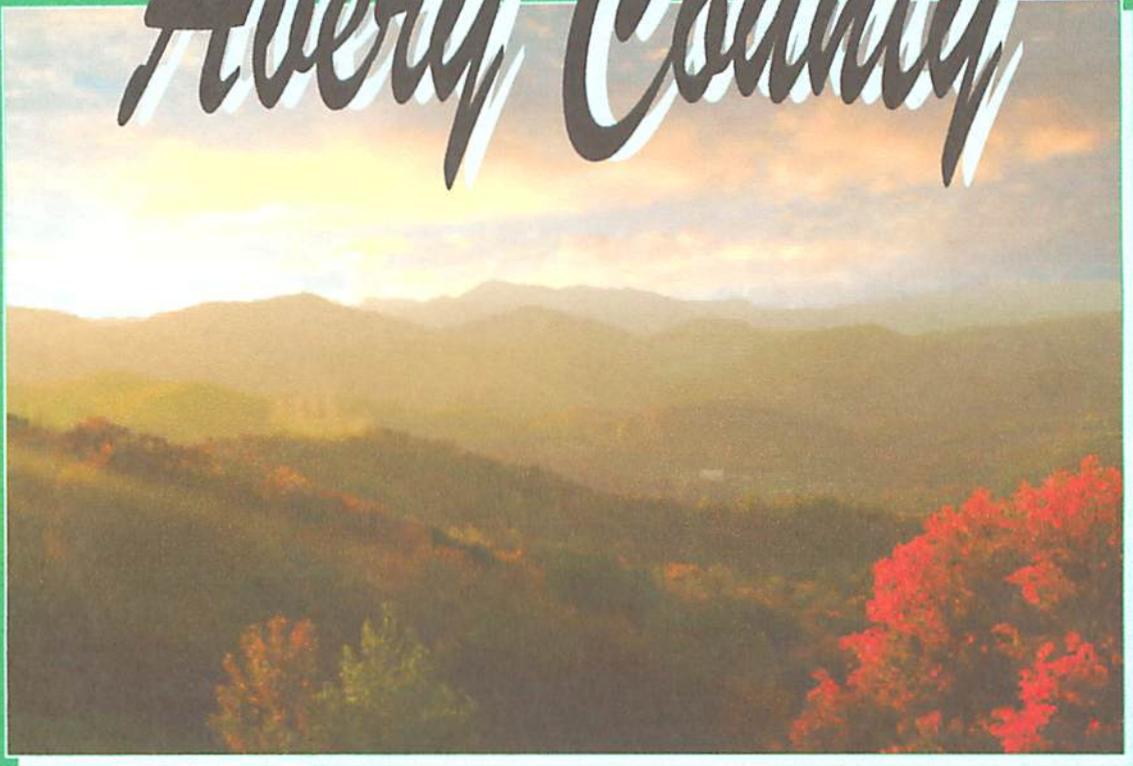


# *Avery County*



## Land Use Plan

September 4, 2012

## INTRODUCTION

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The Avery County Land Use Plan is formulated and produced by the Avery County Planning Department to be used as a template to assist growth and development in Avery County. The Avery County Planning Department works in cooperation with the North Carolina Division of Community Assistance, Region-D Council of Government and the Avery County Planning Board to formulate a plan in the attempt to meet individual needs as the area grows.

Avery County Planning Department has accumulated data since 1996 until the present in order to prepare this document. The Avery County Land Use Plan is a guidance document on the analysis of the county's existing physical resources, economic resources and natural resources. The planning process allows Avery County the opportunity to develop short-term goals and long term objectives that address the needs of the community and to make informed decisions in the light of existing financial pressures, county resources, land management practices and public opinion.

## Purpose and Scope

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The purpose of this document is twofold: One is to organize pertinent information into a comprehensive synopsis and the other, separate yet for a dependent purpose in order to offer insight and direction in future decisions concerning land use management, development and economic growth. This document is a continuation of previous planning efforts and new data will only enhance what has been accomplished.

The other purpose or component of this plan and a specific requirement of the Mountain Area Planning Program is a Land Classification Map which graphically illustrates future land use objectives. Explanation of this map and other analytical maps can be found in Chapter II of this document.

The scope of this report encompasses rural unincorporated Avery County and eight incorporated municipalities; Newland, Banner Elk, Crossnore, Village of Sugar Mountain, Elk Park, Beech Mountain, Seven Devils and the Village of Grandfather Mountain. However, the emphasis of the Land Use Plan is on the issues facing Avery County as a whole and particularly all the local governmental units.

both over a mile high, anchor two of the most popular ski resorts in the Southeastern United States.

## **Avery County Land Use Plan**

### **Area Overview**

Located in the northwest corner of North Carolina amid the Blue Ridge Mountains, Avery County is in the heart of what is referred to as North Carolina's high country. The County's northwestern region borders the State of Tennessee while the rest of Avery borders five North Carolina counties. They include Watauga County to the northeast; Caldwell County to the southeast; McDowell and Burke Counties are south bound and Mitchell County is adjacent to the western border of Avery County.

The County's 247 square miles are predominantly mountainous with elevations ranging from 2,150 feet to 6,189 feet. The majority of the population resides above 3,000 feet in elevation. Some of the most spectacular natural scenery in the State can be seen in Avery County. At 5,964 feet, Grandfather Mountain, an Appalachian Biosphere Reserve, is the highest peak in the Blue Ridge. The Blue Ridge Parkway, one of the Nation's most visited parks, traverses the eastern region of the County, where some of the most scenic vistas of its 474 miles are located. Sugar Mountain and Beech Mountain,

While temperature varies in the County according to elevation (approximately three degrees decrease for every 1,000 foot rise in elevation), the average annual mean temperature is 49.2 degrees Fahrenheit at the Banner Elk Station, located roughly 3,600 feet in elevation. The highest average monthly temperature is 76.4 degrees in July with the lowest being 21.0 degrees in January.

The County's precipitation averages 50.26 inches annually with fairly even distribution throughout the year. The lowest average monthly precipitation is 3.55 inches in October and December with a high of 5.06 inches in March. Average annual snowfall is 45.9 inches.

Avery's population is dispersed predominantly throughout the more rural areas of the County. These areas grew in population during the last decade while a few of the municipalities experienced decline. Some of the municipalities, which are actually tourist resorts, were created for the purpose of financing and managing needed utility systems.

There are major arteries that traverse Avery County connecting it to other counties and metropolitan areas. Avery County is approximately one and one quarter hour's driving time from Hickory and Asheville, North Carolina and Johnson City, Tennessee; two hours from Charlotte and Winston-Salem, North Carolina, and three hours from Greensboro, North Carolina.

## Methodology

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Avery County's Land Use Plan has followed a steady continuous transformation. County planning projects were initiated as early as the mid 1960's and more concrete planning efforts came to be in 1983 when the Avery County Board of Commissioners appointed a Planning Board, adopted the Mountain Ridge Protection Ordinance, Avery County Building Height Ordinance and a Sedimentation and Erosion Ordinance and was granted a Local Program designation from the North Carolina Division of Land Quality in 1988.

Initiatives by Avery County in economic development and cooperation with the municipalities have resulted in an alliance through mutual concerns and addressing a Growth Management Plan and the implementation of other land management practices. Avery County has identified six opportunities through the original Growth Management Plan of which includes the following areas: Environmental issues, growth management (local ordinances), travel and tourism, small business development, agricultural, horticulture and transportation.

The Avery County Planning Department utilizes the County's GIS Mapping System with local program, Erosion and Sedimentation Ordinance implementing and regulating the Land Use Plan Ordinances adopted by the county commissioners. County ordinances are as follows: Residential Subdivision Ordinance, Mountain Ridge Protection Ordinance, Avery County Building Height Ordinance, Farmland Preservation Ordinance, National Flood Insurance and Flood Damage Prevention Ordinance, Watershed Protection Ordinance and a High Impact Industry Protection Ordinance.

Avery County's current planning process was initiated in 1988 has continued through the Avery County Planning Department which was set up in 1996 and continues to monitor and regulate growth until today. The Planning Department has identified three principle areas which make up the local economy; horticulture (Christmas trees and other ornamental shrubbery), travel and tourism and the second home industry (construction and subdivision development). These issues were derived from the evaluation of accomplished concerns and the most eminent constraints and opportunities.

# CHAPTER I

## Demographic and Economic Analysis

## Demographic Characteristics

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The analysis of demographic and economic characteristics of the county is very important when planning for future growth and development. By reviewing the past/present census data and internal/external forces, the future census can be estimated.

| <u>Population:</u> |        | <u>Avery County Growth Rate</u> |
|--------------------|--------|---------------------------------|
| 1980               | 14,409 | -0-                             |
| 1990               | 14,867 | 3% (+)                          |
| 2000               | 17,167 | 21% (+)                         |
| 2010               | 17,951 | 3.7% (+)                        |

Avery County's meager growth rate of 3.7% for the past decade is pretty much what the experts have been predicting as this is a characteristic of neighboring western counties.

The population for municipalities in Avery County has remained somewhat the same over the past decade. Banner Elk Township experiences the greatest fluctuation in population due to the student enrollment at Lees McRae College and whether the students and faculty reside within the town's jurisdiction or in outlying areas. The two least populated towns in Avery County are Beech Mountain and Seven Devils which are bisected by Avery and Watauga County boundary lines and the majority of the two towns jurisdiction is in Watauga County. The Town of Beech Mountain crosses two townships, Beech Mountain and Banner Elk, with the majority of the towns land area in the Banner Elk Township. Sugar Mountain Village also encompasses the two townships of Banner Elk and Linville.

The previous census data for unincorporated and incorporated resort communities has been hard to determine due to the fact these part-time residence have their primary residence in other cities and in many cases, other states. The North Carolina Department of Commerce has estimated that Avery County during the months of May through September has an increased population of second-homes residence or extended- stay residence (extended-stay means residing in Avery County six weeks or more) estimated at 60,000. This means that some census data is incomplete when estimating the volume of traffic when using population alone as the determining factor for traffic reports.

Throughout time, the majority of the people have lived outside the municipal jurisdictions. This still holds true today for within the rural areas of the county, 83% of the population resides in rural unincorporated areas. The largest number of people live in the Linville township with a total population of 5017 or about 30%. Tables I-1 through I-8 reflect the population for demographic and economic characteristics.

## ECONOMIC DATA

The travel and tourism is the largest provider of employment in Avery County and contributes to entertainment and recreation services. Avery County's tourism business is not as seasonal as it used to be. The diversity in the county's attractions has created a year-round industry; however, it does fluctuate throughout the year from ecotourism to the ski industry, to golfing and recreational attractions. The movement toward agri-tourism has been the most recent surge in the local economy. The development of "choose and cut" Christmas tree business has become a major force. Also, the development of viticulture and the growing of grapes and the production of wine are up and coming agri-tourism industry with the addition of wine tasting rooms and wine production tours. Avery County's climate is similar in elevation and weather patterns to that of the Bordeaux region of France. North Carolina State Agriculture Extension Reach is currently working on new varieties and hybrid vines to make the High Country wine production even more unique.

Some of the well-known travel destinations in Avery County include Grandfather Mountain, Linville Falls, Elk River Falls, Beech and Sugar Mountain, Over the Mountain Victory Trail, Appalachian Trail and the Blue Ridge Parkway. Avery County is known for its golf courses; Grandfather Golf and Country Club, Elk River, Diamond Creek, Linville Land Harbor, Sugar Mountain Golf Club, Mountain Glen Golf Club, Linville Ridge and Linville Resort which is best known as the first "Private Country Club in the U.S.A." per their website. Avery County Golf Courses often rank in the top 12 courses in North and South Carolina. Also, Grandfather, Linville Resorts, Elk River and Linville Ridge have been known to rank in the nation's best 100 golf courses category.

Grandfather Mountain attracted approximately 275,000 visitors in 2010 and contributed about 2.8 million dollars in revenues to the county. People visit Grandfather Mountain throughout the year for various reasons. The mid-summer months attract 53% of annual vacationers, 26% of the annual visitors arrive during September and October to observe the fall leaf color and another 21% arrive during the winter and spring months for hiking and other similar activities. The Grandfather Mountain "Profile Trail" begins in Tynecastle and leads hikers to the top of Grandfather Mountain and Calloway Peak (3.1 miles) at 5,946 feet (1,818m.) is the highest peak on the eastern escarpment of the Blue Ridge

Mountains. Other events on Grandfather Mountain include the Highland Games and Singing on the Mountain Festival.

One of the most visited spots in the United States is the Blue Ridge Parkway attracting over 20 million visitors annually. The National Park runs along the crest of the Southern Appalachians connecting the Great Smoky Mountains with the Shenandoah National Forest. The Parkway transgresses the southeastern quadrant of Avery County and transports travelers to area attractions which include Grandfather Mountain, Linville Falls, Linville Caverns, Tweetsie Railroad, Blowing Rock, Linn Cove Viaduct, Roan Mountain State Park and the Rhododendron Gardens.

The Ski Industry also contributes to the local economy commercial sectors with recreational ski activities and related expenditures include: ski resort lift tickets, lodging facilities, restaurants, entertainment clubs and retail establishments. Of all of Avery County's tourism industries, skiing is probably the most weather-dependent. Un-seasonal warm temperature and below normal snow falls will hamper the industry success and failure rate of that particular season. The Banner Elk Chamber of Commerce and Banner Elk Kiwanis Club depend highly on the Annual Woolly Worm Festival and the winning worm's prediction of the upcoming winter weather. The Woolly Worm Festival is held on the third weekend of October each year.

Table I-1

Avery County, North Carolina

Population Demographic Characteristics  
Census Survey: 2010

| Subject                   | Avery County, North Carolina |                          |         |                         |
|---------------------------|------------------------------|--------------------------|---------|-------------------------|
|                           | Estimate                     | Estimate Margin of Error | Percent | Percent Margin of Error |
| SEX AND AGE               |                              |                          |         |                         |
| Total population          | 17,951                       | *****                    | 17,951  | (X)                     |
| Male                      | 9,661                        | +/-129                   | 53.8%   | +/-0.7                  |
| Female                    | 8,290                        | +/-129                   | 46.2%   | +/-0.7                  |
| Under 5 years             | 766                          | +/-42                    | 4.3%    | +/-0.2                  |
| 5 to 9 years              | 782                          | +/-181                   | 4.4%    | +/-1.0                  |
| 10 to 14 years            | 977                          | +/-180                   | 5.4%    | +/-1.0                  |
| 15 to 19 years            | 874                          | +/-156                   | 4.9%    | +/-0.9                  |
| 20 to 24 years            | 1,509                        | +/-162                   | 8.4%    | +/-0.9                  |
| 25 to 34 years            | 2,424                        | +/-93                    | 13.5%   | +/-0.5                  |
| 35 to 44 years            | 2,528                        | +/-32                    | 14.1%   | +/-0.2                  |
| 45 to 54 years            | 2,647                        | +/-40                    | 14.7%   | +/-0.2                  |
| 55 to 59 years            | 1,356                        | +/-176                   | 7.6%    | +/-1.0                  |
| 60 to 64 years            | 1,048                        | +/-176                   | 5.8%    | +/-1.0                  |
| 65 to 74 years            | 1,696                        | +/-30                    | 9.4%    | +/-0.2                  |
| 75 to 84 years            | 992                          | +/-95                    | 5.5%    | +/-0.5                  |
| 85 years and over         | 352                          | +/-95                    | 2.0%    | +/-0.5                  |
| Median age (years)        | 41.7                         | +/-0.8                   | (X)     | (X)                     |
| 18 years and over         | 14,822                       | *****                    | 82.6%   | *****                   |
| 21 years and over         | 14,253                       | +/-230                   | 79.4%   | +/-1.3                  |
| 62 years and over         | 3,578                        | +/-134                   | 19.9%   | +/-0.7                  |
| 65 years and over         | 3,040                        | +/-30                    | 16.9%   | +/-0.2                  |
| 18 years and over         | 14,822                       | *****                    | 14,822  | (X)                     |
| Male                      | 8,119                        | +/-73                    | 54.8%   | +/-0.5                  |
| Female                    | 6,703                        | +/-72                    | 45.2%   | +/-0.5                  |
| 65 years and over         | 3,040                        | +/-30                    | 3,040   | (X)                     |
| Male                      | 1,341                        | +/-4                     | 44.1%   | +/-0.4                  |
| Female                    | 1,699                        | +/-30                    | 55.9%   | +/-0.4                  |
| RACE                      |                              |                          |         |                         |
| Total population          | 17,951                       | *****                    | 17,951  | (X)                     |
| One race                  | 16,792                       | +/-362                   | 93.5%   | +/-2.0                  |
| Two or more races         | 1,159                        | +/-362                   | 6.5%    | +/-2.0                  |
| One race                  | 16,792                       | +/-362                   | 93.5%   | +/-2.0                  |
| White                     | 15,652                       | +/-436                   | 87.2%   | +/-2.4                  |
| Black or African American | 584                          | +/-109                   | 3.3%    | +/-0.6                  |

| Subject   | Avery County, North Carolina |                          |         |                         |
|---|------------------------------|--------------------------|---------|-------------------------|
|   | Estimate                     | Estimate Margin of Error | Percent | Percent Margin of Error |
| American Indian and Alaska Native                               | 166                          | +/-99                    | 0.9%    | +/-0.6                  |
| Cherokee tribal grouping  | 37                           | +/-42                    | 0.2%    | +/-0.2                  |
| Chippewa tribal grouping  | 15                           | +/-22                    | 0.1%    | +/-0.1                  |
| Navajo tribal grouping  | 0                            | +/-127                   | 0.0%    | +/-0.2                  |
| Sioux tribal grouping   | 0                            | +/-127                   | 0.0%    | +/-0.2                  |
| Asian   | 112                          | +/-97                    | 0.6%    | +/-0.5                  |
| Asian Indian  | 49                           | +/-72                    | 0.3%    | +/-0.4                  |
| Chinese   | 6                            | +/-10                    | 0.0%    | +/-0.1                  |
| Filipino  | 0                            | +/-127                   | 0.0%    | +/-0.2                  |
| Japanese  | 0                            | +/-127                   | 0.0%    | +/-0.2                  |
| Korean  | 8                            | +/-14                    | 0.0%    | +/-0.1                  |
| Vietnamese  | 41                           | +/-57                    | 0.2%    | +/-0.3                  |
| Other Asian   | 8                            | +/-14                    | 0.0%    | +/-0.1                  |
| Native Hawaiian and Other Pacific Islander                      | 80                           | +/-117                   | 0.4%    | +/-0.7                  |
| Native Hawaiian   | 80                           | +/-117                   | 0.4%    | +/-0.7                  |
| Guamanian or Chamorro   | 0                            | +/-127                   | 0.0%    | +/-0.2                  |
| Samoan  | 0                            | +/-127                   | 0.0%    | +/-0.2                  |
| Other Pacific Islander  | 0                            | +/-127                   | 0.0%    | +/-0.2                  |
| Some other race   | 198                          | +/-194                   | 1.1%    | +/-1.1                  |
| Two or more races   | 1,159                        | +/-362                   | 6.5%    | +/-2.0                  |
| White and Black or African American                             | 233                          | +/-147                   | 1.3%    | +/-0.8                  |
| White and American Indian and Alaska Native                     | 779                          | +/-318                   | 4.3%    | +/-1.8                  |
| White and Asian   | 0                            | +/-127                   | 0.0%    | +/-0.2                  |
| Black or African American and American Indian and Alaska Native | 72                           | +/-42                    | 0.4%    | +/-0.2                  |
| Race alone or in combination with one or more other races       |                              |                          |         |                         |
| Total population  | 17,951                       | *****                    | 17,951  | (X)                     |
| White   | 16,731                       | +/-266                   | 93.2%   | +/-1.5                  |
| Black or African American                                       | 927                          | +/-205                   | 5.2%    | +/-1.1                  |
| American Indian and Alaska Native                               | 1,040                        | +/-330                   | 5.8%    | +/-1.8                  |
| Asian   | 135                          | +/-103                   | 0.8%    | +/-0.6                  |
| Native Hawaiian and Other Pacific Islander                      | 103                          | +/-123                   | 0.6%    | +/-0.7                  |
| Some other race   | 235                          | +/-195                   | 1.3%    | +/-1.1                  |
| HISPANIC OR LATINO AND RACE                                     |                              |                          |         |                         |
| Total population  | 17,951                       | *****                    | 17,951  | (X)                     |
| Hispanic or Latino (of any race)                                | 710                          | *****                    | 4.0%    | *****                   |
| Mexican   | 571                          | +/-140                   | 3.2%    | +/-0.8                  |
| Puerto Rican  | 81                           | +/-121                   | 0.5%    | +/-0.7                  |
| Cuban   | 9                            | +/-14                    | 0.1%    | +/-0.1                  |
| Other Hispanic or Latino  | 49                           | +/-54                    | 0.3%    | +/-0.3                  |
| Not Hispanic or Latino  | 17,241                       | *****                    | 96.0%   | *****                   |
| White alone   | 15,196                       | +/-387                   | 84.7%   | +/-2.2                  |
| Black or African American alone                                 | 584                          | +/-109                   | 3.3%    | +/-0.6                  |
| American Indian and Alaska Native alone                         | 166                          | +/-99                    | 0.9%    | +/-0.6                  |
| Asian alone   | 112                          | +/-97                    | 0.6%    | +/-0.5                  |
| Native Hawaiian and Other Pacific Islander alone                | 9                            | +/-19                    | 0.1%    | +/-0.1                  |
| Some other race alone   | 58                           | +/-88                    | 0.3%    | +/-0.5                  |
| Two or more races   | 1,116                        | +/-356                   | 6.2%    | +/-2.0                  |
| Two races including Some other race                             | 0                            | +/-127                   | 0.0%    | +/-0.2                  |
| Two races excluding Some other race, and Three or more races    | 1,116                        | +/-356                   | 6.2%    | +/-2.0                  |
| Total housing units   | 13,669                       | +/-171                   | (X)     | (X)                     |

Table I-2

Avery County, North Carolina

Social Demographic Characteristics  
Census Survey: 2010

| Subject  | Avery County, North Carolina |                          |         |                         |
|--|------------------------------|--------------------------|---------|-------------------------|
|  | Estimate                     | Estimate Margin of Error | Percent | Percent Margin of Error |
| HOUSEHOLDS BY TYPE                                   |                              |                          |         |                         |
| Total households                                     | 7,194                        | +/-341                   | 7,194   | (X)                     |
| Family households (families)                         | 4,625                        | +/-318                   | 64.3%   | +/-4.0                  |
| With own children under 18 years                     | 1,650                        | +/-261                   | 22.9%   | +/-3.3                  |
| Married-couple family                                | 3,606                        | +/-298                   | 50.1%   | +/-4.3                  |
| With own children under 18 years                     | 1,071                        | +/-200                   | 14.9%   | +/-2.7                  |
| Male householder, no wife present, family            | 253                          | +/-141                   | 3.5%    | +/-1.9                  |
| With own children under 18 years                     | 120                          | +/-120                   | 1.7%    | +/-1.6                  |
| Female householder, no husband present, family       | 766                          | +/-224                   | 10.6%   | +/-3.1                  |
| With own children under 18 years                     | 459                          | +/-200                   | 6.4%    | +/-2.8                  |
| Nonfamily households                                 | 2,569                        | +/-336                   | 35.7%   | +/-4.0                  |
| Householder living alone                             | 2,128                        | +/-304                   | 29.6%   | +/-3.9                  |
| 65 years and over                                    | 886                          | +/-162                   | 12.3%   | +/-2.3                  |
| Households with one or more people under 18 years    | 1,904                        | +/-268                   | 26.5%   | +/-3.3                  |
| Households with one or more people 65 years and over | 2,257                        | +/-115                   | 31.4%   | +/-1.9                  |
| Average household size                               | 2.21                         | +/-0.10                  | (X)     | (X)                     |
| Average family size                                  | 2.70                         | +/-0.15                  | (X)     | (X)                     |
| RELATIONSHIP   |                              |                          |         |                         |
| Population in households                             | 15,914                       | +/-367                   | 15,914  | (X)                     |
| Householder  | 7,194                        | +/-341                   | 45.2%   | +/-2.1                  |
| Spouse   | 3,599                        | +/-337                   | 22.6%   | +/-2.0                  |
| Child  | 3,494                        | +/-455                   | 22.0%   | +/-2.8                  |
| Other relatives                                      | 787                          | +/-312                   | 4.9%    | +/-1.9                  |
| Nonrelatives   | 840                          | +/-265                   | 5.3%    | +/-1.6                  |
| Unmarried partner                                    | 463                          | +/-201                   | 2.9%    | +/-1.3                  |
| MARITAL STATUS                                       |                              |                          |         |                         |
| Males 15 years and over                              | 8,331                        | +/-116                   | 8,331   | (X)                     |
| Never married  | 2,952                        | +/-290                   | 35.4%   | +/-3.2                  |
| Now married, except separated                        | 3,834                        | +/-323                   | 46.0%   | +/-4.1                  |
| Separated  | 168                          | +/-92                    | 2.0%    | +/-1.1                  |
| Widowed  | 148                          | +/-64                    | 1.8%    | +/-0.8                  |
| Divorced   | 1,229                        | +/-219                   | 14.8%   | +/-2.7                  |
| Females 15 years and over                            | 7,095                        | +/-120                   | 7,095   | (X)                     |
| Never married  | 1,636                        | +/-204                   | 23.1%   | +/-2.8                  |

| Subject  | Avery County, North Carolina |                          |         |                         |
|--|------------------------------|--------------------------|---------|-------------------------|
|  | Estimate                     | Estimate Margin of Error | Percent | Percent Margin of Error |
| Now married, except separated  | 3,911                        | +/-335                   | 55.1%   | +/-4.5                  |
| Separated  | 115                          | +/-73                    | 1.6%    | +/-1.0                  |
| Widowed  | 815                          | +/-182                   | 11.5%   | +/-2.6                  |
| Divorced   | 618                          | +/-196                   | 8.7%    | +/-2.8                  |
| <b>FERTILITY</b>   |                              |                          |         |                         |
| Number of women 15 to 50 years old who had a birth in the past 12 months | 309                          | +/-161                   | 309     | (X)                     |
| Unmarried women (widowed, divorced, and never married)                   | 142                          | +/-126                   | 46.0%   | +/-31.9                 |
| Per 1,000 unmarried women  | 80                           | +/-71                    | (X)     | (X)                     |
| Per 1,000 women 15 to 50 years old                                       | 82                           | +/-42                    | (X)     | (X)                     |
| Per 1,000 women 15 to 19 years old                                       | 0                            | +/-71                    | (X)     | (X)                     |
| Per 1,000 women 20 to 34 years old                                       | 196                          | +/-97                    | (X)     | (X)                     |
| Per 1,000 women 35 to 50 years old                                       | 0                            | +/-22                    | (X)     | (X)                     |
| <b>GRANDPARENTS</b>  |                              |                          |         |                         |
| Number of grandparents living with own grandchildren under 18 years      | 360                          | +/-207                   | 360     | (X)                     |
| Responsible for grandchildren  | 187                          | +/-162                   | 51.9%   | +/-29.2                 |
| Years responsible for grandchildren                                      |                              |                          |         |                         |
| Less than 1 year   | 0                            | +/-127                   | 0.0%    | +/-9.9                  |
| 1 or 2 years   | 7                            | +/-10                    | 1.9%    | +/-3.0                  |
| 3 or 4 years   | 50                           | +/-48                    | 13.9%   | +/-14.9                 |
| 5 or more years  | 130                          | +/-156                   | 36.1%   | +/-32.6                 |
| Number of grandparents responsible for own grandchildren under 18 years  | 187                          | +/-162                   | 187     | (X)                     |
| Who are female   | 94                           | +/-76                    | 50.3%   | +/-9.2                  |
| Who are married  | 176                          | +/-162                   | 94.1%   | +/-12.9                 |
| <b>SCHOOL ENROLLMENT</b>   |                              |                          |         |                         |
| Population 3 years and over enrolled in school                           | 4,041                        | +/-395                   | 4,041   | (X)                     |
| Nursery school, preschool  | 150                          | +/-73                    | 3.7%    | +/-1.7                  |
| Kindergarten   | 65                           | +/-52                    | 1.6%    | +/-1.3                  |
| Elementary school (grades 1-8)   | 1,642                        | +/-67                    | 40.6%   | +/-4.4                  |
| High school (grades 9-12)  | 861                          | +/-101                   | 21.3%   | +/-3.0                  |
| College or graduate school   | 1,323                        | +/-370                   | 32.7%   | +/-6.3                  |
| <b>EDUCATIONAL ATTAINMENT</b>  |                              |                          |         |                         |
| Population 25 years and over   | 13,043                       | +/-75                    | 13,043  | (X)                     |
| Less than 9th grade  | 1,007                        | +/-218                   | 7.7%    | +/-1.7                  |
| 9th to 12th grade, no diploma  | 1,426                        | +/-249                   | 10.9%   | +/-1.9                  |
| High school graduate (includes equivalency)                              | 4,004                        | +/-399                   | 30.7%   | +/-3.1                  |
| Some college, no degree  | 2,623                        | +/-349                   | 20.1%   | +/-2.6                  |
| Associate's degree   | 1,330                        | +/-297                   | 10.2%   | +/-2.3                  |
| Bachelor's degree  | 1,872                        | +/-270                   | 14.4%   | +/-2.1                  |
| Graduate or professional degree  | 781                          | +/-158                   | 6.0%    | +/-1.2                  |
| Percent high school graduate or higher                                   | (X)                          | (X)                      | 81.3%   | +/-2.5                  |
| Percent bachelor's degree or higher                                      | (X)                          | (X)                      | 20.3%   | +/-2.3                  |
| <b>VETERAN STATUS</b>  |                              |                          |         |                         |
| Civilian population 18 years and over                                    | 14,787                       | +/-51                    | 14,787  | (X)                     |
| Civilian veterans  | 1,573                        | +/-218                   | 10.6%   | +/-1.5                  |
| <b>DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION</b> |                              |                          |         |                         |
| Total Civilian Noninstitutionalized Population                           | (X)                          | (X)                      | (X)     | (X)                     |
| With a disability  | (X)                          | (X)                      | (X)     | (X)                     |
| Under 18 years   | (X)                          | (X)                      | (X)     | (X)                     |
| With a disability  | (X)                          | (X)                      | (X)     | (X)                     |
| 18 to 64 years   | (X)                          | (X)                      | (X)     | (X)                     |
| With a disability  | (X)                          | (X)                      | (X)     | (X)                     |
| 65 years and over  | (X)                          | (X)                      | (X)     | (X)                     |
| With a disability  | (X)                          | (X)                      | (X)     | (X)                     |
| <b>RESIDENCE 1 YEAR AGO</b>  |                              |                          |         |                         |
| Population 1 year and over   | 17,699                       | +/-102                   | 17,699  | (X)                     |
| Same house   | 14,463                       | +/-556                   | 81.7%   | +/-3.1                  |

| Subject  | Avery County, North Carolina |                          |         |                         |
|--|------------------------------|--------------------------|---------|-------------------------|
|  | Estimate                     | Estimate Margin of Error | Percent | Percent Margin of Error |
| Different house in the U.S.  | 3,212                        | +/-557                   | 18.1%   | +/-3.1                  |
| Same county  | 823                          | +/-248                   | 4.6%    | +/-1.4                  |
| Different county   | 2,389                        | +/-531                   | 13.5%   | +/-3.0                  |
| Same state,  | 1,212                        | +/-280                   | 6.8%    | +/-1.6                  |
| Different state  | 1,177                        | +/-440                   | 6.7%    | +/-2.5                  |
| Abroad   | 24                           | +/-26                    | 0.1%    | +/-0.1                  |
| <b>PLACE OF BIRTH</b>  |                              |                          |         |                         |
| Total population   | 17,951                       | *****                    | 17,951  | (X)                     |
| Native   | 17,251                       | +/-190                   | 96.1%   | +/-1.1                  |
| Born in United States  | 17,082                       | +/-176                   | 95.2%   | +/-1.0                  |
| State of residence   | 11,221                       | +/-556                   | 62.5%   | +/-3.1                  |
| Different state  | 5,861                        | +/-533                   | 32.6%   | +/-3.0                  |
| Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s) | 169                          | +/-96                    | 0.9%    | +/-0.5                  |
| Foreign born   | 700                          | +/-190                   | 3.9%    | +/-1.1                  |
| <b>U.S. CITIZENSHIP STATUS</b>   |                              |                          |         |                         |
| Foreign-born population  | 700                          | +/-190                   | 700     | (X)                     |
| Naturalized U.S. citizen   | 101                          | +/-93                    | 14.4%   | +/-11.8                 |
| Not a U.S. citizen   | 599                          | +/-162                   | 85.6%   | +/-11.8                 |
| <b>YEAR OF ENTRY</b>   |                              |                          |         |                         |
| Population born outside the United States                                    | 869                          | +/-176                   | 869     | (X)                     |
| Native   | 169                          | +/-96                    | 169     | (X)                     |
| Entered 2000 or later  | 6                            | +/-10                    | 3.6%    | +/-6.1                  |
| Entered before 2000  | 163                          | +/-95                    | 96.4%   | +/-6.1                  |
| Foreign born   | 700                          | +/-190                   | 700     | (X)                     |
| Entered 2000 or later  | 367                          | +/-155                   | 52.4%   | +/-20.8                 |
| Entered before 2000  | 333                          | +/-192                   | 47.6%   | +/-20.8                 |
| <b>WORLD REGION OF BIRTH OF FOREIGN BORN</b>                                 |                              |                          |         |                         |
| Foreign-born population, excluding population born at sea                    | 700                          | +/-190                   | 700     | (X)                     |
| Europe   | 142                          | +/-110                   | 20.3%   | +/-12.9                 |
| Asia   | 57                           | +/-73                    | 8.1%    | +/-10.0                 |
| Africa   | 12                           | +/-20                    | 1.7%    | +/-2.9                  |
| Oceania  | 8                            | +/-15                    | 1.1%    | +/-2.3                  |
| Latin America  | 459                          | +/-122                   | 65.6%   | +/-15.7                 |
| Northern America   | 22                           | +/-35                    | 3.1%    | +/-4.7                  |
| <b>LANGUAGE SPOKEN AT HOME</b>   |                              |                          |         |                         |
| Population 5 years and over  | 17,185                       | +/-42                    | 17,185  | (X)                     |
| English only   | 16,028                       | +/-268                   | 93.3%   | +/-1.6                  |
| Language other than English  | 1,157                        | +/-274                   | 6.7%    | +/-1.6                  |
| Speak English less than "very well"  | 510                          | +/-145                   | 3.0%    | +/-0.8                  |
| Spanish  | 733                          | +/-153                   | 4.3%    | +/-0.9                  |
| Speak English less than "very well"  | 469                          | +/-141                   | 2.7%    | +/-0.8                  |
| Other Indo-European languages  | 286                          | +/-163                   | 1.7%    | +/-0.9                  |
| Speak English less than "very well"  | 33                           | +/-35                    | 0.2%    | +/-0.2                  |
| Asian and Pacific Islander languages   | 98                           | +/-96                    | 0.6%    | +/-0.6                  |
| Speak English less than "very well"  | 8                            | +/-14                    | 0.0%    | +/-0.1                  |
| Other languages  | 40                           | +/-44                    | 0.2%    | +/-0.3                  |
| Speak English less than "very well"  | 0                            | +/-127                   | 0.0%    | +/-0.2                  |
| <b>ANCESTRY</b>  |                              |                          |         |                         |
| Total population   | 17,951                       | *****                    | 17,951  | (X)                     |
| American   | 1,817                        | +/-368                   | 10.1%   | +/-2.1                  |
| Arab   | 97                           | +/-127                   | 0.5%    | +/-0.7                  |
| Czech  | 19                           | +/-21                    | 0.1%    | +/-0.1                  |
| Danish   | 28                           | +/-41                    | 0.2%    | +/-0.2                  |
| Dutch  | 188                          | +/-125                   | 1.0%    | +/-0.7                  |
| English  | 2,979                        | +/-525                   | 16.6%   | +/-2.9                  |
| French (except Basque)   | 292                          | +/-123                   | 1.6%    | +/-0.7                  |
| French Canadian  | 99                           | +/-77                    | 0.6%    | +/-0.4                  |
| German   | 2,814                        | +/-407                   | 15.7%   | +/-2.3                  |

Table I-3

Avery County, North Carolina

Economic Demographic Characteristics  
Census Survey: 2010

| Subject  | Avery County, North Carolina |                          |         |                         |
|--|------------------------------|--------------------------|---------|-------------------------|
|  | Estimate                     | Estimate Margin of Error | Percent | Percent Margin of Error |
| EMPLOYMENT STATUS  |                              |                          |         |                         |
| Population 16 years and over                                 | 15,215                       | +/-89                    | 15,215  | (X)                     |
| In labor force   | 8,147                        | +/-351                   | 53.5%   | +/-2.3                  |
| Civilian labor force   | 8,112                        | +/-351                   | 53.3%   | +/-2.3                  |
| Employed   | 7,552                        | +/-375                   | 49.6%   | +/-2.5                  |
| Unemployed   | 560                          | +/-212                   | 3.7%    | +/-1.4                  |
| Armed Forces   | 35                           | +/-51                    | 0.2%    | +/-0.3                  |
| Not in labor force   | 7,068                        | +/-358                   | 46.5%   | +/-2.3                  |
| Civilian labor force   | 8,112                        | +/-351                   | 8,112   | (X)                     |
| Percent Unemployed   | (X)                          | (X)                      | 6.9%    | +/-2.6                  |
| Females 16 years and over                                    | 6,977                        | +/-122                   | 6,977   | (X)                     |
| In labor force   | 3,761                        | +/-226                   | 53.9%   | +/-3.5                  |
| Civilian labor force   | 3,761                        | +/-226                   | 53.9%   | +/-3.5                  |
| Employed   | 3,607                        | +/-232                   | 51.7%   | +/-3.5                  |
| Own children under 6 years                                   | 797                          | +/-47                    | 797     | (X)                     |
| All parents in family in labor force                         | 533                          | +/-100                   | 66.9%   | +/-11.3                 |
| Own children 6 to 17 years                                   | 2,173                        | +/-91                    | 2,173   | (X)                     |
| All parents in family in labor force                         | 1,624                        | +/-216                   | 74.7%   | +/-9.9                  |
| COMMUTING TO WORK  |                              |                          |         |                         |
| Workers 16 years and over                                    | 7,018                        | +/-380                   | 7,018   | (X)                     |
| Car, truck, or van -- drove alone                            | 5,264                        | +/-437                   | 75.0%   | +/-5.0                  |
| Car, truck, or van -- carpooled                              | 1,192                        | +/-341                   | 17.0%   | +/-4.6                  |
| Public transportation (excluding taxicab)                    | 0                            | +/-127                   | 0.0%    | +/-0.5                  |
| Walked   | 232                          | +/-116                   | 3.3%    | +/-1.7                  |
| Other means  | 40                           | +/-43                    | 0.6%    | +/-0.6                  |
| Worked at home   | 290                          | +/-117                   | 4.1%    | +/-1.7                  |
| Mean travel time to work (minutes)                           | 23.3                         | +/-2.1                   | (X)     | (X)                     |
| OCCUPATION   |                              |                          |         |                         |
| Civilian employed population 16 years and over               | 7,552                        | +/-375                   | 7,552   | (X)                     |
| Management, business, science, and arts occupations          | 2,101                        | +/-261                   | 27.8%   | +/-3.5                  |
| Service occupations  | 1,635                        | +/-324                   | 21.6%   | +/-4.1                  |
| Sales and office occupations                                 | 1,732                        | +/-308                   | 22.9%   | +/-4.0                  |
| Natural resources, construction, and maintenance occupations | 1,180                        | +/-208                   | 15.6%   | +/-2.6                  |

| Subject  | Avery County, North Carolina |                          |         |                         |
|--|------------------------------|--------------------------|---------|-------------------------|
|  | Estimate                     | Estimate Margin of Error | Percent | Percent Margin of Error |
| Production, transportation, and material moving occupations                                | 904                          | +/-255                   | 12.0%   | +/-3.2                  |
| <b>INDUSTRY</b>  |                              |                          |         |                         |
| Civilian employed population 16 years and over   | 7,552                        | +/-375                   | 7,552   | (X)                     |
| Agriculture, forestry, fishing and hunting, and mining                                     | 298                          | +/-110                   | 3.9%    | +/-1.5                  |
| Construction   | 883                          | +/-184                   | 11.7%   | +/-2.4                  |
| Manufacturing  | 677                          | +/-206                   | 9.0%    | +/-2.6                  |
| Wholesale trade  | 176                          | +/-84                    | 2.3%    | +/-1.1                  |
| Retail trade   | 1,012                        | +/-259                   | 13.4%   | +/-3.4                  |
| Transportation and warehousing, and utilities  | 264                          | +/-167                   | 3.5%    | +/-2.2                  |
| Information  | 29                           | +/-27                    | 0.4%    | +/-0.4                  |
| Finance and insurance, and real estate and rental and leasing                              | 310                          | +/-105                   | 4.1%    | +/-1.4                  |
| Professional, scientific, and management, and administrative and waste management services | 279                          | +/-93                    | 3.7%    | +/-1.2                  |
| Educational services, and health care and social assistance                                | 1,982                        | +/-266                   | 26.2%   | +/-3.6                  |
| Arts, entertainment, and recreation, and accommodation and food services                   | 925                          | +/-272                   | 12.2%   | +/-3.5                  |
| Other services, except public administration   | 424                          | +/-209                   | 5.6%    | +/-2.7                  |
| Public administration  | 293                          | +/-115                   | 3.9%    | +/-1.5                  |
| <b>CLASS OF WORKER</b>   |                              |                          |         |                         |
| Civilian employed population 16 years and over   | 7,552                        | +/-375                   | 7,552   | (X)                     |
| Private wage and salary workers  | 5,449                        | +/-420                   | 72.2%   | +/-4.0                  |
| Government workers   | 1,252                        | +/-263                   | 16.6%   | +/-3.4                  |
| Self-employed in own not incorporated business workers                                     | 844                          | +/-198                   | 11.2%   | +/-2.7                  |
| Unpaid family workers  | 7                            | +/-10                    | 0.1%    | +/-0.1                  |
| <b>INCOME AND BENEFITS (IN 2010 INFLATION-ADJUSTED DOLLARS)</b>                            |                              |                          |         |                         |
| Total households   | 7,194                        | +/-341                   | 7,194   | (X)                     |
| Less than \$10,000   | 664                          | +/-167                   | 9.2%    | +/-2.2                  |
| \$10,000 to \$14,999   | 643                          | +/-192                   | 8.9%    | +/-2.6                  |
| \$15,000 to \$24,999   | 1,272                        | +/-232                   | 17.7%   | +/-3.2                  |
| \$25,000 to \$34,999   | 1,029                        | +/-218                   | 14.3%   | +/-3.0                  |
| \$35,000 to \$49,999   | 1,048                        | +/-237                   | 14.6%   | +/-3.1                  |
| \$50,000 to \$74,999   | 1,194                        | +/-200                   | 16.6%   | +/-2.8                  |
| \$75,000 to \$99,999   | 600                          | +/-133                   | 8.3%    | +/-1.9                  |
| \$100,000 to \$149,999   | 382                          | +/-122                   | 5.3%    | +/-1.7                  |
| \$150,000 to \$199,999   | 158                          | +/-72                    | 2.2%    | +/-1.0                  |
| \$200,000 or more  | 204                          | +/-82                    | 2.8%    | +/-1.1                  |
| Median household income (dollars)  | 34,918                       | +/-2,670                 | (X)     | (X)                     |
| Mean household income (dollars)  | 57,594                       | +/-10,083                | (X)     | (X)                     |
| With earnings  | 5,305                        | +/-338                   | 73.7%   | +/-3.3                  |
| Mean earnings (dollars)  | 44,233                       | +/-3,320                 | (X)     | (X)                     |
| With Social Security   | 2,854                        | +/-211                   | 39.7%   | +/-2.8                  |
| Mean Social Security income (dollars)  | 15,837                       | +/-1,099                 | (X)     | (X)                     |
| With retirement income   | 1,380                        | +/-181                   | 19.2%   | +/-2.4                  |
| Mean retirement income (dollars)   | 33,549                       | +/-23,086                | (X)     | (X)                     |
| With Supplemental Security Income  | 335                          | +/-125                   | 4.7%    | +/-1.8                  |
| Mean Supplemental Security Income (dollars)  | 6,442                        | +/-888                   | (X)     | (X)                     |
| With cash public assistance income   | 148                          | +/-79                    | 2.1%    | +/-1.1                  |
| Mean cash public assistance income (dollars)   | 3,492                        | +/-3,230                 | (X)     | (X)                     |
| With Food Stamp/SNAP benefits in the past 12 months  | 934                          | +/-236                   | 13.0%   | +/-3.2                  |
| <b>Families</b>  |                              |                          |         |                         |
| Families   | 4,625                        | +/-318                   | 4,625   | (X)                     |
| Less than \$10,000   | 308                          | +/-175                   | 6.7%    | +/-3.6                  |
| \$10,000 to \$14,999   | 150                          | +/-82                    | 3.2%    | +/-1.8                  |
| \$15,000 to \$24,999   | 760                          | +/-180                   | 16.4%   | +/-3.6                  |
| \$25,000 to \$34,999   | 607                          | +/-198                   | 13.1%   | +/-4.0                  |
| \$35,000 to \$49,999   | 676                          | +/-170                   | 14.6%   | +/-3.7                  |
| \$50,000 to \$74,999   | 1,025                        | +/-184                   | 22.2%   | +/-3.9                  |

| Subject  | Avery County, North Carolina |                          |         |                         |
|--|------------------------------|--------------------------|---------|-------------------------|
|  | Estimate                     | Estimate Margin of Error | Percent | Percent Margin of Error |
| \$75,000 to \$99,999   | 458                          | +/-128                   | 9.9%    | +/-2.8                  |
| \$100,000 to \$149,999   | 332                          | +/-117                   | 7.2%    | +/-2.5                  |
| \$150,000 to \$199,999   | 136                          | +/-70                    | 2.9%    | +/-1.5                  |
| \$200,000 or more  | 173                          | +/-77                    | 3.7%    | +/-1.7                  |
| Median family income (dollars)   | 47,644                       | +/-7,134                 | (X)     | (X)                     |
| Mean family income (dollars)   | 68,570                       | +/-15,263                | (X)     | (X)                     |
| Per capita income (dollars)  | 23,465                       | +/-4,066                 | (X)     | (X)                     |
| Nonfamily households   | 2,569                        | +/-336                   | 2,569   | (X)                     |
| Median nonfamily income (dollars)  | 23,650                       | +/-2,352                 | (X)     | (X)                     |
| Mean nonfamily income (dollars)  | 36,550                       | +/-7,588                 | (X)     | (X)                     |
| Median earnings for workers (dollars)  | 19,672                       | +/-2,014                 | (X)     | (X)                     |
| Median earnings for male full-time, year-round workers (dollars)                                       | 33,140                       | +/-1,846                 | (X)     | (X)                     |
| Median earnings for female full-time, year-round workers (dollars)                                     | 28,586                       | +/-4,751                 | (X)     | (X)                     |
| <b>HEALTH INSURANCE COVERAGE</b>   |                              |                          |         |                         |
| Civilian noninstitutionalized population   | (X)                          | (X)                      | (X)     | (X)                     |
| With health insurance coverage   | (X)                          | (X)                      | (X)     | (X)                     |
| With private health insurance  | (X)                          | (X)                      | (X)     | (X)                     |
| With public coverage   | (X)                          | (X)                      | (X)     | (X)                     |
| No health insurance coverage   | (X)                          | (X)                      | (X)     | (X)                     |
| Civilian noninstitutionalized population under 18 years  | (X)                          | (X)                      | (X)     | (X)                     |
| No health insurance coverage   | (X)                          | (X)                      | (X)     | (X)                     |
| Civilian noninstitutionalized population 18 to 64 years  | (X)                          | (X)                      | (X)     | (X)                     |
| In labor force:  | (X)                          | (X)                      | (X)     | (X)                     |
| Employed:  | (X)                          | (X)                      | (X)     | (X)                     |
| With health insurance coverage   | (X)                          | (X)                      | (X)     | (X)                     |
| With private health insurance  | (X)                          | (X)                      | (X)     | (X)                     |
| With public coverage   | (X)                          | (X)                      | (X)     | (X)                     |
| No health insurance coverage   | (X)                          | (X)                      | (X)     | (X)                     |
| Unemployed:  | (X)                          | (X)                      | (X)     | (X)                     |
| With health insurance coverage   | (X)                          | (X)                      | (X)     | (X)                     |
| With private health insurance  | (X)                          | (X)                      | (X)     | (X)                     |
| With public coverage   | (X)                          | (X)                      | (X)     | (X)                     |
| No health insurance coverage   | (X)                          | (X)                      | (X)     | (X)                     |
| Not in labor force:  | (X)                          | (X)                      | (X)     | (X)                     |
| With health insurance coverage   | (X)                          | (X)                      | (X)     | (X)                     |
| With private health insurance  | (X)                          | (X)                      | (X)     | (X)                     |
| With public coverage   | (X)                          | (X)                      | (X)     | (X)                     |
| No health insurance coverage   | (X)                          | (X)                      | (X)     | (X)                     |
| <b>PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL</b> |                              |                          |         |                         |
| All families   | (X)                          | (X)                      | 13.4%   | +/-4.2                  |
| With related children under 18 years   | (X)                          | (X)                      | 27.8%   | +/-9.3                  |
| With related children under 5 years only   | (X)                          | (X)                      | 43.0%   | +/-23.4                 |
| Married couple families  | (X)                          | (X)                      | 9.5%    | +/-4.1                  |
| With related children under 18 years   | (X)                          | (X)                      | 20.9%   | +/-10.4                 |
| With related children under 5 years only   | (X)                          | (X)                      | 35.5%   | +/-29.8                 |
| Families with female householder, no husband present   | (X)                          | (X)                      | 32.8%   | +/-14.7                 |
| With related children under 18 years   | (X)                          | (X)                      | 44.6%   | +/-19.2                 |
| With related children under 5 years only   | (X)                          | (X)                      | 57.7%   | +/-45.1                 |
| All people   | (X)                          | (X)                      | 18.1%   | +/-3.8                  |
| Under 18 years   | (X)                          | (X)                      | 24.2%   | +/-7.3                  |
| Related children under 18 years  | (X)                          | (X)                      | 24.2%   | +/-7.4                  |
| Related children under 5 years   | (X)                          | (X)                      | 29.9%   | +/-15.6                 |
| Related children 5 to 17 years   | (X)                          | (X)                      | 22.3%   | +/-8.0                  |
| 18 years and over  | (X)                          | (X)                      | 16.6%   | +/-3.5                  |
| 18 to 64 years   | (X)                          | (X)                      | 18.5%   | +/-4.5                  |

Table I-4

## Avery County, North Carolina

Community Housing Demographic Characteristics  
Census Survey: 2010

| Subject                     | Avery County, North Carolina |                          |         |                         |
|-----------------------------|------------------------------|--------------------------|---------|-------------------------|
|                             | Estimate                     | Estimate Margin of Error | Percent | Percent Margin of Error |
| <b>HOUSING OCCUPANCY</b>    |                              |                          |         |                         |
| Total housing units         | 13,669                       | +/-171                   | 13,669  | (X)                     |
| Occupied housing units      | 7,194                        | +/-341                   | 52.6%   | +/-2.4                  |
| Vacant housing units        | 6,475                        | +/-327                   | 47.4%   | +/-2.4                  |
| Homeowner vacancy rate      | 7.9                          | +/-2.9                   | (X)     | (X)                     |
| Rental vacancy rate         | 32.0                         | +/-5.6                   | (X)     | (X)                     |
| <b>UNITS IN STRUCTURE</b>   |                              |                          |         |                         |
| Total housing units         | 13,669                       | +/-171                   | 13,669  | (X)                     |
| 1-unit, detached            | 9,333                        | +/-394                   | 68.3%   | +/-2.7                  |
| 1-unit, attached            | 125                          | +/-64                    | 0.9%    | +/-0.5                  |
| 2 units                     | 284                          | +/-110                   | 2.1%    | +/-0.8                  |
| 3 or 4 units                | 740                          | +/-199                   | 5.4%    | +/-1.4                  |
| 5 to 9 units                | 439                          | +/-136                   | 3.2%    | +/-1.0                  |
| 10 to 19 units              | 329                          | +/-83                    | 2.4%    | +/-0.6                  |
| 20 or more units            | 677                          | +/-112                   | 5.0%    | +/-0.8                  |
| Mobile home                 | 1,742                        | +/-268                   | 12.7%   | +/-2.0                  |
| Boat, RV, van, etc.         | 0                            | +/-127                   | 0.0%    | +/-0.3                  |
| <b>YEAR STRUCTURE BUILT</b> |                              |                          |         |                         |
| Total housing units         | 13,669                       | +/-171                   | 13,669  | (X)                     |
| Built 2005 or later         | 283                          | +/-116                   | 2.1%    | +/-0.8                  |
| Built 2000 to 2004          | 581                          | +/-176                   | 4.3%    | +/-1.3                  |
| Built 1990 to 1999          | 1,967                        | +/-324                   | 14.4%   | +/-2.4                  |
| Built 1980 to 1989          | 4,505                        | +/-470                   | 33.0%   | +/-3.4                  |
| Built 1970 to 1979          | 2,346                        | +/-315                   | 17.2%   | +/-2.3                  |
| Built 1960 to 1969          | 1,571                        | +/-249                   | 11.5%   | +/-1.8                  |
| Built 1950 to 1959          | 734                          | +/-187                   | 5.4%    | +/-1.4                  |
| Built 1940 to 1949          | 541                          | +/-141                   | 4.0%    | +/-1.0                  |
| Built 1939 or earlier       | 1,141                        | +/-238                   | 8.3%    | +/-1.7                  |
| <b>ROOMS</b>                |                              |                          |         |                         |
| Total housing units         | 13,669                       | +/-171                   | 13,669  | (X)                     |
| 1 room                      | 202                          | +/-99                    | 1.5%    | +/-0.7                  |
| 2 rooms                     | 268                          | +/-113                   | 2.0%    | +/-0.8                  |
| 3 rooms                     | 1,273                        | +/-255                   | 9.3%    | +/-1.8                  |
| 4 rooms                     | 3,358                        | +/-385                   | 24.6%   | +/-2.8                  |
| 5 rooms                     | 3,421                        | +/-395                   | 25.0%   | +/-2.8                  |

| Subject  | Avery County, North Carolina |                          |         |                         |
|--|------------------------------|--------------------------|---------|-------------------------|
|  | Estimate                     | Estimate Margin of Error | Percent | Percent Margin of Error |
| 6 rooms  | 2,205                        | +/-317                   | 16.1%   | +/-2.3                  |
| 7 rooms  | 1,385                        | +/-295                   | 10.1%   | +/-2.2                  |
| 8 rooms  | 755                          | +/-184                   | 5.5%    | +/-1.3                  |
| 9 rooms or more                                | 802                          | +/-179                   | 5.9%    | +/-1.3                  |
| Median rooms                                   | 5.0                          | +/-0.1                   | (X)     | (X)                     |
| <b>BEDROOMS</b>                                |                              |                          |         |                         |
| Total housing units                            | 13,669                       | +/-171                   | 13,669  | (X)                     |
| No bedroom                                     | 202                          | +/-99                    | 1.5%    | +/-0.7                  |
| 1 bedroom                                      | 837                          | +/-209                   | 6.1%    | +/-1.5                  |
| 2 bedrooms                                     | 4,752                        | +/-404                   | 34.8%   | +/-2.9                  |
| 3 bedrooms                                     | 5,309                        | +/-389                   | 38.8%   | +/-2.8                  |
| 4 bedrooms                                     | 1,957                        | +/-276                   | 14.3%   | +/-2.0                  |
| 5 or more bedrooms                             | 612                          | +/-177                   | 4.5%    | +/-1.3                  |
| <b>HOUSING TENURE</b>                          |                              |                          |         |                         |
| Occupied housing units                         | 7,194                        | +/-341                   | 7,194   | (X)                     |
| Owner-occupied                                 | 5,235                        | +/-280                   | 72.8%   | +/-3.8                  |
| Renter-occupied                                | 1,959                        | +/-328                   | 27.2%   | +/-3.8                  |
| Average household size of owner-occupied unit  | 2.17                         | +/-0.12                  | (X)     | (X)                     |
| Average household size of renter-occupied unit | 2.33                         | +/-0.26                  | (X)     | (X)                     |
| <b>YEAR HOUSEHOLDER MOVED INTO UNIT</b>        |                              |                          |         |                         |
| Occupied housing units                         | 7,194                        | +/-341                   | 7,194   | (X)                     |
| Moved in 2005 or later                         | 2,164                        | +/-346                   | 30.1%   | +/-4.0                  |
| Moved in 2000 to 2004                          | 1,061                        | +/-208                   | 14.7%   | +/-2.9                  |
| Moved in 1990 to 1999                          | 1,597                        | +/-226                   | 22.2%   | +/-3.0                  |
| Moved in 1980 to 1989                          | 939                          | +/-189                   | 13.1%   | +/-2.6                  |
| Moved in 1970 to 1979                          | 719                          | +/-144                   | 10.0%   | +/-2.1                  |
| Moved in 1969 or earlier                       | 714                          | +/-153                   | 9.9%    | +/-2.2                  |
| <b>VEHICLES AVAILABLE</b>                      |                              |                          |         |                         |
| Occupied housing units                         | 7,194                        | +/-341                   | 7,194   | (X)                     |
| No vehicles available                          | 591                          | +/-157                   | 8.2%    | +/-2.1                  |
| 1 vehicle available                            | 2,100                        | +/-291                   | 29.2%   | +/-3.8                  |
| 2 vehicles available                           | 2,512                        | +/-324                   | 34.9%   | +/-4.1                  |
| 3 or more vehicles available                   | 1,991                        | +/-253                   | 27.7%   | +/-3.3                  |
| <b>HOUSE HEATING FUEL</b>                      |                              |                          |         |                         |
| Occupied housing units                         | 7,194                        | +/-341                   | 7,194   | (X)                     |
| Utility gas                                    | 314                          | +/-118                   | 4.4%    | +/-1.6                  |
| Bottled, tank, or LP gas                       | 1,506                        | +/-271                   | 20.9%   | +/-3.5                  |
| Electricity                                    | 2,315                        | +/-307                   | 32.2%   | +/-3.8                  |
| Fuel oil, kerosene, etc.                       | 2,152                        | +/-270                   | 29.9%   | +/-3.6                  |
| Coal or coke                                   | 0                            | +/-127                   | 0.0%    | +/-0.5                  |
| Wood   | 841                          | +/-211                   | 11.7%   | +/-2.9                  |
| Solar energy                                   | 47                           | +/-53                    | 0.7%    | +/-0.7                  |
| Other fuel                                     | 19                           | +/-28                    | 0.3%    | +/-0.4                  |
| No fuel used                                   | 0                            | +/-127                   | 0.0%    | +/-0.5                  |
| <b>SELECTED CHARACTERISTICS</b>                |                              |                          |         |                         |
| Occupied housing units                         | 7,194                        | +/-341                   | 7,194   | (X)                     |
| Lacking complete plumbing facilities           | 54                           | +/-38                    | 0.8%    | +/-0.5                  |
| Lacking complete kitchen facilities            | 73                           | +/-42                    | 1.0%    | +/-0.6                  |
| No telephone service available                 | 155                          | +/-67                    | 2.2%    | +/-0.9                  |
| <b>OCCUPANTS PER ROOM</b>                      |                              |                          |         |                         |
| Occupied housing units                         | 7,194                        | +/-341                   | 7,194   | (X)                     |
| 1.00 or less                                   | 7,005                        | +/-332                   | 97.4%   | +/-2.0                  |
| 1.01 to 1.50                                   | 170                          | +/-139                   | 2.4%    | +/-1.9                  |
| 1.51 or more                                   | 19                           | +/-28                    | 0.3%    | +/-0.4                  |
| <b>VALUE</b>                                   |                              |                          |         |                         |
| Owner-occupied units                           | 5,235                        | +/-280                   | 5,235   | (X)                     |
| Less than \$50,000                             | 541                          | +/-136                   | 10.3%   | +/-2.5                  |
| \$50,000 to \$99,999                           | 1,118                        | +/-180                   | 21.4%   | +/-3.3                  |
| \$100,000 to \$149,999                         | 842                          | +/-170                   | 16.1%   | +/-3.2                  |

| Subject  | Avery County, North Carolina |                          |         |                         |
|--|------------------------------|--------------------------|---------|-------------------------|
|  | Estimate                     | Estimate Margin of Error | Percent | Percent Margin of Error |
| \$150,000 to \$199,999   | 1,016                        | +/-221                   | 19.4%   | +/-3.9                  |
| \$200,000 to \$299,999   | 810                          | +/-173                   | 15.5%   | +/-3.2                  |
| \$300,000 to \$499,999   | 514                          | +/-141                   | 9.8%    | +/-2.7                  |
| \$500,000 to \$999,999   | 291                          | +/-111                   | 5.6%    | +/-2.1                  |
| \$1,000,000 or more  | 103                          | +/-50                    | 2.0%    | +/-1.0                  |
| Median (dollars)   | 155,100                      | +/-9,998                 | (X)     | (X)                     |
| <b>MORTGAGE STATUS</b>   |                              |                          |         |                         |
| Owner-occupied units   | 5,235                        | +/-280                   | 5,235   | (X)                     |
| Housing units with a mortgage  | 2,747                        | +/-326                   | 52.5%   | +/-4.7                  |
| Housing units without a mortgage   | 2,488                        | +/-238                   | 47.5%   | +/-4.7                  |
| <b>SELECTED MONTHLY OWNER COSTS (SMOC)</b>   |                              |                          |         |                         |
| Housing units with a mortgage  | 2,747                        | +/-326                   | 2,747   | (X)                     |
| Less than \$300  | 13                           | +/-18                    | 0.5%    | +/-0.7                  |
| \$300 to \$499   | 154                          | +/-91                    | 5.6%    | +/-3.2                  |
| \$500 to \$699   | 531                          | +/-162                   | 19.3%   | +/-5.5                  |
| \$700 to \$999   | 738                          | +/-243                   | 26.9%   | +/-7.7                  |
| \$1,000 to \$1,499   | 850                          | +/-212                   | 30.9%   | +/-6.7                  |
| \$1,500 to \$1,999   | 266                          | +/-106                   | 9.7%    | +/-3.9                  |
| \$2,000 or more  | 195                          | +/-74                    | 7.1%    | +/-2.8                  |
| Median (dollars)   | 914                          | +/-177                   | (X)     | (X)                     |
| Housing units without a mortgage   | 2,488                        | +/-238                   | 2,488   | (X)                     |
| Less than \$100  | 77                           | +/-62                    | 3.1%    | +/-2.4                  |
| \$100 to \$199   | 698                          | +/-141                   | 28.1%   | +/-4.9                  |
| \$200 to \$299   | 673                          | +/-162                   | 27.0%   | +/-5.7                  |
| \$300 to \$399   | 432                          | +/-127                   | 17.4%   | +/-4.9                  |
| \$400 or more  | 608                          | +/-147                   | 24.4%   | +/-6.0                  |
| Median (dollars)   | 271                          | +/-23                    | (X)     | (X)                     |
| <b>SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME (SMOCAPI)</b>  |                              |                          |         |                         |
| Housing units with a mortgage (excluding units where SMOCAPI cannot be computed)   | 2,735                        | +/-322                   | 2,735   | (X)                     |
| Less than 20.0 percent   | 899                          | +/-203                   | 32.9%   | +/-6.4                  |
| 20.0 to 24.9 percent   | 248                          | +/-99                    | 9.1%    | +/-3.5                  |
| 25.0 to 29.9 percent   | 209                          | +/-92                    | 7.6%    | +/-3.2                  |
| 30.0 to 34.9 percent   | 460                          | +/-161                   | 16.8%   | +/-5.2                  |
| 35.0 percent or more   | 919                          | +/-202                   | 33.6%   | +/-6.7                  |
| Not computed   | 12                           | +/-20                    | (X)     | (X)                     |
| Housing unit without a mortgage (excluding units where SMOCAPI cannot be computed) | 2,485                        | +/-237                   | 2,485   | (X)                     |
| Less than 10.0 percent   | 1,444                        | +/-214                   | 58.1%   | +/-7.0                  |
| 10.0 to 14.9 percent   | 407                          | +/-133                   | 16.4%   | +/-5.0                  |
| 15.0 to 19.9 percent   | 229                          | +/-81                    | 9.2%    | +/-3.1                  |
| 20.0 to 24.9 percent   | 70                           | +/-41                    | 2.8%    | +/-1.7                  |
| 25.0 to 29.9 percent   | 93                           | +/-69                    | 3.7%    | +/-2.7                  |
| 30.0 to 34.9 percent   | 167                          | +/-93                    | 6.7%    | +/-3.5                  |
| 35.0 percent or more   | 75                           | +/-46                    | 3.0%    | +/-1.9                  |
| Not computed   | 3                            | +/-6                     | (X)     | (X)                     |
| <b>GROSS RENT</b>  |                              |                          |         |                         |
| Occupied units paying rent   | 1,628                        | +/-323                   | 1,628   | (X)                     |
| Less than \$200  | 17                           | +/-23                    | 1.0%    | +/-1.4                  |
| \$200 to \$299   | 82                           | +/-50                    | 5.0%    | +/-3.2                  |
| \$300 to \$499   | 219                          | +/-115                   | 13.5%   | +/-6.6                  |
| \$500 to \$749   | 634                          | +/-206                   | 38.9%   | +/-10.9                 |
| \$750 to \$999   | 381                          | +/-166                   | 23.4%   | +/-8.5                  |
| \$1,000 to \$1,499   | 249                          | +/-126                   | 15.3%   | +/-6.9                  |
| \$1,500 or more  | 46                           | +/-65                    | 2.8%    | +/-4.0                  |
| Median (dollars)   | 677                          | +/-59                    | (X)     | (X)                     |
| No rent paid   | 331                          | +/-111                   | (X)     | (X)                     |

| Subject  | Estimate | Avery County, North Carolina | Percent Margin of Error | Percent Margin of Error |
|--|----------|------------------------------|-------------------------|-------------------------|
| 6 rooms  | 2,205    | +/-317                       | 16.1%                   | +/-2.3                  |
| 7 rooms  | 1,385    | +/-295                       | 10.1%                   | +/-2.2                  |
| 8 rooms  | 755      | +/-184                       | 5.5%                    | +/-1.3                  |
| 9 rooms or more                                | 802      | +/-179                       | 5.9%                    | +/-1.3                  |
| Median rooms                                   | 5.0      | +/-0.1                       | (X)                     | (X)                     |
| BEDROOMS                                       |          |                              |                         |                         |
| Total housing units                            | 13,669   | +/-171                       | 13.669                  | (X)                     |
| No bedroom                                     | 202      | +/-99                        | 1.5%                    | +/-0.7                  |
| 1 bedroom                                      | 837      | +/-209                       | 6.1%                    | +/-1.5                  |
| 2 bedrooms                                     | 4,752    | +/-404                       | 34.8%                   | +/-2.9                  |
| 3 bedrooms                                     | 5,309    | +/-389                       | 38.8%                   | +/-2.8                  |
| 4 bedrooms                                     | 1,957    | +/-276                       | 14.3%                   | +/-2.0                  |
| 5 or more bedrooms                             | 612      | +/-177                       | 4.5%                    | +/-1.3                  |
| HOUSING TENURE                                 |          |                              |                         |                         |
| Occupied housing units                         | 7,194    | +/-341                       | 7.194                   | (X)                     |
| Owner-occupied                                 | 5,235    | +/-280                       | 72.8%                   | +/-3.8                  |
| Renter-occupied                                | 1,959    | +/-328                       | 27.2%                   | +/-3.8                  |
| Average household size of owner-occupied unit  | 2.17     | +/-0.12                      | (X)                     | (X)                     |
| Average household size of renter-occupied unit | 2.33     | +/-0.26                      | (X)                     | (X)                     |
| YEAR HOUSEHOLDER MOVED INTO UNIT               |          |                              |                         |                         |
| Occupied housing units                         | 7,194    | +/-341                       | 7.194                   | (X)                     |
| Moved in 2005 or later                         | 2,164    | +/-346                       | 30.1%                   | +/-4.0                  |
| Moved in 2000 to 2004                          | 1,061    | +/-208                       | 14.7%                   | +/-2.9                  |
| Moved in 1990 to 1999                          | 1,597    | +/-226                       | 22.2%                   | +/-3.0                  |
| Moved in 1980 to 1989                          | 939      | +/-189                       | 13.1%                   | +/-2.6                  |
| Moved in 1970 to 1979                          | 719      | +/-144                       | 10.0%                   | +/-2.1                  |
| Moved in 1969 or earlier                       | 714      | +/-153                       | 9.9%                    | +/-2.2                  |
| VEHICLES AVAILABLE                             |          |                              |                         |                         |
| Occupied housing units                         | 7,194    | +/-341                       | 7.194                   | (X)                     |
| No vehicles available                          | 591      | +/-157                       | 8.2%                    | +/-2.1                  |
| 1 vehicle available                            | 2,100    | +/-291                       | 29.2%                   | +/-3.8                  |
| 2 vehicles available                           | 2,512    | +/-324                       | 34.9%                   | +/-4.1                  |
| 3 or more vehicles available                   | 1,991    | +/-253                       | 27.7%                   | +/-3.3                  |
| HOUSE HEATING FUEL                             |          |                              |                         |                         |
| Occupied housing units                         | 7,194    | +/-341                       | 7.194                   | (X)                     |
| Utility gas                                    | 314      | +/-118                       | 4.4%                    | +/-1.6                  |
| Bottled, tank, or LP gas                       | 1,506    | +/-271                       | 20.9%                   | +/-3.5                  |
| Electricity                                    | 2,315    | +/-307                       | 32.2%                   | +/-3.8                  |
| Fuel oil, kerosene, etc.                       | 2,152    | +/-270                       | 29.9%                   | +/-3.6                  |
| Coal or coke                                   | 0        | +/-127                       | 0.0%                    | +/-0.5                  |
| Wood   | 841      | +/-211                       | 11.7%                   | +/-2.9                  |
| Solar energy                                   | 47       | +/-53                        | 0.7%                    | +/-0.7                  |
| Other fuel                                     | 19       | +/-28                        | 0.3%                    | +/-0.4                  |
| No fuel used                                   | 0        | +/-127                       | 0.0%                    | +/-0.5                  |
| SELECTED CHARACTERISTICS                       |          |                              |                         |                         |
| Occupied housing units                         | 7,194    | +/-341                       | 7.194                   | (X)                     |
| Lacking complete plumbing facilities           | 54       | +/-38                        | 0.8%                    | +/-0.5                  |
| Lacking complete kitchen facilities            | 73       | +/-42                        | 1.0%                    | +/-0.6                  |
| No telephone service available                 | 155      | +/-67                        | 2.2%                    | +/-0.9                  |
| OCCUPANTS PER ROOM                             |          |                              |                         |                         |
| Occupied housing units                         | 7,194    | +/-341                       | 7.194                   | (X)                     |
| 1.00 or less                                   | 7,005    | +/-332                       | 97.4%                   | +/-2.0                  |
| 1.01 to 1.50                                   | 170      | +/-139                       | 2.4%                    | +/-1.9                  |
| 1.51 or more                                   | 19       | +/-28                        | 0.3%                    | +/-0.4                  |
| VALUE  |          |                              |                         |                         |
| Owner-occupied units                           | 5,235    | +/-280                       | 5.235                   | (X)                     |
| Less than \$50,000                             | 541      | +/-136                       | 10.3%                   | +/-2.5                  |
| \$50,000 to \$99,999                           | 1,118    | +/-180                       | 21.4%                   | +/-3.3                  |
| \$100,000 to \$149,999                         | 842      | +/-170                       | 16.1%                   | +/-3.2                  |

Table I-5

Avery County, North Carolina

Population/General Demographic Characteristics  
Census Survey: 2000

| Subject                                    | Avery County, North Carolina |         |
|--|------------------------------|---------|
|  | Number                       | Percent |
| Total population                           | 17,167                       | 100.0   |
| SEX AND AGE                                |                              |         |
| Male                                       | 9,063                        | 52.8    |
| Female                                     | 8,104                        | 47.2    |
| Under 5 years                              | 825                          | 4.8     |
| 5 to 9 years                               | 961                          | 5.6     |
| 10 to 14 years                             | 954                          | 5.6     |
| 15 to 19 years                             | 1,120                        | 6.5     |
| 20 to 24 years                             | 1,247                        | 7.3     |
| 25 to 34 years                             | 2,546                        | 14.8    |
| 35 to 44 years                             | 2,623                        | 15.3    |
| 45 to 54 years                             | 2,357                        | 13.7    |
| 55 to 59 years                             | 993                          | 5.8     |
| 60 to 64 years                             | 843                          | 4.9     |
| 65 to 74 years                             | 1,485                        | 8.7     |
| 75 to 84 years                             | 919                          | 5.4     |
| 85 years and over                          | 294                          | 1.7     |
| Median age (years) (X)                     | 38.4                         |         |
| 18 years and over                          | 13,831                       | 80.6    |
| Male                                       | 7,335                        | 42.7    |
| Female                                     | 6,496                        | 37.8    |
| 21 years and over                          | 13,063                       | 76.1    |
| 62 years and over                          | 3,207                        | 18.7    |
| 65 years and over                          | 2,698                        | 15.7    |
| Male                                       | 1,155                        | 6.7     |
| Female                                     | 1,543                        | 9.0     |
| RACE                                       |                              |         |
| One race                                   | 17,045                       | 99.3    |
| White                                      | 16,129                       | 94.0    |
| Black or African American                  | 598                          | 3.5     |
| American Indian and Alaska Native          | 58                           | 0.3     |
| Asian                                      | 33                           | 0.2     |
| Asian Indian                               | 4                            | 0.0     |
| Chinese                                    | 4                            | 0.0     |
| Filipino                                   | 1                            | 0.0     |
| Japanese                                   | 4                            | 0.0     |
| Korean                                     | 3                            | 0.0     |
| Vietnamese                                 | 12                           | 0.1     |
| Other Asian [1]                            | 5                            | 0.0     |
| Native Hawaiian and Other Pacific Islander | 7                            | 0.0     |
| Native Hawaiian                            | 1                            | 0.0     |
| Guamanian or Chamorro                      | 3                            | 0.0     |
| Samoa                                      | 0                            | 0.0     |
| Other Pacific Islander [2]                 | 3                            | 0.0     |

| Subject   | Avery County, North Carolina |         |
|---|------------------------------|---------|
|   | Number                       | Percent |
| Some other race   | 220                          | 1.3     |
| Two or more races   | 122                          | 0.7     |
| Race alone or in combination with one or more other races [3] |                              |         |
| White   | 16,248                       | 94.6    |
| Black or African American                                     | 612                          | 3.6     |
| American Indian and Alaska Native                             | 132                          | 0.8     |
| Asian   | 51                           | 0.3     |
| Native Hawaiian and Other Pacific Islander                    | 10                           | 0.1     |
| Some other race   | 243                          | 1.4     |
| <b>HISPANIC OR LATINO AND RACE</b>                            |                              |         |
| Total population  | 17,167                       | 100.0   |
| Hispanic or Latino (of any race)                              | 413                          | 2.4     |
| Mexican   | 359                          | 2.1     |
| Puerto Rican  | 8                            | 0.0     |
| Cuban   | 9                            | 0.1     |
| Other Hispanic or Latino                                      | 37                           | 0.2     |
| Not Hispanic or Latino  | 16,754                       | 97.6    |
| White alone   | 15,957                       | 93.0    |
| <b>RELATIONSHIP</b>   |                              |         |
| Total population  | 17,167                       | 100.0   |
| In households   | 15,293                       | 89.1    |
| Householder   | 6,532                        | 38.0    |
| Spouse  | 3,732                        | 21.7    |
| Child   | 3,970                        | 23.1    |
| Own child under 18 years                                      | 3,016                        | 17.6    |
| Other relatives   | 560                          | 3.3     |
| Under 18 years  | 234                          | 1.4     |
| Nonrelatives  | 499                          | 2.9     |
| Unmarried partner   | 224                          | 1.3     |
| In group quarters   | 1,874                        | 10.9    |
| Institutionalized population                                  | 1,405                        | 8.2     |
| Noninstitutionalized population                               | 469                          | 2.7     |
| <b>HOUSEHOLDS BY TYPE</b>                                     |                              |         |
| Total households  | 6,532                        | 100.0   |
| Family households (families)                                  | 4,546                        | 69.6    |
| With own children under 18 years                              | 1,772                        | 27.1    |
| Married-couple family   | 3,732                        | 57.1    |
| With own children under 18 years                              | 1,378                        | 21.1    |
| Female householder, no husband present                        | 595                          | 9.1     |
| With own children under 18 years                              | 287                          | 4.4     |
| Nonfamily households  | 1,986                        | 30.4    |
| Householder living alone                                      | 1,740                        | 26.6    |
| Householder 65 years and over                                 | 718                          | 11.0    |
| Households with individuals under 18 years                    | 1,942                        | 29.7    |
| Households with individuals 65 years and over                 | 1,874                        | 28.7    |
| Average household size  | 2.34                         | (X)     |
| Average family size   | 2.82                         | (X)     |
| <b>HOUSING OCCUPANCY</b>                                      |                              |         |
| Total housing units   | 11,911                       | 100.0   |
| Occupied housing units  | 6,532                        | 54.8    |
| Vacant housing units  | 5,379                        | 45.2    |
| For seasonal, recreational, or occasional use                 | 4,751                        | 39.9    |
| Homeowner vacancy rate (percent)                              | 1.4                          | (X)     |
| Rental vacancy rate (percent)                                 | 11.1                         | (X)     |
| <b>HOUSING TENURE</b>   |                              |         |
| Occupied housing units  | 6,532                        | 100.0   |
| Owner-occupied housing units                                  | 5,265                        | 80.6    |
| Renter-occupied housing units                                 | 1,267                        | 19.4    |
| Average household size of owner-occupied unit                 | 2.37                         | (X)     |

Avery County, North Carolina

Table I-6

Population:  
Age & Household Type Demographic Characteristics  
Census Survey: 2000

| Subject                          | Avery County, North Carolina |         |
|----------------------------------|------------------------------|---------|
|                                  | Number                       | Percent |
| Total population                 | 17,167                       | 100.0   |
| SEX AND AGE                      |                              |         |
| Male                             | 9,025                        | 52.6    |
| Female                           | 8,142                        | 47.4    |
| Under 5 years                    | 863                          | 5.0     |
| 5 to 9 years                     | 894                          | 5.2     |
| 10 to 14 years                   | 994                          | 5.8     |
| 15 to 19 years                   | 1,055                        | 6.1     |
| 20 to 24 years                   | 1,303                        | 7.6     |
| 25 to 34 years                   | 2,557                        | 14.9    |
| 35 to 44 years                   | 2,585                        | 15.1    |
| 45 to 54 years                   | 2,373                        | 13.8    |
| 55 to 59 years                   | 1,050                        | 6.1     |
| 60 to 64 years                   | 801                          | 4.7     |
| 65 to 74 years                   | 1,480                        | 8.6     |
| 75 to 84 years                   | 870                          | 5.1     |
| 85 years and over                | 342                          | 2.0     |
| Median age (years)               | 38.3                         | (X)     |
| 18 years and over                | 13,827                       | 80.5    |
| Male                             | 7,335                        | 42.7    |
| Female                           | 6,492                        | 37.8    |
| 21 years and over                | 13,051                       | 76.0    |
| 62 years and over                | 3,153                        | 18.4    |
| 65 years and over                | 2,692                        | 15.7    |
| Male                             | 1,148                        | 6.7     |
| Female                           | 1,544                        | 9.0     |
| RELATIONSHIP                     |                              |         |
| Population                       | 17,167                       | 100.0   |
| In households                    | 15,304                       | 89.1    |
| Householder                      | 6,521                        | 38.0    |
| Spouse                           | 3,761                        | 21.9    |
| Child                            | 4,119                        | 24.0    |
| Own child under 18 years         | 3,095                        | 18.0    |
| Other relatives                  | 436                          | 2.5     |
| Under 18 years                   | 158                          | 0.9     |
| Nonrelatives                     | 467                          | 2.7     |
| Unmarried partner                | 217                          | 1.3     |
| In group quarters                | 1,863                        | 10.9    |
| Institutionalized population     | 1,431                        | 8.3     |
| Noninstitutionalized population  | 432                          | 2.5     |
| HOUSEHOLDS BY TYPE               |                              |         |
| Households                       | 6,521                        | 100.0   |
| Family households (families)     | 4,531                        | 69.5    |
| With own children under 18 years | 1,705                        | 26.1    |

| Subject  | Avery County, North Carolina |         |
|--|------------------------------|---------|
|  | Number                       | Percent |
| Married-couple family                          | 3,732                        | 57.2    |
| With own children under 18 years               | 1,330                        | 20.4    |
| Female householder, no husband present         | 596                          | 9.1     |
| With own children under 18 years               | 248                          | 3.8     |
| Nonfamily households                           | 1,990                        | 30.5    |
| Householder living alone                       | 1,748                        | 26.8    |
| Householder 65 years and over                  | 784                          | 12.0    |
| Households with individuals under 18 years     | 1,833                        | 28.1    |
| Households with individuals 65 years and over  | 2,565                        | 39.3    |
| Average household size                         | 2.35                         | (X)     |
| Average family size                            | 2.84                         | (X)     |
| <b>HOUSING TENURE</b>                          |                              |         |
| Occupied housing units                         | 6,532                        | 100.0   |
| Owner-occupied housing units                   | 5,259                        | 80.5    |
| Renter-occupied housing units                  | 1,273                        | 19.5    |
| Average household size of owner-occupied unit  | 2.34                         | (X)     |
| Average household size of renter-occupied unit | 2.37                         | (X)     |

(X) Not applicable.

When an ancestry group is selected, the data in this table refer to the ancestry of the person or householder.

Source: U.S. Census Bureau, Census 2000 Summary File 4, Matrices PCT1, PCT3, PCT4, PCT8, PCT9, PCT10, PCT11, PCT12, PCT14, PCT15, PCT23, PCT26, HCT2, and HCT7.

## Avery County, North Carolina

Economic Demographic Characteristics  
Census Survey: 2000

| Subject   | Avery County, North Carolina |         |
|---|------------------------------|---------|
|   | Number                       | Percent |
| <b>EMPLOYMENT STATUS</b>                                    |                              |         |
| Population 16 years and over                                | 14,186                       | 100.0   |
| In labor force  | 7,755                        | 54.7    |
| Civilian labor force  | 7,738                        | 54.5    |
| Employed  | 7,196                        | 50.7    |
| Unemployed  | 542                          | 3.8     |
| Percent of civilian labor force                             | 7.0                          | (X)     |
| Armed Forces  | 17                           | 0.1     |
| Not in labor force  | 6,431                        | 45.3    |
| Females 16 years and over                                   | 6,708                        | 100.0   |
| In labor force  | 3,471                        | 51.7    |
| Civilian labor force  | 3,471                        | 51.7    |
| Employed  | 3,329                        | 49.6    |
| Own children under 6 years                                  | 1,082                        | 100.0   |
| All parents in family in labor force                        | 598                          | 55.3    |
| <b>COMMUTING TO WORK</b>                                    |                              |         |
| Workers 16 years and over                                   | 7,049                        | 100.0   |
| Car, truck, or van -- drove alone                           | 5,126                        | 72.7    |
| Car, truck, or van -- carpooled                             | 1,376                        | 19.5    |
| Public transportation (including taxicab)                   | 16                           | 0.2     |
| Walked  | 230                          | 3.3     |
| Other means   | 35                           | 0.5     |
| Worked at home  | 266                          | 3.8     |
| Mean travel time to work (minutes)                          | 22.9                         | (X)     |
| Employed civilian population 16 years and over              | 7,196                        | 100.0   |
| <b>OCCUPATION</b>   |                              |         |
| Management, professional, and related occupations           | 1,846                        | 25.7    |
| Service occupations   | 1,490                        | 20.7    |
| Sales and office occupations                                | 1,447                        | 20.1    |
| Farming, fishing, and forestry occupations                  | 154                          | 2.1     |
| Construction, extraction, and maintenance occupations       | 1,087                        | 15.1    |
| Production, transportation, and material moving occupations | 1,172                        | 16.3    |
| <b>INDUSTRY</b>   |                              |         |
| Agriculture, forestry, fishing and hunting, and mining      | 384                          | 5.3     |
| Construction  | 863                          | 12.0    |
| Manufacturing   | 1,112                        | 15.5    |
| Wholesale trade   | 143                          | 2.0     |
| Retail trade  | 659                          | 9.2     |
| Transportation and warehousing, and utilities               | 241                          | 3.3     |
| Information   | 63                           | 0.9     |
| Finance, insurance, real estate, and rental and leasing     | 254                          | 3.5     |

| Subject   | Avery County, North Carolina |         |
|---|------------------------------|---------|
|   | Number                       | Percent |
| Professional, scientific, management, administrative, and waste management services | 431                          | 6.0     |
| Educational, health and social services   | 1,502                        | 20.9    |
| Arts, entertainment, recreation, accommodation and food services                    | 837                          | 11.6    |
| Other services (except public administration)                                       | 332                          | 4.6     |
| Public administration   | 375                          | 5.2     |
| CLASS OF WORKER   |                              |         |
| Private wage and salary workers   | 5,069                        | 70.4    |
| Government workers  | 1,213                        | 16.9    |
| Self-employed workers in own not incorporated business                              | 899                          | 12.5    |
| Unpaid family workers   | 15                           | 0.2     |
| INCOME IN 1999  |                              |         |
| Households  | 6,521                        | 100.0   |
| Less than \$10,000  | 986                          | 15.1    |
| \$10,000 to \$14,999  | 624                          | 9.6     |
| \$15,000 to \$24,999  | 1,108                        | 17.0    |
| \$25,000 to \$34,999  | 962                          | 14.8    |
| \$35,000 to \$49,999  | 1,221                        | 18.7    |
| \$50,000 to \$74,999  | 1,089                        | 16.7    |
| \$75,000 to \$99,999  | 234                          | 3.6     |
| \$100,000 to \$149,999  | 206                          | 3.2     |
| \$150,000 to \$199,999  | 25                           | 0.4     |
| \$200,000 or more   | 66                           | 1.0     |
| Median household income (dollars)   | 30,627                       | (X)     |
| With earnings   | 4,882                        | 74.9    |
| Mean earnings (dollars)   | 37,587                       | (X)     |
| With Social Security income   | 2,166                        | 33.2    |
| Mean Social Security income (dollars)   | 10,087                       | (X)     |
| With Supplemental Security Income   | 369                          | 5.7     |
| Mean Supplemental Security Income (dollars)   | 5,770                        | (X)     |
| With public assistance income   | 224                          | 3.4     |
| Mean public assistance income (dollars)   | 1,283                        | (X)     |
| With retirement income  | 962                          | 14.8    |
| Mean retirement income (dollars)  | 18,822                       | (X)     |
| Families  | 4,531                        | 100.0   |
| Less than \$10,000  | 269                          | 5.9     |
| \$10,000 to \$14,999  | 370                          | 8.2     |
| \$15,000 to \$24,999  | 746                          | 16.5    |
| \$25,000 to \$34,999  | 748                          | 16.5    |
| \$35,000 to \$49,999  | 996                          | 22.0    |
| \$50,000 to \$74,999  | 936                          | 20.7    |
| \$75,000 to \$99,999  | 198                          | 4.4     |
| \$100,000 to \$149,999  | 188                          | 4.1     |
| \$150,000 to \$199,999  | 25                           | 0.6     |
| \$200,000 or more   | 55                           | 1.2     |
| Median family income (dollars)  | 37,454                       | (X)     |
| Per capita income (dollars)   | 15,176                       | (X)     |
| Median earnings (dollars):  |                              |         |
| Male full-time, year-round workers  | 25,983                       | (X)     |
| Female full-time, year-round workers  | 21,652                       | (X)     |
| POVERTY STATUS IN 1999 (below poverty level)  |                              |         |
| Families  | 493                          | (X)     |
| Percent below poverty level   | (X)                          | 10.9    |
| With related children under 18 years  | 285                          | (X)     |
| Percent below poverty level   | (X)                          | 15.7    |
| With related children under 5 years   | 172                          | (X)     |
| Percent below poverty level   | (X)                          | 25.5    |
| Families with female householder, no husband present                                | 138                          | (X)     |

| Subject                                 | Avery County, North Carolina |         |
|---|------------------------------|---------|
|   | Number                       | Percent |
| Percent below poverty level             | (X)                          | 23.2    |
| With related children under 18 years    | 84                           | (X)     |
| Percent below poverty level             | (X)                          | 29.5    |
| With related children under 5 years     | 49                           | (X)     |
| Percent below poverty level             | (X)                          | 42.6    |
| Individuals                             | 2,345                        | (X)     |
| Percent below poverty level             | (X)                          | 15.3    |
| 18 years and over                       | 1,675                        | (X)     |
| Percent below poverty level             | (X)                          | 13.9    |
| 65 years and over                       | 487                          | (X)     |
| Percent below poverty level             | (X)                          | 19.0    |
| Related children under 18 years         | 629                          | (X)     |
| Percent below poverty level             | (X)                          | 19.3    |
| Related children 5 to 17 years          | 377                          | (X)     |
| Percent below poverty level             | (X)                          | 15.7    |
| Unrelated individuals 15 years and over | 818                          | (X)     |
| Percent below poverty level             | (X)                          | 32.5    |

(X) Not applicable.

Detailed Occupation Code List (PDF 42KB)

Detailed Industry Code List (PDF 46KB)

User note on employment status data

Source: U.S. Census Bureau, Census 2000 Summary File 3, Matrices P30, P32, P33, P43, P46, P49, P50, P51, P52, P53, P58, P62, P67, P71, P72, P73, P74, P76, P77, P82, P87, P90, PCT47, PCT52, and PCT53

**Table I-9**  
**Employed Persons 18 years and older by Industry**  
**Resource: US Census**

| Industry   | # Employed  |
|--|-------------|
| Agriculture, forestry, and fisheries             | 743         |
| Mining   | 67          |
| Construction                                     | 597         |
| Manufacturing, nondurable goods                  | 532         |
| Manufacturing, durable goods                     | 187         |
| Transportation                                   | 219         |
| Communications and other public utilities        | 124         |
| Wholesale trade                                  | 284         |
| Retail trade                                     | 729         |
| Finance, insurance, and real estate              | 216         |
| Business and repair services                     | 244         |
| Personal services                                | 328         |
| Entertainment and recreation services            | 117         |
| Health services                                  | 674         |
| Educational services                             | 547         |
| Other professional and related services          | 289         |
| Public administration                            | 219         |
| <b>Total employed persons 18 years and older</b> | <b>6116</b> |

**Table I-10  
Farming Data**

|                               | 1990       | 2000       | 2010       |
|-------------------------------|------------|------------|------------|
| <b>Total Farm Employment</b>  | 496        | 578        | 562        |
| <b>Total Farms</b>            | 312        | 294        | 286        |
| <b>Acres In Farms</b>         | 20897      | 25347      | 23619      |
| <b>Average Farm Size</b>      | 78         | 83         | 86         |
| <b>Average Value Per Farm</b> | \$ 110,478 | \$ 216,580 | \$ 247,117 |

CHAPTER II  
Inventory and Analysis

# Natural and Physical Resources

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Natural resources and their beauty are significant indicators of the quality of life for area residents. Quality of life is also dependent on existing land use, community facilities and utilities, and prime and important agricultural land. Elements such as these are important considerations when determining water and sewer policies, transportation studies, golf course locations, and other growth and development issues.

The natural features of Avery County consist of many interrelated components that function as a complex system. These natural features, including soils, topography, water supply and watershed areas, and vegetation, are all sensitive to changes generated by man. An analysis of natural features and manmade features is important in determining the suitability of various locations in the County for different types of land uses. Certain natural conditions such as steep slopes, flood plains and certain soil associations are not conducive to intense development and should be considered when deciding where to encourage or discourage development. The location of public utilities and the community's infrastructure are also important factors to consider when deciding where growth should occur. Inappropriate land development can disrupt the health, safety and well-being of the citizens, animals, and the environment.

The following information is an inventory of the County's natural and physical resources. This information was

collected, organized, and evaluated while focusing on land development suitability and management.

## Water Supply Watershed

In June of 1989, the North Carolina Legislature adopted an amendment to Article 21 of Chapter 143 by adding a new section on water supply watershed protection. This amendment provides for a cooperative program of water supply watershed management and protection to be administered by local governments consistent with statewide management requirements established by the Environmental Management Commission (EMC). In February of 1992, the EMC reclassified the rules governing watershed protection and provided a set of minimum criteria which all local governments that have jurisdiction within a watershed boundary must meet in adopting local ordinances.

Effective January 1, 1994, the Avery County Ordinance Administrator is required to administer and enforce the Watershed Protection Ordinance of Avery County. This ordinance establishes regulations on new developments located within the EMC classified watershed areas. Three areas have been identified in Avery County as water supply watershed areas. The following information is provided to identify the watershed classifications, restrictions and the total acreage they encompass. Refer to the Avery County Watershed Protection Ordinance for additional restrictions and other information.

## WATERSHED CLASSIFICATIONS

### Identification:

|   |                               | <u>Areas/Acres</u> |
|---|-------------------------------|--------------------|
| <b>WS-11</b>                                | Buckeye Creek (critical area) | 254.5              |
|   | Buckeye Creek (balance)       | 1907.9             |
|   | (5/70% provision)             | 12.7/95.4          |
|   | Pond Creek (balance)          | 681.7              |
|   | (5/70% provision)             | 38.1               |
| <b>WS-IV</b>                                | North Toe River               |                    |
|   | (Intake – 10 mile, RR)        | 26,276.2           |
|   | (5/70% provision)             | 1314.0             |
| <b>WS-V</b>                                 | North Toe River               |                    |
|   | (balance)                     | 44,046.4           |
|   | (5/70% provision)             | N/A                |
| <b>Total acres in watershed boundaries:</b> |                               | <b>73,166.9</b>    |

## Schedule of Standard of New Developments

### Density/Built-Upon Limitations:

#### WS-II: Critical Ares

1. Residential development shall not exceed one (1) dwelling unit (house) per two (2) acres.
2. Non-residential development shall not exceed six (6%) percent built-upon area on a project by project basis.

#### WS-II: Balance of Watershed

1. Residential development shall not exceed one (1) dwelling unit (house) per one (1) acre.

2. Non-residential development shall not exceed (12%) twelve percent built-upon area on a project-by-project basis.
3. New non-residential development projects may be developed by the 5/70 rule of which 5% of the watershed balance area at a special non-residential project or projects.

**WS-IV: Critical Area: Intake**  
(No new development)

**WS-IV: Balance of Watershed**  
(Critical area boundary upstream 10 mile run of river)

1. Residential development shall not exceed one (1) dwelling unit (house) per  $\frac{1}{2}$  acre or maximum 24% built upon area.
2. Non-residential development shall not exceed twenty (24%) percent built-upon area on a project-by project basis.
3. New non-residential development projects may be developed by the 5/70 rule of which 5% of the watershed balance area at a special non-residential project or projects.

**WS-V: Balance of Watershed**

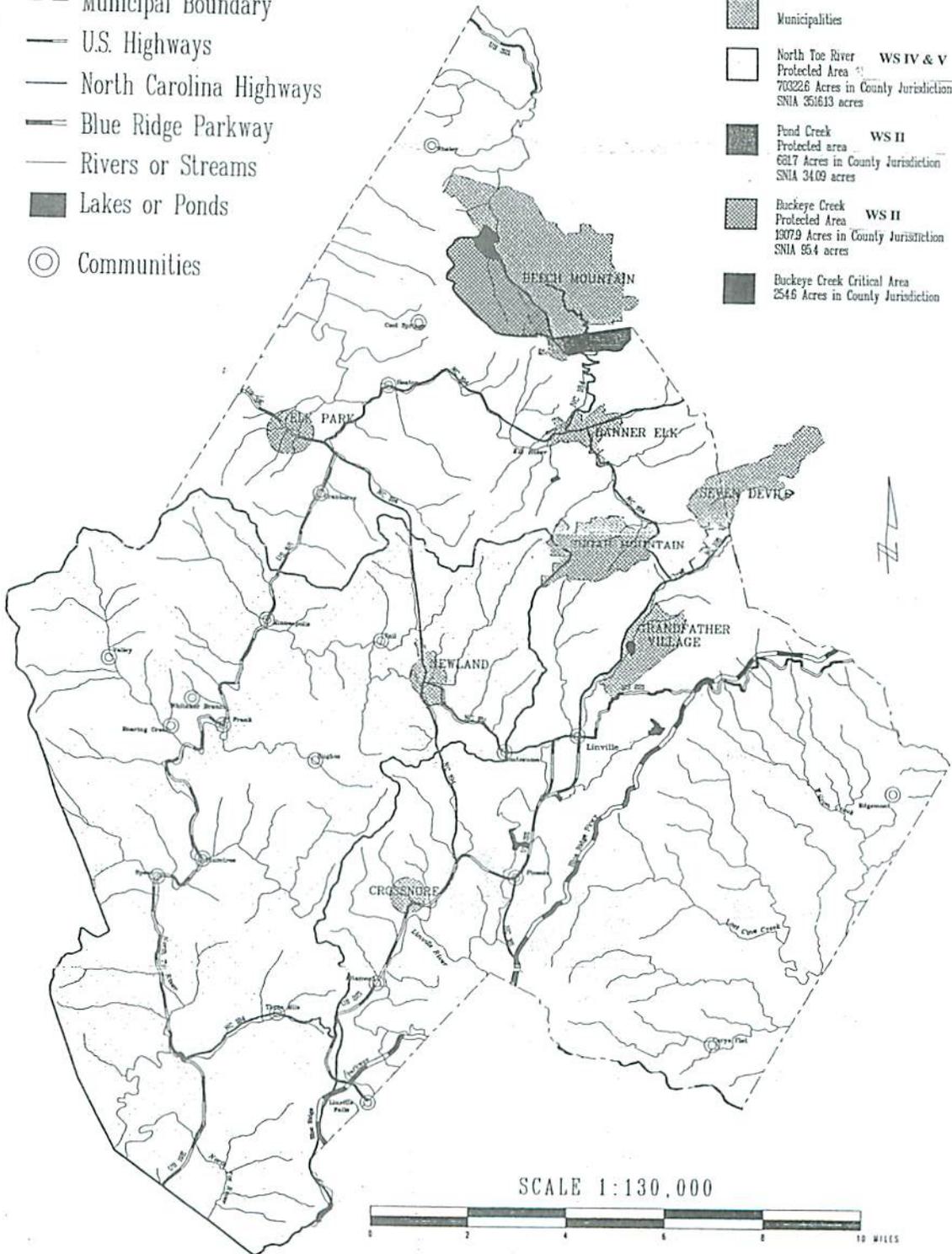
1. Managed by BMP's for Agriculture, Forestry and NCDOT Transportation.
2. Non-residential developments are required by local government sedimentation and erosion control for projects over one half ( $\frac{1}{2}$ ) acre to submit and receive land disturbing permit.

# Avery County North Carolina

# Water Supply Watersheds

- County Boundary
- - - Municipal Boundary
- U.S. Highways
- North Carolina Highways
- Blue Ridge Parkway
- Rivers or Streams
- Lakes or Ponds
- ⊙ Communities

- Municipalities
- North Toe River Protected Area WS IV & V  
70322.6 Acres in County Jurisdiction  
SNIA 351613 acres
- Pond Creek Protected area WS II  
6217 Acres in County Jurisdiction  
SNIA 34.09 acres
- Buckeye Creek Protected Area WS II  
13079 Acres in County Jurisdiction  
SNIA 954 acres
- Buckeye Creek Critical Area  
2545 Acres in County Jurisdiction



SCALE 1:130,000



## Soil Analysis

Avery County's original soil survey was completed in 1955 and then revised in 1972. The Soil Conservation Service is in the process of revising the County's Soil Survey which will result in new associations and expanded interpretations. The updated survey was not available at the time of this report; therefore, the 1972 Soil Survey was analyzed for the purpose of this Land Use Plan.

Soils occur in an orderly pattern that result from the combined influence of climate, parent material, relief, plants and animals, all interacting through time. Each soil type is associated with a particular kind of landscape or with a segment of the landscape. Avery County soils are grouped by such physiographic positions as uplands, colluvial lands, terraces and bottom lands. The County is predominantly made up of mountain uplands which are characteristic of rock outcrops and stony ridges and side slopes. The soils are generally excessively drained with a stony surface and a loamy subsoil. Colluvial lands link uplands with terraces and lie in the upland depressions, along drainage basins and at the base of slopes. Colluvial lands are characteristic of well-drained soils and a predominantly clayey and a loamy subsoil. Terrace lands generally have a higher elevation than bottom lands but run parallel to them. Terrace soils are well-drained and have predominantly clayey or a loamy subsoil. Terrace and bottom lands are prime agricultural lands. Bottom lands are adjacent to major streams and rivers and are active floodplains with 0-5% slope. Bottom land soils are excessively drained to somewhat poorly drained with a loamy subsoil or predominantly sandy underlining material.

The 1972 soil associations as identified here were used to evaluate soil suitability for development. The General Soil Map utilized for this project reflects broad areas that have a distinctive pattern of soils, relief and drainage. Each soil association on the General Soils Map is a unique natural landscape. Soils are classified by series and associations. Soils with similar characteristics are grouped into a series which include several map units, where a unit is a single soil type. Associations are two or more soil series occurring in a regularly repeating sequence and are named after the predominant soils.

The map can be used to compare the suitability of large areas for general land use. A knowledge of the soils and their properties can help the farmer, developer, sanitarian, and others when making land use decisions. Soil may be a key factor in determining the success or failure of a proposed land use. Specific land uses such as the location of a stretch of road, a building, or planning the management of a field are more specific and would require the review of a detailed soil survey. The location of soils and their inherent characteristics are important considerations when making land use decisions. Typically, soil suitability dictates the type of land use whether agricultural, developed, open space or forested.

The suitability of soil combinations to accommodate different land uses is evaluated on numerous factors. Slope, wetness, permeability, surface texture, water table condition, and depth of bedrock are considered when evaluating susceptibility to erosion, vegetative capacity, load-bearing capacity, septic tank suitability, and struc-

ure type suitability. The following soil associations are found throughout Avery County:

**Soil Associations:**

- Ramsey - Edneyville Association: REA
- Ash - Edneyville Association: AEA
- Porters Association: PA
- Chandler - Watauga Association: CWA
- Clifton - Porters Association: CPA
- Tusquitee - Tate - Codorus Association: TTCA
- Stony Steep Land: SSL

The soil association's suitability for different land uses are identified in Table II-1. All soil associations with a greater than 15% slope are ranked least suitable for use except for recreation. Rankings for residential development were dependent on depth of bedrock and individu-

al septic system capacity. While some soil associations might have the same ranking, the greater percentage of favorable characteristics determines their suitability rank.

**Prime and Important Farmland**

Agriculture, an important part of the County's economy and culture, needs to be preserved and protected from encroaching development. The County's newly adopted Farmland Preservation Ordinance will assist in the preservation of some of the 16,406 agricultural acres.

In Avery County, prime farmland is characterized by 0 to 10% slope, on bottom lands, terraces and colluvial lands. Approximately 3% of the total soils in the County account for agricultural soils. Prime agricultural lands have Tusquitee, Tate and Watauga soils.

**Table II-1  
Soil Association and Land Use Suitability**

| Soil Association | Residential Development | Urban Developed | Agriculture | Forestry | Recreation |
|------------------|-------------------------|-----------------|-------------|----------|------------|
| REA              | 1-3                     | 2               | 2-3         | 2-3      | 1          |
| ADA              | 1-3                     | 2-3             | 2-3         | 2        | 1          |
| PA               | 2-3                     | 2-4             | 2           | 1        | 1          |
| CWA              | 1-3                     | 3-4             | 1-3         | 1-3      | 1          |
| CPA              | 1-3                     | 2 & 3           | 2           | 1        | 1          |
| TTCA             | 2-3                     | 1-5             | 1-2         | 1        | 1-2        |
| SSL              | 3                       | 5               | 3           | 3        | 3          |

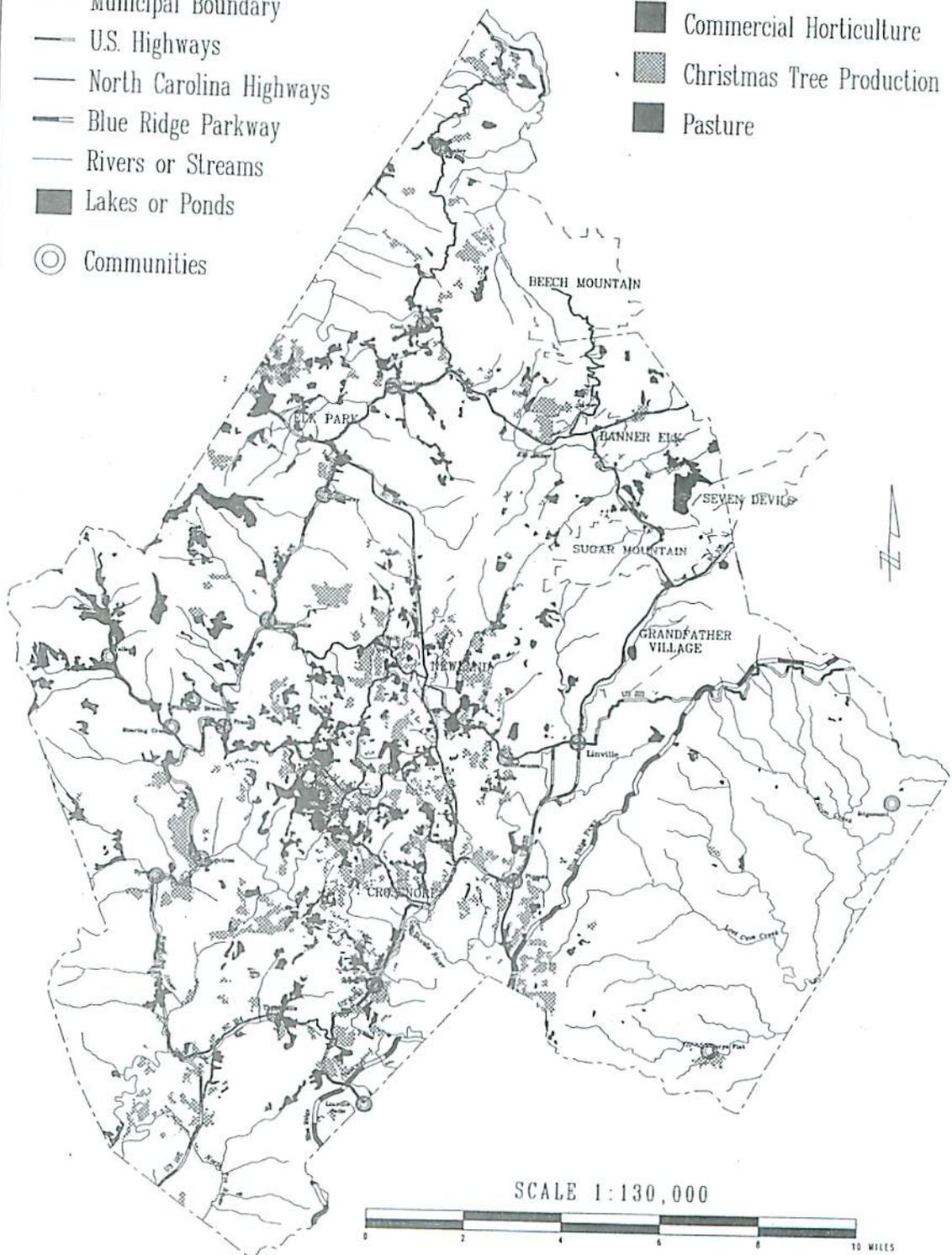
**Rankings:** 1 = most suitable; 2 = suitable; 3 = least suitable

# Avery County North Carolina

# Agricultural Land Uses

- County Boundary
- - - Municipal Boundary
- U.S. Highways
- North Carolina Highways
- Blue Ridge Parkway
- Rivers or Streams
- Lakes or Ponds
- ⊙ Communities

- Commercial Horticulture
- ▨ Christmas Tree Production
- Pasture



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## Development Constraints

Developmental constraints play a vital role in determining land suitability for a potential development. When evaluating the landscape characteristics of a particular tract, the landscape architect, planner, developer, or whomever it may be, considers the terrain, flood prone areas, soil conditions, depth of bedrock, and so forth. In addition to these characteristics, there are other conditions that may be prohibiting, such as federal and state owned lands and water supply watershed areas that cannot be developed or that have restrictions. Other than federal and state owned land, most any land can be developed at a cost.

### Topography

Topography is one of the most significant determining natural feature that influences the development of land. The Development Constraints Map reflects the portion of the County with the greatest concentration of the steepest terrain. The topography in this area is characterized by slopes of 15% to 25% and 25.1% and greater.

A slope map can be a valuable resource when considering where to build a potential development. Although development can occur most anywhere, steep slopes can impede development and require a lot of cut and fill, which in return, incurs additional cost for the developer. When cross-referencing between the Slope Map and the Existing Land Use Map, one can see that development occurs in areas which have a prevailing slope of less than 16%. As indicated on the Slope Map, there are no large regions within the County with less than 16% slope and

a majority of the County is characterized by steep slopes ranging from 25% and above. Topography has dictated sparse and scattered development throughout the County.

Topographic slope (grade) is expressed as the vertical difference in elevation between two points divided by the horizontal length. Thus, an 85% slope is one which has a difference in elevation of 85 feet and a horizontal length of 100 feet. The percent slope of the terrain is the integer representation of steepness.

The suitability of land for development, relative to topographic slope, can be analyzed according to certain standards. These standards relate to development suitability in terms of least construction cost and least environmental impact and are summarized in Table II-2.

### Water Supply Watersheds

Although generalized on the Developmental Constraints Map, the water supply critical area, and the watershed protected areas are illustrated. The graphics are to provide a general outline as to the location of the watershed water supply boundary lines. As illustrated on the Constraints Map, a large amount of the watershed areas encompasses steep mountainous terrain. The Water Supply Watershed Section of this Chapter identifies the watershed classification, restrictions and total acreage.

### Floodplains

Floodplains are those areas of land adjacent to bodies of water that are subject to periodic flooding. Residential subdivisions, industrial parks, and commercial buildings are inappropriate types of development for floodplains. In the event of a flood, these developments would incur costly damages. Individual homesites are the only type of development that is somewhat suitable for floodplain areas and this is not recommended. Floodplains should be maintained as conservation areas or park land to preserve the natural environment of the river or stream and to prevent exorbitant property losses. The Developmental Constraints Map illustrates the general flood areas. Detailed Flood Insurance Rate Maps of the United States Department of Housing and Urban Development are available for exact site locations.

### Federal Lands

The Pisgah National Forest encompasses 26,752 acres within the County boundaries. The preservation of this open land with its abundance of wildlife is protected and maintained by the National Forest Services.

## Physiography

The Appalachian Mountain Range extends from Maine to Georgia running through Western North Carolina and Avery County. The Blue Ridge physiographic province of the Southern Appalachians encompasses Avery County. This province is the highest of the Appalachian physiographic region with Big Yellow Mountain at 6,189 feet above mean sea level. The lowest elevation in Avery is located in the southeastern tip of the County at 2,150 feet. As illustrated on the Elevation Map, one can see that the most predominant elevation range in the County is 3,501 to 4,000 feet.

The County is predominantly mountainous with the majority of development occurring in the valleys. Major valley areas include North Toe River, Linville River and

Elk River. The major mountain ranges generally run northeast to southwest and include Grandfather Mountain, Sugar Mountain, Beech Mountain, Big Yellow Mountain and Roan Mountain. Major streams include Harper's Creek, Lost Cove Creek and Wilson's Creek where trout fishing is abundant. The Eastern Continental Divide transects the County and differentiates drainage patterns between the Atlantic Ocean and the Gulf of Mexico.

Approximately 73% of the 247 square miles that make up Avery County have slopes greater than 15% while almost 50% of the total land area is composed of slopes greater the 24.9%. The percent of land surface found in each slope range is identified in Table I-3.

**Table II-2**  
**Slope and Percent of Land Surface**

| Slope Range | Land Surface | Slope Range | Land Surface |
|-------------|--------------|-------------|--------------|
| 0 - 6%      | 4.9%         | 7 - 12%     | 9.6%         |
| 13 - 15%    | 12.5%        | 16 - 25%    | 24.4%        |
| 26 - 45%    | 41%          | >45%        | 7.6%         |

Table II-3  
Land Use Suitability Relative to Topographic Slope

| Topographic Slope                     | Suitable Land Use Types*   |
|---------------------------------------|--|
| Flat to Gently Sloping**<br>(0-7.9%)  | Suitable for all types of industrial, institutional, commercial and residential development. Well-suited for primary and secondary roads and utility corridors.  |
| Moderately Sloping*<br>(8-14.9%)      | Suitable for residential uses but too steep for extensive industrial, commercial and high density residential use. Suited for secondary roads. Will require additional grading and higher construction costs. Generally too steep for cropland but suited for orchards.  |
| Steep to Severely Sloping<br>(15-25%) | Suitable for individual homes but too steep for subdivisions. Substantial limitations for other land uses. Excessive grading, excavation and construction costs. Suited for low-intensity uses and for active recreation (i.e., hiking, camping, fishing, skiing, etc.). |
| Severe Slope<br>(25% +)               | Poorly suited for individual homes. Excessive grading, excavation and construction costs. Suited for recreational use only (i.e., hiking and skiing).  |

\* Does not limit other activity but cost would increase.

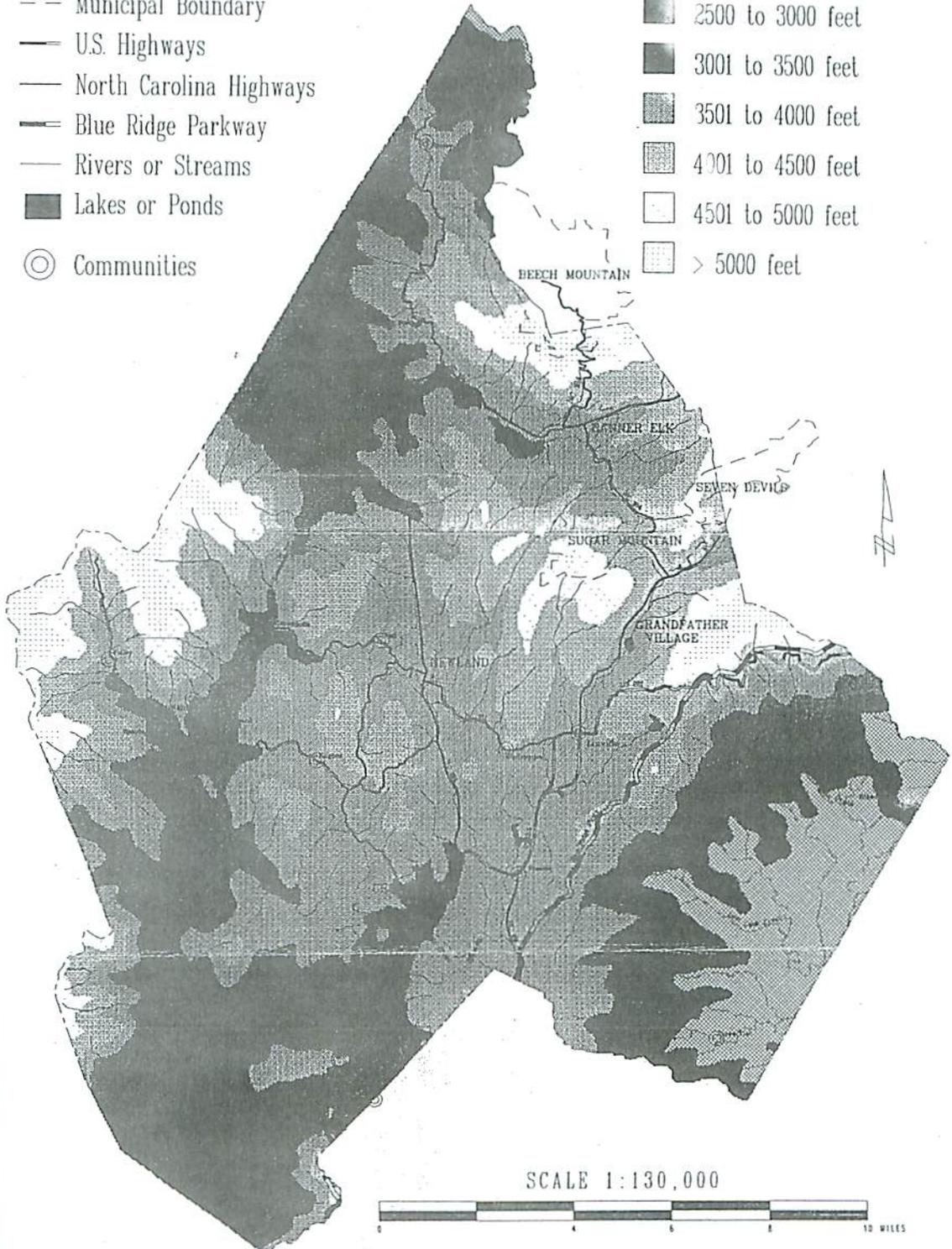
\*\* Land within this category may fall within flood-prone areas.

# Avery County North Carolina

# Elevation

- County Boundary
- - - Municipal Boundary
- U.S. Highways
- North Carolina Highways
- Blue Ridge Parkway
- Rivers or Streams
- Lakes or Ponds
- ⊙ Communities

- < 2500 feet
- 2500 to 3000 feet
- 3001 to 3500 feet
- 3501 to 4000 feet
- 4001 to 4500 feet
- 4501 to 5000 feet
- > 5000 feet



SCALE 1:130,000

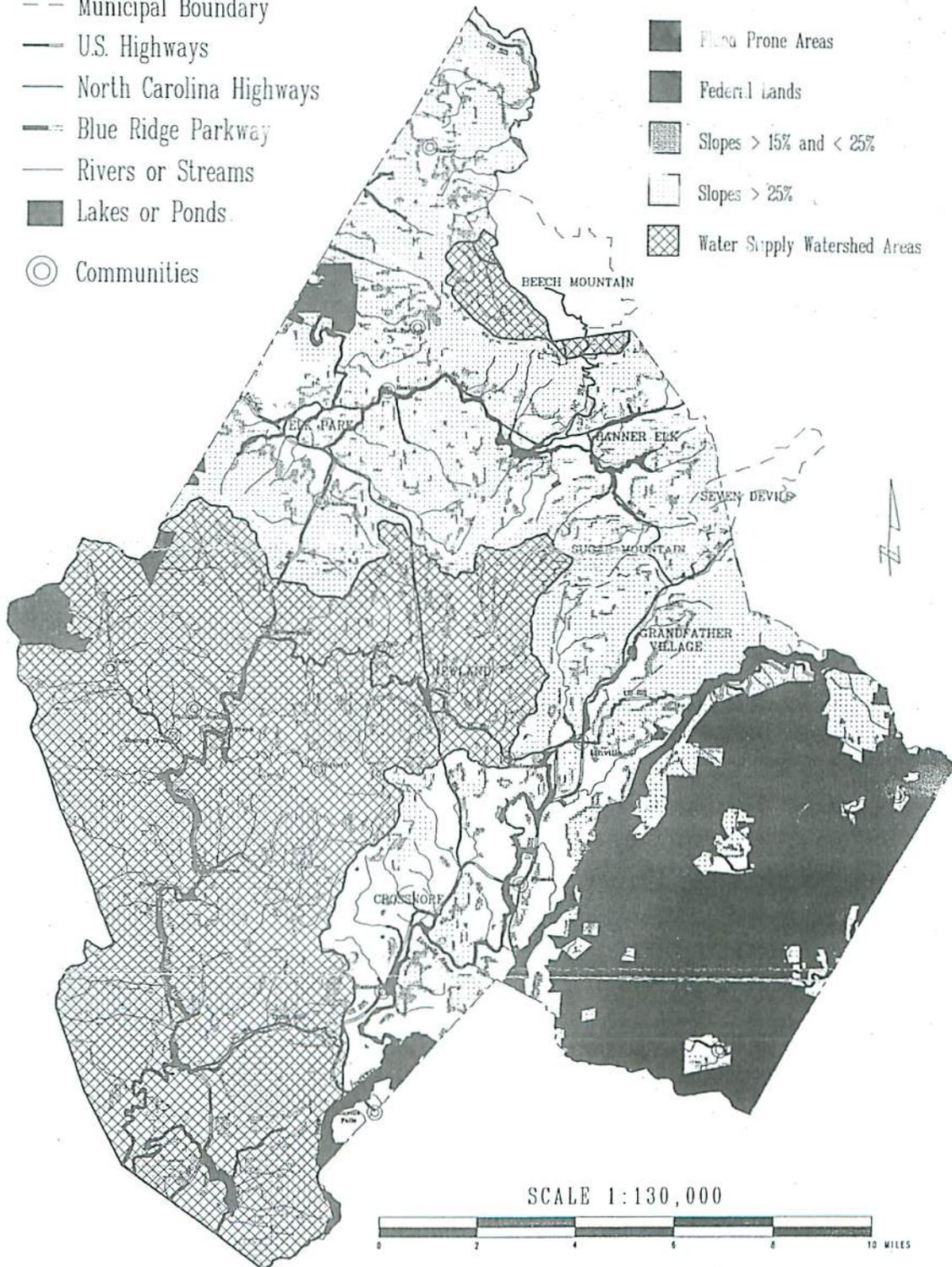


# Avery County North Carolina

# Development Constraints

- County Boundary
- - - Municipal Boundary
- U.S. Highways
- North Carolina Highways
- Blue Ridge Parkway
- Rivers or Streams
- Lakes or Ponds
- ⊙ Communities

- Flood Prone Areas
- Federal Lands
- ▨ Slopes > 15% and < 25%
- Slopes > 25%
- ▩ Water Supply Watershed Areas



SCALE 1:130,000



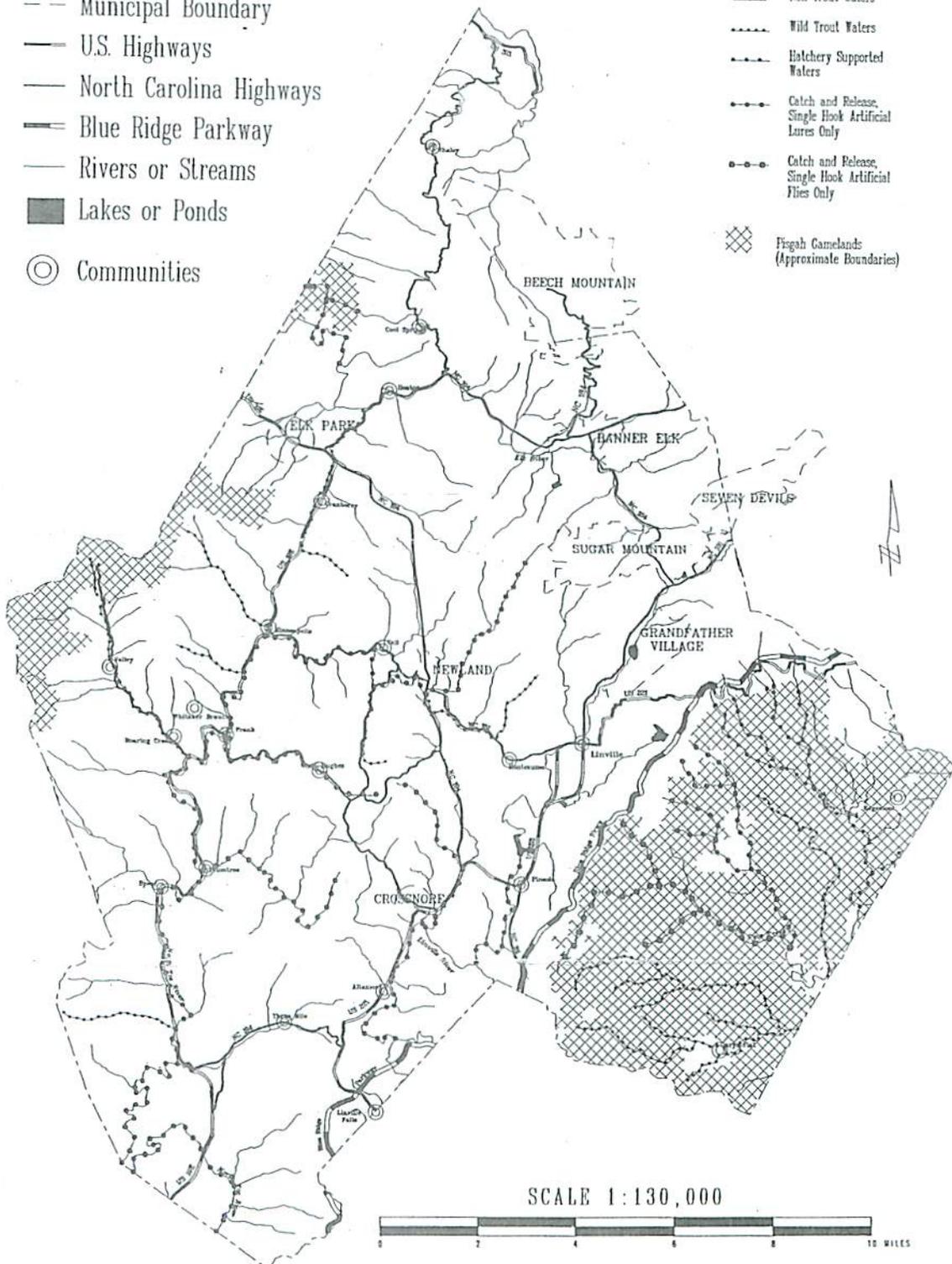
# Avery County North Carolina

# Trout Waters & Gamelands

- County Boundary
- - - Municipal Boundary
- U.S. Highways
- North Carolina Highways
- Blue Ridge Parkway
- Rivers or Streams
- Lakes or Ponds
- ⊙ Communities

- Non Trout Waters
- Wild Trout Waters
- - - Hatchery Supported Waters
- Catch and Release, Single Hook Artificial Lures Only
- Catch and Release, Single Hook Artificial Flies Only

⊗ Fish Game Land (Approximate Boundaries)



SCALE 1:130,000



# Trout Waters and Gamelands

## Trout Waters

In the mountains of North Carolina there are approximately 4,000 miles of habitat for brook, brown and rainbow trout. The North Carolina Wildlife Resources Commission has designated about 2,100 miles of these streams as public mountain trout waters. Fishing tributaries are assigned varying classifications for management purposes. Wilson Creek is designated as a catch and release stream and is classified by The Water Quality Section of the Division of Environmental Management as an Outstanding Resource Waters (ORW). The 24 waters in North Carolina that are classified as ORW have recreational and/or ecological significance and require special protection to maintain their current uses. Wilson Creek possesses the excellent water conditions and meets many of the required designations.

The abundance of trout in Avery County's mountain streams is a natural resource that generates substantial revenue dollars. The number of anglers and the actual fishing expenditures in Avery are considered in the total number of tourist and tourism expenditures, and are not available for the County alone. However, on the State level, almost \$70 million is contributed to the State's economy from about 110,000 trout fishermen a year, and fishing related expenditures exceeded \$900 million.

## Trout Waters and Classifications

Hatchery Supported Waters

Wild Trout Waters

Ling Branch  
Gragg Prong  
Webb Creek  
North Toe River  
Plumtree Creek  
Little Plumtree Creek  
Squirrel Creek  
White Pine Creek  
Mill Timber Creek  
Linville River  
Elk River  
Jones Branch

Rockhouse Cree  
North Harper Creek  
Harper Creek  
Chestnut Cove Branch  
Roaring Creek  
Jones Creek  
Horse Creek  
Cranberry Creek  
Kentucky Creek  
Camp Creek

## Catch & Release Single Hook (Artificial Lures Only)

Wilson Creek  
Andrews Creek

Little Wilson  
Stack Rock Creek

## Catch & Release Single Hook (Artificial Flies Only)

Lost Cove Creek

Little Lost Cove Creek

## Gamelands

There are two million acres of North Carolina Game Lands set aside for people who hunt, trap and fish wildlife. N.C. Game Lands Program is cooperatively funded under provisions of the *Federal Aid in Wildlife Restoration Act*, which is administered by the U.S. Fish and Wildlife Service. The Pisgah Game Land in Avery County allows for fox, rabbit, squirrel, grouse, raccoon, deer, bear and turkey hunting. The Game Lands also allow warm water and mountain trout fishing. Unrestricted primitive camping for hunters is allowed.

## Tourism and Travel

### Scenic Corridors and Byways

NCDOT has designated several routes as scenic corridors and byways. This special recognition was given to areas which possess cultural, historical, and/or aesthetic qualities for motoring public to view. The designated scenic corridors and byways in Avery County offer the most outstanding views of the beautiful mountains in all their grandeur. The purpose of the scenic corridors and byways designation is for the protection and preservation of cultural and natural resources and for residents and tourists who wish to travel on roads that are distinctly different from the average road and highway. The protection of these areas is possible through land use policies and controls. Specific locations of these roads are identified on the Tourist Centers Map.

The Blue Ridge Parkway is one of the most scenic roads in Avery County. Linking the Shenandoah National Park to the Great Smoky Mountains National Park, the Parkway extends 469 miles along the crest of the Southern Appalachians from Waynesville, Virginia to Cherokee County, North Carolina.

The Parkway is protected and maintained by the National Park Service; however, the surrounding land is not. The Coalition for the Blue Ridge Parkway has been assembled and is currently assessing the situation and evaluating possible land management techniques for further protection of the Parkway and adjacent properties from encroachment of development.

### Tourist Centers

Open space and recreational facilities are indicators of the quality of life in a community. There are several outstanding recreational features in Avery County that enhance the local environment and attract tourists from around the World. The Pisgah National Forest, the Blue Ridge Parkway, the numerous resort communities, shops and recreational activities have made Avery County a haven for tourism. Tourist centers and some of the many recreational activities that can be enjoyed on these lands are identified in Table II-6. Activities such as hiking, picnicking, fishing, hunting, golfing and pleasure driving, to name a few, can be partaken just about anywhere in the County.

T. II-6  
Tourist Centers

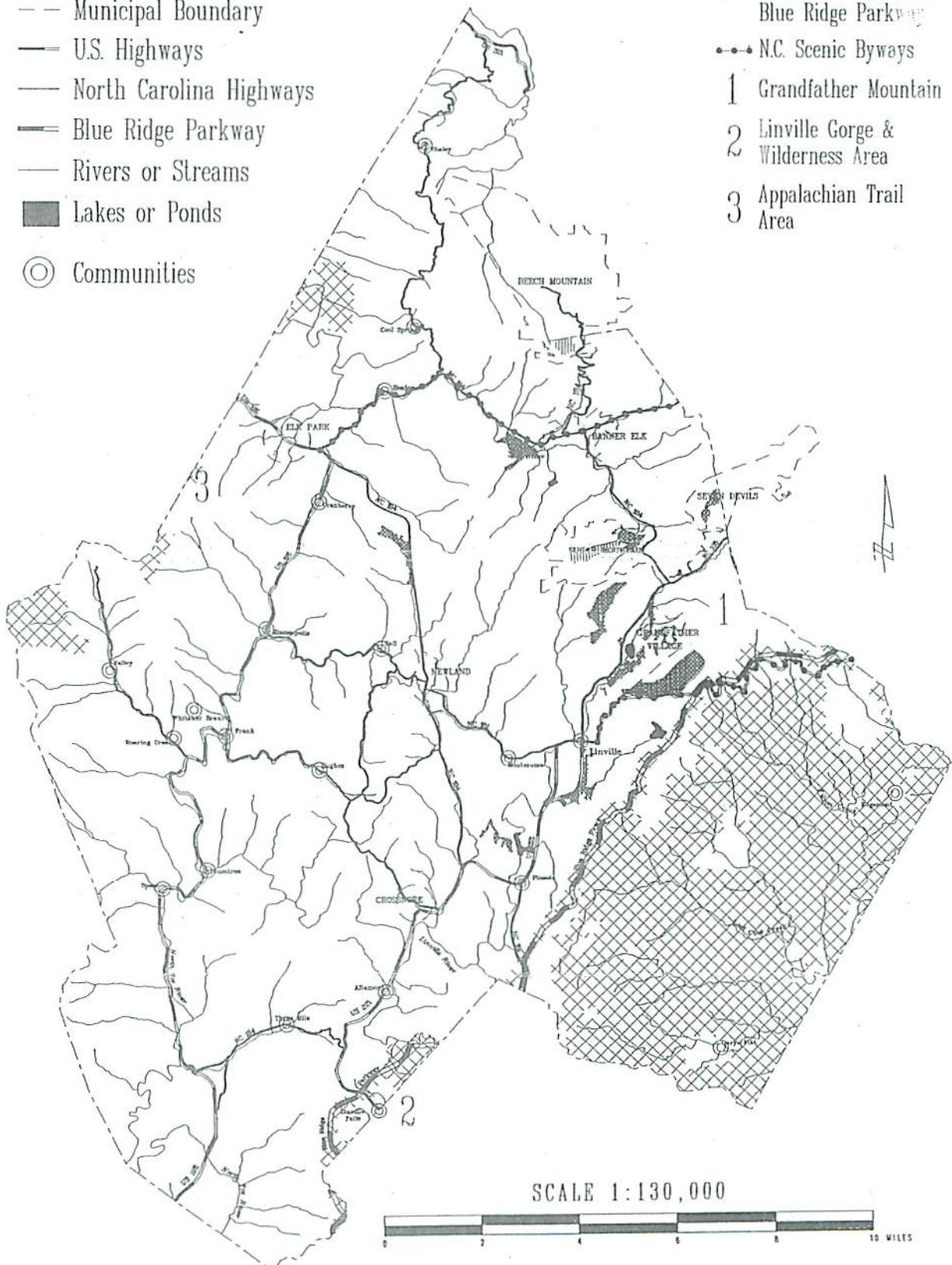
| Federal Lands                            |  |
|--|--|
| Appalachian Trail                        | Hiking trails  |
| Blue Ridge Parkway                       | Parkway, hiking trails and camping facilities  |
| Pisgah Gamelands                         | Hunting and fishing  |
| Linville Gorge Wilderness/Linville Falls | Gorge and waterfalls, trails   |
| Private and Public Lands                 |  |
| Beech Mountain                           | Ski resort, rental units, second homes and restaurants                                       |
| Sugar Mountain                           | Ski resort, golf, tennis, rental units, second homes and restaurants                         |
| Seven Devils                             | Ski resort, rental units, golf, tennis, second homes and restaurant                          |
| Elk River Resorts                        | Golf, tennis, horseback riding, second homes   |
| Linville Land Harbor                     | Golf, tennis, swimming, nature trails, clubhouse, campers, recreation hall and homes         |
| Linville Resort                          | Golf, tennis, restaurants, clubhouse and second homes  |
| Linville Ridge                           | Golf, tennis, restaurants, clubhouse and second homes  |
| Grandfather Mountain                     | Hiking trails, nature museum, wildlife habitat, specialty shops, restaurant and picnic areas |
| Newland Parks and Recreation             | Swimming, softball, baseball   |
| Town of Banner Elk                       | Accommodations, specialty shops, restaurants, season festivals                               |

# Avery County North Carolina

# Tourism Centers

- County Boundary
- - Municipal Boundary
- U.S. Highways
- North Carolina Highways
- Blue Ridge Parkway
- Rivers or Streams
- Lakes or Ponds
- ⊙ Communities

- ▨ Ski Areas
- ▩ Golf Course Areas
- ⊗ National Forest & Blue Ridge Parkway
- N.C. Scenic Byways
- 1 Grandfather Mountain
- 2 Linville Gorge & Wilderness Area
- 3 Appalachian Trail Area



SCALE 1:130,000



## Existing Land Use

The Existing Land Use Map reflects the development pattern that characterizes Avery County. Development will usually occur along the path of least resistance. This is evident in the layout of the roads and the location of the municipalities with the exception of Sugar Mountain, Beech Mountain and Seven Devils. The three municipalities are resort developments with ski slopes which require mountainous steep terrain. This pattern of development has divided the County into three distinct regions: the eastern portion of the County is predominantly resort communities; the southeastern region encompasses the Pisgah National Forest which is set aside for preservation and recreation; and the majority of Christmas tree farms and pasture lands are located in the center and western portions of the County which are also characteristic of scattered residential development. When cross referencing the Existing Land Use Map and Development Constraints Map, it is apparent why the development pattern is such as it is. Topography is a leading deterrent to development. The large majority of the County is characterized by topographic slope greater than 15%. Flood prone lands that run throughout the County are also deterrents to development.

Knowledge of existing land use is necessary when making objective rational decisions that will guide future land use. The type, arrangement and location of existing development are good indicators of what future development patterns might be. However, the most accurate indicator of future development is existing guidelines.

Without guidelines, there are no guarantees; development can occur anywhere without the consideration of surrounding land uses. The municipalities of Beech Mountain, Sugar Mountain, Seven Devils, Banner Elk and Grandfather Village have adopted and are enforcing land use controls to manage, among other developments, the concentration of tourism based resort developments. Currently, the municipalities of Newland, Crossnore and Elk Park do not exercise any land use controls. While the County does not exercise zoning or land management collectively, it does enforce other land management ordinances. The County has generally addressed planning issues after much public concern of the environment and public endorsement of land management practices. In addition to the Mountain Ridge Protection Ordinance and the Building Height Ordinance, the County has recently adopted the Sedimentation Control Ordinance, Subdivision Regulations, Farmland Preservation Program and the Water Supply Watershed Ordinance.

The central and south central portions of the County support the majority of the agricultural lands and are threatened by future development. While the County's Farmland Protection Program helps to protect these areas on a voluntary basis, they are still vulnerable as farmers and developers compete for the same relatively flat lands.

The following classifications for existing uses are as follows:

**Residential:** Single family and multi-family dwelling units and subdivisions.

**Commercial:** Businesses that sell and/or buy goods and services, such as wholesale and retail establishments and restaurants.

**Industrial:** An economic organization that trades, produces and/or manufactures goods.

**Mining and Extractive:** Quarries

**Institutional:** College, boarding schools, hospitals, nursing and retirement homes.

**Recreational:** Recreational facilities for golf, tennis, skiing and so forth. (Refer to Travel and Tourism Section).

**Wooded and Open Space:** Wooded areas and timber land and undeveloped areas.

**Agriculture:** Christmas tree and nursery farms, cash crop farms and pasture lands. (Refer to Agriculture Section).

**Federally Owned Lands:** National Forest and North Carolina Gamelands.

**Landfill:** County owned solid waste site.

## Industry

Several factors must be considered when determining the suitability of land for industrial development. A few of the most important criteria in which sites are evaluated on include the existing infrastructure and its availability; property tax values; the location of the site and its access to roads, rail lines and aircraft facilities; the cost involved in operating at a particular site; and natural conditions such as topography and soil types.

Considering the criteria in which sites are evaluated, it lends to reason why industrial sites are scattered throughout the County with no particular tract of land set aside for industrial development. For substantial industrial growth to occur, the County will need to make some accommodations such as developing a site for an industrial park with access to utilities and adequate roads. Since topography is such a deterrent, identifying an adequate site close to water and sewer facilities is a definite obstacle.

However, there are several industries located throughout the County and they are listed in Table II-4, page 37.

## Mining and Extractive

Unimin Mining Inc.

Mining semi-conductor /quartz for use in electronic devices.

### Landfill

The County landfill closed October, 1993. Avery County is currently transporting its solid waste out of the County by private contract. The County is woefully behind in recycling goals.

### Wooded and Open Space

This classification identifies rural areas of the County that have scattered single home dwellings, woodland and timberland.

### Federally Owned Lands

The Pisgah National Forest encompasses approximately 46% of the total land area in Avery County. This is a relatively small area compared to the more than 600 miles of trails, waterfalls, plants and flowers, high peaks and forested slopes that make up the National Forest. The Appalachian Trail and the Blue Ridge Parkway runs through the Pisgah National Forest.

Pisgah Game Lands are part of the North Carolina Game Lands Program. The game lands are set aside for protection of animals and their natural habitat from development. The animals and fish are managed through hunting and trapping and fishing seasons.

### Thoroughfares

Avery County is accessible by several highways. US 221 crosses the County south to east connecting NC 105 and US 321 in Watauga County. US 221 also connects Avery

County to Interstate 40 which is south of McDowell County. US 19-E runs west to north through the County to the Bristol area of Eastern Tennessee. Burke County and Avery County are connected via NC 181. The Blue Ridge Parkway crosses the southeastern section of the County.

### Rail Service

There is no rail service available within the County limits. However, approximately 15 minutes away, in Mitchell County, Clinchfield Railroad Company serves rail freight.

### Airport Service

The Avery County Airport, located on US 19-E, due North of the Community College, is the County's only public aviation facility. The 3,000 foot runway is inadequate for most aircraft and accommodates mainly small, single engine planes. The Airport Commission is investigating the feasibility of a new 5,000 foot runway. Expansion plans for hanger space and taxiway are currently in progress.

The Elk River Airport, located in Banner Elk, is a private airport. The runway is 75 x 4,600 feet at an elevation of 3,468 feet.

**Table II-5  
Avery County Industries**

| <b>Industry</b>         | <b>Address</b> | <b>Number of Employees</b> | <b>Product</b>                         |
|-------------------------|----------------|----------------------------|--|
| Avery Machine & Welding | Newland        | 15                         | Welding repair, miscellaneous services |
| Banner's Cabinets, INC. | Newland        | 40                         | Cabinetry                              |
| ADDCO                   | Pineola        | 19                         | Sway Bars                              |
| Eagle Electron          | Banner Elk     | 6                          | Solar Panel Componets                  |
| Classic Stone           | Pineola        | 25                         | Marble Tops & Cabinet Assessories      |
| Unimin                  | Ingals         | 38                         | Semi-Conductor Quartz                  |
| Carolina Sway Bar       | Newland        | 6                          | Sway Bars                              |
| Carolina Shutter        | Newland        | 6                          | Shutters                               |
| Herbert Cabinets        | Heaton         | 5                          | Cabinetry                              |
| Ollis Cabinets          | Minneapolis    | 2                          | Cabinetry                              |
| Banner Elk Winery       | Banner Elk     | 5                          | Wine                                   |
| Plumtree Vineyard       | Plumtree       | 4                          | Wine                                   |
| Blind Squirrel Brewery  | Plumtree       | 4                          | Beer                                   |
| Linville Falls Winery   | Linville Falls | 5                          | Wine                                   |

## Community Facilities

The provision of utility services, along with other community and transportation facilities, represent an available public means to promote efficient land development patterns. Facilities such as public schools, police departments, fire and rescue stations, medical facilities and government offices also reflect the quality of life in a community.

### Government Offices

All eight municipalities have a police department. The Sheriff's Department and the County Jail is in the County Courthouse in Newland. The North Carolina Forestry Division has a State Forestry Training Center south of Crossnore. The County also houses two correctional facilities. The N.C. Department of Corrections houses a medium security prison on N.C. 194 and a youth correctional facility, Blue Ridge Youth, is in the same vicinity.

### Fire Departments

Fire protection for the County is provided by 11 volunteer fire departments. They are as follows:

- Banner Elk Volunteer Fire Department
- Crossnore Volunteer Fire Department
- Elk Park Volunteer Fire Department
- Fall Creek Volunteer Fire Department
- Frank Volunteer Fire Department
- Green Valley Volunteer Fire Department

- Linville Volunteer Fire Department and Central Rescue Squad
- Newland Volunteer Fire Department
- Avery Central Rescue Squad

### Emergency Medical Services

Avery's Emergency Management Services has a total of eight full-time personnel.

Approximately 60 Emergency Management Technicians volunteer their time to serve on one of the three Avery County Rescue Squads. The three rescue squads are in addition to the eight paid paramedics who serve the residents of the County.

Avery also has an Emergency Management Agency that was established to combat disasters which result from hazardous materials accidents and natural disasters such as snow storms, flood, fire, and epidemics.

### Health Care Services

Cannon Memorial Hospital, Linville N.C. is a 50 bed acute care facility with an additional 24 psychiatric bed unit. The facility is owned and operated by Carolina Medical Association.

Education

Avery County has nine public schools with a total enrollment of 2,437 students. Within Avery County, there are two higher education institutions. Lees-McRae College, located in Banner Elk, is a fully accredited private four

year school that offers Associate and Bachelors Degrees in Arts and Science. Mayland Community College offers 24 different accredited one and two year programs and is located two miles outside the town of Spruce Pine.

**Table II-7  
Avery County Public School System**

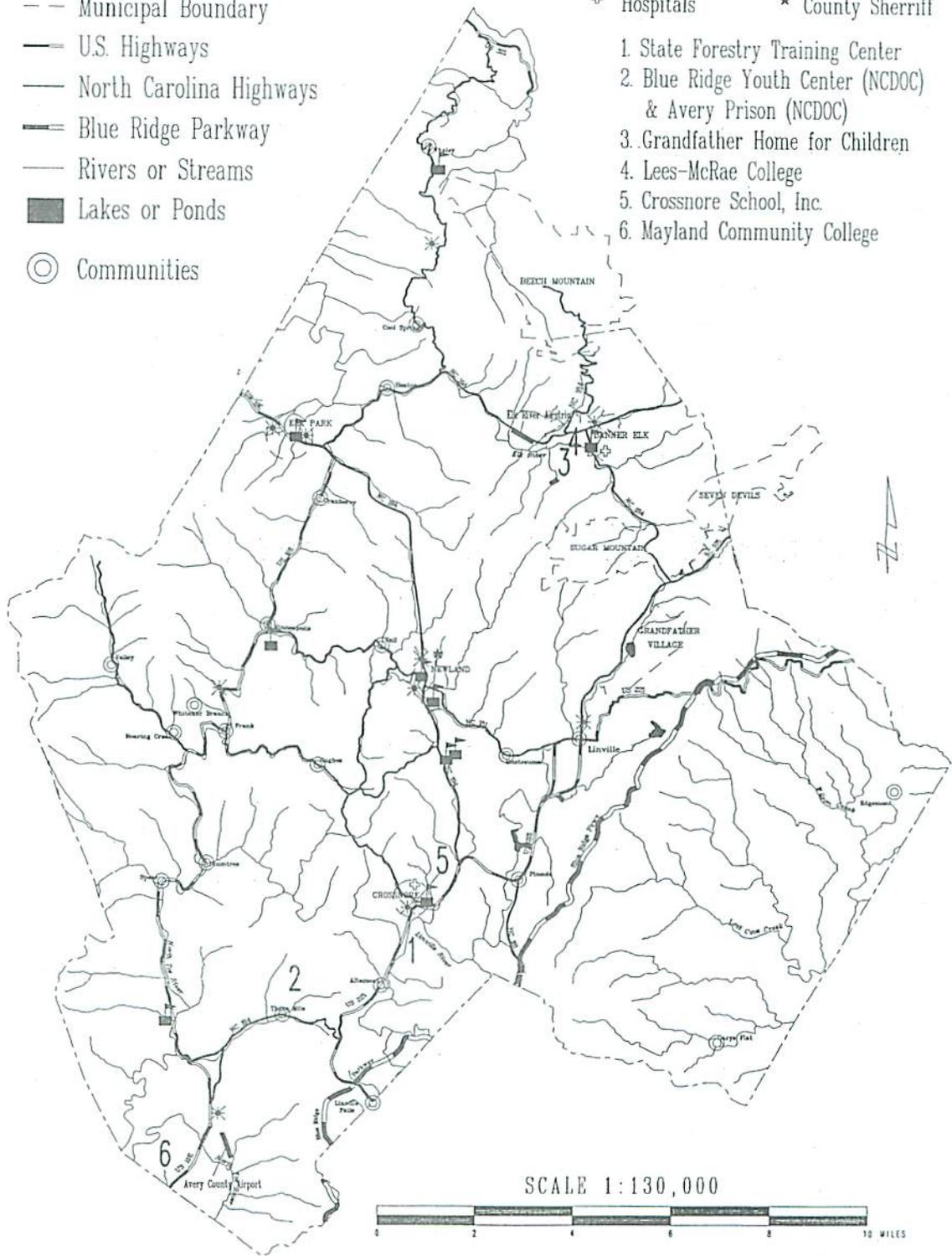
| School                                  | Location                          | # Students              | # Teachers | Square Footage |
|---|-----------------------------------|-------------------------|------------|----------------|
| Avery High<br>Grades 9-12               | High School Road<br>Newland, NC   | 683                     | 60         | 150,959        |
| Avery Middle<br>Grades 6-8              | High School Road<br>Newland, NC   | 348                     | 40         | 59,528         |
| Banner Elk Elementary<br>Grades K-5     | Highway 184<br>Banner Elk, NC     | 193                     | 15         | 28,064         |
| Beech Mountain Elementary<br>Grades K-8 | Whaley Road<br>Beech Mountain, NC | De-commissioned in 2010 |            |                |
| Crossnore Elementary<br>Grades K-5      | Bell Street<br>Crossnore, NC      | 210                     | 15         | 33,495         |
| Elk Park Elementary<br>Grades K-8       | School Road<br>Elk Park, NC       | 241                     | 15         | 24,694         |
| Minneapolis Elementary<br>Grades K-8    | Highway 19E<br>Minneapolis, NC    | 157                     | 12         | 18,065         |
| Newland Elementary<br>Grades K-5        | Highway 181<br>Newland, NC        | 274                     | 20         | 27,792         |
| Riverside Elementary<br>Grades K-8      | Highway 19E<br>Newland, NC        | 235                     | 10         | 33,687         |

# Avery County North Carolina

# Community Facilities

- County Boundary
- - - Municipal Boundary
- U.S. Highways
- North Carolina Highways
- Blue Ridge Parkway
- Rivers or Streams
- Lakes or Ponds
- ⊙ Communities

- ⊙ County Schools
- ⊙ Hospitals
- \* Fire / Rescue
- \* County Sherriff
- 1. State Forestry Training Center
- 2. Blue Ridge Youth Center (NCDOC) & Avery Prison (NCDOC)
- 3. Grandfather Home for Children
- 4. Lees-McRae College
- 5. Crossnore School, Inc.
- 6. Mayland Community College



SCALE 1:130,000



## Community Utilities

Water, wastewater treatment, electricity, gas and solid waste disposal systems and road accessibility are the primary influences on urban development and where it occurs. The quality of life and community growth are dependent on these utilities.

To insure "the quality of life," the tourist resorts of Sugar Mountain, Beech Mountain, Grandfather Village and Seven Devils were incorporated for the purpose of financing and managing needed utility systems.

In order to meet population demands, services need to be added and upgraded. Banner Elk recently finished upgrading its sewer system and Newland has an upgraded sewer system plan on the drawing board. Elk Park has recently received a permit for a wastewater treatment facility.

### Future Demands

The County and the municipalities should collectively contract with a certified engineering firm for their expertise in performing a comprehensive water and sewer study. Such a study would evaluate current water and wastewater demands and facilities, project what the future demands will be and what facility upgrades will be necessary to meet the projected demands.

Presently, the County and the municipalities have no water and sewer extension policies and procedures for extending these services to areas outside municipal boundaries. A cooperative written set of policies and

procedures has never been adopted by the nine governing bodies.

### Electric Power

Avery County residents are served by two electrical power companies. The majority of county residents are served by Mountain Electric Corporation, a subsidiary of TVA. Carolina Power and Light also provides electrical power to area residents.

**Table II-8**  
**Water Distribution and Wastewater Systems**

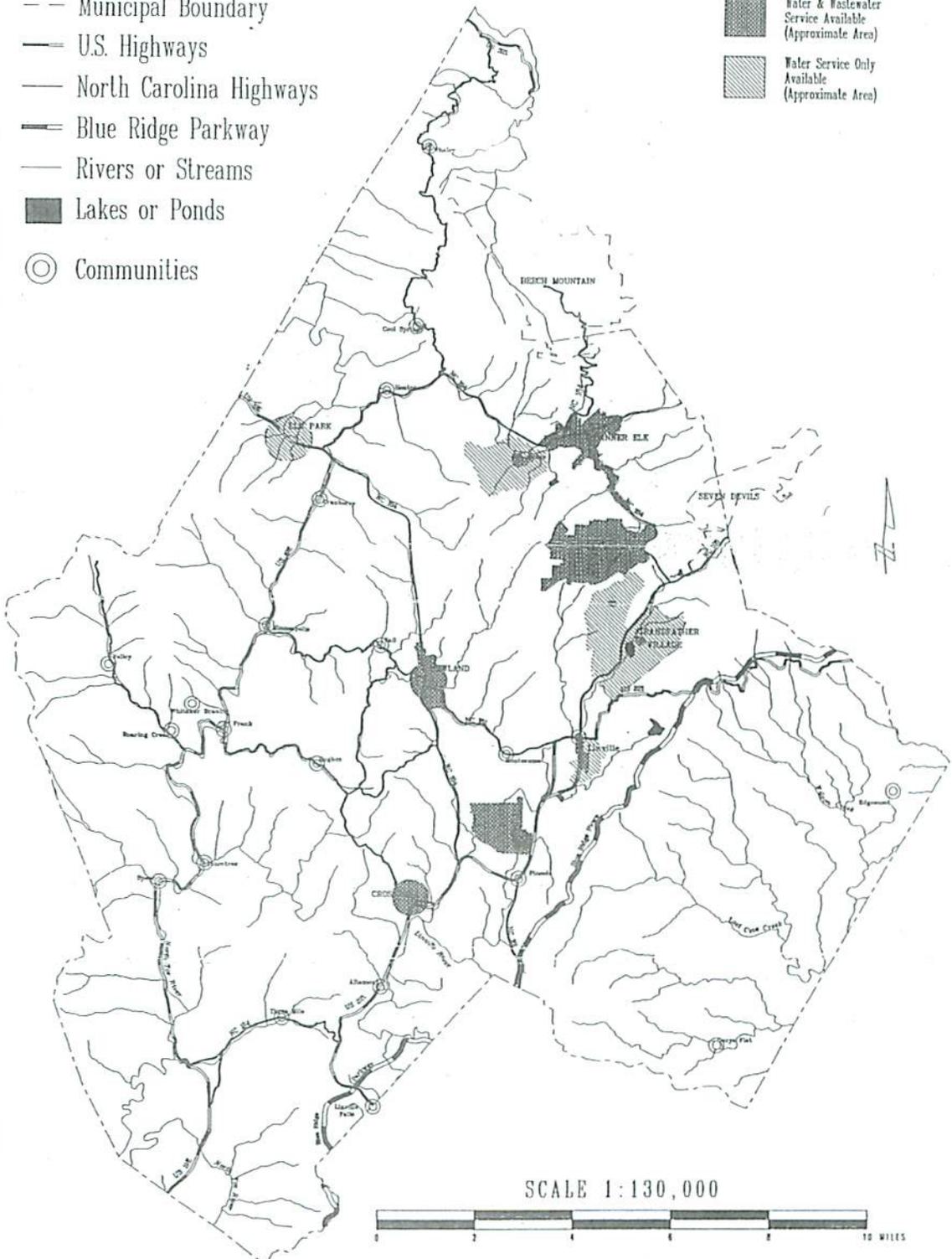
| Community/Ownership                      | Utility             | Capacity GPD/GPM           | Average Daily Use (GPD) |
|--|---------------------|----------------------------|-------------------------|
| Banner Elk<br>Municipal                  | Water<br>Wastewater | 244,000 GPD<br>330,000 GPD | 120,000<br>120,000      |
| Crossnore<br>Private                     | Water<br>Wastewater | 144,000 GPD<br>70,000 GPD  | Unknown<br>35,000       |
| Elk Park<br>Municipal                    | Water<br>-----      | 100,000 GPD<br>-----       | 40,000<br>-----         |
| Elk River<br>Private                     | Water<br>Wastewater | 240 GPM<br>80,000 GPD      |                         |
| Grandfather Village<br>Private/Municipal | Water<br>Wastewater | 70,000 GPD<br>80,000 GPD   |                         |
| Linville Land Harbor<br>Private          | Water<br>Wastewater | 400 GPM<br>225,000 GPD     |                         |
| Linville Resorts<br>Private              | Water<br>WasteWater | 342 GPM<br>100,000 GPD     |                         |
| Linville Ridge<br>Private                | Water<br>Wastewater | 180 GPM<br>15,000 GPD      |                         |
| Newland<br>Municipal                     | Water<br>Wastewater | 417,000 GPD<br>160,000 GPD | 100,000<br>120,000      |
| Sugar Mountain<br>Private                | Water<br>Wastewater | 106,000 GPD<br>500,000 GPD | 100,000<br>40,000       |

# Avery County North Carolina

# Community Utilities

- County Boundary
- - - Municipal Boundary
- U.S. Highways
- North Carolina Highways
- Blue Ridge Parkway
- Rivers or Streams
- Lakes or Ponds
- ⊙ Communities

- Water & Wastewater Service Available (Approximate Area)
- ▨ Water Service Only Available (Approximate Area)



## Future Land Use

The Future Land Use Map is the graphic illustration of anticipated growth patterns. The suggested patterns are the result of the analysis of natural features, existing development and infrastructure, and current demographic and economic characteristics and projections.

By looking into the past and present, we can anticipate and plan for the future. However, there are internal and external forces that could disrupt the normal progression of growth and the character of the community. The wise use of land can produce prosperity, health, and scenic beauty just as the misuse of land can bring poverty, environmental distraction and eyesores. This is why it is so important for decision makers to have a guide or plan of action when making decisions concerning the future of Avery County.

Specific classifications reflecting the areas of anticipated growth and development were established by the North Carolina Division of Community Assistance as a requirement of the Mountain Area Planning Program. These classifications have been modified slightly to more accurately describe the development patterns of Avery County. The seven classifications are as follows:

1. **Developed:** The purpose of the Developed class is to provide for continued development and redevelopment of existing cities, towns and their urban environments. Areas meeting the intent of the Developed classification are scheduled for the timely provision of the usual municipal or public services.

2. **Urban Transition:** The purpose of the Urban Transition class is to provide those areas outside the existing municipalities that will continue to be developed for urban purposes. Urban Transition areas are primarily commercial and industrial in character and have either private or public utility services.

3. **Limited Transition:** The purpose of the Limited Transition class is to provide for development in areas that will have some services but that are only suitable for lower densities than those associated with the Urban Transition class and/or areas that are geographically remote from existing towns and municipalities. Areas meeting the intent of the Limited Transition classification will experience increased development (primarily residential) during the planning period. They will be in a state of development necessitating some municipal type services such as community water or sewage systems.

4. **Community:** The purpose of the Community class is to provide for clustered, mixed land uses at low densities to help meet the housing, shopping and employment needs of rural areas. Areas meeting the intent of the Community classification are presently developed at low densities that are suitable for private septic tank use. Municipal type services should be anticipated only to correct existing or projected public health hazards.

5. **Rural:** The purpose of the Rural class is to provide for agriculture, forestry, mineral extraction and other allied land uses. Areas meeting the intent of the Rural classification are appropriate for or presently used for agriculture, forestry, mineral extraction and other uses that, due to their hazardous or noxious nature, should be located in a relatively isolated and undeveloped area. Very low density dispersed single family residential users are also appropriate within the Rural class.

6. **Rural with Services:** The purpose of the Rural with Services class is to provide for very low density land uses including residential use where limited water services are provided to avert an existing or projected health problem. Areas meeting the intent of the Rural with Services classification are appropriate for very low density residential uses and where provision of services will not disrupt the rural character of the land.

7. **Conservation:** The purpose of the Conservation class is to provide for effective long-term management and protection of significant, limited or irreplaceable areas. Management is needed due to the natural, cultural, recreational, scenic or natural productive values of both local and more than local concern. Areas meeting the intent of the Conservation classification include lands significant because of their natural role in the integrity of the mountain region such as ridgetops, areas of excessive slope, floodplains, wetlands, areas with a high potential for wildlife

habitat and areas that contain significant productive, natural, scenic, cultural or recreational resources.

### Transportation

Transportation planning is a very important aspect of land use planning, for the ease of ingress and egress determines development potential. As required by the North Carolina Department of Transportation (NCDOT), representatives from the County evaluate the traffic patterns and safety concerns during a planning process referred to as Transportation Improvement Program (TIP). Based on their evaluation, recommendations on new projects and rescheduling of existing projects are proposed to the North Carolina Board of Transportation. The following table represents the current highway program as determined by the NCDOT. The scheduled and proposed widening of existing roadways and new roads are identified on the following table; road maintenance projects are not.

**Table II-9  
NCDOT Highway Program for Avery County**

| <b>Route/City</b> | <b>ID No.</b> | <b>Location and Description</b>  | <b>Length</b> | <b>Work Phase</b>   |
|-------------------|---------------|--|---------------|---|
| US 19 E-NC        | R-2520*       | Multi-lane sections east of Spruce Pine to US 221. Widen roadway to a multi-lane facility. | 10.3          | Post year row and construction ---26850   |
| NC 105            | R-2811        | NC 105 to NC 184 in Tynecastle. Widen roadway to a multi-lane facility.                    | 4.3           | Purchase right of way 2015<br>Phase 1: 2015-2018 Construction<br>Phase 2: 2018 Begin Purchase of right of way |
| NC 194            | R-2710        | Banner Elk in Avery to Valley Crucis in Watauga. Widen & resurface roadway                 |               | Scheduled for Feasibility Study   |
| US 221            | R-2595*       | Blue Ridge Parkway to NC 181 in Linville. Widen roadway to a multi-lane facility.          | 11.6          | Post year row and construction 30950  |
|                   |               |  |               |   |
|                   |               |  |               |   |

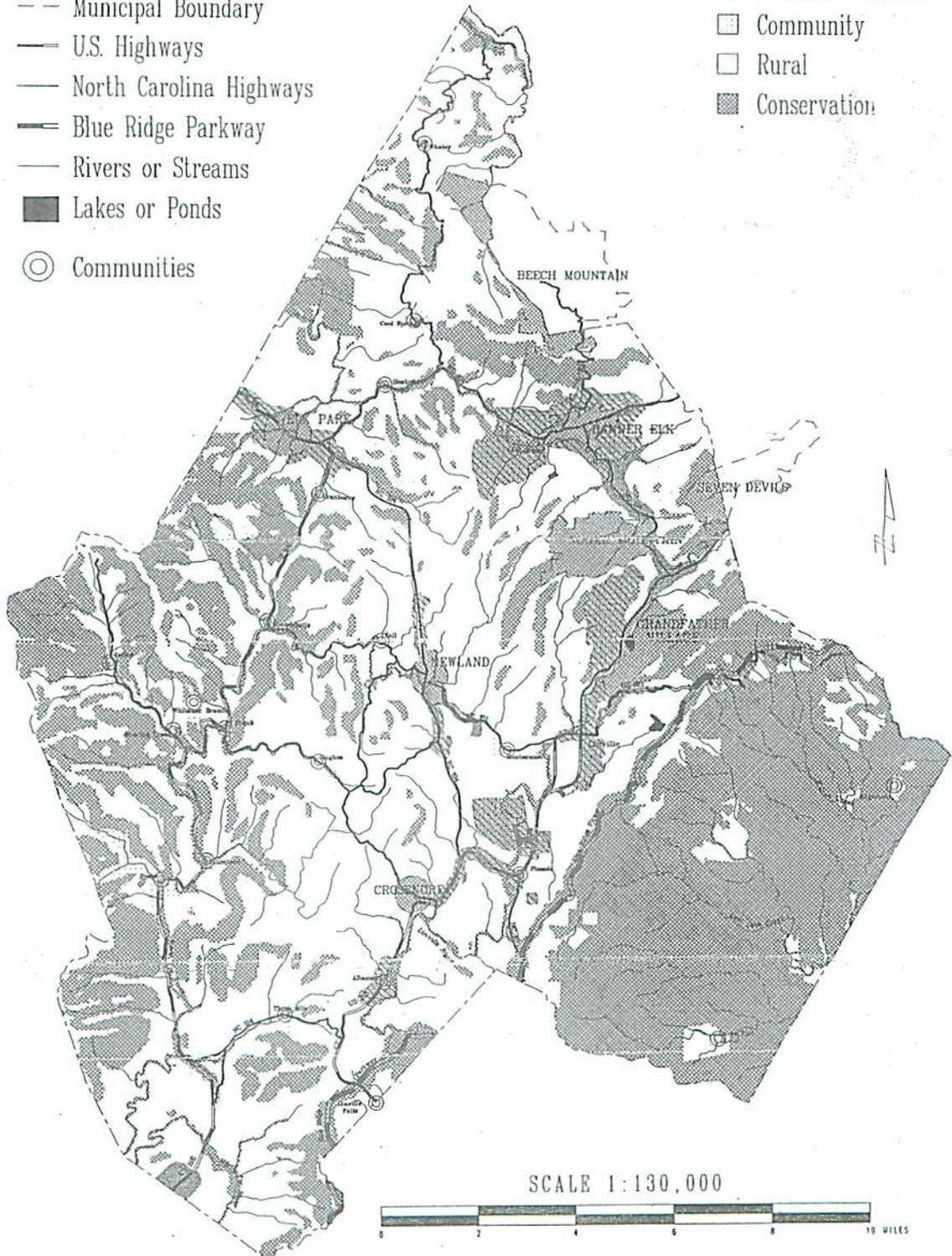
\*Indicates Intrastate project

# Avery County North Carolina

## Future Land Use

- County Boundary
- - - Municipal Boundary
- U.S. Highways
- North Carolina Highways
- Blue Ridge Parkway
- Rivers or Streams
- Lakes or Ponds
- ⊙ Communities

- Developed
- Urban Transition
- Limited Transition
- Community
- Rural
- Conservation



## CHAPTER III

### Citizen Participation In Land Use Decisions

# Citizen Participation

---

Citizen input into the development of land use planning initiatives in Avery County was sought in a variety of ways over the past year. Several workshops and public hearings were held and a direct mail survey was conducted. Newspaper coverage was encouraged; it focused on two specific issues: subdivision regulations and watershed ordinance enforcement. Attempts were made to receive citizen input on specific issues of subdivision regulations and watershed ordinance adoption and enforcement. These two issues were major initiatives being addressed by the Planning Board. Subdivision regulations were planning board initiated; watershed ordinance adoption and enforcement were state requirements.

Additionally, a direct mail survey was conducted. A total of 314 citizen opinion surveys were mailed to community business leaders and government officials. Twenty-one percent responded. The Planning Board will conduct another survey in coming months that will seek targeted participation from the agricultural community and the general public.

An informational workshop and two public hearings were held on proposed subdivision regulations. The workshop brought the county's real estate interests to the table and a number of constructive changes in the proposed regulations resulted. Attendance at the public hearings was sparse, but input from those attending brought further constructive changes.

After adoption of the subdivision regulations by the Board of Commissioners, a number of citizens expressed concern about the Family Subdivision provision.

The single land use issue, evoking the greatest citizen concern, during the past year is the Watershed Ordinance and its enforcement. This state mandated regulation has raised the land use regulation consciousness of the majority of Avery County's citizens. In many ways it has created a negative view of regulated land use and stimulated a greater sense of citizen involvement. Avery citizens became actively organized and involved when a town in an adjacent county proposed moving its water intake to a location in Avery County. The location would have prompted land use restrictions in an area around the intake in accordance with the regulations and, in the citizens' opinion, deterred economic growth.

Several well-attended public hearings and a number of non-government related meetings were held prompting the Board of County Commissioners to challenge the state law. Although the Board of Commissioners did adopt a minimum standards Watershed Ordinance and enforcement procedures to meet the state mandate, the county is now in litigation with both the State and the Town of Spruce Pine on the matter.

## Survey Design and Analysis

The Citizen Participation Survey was conducted through direct mail to ascertain views on the quality of Avery County in general, and need for controlled growth and development, particularly through land use regulation. The business community, county commissioners, and planning board members were targeted for the initial mailing. The survey will be conducted later, targeting a more generalized group of citizens and the agricultural sector. The 21% response rate, 65 respondents out of 314 surveys, is considered good.

The survey was structured so that respondents could rate various items in terms of like to dislike, more to less, needed to not needed, and good to poor. "Yes" and "no" responses were required of several items and opportunities were given to cite examples of "best" and "worst," "strongest" and "weakest" and to give comment. For profile purposes, some biographical information was asked for.

The survey is limited. The target was narrow, both in terms of classification and geographic location. The membership lists of the three Chambers of Commerce and government officials were used in establishing who surveys were to be mailed to. The business community, containing real estate and development interests, does not necessarily reflect the same viewpoints as farmers and the non-business community on land use issues. Future plans are to broaden the survey to include public participation from other groups. The data will be combined with what has now been collected and reanalyzed.

Respondents were asked on a numbered scale of one to five what they "liked about Avery County" in terms of "Like to Dislike" and asked to give examples of "Best and "Worst" for each category:

Table III-1

| What Do You Like Most About Avery County? | Liked | Moderate | Disliked |
|---|-------|----------|----------|
| Natural Environment                       | 100%  |          |          |
| Commercial Areas                          | 18%   | 51%      | 31%      |
| Residential Areas                         | 46%   | 49%      | 5%       |
| County Services                           | 21%   | 40%      | 39%      |
| Recreational Opportunities                | 43%   | 41%      | 16%      |
| Social/Cultural Activities                | 34%   | 38%      | 28%      |

Under Natural Environment, Grandfather Mountain and natural beauty were cited most often as best examples; soil erosion most often as worst. The entrance to Banner Elk was cited most often as the worst example of the county's Commercial Areas; no best examples were cited. Not enough citations were made under Residential Areas to identify strong opinion. Under County Services, county government was most often cited as the worst example, while the best example was the rescue

squads. Under Recreational Opportunities, the most often cited comment was the lack of organized recreation as being the worst example. Lees-McRae College was cited most often as the best example.

Rating the quality of Avery County in a number of areas on a numbered scale of "Good to Poor" revealed the following:

Table III-2

| How Would You Rate the Quality of the Following? | Good | Moderate | Poor |
|--|------|----------|------|
| General Appearance                               | 54%  | 36%      | 10%  |
| Roads & Upkeep                                   | 18%  | 36%      | 46%  |
| Water/Sewer Services                             | 27%  | 15%      | 58%  |
| Street Lighting                                  | 25%  | 40%      | 35%  |
| Crime Protection                                 | 56%  | 37%      | 7%   |
| Quality of Development                           | 36%  | 38%      | 26%  |
| Public Schools                                   | 37%  | 31%      | 32%  |
| Mayland Community College                        | 52%  | 42%      | 6%   |
| Lees-McRae College                               | 63%  | 31%      | 6%   |
| County Government                                | 15%  | 40%      | 45%  |
| Protecting Property Values                       | 19%  | 50%      | 31%  |

asked to comment on the best and worst examples of each area, under General Appearance, the most often cited worst example was the physical "dirtiness" of the county. The best example was the "natural scenic beauty." Under Roads and Upkeep, respondents most often complained about how they weren't properly maintained as the worst example; no best examples were cited. Not enough comments were made about Water and Sewer Services, Street Lighting, Crime Protection,

Public Schools, Mayland Community College, I-85, McRae College, or Protecting Property Values to derive a pattern for best and worst examples. County Government, in general, was most often cited as the worst example.

Respondents were asked on a numbered scale if they thought the county needed "more or less" development in various economic sectors:

Table III-3

| Does the County Need More or Less of the Following? | More | About Right | Less |
|---|------|-------------|------|
| Industrial Development                              | 70%  | 13%         | 17%  |
| Tourism Development                                 | 75%  | 10%         | 15%  |
| Commercial Development                              | 66%  | 19%         | 15%  |
| Residential Development                             | 62%  | 25%         | 13%  |
| Agricultural Development                            | 53%  | 42%         | 5%   |

Respondents were asked if the county should do more to protect farmland. Seventy-six percent responded "yes," while 24% responded "no."

When asked if Avery County should "encourage and promote" certain economic development activities, the results were as follows:

Table III-4

| Should Avery County Encourage and Promote the Following? | Yes | No  |
|--|-----|-----|
| More Commercial Stores/Shopping Centers                  | 83% | 17% |
| More Private Golf Courses                                | 66% | 34% |
| More Public Golf Courses                                 | 70% | 30% |
| More Tourism Attractions                                 | 57% | 43% |
| More Motels, Lodges, Bed and Breakfast                   | 63% | 37% |
| More Restaurants   | 74% | 26% |
| More National/State Forests, Parks, Wilderness           | 54% | 46% |
| More Seasonal Residents                                  | 44% | 56% |
| More Entertainment Facilities                            | 79% | 21% |
| More Meeting Facilities                                  | 64% | 36% |
| More Festivals, Fairs, Special Events                    | 77% | 23% |

When asked if development and growth in Avery County needed regulating, respondents were about evenly divided, with 56% saying "Yes," and 44% saying "No."

Specific controls were evaluated on a numbered scale as to "Needed vs. Not Needed." The results were as follows:

Respondents generally commented that "zoning is not needed," and that "voluntary controls" were best.

When asked if "showing an old friend Avery County for the first time," what they would identify as Avery's two strongest points and two weakest points," the majority cited "scenic beauty" and a "safe environment" as strong points. "Roadside litter, jobs, and solid waste problems" were cited as the weakest points.

Only 31% of the respondents said they had lived in Avery all of their lives. Those who had not said they had lived here at least 16 years. Less than 1% said they were seasonal residents. A total of 72% of the respondents owned property in the county. One percent of the respondents were under age 25, 18% between 26-40, 52% between 41-60, and 29% were 61 years old or older. Respondents were evenly dispersed between the townships of Linville, Banner Elk, and Newland. The predominantly rural areas of the County were not well represented. Plans are to survey those areas later. Eighty percent of the respondents said they were registered voters in Avery County and 93% paid Avery County property taxes.

## CHAPTER IV

### Land Use Issues, Goals, Objectives and Recommendations

# Land Use Issues Goals, Objectives and Recommendations

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The Avery County Land Use Plan is designed as a practical guide for organized growth and development, and for the provision of certain community needs. The goals and objectives were developed to provide general policies for the achievement of desired growth patterns. The community's needs, desires and visions are reflected in the stated goals. Objectives are the tasks and actions which, if taken, lead to the achievement of the goals.

To insure that the County's goals and objectives, as stated in this plan, reflect the needs and desires of Avery County residents, surveys were distributed. The distribution of surveys was conducted to solicit citizen views on the issues confronting Avery County.

The plan is only a guide for desirable future land use; therefore, local governmental action will be necessary to direct both public and private activities relating to the development of land and other community issues. The recommended methods are the techniques for the implementation of the land use plan. The techniques such as a land use management ordinance, capital improvement programs and others are all available to influence land development in the public interest. No single implementation tool is capable of implementing the land use plan. Instead, a combination of these techniques is necessary. The Land Use Plan will need to be implemented in stages over the next 10 years.

**Issue:** The need for economic development.

**GOAL I:** Promote planned growth and development that will enhance economic vitality while protecting the County's resources.

**Sub-Issue:** Growth and Development

**Objectives/Tasks:**

- Encourage development of employment opportunities that take advantage of local skills.
- Encourage provisions for job and employment training programs. Develop an economic base to provide employment opportunities and expand the tax base.
- Encourage and support the expansion of local businesses.
- Encourage diversified economic development.
- Undertake a strategic marketing program to reach multiple audiences.
- Assist new and existing industries in complying with state and federal legislation.

- Target small, environmentally clean, new industry.

#### RECOMMENDATIONS:

- 1) The Avery County Economic Development Commission should encourage, support and assist in the development of a regional coalition for the advancement of economic development.
- 2) The County is encouraged to construct a speculative/incubator facility for a potential industry.
- 3) The Economic Development Commission and the Chambers of Commerce should coordinate efforts in promoting the County to attract the diversified development of technical, manufacturing and service-oriented businesses.
- 4) It is recommended that a study committee be appointed by the Economic Development Commission and the Chambers of Commerce. The purpose of the study committee would be to meet with and evaluate the needs of existing businesses and offer their suggestions as to what type of assistance they might need. This assistance could be in the form of loans, information on grants, employee training, efficiency training, communications and other expert assistance.
- 5) Avery County should continue in its efforts with the assistance of the State, Lees-McRae College and Mayland Community College to offer vocational and technical preparation programs to students to meet the needs of local job place-

ment. In addition to these programs, schools and businesses should offer quality management and motivational-type programs.

#### Sub-Issue: Tourism

#### Objectives/Tasks:

- Encourage and promote guided growth of targeted tourism related development by providing adequate infrastructure and facilities for business, cultural and nature-oriented activities.
- Preserve and promote Avery County's appealing natural environment and ecotourism amenities.

The County should develop a greenways/trans system, connecting tourism designations within the County, encouraging nature-oriented activities and continued attraction from outdoor enthusiasts in a safe pedestrian-type mode of transportation.

- 5) It is advised that the County participate in the coordinated intergovernmental effort to promote and protect scenic byways and The Blue Ridge Parkway.

**Sub-Issue: Agricultural Development**

**Objectives/Tasks:**

- Insure the viability of the farming industry and protect agricultural land from premature development.
- Identify and preserve prime agricultural soils for agricultural use.
- Recognize and include agricultural interest in economic development activities and land use planning.

**RECOMMENDATIONS:**

- 1) An implemented land use guidance system will encourage growth in established communities and service nodes and discourage growth in agricultural lands.

- 2) The County should continue to encourage the federally funded Agriculture Cost Share Program for local farmers.

- 3) It is recommended that the County continue to offer the Use Value Assessment tax advantage for farmers.

- 4) The County, in conjunction with its agricultural offices, should promote estate planning and assist in conservation strategies to insure long-term maintenance of important farms and farmland.

- 5) The County should encourage and support its Farmland Preservation Program and incorporate agricultural representation on the Economic Development Commission.

- 6) The County, agricultural offices and the Avery County Agricultural Advisory Committee should initiate and perpetuate an education and training program that would include land management practices such as soil erosion and sedimentation control practices, and the appropriate handling and application of pesticides to protect workers and ground and surface waters.

- 7) It is recommended that organized efforts for the advancement of Christmas tree farming in Avery County continue to be encouraged and that a joint marketing effort be organized by the County Agricultural Advisory Committee.

- 8) The Economic Development Commission is advised to initiate and maintain contact between the agricultural community and the tourism interest in the County to reduce potential conflicts.

**Issue:** The protection and enhancement of the environment, its natural beauty and resources and the preservation of a "quality of life."

**GOAL I:** Protect and preserve the physical environment and natural resources of the County for sustained use for present and future generations.

**Sub-Issue:** Enforcement of land use and environmental rules and regulations

**Objectives/Tasks:**

- Implement and enforce the County's land management ordinances by establishing priorities and scheduling for inspection and ordinance administration within the Planning and Inspections Department.
- Establish and staff a planning department for the administration of the County's land management ordinances and to offer staff support to the Planning Board.
- Cross-train inspectors for the enforcement of the County's ordinances.

- Continue and increase the coordination of planning and economic development programs among the municipalities and the county.

**RECOMMENDATIONS:**

- 1) The County is recommended to evaluate its administrative capabilities for the development and enforcement of land related rules and ordinances and land planning activities.

**Sub-Issue:** Standards for Future Development

**Objectives/Tasks:**

- Encourage new economic development by developing the most appropriate land, and establish development standards to encourage high quality development.

Discourage disorderly growth and development by arranging new economic activities into compatible groupings in the most suitable areas.

- Encourage industrial parks, commercial parks and subdivisions.
- Protect available residential or suitable industrial and commercial land from inappropriate types of development. Encourage well-planned development and employment that is coordinated with necessary services including, but not limited to: water, sewer, land requirement, waste disposal facilities, and transportation access.

#### RECOMMENDATIONS:

- 1) It is recommended that Avery County implement a flexible land use management ordinance that reflects the needs and desires of the community. The land use management ordinance will protect the environment and encourage the regulation of the scale and impact of a development, rather than the development itself; consequently, making the proposed development compatible with surrounding existing uses while achieving an orderly pattern of growth and development. To determine the impact of a development project, the project must be evaluated on the environmental and community levels. A numerical rating system will consider environmental and man-made factors. The proposed development should be in accordance with the goals and objectives outlined in this plan.

The assignment of points will be based on the preservation of the environment and on the protection of prime agricultural land from disorderly growth. The second level of evaluation will be based on community impact. Community impact evaluation will be two-fold. First, it will include the evaluation of tangible factors, such as: The percent of surrounding land which is developed; road access; public water and sewer access; and distance to schools, fire and rescue services; and other similar factors. This evaluation is to encourage development in already established growth areas which have easy access to public facilities. This system will reduce the scattering of development and concentrate development for the efficient provision of public services.

The second aspect of the community impact evaluation will require compatibility assessment. For this phase, a developer will be required to present his plans at an open meeting with the public. At this meeting, the impact of the project on surrounding properties will be discussed. A developer may choose to voluntarily implement changes to a project to mitigate identified negative impacts. Should the project remain unagreeable to the public, the Planning Board, or another appropriate board, would make a determination on the approval of the project, based on all the available evidence. The purpose of the compatibility assessment is to insure that new development does not have a detrimental effect on established development. The best determination for

harmonious growth is public opinion, especially that of neighbors and adjacent land owners.

The system, as proposed and briefly summarized here will be thoroughly developed with public participation. The ordinance will provide flexibility, fairness, speed in processing and public participation. Individual development projects will not be designated for particular locations, such as in traditional zoning with the exception of areas in the County that request traditional zoning, but should adhere to the principle of free use of property as long as such use does not inflict an unreasonable burden on the environment or on the community.

- 2) When developing a flexible land use management system, the Avery County Planning Board is recommended to review Bedford County, Virginia's, Land Use Guidance System and Burke County, North Carolina's, Land Use Management Ordinance as examples of a flexible land use management system.

**Sub-Issue:** The protection and enhancement of the County's natural resources.

**Objectives/Tasks:**

- Promote greenways along streams and ecologically sensitive areas.
- Preserve environmentally and culturally significant areas.

- Protect viewsheds surrounding the Blue Ridge Parkway and other scenic corridors.
- Encourage the protection of endangered and/or threatened wildlife and vegetation.
- Encourage best management practices for logging as required by state legislation.

**RECOMMENDATIONS:**

- 1) When developing a land use management ordinance, the County should determine a list of environmental criteria which would insure the wise and beneficial use of the County's natural resources and the preservation of its beauty.
- 2) It is recommended that the County exercise its authority given by the N.C.G.S., Chapter 160A, Article 19, Part 4, 160A-401:

*"Any county or city may acquire, by purchase, gift, grant, bequest, devise, lease or otherwise, and through the expenditures of public funds, the fee or any lesser interest or right in real property in order to preserve, through limitations of future use, open spaces and areas for public use and enjoyment."*

- 3) By exercising the County's authority for the acquisition of natural areas, the County can actively pursue a greenways/trails program. A few of the environmental benefits of riparian and other types of greenways are as follows:

- (a) *"Accommodate flooding without damage to buildings, loss of economic activity, threat to life, or the need for expensive flood control structures;*
- (b) *Improve water quality by filtering surface water runoff, allowing infiltration and transpiration, perpetuating biological and biochemical processes, and displacing potential streamside uses that would otherwise degrade water quality;*
- (c) *Provide high quality habitat for fish and wildlife as well as travel corridors among parks, refuges, and sanctuaries;*
- (d) *Maintain biological diversity among plant communities;*
- (e) *Improve the quality of life through the conservation of varied plant and animal communities."*

**Sub-Issue:** The protection and enhancement of the County's visual quality.

**Objectives/Tasks:**

- Encourage the prevention of visual eyesores such as, but not limited to, abandoned and junked motor vehicles and trailers, dilapidated buildings, signs, and accumulated trash.

**RECOMMENDATIONS:**

- 1) It is suggested that the County offer incentives for the removal of eyesores and offer a means by which eyesores can be eliminated. Such a means or program would be a "car crash" month . . . a car demolition company would establish itself within the County for a month to flatten and haul off junked motor vehicles.
- 2) The County should consider adoption of an abandoned and/or junked motor vehicles ordinance and sign ordinance to preserve the scenic and aesthetic character of Avery County, in order to protect and promote the development of the tourist industry and to provide for the protection of the health, welfare and quality of life for residents and visitors. Additional benefits obtained from abandoned/junked cars and signage guidelines, and the reasoning behind the guidelines are as follows:
  - (a) To preserve and increase the value of commercial and residential buildings and property in the area by creating a more visually harmonious environment.
  - (b) Signage guidelines would also help to insure the safety of motorists on public roads in Avery County by preventing the distracting influence of unregulated signs throughout the County.

Sub-Issue: / County-Wide Thoroughfare Planning

Objectives/Tasks:

- Maintain a current, comprehensive thoroughfare plan as an element of the transportation plan.
- Upgrade and expand roadways and intersections to provide safe and efficient transportation.
- Use land use techniques that require all new public roads to meet NC DOT's standards.
- Encourage NCDOT's "Scenic Byway" designation for existing and potential scenic highways within the County.

RECOMMENDATIONS:

- 1) The County and the municipalities are advised to jointly form a thoroughfare technical coordinating committee composed of management, planning and engineering staffs for the administration of the County's Transportation/Thoroughfare Plan. Other duties include the following:
  - (a) Monitoring and reporting on the N.C. DOT's Highway Program projects and other thoroughfare projects.
  - (b) Recommending new transportation projects.

- (c) Requesting NCDOT's assistance for the update and revision of the Thoroughfare Plan in accordance with the Land Use Plan.
  - (d) Assisting the County and the municipalities in prioritizing transportation projects of significance for recommendation to NCDOT for inclusion in the Highway Program and other programs such as Scenic Highways.
- 2) The Transportation/Thoroughfare Plan should be incorporated into a land use management ordinance in the attempt to protect the character of the areas surrounding the thoroughfares and interchanges.
  - 3) The County is encouraged to develop and implement a corridor management plan for the identification and protection of local scenic byways and the Blue Ridge Parkway.