

# LAND USE PLAN

## Montgomery County, NC

### 2010



# Montgomery County Land Use Plan

Adopted July 20, 2010

---

## Prepared For:

### Montgomery County Board of Commissioners

Jackie Morris, Chairman

Dolon W. Corbett, Vice-Chairman

Anthony G. Copeland

Edgar Morris

Jim Matheny

Lance L. Metzler, County Manager

and

R. Scott Carpenter, AICP, Planning Director

---

## Prepared by the Land Use Plan Stakeholders Committee:

Boon Chesson  
Edgar Morris  
Chip Miller  
Anthony Elkins  
Kacy Cook  
Mike Collins

Chip Conner  
Jim Matheny  
Benny Hampton  
Carl Hollowell  
Bobby Myrick  
Crystal Cockman  
Russ Hollers

Marla Coulthard  
John Olmstead  
Molly Alexi  
Judy Stevens  
Kevin Lancaster  
Linda Karriker

and

The NC Department of Commerce  
Division of Community Assistance  
Piedmont Regional Office

---

# MONTGOMERY COUNTY

---

## Table of Contents

| <b><u>Section</u></b> |   | <b><u>Page</u></b> |
|-----------------------|---|--------------------|
| <b>Section 1</b>      | <b>Introduction</b>   | <b>1</b>           |
| <b>Section 2</b>      | <b>Purpose of Plan</b>  | <b>2</b>           |
| <b>Section 3</b>      | <b>The Planning Process</b>                                     | <b>3</b>           |
|                       | Land Use Plan Timeline  | 3                  |
| <b>Section 4</b>      | <b>Land Use Plan Vision Statement, Principles, and Policies</b> | <b>5</b>           |
|                       | Vision Statement  | 5                  |
|                       | Principles  | 5                  |
|                       | Land Use Policies   | 6                  |
|                       | Planning Coordination   | 6                  |
|                       | Agricultural and Rural Preservation                             | 6                  |
|                       | Public Infrastructure   | 7                  |
|                       | Environmental Quality   | 8                  |
|                       | Economic Development  | 8                  |
|                       | Residential Development   | 9                  |
|                       | Commercial Development  | 10                 |
|                       | Industrial Development  | 11                 |
|                       | Open Space and Recreation                                       | 11                 |
|                       | Natural, Historical and Cultural Resources                      | 12                 |
| <b>Section 5</b>      | <b>Future Land Use Plan Map</b>                                 | <b>13</b>          |
| <b>Section 6</b>      | <b>Implementation of the Plan</b>                               | <b>17</b>          |
|                       | Recommendations for Implementing the Plan                       | 17                 |
|                       | Use of the Future Land Use Map                                  | 17                 |
|                       | Use of the Land Use Plan Principles and Policies                | 17                 |
|                       | How Can the Plan Be Used by Various Users                       | 17                 |
|                       | Recommendations for Monitoring and Revising the Plan            | 18                 |
| <b>Section 7</b>      | <b>Existing Land Use and Development Regulations</b>            | <b>19</b>          |
|                       | The General Purpose of Land Development Regulations             | 19                 |
|                       | Zoning Ordinance  | 19                 |
|                       | General Use Districts in Montgomery County                      | 19                 |
|                       | Subdivision Ordinance   | 20                 |
|                       | Watershed Overlay Districts                                     | 21                 |
|                       | Flood Damage Prevention Ordinance                               | 22                 |
|                       | Campground Ordinance  | 22                 |



# MONTGOMERY COUNTY

---

|                  |   |           |
|------------------|---|-----------|
|                  | <b>RV Resort Ordinance</b>                      | <b>22</b> |
|                  | <b>Land Development Regulations Conclusions</b> | <b>22</b> |
| <b>Section 8</b> | <b>Background Information</b>                   | <b>23</b> |
|                  | <b>Infrastructure</b>                           | <b>23</b> |
|                  | Water System Overview                           | 23        |
|                  | Wastewater System Overview                      | 23        |
|                  | Transportation                                  | 25        |
|                  | Montgomery County Airport                       | 26        |
|                  | <b>Demographics</b>                             | <b>27</b> |
|                  | Peer Communities                                | 27        |
|                  | Population and Growth                           | 28        |
|                  | Race and Ethnicity                              | 30        |
|                  | Age   | 32        |
|                  | Housing   | 33        |
|                  | Educational Attainment                          | 35        |
|                  | Household Income                                | 35        |
|                  | Poverty   | 37        |
|                  | Crime   | 38        |
|                  | Recreation                                      | 38        |
|                  | Social Services                                 | 39        |
|                  | Labor Force                                     | 40        |
|                  | Occupations                                     | 41        |
|                  | Business Establishments                         | 41        |
|                  | Place of Work                                   | 44        |
|                  | Retail Sales                                    | 45        |
|                  | Government                                      | 46        |
|                  | <b>County Agricultural Production Analysis</b>  | <b>48</b> |
|                  | <b>Existing Land Use</b>                        | <b>50</b> |



# MONTGOMERY COUNTY

---

## List of Tables

| Table |  | Page |
|-------|--|------|
| 1     | Montgomery County Demographic Overview                                   | 27   |
| 2     | Population Growth in Montgomery County Jurisdictions, 1990-2000          | 28   |
| 3     | Population, Growth, and Density Comparison                               | 28   |
| 4     | Population Growth through Net Migration                                  | 29   |
| 5     | Hispanic Growth  | 30   |
| 6     | Population Growth by Race & Ethnic Origin                                | 31   |
| 7     | Comparison of Race and Ethnic Origin, 2005                               | 31   |
| 8     | Population by Age Range, Montgomery County                               | 32   |
| 9     | Median Age Comparison, 2005  | 32   |
| 10    | Housing Characteristics Comparison, 2000                                 | 33   |
| 11    | Seasonal or Recreational Units Comparison                                | 34   |
| 12    | Household Tenure Comparison, 2000  | 34   |
| 13    | Educational Attainment Comparison, 2000                                  | 35   |
| 14    | Household, Family, and Per Capita Income Comparison                      | 36   |
| 15    | Poverty Rates in Montgomery County by Demographic Category, 2000         | 37   |
| 16    | Poverty Rate Comparison, 2000  | 37   |
| 17    | Crime Rate Comparison, 2000  | 38   |
| 18    | Park Acreage and Outdoor Recreational Facilities                         | 38   |
| 19    | Labor Force and Unemployment Comparison                                  | 40   |
| 20    | Occupation Comparison, 2000  | 41   |
| 21    | Businesses and Job Comparison  | 41   |
| 22    | Economic Transition in the Montgomery County Economy                     | 42   |
| 23    | Employment Change by Industry, 1995-2005                                 | 43   |
| 24    | Commuting Comparison, 2000   | 44   |
| 25    | County Financial Comparison, 2005  | 46   |
| 26    | County Employment Comparison   | 47   |
| 27    | County Farm Comparison (1987-2002)                                       | 48   |
| 28    | Total Farm Acreage (1987-2002)   | 48   |
| 29    | Average Farm Acreage (1987-2002)   | 49   |
| 30    | Market Value of Agricultural Products Sold (1987-2002)                   | 49   |
| 31    | Market Value of Agricultural Products Sold, Average per Farm (1987-2002) | 50   |



# MONTGOMERY COUNTY

---

## List of Figures

| Figure |   | Page |
|--------|---|------|
| 1      | Location of North Carolina Peer Counties          | 27   |
| 2      | Population Growth in Montgomery County, 1990-2000 | 29   |
| 3      | Population Breakdown by Race and Ethnic Origin    | 30   |
| 4      | Housing Units by Type in Montgomery County, 2000  | 33   |
| 5      | Montgomery County Household Income by Range, 2000 | 35   |
| 6      | Median Household Income within Montgomery County  | 36   |
| 7      | Food Stamp and Medicaid Recipients                | 39   |
| 8      | Historical labor Force and Unemployment Rates     | 40   |
| 9      | Historical Number of Jobs in Montgomery County    | 42   |
| 10     | Montgomery County Commuting Patterns, 2000        | 44   |
| 11     | Gross Retail Sales in Montgomery County           | 45   |
| 12     | Retail Sales Per Capita, 2005                     | 45   |
| 13     | Montgomery County Revenues by Source, 2005        | 46   |
| 14     | Montgomery County Expenditures by Function, 2005  | 47   |
| 15     | Distribution of Land by Use                       | 50   |





## 1 Introduction

Businesses and individuals make plans every day. Local governments often do the same – making plans for future services, events and overall growth. Making plans says a couple of things about a place; 1) There is belief in and hope in a tomorrow, and 2) a belief that a positive difference can be made for the future. By planning, a county has determined change is occurring and a course of action must be formulated to develop the way it desires to grow.

### **A few good reasons to plan:**

- A good, clearly articulated plan forms the basis of a community's vision of its future. Without it, regulatory controls can be legally challenged as arbitrary.
- A good plan ensures that a community can provide services like water and sewer, emergency services, and law enforcement efficiently while maintaining a relatively low tax rate for its citizens.
- A good planning process involves a wide variety of citizens and interests. Once a community reaches consensus, the vision created in the plan can make future decision-making easier and less politically charged.
- Resources provided by state and federal governments are increasingly tied to good plans and planning processes. Highway funds, water and sewer grants, and environmental clean-up funding are easier to bring to a community if you have a well-crafted plan that shows community involvement.

*Source: NCAPA Citizen Planner Training Materials*

It is important for local governments to be visionary and attempt to forecast future conditions and plan accordingly. This land use plan does exactly that. It looks at past and current development trends, analyzes demographic and economic data, captures a vision of what the community desires to be, and presents a number of policies that represent the values of Montgomery County related to land use.

What does the future hold for Montgomery County? No one knows for sure. No one can predict how the County will function and what it will look like in 15 to 20 years. Hopefully, this plan will inspire you and the County's leaders to build a stronger and more prosperous Montgomery County. It is just a plan. Without action to implement the Montgomery County Land Use Plan, it will be just that – a plan on a shelf. With committed leadership it can help guide the future development of Montgomery County.



## 2 Purpose of Plan

The land use plan is designed to provide Montgomery County with a proactive guide for managing future physical growth and development over the next 15 to 20 years. The plan can also serve as the beginning of a program to preserve the County's quality of life, natural attributes, and agricultural lands. Also, the Land Use Plan attempts to lay out guidelines on the type of development the County seeks to promote along with areas of the County that are suitable for continued development of services and infrastructure to support such development. This plan shall officially be known and cited as the "Montgomery County Land Use Plan," except as referred herein as "Land Use Plan" or "Plan".

The main area of focus of the Plan pertains to land use because uses of land (e.g., agricultural/forestry, commercial, industrial, and residential) create tangible impacts upon surrounding communities that can be both positive and negative. These impacts can affect a community's visual environment, population density, traffic patterns, quality of life, tax base, and public services. Planning and managing for Montgomery County's future land use will both help to facilitate desired land use goals and to mitigate undesired outcomes.

In order to be an effective guide for managing future growth, it is vital that this Plan maintains a policy orientation. This means that an overall vision for growth is articulated, and goals and policies are formulated in order to achieve the vision. As part of this policy orientation, this Plan attempts a proactive planning approach that recognizes the current need to implement key policies to successfully accomplish desired future outcomes. Ultimately, this approach minimizes the need for reactive planning and gives Montgomery County some control over its future. It is crucial, therefore, that this Plan is reviewed and updated on a regular interval of approximately five (5) years in order to remain proactive and relevant toward managing future growth and land use.

Finally, this plan provides a foundation for further detailed studies and land use ordinance revisions. With regard to detailed studies, this Plan does not achieve a high level of detail that is necessary for effective area or corridor plans. However, the Plan does provide a solid groundwork from which to conduct future detailed studies that would address specific growth management issues of Montgomery County, such as the Lake Tillery and Uwharrie Mountains area and the I-73 and I-74 corridor. With regard to land use ordinance revisions, the policies contained in this Plan do not become enforceable laws or regulations once adopted. Rather, the Plan serves as a policy guide that provides justification for making informed land use and zoning decisions. The primary method for implementing and enforcing this Plan's policies is through text amendments to the Montgomery County land use ordinances. However, this Plan may also be used to assist in implementing policy in conjunction with other plans including economic development plans, strategic plans, water and sewer plans, emergency management and hazard mitigation plans, and budgetary plans.





## 3 The Planning Process

The land use planning process began with the formation of the Land Use Plan Stakeholders Committee at the Montgomery County Board of Commissioners meeting in August, 2009. The Stakeholders Committee was charged with developing a land use plan for the County. To achieve this purpose, the Committee met during five (5) comprehensive workshops in which the members discussed the most important growth and development issues facing the County over the next 20 years. During their meetings, the stakeholders developed consensus around recommendations to help guide future land use decisions in Montgomery County.

A detailed timeline capturing the steps in the process are listed below:

### Land Use Plan: Timeline

#### **September 29, 2009 – Land Use Plan Stakeholders Committee Meeting**

- Provided overview of land use planning basics
- Discussed primary land use issues facing Montgomery County
- Reviewed current land use map
- Provided overview of land use planning process and schedule

#### **October 28, 2009 – Land Use Plan Stakeholders Committee Meeting**

- Reviewed policies developed from first meeting
- Continued discussion of primary land use issues
- Developed future land use map

#### **December 2, 2009 – Land Use Plan Stakeholders Committee Meeting**

- Reviewed all policies developed from first and second meetings
- Reviewed draft Future Land Use Map
- Began developing Land Use Plan Goals and Policies
- Discussed other planning issues

#### **December, 2009 – January, 2010 – Development of Draft Plan**

- Edited draft Future Land Use Map
- Developed draft Land Use Plan Goals and Policies
- Developed Vision Statement

#### **January 27, 2010 – Land Use Plan Stakeholders Committee Meeting**

- Draft Future Land Use Map and Policies presented to Land Use Planning Stakeholders Committee for discussion.

#### **March 3, 2010 – Land Use Plan Stakeholders Committee Meeting**

- Presented 1<sup>st</sup> Draft of Land Use Plan to Land Use Plan Stakeholders Committee.

#### **March 30, 2010 Public Comment Session**

- Presented draft Land Use Plan to public for input (Montgomery County Agricultural Center).

**(Continued)**



# MONTGOMERY COUNTY

---

## **May 18, 2010**

- Presented Land Use Plan to Board of Commissioners and Planning Board for review, comment and recommendation.

## **June 28, 2010**

- Final revisions to Land Use Plan made based on comments from presentations.
- Presented Land Use Plan to Planning Board for review and recommendation.

## **July 20, 2010**

- Land Use Plan presented to Board of County Commissioners for consideration.
- Plan adopted by the Board of County Commissioners.



## 4 Land Use Plan Vision Statement, Principles and Policies

---

### Vision Statement

***The Montgomery County Land Use Plan seeks to promote economic growth in areas most suitable for development while preserving community character through protecting the County's rural and natural resources.***

---

The Policies and Future Land Use Map set forth in the Plan communicate an overall growth strategy for Montgomery County. In general terms the Montgomery County growth plan establishes the following principles...

- The County is encouraged to actively plan for growth along key highway corridors such as I-73/74, NC 24-27, NC 109, etc.
- It is important to preserve rural open space, forest lands, and farmland recognizing that these are important assets to the County's identity and citizen's quality of life.
- The County should plan for growth around the Lake areas and National Forest properties.
- It is important for the County to be an active leader in providing water and sewer services.
- Growth should be managed in a way to allow economic development while preserving the character of the community.
- Planning coordination among the County and other local governments should be a priority.
- Location of new development in areas where existing services are readily available should be encouraged.
- Economic and commercial development should not detract from the rural environment.
- Montgomery County's agricultural heritage, rural character and overall quality of life should be promoted and protected.

*(Developed by the Montgomery County Land Use Plan Stakeholders Committee 2009-2010)*

The above statements serve to highlight some of the broadest and most significant standards contained in the Land Use Plan. The reader however, is encouraged to consult the full text of the following Land Use Policy section as well as the Future Land Use Map to determine the specific policy positions of Montgomery County.



# MONTGOMERY COUNTY

---

## Land Use Policies

### Planning Coordination

- Policy 1.1** Coordinated intergovernmental planning for land use, transportation, water and sewer, tourism development, scenic preservation and economic development should be encouraged.
- Policy 1.2** Planning and development decisions that will have the effect of preserving more natural areas and open space should be encouraged.
- Policy 1.3** Community, small area, and special area planning efforts should be encouraged, where feasible and appropriate, to foster public involvement in the production of closely tailored, action oriented plans.
- Policy 1.4** Corridor planning and zoning should be encouraged along Federal and State routes, as well as heavily traveled and scenic roadways, to facilitate well-planned development along said corridors.
- Policy 1.5** Public involvement shall be encouraged in decisions on land use and development by making the public aware of proposed developments at the earliest opportunity, as well as by fostering communication between developers and the public.
- Policy 1.6** Private landowners should be made aware of benefits from land use planning, including potential economic advantages and personal pride gained from the reasonably flexible yet responsible use of a very important possession – their land.

### Agricultural and Rural Preservation

- Policy 2.1** Rural area lands having a high productive potential shall be conserved, to the extent possible, for appropriate forestry and agricultural use.
- Policy 2.2** Forestry, agriculture and very low density residential development shall be the preferred land uses in the designated rural agricultural areas of the County, as identified on the Future Land Use Plan Map. Urban levels of development should not be encouraged in rural agricultural areas.
- Policy 2.3** Appropriate non-residential uses which blend well with the rural/agricultural framework should be permitted in rural and agricultural areas on a case-by-case basis.
- Policy 2.4** Agri-tourism and eco-tourism enterprises may be encouraged in appropriate rural and agricultural areas to provide access to the many natural, agricultural, and scenic areas of the County, which cannot be found in “non-rural” areas.



# MONTGOMERY COUNTY

---

- Policy 2.5** Agri-tourism and value-added agricultural enterprises should be protected from land uses that are incompatible; these forms of enterprises provide valuable resources to the County in the form of tourism and economic development.
- Policy 2.6** The County should work with non-profit organizations such as the Land Trust for Central North Carolina to conserve green space and working forest and farmland.
- Policy 2.7** Continue to support Voluntary Agricultural District Program.

## Public Infrastructure

- Policy 3.1** Water and sewer services should be concentrated within geographically defined primary and secondary growth areas, in addition to the economic development focus areas depicted on the future land use map. However, extension of services may be necessary in rural areas to maintain adequate and safe service to existing customers.
- Policy 3.2** The County should afford the highest level of participation in providing water and sewer to the primary and secondary growth areas in order to enhance urban level development.
- Policy 3.3** The County should not encourage the extension of water and sewer services outside of the primary and secondary growth areas. Exceptions to this policy may include the provision of services to other local governments, cooperative agreements on major economic development projects, and extension to growth areas where lines must run through rural areas.
- Policy 3.4** The County should develop a comprehensive water and sewer supply plan.
- Policy 3.5** The County should encourage and participate in the development and implementation of a cooperative joint planning process among the municipalities responsible for water and sewer services that will help guide extensions in accordance with the land use plan and growth management policies of the affected jurisdictions.
- Policy 3.6** The County should encourage new major residential development to be located in growth areas likely to be served at some point by public infrastructure.
- Policy 3.7** The County should ensure that land development decisions are made to protect surface and ground water resources through protection, preservation and best practices.





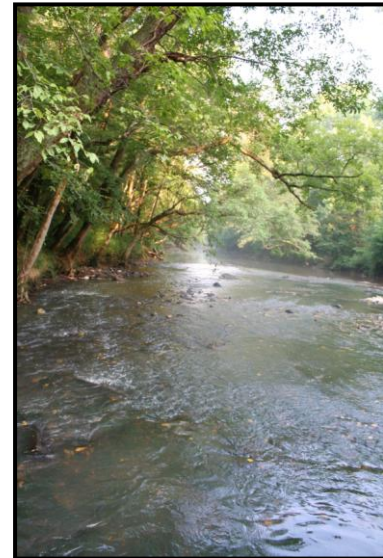
# MONTGOMERY COUNTY

---

- Policy 3.8** The County should explore the feasibility of developing a Comprehensive Transportation Plan.
- Policy 3.9** The County should consider all available options to extend high speed internet access throughout the County.
- Policy 3.10** The County should continue to pursue opportunities to improve the viability of the Montgomery County Airport by implementation of projects identified in the Airport's Transportation Improvement Plan (TIP).

## Environmental Quality

- Policy 4.1** Development activities should be discouraged in sensitive natural areas, such as floodplains, along streams, wetland areas, areas with very steep slopes or severe soil limitations, and significant natural heritage areas. If development must occur, low intensity uses such as open space, recreation, and agricultural activities shall be preferred.
- Policy 4.2** The County should promote land use patterns that result in more compact development that minimizes necessary infrastructure costs and consumes less land.
- Policy 4.3** The County should require all proposed land development to effectively mitigate potential excessive noise, odor, and air, water or light pollution.
- Policy 4.4** Runoff and drainage from development and agricultural activities should be of a quality and quantity as near to natural conditions as possible.



## Economic Development

- Policy 5.1** The County should encourage new and expanding industries and businesses which 1) diversify the local economy, 2) utilize a more highly skilled workforce, 3) increase residents' incomes, and 4) take advantage of employees' existing skills.
- Policy 5.2** The benefits of continued economic development should be balanced against the possible detrimental effects such development could have on the quality of life enjoyed by the area's residents.
- Policy 5.3** The County should protect, encourage and enhance a high quality of life, image and cultural amenities as an important component to economic development efforts.
- Policy 5.4** The development of the tourism industry should continue to be encouraged and promoted as a significant component to





# MONTGOMERY COUNTY

---

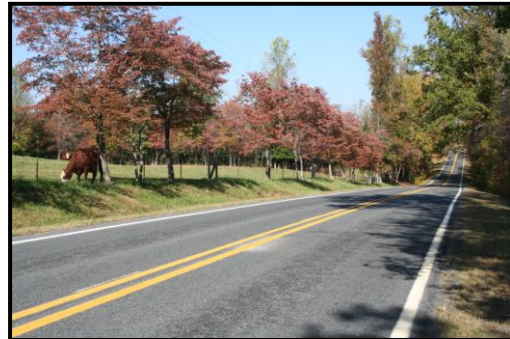
the County's economic development program.

**Policy 5.5** Economic development efforts should focus on revitalization or reuse of underutilized structures and sites in appropriately located commercial and industrial areas.

**Policy 5.6** Appropriate educational and training programs should be encouraged to help unemployed or underemployed local residents take advantage of business expansion and new development.

**Policy 5.7** Montgomery County should continue to support coordination of economic development resources with various local agencies and seek regional coordination and interaction between areas with shared economic interests.

**Policy 5.8** Planning and development decisions and policies should be based on the goal of promoting investment in Montgomery County to expand employment opportunities while preserving and improving the economic well-being and quality of life of all county residents.



## **Residential Development**

**Policy 6.1** Residential development should be encouraged to occur in areas where existing infrastructure and services are present and/or to develop in or near areas of existing residential activity.

**Policy 6.2** Factors to be considered in major subdivision approvals should include the suitability of soils, access to major thoroughfares, the potential availability of public services and facilities, and community compatibility in addition to other appropriate considerations.

**Policy 6.3** Major subdivision development which does not have access to either central water or sewage facilities should locate in areas where soil and geological characteristics are conducive to the long-term support of on-site systems such as wells and septic tanks.

**Policy 6.4** Innovative and flexible land planning techniques should be supported as a means of encouraging development configurations which are more desirable and which may better safeguard existing natural land and water resources

**Policy 6.5** The protection and rehabilitation of viable rural neighborhoods and communities should be encouraged by compatible residential development to ensure their continued existence as a major source of housing as a reflection of the long-term quality of life in Montgomery County.



# MONTGOMERY COUNTY

---

- Policy 6.6** Residential subdivisions should, in order to promote efficiencies in the delivery of urban services, be encouraged to develop in a fashion which minimizes “leap frog” development (i.e. leaving large vacant areas between developments).
- Policy 6.7** The County should preserve scenic views and elements of the County’s rural character by minimizing views of new development from existing roads through the use of natural buffers and open space.
- Policy 6.8** The County should consider providing incentives to preserve open land, including those areas that contain unique and sensitive features such as natural areas, wildlife habitats, steep slopes, streams wetlands and floodplains.
- Policy 6.9** Open space subdivision design should be encouraged to maintain the special features that contribute to the rural character, such as preservation of scenic views, woodlands, and farmland.
- Policy 6.10** The County should encourage creativity in the design of residential subdivisions by allowing for greater flexibility in the design, provided that the density of the development is not greater than that normally allowed in the district.
- Policy 6.11** The continued viability of single-family homes as a major housing source shall be encouraged while allowing and encouraging alternate forms of housing.
- Policy 6.12** Factors in determining preferred locations for high-density residential development shall include: proximity to employment and shopping centers, access to major thoroughfares, and the availability of public services and facilities.
- Policy 6.13** Development activities in the 100-year floodplain shall be discouraged.
- Policy 6.14** Residences should be served by a safe and efficient transportation network; the physical size and design of roads and streets should be scaled to accommodate the traffic volumes and population which they serve.
- Policy 6.15** Residential development should recognize the importance of protecting natural resources and should seek to minimize adverse impacts upon the natural environment (i.e. stream pollution, soil erosion, destruction of wildlife habitat).

## **Commercial Development**

- Policy 7.1** New commercial development should be encouraged to occur within areas where existing infrastructure and services are present and/or to develop in or near areas of existing commercial activity.
- Policy 7.2** Community commercial centers should be located in established communities at major cross roads and intersections identified as community services areas on the future land use map and should be adjacent to other community facilities such as schools, offices or places of public activity.



# MONTGOMERY COUNTY

---

**Policy 7.3** Mixed-use commercial development should be encouraged where appropriate and where compatible with surrounding residential uses.

**Policy 7.4** Compact commercial development should be emphasized in order to reduce the costs of public services and infrastructure.



**Policy 7.5** Attractive design and community appearance should be a primary focus in new commercial development.

**Policy 7.6** Commercial businesses that will attract visitors as well as meet the needs of existing residents should be promoted.

**Policy 7.7** Public policies should continue to support the maintenance and revitalization of commercial centers.

**Policy 7.8** A variety of mutually compatible and supportive mixed uses should be encouraged.

## Industrial Development

**Policy 8.1** Industrial development should be located on land which is physically suitable and has unique locational advantages for industry. Advanced planning for the identification of such land should be encouraged.

**Policy 8.2** Industrial development should not be located in areas that would diminish the quality of life of neighboring communities.

**Policy 8.3** Industrial sites should be discouraged from locating in environmentally fragile areas.

**Policy 8.4** Heavy industrial sites should be separated from nonindustrial areas by natural features, green belts and/or other suitable means.

**Policy 8.5** New industrial development should be encouraged to locate in existing and planned industrial parks.

**Policy 8.6** Sustainable economic growth, environmental protection, and quality of life should be pursued together as mutually supporting growth management tools.

**Policy 8.7** New rural industrial development should be located in areas of the site that would lessen the impact to adjoining residential and agricultural lands.

## Open Space and Recreation

**Policy 9.1** Farms, woodlands, and floodplains should be recognized as an integral part of the County's open space system.

**Policy 9.2** Future park development and open space preservation shall be carefully planned to provide for the rational and equitable distribution of recreation and open space opportunities within



# MONTGOMERY COUNTY

---

the County.

- Policy 9.3** Provision of open space and recreation facilities in private development should be encouraged to complement the demand for publicly-financed facilities.
- Policy 9.4** In determining future sites for park, recreation and open space facilities, multiple objectives of: natural area conservation, visual enhancement, promotion of culture and history, watershed and flood prone area protection, etc. shall be considered.
- Policy 9.5** Explore opportunities to connect National Forest lands, open space, recreational lands, and access points via a planned trail system.

## **Natural, Historical and Cultural Resources**

- Policy 10.1** Multiple and appropriate adaptive use of the County's historic resources shall be encouraged, especially those that enhance their appeal in relation to tourism.
- Policy 10.2** The destruction of architectural, historic, and archeological resources in the County shall be discouraged, unless they pose a significant public health hazard.
- Policy 10.3** Designated conservation areas (e.g. Town Creek Indian Mound) should be protected from development that detracts from the area.
- Policy 10.4** Scenic rivers, primary waterways, and other valued tributaries should be buffered from the harmful effects of development.
- Policy 10.5** The County should support the development of citizen teams and partnerships necessary to protect and enhance Montgomery County's unique natural and cultural resources.
- Policy 10.6** The County should recognize, protect and creatively assist in the promotion of developing heritage areas in order to stimulate orderly, sustainable economic growth and quality of life.
- Policy 10.7** The County should recognize through land use decisions that properly designed development can co-exist along conservation areas, protecting our natural heritage and making Montgomery County's quality of life sustainable.
- Policy 10.8** Development of the tourism potential of the area's archeological, architectural and historic resources should be encouraged.
- Policy 10.9** The County should continue to inventory cultural resources and assets.
- Policy 10.10** Creation of a conservation plan for Montgomery County that identifies the County's historic, cultural, and natural resources assets should be encouraged.





## 5 Future Land Use Plan Map

The Future Land Use Map for Montgomery County depicts generalized land use patterns for the County for the next 15-20 years. Like all future land use maps, it is general in nature and should be used only as a guide by decision-makers in making future land use decisions. No attempt has been made to identify land use patterns on a lot-by-lot basis. Rather, land use decisions should be made using the map as a guide together with the policies contained in this Plan.

On the Future Land Use Map, land is classified as located within one of three primary land use classifications (Primary, Secondary, and Rural/Agricultural) and may also be located within one of six special planning areas, two conservation corridors, or three economic development focus areas. What follows is a description of each of these classifications and areas.

**Primary Growth Areas** – Primary growth areas are located within and adjacent to existing municipal corporate limits. Primary growth areas are likely to have access to urban infrastructure services, such as water and sewer, or the ability to obtain these services in the near future. Primary Growth Areas are predominantly mixed use and include residential, commercial, and industrial land uses. Higher density development levels can be anticipated in these areas.

**Secondary Growth Areas** – Secondary growth areas are areas where infrastructure and services necessary for development may or may not be in place, but could be provided in the next 10 to 20 years if cost effective. Secondary growth areas have already experienced some level of development and are areas where additional growth and development may be encouraged in the future, but on a lower priority basis than in primary growth areas.

**Rural/Agricultural Areas** – Rural/Agricultural areas are characterized by traditional agricultural operations, pasture land, forestry, rural residential subdivisions, and scattered non-farm residences on large tracts of land. Rural/Agricultural areas contain scenic, historic, and other natural heritage assets that contribute to the unique characteristics of the land. Rural/Agricultural areas also provide for agriculture, forestry, mineral extraction and other allied uses that require large open farm land and forest areas for the necessary production of food and fiber. Since these operations require unique operating hours and practices that may produce noise, odors, slow-moving vehicles, etc. they should be located in relatively isolated and undeveloped areas. Other land uses such as energy generating plants, airports, landfills, sewage treatment plants, fuel storage tanks and other industrial type uses may also be appropriate in Rural/Agricultural areas if sited in a manner that minimizes their negative effect on surrounding land uses or natural resources. Sustainable rural economic growth, environmental protection, and rural quality of life shall be pursued together as mutually supporting growth management goals in Rural/Agricultural areas.

**Community Service Areas** – Areas designated Community Service Areas may be suitable for clustered, mixed land uses to help meet the shopping, employment, and other needs of rural communities within the County and also provide a local sense of “community”. Community Service Areas are presently developed at low densities, which are suitable for private septic tank use and are generally small and are not incorporated. Very limited municipal type of services such as fire protection and community water may be available, but municipal type sewer systems are not typically provided as a catalyst for future development.



# MONTGOMERY COUNTY

---

**Economic Development Areas** – Areas designated Economic Development Areas are locations where significant industrial or other job-creating activities such as outlet centers are located and where additional industrial/commercial activity may be encouraged. These areas are in close proximity to major thoroughfares and often have good rail access. Water and sewer infrastructure has also been extended to these areas. Development considerations include the adequacy of the transportation network to support additional industrial vehicle traffic, water and sewer capacity, and minimizing impacts to adjoining uses.

**Special Planning Areas** – Areas designated as Special Planning Areas have unique planning needs due to rapidly changing land use patterns, infrastructure improvements, deterioration of resources, or significant natural or cultural features that warrant further study and possibly a more detailed and focused planning effort in the future. The following special planning areas have been identified as areas that have unique characteristics and special needs that warrant further study and attention:

**Uwharrie Mountains/ Lakes Special Planning Area** – The Uwharrie Mountains/Lakes Special Planning Area is a large area in the northwest corner of Montgomery County that includes Badin Lake, a portion of Lake Tillery, and a significant amount of the Uwharrie National Forest. Together with the Lake Tillery Special Planning Area, nearly all of Montgomery County's growth in the last decade has occurred in this area. Many of the County's recreational resources are also located in this area. Balancing development pressure and growth while maintaining the area's natural resources and desirability for recreation and homeowners are key issues that merit additional study.

**Lake Tillery Special Planning Area** – The Lake Tillery Special Planning Area is located in the western part of the County adjacent to Lake Tillery. This area has witnessed significant amounts of residential development, including golf course and campground communities. Several large tracts of desirable undeveloped land also remain in this area. Providing additional services and infrastructure, primarily sewer, to the planning area will continue to be significant issues in the future that will merit more detailed study.

**Town Creek Indian Mound Special Planning Area** – The Town Creek Indian Mound Special Planning Area lies in the extreme southern portion of the County. The area is home to the Town Creek Indian Mound, a National Historic Landmark and a North Carolina Historic Site. In addition to the Town Creek Indian Mound, the area contains extremely fertile soils and significant cultural and natural resources. Protections of the significant natural and cultural resources of the area, in addition to preservation of the special character of the area are the primary issues that merit a more in-depth planning effort.

**NC Highway 731 Special Planning Area** – The Highway 731 Special Planning Area runs east-west in the southern part of the County along NC Highway 731 from the Lake Tillery Dam and Tillery Hydroelectric Plant on the Stanly County line in the west, through the Town of Mount Gilead, the unincorporated community of Pekin to Alternate US Highway 220 south of the Town of Candor. The NC Highway 731 Special Planning Area is characterized by its overall rural quality that changes as you travel from one side of the county to the other. Because public perception of Montgomery County's rural quality of life is based largely on what can be seen from an automobile and roadside land is fairly easy to develop for residential and commercial uses, maintaining the highway's special rural character and scenic views in the future requires more detailed planning.





# MONTGOMERY COUNTY

---

**Sandhills Scenic Drive (Highway 24/27) Special Planning Area** – The Sandhills Scenic Drive or NC Highway 24/27 Special Planning Road runs east to west through the center of the County going from the Moore County line through the Towns of Biscoe and Troy, as well as Uwharrie National Forest before reaching the Stanly County line at Lake Tillery. The entire length of Highway 24/27 in Montgomery County is part of the Sandhills Scenic Drive, a NC Scenic Byway designated by the NC Department of Transportation that starts in Carthage in Moore County and ends just outside Albemarle in Stanly County. In addition to the special visual characteristics the road offers, NC Highway 24/27 is the primary east to west highway in Montgomery County and as such has a large volume of traffic and has seen significant amounts of development between and within the Towns of Troy and Biscoe. Maintaining the special visual quality of the road corridor that make it worthy of designation as a NC Scenic Byway while also accommodating additional economic growth creates issues that need more detailed study and planning in the future.

**I-73/I-74 Corridor Special Planning Area** – The I-73/I-74 Corridor Special Planning Area runs north – south in the far eastern portion of the County from the Randolph County line to the Richmond County line. I-73/I-74 is the only federal interstate in Montgomery County. Currently, the I-73/I-74 Corridor Special Planning area has not experienced significant development, but the corridor has potential for significant amounts of development in the future. To ensure that future development along the corridor is well planned, complements the needs of the community, and enhances the overall quality of life for Montgomery County's residents, a more detailed planning effort is necessary in the future.

**Montgomery/Moore Economic Development Site** – The Montgomery/Moore Economic Development Site is the projected location of a certified industrial mega-site to be developed by both Montgomery County and Moore County. Located east of I-73/I-74 near Star, Biscoe, and Candor, the area has both good interstate and rail access.

**Conservation Corridors** – Conservation corridors are areas in the landscape that contain and connect natural areas, open space, and scenic or other resources. They often lie along streams, rivers, or other natural features. Conservation corridors also have the potential to protect environmentally sensitive areas by providing linkages in the landscape and potential buffers between natural and/or human communities.

**Little River Conservation Corridor** – The Little River Conservation Corridor is centered on the Little River that runs north to south through the center of Montgomery County. The Upper and Lower Little River are significant Natural Heritage Areas due to the diversity of aquatic life that can be found here. The Upper Little River is also important habitat for the highest diversity of freshwater mussels, which indicates very high water quality. The Lower Little River runs alongside Town Creek Indian Mound and is a large floodplain forest, one of the most rich and declining types of wildlife habitat in the state.

**Uwharrie River Conservation Corridor** – The Uwharrie River Conservation Corridor is centered on the Uwharrie River that runs north to south through the northwest portion of the County and the Uwharrie National Forest before converging with the Yadkin River to form the Pee-Dee River. The Uwharrie River and its tributaries are known to possess some of the highest water quality in the Piedmont and provides habitat to a high number



# MONTGOMERY COUNTY

---

of priority aquatic freshwater mussels, insects and fish. The Uwharrie River also provides some of Piedmont North Carolina's best paddling stretches for canoers and kayakers.



## 6 Implementation of the Plan

### Recommendations for Implementing the Plan

1. Hold workshops for the Board of County Commissioners and Planning Board on how the Land Use Plan can be used upon adoption. These meetings can look at different aspects of the plan at each meeting.
2. Refine the staff recommendation process for all land development proposals, rezoning requests, conditional use permits, and subdivision proposals. The staff recommendation will include a short analysis of how the proposed development will meet or not meet the Montgomery County Land Use Plan's policies as well as the Plan's Future Land Use Map.
3. Make necessary changes to the County's development regulations (i.e. zoning, subdivision, campground, etc.) to allow for the type of development desired by the community. For example, changing the County's subdivision regulations to allow conservation subdivision design or requiring undisturbed stream buffers along perennial streams.
4. Encourage the Board of County Commissioners and Planning Board to use the Montgomery County Land Use Plan on a regular basis, to serve as a helpful guideline for making decisions on rezoning requests, conditional use permits, and subdivision proposals.

### Use of the Future Land Use Map

The Future Land Use Map should be used as the first step in evaluating development proposals. The Future Land Use Map and the supporting information in Section 4 outline appropriate locations for different types and patterns of land development. When reviewing a proposed development, the developer, staff, citizens, Planning Board and Board of County Commissioners should determine first if that type of development is desired in the location that is being proposed.

### Use of the Land Use Plan Principles and Policies

The principles and policies outlined in Section 4 of the plan should be used as the second check in evaluating how well proposed developments are supported by the Montgomery County Land Use Plan. The principles and policies represent general principles that affect all development within the County. If a proposed development does not appear to be supported by these principles and policies, it should be returned to the developer for revisions.

### How Can the Land Use Plan Be Used By Various Users?

To aid in the effective use of the Montgomery County Land Use Plan, the following examples, illustrate how different users can employ the Plan's principles and policies as well as the Future Land Use Plan Map in evaluating a rezoning request:



# MONTGOMERY COUNTY

---

## **As Used by the Developer**

The developer or property owner can petition for a rezoning request that is consistent with the County's policies, thereby increasing the chances for rezoning approval, and minimizing guess work and time wasted.

## **As Used by the County Planning Board**

Prior to their regular meeting, each Planning Board member can make his or her own determination as to the consistency of the proposed rezoning with the County's adopted principles and policies as well as the Future Land Use Map contained in the Land Use Plan. As always, the Planning Board should take into account the recommendations of the Plan, but may choose to give different weight to the different elements of the Plan along with any other mitigating factors.

## **As Used by the General Public**

Residents of the County can and should reference specific principles and policies of the Plan when seeking a zoning change or speaking in favor of or in opposition to a rezoning request.

## **As Used by the Board of County Commissioners**

In its legislative authority to rezone property, the Board of Commissioners has the final word as to whether the rezoning request is consistent with the various plans and ordinances that affect the property in question. The Board should take into account and weigh the interpretation of the Plan's policies as employed by the property owner, the Planning Board, staff, and the general public. Over time, a track record of policy interpretation forms a consistent foundation for decision-making.

## **Recommendations for Monitoring and Revising the Plan**

As the Montgomery County Land Use Plan is used and development occurs in the County, it will be necessary to make revisions to the Plan in order to keep it updated. A major development, new road or water and sewer extensions can drastically change an area of the planning jurisdiction. It is recommended that the County Planner convene a meeting of the Montgomery County Land Use Plan Stakeholders Committee a minimum of every five (5) years to look at changes that need to be addressed and to provide an opportunity to monitor the County's progress in implementing the plan.

It should also be noted that County staff, the Planning Board and Board of County Commissioners play a vital role in monitoring and revising the plan as well. The Montgomery County Land Use Plan will only be a document worth using if it is kept up to date and used on a regular basis by the Board of County Commissioners, Planning Board, staff and citizens of Montgomery County.



## 7 Existing Land Development Regulations

### The General Purpose of Land Development Regulations

Montgomery County uses a variety of regulatory tools to manage land development within its jurisdiction. These tools include: a zoning ordinance, subdivision ordinance, a watershed zoning ordinance, a flood damage prevention ordinance, campground ordinance and RV ordinance. Each of these ordinances have been crafted and adopted to provide specific rules and regulations for the development of land within Montgomery County. Below is more detailed explanation of each ordinance.

### Zoning Ordinance

The zoning ordinance, originally adopted in 1985, is a legal and administrative tool to insure land uses within the community are properly situated in relation to one another, and that adequate space is provided for each type of land development. It allows the control of development density so that property can be provided with adequate public services such as streets, schools, recreation, utilities, and fire and police protection. Zoning also helps direct new growth into appropriate areas and protects existing property by requiring that new land development provide adequate light, air, and privacy for persons already living and working within the community.

Prior to June, 2002 only 25% of the County was zoned. Currently, Montgomery County has control of zoning of all land outside municipal city limits and their extra-territorial jurisdictions (ETJ).

### General Use Zoning Districts in Montgomery County

The following is a description of Montgomery County's current general use zoning districts. The portion in *italics* is an excerpt from the Zoning Ordinance, followed by non-italicized comments on how the district had been applied and its impact on land use patterns in Montgomery County.

**R-1 Residential District:** *The R-1 Residential District is established as a district in which the principal use of land is for low-density residential and agricultural purposes. The regulations of this district are intended to protect the agricultural section of the community from an influx of uses likely to render it undesirable for farms and future development, and to insure that residential developments dependent upon septic tank systems for sewage disposal will occur at sufficiently low densities to insure a healthful environment.*

The R-1 Residential District is predominately being applied to parcels of land adjacent to NC Highways 134 and 24/27 and areas adjacent to Lake Tillery and Badin Lake.

**R-2 Residential District:** *The R-2 Residential District is established to promote low and medium density residential neighborhoods.*

The R-2 residential district is currently being applied to much of the land immediately surrounding the Town of Troy and especially the parcels between Biscoe and Star, and Candor and Troy. Some areas located near Badin Lake and Lake Tillery that are primarily part of Uwharrie National Forest are also zoned R-2.



# MONTGOMERY COUNTY

---

**R-3 Residential District:** *The R-3 Residential District is established to promote areas for affordable housing as well as other housing in R-1 and R-2.*

This most lenient zoning district is applied to the majority of Montgomery County. Large portions of the north-central and south-central parts of Montgomery County are zoned R-3. R-3 is also an agricultural based district.

**C Commercial District:** *The Commercial District is established as a district in which the principal use of land is for the provision of retail goods and services. Residential homes can be placed in this district with a signed, notarized, and recorded statement in the Register of Deeds stating that all commercial uses may be placed next to the residence.*

A very small percentage of the County is zoned Commercial. The largest area zoned C is the eastern side of Alt. 220 between Biscoe and Candor.

**I Industrial District:** *This is an area primarily for industrial assembly, fabrication, and storage located on planned sites with access to highways and containing adequate utility facilities. Residential homes can be placed in this district with a signed, notarized, and recorded statement in the Register of Deeds stating that all industrial uses may be placed next to the residence.*

The Industrial District is applied to properties located along several highways located in Montgomery County. Portions of Alt. 220, NC 109, and NC 24/27 are zoned I.

## Subdivision Ordinance

Subdivision ordinances are locally adopted laws governing the process of converting raw land into building sites. Regulation is accomplished through subdivision plat approval procedures, under which a land owner or developer is not permitted to make improvements or to divide and sell lots until a proposed subdivision plat has been approved. Approval of a proposed subdivision is based on compliance of the proposal with development standards set forth in the subdivision ordinance. Attempts to record an unapproved plat with the local register of deeds, or to sell lots by reference to such a plat, may be subject to various civil and criminal penalties. Subdivision regulations serve a wide range of purposes. To a health official, for example, they are a means of insuring that a new residential development has a safe water supply and an adequate sewage disposal system. To a tax official, subdivision regulations help to secure adequate records of land titles. To school or park officials, they are a way to preserve or secure school sites and recreation areas needed to serve people moving into new neighborhoods. To realtors and homebuyers, they are an assurance that home sites are located on suitable, properly oriented, well drained-lots, and are provided with the services and facilities necessary to maintain and enhance property values.

The stated purpose of the Montgomery County Subdivision Ordinance is to provide:

- for the orderly growth and development of the County;
- for the coordination of street and highways and with other public facilities;
- for the dedication or reservation of recreation areas serving residents of the immediate neighborhood within the subdivision and rights-of-way or easements for street and utility purposes;





# MONTGOMERY COUNTY

---

- for the distribution of population and traffic in a manner that will avoid congestion and overcrowding and will create conditions essential to public health, safety, and general welfare; and
- for the adequate provision of water, sewage, parks, schools, and playgrounds, and also to facilitate the further re-subdivision of larger tracts into smaller parcels of land.

## Watershed Overlay Districts

The watershed zoning ordinance is established to impose higher development standards on land located upstream of and draining into the drinking water supply than is generally imposed on other property. The intent is to exclude certain activities and maintain current development patterns in order to prevent the risk of pollution from more intense land uses. Approximately 29% of Montgomery County lies within a water supply watershed. Regulation of this property comes under the regulations established by one of the three watershed zoning districts: WS-II, WS-III, and WS-IV.

The County has elected to use the low density option under the water supply watershed protection rules. For the Drowning Creek, Badin Lake, Tuckertown Reservoir and Lake Tillery Watershed, a vegetative buffer with a minimum width of 30 feet is required from the banks of all perennial streams or other waters. The Bear Creek watershed requires a 35 foot vegetative buffer. Additionally, for all new developments that exceed low density requirements and are located in a water supply watershed the minimum buffer is 100 feet.

**WS-II** (Protected) watersheds are permitted a maximum density of one (1) dwelling unit per acre of land for single family residential developments and twelve percent (12%) built upon area for all other development. No new discharging landfills are allowed within any watershed.

In the **WS III** (Protected) watershed a maximum of one (1) dwelling unit per half acre for single family residential developments is permitted or 24% built-upon area is permitted for all uses other than single family residential. No new discharging landfills are allowed within any watershed.

In the **WS IV** (Critical Area) a maximum density of one (1) dwelling unit per half acre and 24% built upon area is permitted. In the rest of the WS-IV watershed (Protected Area) a maximum density of one (1) dwelling unit per half acre and (24%) built upon area is permitted where curb and gutter is used or one (1) dwelling unit per one third acre and thirty six percent (36%) built upon area is permitted for projects without a curb and gutter street system. The density requirements in the WS-IV watershed apply only to projects requiring a Sediment and Erosion Control Plan. No new landfills or petroleum contaminated soil application sites are allowed in the WS-IV Critical Area.

Additionally, ten percent (10%) of the County's area within the WS II and WS III watersheds outside the critical areas may be developed with new nonresidential development projects of up to 70% built upon area. Within WS II, WS III, and WS IV watersheds, new development and expansions to existing development may occupy up to ten percent (10%) of the protected area with up to 70% built upon area on a project by project basis when approved as a special intensity allocation (SIA).



# MONTGOMERY COUNTY

---

## **Flood Damage Prevention Ordinance**

Montgomery County utilizes a flood damage prevention ordinance to provide extra protection to the public's health, safety, and general welfare in flood prone areas. The flood damage prevention ordinance seeks to minimize public and private losses from flooding. In all areas of special flood hazards (where base flood elevation data is provided) Montgomery County's ordinance requires an the lowest floor elevation of any new (or substantially improved existing structure) to be a minimum of one (1) foot above the base flood elevation and prohibits placement of new manufactured homes in this area. In areas where the base flood elevation data is not available, the County requires the lowest floor elevation (including the basement) to be at least two (2) feet above the highest adjacent grade. No encroachments, including fill, new construction, substantial improvements and other developments shall be permitted unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in the flood level during the occurrence of the base flood.

## **Campground Ordinance**

In May of 2004, Montgomery County adopted a Primitive Campground Ordinance to specifically regulate the development and use of campground facilities. The ordinance regulates the site requirements for establishing a campground with a minimum tract of land of three (3) acres needed for approval. Additionally, the ordinance provides guidelines for minimum campground lot sizes, setbacks, required recreational areas, walkways, access points, and utilities.

## **RV Resort Ordinance**

Montgomery County has also enacted a RV Resort ordinance to handle the specific development of RV parks. In particular, the ordinance establishes a minimum lot size for the creation of an RV Resort, which is 20 acres. The ordinance also provides details and regulations on minimum sizes of RV sites, recreation areas, access, utilities, walkways, parking spaces, and accessory uses.

## **Land Development Regulations Conclusions**

Montgomery County has amended its regulations over the years to improve the quality of development in the community. As an outgrowth of this land use planning process, the County will continue to refine its ordinances to reflect community values and to encourage quality development as the County grows. Some of the key issues the County intends to address as an outgrowth of this Land Use Plan include:

- Encouraging new types of development and greater creativity in meeting community needs.
- Examining the relationship between new development and the strain it places on public infrastructure.
- Preserving farmland and open space.



## 8 Background Information

### Infrastructure

Infrastructure refers to the transportation and utility assets of a community that are often necessary for development. A community's infrastructure plays a large role in determining where development will occur and not occur. Property with convenient access to a transportation thoroughfare, adequate potable water and public sewer is much more valuable and has many more potential uses than a property without infrastructure. Montgomery County, by operating a large water system and a limited wastewater system as well as influencing where roads and highways are built plays a large role in determining where development will and will not occur.

### Water System Overview

Several entities provide water service to the citizens of Montgomery County. First, Montgomery County provides water service directly to its citizens. The County has water lines that extend along many of the major thoroughfares throughout the County. Secondly, the municipalities within the County buy water from the County and provide it to their residents. The municipalities of Biscoe, Candor, Mount Gilead, Star and Troy all provide water service under this agreement. Finally, the Handy Sanitary District provides water to residents in the extreme northwest corner of Montgomery County. As a result of these numerous service providers, water service is readily available to property owners and residents throughout the County.

In general, the municipal systems provide water service to their residents and Montgomery County services residents outside of municipal corporate limits. The Montgomery County Water System consists of approximately 500 miles of distribution lines and has roughly 4,500 metered connections. Lake Tillery is the primary source of water in Montgomery County. The vast majority of the water lines that make up the system are made of Polyvinyl Chloride (83%) and are between 2 – 12 inches in diameter. The Montgomery County Water System has experienced an average daily water use of just over 3 million gallons per day and is permitted to withdraw and treat 6 million gallons a day. Additionally, the County has finished water storage capacity of 4 million gallons. Major repairs and upgrades are necessary to the County's water system in excess of \$20 million to maintain current service levels.

The largest municipal system is operated by the Town of Troy. Troy has more than 2,000 metered connections and purchases roughly .6 million gallons of water a day (mgd.) from the County. The second largest municipal consumer of water is Biscoe, which uses roughly .4 mgd. Star (.3 mgd), Mt. Gilead (.13 mgd), Candor (.1 mgd) and the Town of Robbins in Moore County also purchase finished water from Montgomery County. The County also sells water in bulk to several large subdivisions such as Woodrun and Carolina Forest.

The Handy Sanitary District (SD) is also a provider of water to Montgomery County residents. Unlike the previously discussed entities, Handy SD does not receive its finished water from Montgomery County. Instead, the Handy SD purchases water from the Town of Denton and the Davidson Water Corporation. This structure allows the Handy SD to provide water to more than 9,000 people in Davidson, Montgomery and Randolph counties and has around 1,000 customers in Montgomery County.



# MONTGOMERY COUNTY

---

## **Wastewater System Overview**

Montgomery County only provides very limited wastewater treatment service to its citizens. The major sewer systems that are in existence within the County are owned and operated by the municipalities. In particular, Biscoe, Candor, Mt. Gilead, Star, and Troy all have sewer systems. These entities primarily provide sewer service to their residents and occasionally service properties outside their city limits. Additionally, the Handy Sanitary System provides limited sewer service in the northwest portion of Montgomery County to developments such as Pine Haven, Uwharrie Point, and Badin Shores RV Resort.

The Town of Troy operates a wastewater treatment facility that is currently designed to treat 1.2 million gallons per day and is currently permitted to treat 840,000 gallons per day of wastewater. Troy's system currently has more than 1,200 sewer connections that handle an average daily discharge of 620,000 gallons per day. Troy's wastewater treatment facility is located along Denson's Creek which eventually flows into the Little River.

The Town of Biscoe's wastewater treatment facility is located along Hickory Branch and is designed and permitted to treat 600,000 gallons of wastewater per day. The average annual daily discharge is 260,000 gallons per day and the system has more than 700 sewer connections.

The Town of Candor's wastewater treatment facility is designed to treat 200,000 gallons of wastewater per day and actually treats an average of 130,000 gallons per day. Also, the facility is the only spray irrigation system in the county.

The Town of Mount Gilead operates a wastewater treatment facility that treats approximately 250,000 gallons of wastewater per day and is designed to treat a maximum amount of 800,000 gallons per day. Approximately 90% of the Town's residents are served by the system, as well as an additional 2,000 citizens in areas along Lake Tillery, including Swift Island Plantation, Tillery Traditions, and Twin Harbors.

Finally, the Town of Star operates a wastewater treatment facility that has more than 400 sewer connections. Star's facility is designed and permitted to treat 600,000 gallons of wastewater per day. The average annual daily discharge is 120,000 gallons per day. The receiving stream for Star's treated wastewater is Cotton Creek.



# MONTGOMERY COUNTY

---

## Transportation System

Montgomery County is in the enviable position of having a newly designated interstate (I-73/74) run through the eastern edge of the County. I-73/74 will replace US 220 and connect Montgomery County to the Piedmont Triad to the north. Additionally, I-73/74 will serve as a major thoroughfare through North Carolina and the southeastern region of the United States especially for traffic headed to Wilmington, NC; Myrtle Beach, SC; and Charleston, SC. As a result, Montgomery County is located in a strategically important position.

In 1978, the North Carolina Department of Transportation (NCDOT) developed a Transportation Plan for the County. However, this document was never adopted. More recently, the County has joined the Piedmont Triad Rural Planning Organization in an effort to enhance its transportation planning. The Town of Troy has developed a Thoroughfare Plan with the aid of NCDOT. The plan includes specific recommendations on traffic accidents, major thoroughfare improvements, and minor road improvements for Troy and the surrounding environs. Montgomery County is scheduled to develop a comprehensive transportation plan in 2010-2011 that will attempt to identify needed roadway improvements in addition to bicycle and pedestrian improvements throughout the County and its municipalities.

Building on the transportation planning study conducted for the Town of Troy, the most recent Transportation Improvement Plan (TIP) includes County-wide projects that are funded by the State of North Carolina. The TIP is a cooperative priority setting process involving the State DOT and the local governments. The TIP sets forth those transportation projects which, based on a variety of criteria, are to receive priority funding over the ensuing several year period. The list below highlights transportation improvements that are designated as priority projects for the 2007 – 2013 TIP.

1. **US 220 / Future I-73/74**, South of Steeds to North of Emery. Widen outside shoulders to Ten feet.
2. **US 220**, South of SR 1448 South of Ellerbe to US 220A South of Emery. Four lanes divided on new location.
3. **NC 211**, US 220 East of Candor to US 15-501 in Aberdeen. Widen to multi-lanes with bypass of Pinehurst on new location.
4. **NC 24-27**, Troy Bypass, SR 1138 to East of Little River. Four lanes, part on new location.
5. **NC 24-27**, NC 73 to the Troy Bypass. Widen to multi-lanes.
6. **NC 24-27**, US 220 to the Carthage Bypass. Widen to multi-lanes.
7. **SR 1005**, NC 24-27 in Troy to US 74 at Rockingham. Upgrade roadway (Two lanes only) with minor relocations.
8. **FH 49**, Uwharrie National Forest, PFH 554(1), Hunt's Camp to existing pavement. Reconstruct roadway.
9. **FH 49**, Uwharrie National Forest, PFH 49-1(3). Replace Reeves Creek Vented Ford and pave north end of FH49.
10. **NC 109**, Rock Creek. Replace Bridge no. 28.
11. **NC 24-27-73**, Pee Dee River. Replace Bridge no.51.
12. **SR 1111**, Richland Creek, Replace Bridge No. 22.



# MONTGOMERY COUNTY

---

## Montgomery County Airport

The Montgomery County Airport is a general aviation facility located on the southern edge of the Town of Star, west of US Highway 220A at an elevation of 628' MSL. The current runway is 3500 feet in length and 60 feet in width, making the airport unsuitable for all but the smallest of general aviation planes. Immediate plans call for extending the runway to 4,000 feet and widening it to 75 feet which will increase the number of planes that may utilize the facility. Future plans call for lengthening the runway to 5,500 feet in length and 100 feet in width which will allow small corporate jets to utilize the facility. Some of the additional improvements to the Montgomery County Airport are outlined below in the Airport's 2011 – 2015 Transportation Improvement Plan (TIP).

| <u>Project</u>  | <u>Fiscal Year</u> | <u>Cost</u> |
|---|--------------------|-------------|
| 1. Runway and Aircraft Apron Rehabilitation                   | 2011               | \$1,650,000 |
| 2. New Terminal Apron   | 2012               | \$452,000   |
| 3. Runway Protection Zone Land Acquisition and Clearing       | 2012               | \$250,000   |
| 4. New Terminal Building                                      | 2011               | \$650,000   |
| 5. Installation of Visual Navigation Aids                     | 2012               | \$88,000    |
| 6. Construction of Partial Parallel Taxiway                   | 2013               | \$3,750,000 |
| 7. Extend and Widen Runway from 4,001' x 75' to 5,500' x 100' | 2014-2015          | \$8,450,000 |
| 8. Airfield Maintenance Equipment (Tractor and Mower)         | 2011               | \$50,000    |
| 9. Land Acquisition for Future Airfield Development           | 2015               | \$300,000   |





# MONTGOMERY COUNTY

## Demographics

The following statistics highlight the demographic factors which impact growth and development, and may influence land use priorities.

**Table 1**                      **Montgomery County Demographic Overview**

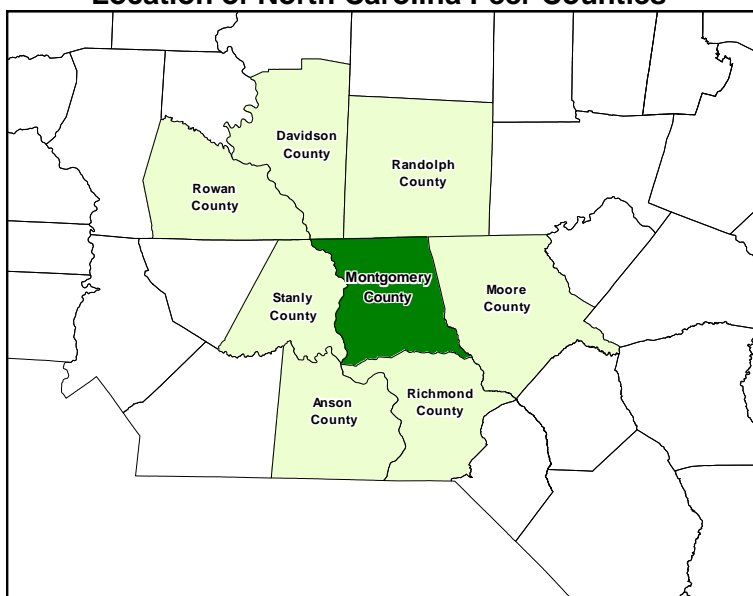
| <b>Demographic Feature</b>                      | <b>Statistic</b> |
|---|------------------|
| Population, 2005                                | 27,322           |
| Land Area, 2005 (square miles)                  | 491.6            |
| Persons per Square Mile, 2005                   | 55.6             |
| Population gained, 2000-2005                    | 500              |
| Population Growth Rate this decade              | 1.9%             |
| Percent Minority Residents                      | 34.7%            |
| Median Age                                      | 36.7             |
| Average Household Size                          | 2.61             |
| Homeownership Rate                              | 76.7%            |
| Percentage of Adults with a High School Diploma | 64.2%            |
| Median Household Income                         | \$ 32,903        |
| Poverty Rate                                    | 15.4%            |
| Number of Private Sector Businesses             | 541              |
| Private Sector Employment                       | 8,837            |

*Source: US Census Bureau, 2005 estimates from the population division and released in 2006. SF1 and SF3 files, Employment Security Commission of NC, 2005 employment figures.*

## Peer Communities

Comparing the characteristics of Montgomery County to peer communities in North Carolina can provide the county with valuable insight into trends, patterns and issues that are unique to the community. Statistical information has also been included on seven comparison counties. In addition, benchmark data for North Carolina and the United States are included where appropriate. The peer counties are: Davidson, Randolph, Moore, Richmond, Stanly, Rowan, and Anson.

**Figure 1**                      **Location of North Carolina Peer Counties**



# MONTGOMERY COUNTY

## Population and Growth

So far this decade, population growth has been substantially lower in the county and in all five municipalities than the rates seen in the 1990's. However, the county overall has continued to grow at a low rate. Both Troy and Mt. Gilead have seen population declines since 2000.

**Table 2 Population Growth in Montgomery County Jurisdictions, 1990-2000**

|                   | Population |        |        | Growth Rate |           |
|-------------------|------------|--------|--------|-------------|-----------|
|                   | 2005       | 2000   | 1990   | 1990-2000   | 2000-2005 |
| Montgomery County | 27,322     | 26,822 | 23,346 | 14.9%       | 1.9%      |
| Biscoe            | 1,715      | 1,700  | 1,484  | 14.6%       | 0.9%      |
| Candor            | 829        | 825    | 748    | 10.3%       | 0.5%      |
| Mt. Gilead        | 1,387      | 1,389  | 1,336  | 4.0%        | -0.1%     |
| Star              | 810        | 807    | 775    | 4.1%        | .4%       |
| Troy              | 3,269      | 3,430  | 3,404  | 0.8%        | -4.7%     |

*Source: US Census Bureau, NC Office of Budget & Management, 2000 & 2005.*

Montgomery County's population growth has been significantly lower than growth seen across NC or across the US. However, Montgomery County has seen slightly higher growth than Anson, Stanly, or Richmond County. Moore County leads all comparisons in terms of population growth.

**Table 3 Population, Growth and Density Comparison**

|                          | Population, 2005 | Land Area (square miles) | Persons per Square Mile | Population Growth, 2000-2005 |
|--------------------------|------------------|--------------------------|-------------------------|------------------------------|
| <b>Montgomery County</b> | <b>27,322</b>    | <b>491.60</b>            | <b>55.58</b>            | <b>1.9%</b>                  |
| Davidson County          | 154,623          | 552.15                   | 280.04                  | 5.0%                         |
| Randolph County          | 138,367          | 787.36                   | 175.74                  | 6.1%                         |
| Moore County             | 81,685           | 697.74                   | 117.07                  | 9.2%                         |
| Richmond County          | 46,781           | 473.98                   | 98.70                   | 0.5%                         |
| Stanly County            | 58,964           | 395.06                   | 149.25                  | 1.5%                         |
| Rowan County             | 135,099          | 511.31                   | 264.22                  | 3.7%                         |
| Anson County             | 25,499           | 531.57                   | 47.97                   | 0.9%                         |
| NC                       | 8,683,242        | 48,711                   | 178.26                  | 7.9%                         |
| US                       | 296,410,404      | 3,536,338                | 83.82                   | 5.3%                         |

*Source: US Census Bureau, population estimates division.*

Data on migration provides information how much of a county's population growth is due to new residents moving in. So far this decade, more residents are moving out of the county than moving into the county. Richmond County is the only other comparison area showing negative migration this decade.



# MONTGOMERY COUNTY

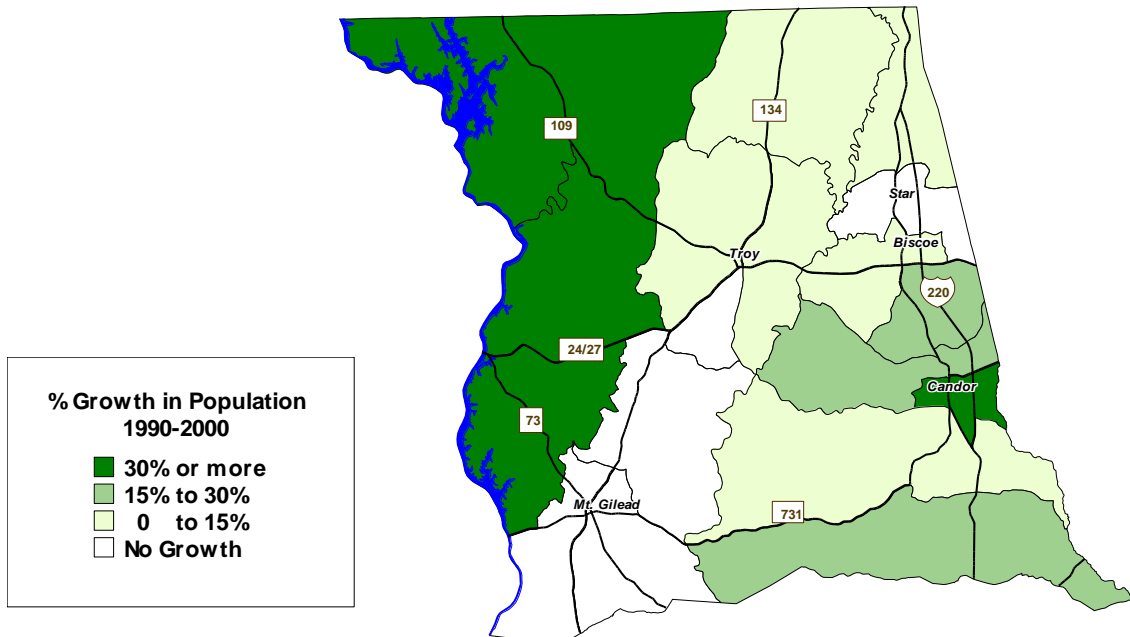
**Table 4 Population Growth through Net Migration**

|                   | 2000-2005    |                                  | 1990-1999    |                                  |
|-------------------|--------------|----------------------------------|--------------|----------------------------------|
|                   | Total Growth | Net Migration<br>(new residents) | Total Growth | Net Migration<br>(new residents) |
| <b>Montgomery</b> | <b>537</b>   | <b>(51)</b>                      | <b>3,169</b> | <b>1,832</b>                     |
| Davidson          | 7,044        | 4,343                            | 16,563       | 13,084                           |
| Randolph          | 6,812        | 3,241                            | 22,078       | 16,044                           |
| Moore             | 6,105        | 6,063                            | 14,590       | 13,744                           |
| Richmond          | 112          | (471)                            | 1,906        | 314                              |
| Stanly            | 812          | 27                               | 5,215        | 3,776                            |
| Rowan             | 2,999        | 1,229                            | 18,221       | 15,552                           |
| Anson             | 491          | 273                              | 1,766        | 1,021                            |

*Source: NC Office of Budget & Management, State Demographer.*

During the 1990's, Montgomery County's population grew at a greater rate than in the first five years of the 21<sup>st</sup> Century when 1,832 new residents (net) moved into the county. Most of the County's growth occurred along the Yadkin/Pee-Dee River, Badin Lake, and Lake Tillery. The only significant growth in the eastern half of the County occurred around Candor.

**Figure 2 Population Growth in Montgomery County, 1990-2000**



*Source: 1990 & 2000 Census of Population & Housing, SF1 file.*

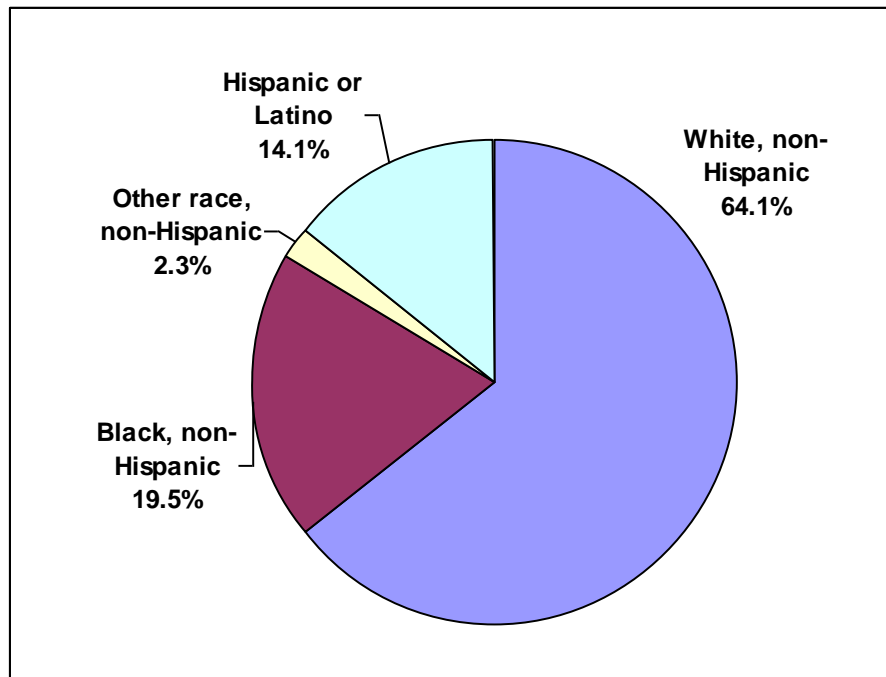


# MONTGOMERY COUNTY

## Race and Ethnicity

Non-Hispanic whites are still the largest segment of the population, but the proportion of both whites and blacks living in Montgomery County is declining. In 1990, whites represented 72% of the population and blacks accounted for another 26%. Since then, the Hispanic population within the county has grown by almost 600%. In 1990, Hispanics accounted for 2.4% of all residents. By 2005, the proportion had grown to 14.1%. In fact, from 2000-2005, Montgomery County's population would have declined had it not been for the growth of the Hispanic population.

**Figure 3** Population Breakdown by Race and Ethnic Origin, 2005



**Source:** US Census Bureau, Population Estimates Division, 2005 estimates.

**Table 5** Hispanic Growth

|      | Hispanic or Latino Population | % Hispanic |
|------|-------------------------------|------------|
| 1990 | 556                           | 2.4%       |
| 2000 | 2,797                         | 10.4%      |
| 2005 | 3,860                         | 14.1%      |

**Source:** US Census Bureau, decennial census and 2005 population estimates.



# MONTGOMERY COUNTY

**Table 6** **Population Growth by Race and Ethnic Origin**

|                          | <b>2005</b> | <b>2000</b> | <b>Growth Rate</b> |
|--------------------------|-------------|-------------|--------------------|
| White, non-Hispanic      | 17,508      | 17,534      | -0.1%              |
| Black, non-Hispanic      | 5,330       | 5,810       | -8.3%              |
| Other race, non-Hispanic | 624         | 681         | -8.4%              |
| Hispanic or Latino       | 3,860       | 2,797       | 38.0%              |
| Total                    | 27,322      | 26,822      | 1.9%               |

**Source:** US Census Bureau, Population Estimates Division, 2005 estimates

**Table 7** **Comparison of Race and Ethnic Origin, 2005**

|                          | <b>White non-Hispanic</b> | <b>Black non-Hispanic</b> | <b>Other race non-Hispanic</b> | <b>Hispanic or Latino</b> |
|--------------------------|---------------------------|---------------------------|--------------------------------|---------------------------|
| <b>Montgomery County</b> | <b>64.1%</b>              | <b>19.5%</b>              | <b>2.3%</b>                    | <b>14.1%</b>              |
| Davidson County          | 83.5%                     | 9.2%                      | 2.1%                           | 5.2%                      |
| Randolph County          | 83.3%                     | 5.5%                      | 1.9%                           | 9.3%                      |
| Moore County             | 78.0%                     | 14.8%                     | 2.1%                           | 5.1%                      |
| Richmond County          | 62.0%                     | 30.6%                     | 3.5%                           | 3.9%                      |
| Stanly County            | 83.0%                     | 11.5%                     | 2.4%                           | 3.1%                      |
| Rowan County             | 76.8%                     | 15.6%                     | 1.9%                           | 5.7%                      |
| Anson County             | 48.9%                     | 48.4%                     | 1.5%                           | 1.2%                      |
| NC                       | 68.3%                     | 21.4%                     | 3.9%                           | 6.4%                      |
| US                       | 66.9%                     | 12.7%                     | 6.0%                           | 14.4%                     |

**Source:** US Census Bureau, Population Estimates Division, 2005 estimates





# MONTGOMERY COUNTY

## Age

The highest proportion of residents in Montgomery County are ages 45-49, followed closely by children ages 10-14. The proportion of young children (ages 0-9) has dropped since 2000. Montgomery County has also seen a decline in the proportion of the population ages 20-44. The percentage of the population aged 45-69 is increasing.

**Table 8 Population by Age Range, Montgomery County**

| Age Range | Population |       | Percentage |      |
|-----------|------------|-------|------------|------|
|           | 2000       | 2005  | 2000       | 2005 |
| 0 - 4     | 1,835      | 1,723 | 6.8%       | 6.3% |
| 5 -9      | 1,902      | 1,855 | 7.1%       | 6.8% |
| 10 -14    | 1,782      | 1,932 | 6.6%       | 7.1% |
| 15-19     | 1,801      | 1,739 | 6.7%       | 6.4% |
| 20-24     | 1,761      | 1,779 | 6.6%       | 6.5% |
| 25-29     | 1,881      | 1,738 | 7.0%       | 6.4% |
| 30-34     | 1,819      | 1,822 | 6.8%       | 6.7% |
| 35-39     | 1,880      | 1,852 | 7.0%       | 6.8% |
| 40-44     | 2,074      | 1,859 | 7.7%       | 6.8% |
| 45-49     | 1,901      | 2,050 | 7.1%       | 7.5% |
| 50-54     | 1,763      | 1,917 | 6.6%       | 7.0% |
| 55-59     | 1,484      | 1,775 | 5.5%       | 6.5% |
| 60-64     | 1,194      | 1,450 | 4.5%       | 5.3% |
| 65-69     | 1,049      | 1,124 | 3.9%       | 4.1% |
| 70-74     | 960        | 914   | 3.6%       | 3.3% |
| 75-79     | 802        | 776   | 3.0%       | 2.8% |
| 80-84     | 532        | 560   | 2.0%       | 2.0% |
| 85+       | 402        | 495   | 1.5%       | 1.8% |

**Source:** 2000 Census of Population & Housing, SF1 File.

**Table 9 Median Age Comparison, 2005**

|                          |             |
|--------------------------|-------------|
| <b>Montgomery County</b> | <b>37.0</b> |
| Davidson County          | 38.0        |
| Randolph County          | 37.3        |
| Moore County             | 41.6        |
| Richmond County          | 35.6        |
| Stanly County            | 38.2        |
| Rowan County             | 37.3        |
| Anson County             | 37.1        |
| NC                       | 35.9        |

**Source:** US Census Bureau, Population Estimates Division, 2005.

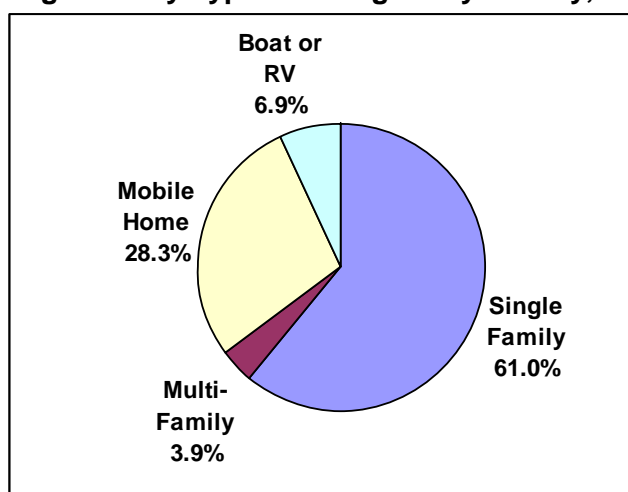


# MONTGOMERY COUNTY

## Housing

The homes that make up the housing stock in Montgomery County consist primarily of detached single family dwellings. Manufactured homes make up the next largest percentage of residential units. The majority of housing units in Montgomery County are owner occupied, with a median home value of just over \$77,000 in 2000.

**Figure 4 Housing Units by Type in Montgomery County, 2000**



*Source: 2000 Census of Population & Housing, SF3 File.*

Of the comparison areas, Montgomery County has the lowest proportion of single-family units, the lowest proportion of multi-family units, and the highest proportion of mobile homes and other housing structures. In fact, almost 7% of housing structures are boats, RV's or other structures. This is by far the highest proportion of any county in NC – twice as high as Franklin County which has the second highest proportion of “other” housing units.

**Table 10 Housing Characteristics Comparison, 2000**

|                          | Housing Units | % Vacant*   | % Single Family Detached | % Multi-Family Units | % Mobile Home | % Boat, RV or other |
|--------------------------|---------------|-------------|--------------------------|----------------------|---------------|---------------------|
| <b>Montgomery County</b> | <b>14,145</b> | <b>6.3%</b> | <b>61.0%</b>             | <b>3.9%</b>          | <b>28.3%</b>  | <b>6.9%</b>         |
| Davidson County          | 62,432        | 5.1%        | 71.8%                    | 9.4%                 | 17.7%         | 0.0%                |
| Randolph County          | 54,422        | 6.5%        | 64.4%                    | 9.3%                 | 25.2%         | 0.1%                |
| Moore County             | 35,151        | 9.0%        | 67.9%                    | 10.1%                | 18.0%         | 0.2%                |
| Richmond County          | 19,886        | 9.4%        | 66.4%                    | 8.7%                 | 23.2%         | 0.2%                |
| Stanly County            | 24,582        | 7.1%        | 75.3%                    | 6.5%                 | 17.1%         | 0.0%                |
| Rowan County             | 53,980        | 6.5%        | 67.7%                    | 10.3%                | 20.6%         | 0.1%                |
| Anson County             | 10,221        | 9.0%        | 69.0%                    | 5.5%                 | 24.3%         | 0.2%                |
| NC                       | 3,523,944     | 7.3%        | 64.4%                    | 16.1%                | 16.4%         | 0.2%                |
| US                       | 115,904,641   | 5.9%        | 60.3%                    | 26.4%                | 7.6%          | 0.2%                |

\* Not including units for seasonal or recreational use.

*Source: 2000 Census of Population & Housing, SF1 and SF3 Files.*



# MONTGOMERY COUNTY

Montgomery County's seasonal and recreational housing stock grew significantly in the 1990's. Between 1990 and 2000, a total of 3,724 new housing units were added (net) in the county. Of those, 2,233, or 60%, were seasonal, recreational, or occasional use units, primarily added in and around Badin Lake and Lake Tillery.

**Table 11 Seasonal or Recreational Units Comparison**

|                          | Seasonal or Recreational Units | % of total housing stock in 2000 | % of total housing stock in 1990 |
|--------------------------|--------------------------------|----------------------------------|----------------------------------|
| <b>Montgomery County</b> | <b>3,413</b>                   | <b>24.1%</b>                     | <b>11.3%</b>                     |
| Davidson County          | 1,088                          | 1.7%                             | 2.5%                             |
| Randolph County          | 209                            | .4%                              | .3%                              |
| Moore County             | 1,271                          | 3.6%                             | 2.6%                             |
| Richmond County          | 143                            | .7%                              | .4%                              |
| Stanly County            | 604                            | 2.5%                             | 2.1%                             |
| Rowan County             | 543                            | 1.0%                             | 1.7%                             |
| Anson County             | 101                            | 1.0%                             | .5%                              |
| NC                       | 134,870                        | 3.8%                             | 3.5%                             |
| US                       | 3,578,718                      | 3.1%                             | 3.0%                             |

*Source: 2000 Census of Population & Housing, SF Files*

**Table 12 Household Tenure Comparison, 2000**

|                          | % Owner Occupied | Median Value     | % Renter Occupied | Median Rent   |
|--------------------------|------------------|------------------|-------------------|---------------|
| <b>Montgomery County</b> | <b>76.7%</b>     | <b>\$ 77,200</b> | <b>23.3%</b>      | <b>\$ 407</b> |
| Davidson County          | 74.2%            | \$ 98,600        | 25.8%             | \$ 464        |
| Randolph County          | 76.6%            | \$ 94,700        | 23.4%             | \$ 463        |
| Moore County             | 78.7%            | \$ 131,100       | 21.3%             | \$ 528        |
| Richmond County          | 71.9%            | \$ 59,300        | 28.1%             | \$ 404        |
| Stanly County            | 76.3%            | \$ 87,700        | 26.4%             | \$ 463        |
| Rowan County             | 73.6%            | \$ 95,200        | 26.4%             | \$ 496        |
| Anson County             | 75.9%            | \$ 64,300        | 24.1%             | \$ 404        |
| NC                       | 69.4%            | \$ 108,300       | 30.6%             | \$ 548        |
| US                       | 66.2%            | \$ 119,600       | 33.8%             | \$ 602        |

*Source: 2000 Census of Population & Housing, SF1 and SF3 files.*



# MONTGOMERY COUNTY

## Educational Attainment

One of every three adults living in Montgomery County lacks a high school diploma. Montgomery County has the lowest proportion of adults with a high school diploma among the comparison areas. The proportion of adults with a 4-year college degree is about half the state average. Overall, education rates do not compare favorably with neighboring counties.

**Table 13 Educational Attainment Comparison, 2000**

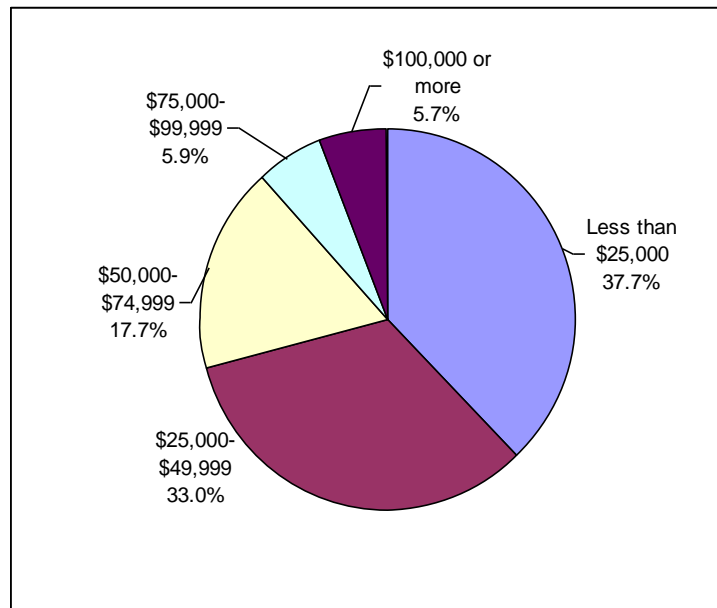
|                          | % with a<br>High School<br>Diploma or higher | % with some<br>college course<br>work | % with a<br>Bachelor's Degree or<br>higher |
|--------------------------|--|---------------------------------------|--|
| <b>Montgomery County</b> | <b>64.2%</b>                                 | <b>26.1%</b>                          | <b>10.0%</b>                               |
| Davidson County          | 72.0%  | 32.6%                                 | 12.8%                                      |
| Randolph County          | 70.0%  | 28.6%                                 | 11.1%                                      |
| Moore County             | 82.6%  | 48.4%                                 | 26.8%                                      |
| Richmond County          | 69.2%  | 26.9%                                 | 10.1%                                      |
| Stanly County            | 73.4%  | 30.4%                                 | 12.7%                                      |
| Rowan County             | 74.2%  | 34.5%                                 | 14.2%                                      |
| Anson County             | 70.2%  | 26.2%                                 | 9.2%                                       |
| NC                       | 78.1%  | 43.0%                                 | 22.5%                                      |
| US                       | 80.4%  | 45.4%                                 | 24.4%                                      |

*Source: 2000 Census of Population & Housing, SF3 file.*

## Household Income

Approximately one of every three households in Montgomery County had an annual income of less than \$25,000 in 1999. Only Richmond and Anson Counties had lower median household incomes.

**Figure 5 Montgomery County Household Income by Range, 2000**



*Source: 2000 Census of Population & Housing, SF3 File.*



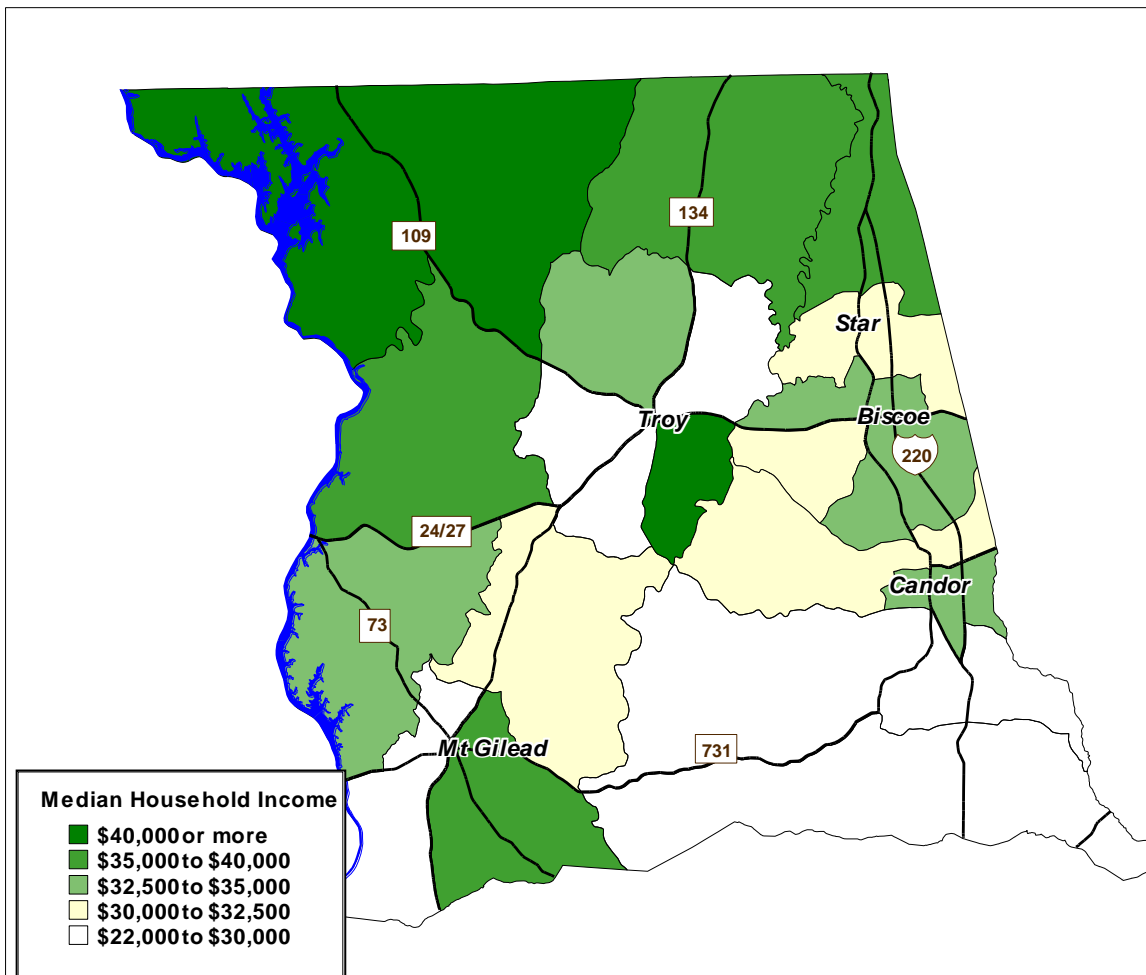
# MONTGOMERY COUNTY

**Table 14 Household, Family, and Per Capita Income Comparison, 2000**

|                          | Median Household Income | Median Family Income | Per Capita Income | Median Earnings |
|--------------------------|-------------------------|----------------------|-------------------|-----------------|
| <b>Montgomery County</b> | <b>\$32,903</b>         | <b>\$39,616</b>      | <b>\$16,504</b>   | <b>\$19,900</b> |
| Davidson County          | \$38,640                | \$46,241             | \$18,703          | \$22,629        |
| Randolph County          | \$38,348                | \$44,369             | \$18,236          | \$22,114        |
| Moore County             | \$41,240                | \$48,492             | \$23,377          | \$21,885        |
| Richmond Co.             | \$28,830                | \$35,226             | \$14,485          | \$19,505        |
| Stanly County            | \$36,898                | \$43,956             | \$17,825          | \$21,349        |
| Rowan County             | \$37,494                | \$44,242             | \$18,071          | \$22,272        |
| Anson County             | \$29,849                | \$35,870             | \$14,853          | \$19,923        |
| NC                       | \$39,184                | \$46,335             | \$20,307          | \$22,276        |
| US                       | \$41,994                | \$50,046             | \$21,587          | \$23,755        |

*Source: 2000 Census of Population & Housing, SF3 File.*

**Figure 6 Median Household Income within Montgomery County**



*Source: 2000 Census of Population & Housing, data mapped at the block group level.*





# MONTGOMERY COUNTY

## Poverty

Approximately one of every seven people in Montgomery County are living below the poverty level. Poverty rates are highest among households headed by a female and among preschool age children. Montgomery County's poverty rates are higher than it's more urban neighbors to the north, but are lower than the rates seen in Richmond or Anson Counties.

**Table 15**                      **Poverty Rates in Montgomery County by Demographic Category, 2000**

| Demographic Category                   | Number       | Percentage |
|--|--------------|------------|
| All Persons                            | <b>3,957</b> | 15.4%      |
| All Children under age 18              | <b>1,306</b> | 19.7%      |
| Preschool age children                 | <b>435</b>   | 24.4%      |
| Age 18-64                              | <b>2,007</b> | 12.9%      |
| Age 65 and older                       | <b>644</b>   | 17.8%      |
| Families                               | <b>789</b>   | 10.9%      |
| Married Couple Families                | <b>375</b>   | 6.7%       |
| Female Head of Household               | <b>329</b>   | 26.6%      |
| Female Head of Household with children | <b>268</b>   | 32.0%      |

*Source: 2000 Census of Population & Housing, SF3 File.*

**Table 16**                      **Poverty Rate Comparison, 2000**

|                          | Poverty Rate | Poverty Rate - Children | Poverty Rate - Elderly |
|--------------------------|--------------|-------------------------|------------------------|
| <b>Montgomery County</b> | <b>15.4%</b> | <b>19.7%</b>            | <b>17.8%</b>           |
| Davidson County          | 10.1%        | 13.7%                   | 12.1%                  |
| Randolph County          | 9.1%         | 12.0%                   | 11.5%                  |
| Moore County             | 11.4%        | 17.0%                   | 10.1%                  |
| Richmond County          | 19.6%        | 27.1%                   | 18.9%                  |
| Stanly County            | 10.7%        | 14.5%                   | 10.3%                  |
| Rowan County             | 10.6%        | 14.2%                   | 11.4%                  |
| Anson County             | 17.8%        | 24.0%                   | 16.7%                  |
| NC                       | 12.3%        | 16.1%                   | 13.2%                  |
| US                       | 12.4%        | 16.6%                   | 9.9%                   |

*Source: 2000 Census of Population & Housing, SF3 File.*



# MONTGOMERY COUNTY

## Crime

Compared to surrounding counties, Montgomery County's crime rate compares favorably. Only Moore and Stanly Counties have lower overall crime rates. Only Randolph County has a lower violent crime rate than Montgomery County.

**Table 17** **Crime Rate Comparison, 2000**

|                          | Index Crime Rate | Violent Crime Rate |
|--------------------------|------------------|--------------------|
| <b>Montgomery County</b> | 3,285.1          | 290.9              |
| Davidson County          | 3,506.4          | 342.7              |
| Randolph County          | 3,827.7          | 160.5              |
| Moore County             | 3,005.6          | 297.7              |
| Richmond County          | 5,567.0          | 456.4              |
| Stanly County            | 2,758.7          | 294.3              |
| Rowan County             | 3,819.2          | 381.2              |
| Anson County             | 4,778.7          | 547.0              |
| NC                       | 4,617.9          | 478.1              |

*Source: State Bureau of Investigation, Uniform Crime Reports, 2005.*

## Recreation

Montgomery County has an abundance of open space and passive recreation opportunities – considerably higher than the comparison areas.

**Table 18** **Park Acreage and Outdoor Recreational Facilities**

|                       | Dispersed Use Acres | State / Regional / Local Park Acres | Trail Miles | Ball Fields and Playgrounds* |
|-----------------------|---------------------|-------------------------------------|-------------|------------------------------|
| <b>Montgomery Co.</b> | <b>39,890</b>       | <b>142</b>                          | <b>61.5</b> | <b>23</b>                    |
| Davidson Co.          | 1,086               | 735                                 | 1.5         | 82                           |
| Randolph Co.          | 9,340               | 3,029                               | 17.3        | 64                           |
| Moore Co.             | 3,423               | 1,567                               | 18.9        | 58                           |
| Richmond Co.          | 31,125              | 52                                  | 21          | 25                           |
| Stanly Co.            | -                   | 4,896                               | 18          | 59                           |
| Rowan Co.             | -                   | 1,218                               | 8.5         | 76                           |
| Anson Co.             | 7,514               | 166                                 | 3.1         | 26                           |

\* includes baseball, softball, basketball, soccer, and football fields. Also includes playgrounds and multi-use fields.

*Source: NC Department of Environment & Natural Resources, Parks & Recreation Division, 2002.*

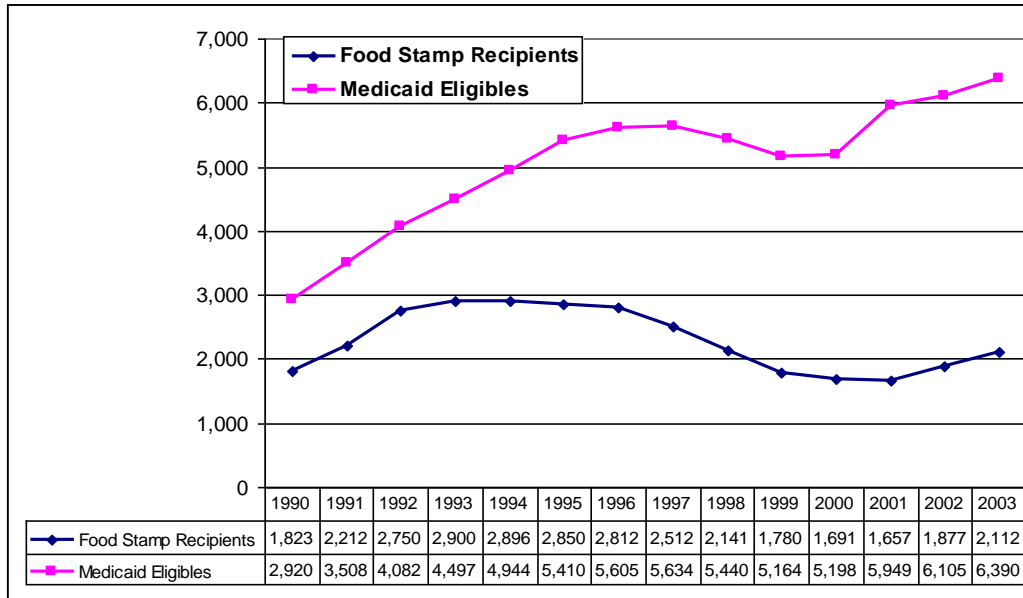


# MONTGOMERY COUNTY

## Social Services

The number of food stamp recipients and persons eligible for Medicaid declined through the late 1990's, but has risen in this decade. From 2000-2003, the number of persons eligible for Medicaid has increased by 23% in Montgomery County.

**Figure 7 Food Stamp and Medicaid Recipients**



**Source:** NC Department of Health & Human Services, 2003 estimates released in 2005.



# MONTGOMERY COUNTY

## Labor Force

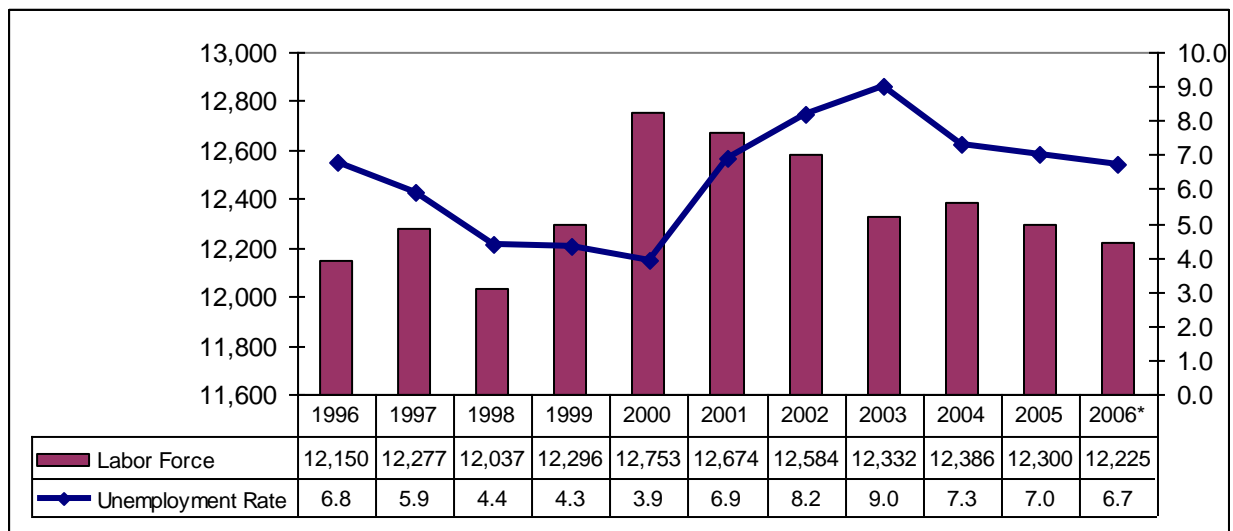
Montgomery County has a labor force of just over 12,000 people, or 60% of the adult population. The proportion of adults in the labor force is similar to Moore, Anson, and Richmond Counties, but is lower than the North Carolina or National average. Montgomery County's unemployment rate is also higher than any of the other comparison areas except for Anson County. The County's unemployment rate peaked at 9.0% in 2003 and continues to decline. However, the County has still not recovered from the recession of 2001 in terms of employment growth and continues to struggle with the current 2008 recession.

**Table 19 Labor Force and Unemployment Comparison, 2005**

|                          | Labor Force   | Unemployment Rate | % of adults in the labor force |
|--------------------------|---------------|-------------------|--------------------------------|
| <b>Montgomery County</b> | <b>12,300</b> | <b>7.0%</b>       | <b>59.7%</b>                   |
| Davidson County          | 78,199        | 6.1%              | 67.0%                          |
| Randolph County          | 74,616        | 4.8%              | 68.5%                          |
| Moore County             | 35,528        | 4.9%              | 57.5%                          |
| Richmond County          | 20,006        | 4.8%              | 58.0%                          |
| Stanly County            | 29,273        | 5.5%              | 64.7%                          |
| Rowan County             | 67,515        | 5.5%              | 64.8%                          |
| Anson County             | 10,846        | 7.6%              | 54.9%                          |
| NC                       | 4,332,710     | 5.2%              | 65.7%                          |
| US                       | 149,320,333   | 5.1%              | 63.9%                          |

**Source:** Employment Security Commission of NC, 2005 average annual figures.  
% of adults in the labor force is from the 2000 Census of Population & Housing.

**Figure 8 Historical Labor Force and Unemployment Rates**



Source: Employment Security Commission of NC, Labor Market Information Division, 2006 data through March 31, 2006.



# MONTGOMERY COUNTY

## Occupations

Workers in Montgomery County are more likely to be in traditionally 'blue-collar' occupations than others in neighboring counties. However, there are fewer blue collar jobs available than in the past.

**Table 20** **Occupations Comparison, 2000**

|                          | White Collar* | Blue Collar** |
|--------------------------|---------------|---------------|
| <b>Montgomery County</b> | <b>53.4%</b>  | <b>46.6%</b>  |
| Davidson County          | 58.7%         | 41.3%         |
| Randolph County          | 55.7%         | 44.3%         |
| Moore County             | 71.1%         | 28.9%         |
| Richmond County          | 59.8%         | 40.2%         |
| Stanly County            | 59.1%         | 40.9%         |
| Rowan County             | 58.9%         | 41.1%         |
| Anson County             | 53.8%         | 46.2%         |
| NC                       | 69.5%         | 30.5%         |
| US                       | 75.2%         | 24.8%         |

\* 'White-collar' jobs include professional, managerial, technical, sales and clerical occupations.

\*\* 'Blue-collar' jobs include construction, maintenance, farming, production, transportation, and material moving.

**Source:** 2000 Census of Population & Housing, SF3 File.

## Business Establishments

Montgomery County has the second smallest number of businesses among the comparison areas. The number of businesses in the county is also on the decline, dropping from 613 in 2000 to 570 in 2005. Montgomery County employment has also declined from 2000 to 2005. All comparison areas have experienced a drop in the number of jobs since 2000, but Montgomery's percentage job loss is second only to Davidson County.

**Table 21** **Businesses and Job Comparison**

|                          | Number of businesses |            |              | Employment    |               |               |
|--------------------------|----------------------|------------|--------------|---------------|---------------|---------------|
|                          | 2005                 | 2000       | % change     | 2005          | 2000          | % change      |
| <b>Montgomery County</b> | <b>570</b>           | <b>613</b> | <b>-7.0%</b> | <b>10,639</b> | <b>11,894</b> | <b>-10.6%</b> |
| Davidson County          | 2,989                | 2,915      | 2.5%         | 44,622        | 50,447        | -11.5%        |
| Randolph County          | 2,702                | 2,550      | 6.0%         | 48,217        | 51,261        | -5.9%         |
| Moore County             | 2,325                | 2,292      | 1.4%         | 30,921        | 31,505        | -1.9%         |
| Richmond County          | 956                  | 974        | -1.8%        | 15,054        | 16,750        | -10.1%        |
| Stanly County            | 1,358                | 1,375      | -1.2%        | 19,568        | 21,377        | -8.5%         |
| Rowan County             | 2,541                | 2,523      | 0.7%         | 48,226        | 48,899        | -1.4%         |
| Anson County             | 513                  | 493        | 4.1%         | 8,236         | 8,537         | -3.5%         |
| NC                       | 234,322              | 223,116    | 5.0%         | 3,857,059     | 3,871,116     | -0.4%         |

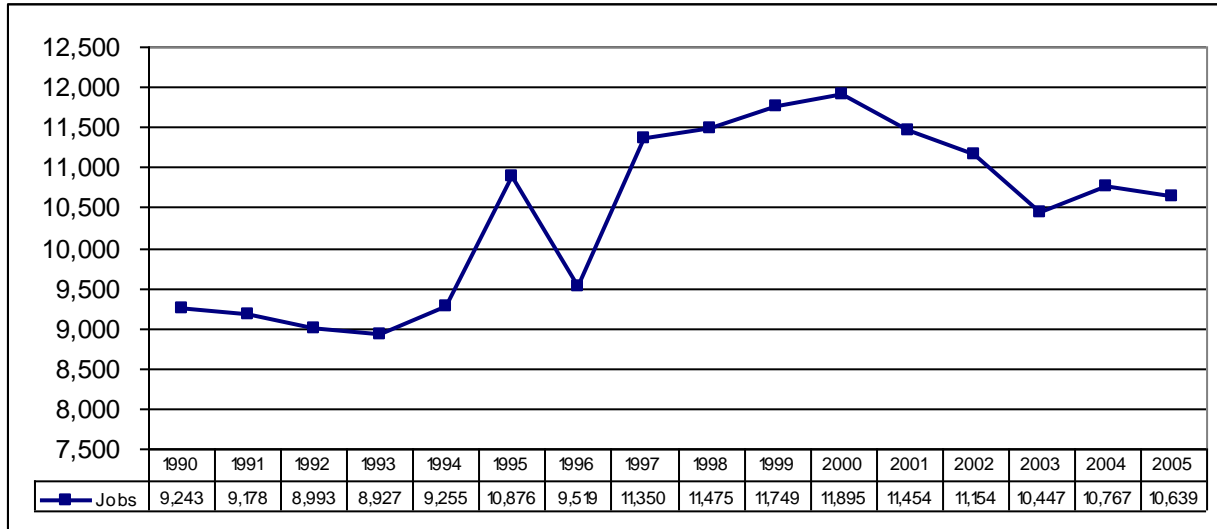
**Source:** Employment Security Commission of NC, Labor Market Information Division, issued in 2006.





# MONTGOMERY COUNTY

**Figure 9** Historical Numbers of Jobs in Montgomery County



**Source:** Employment Security Commission of NC, Labor Market Information Division, average annual figures shown.

Montgomery County's economy continues to transition from a goods based economy to a service based economy. In 2006, for the first time, the County has more jobs in service industries than in goods producing industries like manufacturing. The biggest job losses in the past ten years have been in manufacturing. There are also fewer jobs in construction, accommodations, and food services. The biggest gains have been in information, professional and technical services, administrative services, wholesale trade, transportation, and educational services.

**Table 22** Economic Transition in the Montgomery County Economy

|             | Goods Producing Industries* | Service Producing Industries** |
|-------------|-----------------------------|--------------------------------|
| <b>2006</b> | 48.6%                       | 51.4%                          |
| <b>2001</b> | 56.6%                       | 43.4%                          |
| <b>1996</b> | 61.4%                       | 38.6%                          |
| <b>1991</b> | 64.6%                       | 35.4%                          |
| <b>1986</b> | 68.1%                       | 31.9%                          |

\* goods producing industries include manufacturing, construction, and mining

\*\* service producing industries include trade, transportation, utilities, information, financial, professional, business, health, and education services, leisure and hospitality, and public administration.



# MONTGOMERY COUNTY

**Table 23 Employment Change by Industry, 1995-2005**

| Industry                               | 1995   | 2005   | % change by industry | % of all jobs |       |
|--|--------|--------|----------------------|---------------|-------|
|  |        |        |                      | 1995          | 2005  |
| Total Employment                       | 10,876 | 10,639 | -2.2%                |               |       |
| Private sector                         | 9,282  | 8,848  | -4.7%                | 85.3%         | 83.2% |
| Public sector                          | 1,594  | 1,791  | 12.4%                | 14.7%         | 16.8% |
| By Industry                            |        |        |                      |               |       |
| Agriculture Forestry Fishing & Hunting | 169    | 187    | 10.7%                | 1.6%          | 1.8%  |
| Construction                           | 610    | 466    | -23.6%               | 5.6%          | 4.4%  |
| Manufacturing                          | 5,953  | 4,707  | -20.9%               | 54.7%         | 44.2% |
| Wholesale Trade                        | 103    | 179    | 73.8%                | 0.9%          | 1.7%  |
| Retail Trade                           | 801    | 898    | 12.1%                | 7.4%          | 8.4%  |
| Transportation and Warehousing         | 88     | 132    | 50.0%                | 0.8%          | 1.2%  |
| Information                            | 24     | 105    | 337.5%               | 0.2%          | 1.0%  |
| Finance and Insurance                  | 175    | 161    | -8.0%                | 1.6%          | 1.5%  |
| Real Estate and Rental and Leasing     | 26     | 28     | 7.7%                 | 0.2%          | 0.3%  |
| Professional and Technical Services    | 87     | 142    | 63.2%                | 0.8%          | 1.3%  |
| Administrative and Waste Services      | 103    | 203    | 97.1%                | 0.9%          | 1.9%  |
| Educational Services                   | 753    | 896    | 19.0%                | 6.9%          | 8.4%  |
| Health Care and Social Assistance      | 865    | 926    | 7.1%                 | 8.0%          | 8.7%  |
| Accommodation and Food Services        | 318    | 233    | -26.7%               | 2.9%          | 2.2%  |
| Other Services                         | 106    | 155    | 46.2%                | 1.0%          | 1.5%  |
| Public Administration                  | 586    | 835    | 42.5%                | 5.4%          | 7.8%  |
| Other                                  | 109    | 386    | 254.1%               | 1.0%          | 3.6%  |

**Source:** Employment Security Commission of NC, Labor Market Information Division, average annual figures shown for 1995 and 2005. Data released in 2006.



# MONTGOMERY COUNTY

## Place of Work

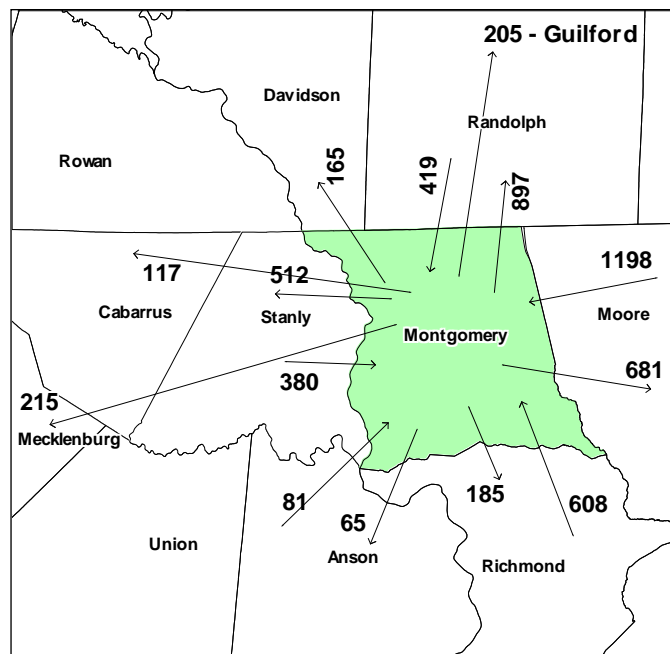
About 70% of Montgomery County's labor force works somewhere within Montgomery County. The average travel time to work is similar to that of neighboring counties. Of those commuting to another county to work, almost 900 drive into Randolph County and another 700 into Moore County. Almost 1200 workers living in Moore County drive into Montgomery County each day. Another 600 commute in from Richmond County.

**Table 24** **Commuting Comparison, 2000**

|                          | Average Travel Time to Work (in minutes) | % of workers commuting outside of the county to work |
|--------------------------|--|--|
| <b>Montgomery County</b> | <b>24.5</b>                              | <b>29.6%</b>   |
| Davidson County          | 22.8                                     | 44.3%  |
| Randolph County          | 23.6                                     | 41.3%  |
| Moore County             | 22.8                                     | 23.9%  |
| Richmond County          | 21.6                                     | 25.5%  |
| Stanly County            | 25.3                                     | 31.8%  |
| Rowan County             | 23.3                                     | 32.5%  |
| Anson County             | 27.5                                     | 40.5%  |
| NC                       | 24.0                                     | 26.4%  |
| US                       | 25.5                                     | 26.7%  |

*Source: 2000 Census of Population & Housing, SF3 File.*

**Figure 10** **Montgomery County Commuting Patterns, 2000**



*Source: 2000 Census, Journey to work files.*

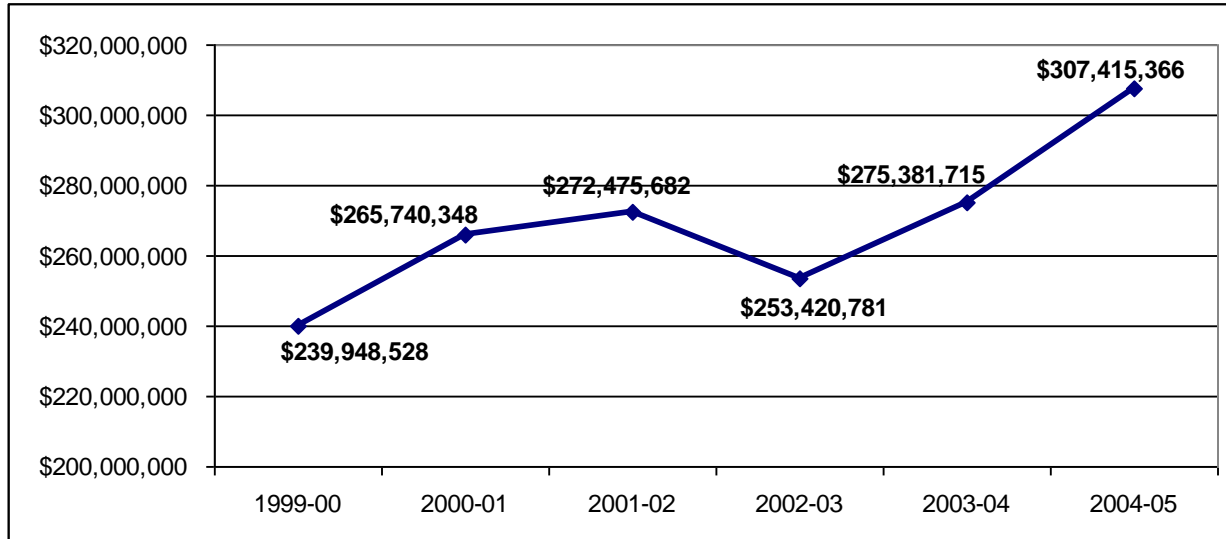


# MONTGOMERY COUNTY

## Retail Sales

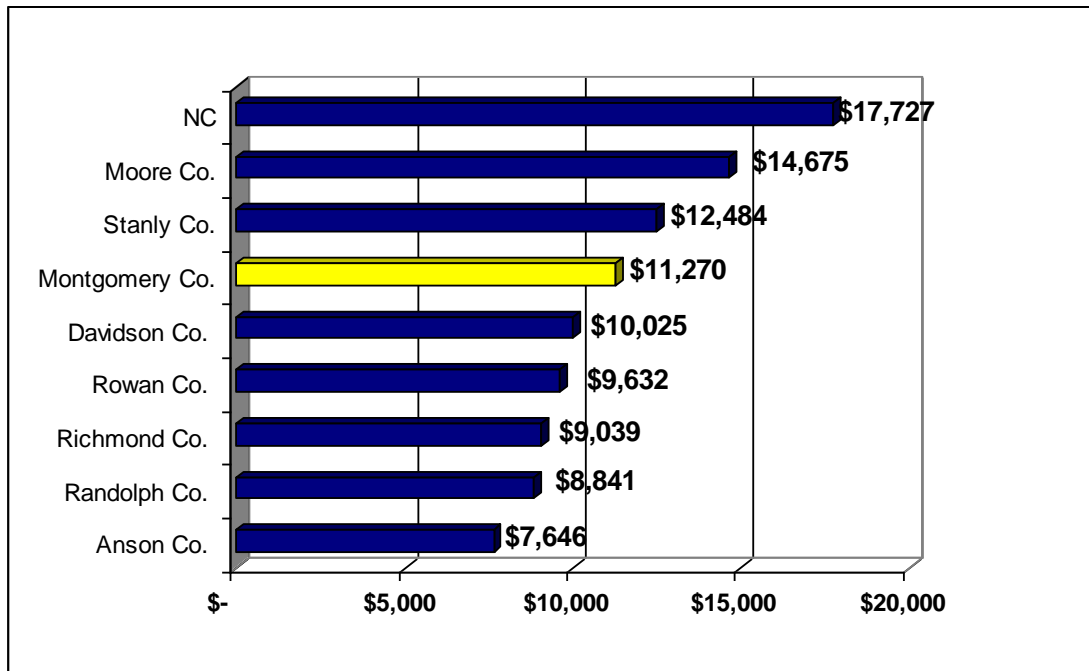
Retail sales in Montgomery County have rebounded and are showing strong gains since the 2001 recession. Retail sales per capita are lower than the state average but higher than most neighboring counties.

**Figure 11** Gross Retail Sales in Montgomery County



**Source:** NC Department of Revenue, Sales & Use Tax Reports.

**Figure 12** Retail Sales Per Capita, 2005



**Source:** NC Department of Revenue, Sales & Use Tax Reports.



# MONTGOMERY COUNTY

## Government

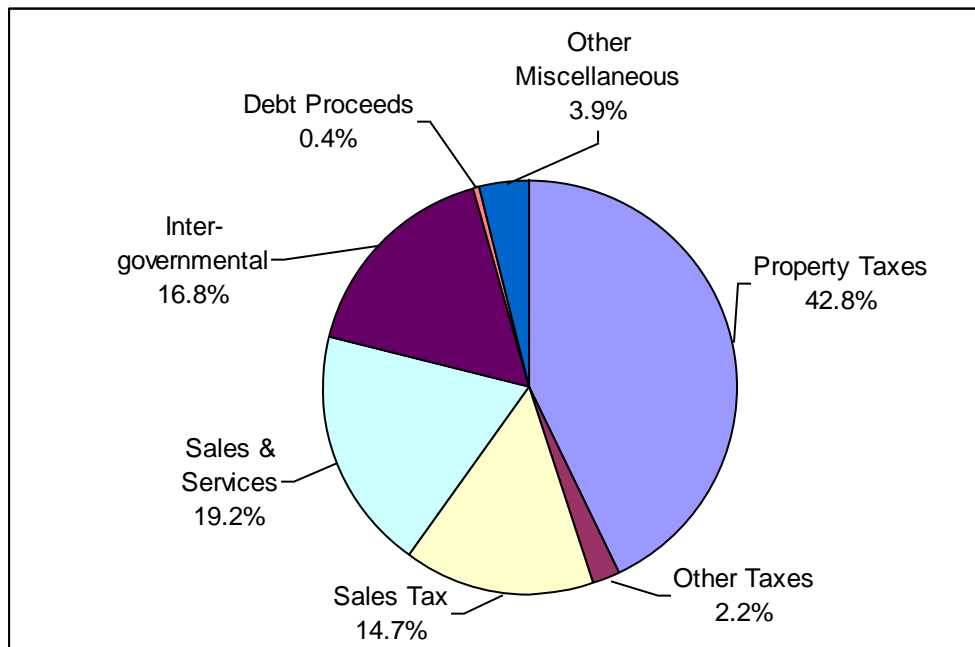
Montgomery County's tax rate and adjusted tax rate are mid-range among the comparison areas. Per capita revenues and expenditures are also similar. The county's total property values are the second lowest among the comparison areas. Similarly, the County's fund balance is also second lowest, only slightly higher than Anson's County's balance.

**Table 25** County Financial Comparison, 2005

|                       | Tax Rate, 2005   | Adjusted Tax Rate* | Per Capita Revenues | Per Capita Expenditures | Total Property values   | Fund Balance        |
|-----------------------|------------------|--------------------|---------------------|-------------------------|-------------------------|---------------------|
| <b>Montgomery Co.</b> | <b>\$ 0.5800</b> | <b>\$ .5642</b>    | <b>\$ 1,037</b>     | <b>\$ 1,030</b>         | <b>\$ 2,050,093,190</b> | <b>\$ 2,721,347</b> |
| Davidson Co.          | 0.5300           | .5095              | 783                 | 801                     | 9,729,494,713           | 26,027,199          |
| Randolph Co.          | 0.5000           | .4454              | 741                 | 765                     | 8,488,890,184           | 25,021,001          |
| Moore Co.             | 0.4750           | .4750              | 1,098               | 1,051                   | 7,895,718,376           | 13,598,266          |
| Richmond Co.          | 0.7800           | .7800              | 993                 | 1,061                   | 2,252,219,072           | 9,794,984           |
| Stanly Co.            | 0.6675           | .5912              | 929                 | 979                     | 3,558,270,454           | 12,626,875          |
| Rowan Co.             | 0.6300           | .6132              | 1,281               | 1,090                   | 9,339,566,641           | 28,695,562          |
| Anson Co.             | 0.8750           | .7619              | 1,197               | 1,179                   | 1,203,836,101           | 1,859,458           |

\* Tax rate adjusted by Sales to Assessment ratio to account for differences in revaluation dates  
**Source:** NC Department of State Treasurer, Local Government Finance Division.

**Figure 13** Montgomery County Revenues by Source, 2005

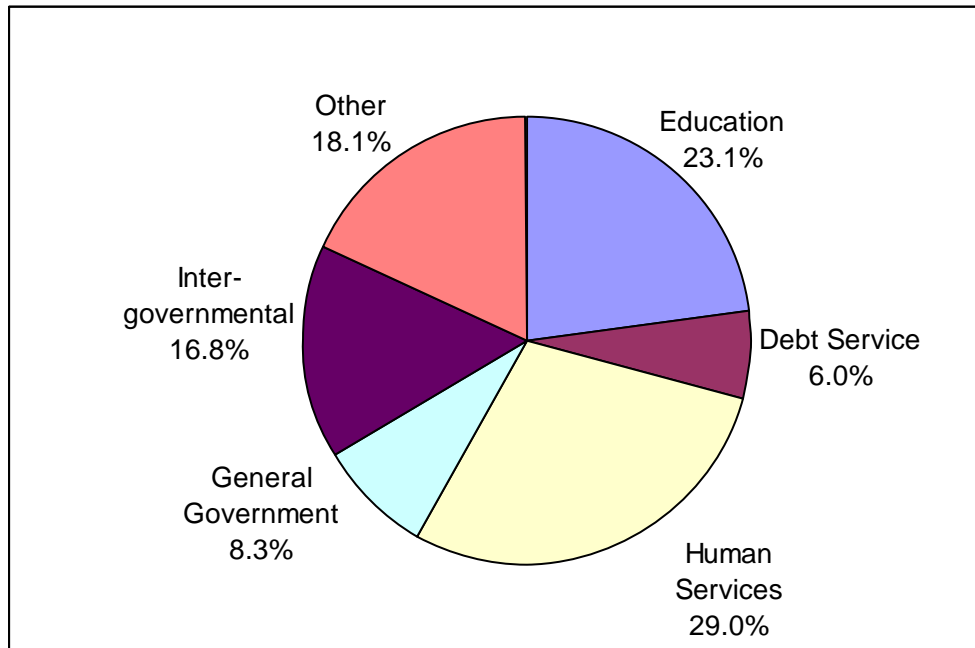


**Source:** NC Department of State Treasurer, Local Government Finance Division.



# MONTGOMERY COUNTY

**Figure 14** **Montgomery County Expenditures by Function, 2005**



*Source: NC Department of State Treasurer, Local Government Finance Division.*

**Table 26** **County Employment Comparison**

|                          | Full time equivalent employees | Local government employment per 100 people |
|--------------------------|--------------------------------|--|
| <b>Montgomery County</b> | 1,011                          | 3.8  |
| Davidson County          | 4,403                          | 3.0  |
| Randolph County          | 3,648                          | 2.8  |
| Moore County             | 2,801                          | 3.7  |
| Richmond County          | 1,683                          | 3.6  |
| Stanly County            | 2,011                          | 3.5  |
| Rowan County             | 3,882                          | 3.0  |

*\*Data not available for Anson County.*

*Source: US Census Bureau, Census of Governments, 2002.*





# MONTGOMERY COUNTY

## County Agricultural Production Analysis

This subsection presents a picture of agricultural uses and their production in the region. Table 2.27 below compares the total number of farms within the region between 1987 and 2002. All counties within this analysis increased the total number of farms in their jurisdiction. Anson County had the largest percent increase (70.56%) in total number of farms between 1987 and 2002. While, Randolph County had the greatest number of total farms within their boundaries with 1,583. Montgomery County saw a 21.16% increase in the total number of farms located within the county but had the second lowest total number of farms with only 292 farms.

**Table 27 County Farm Comparison (1987 - 2002)**

| County            | Total Farms |            |            |            | % Change<br>1987 - 2002 |
|-------------------|-------------|------------|------------|------------|-------------------------|
|                   | 1987        | 1992       | 1997       | 2002       |                         |
| Anson             | 316         | 344        | 442        | 539        | 70.56                   |
| Davidson          | 1042        | 864        | 929        | 1138       | 9.21                    |
| <b>Montgomery</b> | <b>241</b>  | <b>236</b> | <b>256</b> | <b>292</b> | <b>21.16</b>            |
| Moore             | 759         | 701        | 683        | 820        | 8.04                    |
| Randolph          | 1350        | 1293       | 1366       | 1583       | 14.26                   |
| Richmond          | 214         | 222        | 251        | 257        | 20.09                   |
| Rowan             | 823         | 751        | 779        | 951        | 15.55                   |
| Stanly            | 572         | 550        | 558        | 719        | 25.70                   |

Source: USDA, US Census of Agriculture

**Table 28 Total Farm Acreage (1987 - 2002)**

| County            | Total Farm Acreage |               |               |               | % Change<br>1987 - 2002 |
|-------------------|--------------------|---------------|---------------|---------------|-------------------------|
|                   | 1987               | 1992          | 1997          | 2002          |                         |
| Anson             | 85,095             | 70,697        | 81,984        | 100,447       | 18.04                   |
| Davidson          | 96,307             | 92,192        | 98,971        | 104,797       | 8.82                    |
| <b>Montgomery</b> | <b>41,972</b>      | <b>36,975</b> | <b>41,792</b> | <b>41,769</b> | <b>-0.48</b>            |
| Moore             | 84,109             | 86,982        | 100,668       | 101,222       | 20.35                   |
| Randolph          | 154,350            | 144,858       | 148,301       | 156,704       | 1.53                    |
| Richmond          | 54,858             | 51,916        | 54,498        | 49,293        | -10.14                  |
| Rowan             | 107,542            | 104,874       | 107,555       | 115,332       | 7.24                    |
| Stanly            | 96,868             | 89,063        | 94,709        | 107,549       | 11.03                   |

Source: USDA, US Census of Agriculture

An analysis of the total farm acreage in the 8 counties revealed a wide variation. Six counties experienced a net increase in the percent of total farm acreage between 1987 and 2002. With Moore County seeing the largest percent increase between 1987 and 2002. Meanwhile, two counties witnessed a decrease in the total farm acreage. Richmond and Montgomery County's both lost farm acreage however Montgomery's losses was less than 1 percent.



# MONTGOMERY COUNTY

**Table 29** **Average Farm Acreage (1987 - 2002)**

| County            | Average Farm Acreage |            |            |            | % Change<br>1987 - 2002 |
|-------------------|----------------------|------------|------------|------------|-------------------------|
|                   | 1987                 | 1992       | 1997       | 2002       |                         |
| Anson             | 269                  | 206        | 185        | 186        | -30.86                  |
| Davidson          | 92                   | 107        | 107        | 92         | 0.00                    |
| <b>Montgomery</b> | <b>174</b>           | <b>157</b> | <b>163</b> | <b>143</b> | <b>-17.82</b>           |
| Moore             | 111                  | 124        | 147        | 123        | 10.81                   |
| Randolph          | 114                  | 112        | 109        | 99         | -13.16                  |
| Richmond          | 256                  | 234        | 217        | 192        | -25.00                  |
| Rowan             | 131                  | 140        | 138        | 121        | -7.63                   |
| Stanly            | 169                  | 162        | 169        | 150        | -11.24                  |

Source: USDA, US Census of Agriculture

The average farm size increased in only one county (Moore) between 1987 and 2002. Six of the eight counties under examination saw decreases in the average farm acreage of between 7.63% and 30.86%. Montgomery County experienced a 17.82% decrease in the size of the average farm from 174 acres in 1987 to 143 acres in 2002.

**Table 30** **Market Value of Agricultural Products Sold (1987 - 2002)**

| County            | Market Value (\$1,000) |               |               |               | % Change<br>1987 - 2002 |
|-------------------|------------------------|---------------|---------------|---------------|-------------------------|
|                   | 1987                   | 1992          | 1997          | 2002          |                         |
| Anson             | 44,614                 | 62,130        | 98,554        | 107,485       | 140.92                  |
| Davidson          | 16,572                 | 20,448        | 23,645        | 26,027        | 57.05                   |
| <b>Montgomery</b> | <b>21,500</b>          | <b>37,809</b> | <b>46,160</b> | <b>68,284</b> | <b>217.60</b>           |
| Moore             | 62,858                 | 79,135        | 113,221       | 91,034        | 44.82                   |
| Randolph          | 87,738                 | 102,960       | 147,329       | 147,975       | 68.66                   |
| Richmond          | 22,117                 | 38,336        | 66,100        | 66,034        | 198.57                  |
| Rowan             | 28,689                 | 26,163        | 31,828        | 36,252        | 26.36                   |
| Stanly            | 36,985                 | 44,856        | 67,689        | 56,641        | 53.15                   |

Source: USDA, US Census of Agriculture

Every County within the region witnessed an increase in the total market value of agricultural products sold between 1987 and 2002. Montgomery County experienced the largest percentage increase (217.60%) in the market value of agricultural products sold. In dollars, Montgomery County saw its market value increase from \$21,500,000 to \$68,284,000 between 1987 and 2002.



# MONTGOMERY COUNTY

**Table 31 Market Value of Agricultural Products Sold, Average per Farm (1987 - 2002)**

| County            | Market Value, Average per Farm (\$) |                |                |                | % Change<br>1987 - 2002 |
|-------------------|-------------------------------------|----------------|----------------|----------------|-------------------------|
|                   | 1987                                | 1992           | 1997           | 2002           |                         |
| Anson             | 141,183                             | 180,611        | 222,973        | 199,416        | 41.25                   |
| Davidson          | 15,904                              | 23,667         | 25,452         | 22,871         | 43.81                   |
| <b>Montgomery</b> | <b>89,212</b>                       | <b>160,208</b> | <b>180,312</b> | <b>233,850</b> | <b>162.13</b>           |
| Moore             | 82,817                              | 112,889        | 165,771        | 111,017        | 34.05                   |
| Randolph          | 64,991                              | 79,629         | 107,855        | 93,477         | 43.83                   |
| Richmond          | 103,351                             | 172,686        | 263,348        | 256,943        | 148.61                  |
| Rowan             | 34,860                              | 34,838         | 40,858         | 38,120         | 9.35                    |
| Stanly            | 64,659                              | 81,556         | 121,307        | 78,778         | 21.84                   |

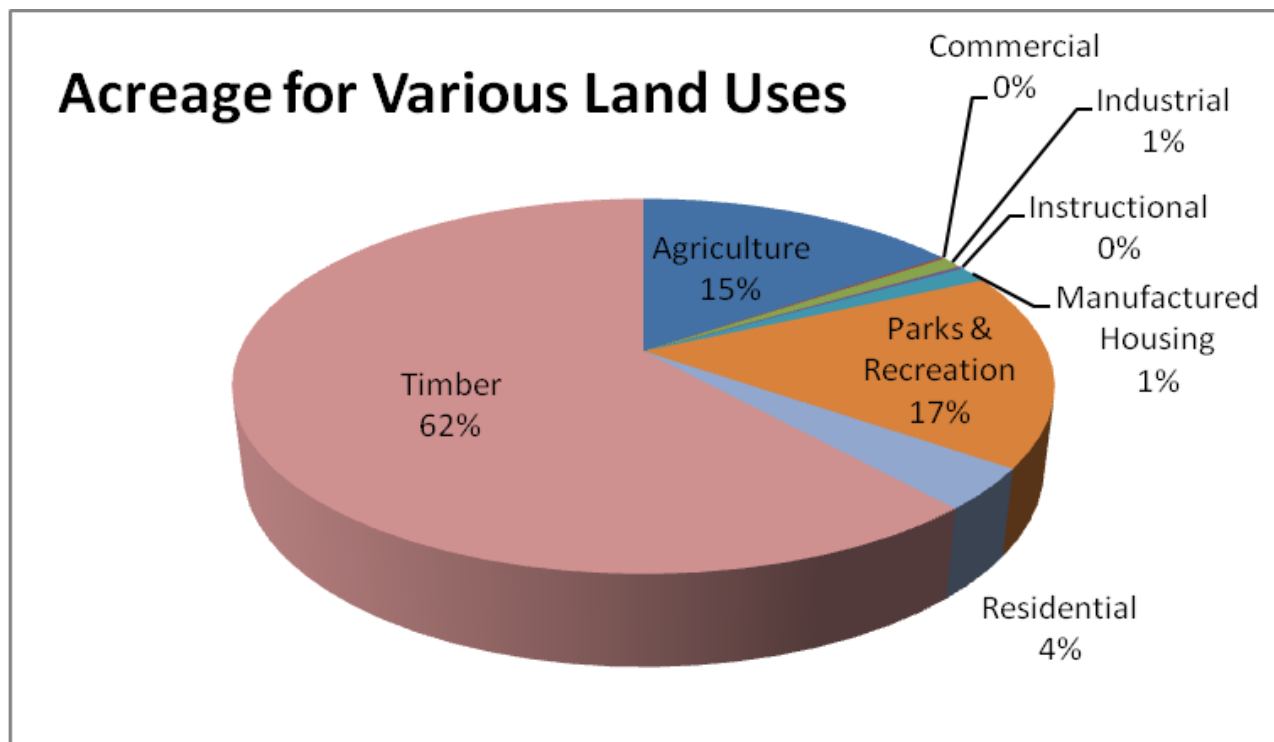
*Source: USDA, US Census of Agriculture*

All eight counties experienced an increase in the average farms market value of agricultural products sold. Montgomery County had the largest percent increase in the value of the products sold from the average farm in the County (162.13%). Rowan County witnessed the lowest percent increase (9.35%). However, Davidson County had the lowest market value at only \$22,871 per farm.

## Existing Land Use

The predominant use of land in Montgomery County is timber or forestry (62%). Land used for parks and recreation (17%) and agriculture (15%) make up nearly one-third of the county's total acreage while land used primarily for housing only accounts for 5%.

**Figure 15 Distribution of Land by Use**



*Source: Montgomery County Tax Office*

