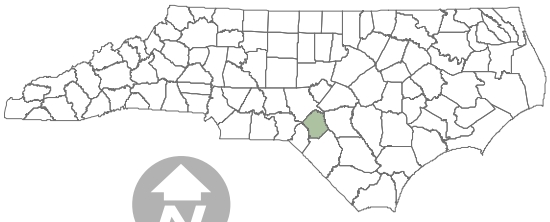
Fort Bragg Military Reservation

In 1918, the United States "seeking an area having suitable terrain, adequate water, rail facilities, and a climate for year round military training," decided that the area now known as Fort Bragg met all of the desired criteria. Camp Bragg, named for native North Carolinian General Braxton Bragg, was formed in September of 1918. *(Source of Photos: Fort Bragg)*

On September 30, 1922, Camp Bragg became Fort Bragg, a permanent Army post. With a 2000 Census of 29,183 persons, Fort Bragg is the largest Army installation in the world, providing a home to almost 10% of the U. S. Army active component forces. Ft. Bragg is expected to expand under the US Department of Defense "Base Realignment and Closure (BRAC)" program which is underway as of 2004 and is expected to be completed in mid-2005. *(Source: Ft. Bragg; http://www.bragg.army.mil)*

General Location Map

HOKE COUNTY, NC



THE WOOTEN COMPANY

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Legend

- Primary Roads
- Major Rivers & Streams
- Federal Ownership
- Cities or Places
- Raeford ETJ

Townships

- Allendale
- Antioch
- Blue Springs
- McLauchlin
- Quewhiffle
- Raeford
- Stonewall

March 7, 2005

0 0.5 1 2 3 Miles

Short History of Hoke County

In the early 1900s, John W. McLauchlin, State Senator from Cumberland County, lived four miles from what is now the City of Raeford. In 1907, Senator McLauchlin introduced legislation which would have created Glenn County (named for the then current governor) out of a sparsely settled area of Cumberland and Robeson Counties. There was no interest in passing such a bill in the 1907 Assembly or in the 1909 General Assembly when Mr. McLauchlin presented the bill again. There were those who thought a new county in the area might be good, but they argued for naming it North Robeson. In the 1911 North Carolina General Assembly, legislation was passed creating Hoke County, named for General Robert F. Hoke. *(Source of Photos: University of North Carolina Library at Chapel Hill)*

General Hoke served the Confederacy with distinction and was thought to have been a possible successor to Robert E. Lee should such a position ever exist. By 1911, General Hoke was living in Raleigh, was a railroad president and a citizen of state-wide prominence as railroads and their executive officers were very important in the financial and political life of the country at the turn of the century. Naming a new county for General Hoke was a popular concept that helped pass the legislation creating Hoke County. *(Source: 1996 Business & Industry Directory of The News-Journal www.thenews-journal.com)*

Hoke County Planning Jurisdiction (Hoke County General Location Map)

The NC General Assembly establishes local governments and determines the scope of local government services, that is, local governments must have legislative grant of power before dealing with particular issues. Under the planning authority granted by the General Assembly, Hoke County is authorized to study and plan for growth and to develop a land use plan for the County's planning jurisdiction.

The Hoke County Planning Jurisdiction consists of the total acreage of the County outside the planning and zoning jurisdiction (corporate limits plus extraterritorial planning jurisdiction) of the City of Raeford, as well as the northern half of the County that is under Federal ownership - the Fort Bragg Military Reservation.

Jurisdictional Divisions – Population and Household Income

The City of Raeford is the only incorporated municipality within Hoke County. The County is divided into eight townships: Allendale, Antioch, Blue Springs, Ft. Bragg, McLauchlin, Quewhiffle, Raeford, and Stonewall. (Note: Demographics for the township of Ft. Bragg, which is not under Hoke County land use control, are not included in the demographic data analysis.)

City of Raeford

The City of Raeford, incorporated in 1901, encompasses approximately 3.93 square miles of land area (2,517 acres) and had a 2000 Census population of 3,386 – a decrease of 2.4% from the 1990 Census population of 3,469. In 2000, the City of Raeford had a median household income of $31,306 – 94% of the countywide median household income. *(Source of photo: City of Raeford)*

Allendale

The Allendale Township is located in the southern portion of the County. The population of Allendale increased 88.5% (317 people) from the 1990 Census count of 358 to the 2000 Census of 675. The total number of housing units increased 91.8% (122 new housing units) from the 1990 Census of 122 to the 2000 Census total of 234. Median household income in the Allendale Township in 2000 was $17,500 – only 53% of the countywide median household income. As of June 2004, real property within Allendale Township had a tax value of $25,613,620 – 2.7% of Hoke County tax base.

Antioch

Antioch Township is located in the southeastern portion of the County. The population of Antioch increased 28% (816 people) from the 1990 Census count of 2,912 to the 2000 Census of 3,728. The total number of housing units increased 34.8% (348 new housing units) from the 1990 Census of 1,000 to the 2000 Census total of 1,348. Median household income in the Antioch Township in 2000 was $28,295 – 85% of the countywide median household income. As of June 2004 real property within Antioch Township had a tax value of $66,290,370 – 6.9% of the Hoke County tax base.

Blue Springs

Blue Springs Township is located in the southern portion of the County. The population of Blue Springs increased 48.5% (569 people) from the 1990 Census count of 1,172 to the 2000 Census of 1,741. The total number of housing units increased 52.8% (205 new housing units) from the 1990 Census of 388 to the 2000 Census total of 593. Median household income in the Blue Springs Township in 2000 was $32,300 – 97% of the countywide median household income. As of June 2004 real property within Blue Springs Township had a tax value of $42,231,900 – 4.4% of the Hoke County tax base.

McLauchlin

McLauchlin Township is located in the southern portion of the County. The population of McLauchlin increased 173.4% (7,102 people) from the 1990 Census count of 4,096 to the 2000 Census of 11,198. The total number of housing units increased 161.2% (2.596 new housing units) from the 1990 Census of 1,610 to the 2000 Census total of 4,206. Median household income in the McLauchlin Township in 2000 was $36,956 – 111% of the countywide median household income. As of June 2004 real property within the township of McLauchlin had a tax value of $522,760,610 – 54.4% of the Hoke County tax base.

Quewhiffle

Quewhiffle Township is located in the northwestern portion of the County. The population of Quewhiffle increased 17.2% (609 people) from the 1990 Census count of 3,547 to the 2000 Census of 4,156. The total number of housing units increased 41.2% (382 new housing units) from the 1990 Census of 927 to the 2000 Census total of 1,309. Median household income in the Quewhiffle Township in 2000 was $33,889 - 102% of the countywide median household income. As of June 2004 real property within the township of Quewhiffle had a tax value of $108,103,390 – 11.3% of the Hoke County tax base.

Raeford (includes the City of Raeford)

Raeford Township is located in the central portion of the County. The population of Raeford Township increased 12.6% (1,163 people) from the 1990 Census count of 9,256 to the 2000 Census of 10,419. The total number of housing units increased 21.2% (725 new housing units) from the 1990 Census of 3,413 to the 2000 Census total of 4,138. Median household income in the Raeford Township in 2000 was $29,974 - 90% of the countywide median household income. As of June 2004 real property within the township of Raeford had a tax value of $133,037,570 – 13.9% of the Hoke County tax base.

Stonewall

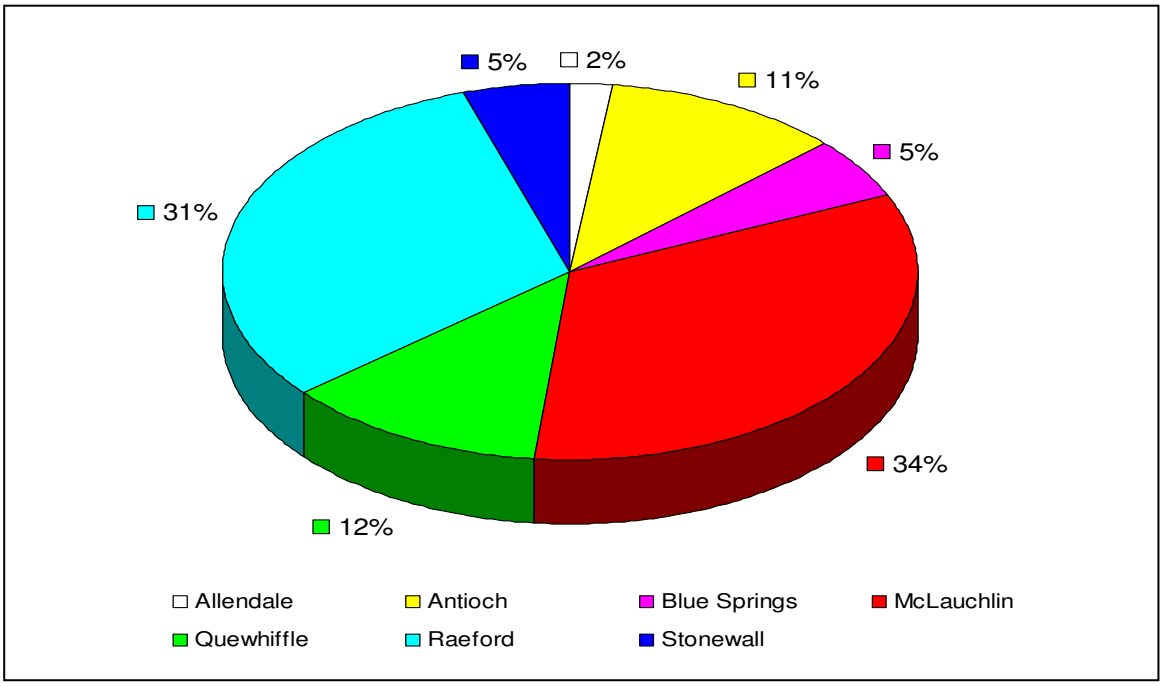
Stonewall Township is located in the southeastern portion of the County. The population of Stonewall increased 14.1% (214 people) from the 1990 Census count of 1,515 to the 2000 Census of 1,729. The total number of housing units increased 27.6% (149 new housing units) from the 1990 Census of 539 to the 2000 Census total of 688. Median household income in the Stonewall Township in 2000 was $43,558 - 131% of the countywide median household income. As of June 2004 real property within the township of Stonewall had a tax value of $61,419,080 – 6.4% of the Hoke County tax base.

Table T-3: 2000 Census Population and Household Income

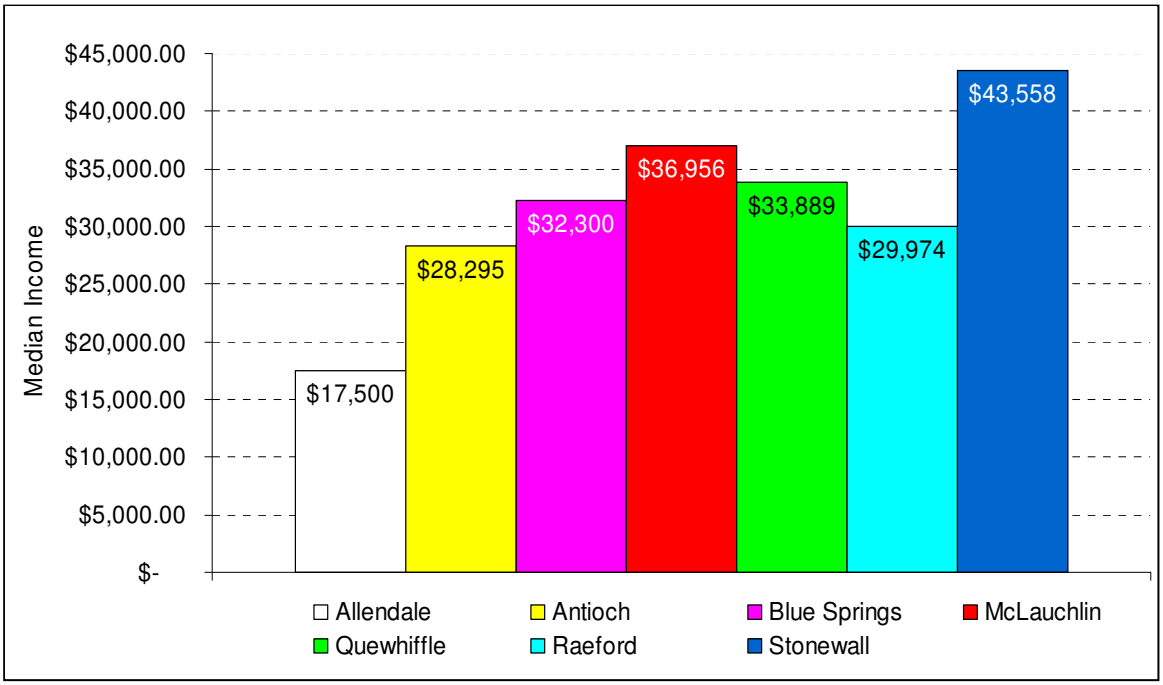
Jurisdiction	2000 Census			
	Population	Median Household Income	Total Number of Housing Units*	Average Household Size
City of Raeford	3,386	$31,306	1,323	2.40
Townships				
Allendale	675	$17,500	214	3.15
Antioch	3,728	$28,295	1,251	2.98
Blue Springs	1,741	$32,300	541	3.22
McLauchlin	11,198	$36,956	3,796	2.95
Quewhiffle	4,156	$33,889	1,193	2.72
Raeford	10,419	$29,974	3,756	2.72
Stonewall	1,729	$43,558	622	2.78
Hoke County	33,646	$33,230	11,373	2.86

Source: 2000 U.S. Census (www.census.gov)
**Note: Occupied housing units*

Graph G-1: 2000 Census Total Population



Graph G-2: 2000 Census – Median Household Income



Hoke County demographics have been evolving rapidly over the last ten to twenty years with population growing substantially but not at a consistent rate countywide. The townships of McLauchlin and Allendale have experienced rapid growth rates, while the City of Raeford and the Stonewall Township have experienced a slight decrease in population.

From 1990 to 2000, net migration (new persons) outpaced natural growth (comparison of births to deaths). Population density also increased, racial makeup became more diverse and median age rose while average household size decreased.

Population Growth

Table T-4 outlines Hoke County population growth rates from 1960 through 2000 and population growth projections from 2000 to 2030. From 1980 to 2000, the population of the County grew over 65% – a population increase of 13,263 persons in just 20 years. As of 2000, approximately 10% of the population lived within the City of Raeford, with the remaining 90% living in unincorporated areas of the County.

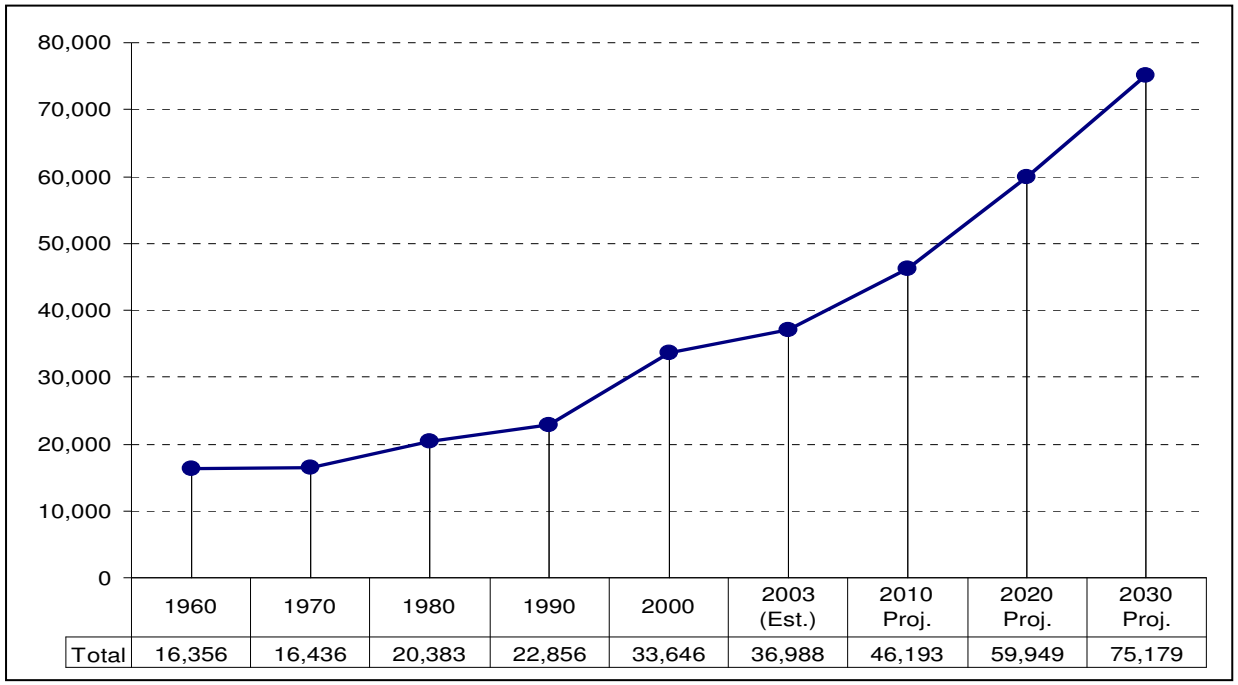
Table T-4: Population Growth in Hoke County 1960-2030*

Year	Total Population	Increase	Percent Growth
1960	16,356	-	-
1970	16,436	80	.049%
1980	20,383	3,947	24.01%
1990	22,856	2,473	12.13%
2000	33,646	10,790	47.21%
2003	36,988	3,342	9.93%
2010	46,193	9,205	24.89%
2020	59,949	13,756	29.78%
2030	75,179	15,230	25.40%

Source: U.S. Census (www.census.gov)
**Projections from NC State Data Center (http://sdc.state.nc.us)*

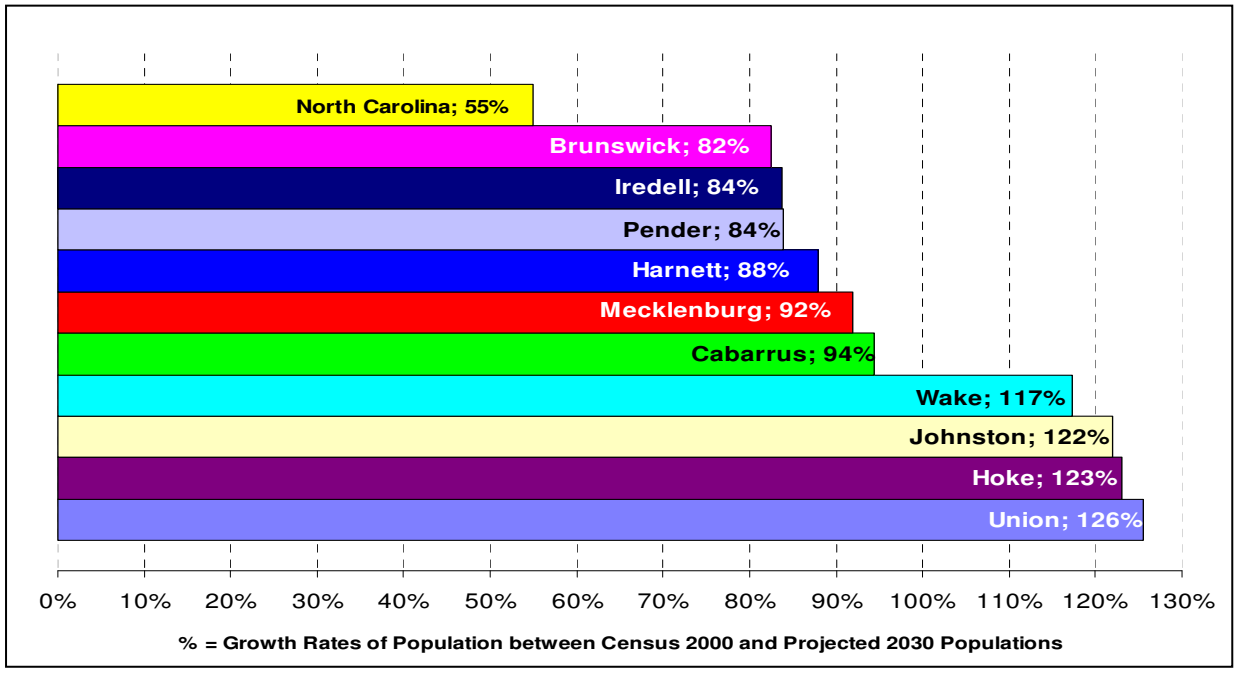
The NC State Data Center projects Hoke County population growth at 123% from 2000 to 2030 (Graph G-3) - the 2nd highest projected growth rate in NC. At the 2000 Census Hoke County ranked 64th in population among the 100 counties within the State. If NC State Data Center population growth rates hold true, Hoke County will move into 46th place by the year 2030 (Graph G-4).

Graph G-3: Hoke County Total Population 1960-2030



	1960	1970	1980	1990	2000	2003 (Est.)	2010 Proj.	2020 Proj.	2030 Proj.
Total	16,356	16,436	20,383	22,856	33,646	36,988	46,193	59,949	75,179

Graph G-4: Projected Top 10 Fastest Growing Counties



Population Growth by Township

Population growth within townships varied widely from 1980 to 2000 (Table T-5). Between 1980 and 1990, Allendale and Blue Springs lost significant population while the population of the City of Raeford decreased slightly. Antioch and Stonewall townships grew moderately during this time period while Quewhiffle and McLauchlin townships grew substantially.

During the 1990-2000 period, all townships grew in population while the population of the City of Raeford continued to decline slightly (Table T-5). From 1990 to 2000, the McLauchlin Township grew by almost 174% from 4,096 persons in 1990 to 11,198 in 2000. Allendale Township also grew significantly from 358 persons to 675 (88.5%) while the townships of Antioch and Blue Springs grew by 28% and 48.5% respectively. The townships of Quewhiffle and Stonewall grew moderately at 17.2% and 14.1% respectively.

Table T-5: Population Growth among Townships in Hoke County 1980-2000

Jurisdictions	1980	1990	% Change 1980-1990	2000	% Change 1990-2000
City of Raeford	3,630	3,469	-4.4%	3,386	-2.4%
Townships					
Allendale	427	358	-16.2%	675	88.5%
Antioch	2,455	2,912	18.6%	3,728	28.0%
Blue Springs	1,373	1,172	-14.6%	1,741	48.5%
McLauchlin	3,298	4,096	24.2%	11,198	173.4%
Quewhiffle	2,536	3,547	39.9%	4,156	17.2%
Raeford	8,956	9,256	3.3%	10,419	12.6%
Stonewall	1,327	1,515	14.2%	1,729	14.1%

Source: U.S. Census (www.census.gov)

General Population Characteristics - Hoke County and the Region

From 1980 to 2000, Hoke County set the pace for population growth in the immediate 7-county region (Table T-6). In this 20-year period the population of Hoke County soared 65.1%. During this same time period the total population of North Carolina grew from 5,880,095 persons to 8,049,313 persons – an increase of 36.9%.

Table T-6: Comparison of Population Growth Rates – 1980-2000
Hoke County and Selected Counties in the Region

County	1980	1990	2000	% Change		
				1980-1990	1990-2000	1980-2000
Cumberland	247,160	274,713	302,963	11.1%	10.3%	22.6%
Harnett	59,570	67,833	91,025	13.9%	34.2%	52.8%
Hoke	20,383	22,856	33,646	12.1%	47.2%	65.1%
Moore	50,505	59,000	74,769	16.8%	26.7%	48.0%
Richmond	45,481	44,511	46,564	-2.1%	4.6%	2.4%
Robeson	101,577	105,170	123,339	3.5%	17.3%	21.4%
Scotland	32,273	33,763	35,998	4.6%	6.6%	11.5%

Source: U.S. Census (www.census.gov), NC State Data Center (http://sdc.state.nc.us)

Net Migration Rate

From 1990 to 2000, Hoke County had a relatively high net migration rate compared to the other counties within the region (Table T-7). Only Harnett County (24.7%) and Moore County (25.1%) had comparable net migrations. This high net migration rate indicates that the County has been absorbing a high number of new citizens over the past twenty years.

Table T-7: Comparison of Net Migration Rates – 1990 – 2000
Hoke County and Selected Counties in the Region

County	Births	Deaths	Natural Growth	Net Migration	% Net Migration
Cumberland County	56,428	17,487	38,941	-10,691	-3.9%
Harnett County	13,060	6,654	6,406	16,786	24.7%
Hoke County	5,126	2,018	3,108	7,682	33.6%
Moore County	8,337	7,390	947	14,822	25.1%
Richmond County	6,797	5,112	1,685	368	0.8%
Robeson County	19,814	10,676	9,138	9,031	8.6%
Scotland County	5,619	3,351	2,268	-33	-0.1%
North Carolina	1,054,045	638,171	415,874	1,000,991	15.1%

Source: NC State Data Center (http://sdc.state.nc.us)

Population Density

Hoke County has a comparatively low population per square mile density rate compared to surrounding counties (Table T-8). The 2000 population density of 86 persons per square mile was the lowest of the seven counties compared. Average population density will increase countywide in the future with some townships, most notably McLauchlin and Stonewall, expected to experience the largest increase in population density.

Based on future projections, a comparison of population density growth through 2030 shows that Hoke County population density will increase by 123%, while that of Cumberland, Harnett, Robeson and Moore Counties will experience a relatively slower increase (Table T-8).

Table T-8: Comparison of Population Density per Square Mile – 2000 – 2030
Hoke County and Selected Counties in the Region

Population Density (persons per square mile)					% Growth Increase 2000-2030
County	2000	2010	2020	2030	
Cumberland County	464	505	552	595	28%
Harnett County	153	194	240	288	88%
Hoke County	86	117	153	192	123%
Moore County	107	127	148	169	58%
Richmond County	98	100	101	103	5%
Robeson County	130	145	163	180	39%
Scotland County	113	115	119	121	7%

Source: NC State Data Center (http://sdc.state.nc.us)

Population by Race

Hoke County is becoming home to a more racially diverse population (Table T-9). The 2000 Census indicated that there was an approximately 2% increase in the population classified as white and that the percentage of Black or African American population decreased by almost 6%. The race categories that experienced the most rapid growth were Asian/Pacific Islander/Native Hawaiian (288% growth) and Other Races (1,241% growth).

Table T-9: Population by Race in Hoke County – 1990 - 2000

Race	1990	% of Total	2000	% of Total
American Indian/Alaska Native	3,176	13.9%	3,852	11.4%
Asian/Pacific Islander/Native Hawaiian	85	0.4%	330	1.0%
Black/African American	9,878	43.2%	12,664	37.6%
Other Races	82	0.4%	1,100	3.3%
White	9,635	42.2%	14,982	44.5%
One Race	-	-	32,928	97.9%
Two or More Races	-	-	718	2.1%
Total	**22,856**	**100%**	**33,646**	**100%**

Source: 1990 and 2000 U.S. Census (www.census.gov)

Age Distribution

Comparison of 2000 age distribution data across the seven counties and with the State of North Carolina indicates that Hoke County has a relatively high percentage of school-age children (20.6%) in the population. In addition, the County has a relatively lower percentage of retirement-age persons (7.7%) especially compared with Moore (21.8%) and Richmond (13.6%) counties. Table T-10 indicates growth population by age category for Hoke and the surrounding counties.

Planning Implication

Among the seven selected counties within the region, Hoke County has the highest percentage of children under the age of 5, as well as the second highest percentage of school age children (ages 5-17). According to population estimates, this trend will continue through 2030. It is estimated that approximately 30% of the Hoke County population in 2030 will be under the age of 17. A large percentage of school age children will impact land use patterns and will also put a strain on provision of child-age services such as public schools. In addition to the increase in school age children by 2030, another demographic that needs to be addressed is the population that will be in the 65+ population bracket. Projections indicate that from 2000 to 2030 the population over the age of 65 will increase by 197%. This sector of the population will also need and demand additional services.

Table T-10: Comparison of Age Projections – 2000 vs. 2030 - Hoke County and Selected Counties in the Region

Age Category	Totals							
	Cumberland	Harnett	Hoke	Moore	Richmond	Robeson	Scotland	North Carolina
Under 5 Years								
2000	24,835	6,937	3,086	4,200	3,161	9,819	2,640	539,522
2030	27,746	11,691	6,458	6,364	2,931	11,950	2,311	795,943
% Increase	*11.7%*	*68.5%*	*109.3%*	*51.5%*	*-7.3%*	*21.7%*	*-12.5%*	*47.5%*
5–17 Years (School Age)								
2000	59,769	17,602	6,946	12,340	8,836	25,986	7,476	1,424,568
2030	66,304	30,080	15,377	17,971	8,501	32,002	6,938	2,074,510
% Increase	*10.9%*	*70.9%*	*121.4%*	*45.6%*	*-3.8%*	*23.2%*	*-7.2%*	*45.6%*
18-24 Years (College Age)								
2000	41,470	9,671	3,606	4,933	4,714	13,107	3,436	804,143
2030	49,366	17,065	7,556	8,086	4,566	16,167	3,101	1,191,633
% Increase	*19.0%*	*76.5%*	*109.5%*	*63.9%*	*-3.1%*	*23.3%*	*-9.7%*	*48.2%*
25-64 Years (Working Age)								
2000	153,494	47,368	17,410	37,018	23,504	62,042	18,364	4,309,462
2030	189,254	88,689	37,951	53,874	23,055	83,394	18,336	6,196,976
% Increase	*23.3%*	*87.2%*	*118.0%*	*45.5%*	*-1.9%*	*34.4%*	*-0.2%*	*43.8%*
65+ Years (Retirement Age)								
2000	23,395	9,447	2,598	16,271	6,349	12,291	4,082	969,112
2030	55,852	23,577	7,710	31,432	9,613	27,360	7,920	2,208,168
% Increase	*138.7%*	*149.6%*	*196.8%*	*93.2%*	*51.4%*	*122.6%*	*94.0%*	*127.9%*
Totals								
2000	302,963	91,025	33,646	74,762	46,564	123,245	35,998	8,046,807
2030	388,522	171,102	75,052	117,727	48,666	170,873	38,606	12,467,230
% Increase	*28.2%*	*88.0%*	*123.1%*	*57.5%*	*4.5%*	*38.6%*	*7.2%*	*54.9%*

Source: 2000 Census (www.census.gov), NC State Data Center (http://sdc.state.nc.us)

Median Age

Median age is expected to increase for all seven counties and for the State through the year 2030 (Table T-11). This follows a national trend related to the aging of the "baby boom" segment of the population. It is worthy to note that the median age for Hoke County will remain below that of most of the counties within the region and the State, reflecting the influence of the Fort Bragg Military Reservation.

Planning Implication

The median population age will continue to increase over the next thirty years. It is anticipated that the aging population will demand specialized services to meet retirement needs including independent and assisted living facilities, high quality health care, and both passive and active recreational opportunities.

Table T-11: Comparison Historical and Projected Median Age – 1990 - 2030
Hoke County and Selected Counties in the Region

County	Median Age In Years				
	Current		Projected		
	1990	2000	2010	2020	2030
Cumberland County	27.30	29.60	30.81	32.15	33.62
Harnett County	31.40	32.50	33.83	34.61	35.95
Hoke County	29.60	30.00	31.15	31.61	32.11
Moore County	38.90	41.80	44.29	45.28	45.51
Richmond County	34.00	35.50	37.54	38.95	39.64
Robeson County	30.60	32.00	34.26	35.60	36.76
Scotland County	31.50	34.60	37.45	39.47	40.69
North Carolina	32.96	35.32	36.77	37.39	38.14

Source: 1990 and 2000 Census (www.census.gov), NC State Data Center (http://sdc.state.nc.us)

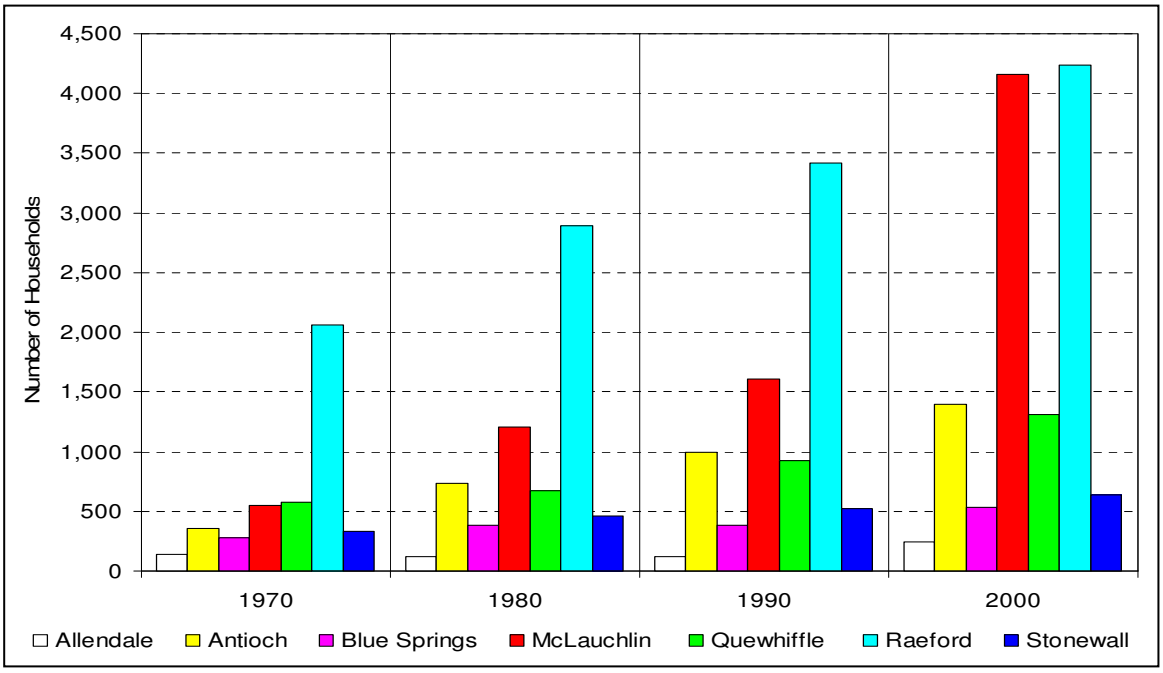
Housing Characteristics

A study of housing characteristics reveals information about residential growth, about the percentage of occupied versus vacant units, the average household size, the unit type of structure, and the percentage of homes that are owner-occupied and renter-occupied.

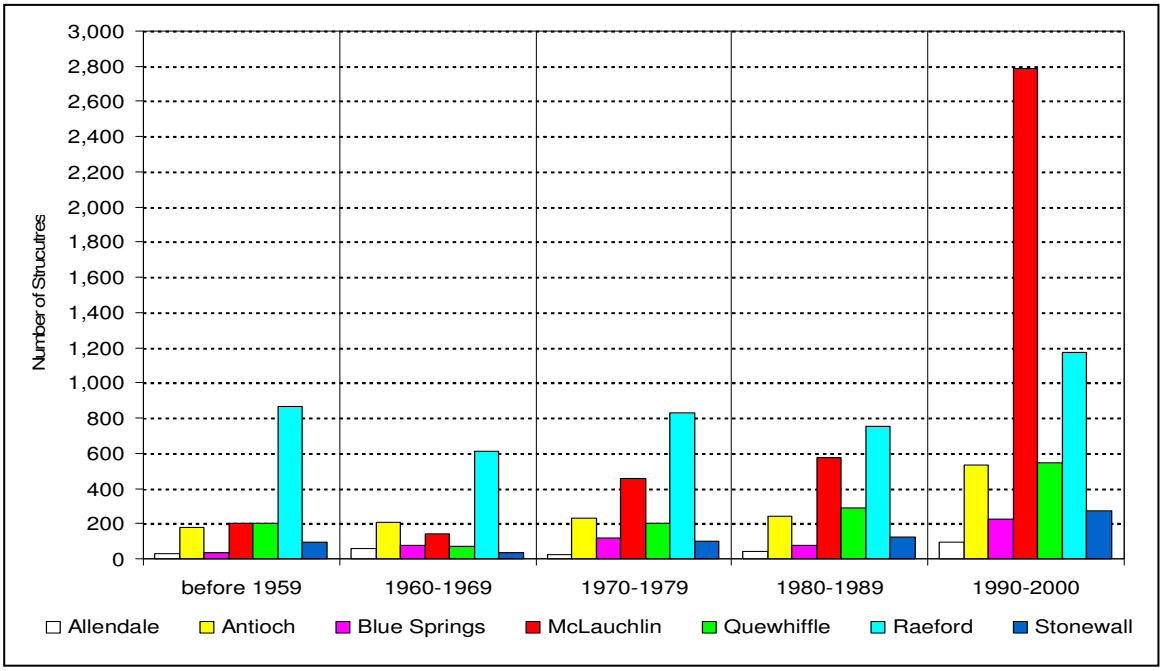
Housing Growth

The rate of housing growth in Hoke County, while significant, has varied across townships (Graph G-5). During the 1970-2000 time period, McLauchlin Township had the greatest relative growth. Another indicator of relative growth is the year that a structure was built (Graph G-6). Again, McLauchlin Township had the greatest number of houses built in the 1990-2000 time period reflecting the recent surge in housing development in this part of the County.

Graph G-5: Total Housing by Township



Graph G-6: Year Structures Were Built by Township



Occupied and Vacant Housing Units

Data from the 2000 Census (Table T-12) indicate that the percentage of occupied versus vacant housing units is fairly consistent across all townships with Antioch Township with the highest percentage of occupied units (92.8%) and McLauchlin Township with the lowest percentage (90.3%).

Table T-12: Occupied Versus Vacant Housing Units - 2000

Township	Total Housing Units	# Units Occupied	% of Total	# Units Vacant	% of Total
Allendale Township	234	214	91.5%	20	8.5%
Antioch Township	1,348	1,251	92.8%	97	7.2%
Blue Springs Township	593	541	91.2%	52	8.8%
McLauchlin Township	4,206	3,796	90.3%	410	9.7%
Quewhiffle Township	1,309	1,193	91.1%	116	8.9%
Raeford Township	4,138	3,756	90.8%	382	9.2%
Stonewall Township	688	622	90.4%	66	9.6%
Hoke County	12,518	11,373	90.9%	1,145	0.09%

Source: 2000 Census (www.census.gov)

Average Household Size

Average household size (2.86 persons/household) in the unincorporated areas of the County is somewhat larger than average household size (2.40 persons/household) for the City of Raeford (Table T-13). This is a typical pattern where rural families tend to be larger than urban families.

Table T-13: Average Household Size

County	2000 Population	2000 Households*	Avg Household Size
Hoke County	33,646	11,373	2.86
Municipality			
City of Raeford	3,386	1,323	2.40
Township			
Allendale Township	675	234	3.15
Antioch Township	3,728	1,348	2.98
Blue Springs Township	1,741	593	3.22
McLauchlin Township	11,198	4,206	2.95
Quewhiffle Township	4,156	1,309	2.72
Raeford Township	10,419	4,138	2.72
Stonewall Township	1,729	688	2.78

Source: 2000 Census (www.census.gov)
**Note: Occupied housing units*

Housing by Structure Type

In 2000, Hoke County had a relatively high percentage of single-family units (61.4%) reflecting the predominantly rural nature of the County (Table T-14). The townships of Antioch, McLauchlin, and Raeford were the only areas of the County with a significant number of multi-family units.

Compared with other counties in the region, Hoke County also had a relatively high percentage of manufactured (mobile) homes – 33.5% (Table T-15). Manufactured homes are typically more prevalent in rural areas as mobile homes provide entry into home ownership at a lower price point, the most cost efficient option for home ownership.

Table T-14: Housing by Structure Type for Hoke County - 2000

Type of Structure	Number	Percentage of Total
Single-Family		
1 Unit Detached	7,455	59.7%
1 Unit Attached	217	1.7%
Multi-Family		
2 Units	402	3.2%
3-4 Units	179	1.4%
5-9 Units	38	0.3%
10-19 Units	-	-
20 or more Units	41	0.3%
Manufactured Home	4,181	33.5%
Boat, RV, Van, etc.	5	0.0%
Total Units	**12,518**	**100%**

Source: 2000 Census (www.census.gov)

Table T-15: Comparison of Housing by Structure Type - 2000

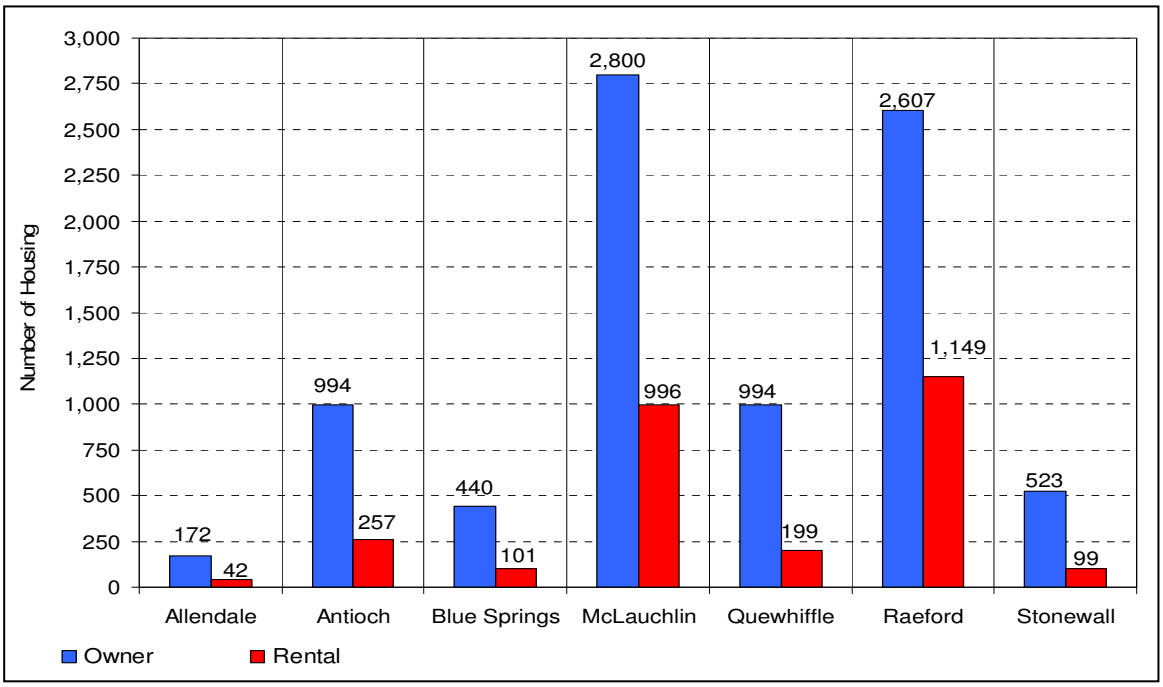
County	Percent Single Family	Percent Manufactured (Mobile) Home	Percent Multi Family
Cumberland	68.8 %	13.9%	17.3 %
Harnett	60.7 %	31.9%	7.4 %
Hoke	61.3 %	33.5%	5.2 %
Moore	71.7 %	18.2%	10.1 %
Richmond	67.9 %	23.5%	8.6 %
Robeson	54.6 %	37.2%	8.2 %
Scotland	64.3 %	24.2%	11.5 %

Source: 2000 Census (www.census.gov)

Housing Tenure – Owner-Occupied Versus Renter-Occupied

Graph G-7 shows a comparison of ownership versus rental units for each township in Hoke County. Percentage of owner occupied dwelling units for each township are: Allendale - 80.4%; Antioch - 79.5%, Blue Springs - 81.3%, McLauchlin - 73.8%, Quewhiffle - 83.3%, Raeford - 69.4%, and Stonewall - 84.1%. Homeownership is an indicator of wealth and the ability to build equity and improve quality of life.

G-7: Housing Ownership vs. Rental by Township



2000 Census information on tenure by household size (Table T-16) shows variation across townships with the relative percentage of larger families in home-owner occupied dwellings being greatest in Allendale and Blue Springs townships. Blue Springs Township also had the greatest percentage of large families in tenant occupied homes.

Planning Implication

Lower income levels and larger families in certain portions of the unincorporated areas of the County indicate continued reliance on manufactured homes over more expensive site-built or modular homes. Rural lifestyles have also traditionally favored owner-occupied over renter-occupied housing. Hoke County is not likely to attract significant multi-family development in the near future as this type of housing is usually associated with more urban areas.

Permitting both site-built and manufactured homes can promote home ownership, which is a key component to building wealth. Concerns over appearance of new individual manufactured homes and manufactured home parks can be addressed through land use regulations.

Table T-16: Tenure by Household Size – Owner-Occupied

Tenure by Household Size – Owner-Occupied														
Size	**Allendale**		**Antioch**		**Blue Springs**		**McLauchlin**		**Quewhiffle**		**Raeford**		**Stonewall**	
	Number	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**
1 Person	22	12.8%	194	19.5%	70	15.9%	368	13.1%	184	18.5%	555	21.3%	91	17.4%
2 Persons	54	31.4%	265	26.7%	107	24.3%	822	29.4%	345	34.7%	863	33.1%	169	32.3%
3 Persons	25	14.5%	196	19.7%	94	21.4%	670	23.9%	192	19.3%	502	19.3%	120	22.9%
4 Persons	34	19.8%	180	18.1%	79	18.0%	592	21.1%	159	16.0%	404	15.5%	94	18.0%
5 Persons	22	12.8%	91	9.2%	56	12.7%	237	8.5%	75	7.5%	177	6.8%	25	4.8%
6 Persons	9	5.2%	34	3.4%	18	4.1%	83	3.0%	28	2.8%	67	2.6%	13	2.5%
7 or more	6	3.5%	34	3.4%	16	3.6%	28	1.0%	11	1.1%	39	1.5%	11	2.1%
Total	**172**	100%	**994**	100%	**440**	100%	**2,800**	100%	**994**	100%	**2,607**	100%	**523**	100%

Source: 2000 Census (www.census.gov)

Table T-17: Tenure by Household Size – Renter-Occupied

Tenure by Household Size – Renter-Occupied														
Size	**Allendale**		**Antioch**		**Blue Springs**		**McLauchlin**		**Quewhiffle**		**Raeford**		**Stonewall**	
	Number	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**	**Number**	**%**
1 Person	8	19.0%	59	23.0%	17	16.8%	175	17.6%	52	26.1%	336	29.2%	26	26.3%
2 Persons	11	26.2%	57	22.2%	21	20.8%	248	24.9%	57	28.6%	270	23.5%	23	23.2%
3 Persons	9	21.4%	53	20.6%	18	17.8%	250	25.1%	34	17.1%	223	19.4%	24	24.2%
4 Persons	9	21.4%	40	15.6%	14	13.9%	194	19.5%	32	16.1%	132	11.5%	15	15.2%
5 Persons	2	4.8%	23	8.9%	20	19.8%	82	8.2%	18	9.0%	93	8.1%	6	6.1%
6 Persons	0	0.0%	15	5.8%	7	6.9%	34	3.4%	4	2.0%	50	4.4%	3	3.0%
7 or more	3	7.1%	10	3.9%	4	4.0%	13	1.3%	2	1.0%	45	3.9%	2	2.0%
Total	**42**	100%	**257**	100%	**101**	100%	**996**	100%	**199**	100%	**1,149**	100%	**99**	100%

Source: 2000 Census (www.census.gov)

Economic Indicators

Economic factors such as commuting patterns, employment sectors, agricultural incomes, retail trade, including sales tax revenues, and educational attainment are all indicators of a community's economic vitality and growth potential.

Commuting Patterns

Place of residence versus place of employment data provides insight into how Hoke County compares to surrounding counties (Tables T-18 and T-19). A large percentage of out-commuters is an indicator that a community is a "bedroom community" meaning that the community provides workers for adjacent higher employment areas. Commuting patterns can also increase traffic volumes and negatively impact public safety due to long travel times with a higher number of vehicles on the roads.

Table T-18: Commuting Patterns – Persons Residing in Hoke County

County of Residence	Workplace	Number of Commuters	Total by Percent
Hoke County	Hoke County	5,105	35.9%
Hoke County	Cumberland County	5,078	35.8%
Hoke County	Moore County	1,797	12.7%
Hoke County	Robeson County	976	6.9%
Hoke County	Scotland County	456	3.2%
Hoke County	Wake County	190	1.3%
Hoke County	Bladen County	59	0.4%
Hoke County	Harnett County	55	0.4%
Hoke County	Lee County	38	0.3%
Hoke County	Richmond County	35	0.2%
Hoke County	Other	415	2.9%

Source: U.S. Census (www.census.gov)

Table T-19: Commuting Patterns – Persons Working in Hoke County

County of Residence	Workplace	Number of Commuters	Total by Percent
Hoke County	Hoke County	5,105	65.4%
Cumberland County	Hoke County	1,350	17.3%
Robeson County	Hoke County	681	8.7%
Moore County	Hoke County	270	3.5%
Scotland County	Hoke County	175	2.2%
Richmond County	Hoke County	74	0.9%
Marlboro County, SC	Hoke County	28	0.4%
Harnett County	Hoke County	23	0.3%
Guilford County	Hoke County	16	0.2%
Onslow County	Hoke County	15	0.2%
Other	Hoke County	64	0.8 %

Source: U.S. Census (www.census.gov)

Employment

Total employment in Hoke County increased by 33% from 1990–2000 and by an additional 3% from 2000-2002. This growth rate exceeded the statewide growth rate of 22% during the same time period. A growing stable economy of this magnitude has and will continue to have significant influence on the type and speed of land use development within the County.

Hoke County has recognized the need for future industrial and commercial expansion by designating sites where non-residential development is to be encouraged. The Pate Industrial Site, east of Raeford on NC Highway 20, covers approximately 2,000 acres. The County is in the process of getting the Pate Site designated a Mega Site by the NC Department of Commerce which will put Hoke County in a position to attract large scale manufacturing and industrial operations.

Tables T-20, T-21, and T-22 provide information on the types of employment available in the Hoke County area in 2003. The top three employment industries were manufacturing (2,543 employees), public administration (988 employees), and health care/social assistance (862 employees). Table T-21 lists industries in order of total employment and also includes information on wages. Table T-22 lists the top ten employers in Hoke County.

Table T-20: Workforce by Industry in Hoke County – 4th Quarter 2003

Industry	Hoke			North Carolina		
	Avg # Emp.	% Total	Avg Weekly Wage	Avg # Emp.	% Total	Avg Weekly Wage
Total All Industries	7,471	100.0	$442	3,708,636	100.0	$629
Total Government	2,182	29.2	$651	597,650	16.1	$745
Total Private Industry	5,289	70.8	$402	3,110,986	83.9	$622
Agriculture/Forestry/Fishing/Hunting	348	4.7	$370	33,889	0.9	$409
Mining	*	*	*	3,943	0.1	$889
Utilities	17	0.2	$334	15,255	0.4	$1,062
Construction	227	3.0	$536	213,184	5.7	$617
Manufacturing	2,543	34.0	$444	593,062	16.0	$744
Wholesale Trade	260	3.5	$338	162,150	4.4	$871
Retail Trade	382	5.1	$297	435,927	11.8	$422
Transportation/Warehousing	36	0.5	$793	131,654	3.5	$716
Information	64	0.9	$1,103	76,237	2.1	$910
Finance/Insurance	73	1.0	$588	137,128	3.7	$1,035
Real Estate/Rental/Leasing	33	0.4	$355	48,924	1.3	$551
Professional/Technical Services	46	0.6	$365	145,518	3.9	$923
Management Companies/Enterprises	*	*	*	61,293	1.7	$1,184
Administrative/Waste Services	82	1.1	$448	217,040	5.9	$421
Educational Services	*	*	*	293,926	7.9	$618
Health Care/Social Assistance	862	11.5	$337	457,968	12.3	$653
Arts/Entertainment/Recreation	*	*	*	56,409	1.5	$415
Accommodation/Food Services	207	2.8	$172	300,580	8.1	$236
Other Services (Excl. Public Admin)	123	1.6	$313	98,351	2.7	$424
Public Administration	988	13.2	$615	215,509	5.8	$673
Unclassified	24	0.3	$156	10,689	0.3	$526

Source: NC Department of Commerce (http://www.nccommerce.com)

Table T-21: Industries in Order of Total Employment in Hoke County – 4th Quarter 2003

Type of Employment (NAICS Code*)	Employment Number	Average Weekly Wage	Type of Employment (NAICS*)	Employment Number	Average Weekly Wage
Ambulatory Health Care Services	399	$427	Membership Organizations & Associations	47	$288
Nursing and Residential Care Facilities	372	$309	Administration of Economic Programs	45	$719
Animal Production	237	$421	Merchant Wholesalers, Durable Goods	41	$476
Specialty Trade Contractors	221	$496	General Merchandise Stores	40	$241
Food Services and Drinking Places	213	$172	Motor Vehicle and Parts Dealers	33	$347
Food and Beverage Stores	102	$267	Construction of Buildings	27	$596
Social Assistance	85	$231	Personal and Laundry Services	25	$253
Gasoline Stations	81	$256	Real Estate	22	$491
Administrative and Support Services	75	$482	Waste Management and Remediation Service	22	$339
Merchant Wholesalers, Nondurable Goods	71	$570	Utilities	18	$343
Telecommunications	63	$942	Building Material & Garden Supply Stores	15	$391
Credit Intermediation & Related Activity	63	$487	Administration of Environmental Programs	15	$549
Crop Production	63	$456	Private Households	13	$388
Health and Personal Care Stores	59	$364	Clothing and Clothing Accessories Stores	12	$295
Repair and Maintenance	58	$355	Unclassified Establishments	10	$322
Professional and Technical Services	48	$497	Insurance Carriers & Related Activities	8	$700

*Source: NC Employment Security Commission (http://www.ncesc.com) *Note: NACIS – North American Industry Classification System.*
(Source of Photos: The South Eastern North Carolina Regional Economic Development Commission)

Table T-22: Top 10 Employers in Hoke County - 2003

Company	Industry	Number of Employees
Burlington Industries Inc	Manufacturing	1,000 or more
Hoke County Board of Education	Services	1,000 or more
House of Raeford, Inc	Manufacturing	1,000 or more
NC Dept of Correction	Public Administration	500-999
Faberge Inc	Manufacturing	500-999
Burlington Industries Inc	Manufacturing	250-499
Hoke County	Public Administration	250-499
Spanco Industries Inc	Manufacturing	100-249
St Joseph of the Pines	Services	100-249
Tar Heel Turkey Hatchery Inc	Agriculture, Forestry, Fishing	100-249

Source: NC Employment Security Commission (http://www.ncesc.com)

Table T-23 includes information from the NC Employment Security Commission on occupational employment projections through the year 2010.

Table T-23: Occupational Projections – 2003-2010

Occupational Title	Year 2003	Year 2010	% Growth Rate
Computer And Mathematical Occupations	600	920	53.3%
Personal Care And Service Occupations	1,880	2,770	47.3%
Healthcare Support Occupations	2,680	3,850	43.7%
Arts, Design, Entertainment, Sports, And Media Occupations	390	510	30.8%
Healthcare Practitioners And Technical Occupations	3,440	4,490	30.5%
Community And Social Services Occupations	1,410	1,800	27.7%
Education, Training, And Library Occupations	5,560	6,940	24.8%
Construction And Extraction Occupations	3,470	4,310	24.2%
Protective Service Occupations	1,510	1,820	20.5%
Building And Grounds Cleaning And Maintenance Occupatic	1,850	2,200	18.9%
Food Preparation And Serving Related Occupations	4,700	5,490	16.8%
Life, Physical, And Social Science Occupations	510	590	15.7%
Business And Financial Operations Occupations	1,420	1,620	14.1%
Sales And Related Occupations	7,030	8,010	13.9%
Management Occupations	4,910	5,590	13.8%
Transportation And Material Moving Occupations	8,280	9,320	12.6%
Legal Occupations	110	120	9.1%
Installation, Maintenance, And Repair Occupations	3,690	3,970	7.6%
Architecture And Engineering Occupations	670	720	7.5%
Office And Administrative Support Occupations	11,400	12,120	6.3%
Production Occupations	17,740	18,420	3.8%
Farming, Fishing, And Forestry Occupations	3,410	2,830	-7.0%

Source: NC Employment Security Commission (http://www.ncesc.com)
**Note: SOC Standard Occupational Classification System*

Agricultural Economy

Agriculture continues to make a major contribution to the local economy in Hoke County. According to the North Carolina Department of Agriculture, the agricultural industry contributed over $41 million to the local economy in 2001 (latest year for which financial statistics are available) (Table T-24). Primary agricultural products produced in 2002 (Table T-25) included tobacco, cotton, soybeans, corn, and wheat. Other agricultural sectors (Table T-26) included the production of livestock including hogs and broilers (poultry), turkeys, cattle, and horses.

Table T-24: Hoke County Farm Cash Receipts – 2001

Category	Cash Receipts
Livestock	$22,616,000
Crops	$15,503,000
Total Agricultural Receipts	**$41,134,000**

Source: NC Department of Agriculture: 2001 (http://www.ncagr.com)

Table T-25: Hoke County Crops - 2002

Crop	Acres Harvested	Yield in Pounds	Production in Pounds
Tobacco (in pounds)	840	1,610	1,354,000
Cotton (in 480 lb. Bales)	16,900	602	21,200
Soybeans (in bushels)	10,500	30	305,000
Corn (in bushels)	1,200	117	140,000
Wheat	6,300	43	258,000

Source: US Census of Agricultural (http://www.nass.usda.gov/census)

Table T-26: Hoke County Livestock Inventory - 2002

Livestock	Number	Rank in NC
Broilers and other meat-type chickens	326,010	49
Turkeys	-	13
Hogs and Pigs	81,403	19
Cattle and calves	1,524	79
Horses and ponies	437	54

Source: US Census of Agricultural (http://www.nass.usda.gov/census)

According to the 5-year US Census of Agriculture, between 1987 and 1997 the number of farms in Hoke County decreased from 193 to 162 – a 16% decrease; however the 2002 Census of Agriculture indicated that the number of farms had increased by 39 over the 5-year period form 1997 to 2002 (Table T-27).

Table T-27: Census of Agricultural for Hoke County (1987-2002)

Category	1987	1992	1997	2002
Number of Farms	193	173	162	201
Total Land in Farms (in acres)	66,292	56,693	66,920	63,356
Average Farm Size (in acres)	343	328	413	315
Harvested Cropland (in acres)	39,484	35,693	35,936	36,947
Avg. Market Value of Farm and Buildings	$277,554	$305,306	$593,849	N/A
Avg. Market Value of Machinery/Equipment	$37,841	$54,018	$92,429	N/A
Total Farm Production Expense	$99,000	$25,258,000	$47,881,000	N/A

Source: US Census of Agricultural (http://www.nass.usda.gov/census)

From 1987-2002, the total amount of land dedicated to farming decreased only 4% while the average farm decreased in size from 343 acres to 315 acres – a decrease of 8% (Table T-28).The Census of Agriculture also revealed that smaller farms increased in number slightly from 1987 to 2002 while the number of large farms decreased slightly. The number of farmers indicating farming as their primary occupation or that another occupation was their primary occupation changed only slightly during the same 15-year period (Table T-29).

Table T-28: Census of Agricultural for Hoke County[1] – Farms by Size (1987-2002)

Size in Acres	1987	1992	1997	2002
1 – 9	16	24	18	24
10 – 49	63	42	42	74
50 – 179	50	53	53	50
180 – 499	27	19	16	25
500 – 999	11	17	9	10
1,000+	26	18	24	18

Source: US Census of Agricultural (http://www.nass.usda.gov/census)

Table T-29: Farm Operators by Principal Occupation (1987-2002)

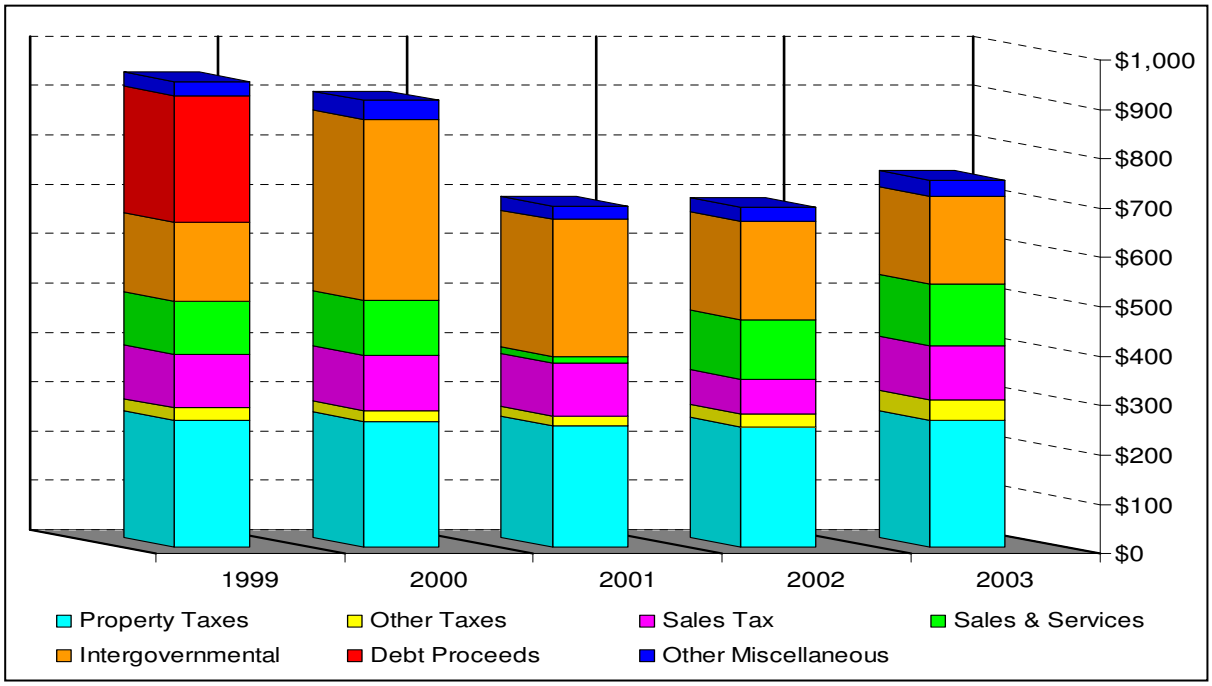
Primary Occupation	1987	1992	1997	2002
Farming	118	106	90	121
Other Occupation	75	67	72	80

Source: US Census of Agricultural (http://www.nass.usda.gov/census)

Retail Trade

Another major indicator of a community's economic vitality is retail sales activity. Since retail sales taxes are a significant percentage of local revenue sources, (Graph G-8) the capture of retail sales dollars is essential to local government fiscal stability and growth.

Graph G-8: Analysis of Hoke County Revenue (Per Capita)



Over the 4-year period from 2000 to 2004, Hoke County had a total increase of 32.4% in gross retail sales activity with sales reaching almost $121 million in the fiscal year 2003-2004 (Table T-30). However, over the longer time span of 1997 through 2003, total sales tax revenue in Hoke County increased only 35.5% due to a decrease in retail sales activity in the years 1999-2000 and 2000-2001.

Table T-30: Retail Sales in Hoke County – FY 1997-2004

Year	Total Gross Sales	Annual Increase	Percent Increase
1997-1998	$86,660,887	-	-
1998-1999	$89,958,609	$3,297,722	3.81%
1999-2000	$89,322,397	($636,212)	-0.71%
2000-2001	$86,881,025	($2,441,372)	-2.73%
2001-2002	$95,602,874	$8,721,849	10.04%
2002-2003	$111,022,281	$15,419,407	16.13%
2003-2004	$120,968,227	$9,945,946	8.96%

Source: NC Department of Revenue (http://www.dor.state.nc.us)

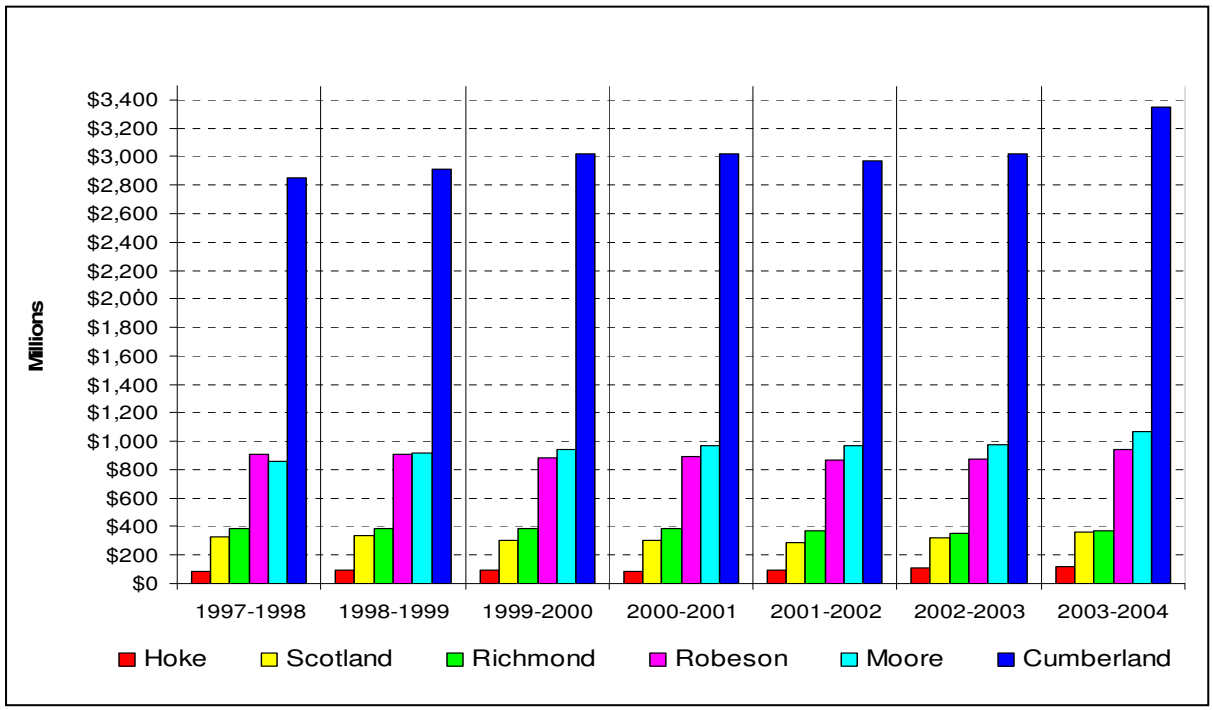
Even though retail sales have increased in Hoke County, total receipts have severely lagged sales activity in surrounding counties (Table T-31 and Graph G-9). Sales activity is being siphoned off by surrounding counties reducing the amount of sales tax revenue available to Hoke County.

Table T-31: Retail Sales Comparison with Selected Counties in the Region

FY Year	County (Total Gross Retail Sales in Millions)					
	Cumberland	Hoke	Moore	Richmond	Robeson	Scotland
1997-1998	$2,852,575	$86,661	$858,742	$384,310	$912,217	$331,413
1998-1999	$2,909,513	$89,959	$915,578	$386,679	$910,796	$339,896
1999-2000	$3,018,719	$89,322	$942,642	$385,737	$883,763	$298,835
2000-2001	$3,023,363	$86,881	$969,169	$390,475	$895,939	$299,675
2001-2002	$2,974,131	$95,603	$968,038	$369,883	$867,397	$287,783
2002-2003	$3,017,710	$111,022	$972,647	$355,463	$878,320	$323,605
2003-2004	$3,351,729	$120,968	$1,064,382	$369,137	$939,834	$360,977

Source: NC Department of Revenue (http://www.dor.state.nc.us)

Graph G-9: County Gross Retail Sales (FY 1997-2004)



Capturing Sales Tax Revenue

Capturing sales tax revenue is essential for guaranteeing a growing revenue stream for local government budgets. Unfortunately, Hoke County and the City of Raeford have not been capturing a fair share of sales tax revenues as is indicated in Table T-32. Hoke County is capturing a fair share of the food business (groceries) but is way behind in the collection of other types of sales tax revenues. Table T-33 shows that the City of Raeford is collecting a fair share of revenue within the 3-mile buffer trade area but fails to capture a significant share of sales tax revenue in the 5 and 10-mile buffer trade areas.

Table T-32: Capturing Sales Tax Revenue

Type of Business	State Sales ($000)	% NC EBI*	Hoke Co. EBI*	Actual County Sales	% Capture County
Food	$12,982,454	12.13%	$29,995,700	$34,896,000	116%
Eating and Drink	$7,372,223	6.89%	$17,033,374	$5,903,000	35%
General Mdse	$8,451,514	7.89%	$19,527,054	$6,087,000	31%
Furniture/App	$4,118,261	3.85%	$9,515,160	$1,735,000	18%
Automotive	$17,446,943	16.30%	$40,310,813	$8,584,000	21%
Raeford Figures (Available only for General Merchandise Category)					
General Mdse	$8,451,514	7.89%	(3 Mile Area) $2,545,510	$4,856,000	191%
			(5 Mile Area) $5,099,378	$4,856,000	95%
			(10 Mile Area) $36,711,842	$4,856,000	13%

Note: Effective Buying Income (EBI). General Merchandise available only for Raeford due to the possibility of profiling.
Source: 1997 and 2000 Survey of Buying Power and 1997 Census of Retail Trade.

Table T-33: City of Raeford – Effective Buying Income (EBI)

Effective Buying Income (EBI) for the Raeford Trade Areas			3, 5, & 10 Mile Buffer Trade Areas		
			4,126 Pop	8,269 Pop.	59,526 Pop.
Kind of Business	State Sales ($000)	% NC EBI	**Raeford 3 Mile EBI**	**Raeford 5 Mile EBI**	**Raeford 10 Mile EBI**
Food	$12,982,454	12.13%	$3,910,184	$7,833,204	$56,393,422
Eating and Drink	$7,372,223	6.89%	$2,220,439	$4,448,167	$32,023,598
General Mdse	$8,451,514	7.89%	$2,545,510	$5,099,378	$36,711,842
Furniture/App	$4,118,261	3.85%	$1,240,378	$2,484,829	$17,888,978
Automotive	$17,446,943	16.30%	$5,254,842	$10,526,936	$75,786,351

Source: 1997 and 2000 Survey of Buying Power and 1997 Census of Retail Trade.

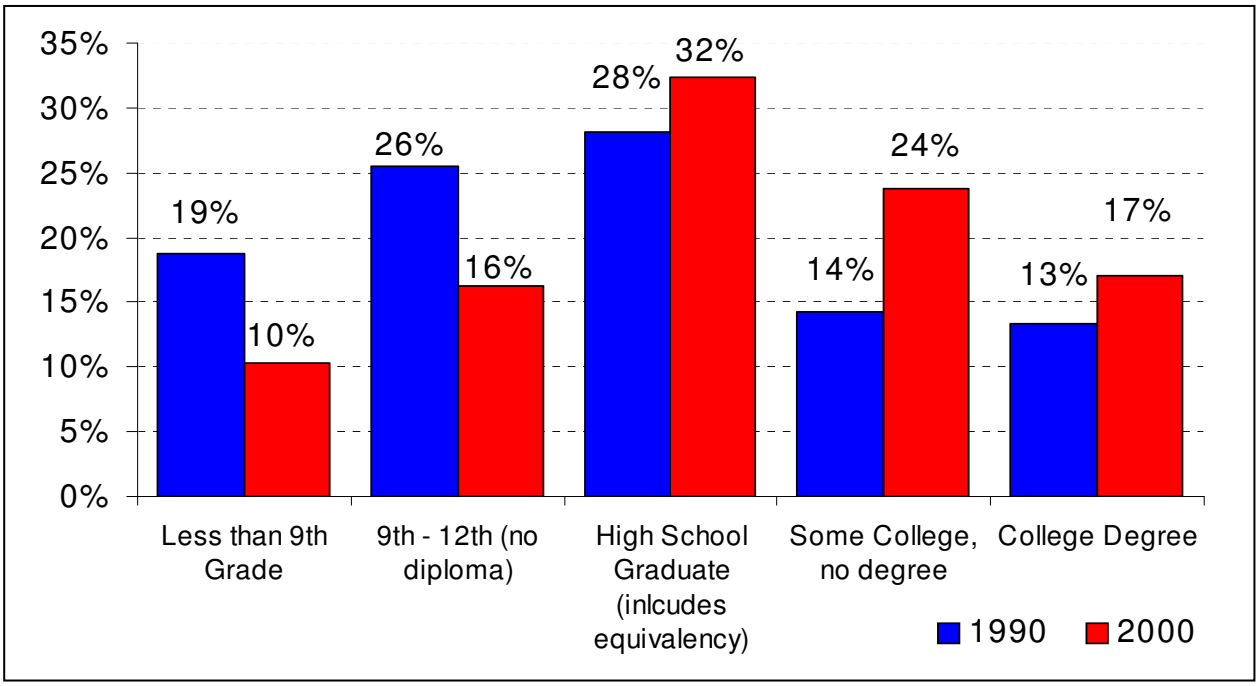
Planning Implication

To increase the capture rate for sales tax revenues the County must attract more non-residential growth within County borders. The County also needs to attract new industries to increase employment opportunities and to decrease the percent of residents commuting out of the County to work as persons often shop near where they work or while commuting.

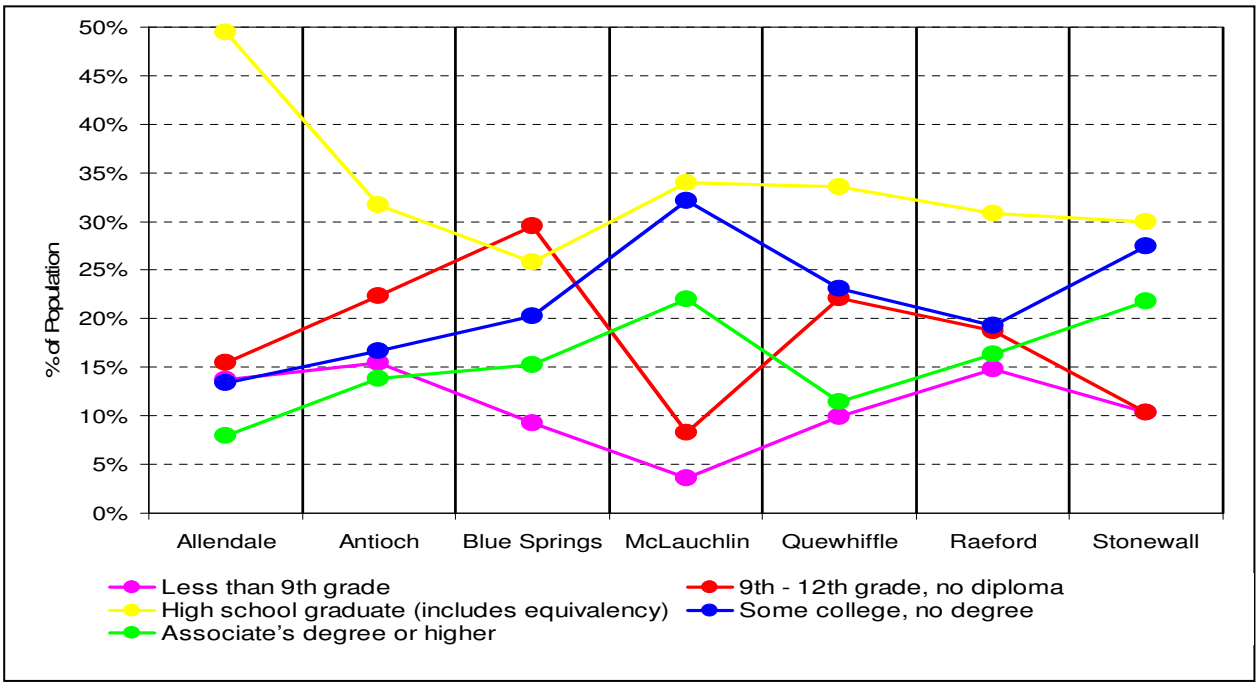
Educational Attainment

From the 1990 to 2000 Census, there was an increase in the number of persons in Hoke County that completed high school or higher education levels (Graphs G-10 and G-11).

Graph G-10: Comparison Educational Attainment in Hoke County – 1990 - 2000



Graph G-11: Comparison Educational Attainment by Township – 2000



Planning Implication

Educational attainment is a strong indicator of a community's economic vitality and stability. Higher educational achievement levels lead to more employment opportunities and higher paying jobs and a general overall improvement in the standard of living in the community. A sound, successful public and public/private higher education system is often cited as a key component in measuring quality of life and overall economic vitality of a community.

Public School Needs

Hoke County currently has twelve public school campuses - 7 elementary schools: J.W. McLauchlin, Rockfish Hoke, Sandy Grove, Scurlock, South Hoke, West Hoke, and Upchurch; 3 middle schools - East Hoke, West Hoke, and Turlington; and one high school – Hoke High School. There is also an alternative school located at Turlington. Students who attend a K-8 school are on a year round calendar while grades 9-12 are on the more traditional 9-month calendar.

The importance of and the impact of increased demands for public services can not be underestimated. Hoke County recently commissioned a study of current and projected school needs through the year 2020. The study, completed by Shuler Ferris in 2003, projects that the number of school age children in Hoke County will increase from 6,400 to 14,000 by the year 2020 – a 133% increase in school population (Table T-34). *(Source of Photo: Hoke County Schools)*

Table T-34: Shuler Ferris School Population Projections - 2004

Year	Population Projection
2004	6,399
2010	8,173
2020	11,030
2030	13,795

Source: Shuler Ferris School Study, 2004.

The corresponding costs of providing educational facilities for the growing school age population are significant. Shuler Ferris cost estimate projections on a three-phase construction schedule through 2020 are shown in Table T-35.

Table T-35: Shuler Ferris School Cost Analysis for Expected Growth

Project Years	Capacity Increase	Estimated Construction Cost
Phase 1 (2005-2010)	+ 2,050	$29,183,656
Phase 2 (2011-2015)	+ 2,054	$54,405,795
Phase 3 (2016-2020)	+ 1,550	$31,779,520
Totals	**+ 8,654**	**$115,368,971**

Source: Shuler Ferris School Study, 2004.

Higher Education Opportunities

Students graduating from Hoke County schools have several higher education opportunities within the area. Sandhills Community College, Fayetteville Technical College, UNC at Pembroke, Fayetteville State University, Methodist College and St. Andrews Presbyterian College are all within easy commuting distance.

Sandhills Community College (http://www.sandhills.cc.nc.us)

In the past two years, Sandhills Community College curriculum enrollment has increased by 20% with fall 2003 seeing a 12% increase from fall of 2002. Continuing Education enrollment brings over 10,000 students to campus annually, while college credit enrollment accounts for almost 4,000 students a year. Approximately 37% of the student body is African-American, Hispanic, Asian, Native American, etc. The college offers three college transfer degrees (Associate in Arts, Associate in Science, and Associate in Fine Arts) and more than thirty technical programs leading to an associate's degree, diploma or certificate. Sandhills has a student faculty ratio of 18:1. SCC ranks 10th in the North Carolina Community College System in students who transfer to four-year colleges and universities in NC.

Fayetteville Technical Community College (http://www.faytech.cc.nc.us)

Fayetteville Technical Community College, as a comprehensive community college, adheres to an "Open Door" admissions policy. High school graduates, persons achieving a NC General Education Development equivalency certificate (GED), and adults who desire post high school education may be admitted to courses which are appropriate to their educational potential. The College offers over 112 degrees and certifications.

UNC Pembroke (http://www.uncp.edu)

The University of North Carolina at Pembroke is a master's level degree-granting university and one of 16 schools that comprise the University of North Carolina system. UNC Pembroke has an enrollment approaching 5,000 students, offers 55 bachelors and 15 master's degree programs, and has a student-faculty ratio of 16:1.

Fayetteville State University (http://www.uncfsu.edu)

Fayetteville State University is a constituent institution of The University of North Carolina and the second-oldest public institution of higher education in the state. Founded in 1867 as the Howard School for the education of African Americans, today FSU serves a growing student body of over 5,300 and ranks among the nation's most diverse campus communities. Enrollment is projected to grow to 6,000 by 2008 and a $45.5 million campus construction and renovation campaign is underway to accommodate additional students. New degree programs have also been established, including a doctoral program in Educational Leadership. The university offers 39 undergraduate and 20 master's degree programs in the arts and sciences, business and economics, and education.

Methodist College (http://www.methodist.edu)

Since 1964, Methodist College has graduated 8,145 students. The College today serves approximately 2,000 students—1,400 in the day program and 600 in the evening and weekend program. The student body includes persons of diverse ages and nationalities, representing 48 states and 37 foreign countries with approximately 40% of students from out of state. Methodist College offers bachelor's degrees in 57 fields of study, and in 2001 offered its first program for a master's degree in the physician assistant program. Student-faculty ratio is 17:1.

St. Andrews Presbyterian College (http://www.sapc.edu)

St. Andrews Presbyterian College is a private four-year liberal arts and sciences college located in Laurinburg, NC. St. Andrews has an enrollment of approximately 600 students and offers an interdisciplinary curriculum and a study-abroad program. Students enrolled at St. Andrews come from 42 states and eleven countries. The student-faculty ratio is 10:1.

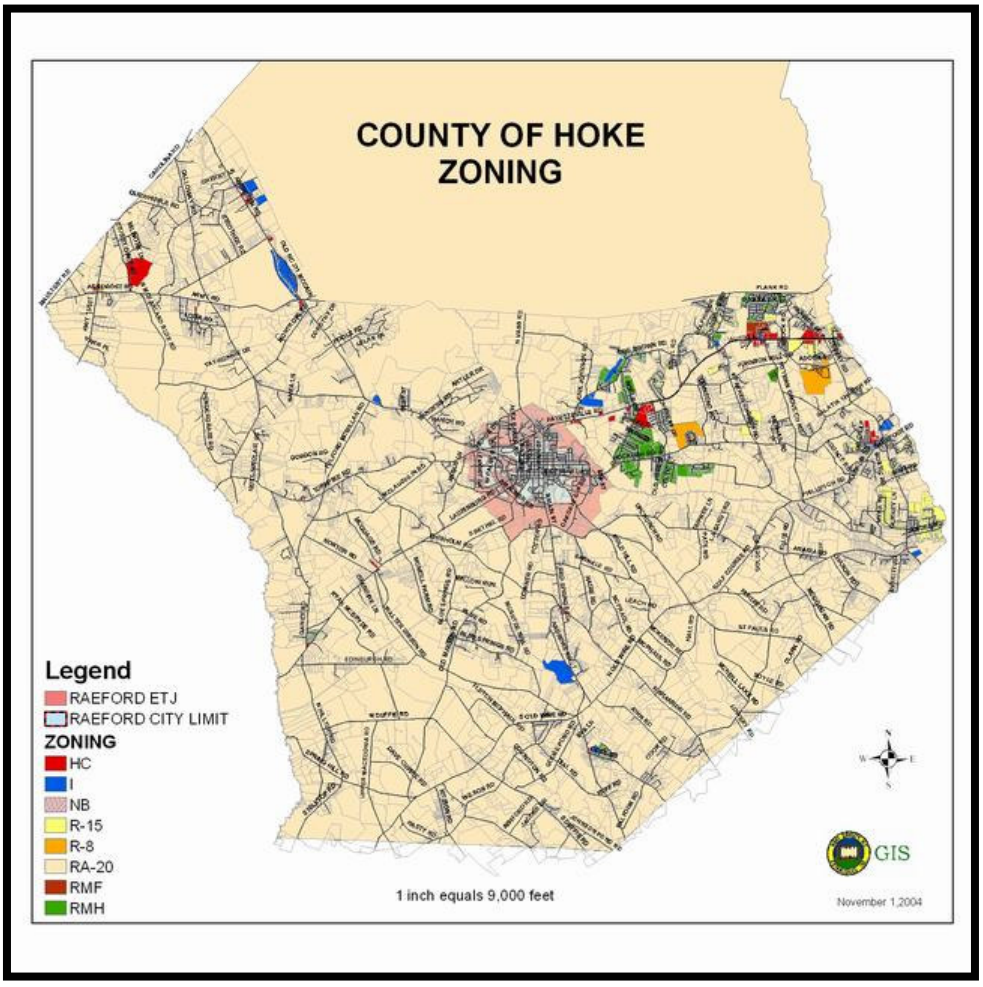
Existing Land Use/Current Zoning

The Hoke County Planning Jurisdiction consists of the total acreage of the County outside the planning and zoning jurisdiction (corporate limits plus extraterritorial jurisdiction) of the City of Raeford, as well as the northern half of the County that is under Federal ownership - the Fort Bragg Military Reservation. Approximately 97% of the County is currently zoned Residential-Agricultural-20 (requires a minimum lot size area of 20,000 square feet) (Table T-36). All other zoning districts combined account for the remaining 3% of County acreage.

Table T-36: Current Zoning by Acres - 2004

Zoning District	Total Acres	% of Total Acres	Total Parcels	% of Parcels
Residential Agricultural - 20	244,031	97.04%	14,572	73.22%
Residential - 15	2,551	1.01%	2,591	13.02%
Residential – 8	645	0.26%	278	1.40%
Residential Multi-Family	113	0.05%	16	0.08%
Residential Mobile Home	2,344	0.93%	2,160	10.85%
Highway Commercial	900	0.36%	214	1.08%
Neighborhood Business	64	0.03%	30	0.15%
Industrial	834	0.32%	39	0.20%
Totals	**251,482**	**100%**	**19,900**	**100%**

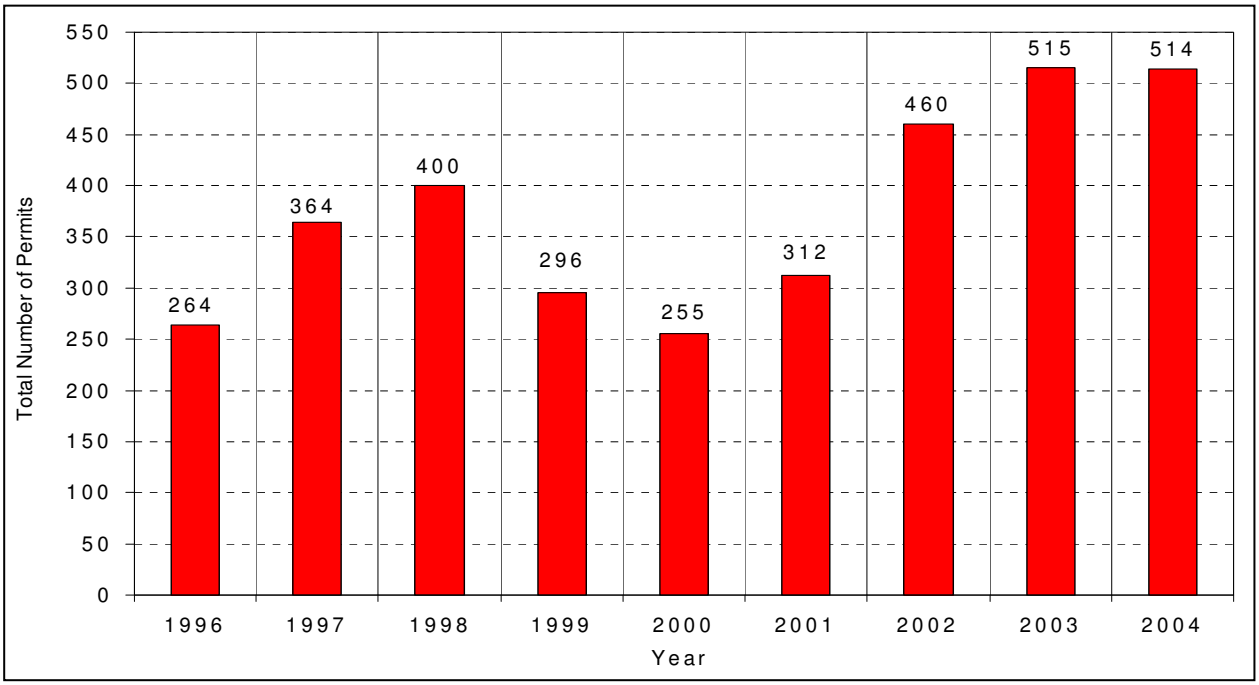
Source: Hoke County, 2004.



Residential Building Permits

Graph G-12 reflects residential building permit data for the unincorporated areas of Hoke County (this is Census data and does include building permits within the Raeford ETJ as the Census only distinguishes within the corporate limits). Although the number of permits per year has fluctuated the general trend has been upward with some decrease seen in years 1999-2001 when overall economic growth slowed throughout the U.S.

Graph G-12: Census Residential Building Permits 1996-2004



Physical Conditions

Physical conditions within a community – both natural and manmade – have a tremendous influence on the pattern and intensity of development. Natural ecological systems – stormwater drainage systems, floodplains, wetlands, and soils – should be considered in terms of how they shape the use of the environment as well as from the point of view of how development impacts natural systems. Manmade physical conditions – the provision of public water, sewer and transportation infrastructure along with other public and semi-public utilities – electricity, natural gas, etc. – influence the timing, location and success of development projects.

The Natural Environment (Selected Natural Resources Map)

The protection of those components that comprise the natural environment has become an important political and social issue in the United States. Over the last twenty to thirty years there has been a growing realization that protecting the natural environment from undue harm is more cost efficient in the long term and also the wise use of limited resources will ensure that future generations will not be burdened with the cost of cleaning up or restoring damaged ecological systems.

Hydrology

Hoke County is located in two river basins - the Cape Fear River Basin to the north and east, and the Lumber River Basin to the south and west. The Lumber River forms the southwestern boundary of the County.

Cape Fear River Basin

The Cape Fear River Basin, the largest river basin in the State, is located entirely within the state's boundaries and flows from the north central portion of the Piedmont region of the State near Greensboro southeast to the Atlantic Ocean near Wilmington. The Cape Fear River is formed at the confluence of the Haw and Deep Rivers on the border of Chatham and Lee counties, just below the B. Everett Jordan Reservoir dam. From there, the river flows across the coastal plain past Fayetteville through three locks and dams to Wilmington before entering the Atlantic Ocean. The Cape Fear River Basin encompasses all or part of 26 counties and 116 municipalities. *(Source of Photo: Cape Fear River Assembly)*

The Cape Fear River Basin, which has a total land area of 9,322 square miles and 6,049 stream miles, has an average drainage area of 1.5 square miles per stream mile. A variety of aquatic systems are represented in the basin as the terrain changes from the piedmont to the coastal plain, including large freshwater rivers, blackwater swamps and estuaries.

As of 1999, over one-half of the land within the Cape Fear River Basin was still forested. Statistics provided by the US Department of Agriculture, Natural Resources Conservation Service (NRCS), however, indicate that during the 10-year period from 1982 to 1992, there was a significant increase (43%) in the amount of land within the basin that was classified as developed. Much of the portion of the Cape Fear River Basin within Hoke County is still undeveloped but that is changing rapidly as the northeastern area of the County urbanizes.

Lumber River Basin

The Lumber River Basin has great ecological diversity, spanning three distinct regions of southeastern North Carolina - the Sandhills, the Carolina Bay region, and the Coastal Plain. Each region boasts unique natural communities with many rare and some widespread species. In addition to critical wildlife and fisheries habitats, Lumber River Basin waters provide freshwater for industrial and municipal uses and a variety of recreational activities. There are two state parks in the Lumber River Basin - the Lake Waccamaw State Park and the Lumber River State Park. The DWQ has classified Lake Waccamaw as Outstanding Resource Waters and much of the Lumber River as High Quality Waters.

The Lumber River has been designated a state Natural and Scenic River, and is the only North Carolina blackwater river to receive a National Wild and Scenic River designation. All streams and rivers in the Lumber River Basin, with the exception of those in the Coastal Area Watershed, flow into South Carolina as tributaries of the Pee Dee River. The Lumber River Basin contains all or parts of nine counties in North Carolina - Bladen, Brunswick, Columbus, Hoke, Moore, Montgomery, Richmond, Robeson, and Scotland. *(Source of Photo: Lumber River State Park)*

Water Quality

The NC Division of Water Quality (DWQ) supports clean water as crucial to the health, economic and ecological well-being of an area. Tourism, water supplies, recreation and a high quality of life for residents are dependent on the water resources within any given river basin. Water quality problems are varied and complex but inevitably, water quality impairment is due to human activities within the watershed. Solving these problems and protecting the surface water quality of the basin in the face of continued growth and development is a major challenge.

DWQ encourages proactive planning efforts at the local level as necessary to assure that development is done in a manner that maintains water quality. Local planning efforts will need to find a balance between water quality protection, natural resource management and economic growth. Growth management requires planning for the needs of future population increases as well as developing and enforcing environmental protection measures. These actions should include, but not be limited to:

- preservation of open spaces;
- provisions for controlled growth;
- development and enforcement of buffer ordinances and water supply watershed protection ordinances more stringent than state requirements;
- limit on floodplain development and protection of wetland areas;
- examination of zoning ordinances to ensure that they limit large, unnecessary parking lots; allow for vegetation and soil drainage systems; and build in green spaces in parking lots to limit and absorb runoff; and
- sustainable land use planning that considers long-term effects of development.

Water Quality Rules

At this time the State has not instituted water quality rules for the Cape Fear River or the Lumber River basins. However, the State is proceeding with studying and adopting water quality protection rules for all the river basins within the State. Future rules are expected to be similar to those already in place for the Tar-Pamlico and Neuse River basins.

The goal of current water quality rules is to maintain phosphorus loading levels at pre-existing 1991 levels, to reduce nitrogen loading 30% below 1991 levels and to reduce the velocity and to control the volume of storm water runoff within river basins. River basin rules are intended to be performance-based rather than prescriptive, meaning there is a choice of best management practice options from which land users, developers, and local governments can choose.

Current water quality rules include provisions for protection of riparian buffers along all water bodies (rivers, lakes, ponds, and streams, but not manmade ditches) and use of swales, created wetlands and detention or retention ponds. Scientific studies have shown that riparian (or waterside) buffers are highly effective at removing nitrogen before it reaches streams, rivers, ponds, lakes and estuaries. Research has also shown that forested riparian buffers remove between 50% and 80% of nitrogen before it reaches the water. Forest trees next to water bodies play an especially crucial role in de-nitrification - the process by which harmful nitrogen in groundwater is converted to harmless nitrogen gas.

Riparian buffers provide a number of economic benefits by:

1. Removing pollutants, in particular sediment, which is expensive to treat at water supply treatment plants;
2. Protecting stream banks from erosion which can cause expensive property damage; and
3. Keeping buildings and other structures away from damaging floodwaters.

Water Supply Watersheds

In 1989 the North Carolina General Assembly passed the Water Supply Watershed Act which instituted a statewide program to protect drinking water supply watersheds from inappropriate development. The intent of the program was to protect the quality of surface water supplies from non-point source pollution, and to minimize stormwater runoff by regulating development densities and the amount of built-upon area within the critical and protected areas of affected watersheds.

The ordinance applies within areas designated by the North Carolina Environmental Management Commission as the critical or protected area of a surface water supply watershed. A small area of protected watershed is located along the Lumber River in southwestern Hoke County (Selected Natural Resources Map).

Wetlands

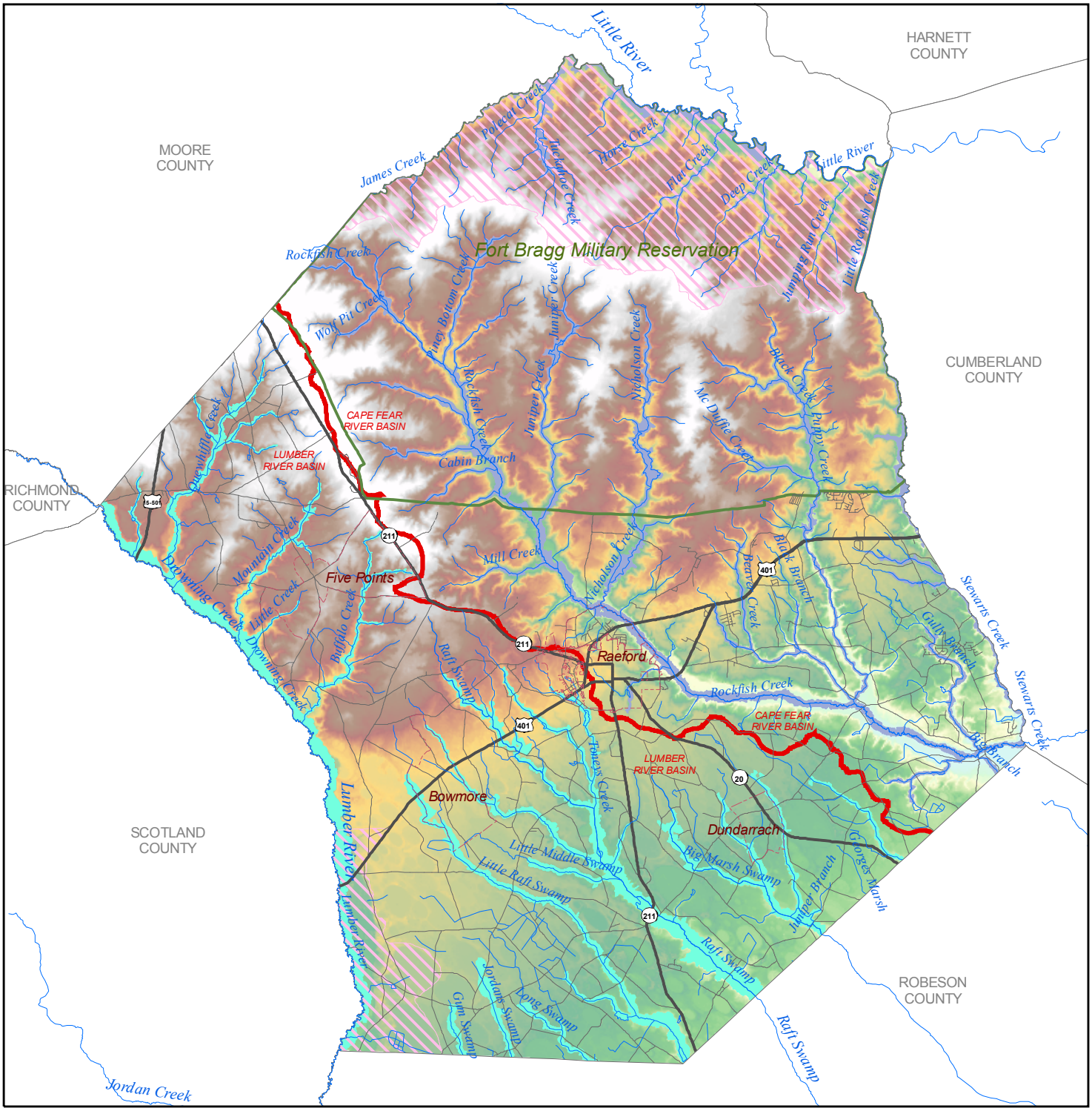
As essential components of the natural ecosystem, wetland areas serve to protect water quality and are also important animal habitats. Wetland areas need to be identified and considered in land use planning to ensure that these fragile environments are not destroyed by inappropriate development. Historically, those areas with the best soils have been cleared by farmers for row crops and those areas with less suitable hydric soils (wetlands) have been allowed to remain in or return to tree cover.

Wetlands are transitional areas between land and water, such as swamps and marshes. Some wetlands are connected to streams, and others, such as low lying pine plantations and pocosins, are not. Over the years, approximately half of North Carolina's wetlands have been lost to development, farming and forestry practices. Wetlands now cover only about 25 percent of the state's land area.

Wetlands provide a variety of benefits to society and are very important in watershed planning because of the functions they perform. Wetlands provide important protection for flood prevention to protect property values; stream bank stabilization to prevent erosion and downstream sedimentation; water purification and pollutant removal (especially for nitrogen and phosphorus); habitat for aquatic life and wildlife and endangered species protection. Wetlands adjacent to intermittent and permanent streams are most important in protecting water quality in those streams, as well as downstream lakes and estuaries. Wetlands located landward or away from streams also have important water storage capacity and pollutant removal potential.

Floodplains

Hoke County has floodplains along major drainageways within both the Cape Fear and Lumber River basins. Floodplains, like wetlands, serve an important function during natural hazard events where flood waters overflow stream banks and rivers. A combination of river basin physiography, amount of precipitation, past soil moisture conditions and the degree of vegetative clearing determine the severity of a flooding event. Protecting floodplains from inappropriate development will protect lives, reduce losses from future flood hazard events and save public dollars that would have to be spent on recovery and repair activities.



HOKE COUNTY, NC

Selected Natural Resources

THE WOOTEN COMPANY

ENGINEERING | PLANNING | ARCHITECTURE

0 0.5 1 2 3 4 5 Miles

Legend

- Creeks & Streams
- Fort Bragg
- **Q3 Cape Fear River Basin***
- 100 Year Floodplain
- **LIDAR Lumber River Basin***
- 100 Year Floodplain
- Water Supply Watersheds

Elevation

High : 557'

Low : 112'

March 14, 2005

*At the time of printing, the more current LIDAR derived floodplain data was available only for the Lumber River Basin. FEMA Q3 data was used to display the Cape Fear River Basin floodplains.

Soil Suitability (Soil Suitability Map)

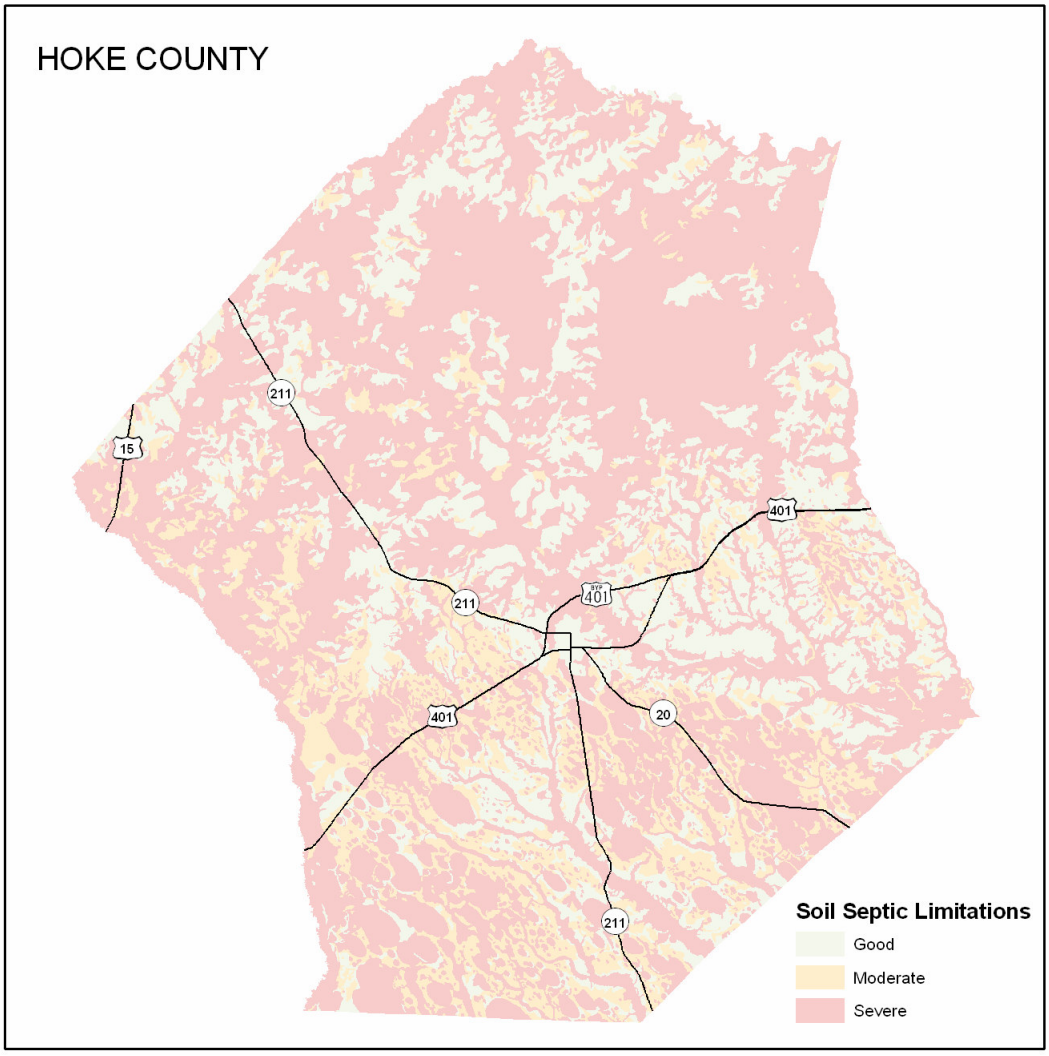
Hoke County topography is characterized by broad, flat uplands and broad, sandy drainageways in the eastern portion changing to narrow uplands and drainageways towards the western side of the County. The major soil associations within the County include Chewacla, Dothan, Duplin, Faceville, Gilead, Goldsboro, Kalmia, Lynchburg, Norfolk, Pantego, and Rains. A soil association is a landscape that has a distinctive proportional pattern of soils normally consisting of one or more major soils and at least one minor soil. Some soils are more suited for construction activities and for septic tank fields (Table T-37). The Soil Suitability Map is a general mapping of soil septic limitations throughout Hoke County. Most of the County is classified as having either moderate or severe limitations for septic fields.

Table T-37: Soil Suitability

Sym	Soil Name	Dwellings (No Basements)	Small Commercial	Local Roads and Streets	Septic Tank Absorption Fields
AuA	Autryville	Not Limited	Not Limited	Not Limited	Very Limited
BaB	Blaney	Not Limited	Somewhat Limited	Not Limited	Very Limited
BaD	Blaney	Somewhat Limited	Very Limited	Somewhat Limited	Very Limited
BrB	Bragg	Not Limited	Not Limited	Not Limited	Very Limited
BuA	Butters	Not Limited	Not Limited	Not Limited	Very Limited
By	Byars	Very Limited	Very Limited	Very Limited	Very Limited
CaB	Candor	Not Limited	Somewhat Limited	Not Limited	Very Limited
CaD	Candor	Somewhat Limited	Very Limited	Somewhat Limited	Very Limited
Ch	Chewacla	Very Limited	Very Limited	Very Limited	Very Limited
Co	Coxville	Very Limited	Very Limited	Very Limited	Very Limited
DhA	Dothan	Not Limited	Not Limited	Not Limited	Very Limited
Dn	Dunbar	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited
DpA	Duplin	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited
FaA	Faceville	Not Limited	Not Limited	Not Limited	Somewhat Limited
FaB	Faceville	Not Limited	Not Limited	Not Limited	Somewhat Limited
FcB	Faceville	Not Limited	Not Limited	Not Limited	Somewhat Limited
FuB	Fuquay	Not Limited	Not Limited	Not Limited	Very Limited
GoB	Gilead	Somewhat Limited	Somewhat Limited	Somewhat Limited	Very Limited
GdD	Gilead	Somewhat Limited	Very Limited	Somewhat Limited	Very Limited
GoA	Goldsboro	Not Limited	Not Limited	Not Limited	Very Limited
JT	Johnston	Very Limited	Very Limited	Very Limited	Very Limited
KaA	Kalmia	Very Limited	Very Limited	Somewhat Limited	Somewhat Limited
KeA	Kenansville	Very Limited	Very Limited	Somewhat Limited	Very Limited
LaB	Lakeland	Not Limited	Somewhat Limited	Not Limited	Very Limited
LbB	Lakeland	Not Limited	Somewhat Limited	Not Limited	Very Limited
Le	Leon	Not Rated	Very Limited	Very Limited	Very Limited
Ly	Lynchburg	Very Limited	Very Limited	Very Limited	Very Limited
Mc	McColl	Very Limited	Very Limited	Very Limited	Very Limited
NoB	Norfolk	Not Limited	Not Limited	Not Limited	Somewhat Limited
Pa	Pactolus	Somewhat Limited	Not Limited	Not Limited	Somewhat Limited

Sym	Soil Name	Dwellings (No Basements)	Small Commercial	Local Roads and Streets	Septic Tank Absorption Fields
Pg	Pantego	Very Limited	Somewhat Limited	Somewhat Limited	Very Limited
Ra	Rains	Very Limited	Very Limited	Very Limited	Very Limited
St	Stallings	Somewhat Limited	Somewhat Limited	Very Limited	Very Limited
Tr	Torhunta	Very Limited	Very Limited	Very Limited	Very Limited
Ud	Udorhents	Not Rated	Not Rated	Not Rated	Not Rated
VaB	Vacluse	Not Limited	Somewhat Limited	Not Limited	Very Limited
VaD	Vacluse	Somewhat Limited	Very Limited	Somewhat Limited	Very Limited
VgE	Vacluse	Very Limited	Very Limited	Very Limited	Very Limited
W	Water	Not Rated	Not Rated	Not Rated	Not Rated
WaB	Wagram	Not Limited	Not Limited	Not Limited	Somewhat Limited
WgB	Wagram	Not Limited	Not Limited	Not Limited	Somewhat Limited
Wo	Woodington	Very Limited	Very Limited	Very Limited	Very Limited

Source: Us Department of Agricultural (www.usda.gov).



Prime Farmland

Prime farmland, as defined by the U.S. Department of Agriculture, is land that is best suited to food, feed, forage, fiber, and oilseed crops. Prime farmland soils produce the highest yields with minimal inputs of energy and economic resources, and farming these soils results in the least damage to the environment. Prime farmland soils have an adequate and dependable supply of moisture from precipitation or irrigation. They have few or no rocks, are permeable to water and air, and have acceptable acidity or alkalinity levels. They are not excessively erodible or saturated with water for long periods and are not frequently flooded during the growing season. The slope ranges mainly from 0 to 6 percent.

The recent trend in land use has been the loss of prime farmland to urbanization. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, less productive, and cannot by easily cultivated. Table T-38 lists prime farmland soils in Hoke County. The Prime Farmland Map depicts the locations of these prime soils – primarily in the southern portion of the County.

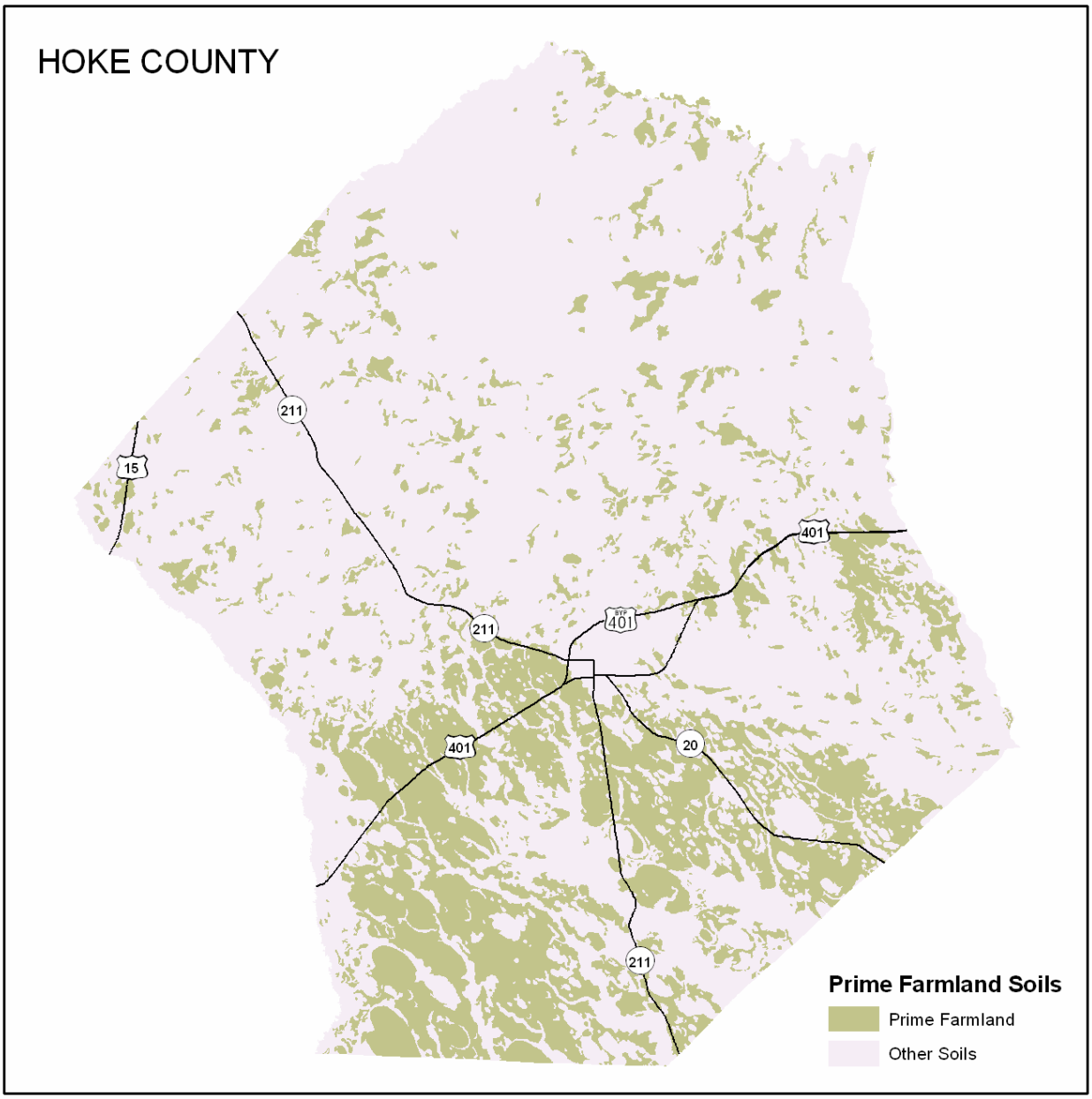
Table T-38: Prime Farmland Soils

Soil Type		Value
Symbol	Name	
Ch	Chewacla loam	Prime farmland is drained and either protected from flooding or not frequently flooded during the growing season
DhA	Dothan loamy sand	0 – 2 percent slopes
DpA	Duplin sandy loam	0 – 3 percent slopes
FaA	Faceville loamy sand	0 – 2 percent slopes
FaB	Faceville loamy sand	2 – 6 percent slopes
GdB	Gilead loamy sand	2 – 8 percent slopes
GoA	Goldsboro loamy sand	0 – 2 percent slopes
KaA	Kalmia loamy sand	0 – 2 percent slopes
Ly	Lynchburg sandy loam	Prime farmland if drained
NoA	Norfolk loamy sand	0 – 2 percent slopes
NoB	Norfolk loamy sand	2 – 6 percent slopes
Pg	Pantego loam	Prime farmland if drained
Ra	Rains sandy loam	Prime farmland if drained

Source: Us Department of Agricultural (www.usda.gov).
**Note: Tabular Data Version Date 1/6/2004.*

Results of Soil Disturbance and Erosion

Soil erosion, transport and re-deposition are among the most essential natural processes that occur in watersheds. Land-disturbing activities such as the construction of roads and buildings, crop production, livestock grazing and logging can accelerate erosion rates by causing more soil than usual to be detached and moved by water. Unregulated land-disturbance activities can cause accelerated erosion that strips topsoil decreasing soil productivity and causing sedimentation in streams and rivers. Soil sediment that accumulates on the bottom of streams and rivers smothers fish habitat and reduces fish food sources. Sediment filling rivers and streams also decreases storage volume and increases the frequency and severity of floods. Suspended soil sediment also increases the cost of treating municipal drinking water supplies.


HOKE COUNTY
15
211
211
401
BYP
401
401
20
211
Prime Farmland Soils
Prime Farmland
Other Soils

Fort Bragg, the Longleaf Pine Ecosystem and the Red-cockaded Woodpecker

Fort Bragg, in cooperation with a number of public and private conservation agencies, is working to preserve unique Longleaf Pine Ecosystems that are home to the endangered Red-cockaded Woodpecker. Ft. Bragg is particularly interested in conserving a significant area of Longleaf Pine (LLP) forest and woodpecker colonies that exist in northwestern Hoke County.

Prior to colonization, the LLP forests covered an estimated 90 million acres of southeastern US, stretching from Virginia southward to Florida and as far west as Texas. It is estimated that only 3% or 3 million acres of the original Longleaf Pine forest still exists today. The LLP ecosystem is home to over 100 plant species and 90 animal species. The most notable inhabitants include the Red-cockaded Woodpecker, Eastern Diamondback Rattlesnake, Red-tailed Hawk, White-tailed Deer, Bobwhite Quail, and the Grey Fox.

Frequent fires throughout LLP forest created the great diversity of species that today depend on the pine forest to exist. With the diminishing population of the LLP forest, many of the species that thrive in the pine forest environment are either threatened or extinct. The southeastern US, including North Carolina and most notably the Sandhills region of the state are home to the LLP ecosystem. Northwestern Hoke County is home to large areas of LLP forest that are prized for their rarity and uniqueness. *(Source of Photo: Fort Bragg)*

The Red-cockaded Woodpecker (RCW) is a non-migratory bird that exists in social groups consisting of a breeding pair and up to 4 male helpers. The RCW assumes a territory ranging from 100 acres to 250 acres. While most woodpeckers make their cavities in dead trees, where the wood is soft and rotten, the Red-cockaded Woodpecker establishes nests in living pine trees.

The Red-cockaded Woodpecker purposely searches for LLPs that suffer from a fungal disease called Red Heart fungus (Phellinus pini). This disease causes the heartwood of the pine to become soft enough for the RCW to construct a cavity. Longleaf Pine trees do not begin to suffer from this disease until well into maturity, averaging 80-120 years old. Once a suitable mature tree is found, it takes a RCW approximately 1-3 years to construct a cavity.
(Source of Photo: The North Carolina Sandhills office of the U.S. Fish and Wildlife Service)

During the late 1800's through the mid 1900's, the presence and habitat of the RCW was drastically reduced as result of logging, agricultural activities and changing land uses. The remaining RCW populations, estimated at 4,500 groups or 10-12,000 birds, are disjointed into isolated, cluster populations. In 1970, the RCW was placed on the national endangered species list.

The preservation of the Longleaf Pine and the Red-cockaded Woodpecker ecosystems are greatly dependent on the conservation of land that contributes to their existence. A partnership of public and private entities is necessary to the recovery of such ecosystems. Fort Bragg has initiated a recovery process for revamping areas identified within the RCW Recovery Plan. Other partnering organizations include the US Fish and Wildlife Service, US Forestry Service, US Department of Defense, NC Department of Transportation, Nature Conservancy, Longleaf Alliance, as well as other State and County level organizations and private citizens.
Sources: http://www.longleafalliance.org/index.html and http://www.bragg.army.mil/esb/

Manmade Environment

The availability, or unavailability, of public infrastructure has a tremendous impact on the pattern of land use and development. In fact, there is probably no other single public expenditure that influences growth and development as much as the infusion of public money into the extension or improvement of public infrastructure. Hoke County already has a significant investment in public infrastructure but where the County chooses to invest more public money in the future will be the major determining factor on where, when, and how development occurs.

Public Utilities – Water and Sewer

Hoke County has a public water system that is a safe water supply source throughout the county. At this time the County also provides public sewer to a limited area along US 401 North/Raeford Road. The County is studying and researching ways to finance an expansion of the sewer system including negotiating with the Public Works Commission in Cumberland County and the City of Raeford to secure more wastewater treatment capacity. A public sewer extension study completed in 2002 developed the needs and costs shown in Table T-39.

Table T-39: Sewer Needs Study – Hoke County

Projects	Estimated Cost
Hoke East Residential	$12,291,875
401 East Commercial	$1,678,750
Raeford Area Residential	$3,300,500
401 Industrial	$1,537,500
South Hoke Industrial	$450,000
211 West Hoke	$712,500
Total	**$19,971,125**

Source: Hoke County.

Transportation Infrastructure

Hoke County is a member of the Lumber River Rural Planning Organization (RPO) which also includes the counties of Richmond, Robeson, and Scotland. Regional RPOs are responsible for coordinating transportation planning efforts in non-urban areas. The current Hoke County Thoroughfare Plan was adopted in 1979 and needs to be updated by the RPO.

The Lumber River RPO works with the NC Department of Transportation (NCDOT) in making transportation related decisions in the 4-county area. With citizen input, the RPO is responsible for developing a transportation priority list to promote projects and programs with NCDOT and the Federal Highway Administration (FHWA). In North Carolina, the State assumes the major responsibility for financing and constructing roads. (Municipalities construct roads also, but counties do not have any responsibility for road construction.)

The adequacy of the transportation infrastructure is a key determinant in economic development and in quality of life. Providing transportation routes and options will promote economic investment while inadequate infrastructure will slow economic growth. Inadequate highway capacities also result in loss of economic productivity and lead to driver frustration over long commuting times.

Growing Transportation Needs

A concern associated with population growth is that people are driving more than ever. Between 1990 and 2000, the number of vehicle miles traveled in North Carolina increased 39% while the State's population increased only 21%. People with more cars driving longer distances are putting an additional strain on limited highway resources. Traffic volume projections for four key roads in Hoke County are shown in Table T-40.

Table T-40: Projected Traffic Volumes – Hoke County

Location	2004 Estimate	2030 Estimate
US 401 North/Raeford Road/Cumberland County line	22,000	42,000
US 401 South/Scotland County line	5,800	9,000
NC 211 Northwest Hoke near Ashley Heights	10,500	17,500
NC 211 Southern Hoke just south of Antioch	4,700	6,800

Source: North Carolina Department of Transportation (NCDOT) www.ncdot.org

NC Transportation Improvement Program (TIP)

Every two years, the State updates the Transportation Improvement Program (TIP) which prioritizes major transportation projects for construction. Based on funds available, these projects may be scheduled for planning, design, right-of-way acquisition or construction within the seven-year funding schedule or a project may be listed as an unfunded need. The 2004 – 2010 TIP for Hoke County is shown in Table T-41.

Table A-41: NC Transportation Improvement Projects (TIP) – Hoke County

Location	ID #	Description	Miles	Total Est. Cost (000's)	Prior Years Cost (000's)	Work Type	Funding Sources	Cost Est. (000's)	Schedule (Fiscal Years)
Rural Projects									
US 401	R-3333	US 401 Business North of Laurinburg to US 401 Business East of Raeford. Widen to multiple lanes.	20.7	74,850	1000	Right-of-way	NHS	11,150	Post Years
						Construction Unfunded Project	NHS	62,700	Post Years
US 421, US-15-501, US 64, US-74, US 220, US 311, US 401, US 1, and NC 49	R-4425	National Highway System guardrail rehabilitation. Upgrade substandard guardrail, end treatments and bridge anchor units.		1400		Design			FFY 07
						Construction	NHS	1,400	FFY 08
NC 211	R-2592	US 15-501 in Aberdeen to SR 1244 in Raeford, widen to multi-lanes.	15.8	69,000		Right of way	STP	10,500	Post Years
						Construction Unfunded project	STP	58,500	Post Years
SR 1003 and SR 1406	R-4020	Intersection Realignment.		850	850	Under Construction			
Urban Projects									
Raeford	U-3816	Palmer Street extension, NC 211 at SR 1149 to NC 20 at SR 1403. Two lanes on new location.	0.9	2,590	100	Planning			In Progress
						Design			FFY04
						Right-of-way	STP	240	FFY05
						Construction	STP	2,250	FFY06
Federal and Municipal Bridge Projects									
US 401	B-4273	Lumber River. Replace Bridge No. 47.		1,400	300	Right-of way	FA	100	FFY04
						Construction	FA	1,000	FFY05
SR 1112 SR 1425	B-3444	Stewart's Creek. Replace Bridge No. 79.		400	400	Under Construction			
SR 1422	B-4152	Puppy Creek. Replace Bridge No. 53.		685	100	Right-of-way	NFA	35	FFY04
						Construction	NFA	550	FFY05
SR 1432	B-4550	Rockfish Creek. Replace Bridge No. 41.		660		Right-of-way			

Location	ID #	Description	Miles	Total Est. Cost (000's)	Prior Years Cost (000's)	Work Type	Funding Sources	Cost Est. (000's)	Schedule (Fiscal Years)
Passenger Rail Projects									
SR 1406 Rockfish Road	Z-3608A	Near Dundarrach at Aberdeen and Rockfish Railroad crossing 847 356A. Safety Improvements.		780	780	Funded – Construction not authorized			
Raeford	Z-3153A	SR 1148 (Dickson St.) at Aberdeen and Rockfish Railroad crossing 847 262Y. Install automatic warning devices.		175	175	Funded – Construction not authorized			
Hoke County	TJ-4746	Provide operating assistance to counties and community transportation systems to meet work first and employment transportation needs.		6		Operations	OAWF	6	FFY 04
Hoke County	TJ-4846	Provide operating assistance to counties and community transportation systems to meet work first and employment transportation needs.		6		Operations	OAWF	6	FFY 05
Hoke County	TL-4746	Provide operating assistance for additional transportation services to the elderly and disabled.		42		Operations	EDTAP	42	FFY 04
Hoke County	TL-4846	Provide operating assistance for additional transportation services to the elderly and disabled.		41		Operations	EDTAP	41	FFY 05
Hoke County	TR-4746	Provide maintenance assistance for community transportation systems to serve the rural general public.		26		Operations	RGP	26	FFY 04
Hoke County	TR-4846	Provide maintenance assistance for community transportation systems to serve the rural general public.		21		Operations	RGP	21	FFY 05

Source: North Carolina Department of Transportation (NCDOT) www.ncdot.org

Parks and Recreation

The availability of parks and recreation sites and programs is essential to maintaining a high quality of life for County residents. Although the current County park system is limited to just a few sites with ball fields and playgrounds, the County recognizes that the park system must be improved and expanded to meet growing community needs for recreational activities.

A review of current park facilities and deficiencies based on National Parks and Recreation standards is shown in Table T-42. (These deficiency estimates are based on national standards – a thorough study of the specific needs of Hoke County residents would provide a much more accurate picture of parks and recreation needs.) Costs estimates for constructing facilities to meet these national standards are shown in Table T-43. (Cost estimates are based on actual project construction costs from the City of Raleigh – actual construction costs could be significantly lower in the Hoke County area but these estimates do not include the cost of acquiring land for new facilities.)

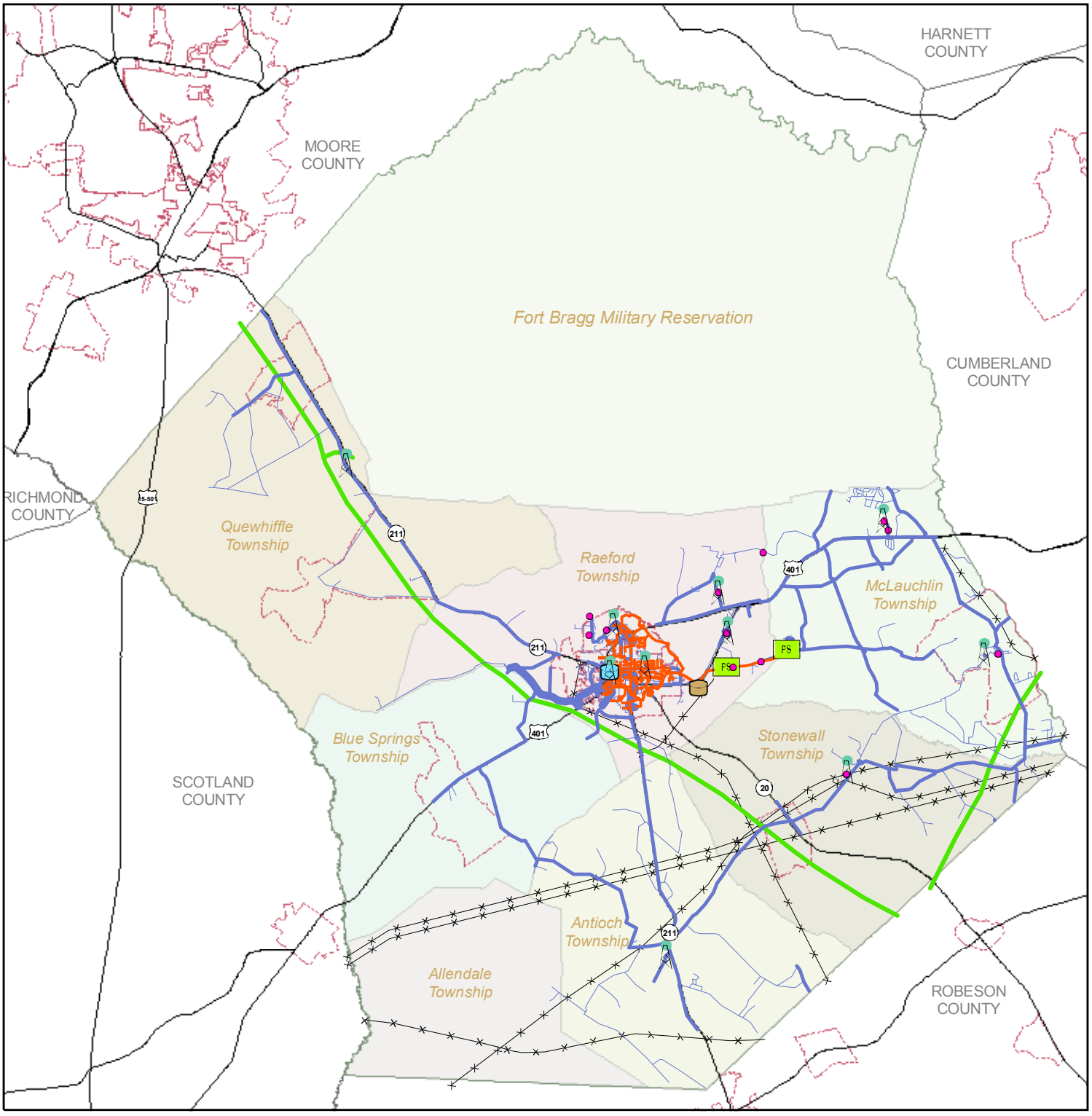
Table T-42: Parks and Recreation Deficiencies 2004 – Hoke County

Facility	Goal (per population)	Current Facilities	Current Deficiencies
Soccer Field	1 field/10,000	3	1
Picnic Shelter	1 shelter/2,000	3	16
Restrooms	1 restroom/2,000	1	18
Baseball / Softball	1 field/5,000	7	1
Tennis Court	1 court/2,000	2	17
Playground	1 playground/1,000	3	35
Multi-Use Trail	1 mile/3,000	2	11
Basketball Court	1 field/5,000	3	4

**Note: Tennis Courts are owned and operated by the City of Raeford.*

Table T-43: Parks and Recreation Cost Estimates - 2004

Facility	County Deficiency	Cost per Facility	Total Estimate
Soccer Fields	1	$235,000	$235,000
Picnic Shelters	16	$40,700	$651,200
Restrooms	18	$141,000	$2,583,000
Baseball / Softball	1	$330,650	$330,650
Tennis Courts	17	$92,000	$1,564,000
Playgrounds	35	$132,000	$4,620,000
Multi-Use Trails	11	$141,000	$1,551,000
Basketball Courts	4	$40,000	$16,000
Total Cost			**$11,550,850**



HOKE COUNTY, NC

Utility Infrastructure

THE WOOTEN COMPANY

ENGINEERING | PLANNING | ARCHITECTURE

0 0.5 1 2 3 4 5 Miles

Legend

Water

- Wells
- WTP
- Elevated Water Tank

Water Mains by Diameter

- 2" - 6"
- 8"
- 10" - 16"

Sewer

- PS Pump Station
- Waste Water Treatment Plant
- Sewer Main

Other Utilities

- Gas Line
- Major Electrical Lines

March 14, 2005