



2019 Town of Spring Hope



Comprehensive Land Use Plan

Prepared by the Upper Coastal Plain Council of Governments
For the Town of Spring Hope June 2020



Table of Contents

- Table of Contents i
- Chapter 1 – Introduction and Overview of the Plan 1
 - The Need for Planning.....1
 - The Planning Process1
 - Plan Highlights.....1
 - Study Boundary.....2
- Chapter 2 – Population and Economy.....3
 - Population and Housing Characteristics3
 - Economic Characteristics 14
- Chapter 3 – Land Use Patterns & Community Resources 19
 - Existing Land Use & Development.....19
 - Community Facilities and Public Infrastructure23
 - Natural Resources29
- Chapter 4 – Land Use Planning.....38
 - Land Use Classifications.....38
 - Goals and Objectives38
 - Implementation Strategies42
 - Action Steps.....45
 - Additional Goals and Objectives for the Chatham-Town of Spring Hope Advanced Manufacturing Site Area46
- Appendix: Future Land Use Map.....47

Chapter 1 – Introduction and Overview of the Plan

The Comprehensive Land Use Plan (CLUP) provides a vision for the future growth and development of the Town of Spring Hope. Moreover, the CLUP provides a means to execute that community vision through adopted goals, policies, and implementation strategies. The Town of Spring Hope first Comprehensive Land Use Plan was approved in 1999 and appropriately titled Spring Hope 2020. It has served the community for 20 years. Presently, this document is an update of the 1999 plan and serves as a guide for public officials, citizens, and Town staff in evaluating land development regulations, as well as specific land development permits so as to manage change and progress for the next ten years. As a guide, the CLUP provides direction while allowing flexibility to accommodate unforeseen advances in technology, improvements to quality of life, and economic development opportunities. It is not a rigid document and is not a substitute for ordinances that promulgate the ideas herein. Rather, the CLUP is a dynamic and flexible document that may be regularly reviewed and revisited, thus remaining true to the wishes and aspirations of the community and its citizens.

The Need for Planning

The Town of Spring Hope is an altogether different community in 2020 than it was in 1999 when the Comprehensive Land Use Plan was adopted. The Town has experienced economic shifts and has opportunities and challenges before it that many exurban communities share.

As a guide document, the Comprehensive Land Use Plan functions to:

- Update and analyze the information and data used to develop the plan;
- Update the future land use plan map;
- Revise and update the goals associated with land use within the plan; and,
- Develop current action steps and strategies for implementation.
- Conformance with North Carolina GS Chapter 160D.

Incorporated in 1951, the Town of Spring Hope is a municipality that lies in the central western portion of Nash County west of Momeyer. According to the United States Census Bureau, the town has a total area of 1.4 square miles with no significant surface water.

The North Carolina Office of State Budget and Management’s (NCOSBM) certified estimate of 2016 Spring Hope population was 1,318. This is approximately a 1.05 percent population increase since 2000 when Spring Hope’s population was 1,261. Data show that the Town of Spring Hope population has remained relatively stable over time.

The Planning Process

The Town of Spring Hope Planning Board drafted this document with technical assistance from the Town Manager and the Upper Coastal Plain Council of Governments. The Planning Board met monthly from February 2019 through September 2019 and biweekly from October 2019 through December 2019 to review the existing document adopted in 1999, discuss necessary updates to data and information in the document, redefine the future land use categories, and create a new future land use map. The proposed future land use map was reviewed at a public workshop held on 7 November 2019. From that public workshop several substantive changes in land use arose.

Following the meeting, the Planning Board met later in November 2019 to review the comments received on the future land use map and develop a draft plan with recommended changes for inclusion in the final draft. The final draft was approved by the Town of Spring Hope Planning Board on April 2020 and adopted by the Town of Spring Hope Board of Commissioners on XX MONTH 2020.

Plan Highlights

Chapter 2 of this document provides data on the Town demographics and the local and regional economy. And, Chapter 3 provides an illustration of the current land use patterns, transportation, infrastructure, and cultural resources in the Town. Together these two chapters provide the user a portrait of the Town's past and existing conditions as well as inform recommendations on future land use and development patterns.

Chapter 4 of this document focuses on the future land uses within the community. The chapter defines broad categories of land use and identifies specific objectives and implementation strategies appropriate for each. The chapter concludes with the future land use map guiding the general location of future land use categories throughout the community.

Study Boundary

This plan covers the Town of Spring Hope and its Extra-territorial Jurisdiction (ETJ). The Town's ETJ currently extends three miles beyond the town limits, as approved by the Nash County Board of Commissioners in YEAR.

Chapter 2 – Population and Economy

Population Trends

The Town's population has been remarkably stable. There is merely a .01% difference in the last 50 year. Table 1 shows the population estimates dating back to 1970 for the Town, County, and State.

Population and Housing Characteristics

Incorporated Historic Population Growth

Incorporated in 1951, the Town of Spring Hope is a municipality that lies in the central western portion of Nash County west of Momeyer. According to the United States Census Bureau, the town has a total area of 1.4 square miles with no significant surface water.

The North Carolina Office of State Budget and Management (NCOSBM) provides a certified estimate of 2016 Spring Hope population to be 1,318. This is approximately a 1.05 percent population increase since 2000 when Spring Hope’s population was 1,261.

The Town of Spring Hope has an Extra-territorial Planning Jurisdiction (ETI) that extends one mile beyond the Town limits. This area is subject to town zoning regulations, but not served by water and sewer connections.

TABLE 1: POPULATION ESTIMATES

YEAR	Spring Hope	Nash County	State of North Carolina
1970	1334	59,122	5,082,059
1980	1254	67,153	5,874,411
1990	1221	76,677	6,628,637
2000	1261	87,420	8,046,813
2010	1320	95,828	9,575,746
2017	1316	95,063	10,283,255

Source: US Census

Future growth in Spring Hope may largely be influenced by the economic climate in the major employment centers in Wake County as well as the nearby cities of Rocky Mount and Wilson.

TABLE 2: FUTURE GROWTH ESTIMATES

Projection Period	Wake County	Nash County	State of North Carolina
2020	1,119,165	95,616	10,647,005
2030	1,351,791	96,053	11,817,749
2038	1,538,731	96,061	12,803,172

Source: State Demographer’s Office

Spring Hope may experience the impacts of regional growth over the next decade due to the Town's accessibility to major highways, relatively low housing costs, and proximity to employment centers within nearby Wake County. A

primary challenge is meeting the demands of growth while effectively managing physical and

financial resources, particularly regarding infrastructure demands including providing adequate water and sewer services, electrical service, and high-speed broadband deployment.

Population Profile

According to the US Census the 2000 Spring Hope population was 1261 residents. The population profile describes selected social-economic characteristics of that population thereby providing indicators for evaluating land use and community service needs.

Age Composition

Longer life expectancy and generally lower fertility rates have led to an aging population statewide. In 2000 the median age in North Carolina was 35.3, by 2010 it was 37.1, and in 2017 the Census Bureau American Community Survey (ACS) estimated the median age of the State at 38.4. This is reflected in Nash County as the median age rose 36.5 in 2000 US Census, 39.2 in the 2010 Census, and estimated at 41.4 in 2017 ACS. By comparison, the median age in Spring Hope fell from 39.4 years in 2000 US Census, to 38.9 by the 2010 Census, and is estimated at 37.4 in the 2017 ACS. This trend reversal likely points to an influx of families with young offspring into Spring Hope further bolstering the anticipation of renewed interest in residential development in the Town.

Nevertheless, Spring Hope has a significant elderly population even in comparison to the statewide population. Nearly 18.6 percent of Spring Hope residents were 65 years or older compared to only 12.6 percent of the statewide population. In 2017 the figure grows to 19.8 percent of the Spring Hope population is over 65 years while the statewide figure grew to 15 percent of total population. Table 3 below shows the age distribution of Spring Hope population in 2010 and 2017.

TABLE 3: AGE COMPOSITION

AGE	SPRING HOPE		NASH COUNTY		NORTH CAROLINA	
	2010	2017	2010	2017	2010	2017
Under 5 years	66	116	5,869	5,312	621,871	603,983
5 to 9 years	60	65	6,456	6,004	618,644	640,808
10 to 14 years	78	177	6,672	5,984	616,451	653,323
15 to 19 years	64	139	6,554	6,400	652,659	665,044
20 to 24 years	18	96	5,340	5,913	639,942	705,347
25 to 34 years	209	159	10,885	10,499	1,218,670	1,318,591
35 to 44 years	127	156	13,236	11,240	1,337,653	1,302,126
45 to 54 years	195	162	14,602	13,456	1,328,830	1,376,492
55 to 59 years	79	114	6,720	6,936	573,138	671,340
60 to 64 years	60	73	5,553	6,492	495,548	600,397
65 to 74 years	120	140	6,889	9,533	650,646	904,811
75 to 84 years	69	137	4,144	4,571	382,077	443,367
85 years and over	45	33	1,482	1,767	135,049	166,759
TOTALS	1,253	1,567	94,402	94,125	9,271,178	10,052,564
Median age	38.9	37.4	39.2	41.4	37.1	38.4

Median Age

Median age is the age that divides the total age frequency into two equal parts (i.e. half of individuals are older than the median age and half are younger). As an indicator median age is reliable at gauging whether a population is aging. Spring Hope's median age has decreased while both Nash County and North Carolina have grown relatively older over the previous near decade.

Household Size and Characteristics

Table 4 provides data on household composition in 2010 and 2017. There were 537 households in Spring Hope at the time of the 2010 census. Most of the households, fully 64 percent, were family households and the remaining 36 percent of course were nonfamily households. Approximately 57 percent of the 163 households with children present were headed by a single-female. Of the 193 nonfamily households, 51 percent were headed by an elderly person living alone.

TABLE 4: HOUSEHOLD COMPOSITION

HOUSEHOLD COMPOSITION	Spring Hope	
	2010	2017
<i>Total households</i>	537	621
<i>Family households</i>	344	348
<i>Nonfamily household</i>	193	273
<i>Households with children present</i>	163	187
<i>Married householders</i>	192	190
<i>Single female householder</i>	93	142
<i>Nonfamily households</i>	193	273
<i>With elderly householder living alone (65+)</i>	99	127

Source: 2010 US Census and 2017 ACS

The average number of persons per household in Spring Hope, illustrated in Table 5, increased from 2.49 persons in 1990 to 2.94 persons per household in 2010, which is consistent with a trend of families locating to Spring Hope. By comparison, the average household size in the state went from 2.54 persons in 1990 to 2.48 persons per household in 2010. The effects of this trend in Spring Hope is that larger households require housing types that accommodate more people. And, the data informs the provision of services orienting towards families, seniors living alone, and single parent homes.

Location	1990	2000	2010	Change 1990-2010
Town of Spring Hope	2.49	2.86	2.94	+0.45 (+18.1%)
Nash County	2.50	2.47	2.43	-0.07 (-2.8%)
North Carolina	2.54	2.49	2.48	-0.06 (-2.4%)

Source: US Census

This trend could have implications in terms of the type and mix of housing needed in the community.

Housing

In 2017, there were 734 total housing units in the Town of Spring Hope. This section describes selected characteristics of those housing units.

Housing Type

In 2017, nearly 69% of Spring Hope housing units were single-family, detached dwellings while only 3.7% were mobile homes (Table 6). The remaining units were either two-family or multi-family (apartments) with a small percentage of townhomes. Given the abundance of relatively inexpensive property values, it is reasonable to expect that housing units tend toward less density.

TABLE 6: HOUSING UNITS BY TYPE IN 2010

Housing Type	Spring Hope		Nash County		North Carolina	
Single-family-detached	502	68.4%	27,242	63.7%	2,949,336	65.2%
Single-family detached	5	0.7%	1,028	2.4%	182,578	4.0%
Mobile home	28	3.7%	8,222	19.2%	595,685	13.2%
2 Units	70	9.5%	1,678	3.9%	93,481	2.1%
3-4 Units	80	10.9%	1,918	4.5%	125,073	2.8%
5-9 Units	44	6.0%	1,722	4.0%	197,336	4.4%
10 or greater	6	0.8%	945	2.2%	375,627	8.3%
Total housing units	734	100%	42,765	100%	4,521,697	100%

Source: 2017 ACS

Housing Occupancy and Vacancy

In 2017, an estimated 113 of the 734 housing units in Spring Hope were vacant. As indicated in Table 7, Spring Hope rental vacancy rate was 4%, which was less than the state average of 7.1% and less than Nash County's 6.4% vacancy rate. A rental vacancy rate of 7-10% is typical since 2000. Typical homeowner vacancy rates in the United States at large seldom exceed 3% (generally having done so after the housing crisis of 2007). A significantly higher rate means an excess supply of housing and tends to devalue housing in a community. A significantly lower rate can inflate housing costs due to limited supply while pressuring affordability of the available housing stock.

TABLE 7: HOUSING OCCUPANCY

HOUSING OCCUPANCY	Spring Hope		Nash County		North Carolina	
Total housing units	734	100%	42,765	100%	4,521,697	100%
Occupied housing units	621	84.6%	36,878	86.2%	3,874,346	85.7%
Vacant housing units	113	15.4%	5,887	13.8%	647,351	14.3%
Homeowner Vacancy Rate		0.0		2.2		2.0
Rental Vacancy Rate		4.0		6.4		7.1

Source: 2017 ACS

Homeownership

According to the 2017 ACS, among the 621 occupied housing units in Spring Hope, 248 (39.9 percent) were owner-occupied and 373 (60.1 percent) were renter occupied. By comparison, 65% of housing in the State of North Carolina were owner-occupied. Homeownership indicates stability for communities and neighborhoods. Homeowners have stronger ties to the community and are less transient than renters.

Age of Housing

Nearly one-third, just over 30.9 percent, of all Spring Hope housing units were built before 1940 (Table 8). This signals growth in the relatively older center of Town and corresponds with the growth of many rail towns once serving as economic epicenters where agricultural and commodity goods were brought to be warehoused and shipped to manufacturing and processing centers.

Not coincidentally the period between 1980 and 2009, corresponding with the baby boomer generation (those persons born between 1945-1964) prime earning years, is when the greatest percentage of Spring Hope housing stock was built. The age of the housing stock generally signals stagnating population growth and directly correlates to the physical condition of housing especially if constructed during periods of less stringent building codes or using materials requiring higher levels of maintenance, i.e. wooden clapboards, wooden windows, etc. Typically, older housing requires more maintenance due to weathering and aging of building materials often signaling a population aging in place.

TABLE 8: AGE OF HOUSING STOCK

<i>YEAR STRUCTURE BUILT</i>	<i>UNITS</i>	<i>PERCENT</i>
<i>Total Housing Units</i>	734	100%
<i>Built 2014 or later</i>	0	0.0%
<i>Built 2010 to 2013</i>	12	1.6%
<i>Built 2000 to 2009</i>	97	13.2%
<i>Built 1990 to 1999</i>	98	13.4%
<i>Built 1980 to 1989</i>	81	11.0%
<i>Built 1970 to 1979</i>	63	8.6%
<i>Built 1960 to 1969</i>	64	8.7%
<i>Built 1950 to 1959</i>	92	12.5%
<i>Built 1940 to 1949</i>	53	7.2%
<i>Built 1939 or earlier</i>	174	23.7%

Source: Census Percent of Housing Units Built by Year from Pre-1939 to 2010

Housing Affordability

According to HUD guidelines, housing is considered affordable when households spend 30 percent or less than their annual income towards housing costs (rent or mortgage, utilities,

taxes, and insurance). Families that pay more than 30 percent of their income on housing have difficulty affording other necessities such as food, transportation, and healthcare—these persons are considered cost burdened. Table 9 shows that in 2017 at least 56.5 percent of renters and 30.7 percent of owners with a mortgage exceeded the housing affordability threshold. For comparison, statewide approximately 48.7 percent of renters and 26.8 percent of owners with a mortgage exceeded the affordability threshold.

TABLE 9: HOUSEHOLD INCOME SPENT TOWARDS HOUSING COSTS

% of HH Income Spent on Housing	Renter		Owner w/ Mortgage		Owner w/o Mortgage	
	Number	Percent	Number	Percent	Number	Percent
Number of Units:	347	100%	153		95	100%
Less than 20%	66	19.0%	63	41.2%	61	64.2%
20 to 29.9%	85	24.5%	43	28.1%	21	22.1%
30 to 34.9%	64	18.4%	14	9.1	3	3.2%
35% or more	132	38.1%	33	21.6	10	10.5%
Not Computed	26					

Source: 2017 ACS

Housing Demand and Construction Activity

The growing population, particularly with school aged children, occurring in the Town of Spring Hope is effectively increasing housing demand. The total number of housing units in the Town has increased from 595 in the 2000 Census to an estimated 734 in the 2017 American Community Survey (19% increase). The number of owner-occupied units decreased over this period from 1,409 to 1,342 (5% decrease) and the number of renter-occupied units increased from 977 to 1,363 (40% increase).

An analysis conducted by the Upper Coastal Plain Council of Governments in 2019, using address point data provided by Nash County, showed that 49% of housing units within the Town of Spring Hope planning area are single-family homes and 8% are mobile homes. Of the 1,404 total parcels in the Town of Spring Hope planning area, 801 parcels (57%) are in the ETJ. The table below shows the results of the analysis

TABLE 10: RESIDENTIAL UNIT TYPES IN TOWN OF SPRING HOPE AND ETJ, 2019

Type	Town of Spring Hope	
	Number	Percent
Single-family	689	49%
Mobile Home	112	8%
Other	603	43%
TOTAL	1,404	100%

Source: Upper Coastal Plain Council of Governments

The table below shows that there is a steady stream of single-family home of construction in Town of Spring Hope and the ETJ during the previous near decade with the exception of a spike in home construction in 2017. Overall, modular homes, trailers, and typically

constructed homes are built at near same proportions.

**TABLE 11: New Construction Residential Building Permits
In Town of Spring Hope and ETJ 2013-2019***
*July 2013 through 22 November 2019

Year	Single-family Units	Modular	Mobile Homes
2013*	0	1	3
2014	2	1	1
2015	3	2	1
2016	3	0	1
2017	16	1	2
2018	4	0	1
2019*	0	3	2
TOTAL	28	8	11

Source: Nash County Planning and Building Department



Racial and Ethnic Composition

The Town of Spring Hope is racially diverse with the Town's demographics illustrating an

overall diversity broader than in the State as a whole. Indeed, White persons are marginally a minority, as African-Americans comprise the majority racial group representing nearly 47 percent of the population. Persons of Hispanic origin represent 4.2 percent of the population compared to approximately 8.4 percent of the state population. Table 4 shows the racial composition of the 2017 population.

TABLE 12: RACIAL COMPOSITION 2017

Race	Spring Hope		North Carolina	
Total	1,320	100.0%	9,535,483	100%
White	619	46.9%	6,528,950	68.5
Black	620	47.0%	2,048,628	21.5
Other	81	0.9%	751,706	1.6
Hispanic origin	55	4.2%	800,120	8.4

Source: 2017 ACS

The Town of Spring Hope was as racially diverse in 2000, but the mix of racial demographics varied slightly from 2017. In 2000 the Town had a slight white majority. Generally the community's stable population seems to carry over into demographics of racial identity.

TABLE 13: RACIAL COMPOSITION 2000

Race	Spring Hope	
Total	1,261	100%
White	640	50.7%
Black	540	42.8%
Other	81	6.4%
Hispanic origin	92	7.2%

Source: 2000 US Census



Population Projections

Municipal population change is a function of two primary factors. The rate of natural change is the difference of births over deaths and migration. From the 1960s until the 2000s the Town exhibited slow growth characteristic of rural North Carolina outside of the major metropolitan areas. The migration rate of new persons moving to the Town was not a major factor in the population change of the community.

With a myriad of external factors weighing on and affecting population, it is difficult to forecast municipal population projections, but controlling for these externalities, the North Carolina Office of State Budget and Management (OSBM) produces annual forecasts of county and municipal population growth and it is possible to use these projections as a surrogate for potential municipal growth. For example, OSBM projects that Nash County’s population will experience a negative growth of -0.5% between 2010 and 2040, from 95,327 residents to 99,058 residents. If we assume the same growth rate in the Town of Spring Hope, the result is the following near stable population as illustrated in TABLE 14b.

TABLE 14A: SPRING HOPE
POPULATION PROJECTION

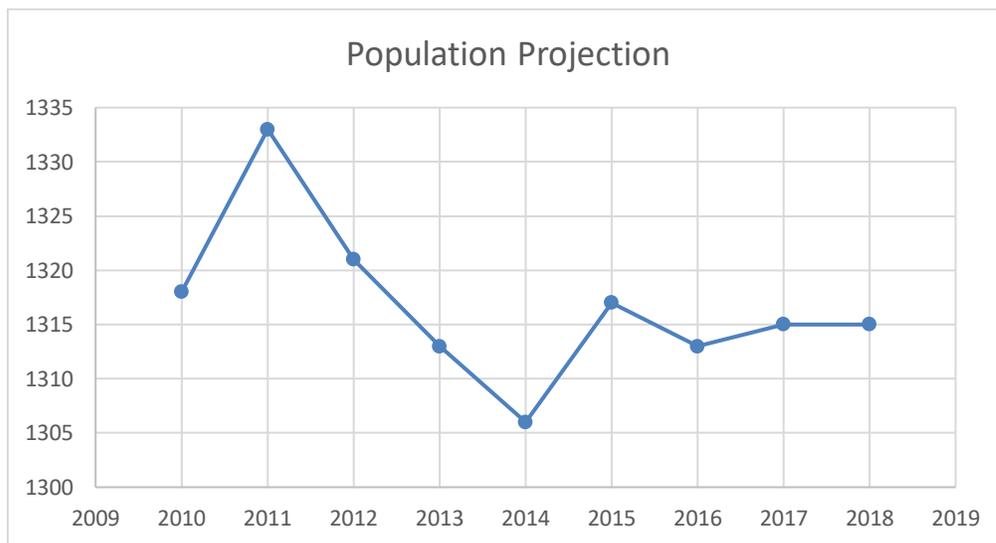
Year	Population
2010	1,318
2011	1,333
2012	1,321
2013	1,313
2014	1,306
2015	1,317
2016	1,313
2017	1,315
2018	1,315

Source: NC OSBM

TABLE 14b—Population Projection based on OSBM County Growth Projection Rate

	2018 Population	2040 Population
Town of Spring Hope	1,315	1,306
Nash County	95,327 (estimate)	94,376

Source: OSBM



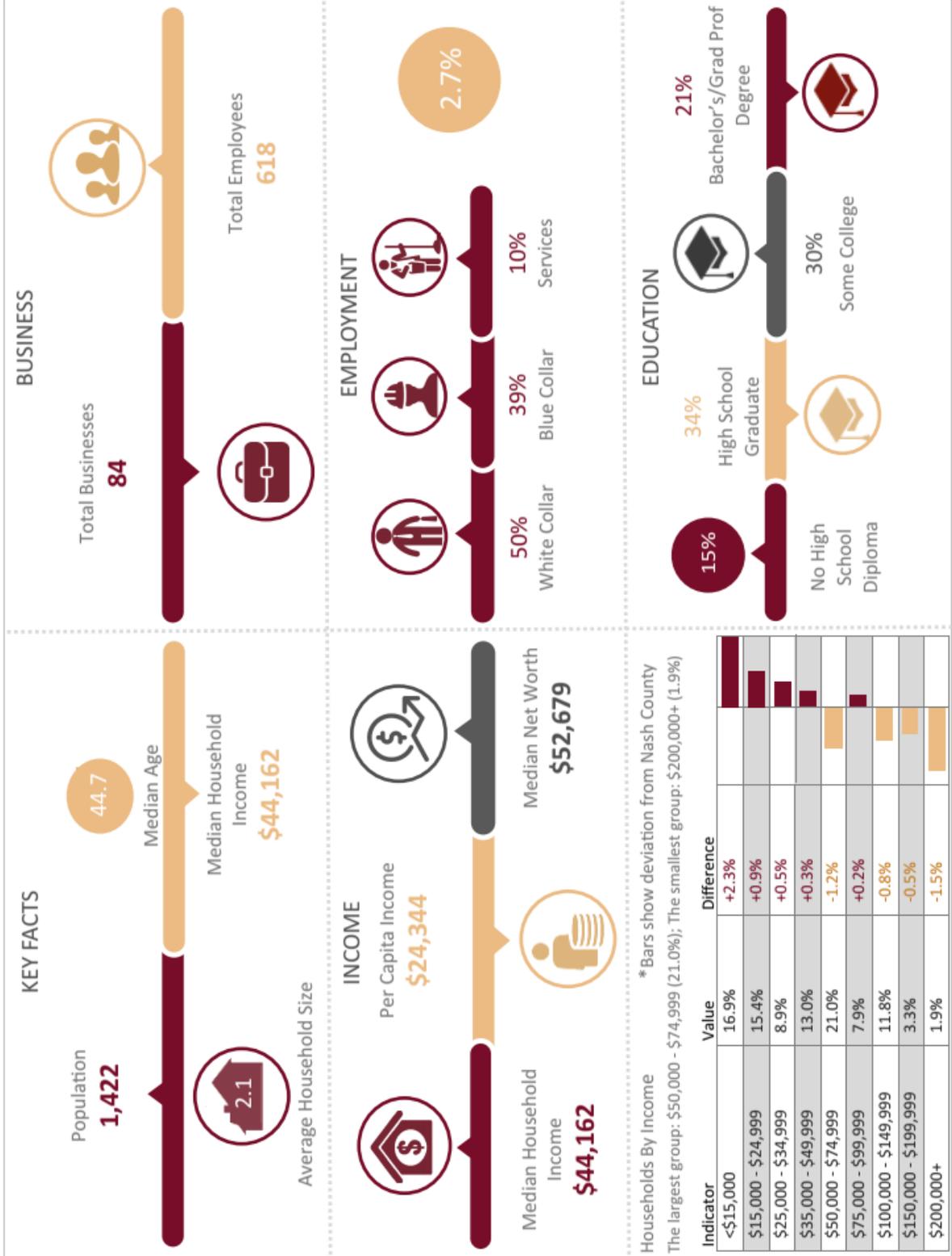
Another potential method for generating growth projections is to use historic growth rates and extrapolate them into the future. If we assume that Town of Spring Hope grows roughly 4% each decade, as it did between 2000 and 2010, this will result in the following projection:

TABLE 14—Population Projection based on Extrapolation Growth Rate 2000-2010

Location	2010 Population	2020 Population	2030 Population	2040 Population
Town of Spring Hope	1,320	1,372	1,427	1,484
Nash County	95,840	15,056	17,043	19,293

SOURCE: NC OSBM

Population projection is an inexact science that does not factor externalities like: growth in economic centers, landing major employers, demographic shifts, or transportation and technological advancements. Neither of the above methods will produce an exact 2040 population target, but both are useful for planning a reasonable potential outcome.



Labor Force

A community's labor force consists of persons age 16 years or older who are either employed or actively seeking employment. In 2017, Spring Hope had a labor force consisting of 1,195 persons and a labor force participation rate (percent of persons 16 years or older in labor force) of 49.9 percent— a low figure relative to the state average of 62.6 percent. Of those participating in the labor force, 545 were employed and the unemployment rate was 8.6 percent compared to the state's unemployment rate of 7.2 percent. Persons not participating in the labor force can include students, homemakers, and retirees.

TABLE 15: CIVILIAN LABOR FORCE IN 2017

	Population age 16 or over	Labor Force	Workers	Unemployed	Percent Unemployed	Participation Rate
Spring Hope	1,195	596	545	51	8.6	49.9
Nash County	75,501	46,047	42,367	3,658	7.9	61.0
North Carolina	8,021,719	5,019,831	4,571,020	352,287	7.2	62.6

Source: 2017 American Community Survey

Table 16 shows the number of Spring Hope workers employed by industrial sector in 2017. Education, health and social services employed the largest percentage of Spring Hope workers. Nearly 23 percent of Spring Hope workers were employed in education, health, and social services comparing proportionately with the nearly 22 percent of county workers as well as the over 23 percent of state workers.

TABLE 16: WORKERS EMPLOYED BY INDUSTRY IN 2017

INDUSTRIAL SECTOR	SPRING HOPE		NASH COUNTY	NORTH CAROLINA
TOTAL WORKERS	545	100	42,367	4,571,020
Manufacturing	77	14.1%	7,019	569,099
Ed, health, social services	123	22.6%	9,281	1,059,123
Construction	41	7.5%	2,887	306,585
Retail trade	48	8.8%	5,180	539,821
Professional services	19	3.5%	2,858	480,726
Food and accommodation	55	10.1%	3,728	439,048
Public administrative services	34	6.2%	2,224	198,785
Wholesale trade	56	10.3%	1,404	118,640
Agriculture, fishing, hunting	14	2.6%	1,164	58,281
Trans, warehousing, utilities	42	7.7%	2,222	202,143
Finance, insurance, real estate	18	3.3%	1,917	292,158
Other services	15	2.8%	1,965	224,650
INFORMATION	3	0.6%	528	81,961

SOURCE: 2017 AMERICAN COMMUNITY SURVEY

US Census (ACS) data on travel time to work (Table 17) indicates that a substantial segment of Spring Hope workers were employed in other geographies. The average travel time to work was slightly less than 30 minutes. Raleigh-Durham, Rocky Mount, and Wilson are all within a 30-40 minute drive. This commute to other locales indicates that Spring Hope may be considered a “bedroom” community, whose daytime population (between 8am and 6 pm) is less than what is reported by the Census.

TABLE 17: TRAVEL TIME TO WORK IN 2017

Average Travel Time To Work	Workers (518)	Percentage of Workers	Percentage of Commuters
Worked at home	14	2.7	
Worked outside home	504	97.3	
Less than 10 minutes	80	15.4	15.9
5 to 9 minutes			
10 to 14 minutes	48	9.3	9.5
15 to 19 minutes	44	8.5	8.7
20 to 24 minutes	62	12	12.3
25 to 29 minutes	36	6.9	7.1
30 to 44 minutes	121	23.4	24.0
45 to 59 minutes	73	14	14.5
1 hour or more	40	7.7	7.9
Mean travel time to work			27.3 minutes

Source: 2017 ACS





The above graph Figure 1 illustrates the labor force of Nash County (the population of working age that is actively either working or seeking work) and the number of employed residents in the county both remaining steady through late 2019. However, it is unclear whether this is due to job growth within the county or to higher out-commuting of residents—Nash County lost some larger employers during the recession of 2007 but has added new employers since.

Geography: Nash County, NC
Type: Unadjusted
Data Type: Employed

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2006	17,721	17,733	17,804	17,997	17,978	18,019	18,246	18,140	18,229	18,379	18,560	18,692
2007	18,835	18,731	18,820	18,745	18,796	18,712	18,742	18,630	18,678	18,593	18,767	18,605
2008	18,563	18,645	18,713	18,493	18,485	18,444	18,480	18,306	18,351	18,233	18,349	18,194
2009	18,294	18,168	17,898	17,917	17,849	17,740	17,787	17,681	17,722	17,862	18,029	17,826
2010	16,560	16,277	16,468	16,475	16,542	16,244	16,405	16,581	16,885	17,016	17,130	16,979
2011	16,593	16,528	16,620	16,564	16,546	16,279	16,092	16,219	16,279	16,495	16,675	16,638
2012	16,232	16,339	16,467	16,267	16,425	16,058	16,044	15,880	16,331	16,659	16,663	16,437
2013	16,039	16,221	16,160	16,137	16,235	16,096	16,200	16,062	16,335	16,476	16,522	16,461
2014	16,093	16,187	16,289	16,134	16,295	16,129	16,162	15,928	16,282	16,518	16,598	16,421
2015	16,163	16,170	16,354	16,142	16,229	16,040	16,062	15,945	16,180	16,460	16,415	16,372
2016	16,170	16,236	16,380	16,310	16,340	16,226	16,308	16,074	16,410	16,385	16,548	16,395
2017	16,026	16,263	16,338	16,125	16,071	15,949	16,011	15,689	16,158	16,231	16,183	16,107
2018	15,933	16,141	16,251	16,016	16,025	15,937	16,141	15,799	15,984	16,310	16,394	16,336
2019	16,092	16,294	16,186	16,121	16,216	16,025	16,152	15,848	16,147	16,413		



Geography: Nash County, NC
Type: Unadjusted
Data Type: Unemployment Rate

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2006	4.8	5.0	4.8	5.1	5.3	5.5	5.6	5.3	4.8	4.6	4.7	4.1
2007	4.5	4.6	4.5	4.8	5.0	5.3	5.6	5.1	4.7	4.6	4.7	4.9
2008	5.3	5.4	5.4	5.6	6.3	6.9	7.1	7.2	6.8	6.4	8.3	8.9
2009	9.8	10.4	10.3	10.4	11.2	11.2	11.0	10.5	10.6	10.6	10.6	10.9
2010	12.6	12.7	12.3	12.6	12.5	12.6	12.9	12.3	11.5	11.6	11.9	11.4
2011	11.5	11.5	11.3	11.3	12.1	13.1	13.6	13.8	12.8	12.3	11.7	11.3
2012	11.0	11.0	10.7	10.5	11.2	12.2	12.9	12.9	11.6	11.5	11.0	11.5
2013	12.4	11.6	10.8	10.5	11.0	11.4	11.5	10.9	10.0	10.2	9.2	8.5
2014	8.7	8.6	8.5	7.6	8.4	8.7	9.2	8.9	7.7	7.5	7.6	6.8
2015	8.0	7.6	7.3	7.7	8.1	8.3	8.6	8.3	7.9	7.8	7.6	7.0
2016	7.8	7.3	7.2	7.3	7.2	7.6	8.1	8.1	7.5	8.0	7.8	7.7
2017	8.3	7.9	7.1	7.2	7.0	6.9	7.0	7.5	6.5	6.6	6.5	5.7
2018	6.7	6.7	6.1	5.8	5.9	6.7	6.5	6.1	5.4	5.5	5.2	5.1
2019	6.5	6.0	5.6	5.2	6.0	6.5	6.6	6.4	5.5	5.5		

Geography: Nash County, NC
Type: Unadjusted
Data Type: Unemployed Rate



Nash County 2019 Economic Analysis

Source: NC Dept. of Commerce, Labor & Economic Analysis Division

<https://d4.nccommerce.com/LausSelection.aspx>

As shown in Figure 3, unemployment in Nash County rose sharply in 2008 and 2009, reaching a peak of nearly 14% unemployment in mid-2011, then gradually falling back to roughly the pre-recession unemployment rate of around 5% in 2018. There are approximately 1,000 Nash County residents unemployed and actively searching for work as of the end of 2019, out of a total labor force of approximately 17,000 people.



The effects of the Great Recession of 2007 and the subsequent housing crisis rippled into the Nash County economy well into the first third of the next decade. Currently, Nash County enjoys prerecession levels of employment.

The following table shows the distribution of private sector jobs located within Nash County as local data are unavailable for the Town of Spring Hope.

TABLE 18—Statistics on Firms Located in Nash County

<i>Geographic Area Name</i>	<i>2012 NAICS code</i>	<i>Meaning of 2012 NAICS code</i>	<i>Meaning of Type of operation or tax</i>	<i>Year</i>	<i>Number of</i>	<i>Value of</i>	<i>Annual</i>	<i>First Quarter</i>	<i>Number of</i>	<i>Number of</i>	<i>Receipts</i>
Nash County	31-33	Manufacturing	Total	2012	85	3,184,367	335,593	N	6,582	90	2,541
	42	Wholesale	Merchant	2012	111	2,693,864	98,055	25,009	2,045	N	N
	44-45	Retail Trade	Total	2012	410	1,234,476	110,336	27,679	5,059	511	20,265
	48-49 (104)	Transportation	Total	2012	53	120,378	35,295	8,635	979	232	16,726
	51	Information	Total	2012	31	N	D	D	e	42	795
	52	Finance and	Total	2012	148	N	78,709	23,698	1,960	208	9,518
	53	Real Estate	Total	2012	87	49,029	11,334	2,645	374	544	52,748
	54	Professional	All	2012	154	97,184	37,326	8,855	892	518	12,301
	54	Professional	Establishments	2012	154	97,184	37,326	8,855	892	N	N
	56	Administrative	Total	2012	99	D	D	D	h	693	13,221
	61	Educational	All	2012	17	D	D	D	c	114	920
	61	Educational	Establishments	2012	14	D	D	D	c	N	N
	61	Educational	Establishments	2012	3	D	D	D	b	N	N
	62	Healthcare	All	2012	243	349,427	143,445	33,973	4,050	414	8,106
	62	Healthcare	Establishments	2012	205	326,063	132,925	31,161	3,442	N	N
	62	Healthcare	Establishments	2012	38	23,364	10,520	2,812	608	N	N
	71	Arts	All	2012	23	12,971	4,278	908	204	183	2,362
	71	Arts	Establishments	2012	18	8,666	2,522	532	140	N	N
	71	Arts	Establishments	2012	5	4,305	1,756	376	64	N	N
	72	Accommodation	Total	2012	191	166,687	46,543	11,984	3,948	69	1,947
81	Other services	All	2012	138	D	D	D	f	1,046	21,633	
81	Other services	Establishments	2012	124	62,594	16,468	4,075	674	N	N	
81	Other services	Establishments	2012	14	D	D	D	b	N	N	

Source: 2012 American Business Survey

Bureau of Census data on travel time to work (Table 17) indicates that a significant segment of Spring Hope workers were employed in other geographies. The average travel time to was slightly less than 30 minutes. Raleigh-Durham, Rocky Mount, and Wilson are all within a 30-40 minute drive. This out commute to other locales indicates that Spring Hope is a “bedroom” community, whose daytime population (between 8 am and 6 pm) is significantly less than

what is reported by the Census.



Income

Town of Spring Hope's per capita income was \$13,898 according to the 2011-2015 American Community Survey. This compares to \$28,539 for Nash County and \$25,920 for the state.

Median family and household incomes for Nash County have been growing faster than the state average, reflecting suburban growth from the Research Triangle region. However, median incomes in the Town of Spring Hope have actually decreased since 2000. Whereas the the Town of Spring Hope's median household income in 1990 was 77% of the countywide median, this had fallen to only 53% of the countywide median by 2011-2015.

Household income is based on all households, regardless of household arrangement (e.g. roommates, families, etc.). Family income is based on family households only.

TABLE 2: MEDIAN HOUSEHOLD INCOME 1990 TO PRESENT

Year	Town of Spring Hope	Nash County	North Carolina
1990	\$21,987	\$28,539	\$26,647
2000	\$33,651	\$42,851	\$39,184
2011-15	\$29,956	\$56,642	\$46,868

Source: 1990 and 2000 US Census; 2011-2015 Census

TABLE 3: MEDIAN FAMILY INCOME 1990 TO PRESENT

Year	Town of Spring Hope	Nash County	North Carolina
1990	\$34,176	\$32,201	\$32,201
2000	\$41,357	\$50,909	\$46,335
2011-15	\$36,034	\$68,564	\$57,856

Source: 1990 and 2000 US Census; 2011-15 ACS

TABLE 12A – COUNTY COMMUTING PATTERNS FROM NASH COUNTY

Flow	Percent Flow	Residential County	Total Flow	Work County	Work State
55	0.10%	Nash County	40082	Broward County	Florida
759	1.90%	Nash County	40082	Halifax County	North Carolina
110	0.30%	Nash County	40082	Northampton County	North Carolina
56	0.10%	Nash County	40082	Warren County	North Carolina
3,678	9.20%	Nash County	40082	Wilson County	North Carolina
114	0.30%	Nash County	40082	Durham County	North Carolina
61	0.20%	Nash County	40082	Orange County	North Carolina
100	0.20%	Nash County	40082	Wayne County	North Carolina
273	0.70%	Nash County	40082	Pitt County	North Carolina
273	0.70%	Nash County	40082	Franklin County	North Carolina
229	0.60%	Nash County	40082	Johnston County	North Carolina
3,201	8.00%	Nash County	40082	Wake County	North Carolina
3,653	9.10%	Nash County	40082	Edgecombe County	North Carolina
26,805	66.90%	Nash County	40082	Nash County	North Carolina
49	0.10%	Nash County	40082	Rockingham County	Virginia

Source: 2017 ACS

TABLE _: Town of Spring Hope Labor Force – Place of Work, 2000 to Present

Place of Work	Percentage of Town of Spring Hope Resident Labor Force, 2010 Census	Percentage of Town of Spring Hope Resident Labor Force, 2013-17 ACS
Inside Town of Spring Hope	22.9%	19.5%
Inside Nash County (outside town limits)	74.2%	48.1%
Outside Nash County	25.3%	50.6%

Source: 2010 Census and 2013-17 American Community Survey

Chapter 3 – Land Use Patterns & Community Resources

Historic Spring Hope

The Town of Spring Hope origins begin in Nash County, when in 1886 the Wilmington and

1905 Sanborn Map. Here, the map shows the standard small-town *mélange* of general stores, groceries, drugstores, hardware stores, and livery stables. Within the next decade, Main Street on the southside had acquired its present appearance—a contiguous row of one- and two-story buildings. Situated at the center of the block was the community's leading financial institution, the Citizens Bank. The bank was established in 1908 in a two-story Neo-Classical building, whose arcaded façade contrasts with the more open, glass-front shop fronts in the district. Unlike the bustling south side of the street, the north side remained largely vacant until after World War II. A frame livery that stood on the block in 1905 had disappeared by 1911, and a few small wooden stores were razed in a 1922 fire that also consumed several brick buildings along the westside of Pine Street, north of the tracks.

A diversity of warehouses and industries grew up around the periphery of the business district, including Baines and Strickland Wagon Company. Spring Hope Cotton Oil Company, a cluster of tobacco warehouses, and, dominating the north end, the Montgomery Lumber Company. The lumber mill was the town's leading employer between its establishment in 1906 and closing in 1930. At the mill's height of operation in the 1920s, approximately 120 workers were on its payroll. Although the mill and many associated houses were razed, several worker cottages still stand along West Nash Street.

Among the district's burgeoning enterprises were those operated by many of Spring Hope's leading citizens. These people built commercial establishments and nearby homes that are significant elements of the historic district. T. C. May, an early arrival to Spring Hope, established a general merchandise store on Railroad Street, and occupied an impressive home on West Main. His sons were actively involved in the family enterprises, that also included farms west of town.

A host of other professionals and entrepreneurs made important contributions to Spring Hope's early residential and commercial development. Hardware merchant Sidney P. Lamm built a handsome two-story colonial building in Main Street, and also invested in a number of rental houses—many of them Triple-A cottages—along Railroad and East Nash Streets. Developer and farmer John Dodd is said to have built as many as five houses along Hopkins Avenue between 1900 and 1910. W. W. Richardson was instrumental in establishing the First National Bank, as well as operating a general merchandise store and cotton oil mill in Spring Hope. Richardson's prominent status was reflected in his grand Queen Anne house, the town's finest example of the style on South Walnut Street. About 1900, Dr. William Edwards, a physician, moved to town from Peachtree, a settlement five miles north. Edwards built a house on Railroad Street and established his office to the rear of Yarborough's Drugstore. This former drugstore (later a dry cleaners) still includes decorative brickwork around a shared entrance where Dr. Edwards, and before him Dr. Samuel Barnes Dew, practiced medicine. Dr. Dew also maintained an office in the front-facing wing of his house near Dr. Brantley's on Branch Street. At the far east end of Branch, near the eastern edge of the historic district, three important entrepreneurs, including Alex Yarborough, and dry goods merchants John Mathews and G. W. Bunn built two-story Queen Anne Houses at the turn of the century. Bunn's dwelling, completed in 1908, represented his growing financial success—for he had previously occupied a decorative, but smaller, triple-A cottage near the heart of the business district.

In a 1951 newspaper interview, Mr. Bunn recalled Spring Hope's early years of vigorous commercial activity. He remembered three saloons operating in the early 1900s, and as many as twenty general merchandise stores. The North Carolina Yearbook for 1910 confirms his

recollection, recording nineteen general merchants, as well as four blacksmith shops, a photographic studio in the Finch Building, and three hotels.

During the 1910s and 1920s, Spring Hope continued to show signs of progress, though the population remained stable. The uptown streets were paved in 1911, and waterworks installed in 1922-1923. In 1923-1924, US Highway 90 was completed through Spring Hope, following east-west Nash Street. While U. S. 90 (today Alt. 64) and the subsequent paving of other county roads afforded local residents unprecedented mobility, the increased use of the automobile also changed the aesthetics and commercial character of the business district. In 1937, local historical Constance Mathews counted ten filling stations in Spring Hope, mostly located along U. S. 90, two blocks north of Main Street. A. F. May's filling station, built in 1923, and Hill's Auto Service, completed in 1933-1934, represent the emergence of auto-dependent businesses.

During the 1930s, the Depression, compounded by the exhaustion of lumber resources and the boll weevil's devastation of the local cotton crop, severely impacted Spring Hope's economy. The hard times also brought this small town's cultural and recreational shortcomings into bold relief. Constance Mathews criticized the fact that Spring had no library or a YMCA. Young people congregated in the drugstores, filling stations, and at street corners. Like small towns, nationwide in the 1930s, Spring Hope was losing its ambitious youth to the opportunities of rapidly developing urban areas that teemed with life. Young people congregated in the drugstores, filling stations, and at street corners. Like small towns nationwide in the 1930s, Spring Hope was losing its ambitious youth to the opportunities of rapidly developing urban areas that teemed with life. "Spring Hope is the home of good [human] material, it seems," observed Mathews, "but the material must go abroad to find its own."

Although Spring Hope's economy recovered in the post war decades, the new commercial activities and housing of this period rose outside the historic district. As the community's role as a railroad stop and agricultural trading center diminished, the town's bankers and other leaders sought new and diversified industries that could benefit from the area's available labor force and Spring Hope's proximity to major highways.

As a result of this focus on progress, one newspaper writer, in 1964, portrayed the original downtown and surrounding streets in especially romantic terms:

Honorable old rambling whiteshouses beneath great green shade trees, faded-red buildings lean against each other like grizzled comrades in the sun-bathed Main Street business section and the barn greasy rails move away hairline-straight to the heat-hazy horizon.

The writer was describing, in effect, the Spring Hope Historic District. Today, led by the owner of Sykes Seed Store, a growing number of building owners on Main and Pine Streets are refurbishing building facades. The "whiteshouses" on surrounding avenues are occupied by many long-time residents—now retired. But the streets are also home to a host of young people who commute daily by automobile to Raleigh, about thirty-five miles to the west. Although the commercial district, like many rural business districts across the country, has lost its traditional role as a vital agricultural trading center, hardware store, general

merchandise establishments, a drugstore, and a host of retail shops remain. Few buildings are presently vacant. Furthermore, Spring Hope has gained a new role as the home of the National Pumpkin Festival, that each October attracts thousands of visitors to the town. On whole, the Spring Hope Historic District remains a focal point of economic and social activities while epitomizing an early twentieth-century railroad town in eastern North Carolina.

Land Use Development

Highway Commercial

Downtown Spring Hope is approximately 1.25 miles from the U. S. 64 interchange. This proximity allows for developing the currently vacant or underutilized land at the interchange for land uses that cater to travelers or rely on ready accessibility to a major highway. It is S 64 that directly connects Raleigh to I-95 and Rocky Mount. The location of industries to the region, logistics and medical supplies, rely on the direct connection to the Research Triangle. For instance, Corning Inc’s materials science research takes place in Research Triangle while the warehousing function is located in Edgecombe County, just off U64 outside of Tarboro.

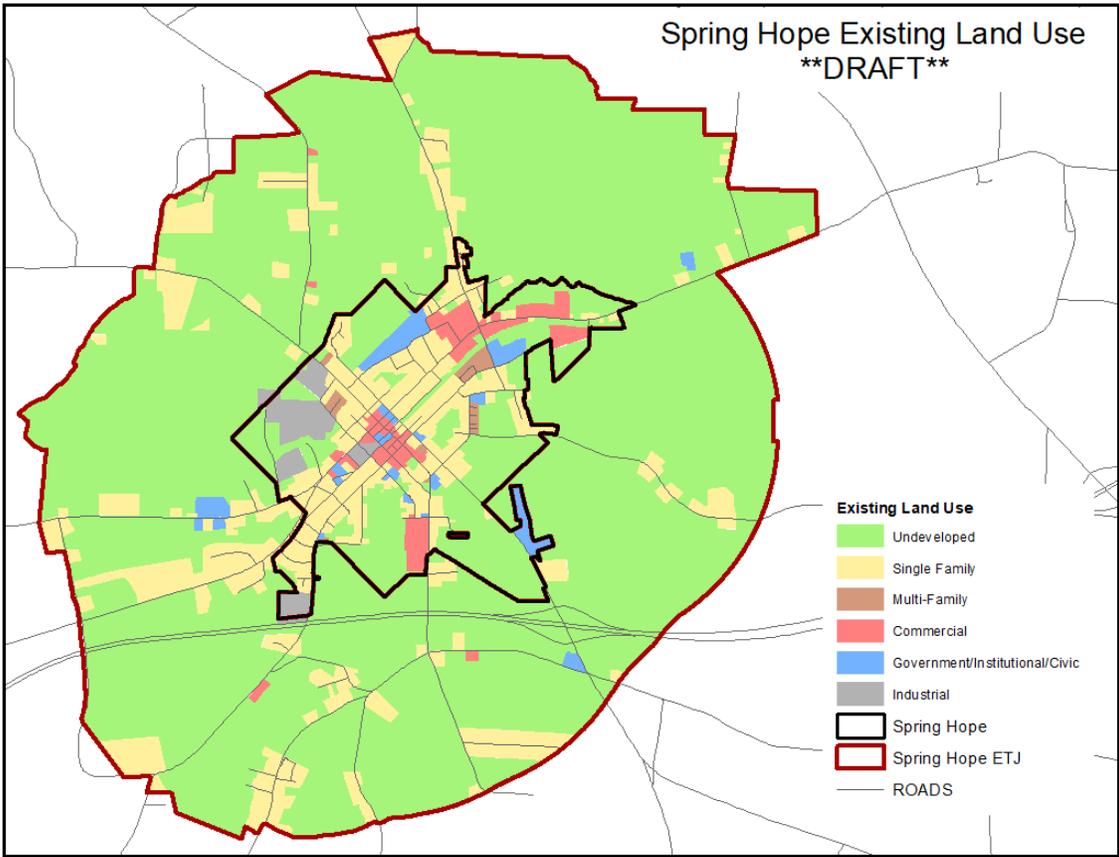
Attracting firms to the US64 interchange will require coordination with Nash County economic developers and the regional North Central Prosperity Zone. Re-signing the geographic areas surrounding the interchange is critical. Focusing on commercial uses is critical. Supporting the commercial with relatively higher-density residential both buffers lower-density with relatively higher-density residential and supports commercial activity at the interchange.

Town of Spring has an extra-territorial planning jurisdiction that extends three miles beyond the Town limits. Most of the developed land in this area is comprised of farmland and low-density residential development.

The table on the next page summarizes the major land use categories by both acreage and percentage of coverage for the Town and its extra-territorial jurisdiction. The table is followed by a map of existing land use. For the purposes of this analysis, large parcels of land that are used for agriculture or undeveloped, as well as very large parcels with only a single structure, and parcels with only minor structures (no occupied house) are treated as “undeveloped.”

Existing Land Use in Acres, Town of Spring Hope, and Extra-Territorial Jurisdiction.

Land Use Category	Town Limits		Extra-Territorial Jurisdiction		Total Planning Area	
	Acres	Percentage	Acres	Percentage	Acres	Percentage
Commercial/ Office	274	8.0%	17	<0.1%	291	0.7%
Industrial	283	8.2%	135	0.4%	418	1.0%
Government/ Institutional	310	9.0%	354	0.9%	664	1.6%
Multi-family Residential	65	1.9%	10	<0.1%	75	0.2%
Manufactured Home Park	89	2.6%	243	0.6%	333	0.8%
Open Space	75	2.2%	167	0.4%	242	0.6%
Single-family Residential	794	23.1%	5,385	14.2%	6,179	15.0%
Undeveloped	1,551	45.1%	31,503	83.3%	33,054	80.1%
TOTAL	3,441	--	37,814	--	41,255	--



Downtown Development

Historically, the Town of Spring Hope has served as an important agricultural and transportation center for this area of Nash County. The historic downtown core is bifurcated by the railroad and runs adjacent US64 Alt. and NC581. Downtown-supported retail, consumer services, as well as regional agricultural businesses. Downtown's former importance as an agricultural center is still evident today, as lumber-based businesses are still located within the downtown core. the downtown includes businesses such as banks, law offices, stores, services, offices, the library, the town Hall, and the post office.

The Town of Spring Hope has a downtown planning group that seeks to chart a course for economic redevelopment in and around the downtown.

Downtown Development Strategies:

- Business Development
- Marketing Town of Spring Hope
- Further Developing and Building on Existing Downtown Community
- Town of Spring Hope as a magnet for research triangle commuters.



Historic Downtown Redevelopment



Building reuse and revitalization is a prominent issue throughout the UCPCOG region. The economic shifts of the 1980s, 1990s, and 2000s have fundamentally altered rural life in in America. Those born from 1981-1996, the generation typically known as Millennial, (Gen Y) have taken to urbanization in ways that were typical in the previous two generations. With the market forces that accompany 78.6 million persons, Millennials have literally redrawn the map in ways even the large Baby Boomer generation could not even begin to imagine. The Urban Land Institute (ULI), a planning and land use think tank, studied the housing trends of Millennials and issued a report titled *Gen Y and Housing*, 2015 (<https://uli.org/wp-content/uploads/ULI-Documents/Gen-Y-and-Housing.pdf>).

However, the most salient point can be drawn from the ULI study, that Millennials are only beginning to flex their economic muscles.

To reemphasize a critical point: one-fifth of Gen Yers live at home with their parents or other relatives. Consequently, more than 16.5 million people could be moving out on their own as they become employed in jobs paying enough to

support independent living, as they marry or partner, or as they accumulate the down payment for a home purchase. The majority will rent before owning, so those Millennials represent a promising future demand for America's landlords.

Fully 70 percent of Gen Yers expect to be homeowners by 2020, despite the fact that only 26 percent own today. (The response to this question five years ago was almost as high-67 percent- so the generation's naïve optimism remains consistent.) Only 4 percent believe they will still be living with their parents in 2020. Even among those who do not expect to own in five years, 92 percent believe they will eventually purchase homes. Again, that matches the response in 2010.

Why is this important to downtown redevelopment? The most successful downtown success stories are anchored by increased residential development. Residential living in downtown cores, with coffee shops, micro brews, places that host live music, comic bookstores, record shops, and retail boutiques provide a pseudo-urban quality of life that provides the necessary vibrancy for any dynamic downtown. Locally sourced and locally owned, artisanal, and convenient are all characteristics prized by Millennial consumers.

The Town of Spring Hope, like many rural downtowns, is challenged in repurposing vacant downtown structures. Vacant structures significantly contribute to blight and harm property values. Conversely, rising property values are the bell weather of a healthy real estate market. And a healthy real estate market assures steady local municipal revenues and community vibrancy. These are reinforcing and universal principles. In order to promote downtown redevelopment, the Town should encourage residential development in the downtown area by working with private property owners to promote mixed use land development strategies, utilize historic and affordable housing tax credits, and encourage conversions of commercial structures to mixed uses. Employing façade improvement grants for owners of downtown properties, revolving loan funds with agreeable terms for potential developers, and exploring business improvement districts for beautification are all proven methods of revitalizing commercial neighborhoods. Finally, the North Carolina Department of Commerce has grant programs to assist communities in revitalizing their downtowns and main streets. These grants are competitive but can range from \$200,000 and higher.

Community Facilities and Public Infrastructure

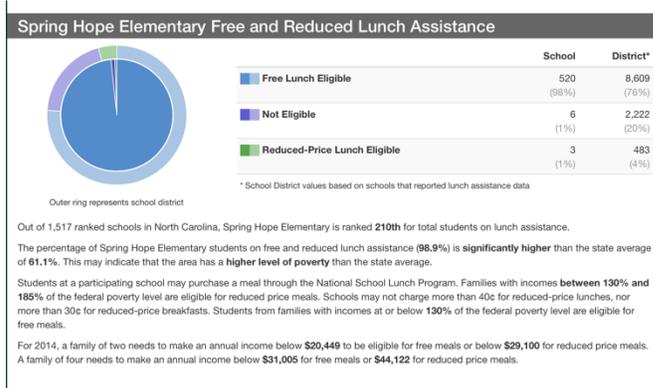
Libraries

The provision for library services in Spring Hope is administered by Nash County. However, the library system allows a certain degree of autonomy. The library is located in the historic railroad depot on Railroad Street. The depot itself is an integral component of the community and an anchor of the downtown historic district and the commercial/civic hub of the Town. As the Town of Spring Hope population expands and demand for information services increases, there may be a need to create more, or expand into larger facilities to provide a sufficient level of service.

Schools

The administration of K-12 education is through Nash-Rocky Mount School District.

The Spring Hope Elementary School is located at 401 McLean St. and provides education through 5th grade. The pupil-teacher ratio is 17.6:1 and the 2017 enrollment was 529 students.

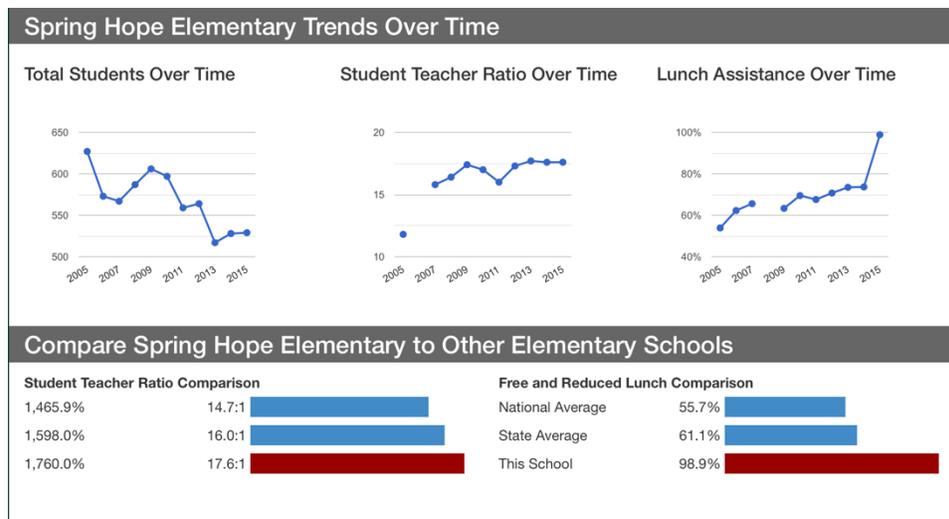


Out of 1,517 ranked schools in North Carolina, Spring Hope Elementary is ranked 210th for total students on lunch assistance.

Students at a participating school may purchase a meal through the National School Lunch Program. Families with incomes between 130% and 185% of the federal poverty level are eligible for reduced price meals. Schools may

not charge more than \$0.40 for reduced-price lunches, no more than \$0.30 for reduced-price breakfasts.

Students from families with incomes at or below 130% of the federal poverty level are eligible for free meals.



Southern

Nash Middle School is located at 5301 South NC Highway 581 and provides education for pupils from 6th through 8th grade. For 2017, total enrollment was 798 students and a pupil-teacher ratio of 17.3:1.

The percentage of Southern Nash Middle School students on free and reduced lunch assistance (69%) is slightly higher than the state average of 61.1%. Generally, this is an indicator that the area has a higher level of poverty than the state average.

Southern Nash High School was created by the consolidation of Bailey High School, Coopers, Middlesex, and Spring Hope School's high school programs; it opened in 1968. The opening of Nash Central High School in 2003 drew off some of its student population.

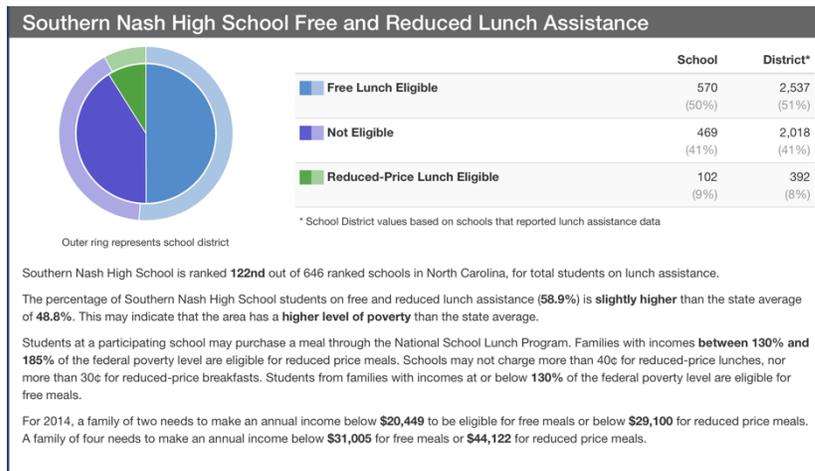
Southern Nash High School is located at 6446 Southern Nash High Road in the nearby Town of Bailey. In 2017, the school had 1,141 students in grades 9th through 12th. Southern Nash High School is the 174th largest public high school in North Carolina and has a student teacher 17.6:1. Southern Nash High School is ranked 122nd out of 646 ranked schools in North Carolina, for total students on lunch assistance.

The percentage of Southern Nash High School students on free and reduced lunch assistance (58.9%) is slightly higher than the state average of 48.8%. This indicates that the area has a

relatively higher level of poverty than the state average.

<https://elementaryschools.org/directory/nc/cities/spring-hope/spring-hope-elementary/370327001356/>

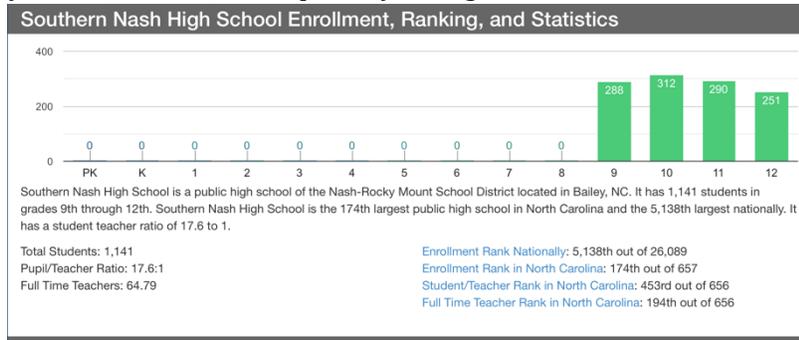
<https://high-schools.com/directory/nc/cities/bailey/southern-nash-high-school/370327001354/>



Education (K-12) and post-secondary vocational training continue to dominate conversations of work force preparation and economic development initiatives. The community survey conducted by the Upper Coastal Plain Council of Governments (UCPCOG) identified employment

opportunities as critical for the local economy, but regional economic development is often predicated on the quality of the local labor force. Spring Hope's proximity to major employment centers in Rocky Mount, Wilson, and especially Raleigh-Durham, as well as fresh employment

opportunities in nearby Edgecombe County with the advent of the CSX multi-modal terminal, Corning, and Triangle Tire, demands a steady supply of work ready labor.



To meet the demands of employers, Nash County Community College has programs in many high demand disciplines: accounting, nursing, auto technology, culinary arts/hospitality, law enforcement, logistics, HVAC/mechanical, computer/high technology, electrical/lineman training, fire/EMT training, health care services, and business.

Recreation

The community survey conducted by the UCPCOG conducted by the UCPCOG identified recreation as critical to Spring Hope residents' quality of life concerns. Over 67% of respondents to the survey sought an expansion of the existing parks and recreation program activities. And nearly 50% of the respondents sought the creation of a community recreation center. Moreover, recreation opportunities are also highlighted as community desires for Spring Hope's aged population, with nearly 66% of the respondents seeking recreational activities and facilities for seniors.

Currently, Spring Hope has many recreational facilities many that are identified in Nash County's Recreational Master Plan,

<https://nashcountync.gov/DocumentCenter/View/785/Master-Plan?bidId=> .

- Spring Hope Community Park (adjacent to Spring Hope Elementary School)
- Existing Spring Hope Facilities
- Youth Baseball Field
- Basketball Court
- Tennis Courts (2)
- Playground
- Picnic Shelters (2)
- Walking trail 1 mile
- Restroom/Concession Building

Nash County's recreational master plan identifies level of service based upon Nash County's rural environment and net population loss.

For instance, the service level set for Neighborhood Parks by this Master Plan is 1 acre per 1,000 people. Utilizing this level of development, there will be a need for over 49 acres of Neighborhood Parks. Assuming most Neighborhood Parks are in the 8-10 acre range, there is a need for several Neighborhood Parks.

The document highlights shared use facilities among county municipalities as a cost saving and utilitarian approach to providing recreational services to county residents. The County also incorporates school facilities into its inventory:

Spring Hope Elementary School

This elementary school is already functioning in some ways like a park school. The school is adjacent to the Spring Hope Town Park, allowing joint use of picnic shelters, tennis courts, and ball fields. Portions of the school property are undeveloped and offer expansion opportunities for additional fields. There is [sic] also approximately 20 acres of adjacent property that could be purchased or donated for potential development.

Existing Facilities:

- Adult softball field (with lights)
- Football/Soccer Field
- Playground
- Gymnasium

Potential recreational opportunities in Spring Hope abound, from the creation of civic facilities including discussion of a recreation building with a pool, to the creation of a rail-trail shared use trail utilizing decommissioned railroad tracks. Funding is always an issue with creating and maintaining recreation facilities and programs. Spring Hope is not immune to this funding dilemma. Coordination with Nash County will likely increase the potential for funding and the success of any facilities and programs that Spring Hope seeks to establish.

The Nash County master plan is bereft on details for creating a functioning greenway trail system. This is certainly an opportunity for the Town of Spring Hope and like-minded neighbors to develop an implementation model for the Nash County.

Again, the UCPCOG survey identified the bike lanes and sidewalks as a priority for 40 percent of the respondents. The creation of bike lanes and sidewalks is a task that the community can systematically coordinate with the County and State. Namely, as roads are periodically maintained pedestrian and biking improvements can be scheduled into the programming of road repairs. Subdivision regulations must be updated to require the creation of new sidewalks within new neighborhoods. The creation of a contiguous network of sidewalks and bike lanes is critical to successfully implementing a bicycle and pedestrian circulation plan.

The County's master plan identifies Federal Highway Transportation Enhancement funding for the creation and expansion of sidewalks and bike lanes. These enhancement funds have all but evaporated, but many communities continue to rely on TIGER (Transportation Investment Generating Economic Recovery) grants to fund infrastructure improvements. This strategy has been employed in Wilson, NC along US301. The TIGER grants are extremely competitive and are intended to target under-served communities.

Festivals

Spring Hope is famous for its annual National Pumpkin Festival that draws visitors from the region and beyond. Many survey respondents cited the success of the annual festival as a model to emulate for more street festivals bringing visitors into Spring Hope. Nearly 50 percent of survey respondents view the expansion of street festivals as a priority for the community. This idea melds well with the expressed interest of a downtown oriented toward creation and expansion of hospitality and visitor oriented economic development.

Street festivals generally orient toward seasonal offerings. With the National Pumpkin Festival anchoring the Fall, a winter or Christmas festival can benefit from Spring Hope's historical silviculture and lumber processing. Spring festival can orient around a burgeoning antiquing culture. And summer festivals can vary in themes from music genres (blues, jazz, bluegrass, country, or R&B) to locally grown produce or staples of agriculture (e.g. cotton, tobacco). Building a basis for visitors requires enticements to return and a focus for overnight lodging.

The community's proximity to US64 can also center around providing services for regional travelers with the vacant or underutilized land at the interchange, e.g. motor lodges, restaurants, and service facilities. These facilities bolster Spring Hope's position as a destination and lodging center. Exploring this economic development strategy will require market analyses and the reasoning of land adjacent the highway.

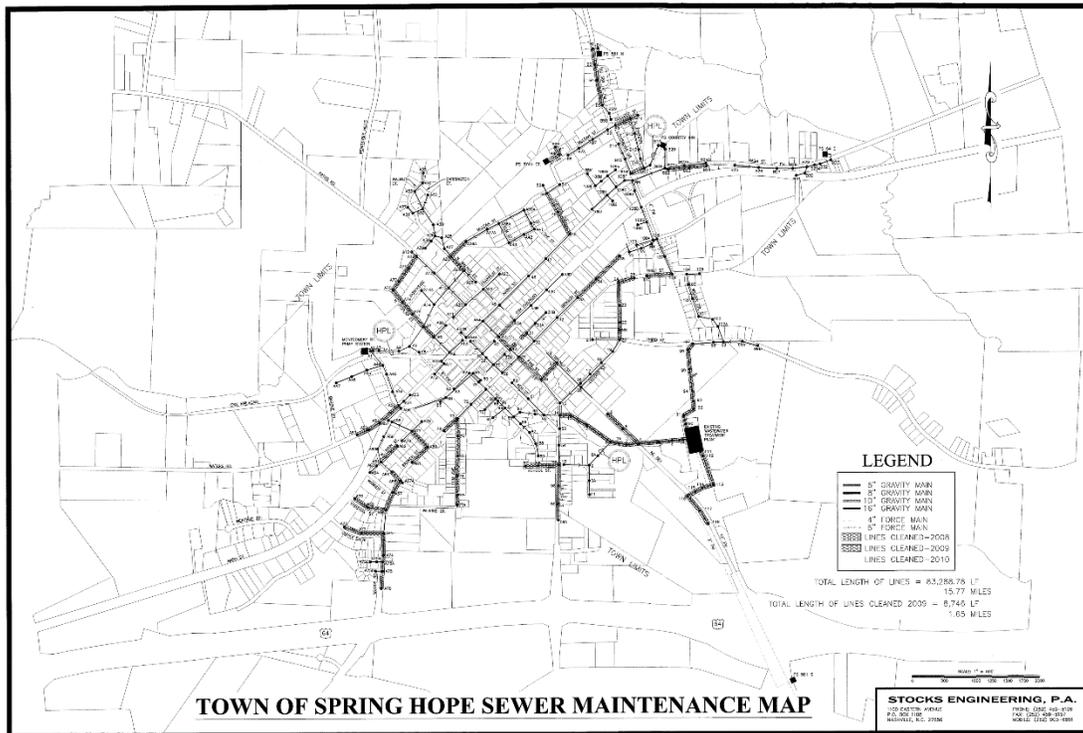
Utilities

The municipal water supply for Town of Spring Hope comes from two reservoirs (Upper and Lower) located along the Rocky River north of the Town limits. The Upper Reservoir and Lower Reservoir each have a capacity of 380 million gallons. When combined with smaller water sources such as Clapp Lake (65 million gallons) and Fox Lake (10 million gallons), the

Town has a total maximum safe yield of 6 million gallons of water per day. As part of the permitting process for the expansion of the Lower Reservoir a decade ago, the Town reached an agreement with the state to protect water quality and habitats downstream in the Rocky River by controlling stormwater runoff and increasing the width of vegetative buffers along the river and other identified streams.

The Town of Spring Hope has a municipal wastewater treatment plan that is located east of town, south of US 64 and adjacent to the Rocky River (behind the Walmart shopping center). The plant has a capacity of 4 million gallons per day.

Duke Energy-Progress provides electric service to the Town. Natural gas is provided by Public Service of North Carolina (PSNC). CenturyLink is the primary phone and internet service provider.



TOWN OF SPRING HOPE
WATER DISTRIBUTION SYSTEM ANALYSIS
EXISTING SYSTEM INDEX MAP



LEGEND

- EXISTING WATER LINES
- 4"
 - 6"
 - 10"

GENERAL NOTE:
MAP WAS COVERED FROM INFORMATION
SUPPLIED BY THE TOWN.

**PRELIMINARY
NOT FOR CONSTRUCTION**



AMERICAN PLUMBING ASSOCIATION
220 North First Street, Suite 100, Raleigh, NC 27601
TEL: 919/833-1000

FEBRUARY 11, 2003



Public Services

Town of Spring Hope provides its residents with a full-time police department and a volunteer fire department. Rescue services are provided by First Health. Waste Management is contracted to provide solid waste pickup.

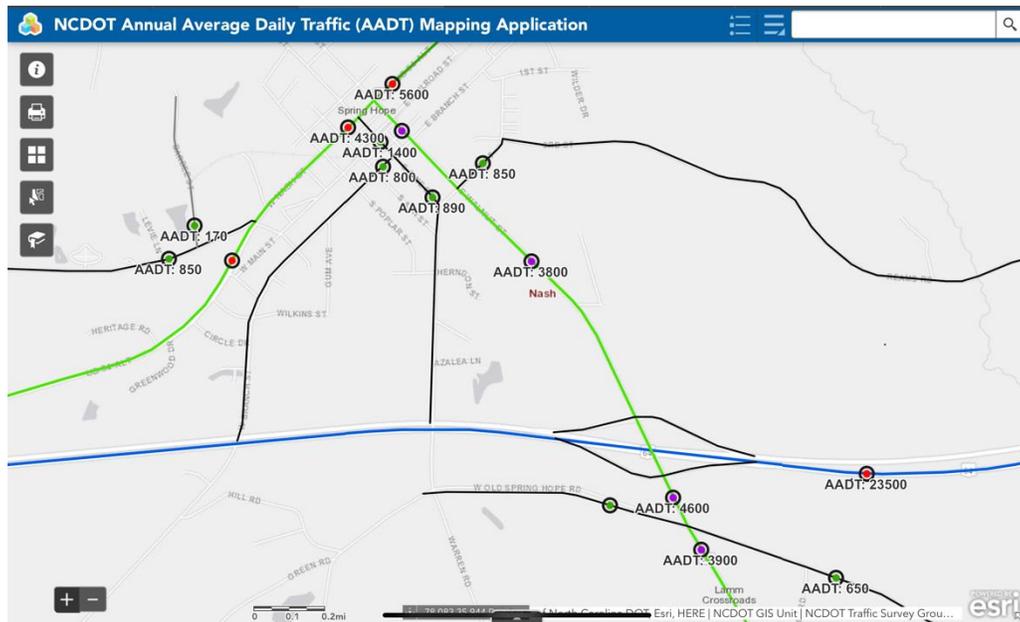
The Town’s library, Wren Memorial, is located on North Second Avenue near downtown. A branch location of Central Carolina Community College is located off of Progress Boulevard. Chatham County Schools operates Jordan-Matthews High School, which is located off East Raleigh Street near the center of Town, as well as Chatham Middle School, Town of Spring Hope Elementary School, and Virginia Cross Elementary School which are located in Town of Spring Hope’s extra-territorial jurisdiction. Two public charter schools also operate in the area—Chatham Charter School on North Chatham Avenue and Sage Academy on Martin Luther King Jr. Boulevard.

Transportation

Transportation and Circulation

The effective and efficient movement of people, goods, and services to, from, and through any community is the lifeblood of economic development and residential growth. The Town of Spring Hope is uniquely situated to benefit from a ramp system to US64 as well as its presence on the rural byway that is NC581 connecting Spring Hope to Bailey. US64 directly connects the Town of Spring Hope to some of the larger population centers **in the region**; Nashville, Rocky Mount, and Tarboro to the east and Siler City, Cary, and Raleigh to the west.

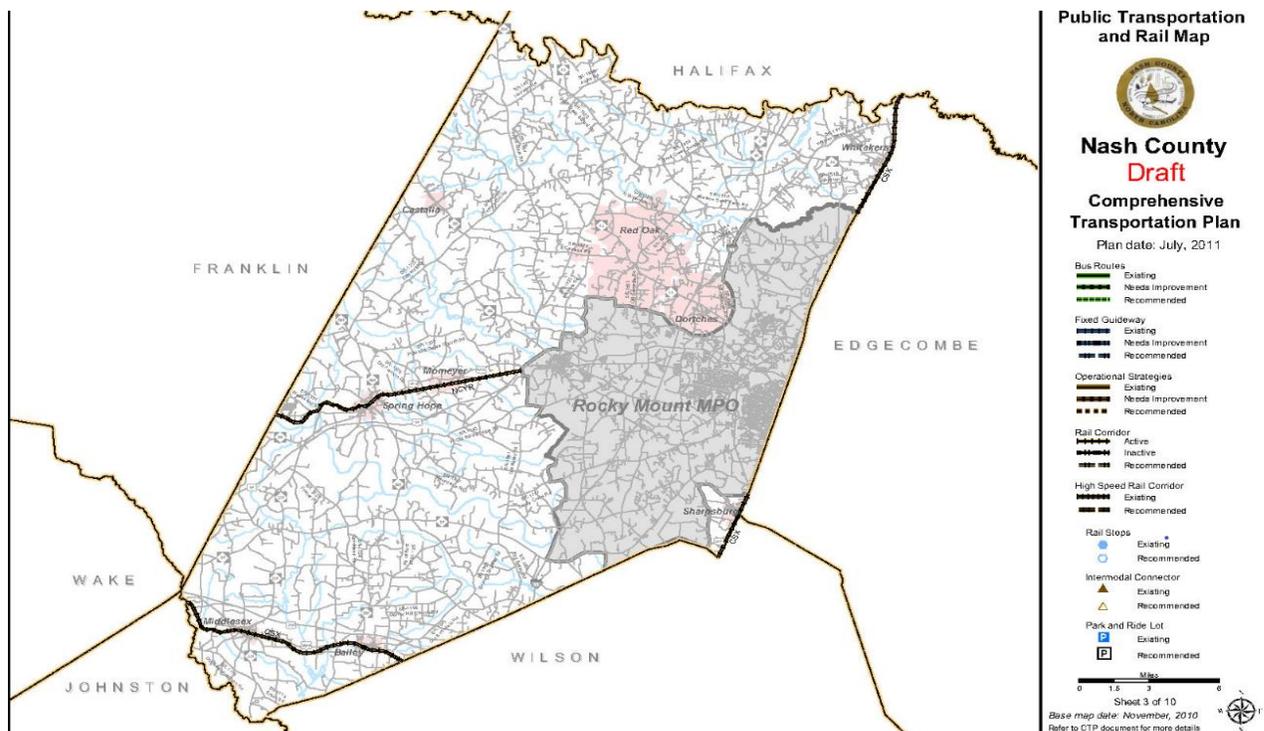
Segment Location	AADT 2018
US64 east of NC581	23,500
NC 581 north of US64	3,800
NC 581 south of US64	4,600
NC 581 south of US64A	3,500
US64A north of NC 581	5,600



According to NCDOT traffic count data, there has been a steady increase in average annual daily trips (AADTs) along US64. The latest data available from 2018 illustrate a strong 23,500 AADTs along this busy closed access highway. The traffic count data along NC581 north and south provides a glimpse into how few of those US64 AADTs actually originate and terminate, either in Spring Hope to the north or Bailey to the south. Either an origin-destination or corridor study could narrow where people are starting their journey and to what location they are heading. That should be a topic raised with the Upper Coastal Plain Rural Planning Organization (UCPRPO) [not directly affiliated with UCPCOG]. The rural planning organization is intended to steer transportation projects into the Transportation Improvement Plan (TIP). Local participation and project advocacy are absolutely essential in promoting capital projects that benefit the Town of Spring Hope and the region. Spring Hope currently has representation on the RPO Transportation Advisory Committee (TAC).

Transportation is inextricably linked to economic development. Today, Spring Hope is considered a bedroom community, as the town empties out its commuters every weekday morning and remains unpopulated until the evening return commute. Developing and implementing successful economic development strategies for the highway interchange and downtown redevelopment is absolutely predicated upon leveraging proximity to US64 as a gateway to attracting private development. Spring Hope lies in NCDOT Division 4 and has no local projects on the Strategic Transportation Investments Program.

As mandated, Nash County has a Comprehensive Transportation Plan. Within that larger plan, Spring Hope has a bicycle and pedestrian plan. Maps showing an overview of these bicycle and pedestrian recommendations can be found on the MAP.



Rural paratransit service in Nash County is provided by Tar River Transit (TRT). Tar River Transit provides demand-responsive services throughout Nash County and operates fixed routes in the City of Rocky Mount.

Tar River Transit has in place two Rural General Public routes that provide transportation for any citizen living in Nash and Edgecombe counties. For a fare of \$4.00, residents that live in county areas such as Nashville, Spring Hope, Castalia, Middlesex, Tarboro, Pinetops, Conetoe, and Whitakers can ride to and from these areas from within the city limits of Rocky Mount. These routes are available Monday - Friday and also follow the same holiday schedule as the regular fixed route buses. The origination of each route is at the downtown bus station located at 111 Coastline Drive in Rocky Mount.

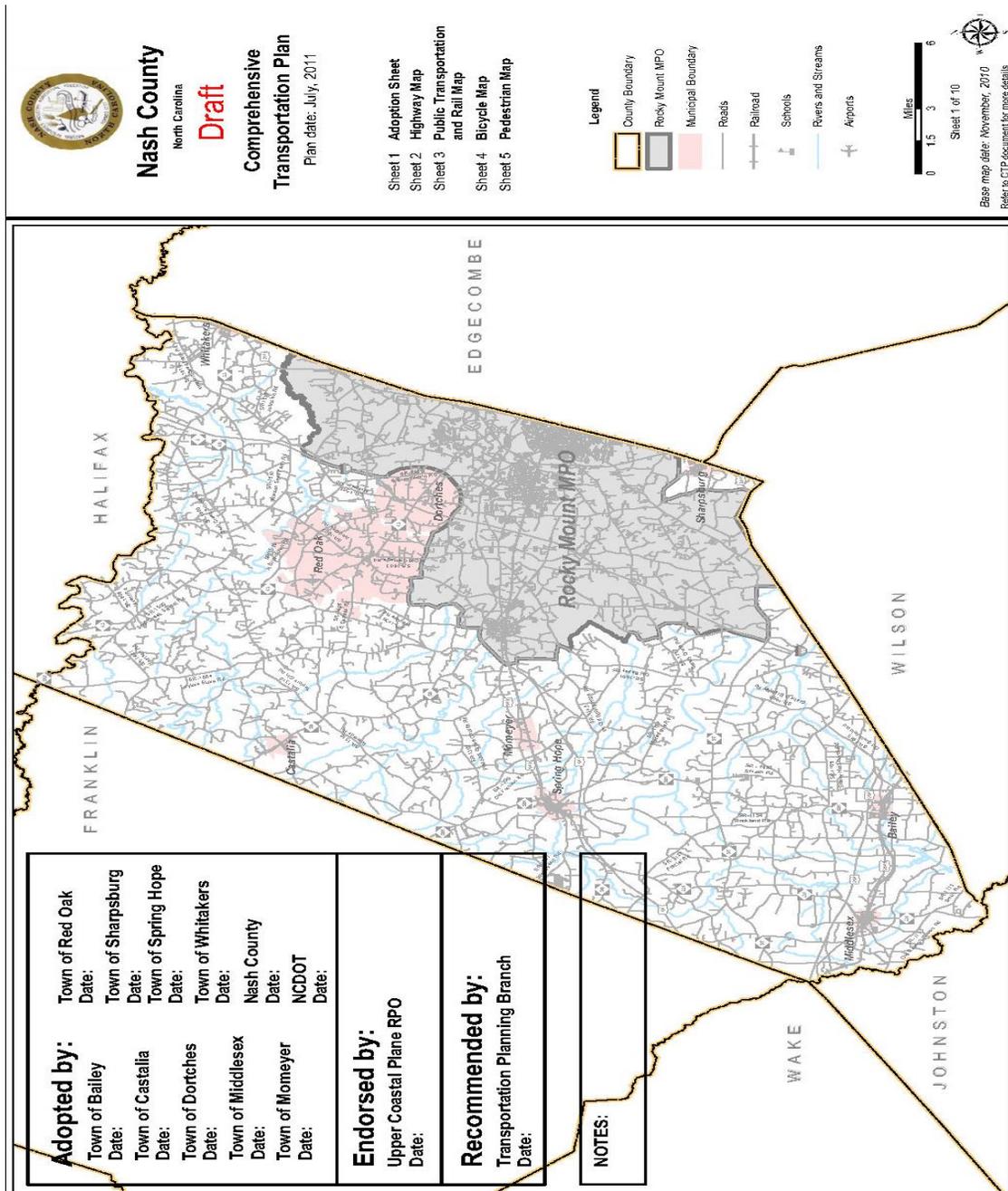
Also, the UCPRPO produced a concept plan for completing the Town of Spring Hope's sidewalk network. The Planning Board has discussed creation or rail trail and other greenways or multiuse paths for active recreation.

Parks and Recreation

Open space and opportunities for recreation are important contributors to a community's quality of life. Town of Spring Hope is fortunate to have a variety of recreational resources

available. The Town maintains a recreation department with a full-time director. Facilities include a swimming pool, two gymnasiums, ball fields, tennis courts, fitness trails, and the Loves Creek Greenway.

The Town has a Parks and Recreation Master Plan that contains recommendations for future park and programming improvements, including expansion of Bray Park onto land south of the existing park.



Bicycle Map



Nash County Draft Comprehensive Transportation Plan

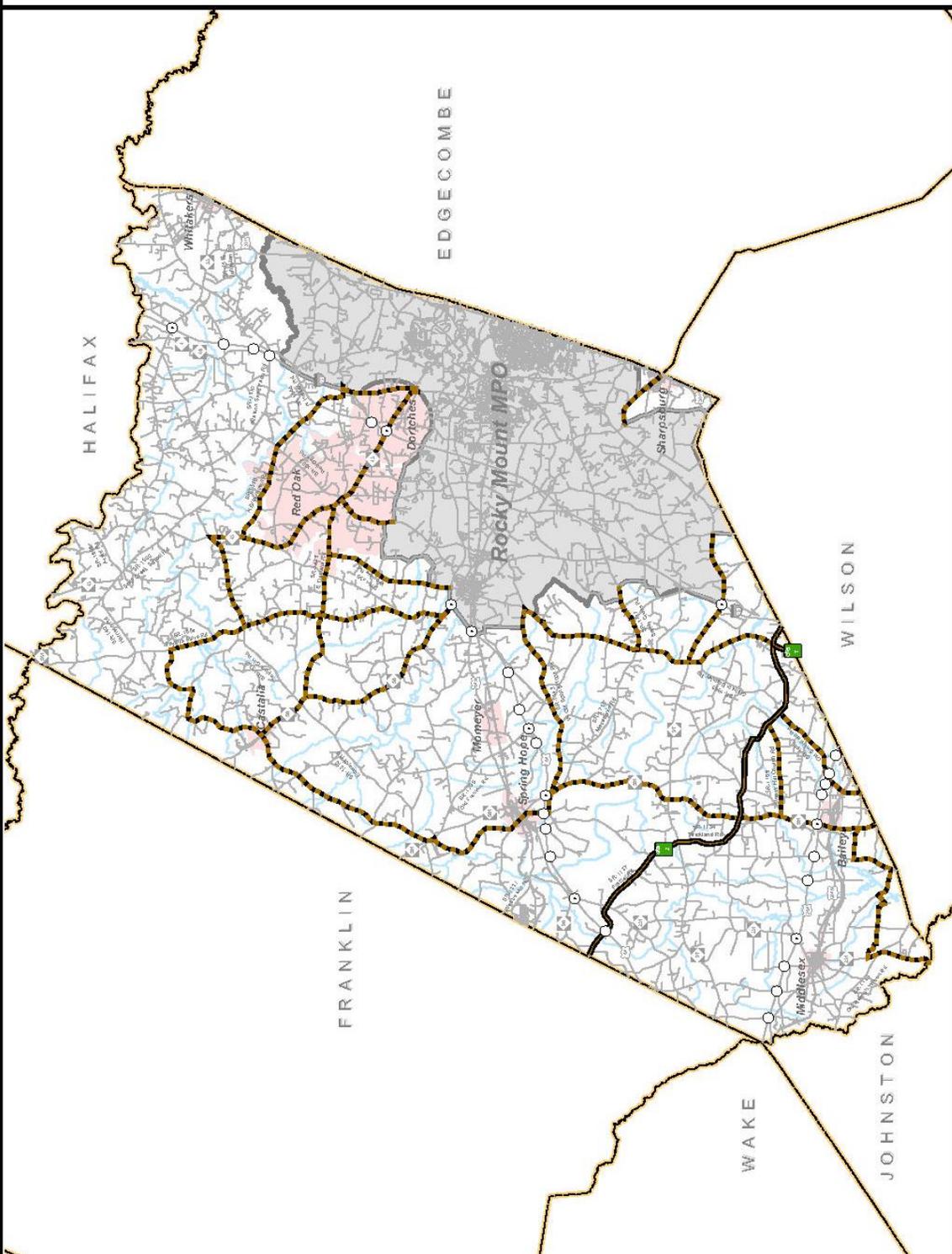
Plan date: May, 2011

- On-road**
 - Existing: Solid black line
 - Needs Improvement: Dashed black line
 - Recommended: Dotted black line
- Off-road**
 - Existing: Solid green line
 - Needs Improvement: Dashed green line
 - Recommended: Dotted green line
- Multi-Use Paths**
 - Existing: Solid yellow line
 - Needs Improvement: Dashed yellow line
 - Recommended: Dotted yellow line
- Existing Interchange: Circle with a dot
- Existing Grade Separation: Circle with a horizontal line



Sheet 4 of 10

Base map date: November, 2010
Refer to CTP document for more details



Pedestrian Map



**Nash County
Comprehensive
Transportation Plan**

Plan date: July, 2011

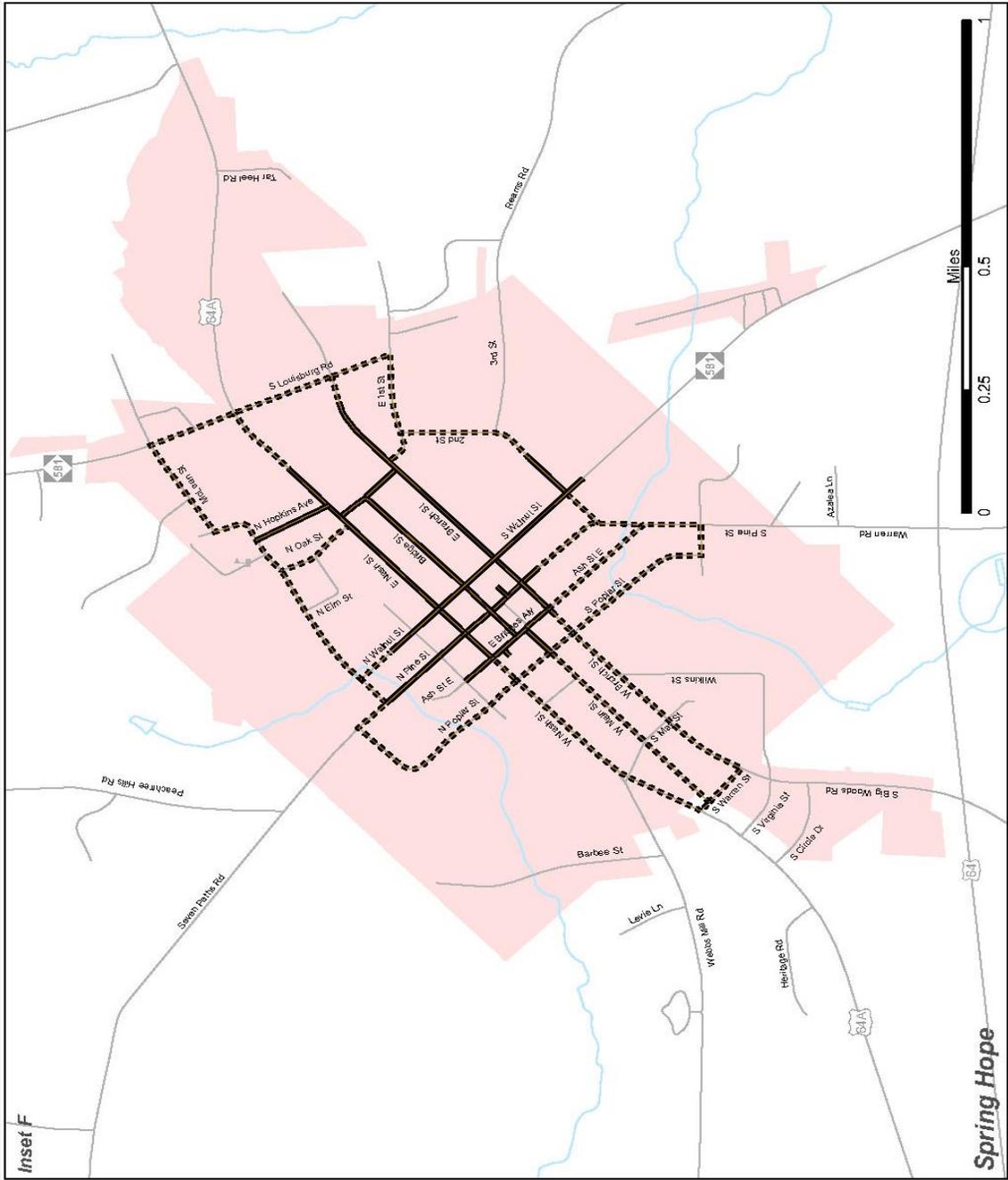
Draft

- | | | | |
|------------------------|----------|-------------------|-------------|
| Sidewalks | Existing | Needs Improvement | Recommended |
| Off-road | Existing | Needs Improvement | Recommended |
| Multi-Use Paths | Existing | Needs Improvement | Recommended |



Sheet 5B of 5

Base map date: November, 2010
Refer to CTP document for more details



Natural Resources

Streams and Rivers –Spring Hope is located in the Tar-Pamlico River watershed, the second largest river basin in North Carolina. Protecting streams and rivers, irrespective of type, ephemeral, intermittent, or perennial, is important for protecting water quality for the Town of Spring Hope and for the thousands of people living downstream. The streams and rivers in Spring Hope also provide important habitats for fish, mussels, crayfish, salamanders, and turtles directly downstream of the Town. The Turkey Creek, the Sapony Creek, the Gabe Branch, the Henry Branch, and the Bear Branch are tributaries.

Nash County is home to some endangered and threatened species:

Vertebrates

- Bald Eagle (*Haliaeetus leucocephalus*)
- Carolina madtom (*Noturus furiosus*)
- Neuse River waterdog (*Necturus lewisi*)
- Red-cockaded woodpecker (*Picoides borealis*)

Invertebrates

- Atlantic pigtoe (*Fusconaia masoni*)
- Dwarf wedgemussel (*Alasmidonta heterodon*)
- Green Floater (*Lasmigona subviridis*)
- Tar River spinymussel (*Parvaspina steinstansana*)
- Yellow lance (*Elliptio lanceolate*)

Vascular Plant

- Michaux's sumac (*Rhus michauxii*)

Many of these species also occur in the Spring Hope area.

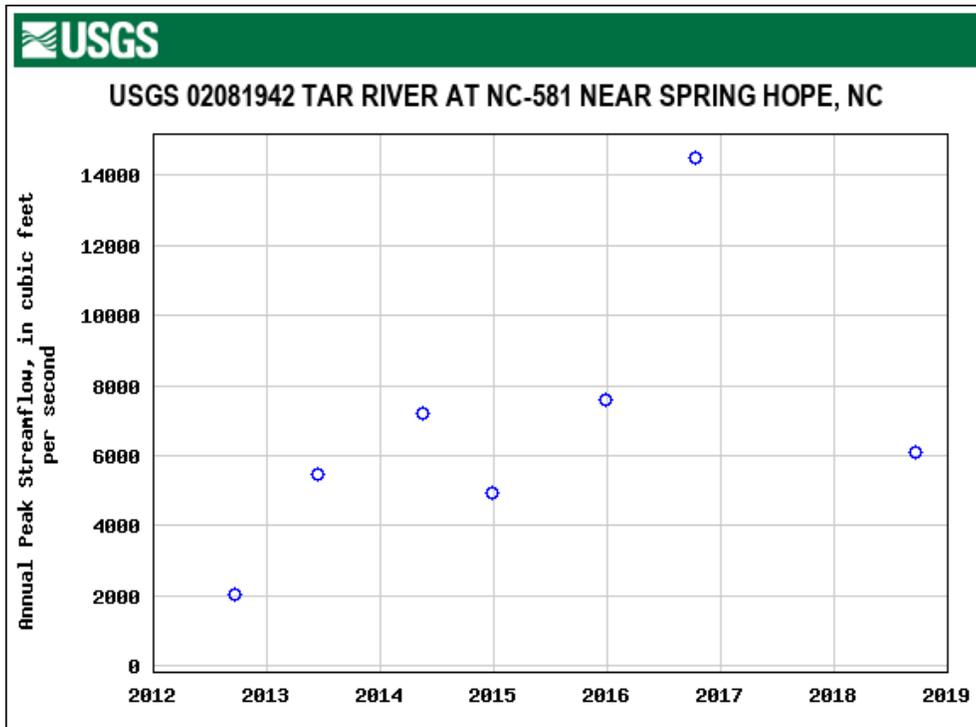
The persistence of sensitive species downstream of the Town of Spring Hope indicates that the water quality is quite high. Maintaining high water quality for these species and for human use of the water is important, reducing regulatory burdens on local governments, developers, and landowners. It is likely that the Town's generous riparian buffers contribute to the persistence of these species downstream.

Large Intact Hardwood Forest Blocks – The geographic area surrounding the Town of Spring Hope has many large blocks of intact mixed hardwood and pine forests that provide important habitat for wildlife, including game species such as deer. Forests are primarily threatened by conversion to loblolly pine plantations and fragmentation due to clearing for agriculture and development. Communities gain many benefits from protecting forestland, including carbon sequestration, air pollutant removal, and natural water treatment. Many species of wildlife rely on having large forested areas; but typically, will not persist in small patches of forest.

Floodplains – Spring Hope lies in an area of minimal flood risk.

<https://fris.nc.gov/fris/Index.aspx?FIPS=019&ST=NC&user=General%20Public> The USGS flood gage of the Tar River [USGS 02081942 TAR RIVER AT NC-581 NEAR SPRING HOPE, NC] indicates watershed activity in the area of Spring Hope.

Latitude 35°52'55.51", Longitude 78°05'22.34" NAD83
Nash County, North Carolina, Hydrologic Unit 03020101
Drainage area: 670.7 square miles
Datum of gage: 128.62 feet above NAVD88

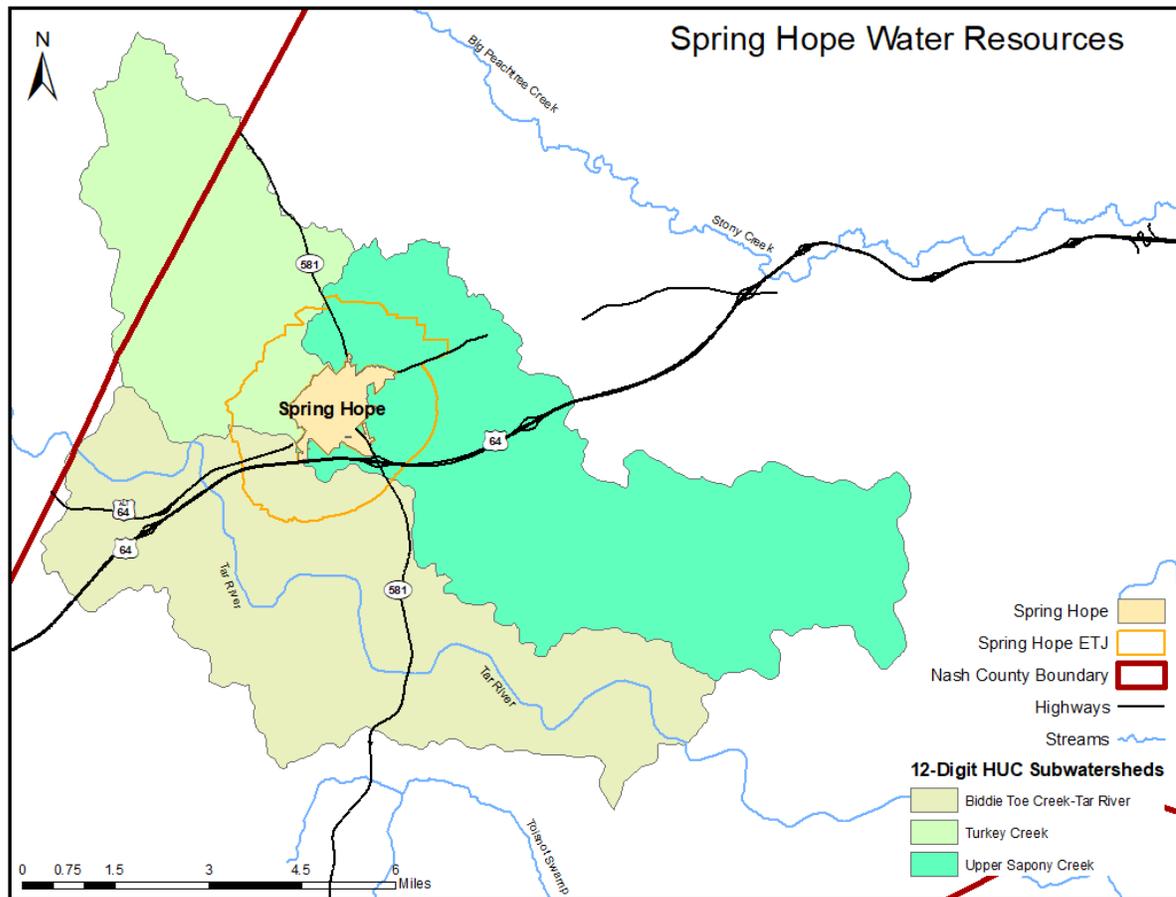


Wetlands – Wetlands perform many ecosystem services, including flood protection and pollution control, and they provide essential breeding, rearing, and foraging sites for numerous fish and wildlife species. Many wetlands are regulated under the Clean Water Act, Sections 404 and 401, with regulatory authority provided by the US Army Corps of Engineers. Small, isolated wetlands, such as upland pools and depressions, are regulated through NC Department of Environmental Quality (NCDEQ). As elsewhere in North Carolina, wetlands serve as critical habitat for many declining species of plants and animals.

Water Supply Watersheds

In 1989, the North Carolina General Assembly ratified the Water Supply Watershed Protection Act codified as General Statutes 143-214.5 and 143-214.6. This act mandated the state’s Environmental Management Commission to adopt minimum statewide water supply protection standards and to reclassify all existing surface water supply watersheds to the

appropriate classification. The purpose of the act was to protect the public water supplies of North Carolina communities through regulation of stormwater runoff. The Water Supply Watershed Protection Rules adopted in 1992 required that all local governments having land use jurisdiction within a water supply watershed, adopt and implement watershed protection ordinances, maps, and a management plan. The minimum standards of protection required are controlled by the state designation of the watershed.



Soils

Nash County is in the fall line region of North Carolina. The Coastal Plain stretches from the east and tapers out across the western part of the county. The Piedmont rolls from the west and thins out through the central section of the county. The soils of the two regions intermingle on well drained landscapes in a corridor 10 to 12 miles wide running north and south through the west-central part of the county. The Piedmont lies in the west and northwest section of the county. The landscape is well dissected with narrow ridges and flood plains and long slopes that can be quite steep. The elevation ranges from 250 to 270 feet above sea level on the ridges and from 200 to 220 feet on the flood plains. The highest points are more than 300 feet. This area is underlain by soft, weathered Carolina slate or granite saprolite. The pure Coastal Plain areas are in the northeast and southeast parts of the county, in these areas, the uplands are broad and flat and range in elevation from 130 to 150 feet. Drainageways are broad and sandy and are more than one mile wide in places. The elevation of the drainageways is about 100 feet.

Bonneau-Norfolk - Nearly level to gently sloping, well drained soils that have a loamy subsoil; on uplands. These soils are mainly in the central section of the county. Typically, the areas are broad, gently sloping, and vary in size. This map unit makes up about 2 percent of the county. About 25 percent of the map unit is Bonneau soils, 19 percent is Norfolk soils, and 56 percent is soils of minor extent. Bonneau soils are well drained and are on gently sloping uplands. They have a thick, loamy sand surface layer and a sandy clay loam subsoil. Norfolk soils are well drained and are on nearly level to gently sloping uplands. They have a loamy sand surface layer and a sandy clay loam subsoil. Of minor extent in this map unit are the Blanton, Goldsboro, Rains, and Bibb soils. The Blanton soils are on uplands, and the Goldsboro and Rains soils are in upland depressions. The Bibb soils are in drainageways. The major soils can be used for farming, habitat for open land or woodland wildlife, urban development, and forestry. They are chiefly used as cropland. The sandy surface layer is susceptible to drought and wind erosion if farmed and to cave-ins and seepage in shallow excavations.

Wedowee-Worsham-Helena - Nearly level to gently sloping, well drained, poorly drained, and moderately well drained soils that have a clayish or loamy subsoil; on uplands. These soils are mainly in the west central section of the county and around Rocky Mount. Typically, the areas are broad, gently sloping, and vary in size. This map unit makes up about 8 percent of the county. About 73 percent of the map unit is Wedowee soils, 8 percent is Worsham soils, 4 percent is Helena soils, and 15 percent is soils of minor extent.

Wedowee soils are well drained and are on ridges and side slopes. They have a coarse sandy loam surface layer and a clay subsoil. Worsham soils are poorly drained and are in upland depressions and at heads of drainageways. These soils possess a loam surface layer and a clay or clay loam subsoil.

Helena soils are moderately well drained and found in upland depressions or on short side slopes along drainageways. They have a coarse sandy loam surface layer and a sandy clay loam, clay foam, or clay subsoil. Of minor extent in tills map unit are the Norfolk and Wehadkee soils. The Norfolk soils are intermingled with the Wedowee soils. The Wehadkee soils are in drainageways, Wedowee soils are used as cropland and pastures. They are susceptible to erosion. Conservation practices, especially conservation tillage, can overcome this challenge. Helena and Worsham soils are used mainly as woodland, but in some areas,

they are used as cropland or pasture. Helena soils can be used as habitat for open land and woodland wildlife, but Worsham soils are best used as habitat for wetland wildlife. Wetness is the main limitation to use of Worsham soils, and Helena soils are susceptible to erosion. Worsham soils do not respond to artificial internal drainage because of the heavy clay subsoil.

Some areas of Wedowee soils have been urbanized, but slopes of more than 4 percent hinder the use of these soils as sites for small commercial buildings, and the clay subsoil slows effluent absorption from septic tanks. Helena and Worsham soils are not commonly used for urban development because of slow permeability, shrinking and swelling, and a seasonal high water table.

Georgeville-Mason - Gently sloping to steep, well drained soils that have a clayish or limey subsoil; on uplands. These soils are mainly in the northwest and southwest sections of the county. Typically, the areas are mostly broad and gently sloping to strongly sloping. The areas on side slopes above drainageways are steep. This map unit makes up about 10 percent of the county. About 56 percent of the map unit is Georgeville soils, 27 percent is Mason soils, and 17 percent is soils of minor extent.

Georgeville soils are well drained and are on ridges and side slopes. They have a loam or gravelly loam surface layer and a silty clay loam or silty clay subsoil. Nason soils are well drained and are on ridges and side slopes. They have a loam surface layer and a clay loam, silty clay loam, or silty clay subsoil.

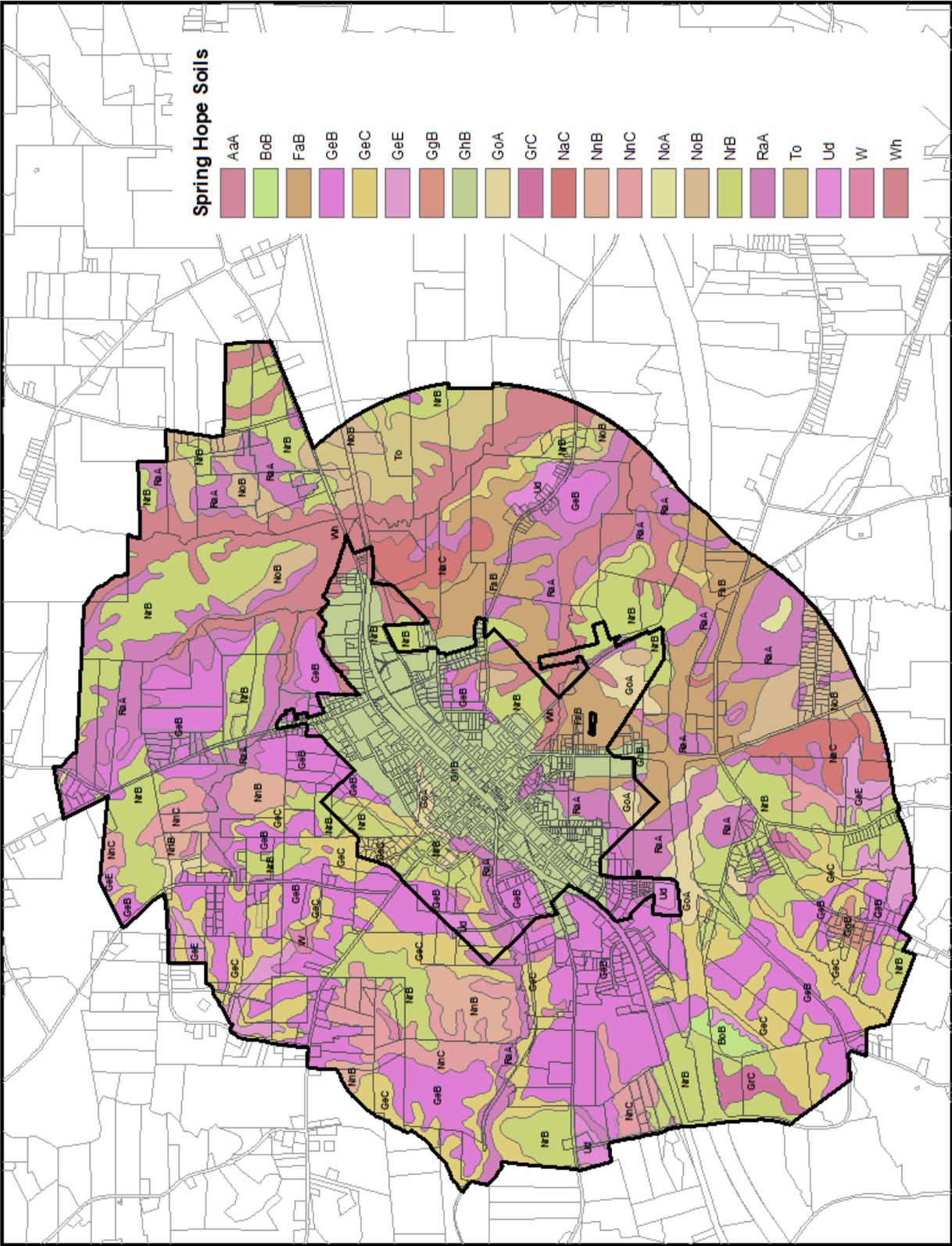
Of minor extent in this map unit are the Goldsboro, Worsham, Wehadkee, Congaree, Tomotley, Norfolk, and Faceville soils. The Goldsboro and Worsham soils are at heads of drainageways and in upland depressions. The Wehadkee and Congaree soils are in drainage ways, and the Tomotley soils are on terraces. The Norfolk and Faceville soils are intermingled with the major soils.

Georgeville and Mason soils are used chiefly as woodland. In some areas, they are used for row crops or as pasture. Erosion is a hazard, but conservation practices, especially conservation tillage, can help to overcome this problem.

The Georgeville and Mason soils that are farmed generally have slopes of less than 6 percent. These are also areas of urban development. The slowly permeable subsoil is a limitation for use as septic tank absorption fields. Georgeville and Mason soils that have slopes of 2 to 15 percent have good potential as habitat for woodland and open land wildlife. The Georgeville soils that have slopes of more than 15 percent are limited for most uses.

Topography

The Town of Spring Hope planning area is located in the Piedmont Plateau and is characterized by generally rolling topography. Elevations in the Town of Spring Hope area range from about 500 feet to 800 feet above mean sea level. Major areas of steep slopes (10 percent or greater slope) are located in the eastern portion of the planning area adjacent to the Rocky River. Some smaller isolated areas of steep slopes do exist in other sections of the planning region, but they are not large enough to pose a significant barrier to urban development.



Chapter 4 – Land Use Planning

Land Use Classifications

Future Land Use

The future land use classifications and map are the central component of the document. It combines the goals of all core elements into a blueprint for future development in the planning area. The intent of the future land use plan is to guide decisions about the location and intensity of new development and public improvements.

The future land use plan was prepared based on anticipated growth, existing development patterns, public infrastructure capacity, and environmental resources. The future land use plan may not reflect the current use or zoning of a parcel of land and does not imply that the land should be rezoned. However, future zoning decisions should be consistent with the future land use plan as amended over time.

FUTURE LAND USE CATEGORIES

The classification system establishes parameters for a range of land use activity and appropriate intensity levels suggested under a specified category. The land classification categories are defined below:

Rural Conservation (RC): The intent of this designation is to categorize important environmental features such as protected watersheds, floodplain, steeper slopes, and sensitive areas that should be excluded from development.

Rural Residential (RR): This is the largest classification relative to land area. The purpose of this class is to encourage low density residential development and agricultural activities. The area is predominantly the Extra Territorial Jurisdiction (ETJ) and is without public systems water and sewer. It is dominated by woodland and agricultural land. Potential range of uses that may be appropriate in these areas include agricultural and timber activities, single-family dwellings, manufactured homes, and other compatible uses. Residential densities should average 1 dwelling unit (du) per 1 or more acres. These areas are not served by public water and sewer. Individual or community water and septic systems are typical in these areas subject to applicable environmental standards.

Medium Residential (MR): The purpose of this class is to encourage medium density residential development and other complimentary uses. Potential range of uses that may be appropriate in these areas include single-family dwellings, duplexes, and other compatible uses. The residential densities should be in a range of 3 du/ac to 5 du/ac. Development in these areas will have access to adequate public water and sewer services.

High Density Residential (HR): The purpose of this class is to encourage higher density residential development and other complimentary uses. Potential range of uses that may be appropriate in these areas include single family dwellings, duplexes, townhouses, apartments, and other compatible uses. The residential densities should be in a range of 6 du/ac up to -- du/ac. Development in these areas will have access to adequate public water and sewer services.

Town Center District (TC): The intent of this district is to promote the vitality of the downtown

district as the civic, social, and economic center. As such, it should cater to a wide variety of appropriately scaled uses. Uses appropriate under this category would include retail and service establishments, public and institutional uses, and also residential uses. Development in these areas will have access to adequate public water and sewer services.

Commercial (C): The purpose of this class is to promote the economic development goals and policies articulated in the plan. This class is intended for a broad array of commercial uses designed to serve the needs of the area and beyond. Uses appropriate in these areas may include community or neighborhood scaled retail and service establishments, as well as larger sized commercial developments, such as an office or business park. It is assumed that such property will be served by public water and sewer.

Industrial (I): The intent of this classification is to provide quality jobs and service opportunities for area workforce with minimum adverse external impacts. Potential range of uses include, manufacturing, warehousing and distribution facilities, and associated complimentary service and retail.

Civic & Institutional (CI): The intent of this classification is to identify appropriate locations for certain public and institutional uses. Potential range of uses include government buildings, libraries, fire and police stations, utilities, hospitals, park facilities, schools, cemeteries and other uses typically open to the public. Areas identified in adopted plans for parks, schools, and other public facilities would be classified under this category.

Mixed Use Areas (MU): The purpose of this district is to allow a compatible mix of residential development and complimentary commercial and institutional uses. Mixed use development should have adequate access to public water and sewer.

Highway Interchange (HI): The purpose of this class is to promote a variety of uses that would be suitable for location within the proximity of a major highway interchanges. The district is also a major gateway into the Town and incorporates design and aesthetic features that promote the overall appearance to the entrance of the Town.

Town Limits

ETJ Boundary Planning Area

RC-Residential Conservation

RR-Low Density Residential

MR-Medium Density Residential

HR-High Density Residential

TC-Town Center

C- Commercial

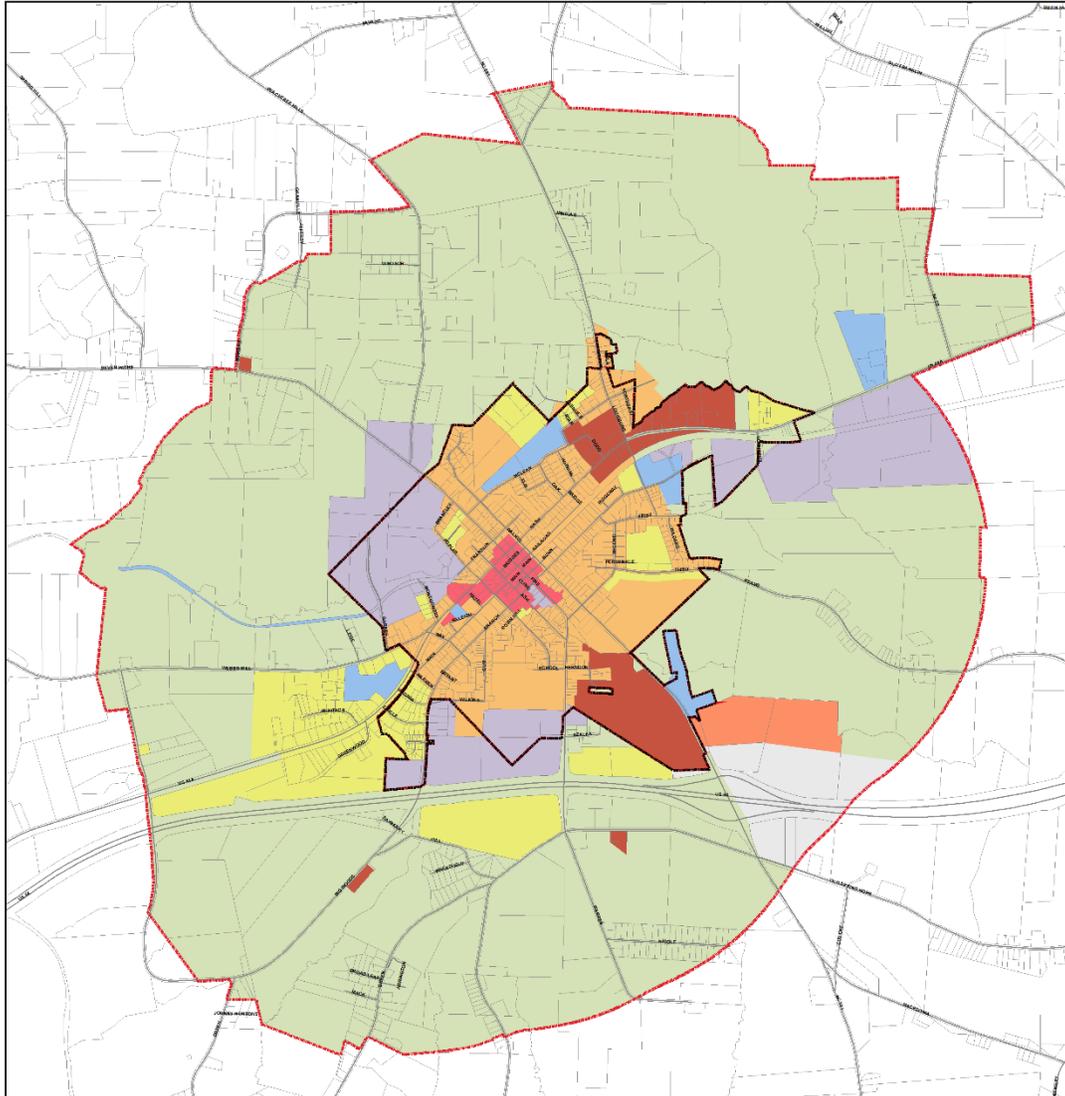
I- Industrial

CI-Civic /Institutional

MU-Mixed Use

HI - Highway Interchange

Town of Spring Hope FUTURE LAND USE



FUTURE LAND USE

- C - COMMERCIAL
- CI - CIVIC & INSTITUTIONAL
- HI - HIGHWAY INTERCHANGE
- HR - HIGH DENSITY RESIDENTIAL
- I - INDUSTRIAL
- MR - MEDIUM DENSITY RESIDENTIAL
- MU - MIXED USE AREAS
- RR - RURAL RESIDENTIAL
- TC - TOWN CENTER

- SPRING HOPE CITY LIMITS
- SPRING HOPE ETJ
- ROADS
- PARCELS



The Town of Spring Hope will enact policies encouraging business and employment opportunities in an environmentally responsible manner while promoting small town aesthetics resulting in attracting and retaining residents.

Several planning principles noted in Town ordinances and State law must be taken into consideration in land use decisions. These provisions officially apply to regulatory decisions, such as zoning approvals, but it is useful to also consider these provisions in the development of the broader guidance of this Comprehensive Land Use Plan.

The Town of Spring Hope's Zoning Ordinance follows these guiding principles toward decision making:

In order to maintain sound, stable, and desirable development within the planning jurisdiction of the Town of Spring Hope, it is intended that the zoning ordinance not be amended except:

- (1) To correct manifest error in the ordinance or zoning map; or*
- (2) Because of changed or changing conditions in a particular neighborhood or the community as a whole; or*
- (3) To promote and forward the purposes of the adopted Town of Spring Hope Land Comprehensive Plan; or*
- (4) To promote the general health, safety, and welfare of the citizens of Town of Spring Hope.*

North Carolina General Statute [§ 160D-701 \(effective 1 January 2021\)](#) outlines the following principles for use in developing zoning ordinances:

Zoning regulations shall be made in accordance with a comprehensive plan and shall be designed to promote the public health, safety, and general welfare. To that end, the regulations may address, among other things, the following public purposes:

- to provide adequate light and air;*
- to prevent the overcrowding of land;*
- to avoid undue concentration of population;*
- to lessen congestion in the streets;*
- to secure safety from fire, panic, and dangers;*
- to facilitate the efficient and adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; and,*
- to promote the health, safety, morals, or general welfare of the community.*

The regulations shall be made with reasonable consideration, among other things, as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the local government's planning and development regulation jurisdiction. The regulations may not include, as a basis for denying a zoning or rezoning request from a school, the level of service of a road facility or facilities abutting the school or proximately located to the school.

Table of Objectives

Objectives	Supported Land Uses										
	Industrial	Town Center	Rural Residential	Rural Conservation	Low-density Residential	Medium-density Residential	High-density Residential	Highway Interchange	Civic Institutional	Commercial	Mixed Use
(A) Create land use regulations that preserve and enhance community character and appearance.	X	X	X		X	X	X	X	X	X	X
(B) Adopt land use regulations promoting appearance standards.	X	X			X	X	X	X	X	X	X
(C) Retain and recruit small businesses, especially in the historic downtown.	X	X						X		X	X
(D) Recruit and encourage the establishment of hospitality uses, i.e. entertainment, restaurants.	X	X						X		X	X
(E) Designate appropriate land for shopping centers.								X		X	
(F) Support commercial development in the historic downtown by allowing complementary residential uses.		X									X
(G) Improve the appearance of commercial and residential properties.	X	X	X		X	X	X	X		X	X
(H) Create regulations that allow and support highway-oriented commercial.								X			
(I) Maintain local roads and improve lighting and extend the sidewalk network in the downtown and surrounding neighborhoods.		X									
(J) Promote downtown Town of Spring Hope as an active, attractive community that accommodates both small businesses and residential development.		X									X
(K) Permit residential development at a lower density in keeping with the rural character of areas surrounding the Town.			X	X	X						
(L) Permit residential development at a medium density in keeping with the character of many existing neighborhoods in the Town.						X					
(M) Permit mixed use and residential development at a moderate density that is consistent with historical development patterns in the Town.		X				X					X
(N) Permit residential development at a higher density that would allow multi-family structures.							X				

Objectives	Supported Land Uses										
	Industrial	Town Center	Rural Residential	Rural Conservation	Low-density Residential	Medium-density Residential	High-density Residential	Highway Interchange	Civic/Institutional	Commercial	Mixed Use
(O) Expand Town public infrastructure such as water, sewer, and road improvements in ETJ in areas designated for residential and commercial growth.			X			X	X	X		X	
(P) Preserve agricultural use of the land.			X	X							
(Q) Maintain the integrity of existing neighborhoods and protect property values through code enforcement.			X		X	X	X				
(R) Promote walkable neighborhoods interconnected by walks, greenways, and multipurpose paths.		X			X	X	X		X		X
(S) Create indoor recreational opportunities.		X							X		
(T) Utilize highway proximity to support a visitor-oriented hospitality industry.	X	X					X	X		X	X
(U) Conserve habitat and natural resources through enforcing effective stormwater management measures.				X							
(V) Improve and enhance recreation and park land for Town residents.				X	X	X	X		X		
(W) Encourage preservation of sensitive environmental areas from development.			X	X	X						
(X) Work with transit authority to strengthen local transportation networks for seniors.		X	X		X	X	X	X	X	X	X

The preceding objectives related to the land use classifications illustrate the future land use map, and shall guide decision making on amendments to the Town’s zoning map. However, it is also sometimes necessary to amend the text of the Town’s zoning ordinance. The following objectives relate to these text amendments that may be necessary from time to time.

- Objective Y - Amend existing zoning ordinances as needed to accommodate future land use plan, as well as promoting flexibility toward contemporary and commercial uses.
- Objective Z - Amend ordinances as needed to address changes in physical, social, economic, or environmental circumstances that make existing regulations unnecessary, outdated, or obsolete.
- Objective AA - Modify land

Implementation Strategies

The following strategies are recommendations of actions the Town can take to achieve the stated goals and objectives above. The strategies are organized in a matrix to allow for easy cross-referencing to the associated plan objectives.

Strategies	Supported Objectives										
	Industrial	Town Center	Rural Residential	Rural Conservation	Low-density Residential	Medium-density Residential	High-density Residential	Highway Interchange	Civic/Institutional	Commercial	Mixed Use
(1) The portions of the community and ETJ near existing Town limits and not designated as commercial, industrial, or mixed uses should be preserved and the extension of public water and sewer to these areas should be planned.			A	A	K	L	N				
(2) Urban development densities should be restricted to areas with available and sufficient water and sewer infrastructure.			K	O			N O	H O		O	
(3) Continue promoting a variety of housing types meeting the demand of citizens of various economic levels.		A J			Q	Q	Q				Q
(4) Preserve the existing density and scale of development in established residential neighborhoods by excluding the non-residential land uses into those neighborhoods and avoiding the rezoning of established residential areas to higher densities.		A B G	K		K M Q G	L M Q G	M N Q G				
(5) Encourage in-fill development in both residential and commercial areas.	A		AJK	A	K	L	N				AJ
(6) Preserve the existing housing stock through code enforcement and providing financial and technical assistance to rehabilitate and stabilize deteriorating housing.		G J Q	G		G Q	G Q	G Q	G Q			G J Q
(7) Require as a condition of receiving public water and sewer service all new development shall be incorporated into the Town limits.	B	B			KO	LO	N O	EHO		EO	
(8) Revise zoning ordinance and subdivision regulations to promote interconnectivity of neighborhoods and use of sidewalks.		I			IR	IR	R	R	IR		IR

Strategies	Supported Objectives										
	Industrial	Town Center	Rural Residential	Rural Conservation	Low-density Residential	Medium-density Residential	High-density Residential	Highway Interchange	Civic/Institutional	Conservation and Recreation	Mixed Use
(9) Promote compact or conservation development with usable open space and recreational amenities.	A	A	A	U	A V	A V	A V	A U V		A V W	
(10) Preserve the general character of the central business district.		B F G JR									
(11) Ensure quality development through appropriate landscaping, lighting, parking, and signage standards.	G	DG	G	U	G	G	G	E G		G	
(12) Encourage hospitality industry by working with local chamber, county, and visitor center.		D J						D T			
(13) Develop driveway regulations to regulate access from service drives, prevent multiple driveways on a single lot, and manage the spacing between driveways.	B	B G	G		B	B	B	B			B G
(14) Develop specific standards for those properties abutting major highway corridors, to place more stringent controls on building setbacks and height, vehicular access, sign size and location, and buffering of parking and service areas.	B	B G	B G					B G			
(15) Preserve sites well suited for commercial and industrial development by identifying such areas and excluding non-conforming uses from those areas.	C	E						E H			
(16) Prioritize the extension of water and sewer infrastructure to identified industrial areas.	B O							B E O			
(17) Allow warehousing and assembly as industrial uses.	C D										
(18) Encourage water reuse, industrial recycling, and other environmental stewardship features for new and existing industries.	A										
(19) Develop an industrial incentive policy and program.	C D										
(20) Designate certain areas within the Town ETJ as growth areas as priority for utility extensions.	O						O	O			

	Supported Objectives									
Strategies	Industrial	Town Center	Rural Residential	Rural Conservation	Low-density Residential	Medium-density Residential	High-density Residential	Civic Institutional	Conservation and Recreation	Mixed Use
(21) Provide parks and recreation programs to meet the recreation and fitness needs of all citizens of Town of Spring Hope.				U V				S V	U V	
(22) Create a greenway system of trails for bicyclists and pedestrians, including the sidewalk network, in accordance with the Town's Pedestrian Plan.		I R			V	V	V	I V	V W	
(23) Coordinate with county and schools to share recreation facilities and to encourage pedestrian access to schools.								R V	V W	
(24) Explore the option of allowing developer fees-in-lieu for park facilities and other public facilities.	B	B			B V	B V	B V	B V	V	
(25) Support public and private improvements in the Central Business District in accordance with the Town's Downtown Development Board.		F G J						F G J		
(26) Modify the development ordinances to conform to state law.	Y Z A A	YZ AA	Y Z A A		Y Z A A	YZ AA	YZ AA	Y Z A A	YZ AA	YZ AA
(27) Develop regulations and policies to encourage maintenance of private buildings.	A B G	A B G			A B G	A B G	A B G			A B G
(28) Develop policies to promote mixed-use development and redevelopment of commercial areas, including integrated residential uses.		F M								F M
(29) Prevent the conversion of residences to other land uses unless such conversion stabilizes the area or preserves the unique quality or architectural significance of residences.		A B G Q	A B G Q		A B G Q	A B G Q	A B G Q			A B G Q
(30) Develop zoning standards that accommodate mixed uses in the Town Center that assists in the adaptive reuse of buildings.		A F G J								A F G J
(31) Work with Tar River Transit to develop paratransit opportunities for Spring Hope seniors.		X			X	X	X	X		X

Action Steps

There are a number of action steps that could be taken by the Town in order to implement the recommendations of this Comprehensive Land Use Plan. These potential actions include:

- Updating the Town of Spring Hope Zoning Ordinance, including the zoning definitions and map, to align with this Plan. Reviewing and modifying subdivision regulations should include updates to development requirements for street and sidewalk design standards and open space creation.
- Consideration of a “Complete Streets” policy for the Town. Complete Streets require that all future streets be designed to accommodate all modes of users (cars, trucks, buses, bicycles, pedestrians, disabled persons, etc.) as well as requiring modifications to existing streets through regular maintenance.
- Utilizing tools like façade programs, low interest loans, and mixed use zoning within the historic district to stabilize properties and encourage redevelopment and adaptive reuse.
- Participation in the Main Street or Downtown Strong program operated by the North Carolina Department of Commerce.
- Exploring greenway opportunities through a Parks and Recreation Committee.
- Exploring alternative funding sources, e.g. USDA-RD community facilities loan, to construct a community pool and rec center.
- Developing a Capital Improvement Program (CIP). A component of the CIP may include utilities planning for maintenance of existing physical plant and extension of utilities to areas designated for growth.
- Considering a Downtown Master Plan, a town Bicycle Plan, and updating plans that are more than seven years old.
- Coordinating closely with Nash County on any future decisions about school siting or contraction to ensure that school sites are consistent with community demographics.