

## 3 PLANNING AREA PROFILE

This section provides a general overview of the current conditions in the Eno-Haw region and its participating municipalities. It consists of the following subsections:

- 3.1 Geography and Environment
- 3.2 Population and Demographics
- 3.3 Historic Properties
- 3.4 Housing
- 3.5 Infrastructure
- 3.6 Current and Future Land Use
- 3.7 Employment and Industry

### 3.1 GEOGRAPHY AND ENVIRONMENT

The Eno-Haw region, which contains Alamance, Durham, Orange, and Person Counties, is located in north central North Carolina in the piedmont. A location map is provided in Figure 3.1.

The planning area comprises a total land area of approximately 1,499 square miles, the sum of the total area of each participating county. Note that several jurisdictions extend into neighboring counties that are not participants of this plan. The full extent of these jurisdictions is including in the planning area and scope of this plan. The total land area of each participating jurisdiction is listed in Table 3.1.

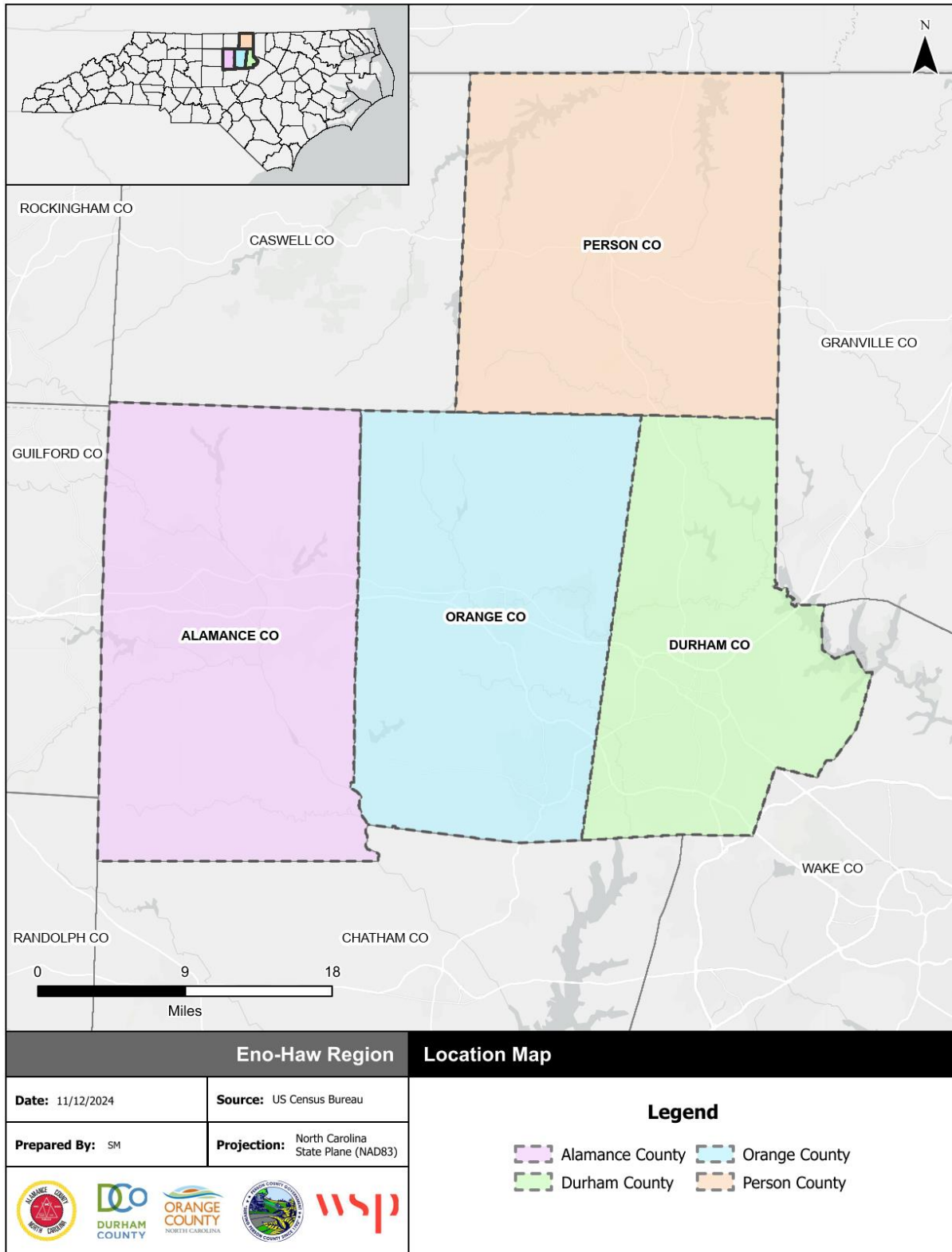
**Table 3.1 – Total Land Area of Participating Jurisdictions**

Jurisdiction	Total Area (sq. mi.)
<b>Alamance County</b>	<b>423.5</b>
City of Burlington*	30.1
City of Graham	9.5
City of Mebane*	10.4
Town of Elon	4.1
Town of Green Level	1.4
Town of Haw River	2.9
Town of Ossipee	0.6
Town of Swepsonville	1.5
Village of Alamance	0.8
<b>Durham County</b>	<b>286.5</b>
City of Durham*	112.8
<b>Orange County</b>	<b>397.6</b>
Town of Carrboro	6.5
Town of Chapel Hill*	21.6
Town of Hillsborough	5.7
<b>Person County</b>	<b>392.3</b>
City of Roxboro	7.03
<b>Region Total</b>	<b>1,499.9</b>

Source: US Census Bureau, [www.data.census.gov](http://www.data.census.gov)

\*These jurisdictions extend into neighboring counties

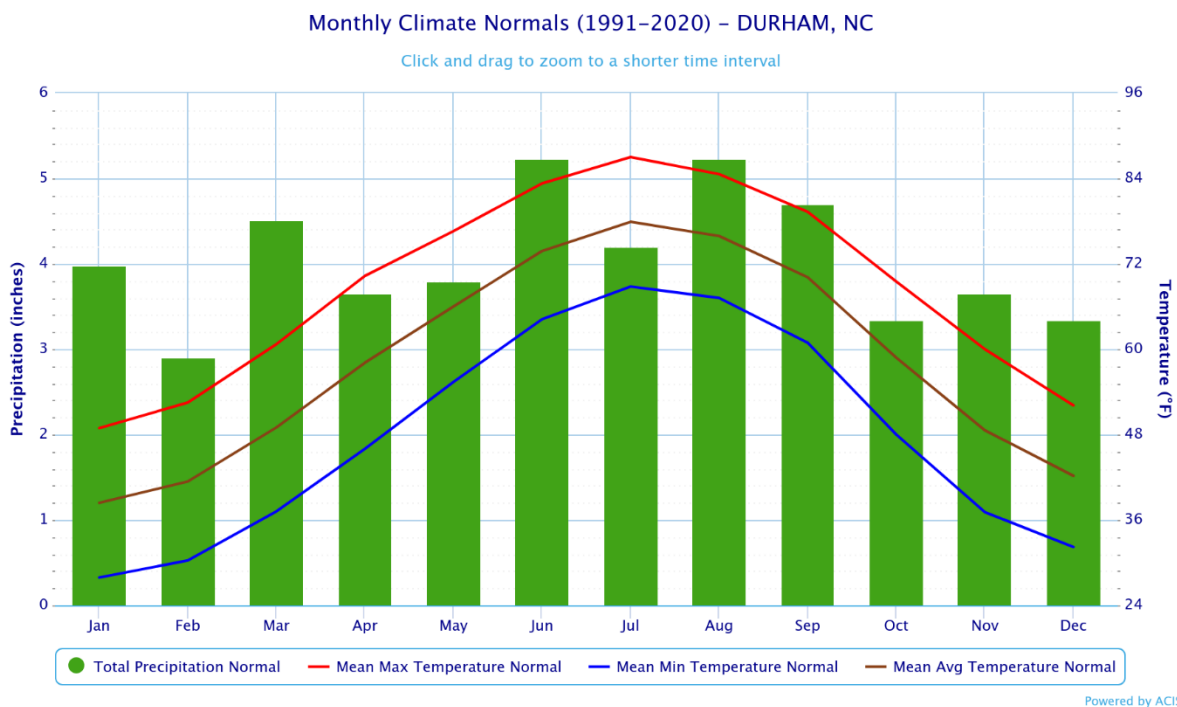
**Figure 3.1 – Eno-Haw Region Location Map**



Source: U.S. Census Bureau

According to the Köppen climate classification system, the Eno-Haw region has a humid subtropical climate characterized by mild winters and hot humid summers with significant precipitation even during the driest month. The region experiences an average annual high temperature of 68.7°F and an average annual low of 47.9°F. Average annual rainfall is approximately 48.57 inches and average annual snowfall is 1.8 inches. Figure 3.2 shows the average monthly precipitation for the Durham weather station, which approximates temperature and precipitation of the region.

**Figure 3.2 – Average Monthly Temperature and Precipitation**



Source: Northeast RCC CLIMOD 2.

As shown in the map of HUC-8 watersheds in Figure 3.3, the majority of the Eno Haw region is split between the Haw River Basin, the Upper Neuse River Basin, and the Lower Dan River Basin.

## WETLANDS

According to data from the U.S. Fish and Wildlife Service’s National Wetlands Inventory, there are approximately 49,478 acres of wetlands in the region. These estimates do not include deepwater areas, ponds, lakes, or riverine areas. Wetland areas are shown in Figure 3.4.

*Natural and Beneficial Wetland Functions:* The benefits of wetlands are hard to overestimate. They provide critical habitat for many plant and animal species that could not survive in other habitats. They are also critical for water management as they absorb and store vast quantities of storm water, helping reduce floods and recharge aquifers. Not only do wetlands store water like sponges, they also filter and clean water as well, absorbing toxins and other pollutants.

## PARKS, PRESERVE, AND CONSERVATION

The Eno Haw region is home to many parks, preserves, and other natural areas including three state parks: Eno River State Park in Durham and Orange Counties, Falls Lake State Recreation Area located partially in Durham County, and Oconeechee Mountain State Park in Orange County. The Mountains-to-Sea State Trail also runs through Alamance, Orange, and Durham Counties.

Several other natural areas can be found within the four-county region and are detailed in Table 3.2 below.

**Table 3.2 - Natural Areas, Eno-Haw Region**

<b>County</b>	<b>Name</b>
<b>Alamance</b>	Cedarrock Park
	Great Bend Park
	Shallowford Natural Area
	Saxapahaw Island Park
	Swepsonville River Park
	Cane Creek Mountains Natural Area
<b>Durham County</b>	Hollow Rock Park*
	New Hope Preserve
	Little River Regional Park*
	Little River County Preserve
	Bottomland Trail
<b>Orange County</b>	Cedar Grove Park
	Efland-Cheeks Park
	Fairview Park
	Seven Mile Creek Natural Area
<b>Person County</b>	Mayo Park and Lake

\*Partnership between Durham and Orange Counties



Figure 3.3 - HUC-8 Drainage Basins

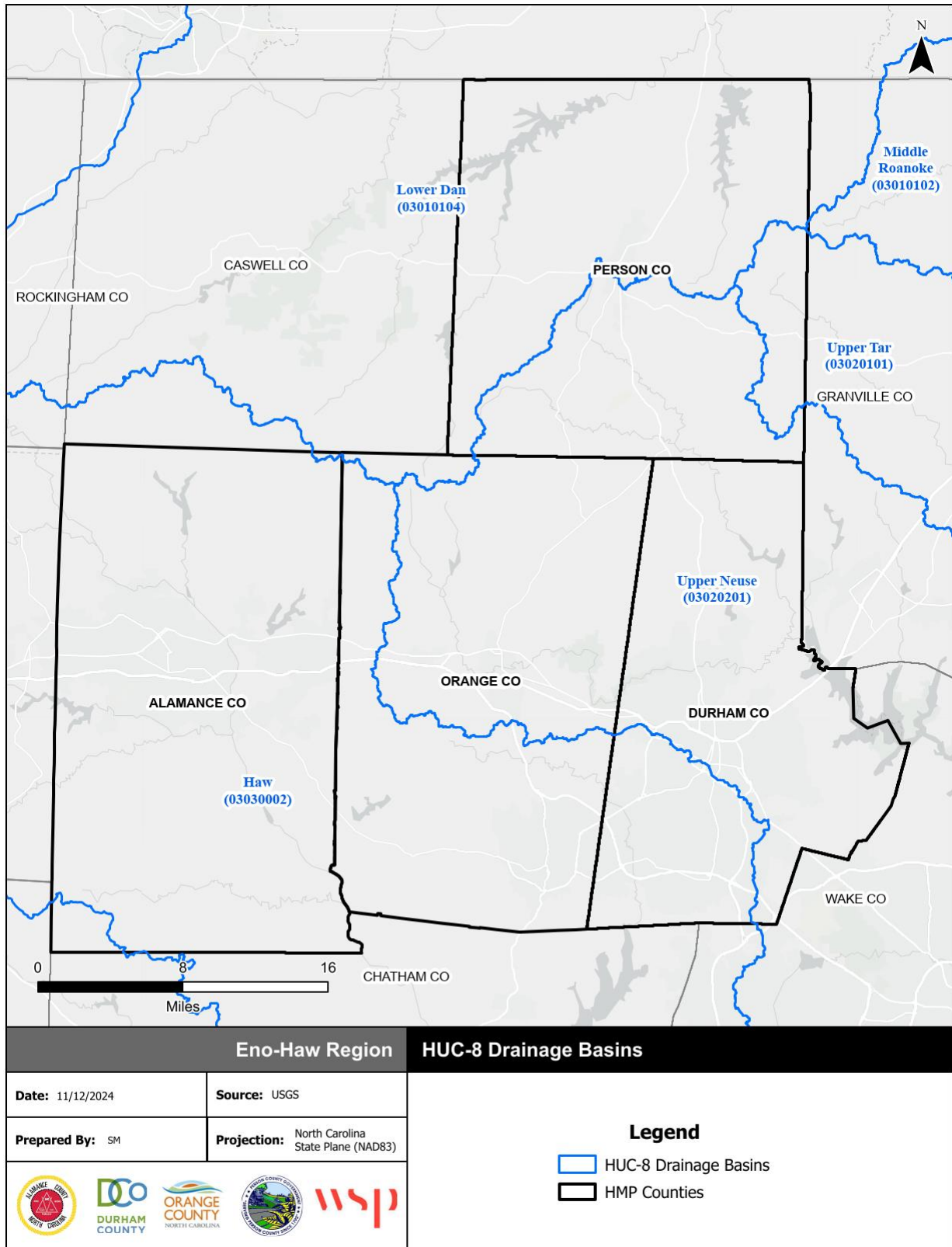
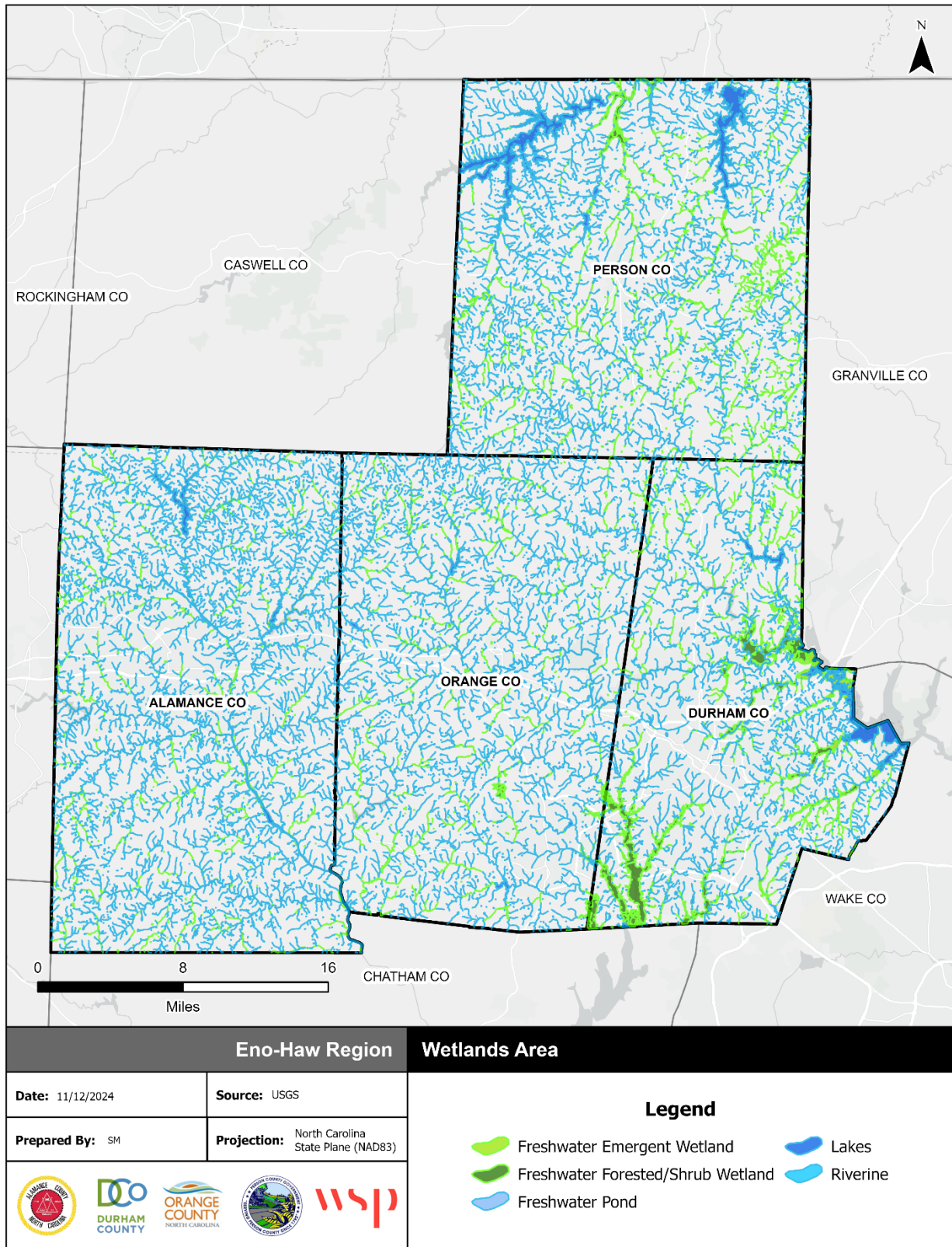


Figure 3.4 - Wetland Areas by Type



## THREATENED AND ENDANGERED SPECIES

The U.S. Fish and Wildlife Service maintains a regular listing of threatened species, endangered species, species of concern, and candidate species for counties across the United States. Table 3.3 below lists the species identified as threatened, endangered, or other classification and which county they are found in.

**Table 3.3 – Threatened and Endangered Species, Eno-Haw Region**

Group	Common Name	Scientific Name	Federal Status	County
Amphibians	Neuse River waterdog	Necturus lewisi	Threatened	D, O, P
Birds	Red-cockaded woodpecker	Dryobates borealis	Threatened	D, O
Clams	Dwarf wedgemussel	Alasmidonta heterodon	Endangered	D, O, P
Clams	Green floater	Lasmigona subviridis	Proposed Threatened	A, D, O, P
Clams	Atlantic pigtoe	Fusconaia masoni	Threatened	A, D, O, P
Clams	Yellow lance	Elliptio lanceolata	Threatened	P
Fishes	Cape Fear shiner	Notropis mekistocholas	Endangered	A, O
Fishes	Carolina madtom	Noturus furiosus	Endangered	D, O, P
Flowering Plants	Harperella	Ptilimnium nodosum	Endangered	D, O, P
Flowering Plants	Smooth coneflower	Echinacea laevigata	Threatened	D, O, P
Flowering Plants	Michaux's sumac	Rhus michauxii	Endangered	D, O
Flowering Plants	Small whorled pogonia	Isotria medeoloides	Threatened	A
Flowering Plants	Schweinitz's sunflower	Helianthus schweinitzii	Endangered	A
Insects	Monarch butterfly	Danaus plexippus	Proposed Threatened	A, D, O, P
Mammals	Little brown bat	Myotis lucifugus	Under Review	A, D, O, P
Mammals	Tricolored bat	Perimyotis subflavus	Proposed Threatened	A, D, O, P
Mammals	Northern Long-Eared Bat	Myotis septentrionalis	Endangered	D, O, P

Source: U.S. Fish & Wildlife Service (<https://www.fws.gov/endangered/>)

Key: A = Alamance County; D = Durham County; O = Orange County; P = Person County

## 3.2 POPULATION AND DEMOGRAPHICS

The Eno-Haw region has experienced significant population growth over the last several decades. According to U.S. Census data from the Decennial Census and the American Community Survey (ACS) 5-Year Estimates, from 2000 to 2023, the region's total population increased by nearly 22 percent, which equates to an average annual growth rate of just under 1 percent. Overall population density in the region increased from approximately 378.6 persons per square mile in 2010 to 460.2 persons per square mile in 2023. Table 3.4 provides population counts from 2000, 2010, and 2023 for each of the participating counties. Population statistics for participating jurisdictions are included in each jurisdiction's annex.

Figure 3.5 on the following page shows 2023 population density by census tract in persons per square mile.

**Table 3.4 - Eno-Haw Region Population Counts**

<b>Jurisdiction</b>	<b>2000 Census Population</b>	<b>2010 Census Population</b>	<b>2023 ACS Population Estimate</b>	<b>Total Change 2010-2023</b>	<b>% Change 2010- 2023</b>
Alamance County	130,800	146,902	174,286	27,384	18.6%
Durham County	223,314	257,466	329,405	71,939	27.9%
Orange County	118,227	124,244	147,292	23,048	18.6%
Person County	35,623	39,022	39,275	253	0.6%
<b>Region Total</b>	<b>507,964</b>	<b>567,634</b>	<b>690,258</b>	<b>122,624</b>	<b>21.6%</b>

Source: US Census Bureau Decennial Census 2000, Decennial Census 2010; American Community Survey 2023 5-Year Estimates

Figure 3.5 – Population Density, 2023

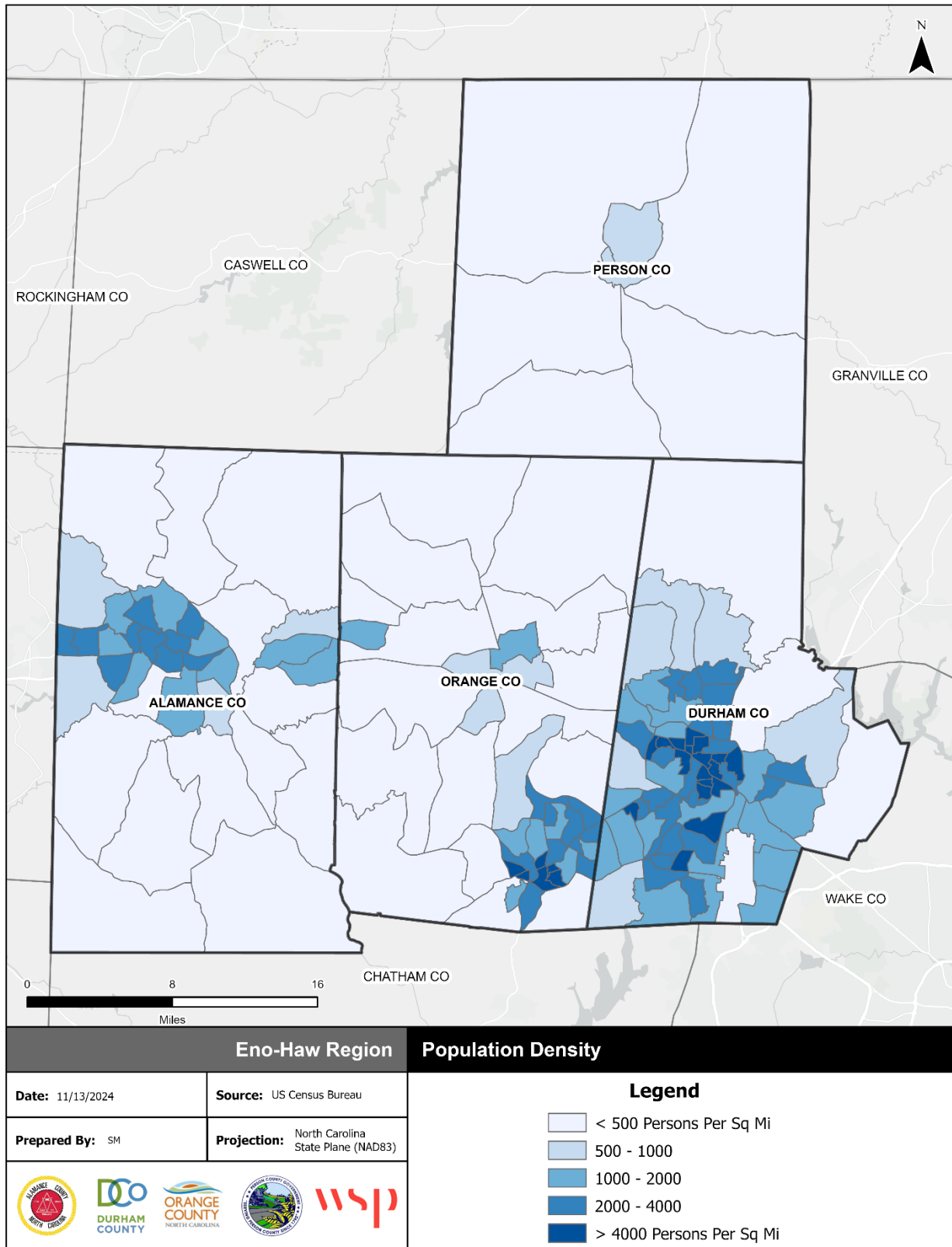




Table 3.5 details demographic and social characteristics of each of the participating counties compared to the State of North Carolina overall according to the 2023 ACS 5-Year Estimates. Per this data, Alamance County and Person Counties have older populations than the state average, and a greater proportion of individuals with disabilities. Alamance, Durham, and Orange Counties have a greater percentage of individuals who speak English less than very well. Educational attainment is higher than the state average in Durham and Orange Counties but lower in Alamance and Person Counties.

**Table 3.5 – Eno Haw Region Demographic Summary, 2023**

Demographic & Social Characteristics	Alamance County	Durham County	Orange County	Person County	North Carolina
Median Age	38.7	35.8	36.7	43.9	39.1
% of Population Under 5 years old	5.7%	6.0%	4.2%	5.3%	5.7%
% of population Over 65 years old	16.9%	14.0%	15.7%	21.0%	16.8%
% of Population Over 25 with high school diploma or higher	88.5%	90.7%	93.2%	89.1%	89.7%
% of Population Over 25 with bachelor's degree or higher	27.7%	53.5%	61.8%	19.8%	34.7%
% with Disability	12.4%	9.9%	8.6%	18.9%	13.4%
% Speak English less than "very well"	5.8%	7.9%	5.4%	2.1%	4.9%

Source: US Census Bureau, American Community Survey 2019-2023 5-Year Estimates

The racial characteristics of the participating counties, compared to the state average, are presented in Table 3.6. Alamance, Orange, and Person Counties are a majority White, while Durham County has no racial majority, with a greater proportion of Hispanic and African American individuals. Compared to the state average, Alamance and Durham Counties have larger Hispanic populations, Durham and Person Counties have larger African American populations, and Durham and Orange Counties have larger Asian populations.

**Table 3.6 – Eno-Haw Region Racial Demographics, 2023**

Demographics	Alamance County	Durham County	Orange County	Person County	North Carolina
<i>Total Population</i>	174,286	329,405	147,292	39,275	10,584,340
White, not Hispanic	59.9%	41.9%	66.8%	64.8%	60.6%
Hispanic or Latino	14.8%	15.3%	10.6%	5.9%	10.9%
Black or African American	19.6%	32.8%	10.2%	25.5%	20.3%
Asian	1.7%	5.1%	7.9%	0.4%	3.1%
American Indian and Alaska Native	0.2%	0.2%	0.3%	0.1%	0.8%
Native Hawaiian and Other Pacific Islander	0.0%	0.0%	0.0%	0.0%	0.1%
Some other race	0.6%	0.4%	0.4%	0.1%	0.4%
Two or more races	3.2%	3.5%	3.3%	3.1%	3.1%

Source: US Census Bureau, American Community Survey 2019-2023 5-Year Estimates

### 3.3 HISTORIC PROPERTIES

As of March 21, 2025, the Eno-Haw region had 224 listings on the National Register of Historic Places including 70 in Alamance County, 85 in Durham County, 57 in Orange County, and 12 in Person County, detailed in Table 3.7. Of the 224 total listings in the region, 65 listings are Historic Districts. Listing on

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the National Register signifies that these structures and districts have been determined to be worthy of preservation for their historical or cultural values.

**Table 3.7 - National Register of Historic Places Listings in the Eno-Haw Region**

Ref#	Property Name	Status Date	City	Category
<b>Alamance County</b>				
70000435	Alamance Battleground State Historic Site	2/26/1970	Alamance	Site
79001655	Alamance County Courthouse,	5/10/1979	Graham	Building
84001906	Alamance Hotel	5/31/1984	Burlington	Building
07000821	Alamance Mill Village Historic District	8/16/2007	Alamance	Building
70000436	Allen House	2/26/1970	Burlington	Building
84000301	Altamahaw Mill Office	11/20/1984	Altamahaw	Building
84001909	Atlantic Bank and Trust Company Building	5/31/1984	Burlington	Building
100007592	Aurora Cotton Mills Finishing Plant-Baker-Cammack Hosiery Mills Plant	4/15/2022	Burlington	Building
87001099	Bellemont Mill Village Historic District	7/1/1987	Bellemont	District
09000599	Beverly Hills Historic District	8/5/2009	Burlington	District
93001193	Braxton, Hiram, House	11/22/1993	Snow Camp	Building
01001025	Cates, Charles F. and Howard, Farm	9/24/2001	Mebane	District
86003455	Cedarock Park Historic District	12/4/1986	Graham	District
93001194	Cook, William, House	11/22/1993	Mebane	Building
86003451	Cooper School	12/15/1986	Mebane	Building
84001912	Cross Roads Presbyterian Church and Cemetery and Stainback Store	5/22/1984	Mebane	Building
90001320	Downtown Burlington Historic District	9/6/1990	Burlington	District
10001054	Durham Hosiery Mill No. 15	12/27/2010	Mebane	Building
00000393	East Davis Street Historic District	4/20/2000	Burlington	District
84001914	Efird Building	5/31/1984	Burlington	Building
88000166	Elon College Historic District	3/22/1988	Elon College	District
84001917	First Baptist Church	5/31/1984	Burlington	Building
84001919	First Christian Church of Burlington	5/31/1984	Burlington	Building
93001197	Fogleman, Polly, House	11/22/1993	Burlington	Building
87000456	Friends Spring Meeting House	3/19/1987	Snow Camp	Building
79001654	Glencoe Mill Village Historic District	2/16/1979	Glencoe	District
10001055	Glencoe School	12/27/2010	Glencoe	Building
83001834	Graham Historic District	4/7/1983	Graham	District
100001627	Granite Mill	9/21/2017	Haw River	Building
100005195	Granite-Cora-Holt Mills Historic District	4/24/2020	Haw River	District
83001835	Griffis-Patton House	3/17/1983	Mebane	Building
93001195	Guy, Thomas, House	11/22/1993	Mebane	Building
78001926	Hawfields Presbyterian Church	12/15/1978	Mebane	Building
87000411	Henderson Scott Farm Historic District	9/16/1987	Mebane	District
82003421	Holt, Charles T., House	6/1/1982	Haw River	Building
77000988	Holt, L. Banks, House	4/18/1977	Alamance	Building
84001920	Holt-Frost House	5/31/1984	Burlington	Building
84001921	Horner Houses	5/31/1984	Burlington	Building
94000130	Johnston Hall	3/7/1994	Elon College	Building

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Ref#	Property Name	Status Date	City	Category
87000454	Kernodle-Pickett House	3/23/1987	Bellemont	Building
85003083	Kerr-Patton House	12/5/1985	Thompson	Building
84001922	Lakeside Mills Historic District	5/31/1984	Burlington	District
16000585	May Hosiery Mills Knitting Mill	8/26/2016	Burlington	Building
93001196	McBane, Camilus, House	11/22/1993	Snow Camp	Building
94000022	McCauley-Watson House	2/4/1994	Union Ridge	Building
86003438	McCray School	12/4/1986	Burlington	Building
11000952	Mebane Commercial Historic District	12/22/2011	Mebane	District
82003420	Menagerie Carousel	1/12/2024	Burlington	Structure
84001924	Moore-Holt-White House	5/31/1984	Burlington	Building
06000687	Morrow, William P., House	8/9/2006	Graham	Building
99000698	North Main Street Historic District	6/10/1999	Graham	District
11000953	Old South Mebane Historic District	12/22/2011	Mebane	District
13000933	Old South Mebane Historic District (Boundary Increase)	12/16/2013	Mebane	District
14000291	Oneida Cotton Mills and Scott-Mebane Manufacturing Company Complex	6/9/2014	Graham	District
98000546	Saxapahaw Spinning Mill, Former	5/20/1998	Saxapahaw	Building
87001850	Scott, Kerr, Farm	10/31/1987	Haw River	Building
89000497	Snow Camp Mutual Telephone Exchange Building	6/9/1989	Snow Camp	Building
01001427	South Broad-East Fifth Streets Historic District	12/31/2001	Burlington	District
80002800	Southern Railway Passenger Station	5/23/1980	Burlington	Building
93001192	Spoon, A. L., House	11/22/1993	Snow Camp	Building
79001653	St. Athanasius Episcopal Church and Parish House and the Church of the Holy Comforter	5/29/1979	Burlington	Building
84001926	Stagg House	5/31/1984	Burlington	Building
87000457	Sunny Side	3/23/1987	Burlington	Building
93001198	Thompson, James Monroe, House	11/22/1993	Saxapahaw	Building
88001594	US Post Office	9/23/1988	Burlington	Building
84000359	West Davis Street-Fountain Place Historic District	11/5/1984	Burlington	District
16000219	Western Electric Company-Tarheel Army Missile Plant	5/2/2016	Burlington	Building
82003422	White Furniture Company	7/29/1982	Mebane	Building
84001930	Windsor Cotton Mills Office	5/31/1984	Burlington	Building
91001745	Woodlawn School	11/29/1991	Mebane	Building
<b>Durham County</b>				
00001163	American Tobacco Company Manufacturing Plant	9/29/2000	Durham	District
79003330	Bassett House	11/29/1979	Durham	Building
70000452	Bennett Place State Historic Site	2/26/1970	Durham	Site
12001157	Biddle, Mary Duke, Estate	1/9/2013	Durham	Building
90000350	Blacknall, Richard D., House	3/1/1990	Durham	Building
99001619	Bright Leaf Historic District	12/30/1999	Durham	District
74001346	Bull Durham Tobacco Factory	9/10/1974	Durham	Building
82003448	Bullington Warehouse	8/30/1982	Durham	Building
10000631	Burch Avenue Historic District	9/3/2010	Durham	District



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Ref#	Property Name	Status Date	City	Category
11000508	Carr, John C. and Binford, House	8/5/2011	Durham	Building
00000394	City Garage Yard and Fire Drill Tower	5/3/2000	Durham	Building
00000991	Clark and Sorrell Garage	8/16/2000	Durham	Building
85002438	Cleveland Street District	9/20/1985	Durham	District
100003295	College Heights Historic District	1/28/2019	Durham	District
79003331	Cranford-Wannamaker House	11/29/1979	Durham	Building
79003332	Crowell House	11/29/1979	Durham	Building
79003333	Dillard-Gamble Houses	1/19/1979	Durham	Building
77000998	Downtown Durham Historic District	11/1/1977	Durham	District
66000590	Duke Homestead and Tobacco Factory	11/13/1966	Durham	Building
85001781	Duke Memorial United Methodist Church	8/11/1985	Durham	Building
85001793	Durham Cotton Mills Village Historic District	8/9/1985	Durham	District
78001944	Durham Hosiery Mill	11/14/1978	Durham	Building
13001115	Durham Hosiery Mills Dye House	1/22/2014	Durham	Building
85003055	Durham Hosiery Mills No. 2-Service Printing Company Building	11/27/1985	Durham	Building
04001393	East Durham Historic District	12/23/2004	Durham	District
85001775	Emmanuel AME Church	8/9/1985	Durham	Building
85001778	Ephphatha Church	8/9/1985	Durham	Building
84002724	Erwin Cotton Mills Company Mill No. 1 Headquarters Building	11/20/1984	Durham	Building
73001337	Fairintosh Plantation	4/3/1973	Durham	Building
05000348	Forbus, Wiley and Elizabeth, House	4/28/2005	Durham	Building
05001476	Forest Hills Historic District	12/28/2005	Durham	District
13000204	Foster and West Geer Streets Historic District	4/23/2013	Durham	District
85001791	Golden Belt Historic District	8/9/1985	Durham	District
96000816	Golden Belt Historic District (Boundary Increase)	7/30/1996	Durham	Building
82003449	Greystone	6/1/1982	Durham	Building
11000955	Hampton-Ellis Farm	12/22/2011	Bahama	Building
72000960	Hardscrabble	1/20/1972	Bahama	Building
78001945	Hill, John Sprunt, House	1/30/1978	Durham	Building
13001026	Hillside Park High School	12/30/2013	Durham	Building
85002437	Holloway Street District	9/20/1985	Durham	District
09000263	Holloway Street Historic District (Boundary Increase)	4/30/2009	Durham	District
08000814	Holloway, Kinchen, House	8/29/2008	Durham	Building
09001105	Hope Valley Historic District	12/11/2009	Durham	District
78001946	Horton Grove Complex	3/17/1978	Durham	Building
03000340	Lakewood Park Historic District	5/1/2003	Durham	District
75001257	Leigh Farm	9/5/1975	Chapel Hill	Building
08000774	Liberty Warehouse Nos. 1 and 2	8/6/2008	Durham	Building
85000118	Little Creek Site (31 DH 351)	1/11/1985	Chapel Hill	Site
100000896	Little River High School	4/28/2017	Bahama	Building
89000446	Mangum, Bartlett, House	5/25/1989	Durham	Building
85001554	Meadowmont	7/11/1985	Chapel Hill	District

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Ref#	Property Name	Status Date	City	Category
85001792	Morehead Hill Historic District	7/13/2017	Durham	District
04000567	Morehead Hill Historic District (Boundary Increase)	6/2/2004	Durham	District
86000676	North Carolina Central University	3/28/1986	Durham	District
75001258	North Carolina Mutual Life Insurance Company Building	5/15/1975	Durham	Building
98001573	North Durham County Prison Camp (Former)	12/31/1998	Durham	Building
85001338	North Durham-Duke Park District	6/20/1985	Durham	District
85001777	O'Brien, William Thomas, House	8/9/1985	Durham	Building
100000866	Pauli Murray Family Home	3/2/2017	Durham	-
100000867	Pauli Murray Family Home	3/2/2017	Durham	-
85001782	Pearl Mill Village Historic District	8/9/1985	Durham	District
79003334	Pegram House	11/29/1979	Durham	Building
04001287	Poland, George, House	12/4/2004	Bahama	Building
85001780	Powe House	8/9/1985	Durham	Building
09000601	Russell School	8/5/2009	Durham	Building
85001779	Scarborough House	8/9/1985	Durham	Building
12000345	Scott and Roberts Dry Cleaning Plant, Office, and Store	6/20/2012	Durham	Building
85002429	Smith Warehouse	9/16/1985	Durham	Building
76001319	St. Joseph's African Methodist Episcopal Church	8/11/1976	Durham	Building
73001338	Stagville	5/25/1973	Durham	Building
10001093	Stokesdale Historic District	12/28/2010	Durham	District
99001684	Tilley, Marcus, House	1/14/2000	Bahama	Building
86000672	Trinity Historic District	3/26/1986	Durham	District
07001372	Trinity Historic District (Boundary Increase II)	1/9/2008	Durham	District
04000568	Trinity Historic District (Boundary Increase)	6/4/2004	Durham	District
89001418	Umstead, Adolphus W., House	9/14/1989	Bahama	Building
14000983	Umstead, D.C., Store and House	12/2/2014	Bahama	Building
03000804	Venable Tobacco Company Prizery and Receiving Room	8/21/2003	Durham	Building
85001847	Venable Tobacco Company Warehouse	8/9/1985	Durham	Building
84002259	Watts and Yuille Warehouses	4/5/1984	Durham	Building
80002824	Watts Hospital	4/2/1980	Durham	Building
01000427	Watts-Hillandale Historic District	4/25/2001	Durham	District
86000680	West Durham Historic District	3/26/1986	Durham	District
85001776	West Point on the Eno	8/9/1985	Durham	District
<b>Orange County</b>				
76001332	Alberta Mill Complex	1/19/1976	Carrboro	Building
71000606	Ayr Mount	8/26/1971	Hillsborough	Building
03000858	Bellevue Manufacturing Company	8/28/2003	Hillsborough	Building
05000325	Beta Theta Pi Fraternity House	4/20/2005	Chapel Hill	Building
78001969	Bingham School	1/18/1978	Oaks	Building
70000465	Burwell School	9/15/1970	Hillsborough	Building
99000481	Cabe-Pratt-Harris House	4/22/1999	Hillsborough	Building
99000867	Carolina Inn	8/6/1999	Chapel Hill	Building

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Ref#	Property Name	Status Date	City	Category
85001339	Carrboro Commercial Historic District	6/20/1985	Carrboro	District
98000389	Cedar Grove Rural Crossroads Historic District	4/23/1998	Cedar Grove	District
100005201	Cedar Grove School	4/24/2020	Cedar Grove	Building
71000604	Chapel Hill Historic District	12/16/1971	Chapel Hill	District
15000165	Chapel Hill Historic District (Boundary Increase and Additional Documentation)	4/16/2015	Chapel Hill	District
90000364	Chapel Hill Town Hall	3/20/1990	Chapel Hill	Building
72000980	Chapel of the Cross	2/1/1972	Chapel Hill	Building
72000981	Commandant's House	11/9/1972	Hillsborough	Building
71000607	Eagle Lodge	4/16/1971	Hillsborough	Building
11000622	Eno Cotton Mill	9/1/2011	Hillsborough	Building
88001175	Faucett Mill and House	8/4/1988	Hillsborough	District
99001391	Faucette, David, House	11/22/1999	Efland	Building
93000807	Gimghoul Neighborhood Historic District	8/5/1993	Chapel Hill	District
71000608	Hazel-Nash House	3/31/1971	Hillsborough	Building
73001362	Heartsease	4/11/1973	Hillsborough	Building
73001363	Hillsborough Historic District	10/15/1973	Hillsborough	District
96000186	Hogan, Alexander, Plantation	3/4/1996	Chapel Hill	Site
01000016	Hogan, Thomas and Mary, House	1/26/2001	Carrboro	Building
02000436	Holden-Roberts Farm	5/2/2002	Hillsborough	District
94000184	Jackson, Jacob, Farm	3/17/1994	Hillsborough	District
98000995	Jordan, Dr. Arch, House	8/6/1998	Caldwell	Building
86001625	Lloyd, Thomas F., Historic District	8/14/1986	Carrboro	District
01001187	Montrose	10/28/2001	Hillsborough	District
72000982	Moorefields	4/25/1972	Hillsborough	Building
09000637	Murphey School	8/20/2009	Hillsborough	Building
71000609	Nash Law Office	9/28/1971	Hillsborough	Building
100001633	Nash, Arthur C. and Mary S.A., House	10/27/2017	Chapel Hill	Building
71000610	Nash-Hooper House	11/11/1971	Hillsborough	Building
100009948	Navy Reserve Officers Training Corps (NROTC) Naval Armory at UNC-Chapel Hill	2/9/2024	Chapel Hill	Building
100007247	Neville, Jeter and Ethel, House	8/4/2023	Carrboro	Building
100002051	North Carolina Industrial Home for Colored Girls	1/26/2018	Efland	Building
02000435	Occoneetchee Speedway	5/2/2002	Hillsborough	Site
94000570	Old Chapel Hill Cemetery	6/3/1994	Chapel Hill	District
66000596	Old East, University of North Carolina	10/15/1966	Chapel Hill	Building
71000611	Old Orange County Courthouse	6/24/1971	Hillsborough	Building
79001740	Paisley-Rice Log House	1/31/1979	Mebane	Building
71000605	Playmakers Theatre	6/24/1971	Chapel Hill	Building
13000206	Pope, Capt. John S., Farm	4/23/2013	Cedar Grove	Building
100009620	Ridge Road School	12/15/2023	Hillsborough	Building
88002026	Rigsbee's Rock House	10/20/1988	Hillsborough	District
89001039	Rocky Ridge Farm Historic District	8/8/1989	Chapel Hill	District
07001501	Rocky Ridge Farm Historic District (Boundary Increase)	1/30/2008	Chapel Hill	District

Ref#	Property Name	Status Date	City	Category
71000612	Ruffin-Roulhac House	8/5/1971	Hillsborough	Building
71000613	Sans Souci	8/26/1971	Hillsborough	Building
100005203	Schley Grange Hall	4/24/2020	Schley	Building
78001968	St. Mary's Chapel	7/12/1978	Hillsborough	Building
71000614	St. Matthew's Episcopal Church and Churchyard	6/24/1971	Hillsborough	Building
98001528	West Chapel Hill Historic District	12/31/1998	Chapel Hill	District
100003930	West Chapel Hill Historic District	5/15/2019	Chapel Hill	District
<b>Person County</b>				
80002893	Burleigh	5/1/1980	Concord	Building
83001902	Henry-Vernon House	2/3/1983	Bushy Fork	Building
88000698	Holloway-Jones-Day House	6/9/1988	Roxboro	Building
82003496	Holloway-Walker Dollarhite House	6/1/1982	Bethel Hill	Building
06000229	House on Wagstaff Farm	4/5/2006	Roxboro	Building
05000267	Long, James A. and Laura Thompson, House	4/6/2005	Roxboro	Building
05001031	Merritt-Winstead House	9/15/2005	Roxboro	Building
79001744	Person County Courthouse	5/10/1979	Roxboro	Building
84002415	Roxboro Commercial Historic District	3/1/1984	Roxboro	District
09000660	Roxboro Cotton Mill	8/27/2009	Roxboro	Building
82003497	Roxboro Male Academy and Methodist Parsonage	7/29/1982	Roxboro	Building
74001369	Waverly Plantation	10/9/1974	Cunningham	Building

Source: National Parks Service, National Register of Historic Places, March 2025

## 3.4 HOUSING

According to the 2019-2023 ACS 5-Year Estimates, there are 294,567 housing units in the Eno-Haw region, of which approximately 94.9 percent are occupied. Compared to the state, housing occupancy rates are greater in the Eno-Haw region, with Alamance, Durham, and Orange Counties exceeding the state rate. Approximately 44% of housing units are renter-occupied. A high percentage of renters is an indicator of higher pre- and post-disaster vulnerability because, according to Cutter, et al. (2003), renters often do not have the financial resources of homeowners, are more transient, are less likely to have information about or access to recovery aid following a disaster and are more likely to require temporary shelter following a disaster. Higher rates of home ownership in some counties, including Alamance, Orange, and Person may indicate that more residents in these areas are able to implement certain types of mitigation in their homes.

Compared to the state average, housing growth has been high across the region with growth rates between 12-15 percent with the exception of Person County, where total housing units have increased by 1.6 percent compared to 2010 counts. Nearly 24 percent of householders moved into their current homes since the year 2018, and another 27 percent moved in between 2010 and 2017, which indicates the growth the area has experienced. Due to their relatively new tenancy, many householders may be unfamiliar with some hazard risks of the region.

Approximately 52 percent of all housing units in the region were built after 1990, and 14.6 percent were built between 1980 and 1989. While this housing stock is not particularly new, it is not very old, either. Age can indicate the potential vulnerability of a structure to certain hazards. For example, Alamance County first entered the National Flood Insurance Program in 1981, Durham County in 1979, Orange County in 1981, and Person County in 1990. Therefore, based on housing age estimates at least 41.7

percent of housing in Alamance County, 32 percent of housing in Durham County, 33.8 in Orange County, and 57.4 in Person County were built before any floodplain development restrictions were required.

The average median home value in the Eno-Haw region is \$290,720, which is approximately 34 percent higher than 2010 average and 12 percent higher than the state average. However, this value is slightly skewed high by Durham and Orange Counties. Compared to the state average, median home value is 36 percent higher in Durham County and 65 percent higher in Orange County. Conversely, median home value is 15 percent lower than the state average in Alamance County and 26 percent lower in Person County.

Over 65 percent of housing units in the Eno-Haw Region are detached single family homes. Approximately 6.4 percent of units are mobile homes, which can be more vulnerable to certain hazards, such as tornadoes and windstorms, especially if they aren't secured with tie downs.

Across the four counties, an average of 5.2 percent of occupied housing units have no vehicle available to them; these residents may have difficulty in the event of an evacuation.

Table 3.8 provides details on housing characteristics in the Eno-Haw Region according to data from the 2023 ACS 5-Year Estimates and the 2010 Census.

**Table 3.8 – Eno Haw Region Housing Characteristics, 2023**

Housing Characteristics	Alamance County	Durham County	Orange County	Person County	North Carolina
Housing Units (2010)	66,576	120,217	55,597	18,193	4,327,528
Housing Units (2023)	75,456	138,502	62,127	18,482	4,815,195
Housing Units Percent Change (2010-2023)	13.0%	15.0%	12.0%	1.6%	11.3%
Owner-Occupied, % (2023) <sup>1</sup>	65.5%	55.0%	64.2%	75.9%	66.4%
Vacant Units, % (2023) <sup>2</sup>	9.3%	7.1%	9.1%	12.3%	13.0%
% of Housing Units that are mobile homes	12.0%	1.3%	6.1%	17.9%	11.3%
Median Home Value	\$221,200	\$351,700	\$428,500	\$192,800	\$259,400

Source: U.S. Census Bureau 2010 Decennial Census, American Community Survey 2019-2023 5-Year Estimates  
 Owner-Occupied units reported as percent of occupied units; 2) Vacant units reported as a percent of the total number of housing units.

## 3.5 INFRASTRUCTURE

### 3.5.1 TRANSPORTATION

Major highways located in the Eno-Haw region include: I-40, I-85, I-540/NC 540, US 15, US 70, US 158, US 501, NC 49, NC 54, NC 55, NC 57, NC 62, NC 86, NC 87, NC 98, NC 147, NC 157, and NC 751.

Air travel is serviced primarily by Raleigh-Durham International Airport (RDU), 12 miles southeast of Durham, which enplaned over 15.5 million passengers in 2024. RDU is partially owned by the City of Durham and Durham County. Non-stop daily service is provided to 63 destinations in the United States and international service is available to 11 destinations.

Amtrak operates a daily train between Charlotte and New York City (the Carolinian) which stops at the Durham Transit Station in downtown Durham and the Depot in the City of Burlington. The State of North Carolina, in cooperation with Amtrak, operates two additional daily trains between Raleigh and Charlotte which also stop in Durham and Burlington. Amtrak currently does not stop in Orange County, but the Town of Hillsborough is working with the state, North Carolina Railroad and Amtrak to establish passenger rail service.

National bus service is provided by Greyhound and Megabus at several stops in Alamance County and the Durham Transit Station in downtown Durham.

### **ALAMANCE COUNTY**

In addition to RDU, air travel for Alamance County is provided by Piedmont Triad International Airport (PTI), located in Guilford County 34 miles west of Burlington. PTI offers non-stop daily service to 14 destinations.

City of Burlington has a municipal bus service with five routes covering several portions of the county. GoTriangle and Piedmont Area Regional Transportation began operating a weekday bus service in the Town of Mebane on Monday, with a stop at the park-and-ride lot at Alamance Regional Medical Center's MedCenter Mebane location, 3940 Arrowhead Blvd., and at City Hall, 106 E. Washington Street. The City of Graham is also served by GoTriangle and Piedmont Area Regional Transportation which also operates weekday service to citizens of Graham with transportation to Chapel Hill and Greensboro areas.

Amtrak lines – the Carolinian and the Piedmont pass through Alamance County. Burlington's Station is located at 101 N. Main Street and is directly across Webb Avenue from LINK's Temporary Transfer Hub.

As of 2023, an estimated 80.1 percent of commuters drove alone to work, while 8.4 percent carpoolled and only 0.24 percent used public transportation.

### **DURHAM COUNTY**

Most travel in Durham County is by private vehicle. Important arteries for traffic include NC 147, which connects Duke University, downtown, and Research Triangle Park (RTP), U.S. 15-501 between Durham and Chapel Hill, I-85, connecting Durham to Virginia and western North Carolina cities, and I-40 running across southern Durham County between RTP and Chapel Hill. The I-40 corridor has been the main site of commercial and residential development in Durham since its opening in the early 1990s. In 2023, an estimated 65.8 percent of commuters drove alone to work, 8.1 percent carpoolled, and 3.6 percent used public transportation.

The City of Durham maintains an extensive network of bicycle routes and trails and has been recognized with a Bicycle Friendly Community Award. The American Tobacco Trail begins in downtown and continues south through RTP and ends in Wake County.

GoTriangle offers scheduled, fixed-route regional and commuter bus service between Raleigh and the region's other principal cities of Durham, Cary, and Chapel Hill, as well as to and from RDU, RTP, and several of the region's larger suburban communities. Go Triangle also coordinates an extensive vanpool and rideshare program that serves the region's larger employers and commuter destinations. GoDurham provides municipal bus service. Duke University also maintains its own transit system, Duke Transit, which operates more than 26 buses with routes throughout the campus and health system.

### **ORANGE COUNTY**

As of 2023, an estimated 57.7 percent of commuters drove alone to work, 6.7 percent carpoolled, another 7.5 percent used public transportation, and 5 percent walked.



GoTriangle provides regional bus service linking the Town of Chapel Hill to Research Triangle Park, Raleigh-Durham International Airport, Duke University, NC State University, and other key regional locations. GoTriangle also contracts with Orange Public Transportation (OPT) to provide service between the Towns of Hillsborough and Chapel Hill. In addition, GoTriangle has a vanpool program for commuters that have a greater than 20-mile round-trip.

## **PERSON COUNTY**

As of 2023, an estimated 75.9 percent of commuters drove alone to work, while 6.7 percent carpooled and only 0.67 percent walked.

Rail transportation is provided by Norfolk and Western. Motor freight coming into and going out of Person-Roxboro has decreased significantly. Motor freight coming into and going out of Person-Roxboro is handled by a number of carriers including Motor Freight Carriers, Walker Transfer Co., Spector, Freight, Branch, Pilot, Estes, Carolina Freight Carriers and UPS. Air transportation is provided locally at the Person-Roxboro Executive Airport located just west off US 501 south of the City of Roxboro.

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### **3.5.2 UTILITIES**

Electric power for the region is provided by Duke Power. In unincorporated Alamance, Orange, and Person Counties, Piedmont Electric Membership Corporation is the electric provider. Natural gas is provided by Dominion Energy (formerly Public Service of North Carolina) for all areas and by Piedmont Natural Gas for Alamance County.

In Alamance County, municipal water service is provided by the Cities of Burlington, Elon, and Graham, the Town of Haw River, the Graham Water System, Mebane Water System, and the Orange-Alamance Water System. The City of Durham provides water, sewer, and stormwater service to City residents. In Orange County, water and sewer services are provided by the Town of Hillsborough and Orange Water and Sewer Authority. In Person County, the City of Roxboro provides water and sewer service.

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## **3.6 CURRENT AND FUTURE LAND USE**

Alamance, Durham, Orange, and Person Counties as well as several of the towns and cities within the Eno-Haw region have comprehensive land use plans in place. A community's comprehensive plan and future land use map guide development decisions and indicate where growth can be expected to occur based on land suitability and the community's overall vision and priorities. This section summarizes current and future land use and growth and development trends in each county.

### **ALAMANCE COUNTY**

In 2020 Alamance County updated its previous comprehensive plan (2007). The 2020 Land Development Plan and Snow Camp Small Area Plan reviews existing conditions within the county and outlines a vision for future development. The Alamance County Planning Department is responsible for planning and development activities in the County.

Alamance County is characterized by substantial divide between rural and urban development. In recent years, the county has experienced increased development in unincorporated areas. In 2000, Alamance County's population totaled 130,800. By 2019, the population had increased by 30% to an approximate total of 170,000. As such, there was an influx of new housing – 18,000 new units between 2000 and 2019. Around 30% of this population growth (10,700 people) and 5,000 of the new residential units were located in the unincorporated county. Unincorporated areas that experienced growth include the NC-49 corridor between Burlington and Liberty, north and south of Mebane, and the Swepsonville area.

Agricultural uses make up almost 40 percent of total land use. Over 30 percent of the land area is designated as residential – 22 percent rural residential, 8 percent single family, and 1 percent multi-family/townhouse. More intense uses, including multi-family, commercial, industrial, and institutional land uses are concentrated in municipalities. Figure 3.6 displays a map of the county’s existing land use.

### FUTURE LAND USE

The future land use map is categorized by character areas that outline allowable uses, design characteristics, and density recommendations. The overall vision for future land use in the county includes focused growth near municipalities, defined opportunities for commercial and employment land uses, protection of rural character in less developed areas, and a decrease in development pressure in agricultural areas. Figure 3.7 displays the future land use map with the following land use categories:

- Municipal Growth
- Suburban Transition
- Rural Residential
- Agricultural
- Open Space and Parks
- Rural Center
- Mill Village
- Employment Centers



Figure 3.6 – Alamance County Existing Land Use Map, 2020

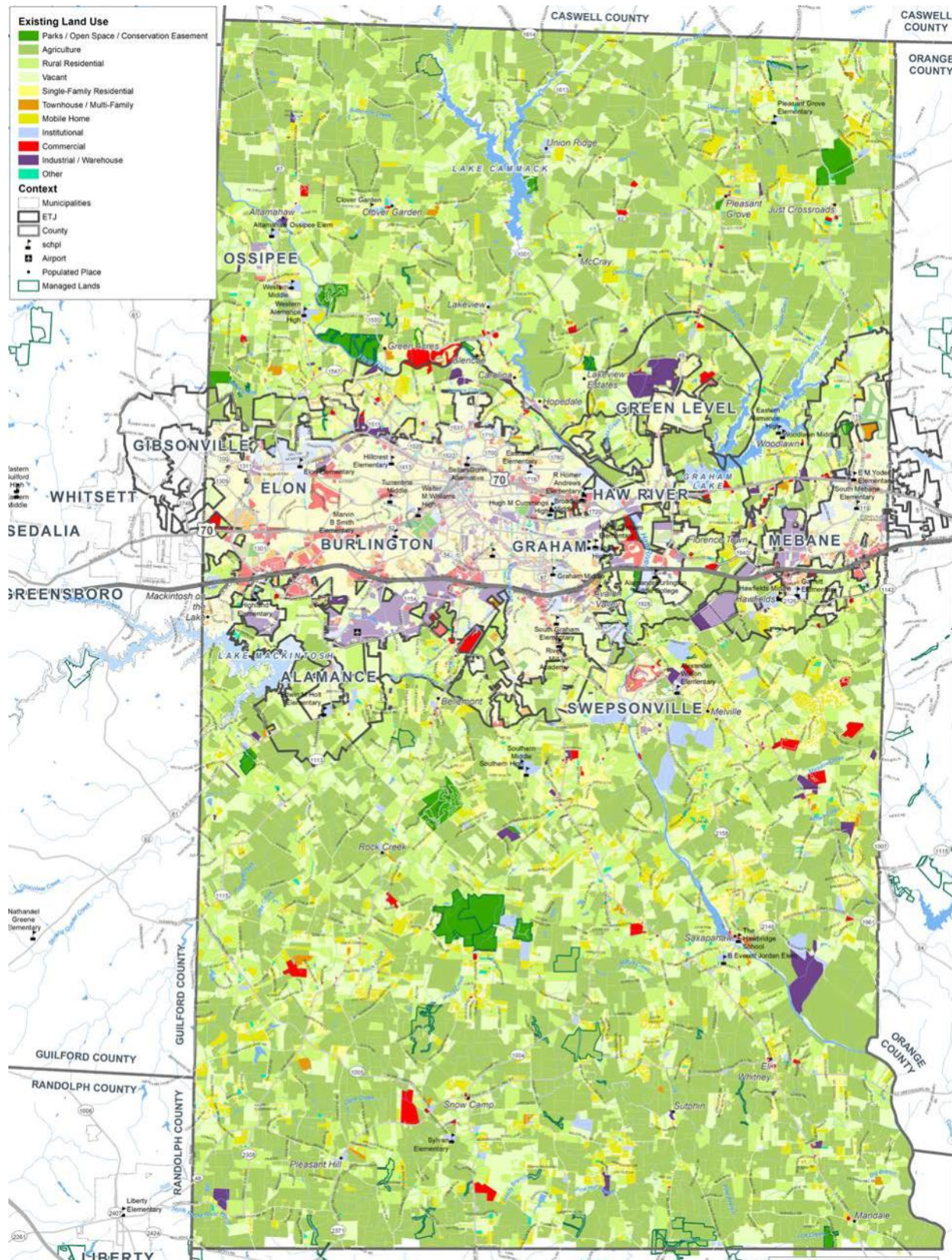
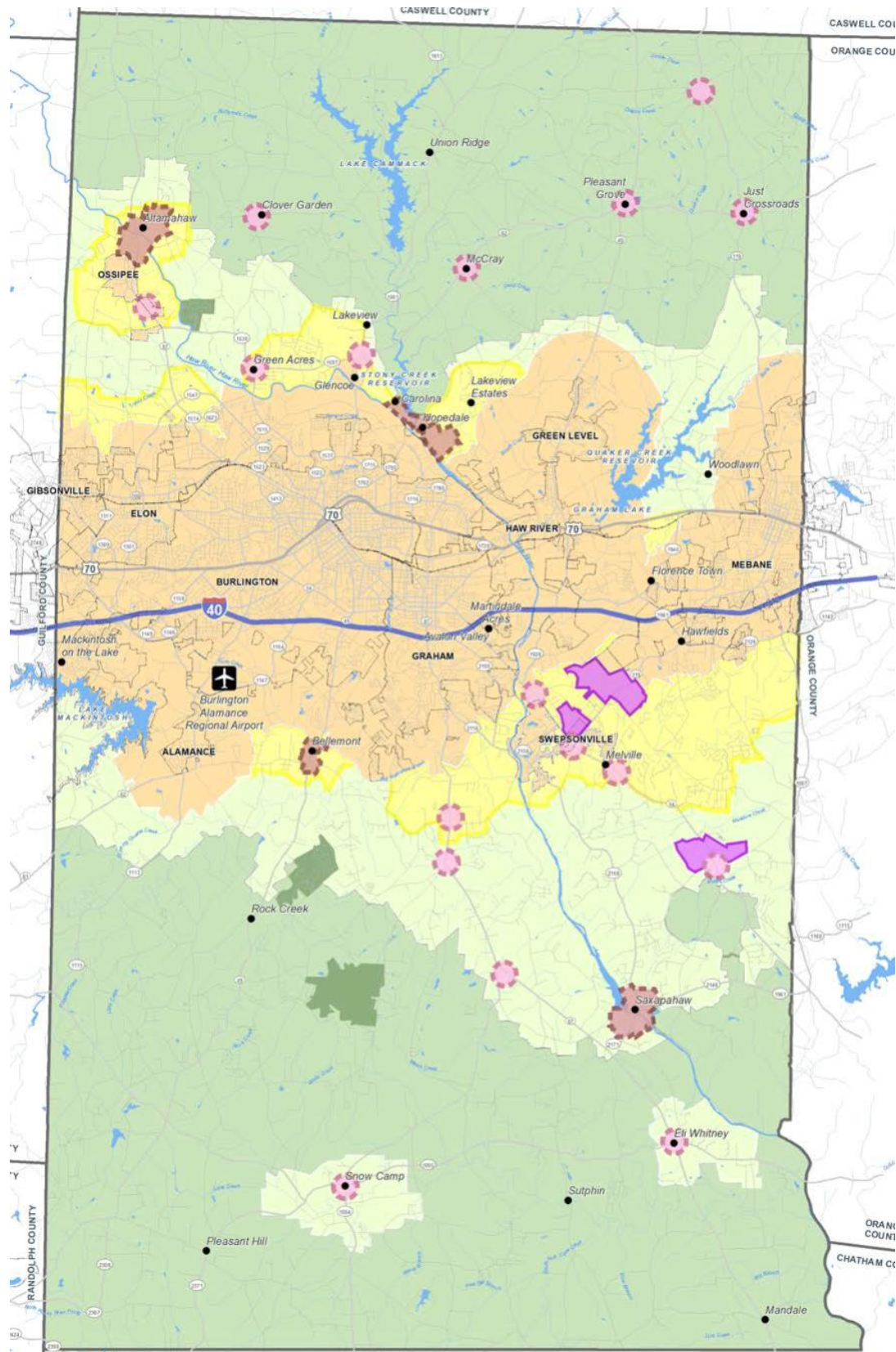




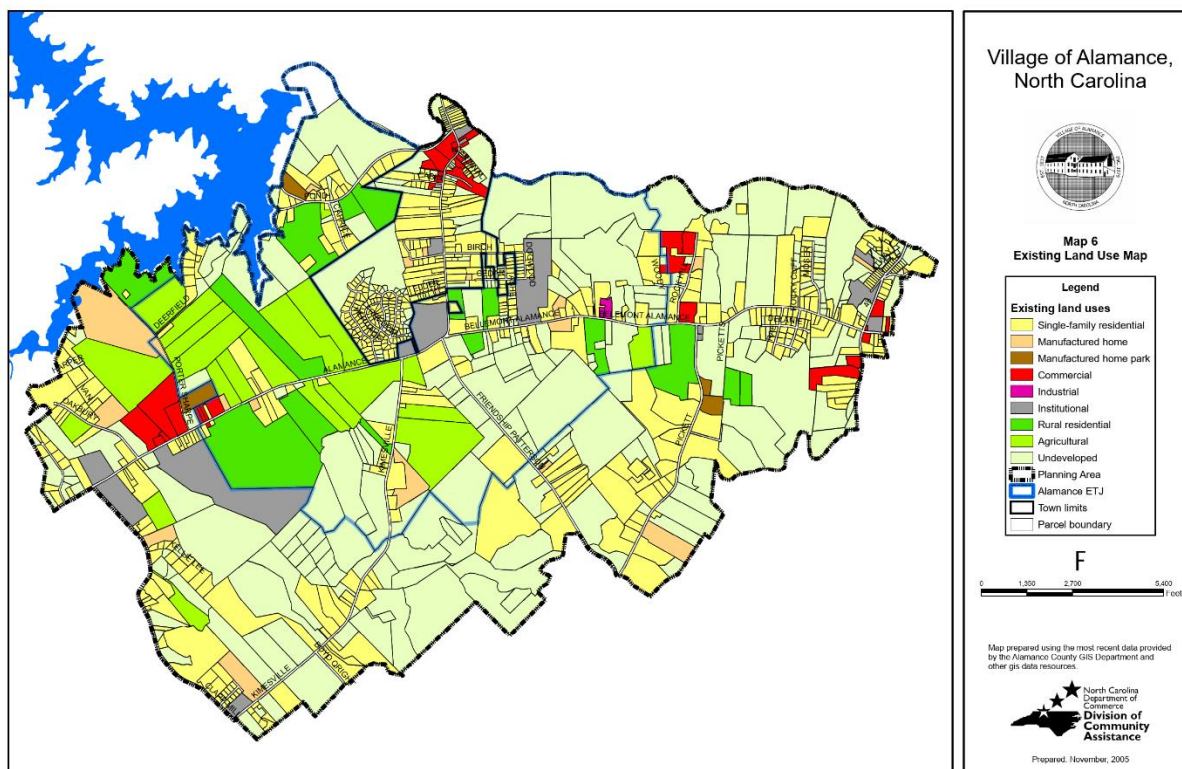
Figure 3.7 - Alamance County Future Land Use Map, 2020



### VILLAGE OF ALAMANCE

The Village of Alamance 2024 Land Use Plan conveys a vision of the community for the next 15 to 20 years. Based on the previous land use analysis completed in 2005, the planning area covers a total land area of 6,417 acres. The ETJ area contains 1,319 acres and the village contains 458 acres. The remaining acreage is located in the area beyond the ETJ. Slightly more than 76 percent of the land in the ETJ was undeveloped, and in the village 36.08 percent of the land was undeveloped. Around 51 percent of the entire planning area was characterized as vacant and 25 percent single-family residential, however, single-family residential designates over 53 percent of the land uses within the village boundary. Figure 3.8 shows the existing land use map.

**Figure 3.8 - Village of Alamance Existing Land Use Map, 2024**



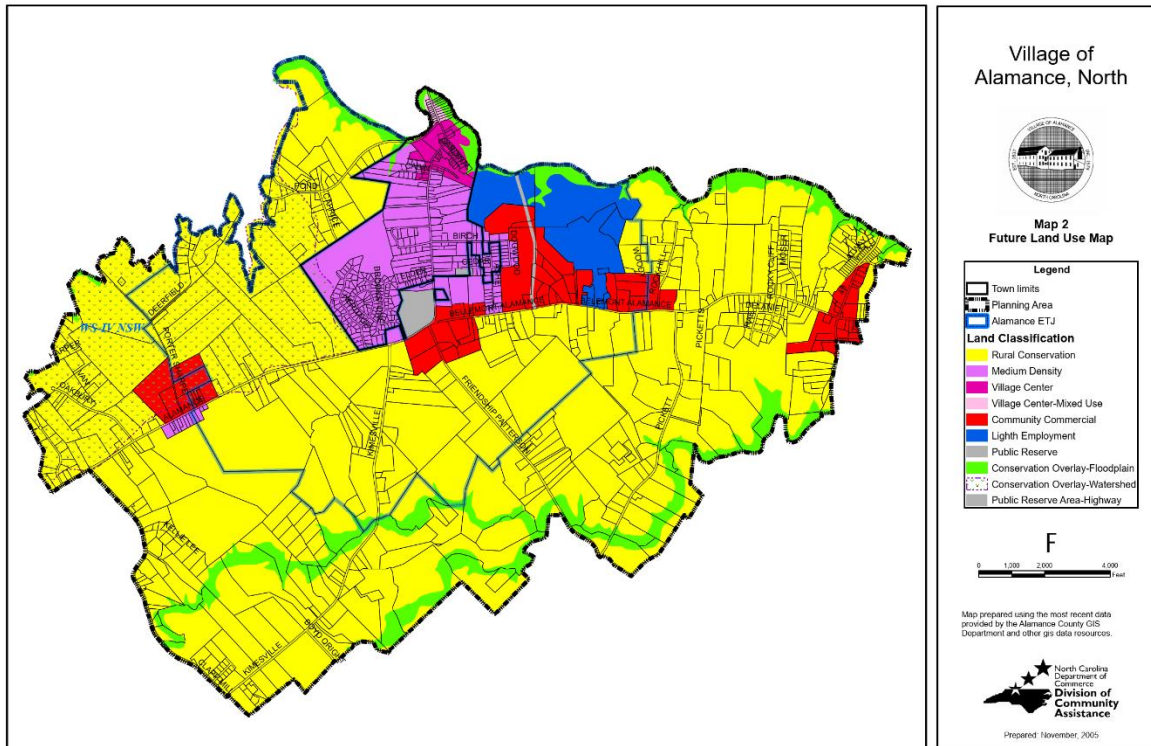
### FUTURE LAND USE

The future land use map is broken down into land classification categories. Each classification is defined by established criteria for type, intensity, and location of land uses and public improvements that should occur in the planning area. The land classifications area as follows:

- Resource Conservation Overlay
- Public Reserve Areas
- Rural Conservation Areas
- Medium Density Residential
- Traditional Neighborhood Area
- The Village Center
- Community Commercial Areas
- Light Employment Center

A future land use map for the village is show in Figure 3.9.

Figure 3.9 – Village of Alamance Future Land Use Map, 2024

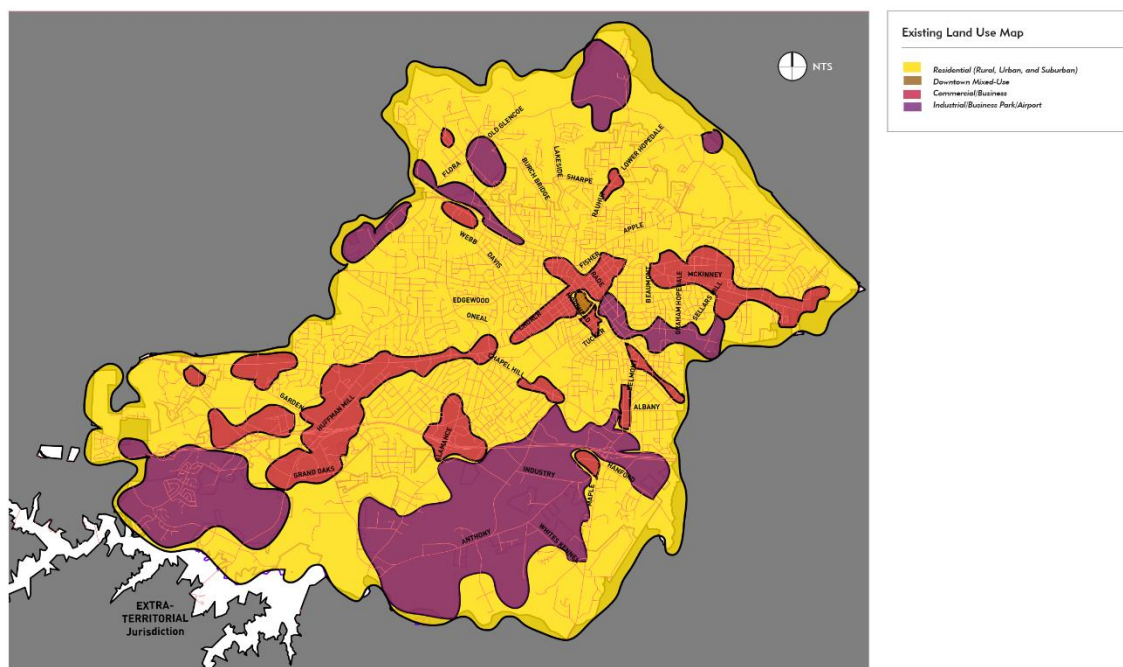


### CITY OF BURLINGTON

Based on the city’s current comprehensive plan, 2015, there has been a growth pattern outward from the center – new development has for decades trended towards the south and west sides of the city and near the airport. Neighborhoods surrounding the core transitioned from mixed-use, typically mill-centric villages to primarily residential neighborhoods. However, Downtown and the city’s major corridors throughout the city have remained commercial in nature. There are some remaining pockets of industry within, but those are concentrated in small districts throughout the city and its south side. Figure 3.10 displays the existing land use map.



**Figure 3.10 – City of Burlington Existing Land Use Map, 2015**



### FUTURE LAND USE

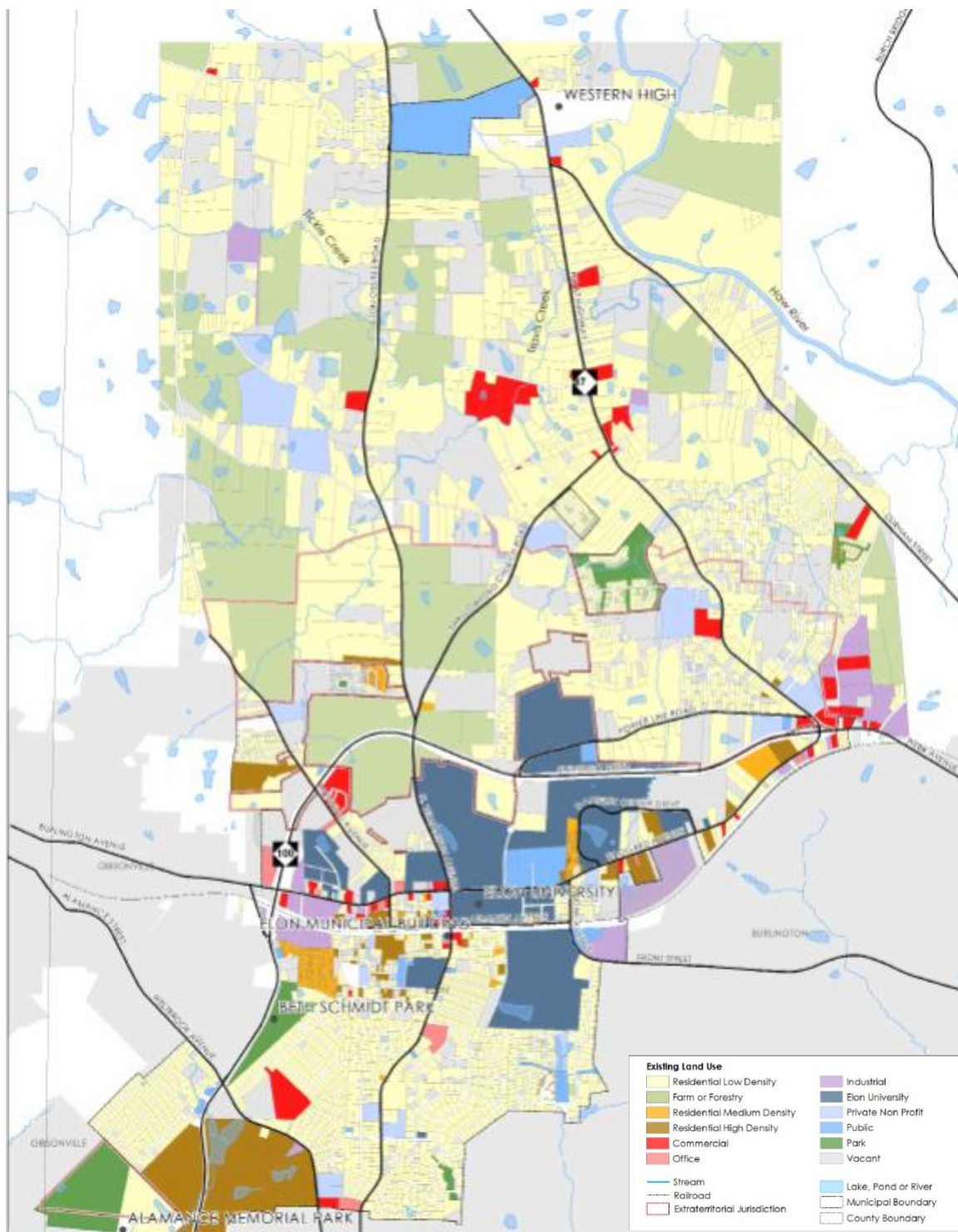
Burlington has room to grow on its fringe within its existing corporate limits but also has the opportunity to expand within its ETJ into the adjacent agricultural and rural lands. Based on its future land use goals, Burlington has a desire to focus on the redevelopment and revitalization of portions of the city that have suffered from little investment in infrastructure or buildings in decades. Particularly the east side of the city needs considerable attention from a development perspective and land use and zoning will need to support opportunities to revitalize that area of the city. A future land use map can be found in the [City of Burlington Comprehensive Plan: Destination Burlington, 2015](#).

### TOWN OF ELON

The Envision Elon 2040 Comprehensive Land Use Plan was adopted in 2019. Development is overseen by the Planning and Zoning and Development Services department.

Elon is intertwined with the college and has seen a noticeable increase in population of 9% from 2010 to 2017. Around 32.5 percent of the land area in the Elon is developed. The university is located in the southern portion of the Town and is surrounded by commercial and residential land uses. An existing land use map is shown in Figure 3.11.

**Figure 3.11 – Town of Elon Existing Land Use Map, 2019**



### FUTURE LAND USE

The town’s future land use map is shown in Figure 3.12. Based on the town’s vision and goals, they aim to concentrate future development in the “core” around Elon University and downtown to help foster walkability for those that live and work in the town. The town aims to integrate cultural and recreational

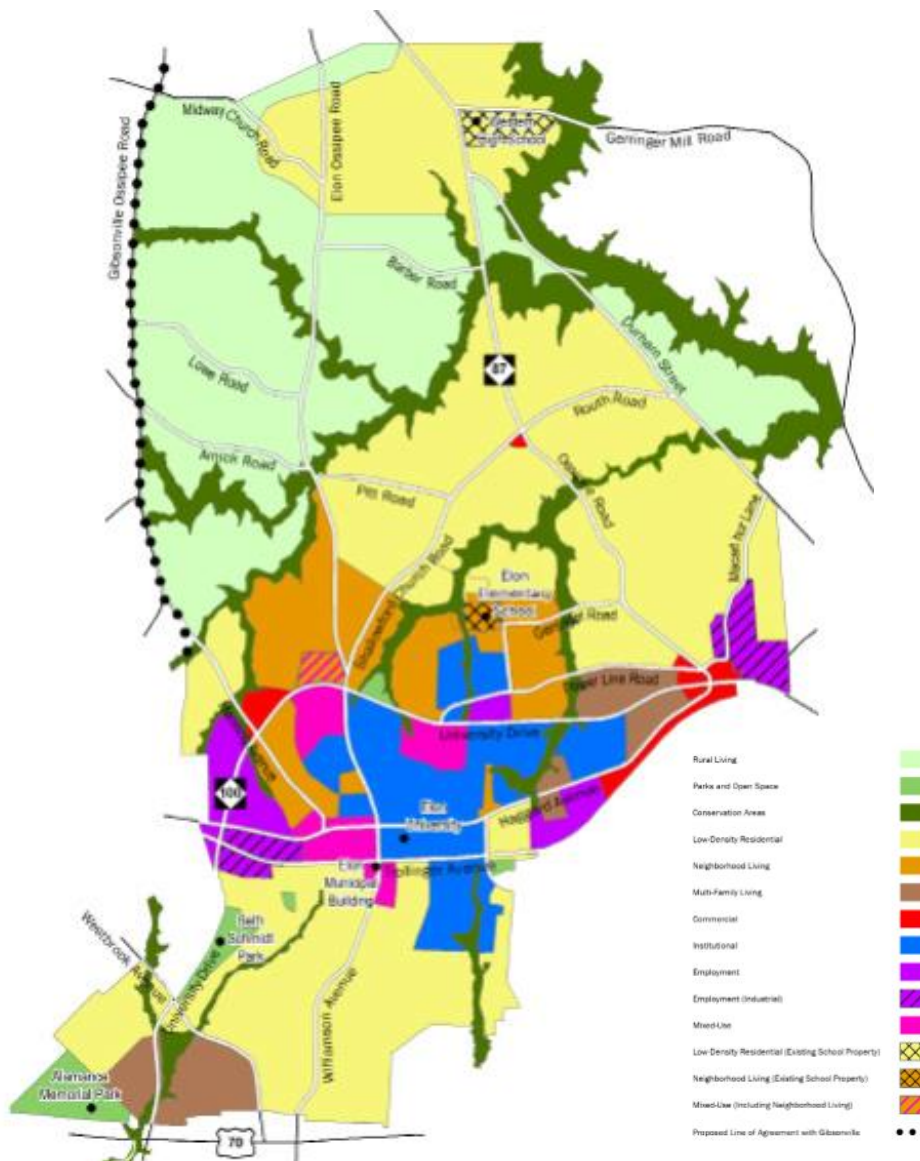
### SECTION 3: PLANNING AREA PROFILE

opportunities into the development pattern, fostering social connections. Also, by directing future development to the center of Elon, existing infrastructure capacity can be utilized, which is another goal.

The community is also committed to conserving valuable natural resources. The map delineates areas where such assets exist and should therefore be the subject of future conservation efforts. The map supports policies for lower density development near such assets and the use of conservation design to ensure minimal impacts to such resources. The future land use classifications area as follows:

- Commercial
- Employment
- Mixed-Use
- Multi-Family Living
- Neighborhood Living
- Low-Density Residential
- Rural Living
- Institutional
- Parks and Open Space
- Conservation

**Figure 3.12 – Town of Elon Future Land Use Map, 2019**



### CITY OF GRAHAM

The Graham 2035 Comprehensive Plan was adopted in 2015. Based on the existing land use analysis described in this plan, existing land use development has remained consistent with previous spatial policies with the majority of the city zoned for residential uses.

### FUTURE LAND USE

Graham will focus compact development in well-defined areas in order to increase the viability of regional transit, preserve open space, rural areas, and environmentally sensitive lands, efficiently provide public services and infrastructure, and promote infill development and redevelopment. Compact growth areas include a number of communitywide activity destinations, including downtown and future mixed-use activity centers that will serve as focal points and centers of activity. A future land use map is shown in Figure 3.13. Future land use areas are categorized by the following classes:

- Downtown District
- Mixed Use Commercial
- Education District
- Employment District
- Industrial
- Downtown Regional Node
- Interchange Regional Node
- Community Activity Center
- Neighborhood Activity Center
- Potential Activity Center
- Mixed Use Residential
- Downtown Residential
- Suburban Residential
- Commercial Corridor
- Rural Residential





**TOWN OF GREEN LEVEL**

Existing land uses were mapped and analyzed in the Town of Green Level Land Development Plan, 2018. The town has experienced limited land use changes over the past two decades. Changes that have occurred over the years have been attributed to forested lands being cleared for timber, loss of farmland to housing development, and some residential development throughout the town.

Table 3.9 below shows the acreage and percent of land area for each land use. Over 43 of the Town's land area is single-family residential and around 41 percent is farmland. A map of existing land use is in Figure 3.14.

**Table 3.9 – Green Level Existing Land Use Categories and Acreage**

Existing Land Use	Acres	Percent
Farmland	1,453.5	41.2%
Single-Family*	1,530.1	43.4%
Vacant	216.6	6.1%
Industrial	173.8	4.9%
Commercial/Office	58.6	1.7%
Institutional/Governmental	44.9	1.3%
Multi-family and Mobile Home Parks	42.3	1.2%
Recreation/Open Space	5.5	0.2%

\*includes mobile homes

Source: Green Level Land Development Plan, 2018

**FUTURE LAND USE**

The town has experienced limited land use changes over the past two decades, however, it expects an increase in growth and development over the new few years. The future land use plan aims to manage growth to align with the overall vision and goals of Green Level. The town's future land use plan is shown in Figure 3.15. The future land use classes are as follows:

- Developed
  - City Core
- Transition
  - Town Activity Center
- Rural
- Conservation Overlay



Figure 3.14 - Town of Green Level Existing Land Use Map, 2018

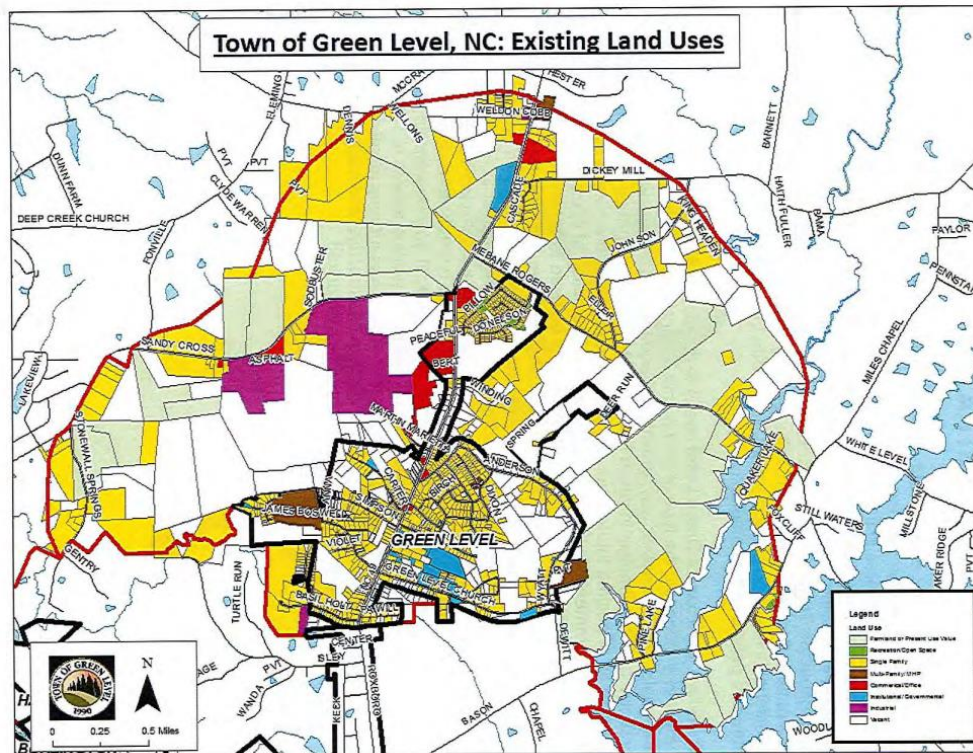
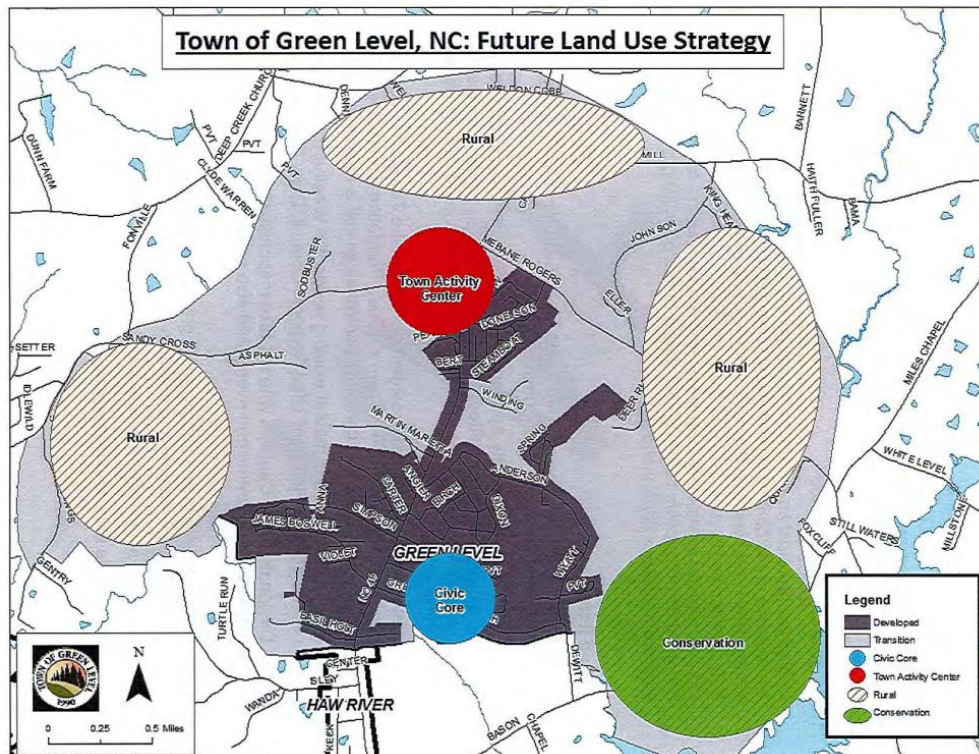


Figure 3.15 - Town of Green Level Future Land Use Map, 2018



### TOWN OF HAW RIVER

The Town of Haw River created the Town Plan 2040, a Comprehensive Plan Use and Master Plan which was adopted in 2020.

The town's main street is larger than any other commercial/industrial area of the Town and as such, includes the greatest number of employees. The majority of the remainder of the property includes low density neighborhoods, an elementary school, restaurants, a grocery store, civic/public service buildings, gas stations, places of worship and a few textile manufacturers and businesses developed somewhat in isolation from other buildings.

### FUTURE LAND USE

For the most part, the future land use map has been developed to focus redevelopment and new development of sufficient densities in areas where utilities already exist or are already programed to be extended. Several areas of town have been identified and designated on the future land use map for mixed use and commercial land uses as these areas should be encouraged to be redeveloped or enhanced as vacant or underperforming properties are replaced. The future land use map is shown in Figure 3.16 and the designation categories area as follows:

- Civic
- Commercial
- Employment/Manufacturing
- Mixed Use
- Rural
- Single Family Neighborhood
- Transitional Neighborhood





## CITY OF MEBANE

Mebane's land uses were mapped in the City of Mebane Comprehensive Land Development Plan, 2017. The city's existing land use map is shown in Figure 3.17. Table 3.10 below shows the acreage totals for each major category of land use within the city limits, the city's ETJ, and the remaining study area, as shown on the following map.

The City of Mebane has seen steady growth since the last land development plan, completed in 2001. Recent growth has occurred across sectors: manufacturing, distribution, commercial and residential. It has been particularly concentrated along I-40/85 in close proximity to interchanges.

Around 31 percent of the city is single-family homes. Only 3.5 percent of the land area is occupied by multi-family homes, however, these units make up 65 percent of new residential units within Mebane. Within the Mebane city limits, 25% of the land (1,409 acres) is undeveloped, scattered in various locations. About 204 acres of the Mill Creek subdivision remain undeveloped, comprising nearly 15% of the City's total undeveloped acreage. In the City's ETJ, 32% of the land (2,364 acres) is undeveloped.

**Table 3.10 – Mebane Existing Land Use Acreage, 2017**

Land Use	City		ETJ		Remaining Study Area		Total Study Area	
	Acre	%	Acre	%	Acre	%	Acre	%
Single Family <10 Acres	1,463.1	25.5%	1,530.0	20.4%	2,368.3	19.2%	5,361.3	21.0%
Single Family 10+ Acres	32.7	0.6%	1,023.1	13.6%	1,229.7	10.0%	2,285.5	8.9%
Mobile Home <10 Acres	10.2	0.2%	166.0	2.2%	373.3	3.0%	549.5	2.2%
Mobile Home 10+ Acres	0.0	0.0%	33.4	0.4%	217.5	1.8%	250.9	1.0%
Mobile Home Park	8.5	0.1%	197.0	2.6%	106.8	0.9%	312.3	1.2%
Duplex	3.6	0.1%	0.9	0.0%	0.0	0.0%	4.5	0.0%
Townhome	21.6	0.4%	0.0	0.0%	0.0	0.0%	21.6	0.1%
Apartments	173.5	3.0%	0.0	0.0%	0.0	0.0%	173.5	0.7%
Institutional	251.3	4.4%	139.9	1.9%	130.3	1.1%	521.4	2.0%
Office	44.0	0.8%	5.0	0.1%	1.0	0.0%	49.9	0.2%
Commercial	386.9	6.7%	66.3	0.9%	65.1	0.5%	518.3	2.0%
Industrial	804.8	14.0%	300.0	4.0%	58.2	0.5%	1,163.0	4.6%
Infrastructure	0.7	0.0%	6.2	0.1%	27.6	0.2%	34.5	0.1%
Mixed Use	0.1	0.0%	0.0	0.0%	0.0	0.0%	0.1	0.0%
Recreation	489.7	8.5%	44.0	0.6%	191.1	1.6%	724.9	2.8%
Agriculture	72.3	1.3%	1,159.7	15.4%	4,277.8	34.8%	5,509.7	21.6%
Undeveloped	1,409.4	24.6%	2,363.5	31.5%	2,673.6	21.7%	6,446.4	25.2%
ROW	565.3	9.9%	475.9	6.3%	587.6	4.8%	1,628.8	6.4%
TOTAL	5,737.6		7,510.9		12,307.7		25,556.2	

Source: Mebane Comprehensive Land Development Plan

## FUTURE LAND USE

Three community building principles were used in developing the City of Mebane's growth strategy and to define the geography of its primary growth strategy areas. Principle one focuses on incorporating a mix of land uses to achieve a classic village feel and function. This will be prioritized in the at the NC-119 Bypass/US-70 confluence and the Cameron Lane areas. Principle two aims to expand the road network to avoid "unconnected roads". The aim is to develop a network that will disperse traffic, making roads safer for cyclists and pedestrians, and less congested at rush hours. Principle three focuses on the expansion of conservation development. The primary purpose of conservation development is to optimize the efficiency of development projects, protecting areas of open space within each development and connecting them together for a shared green infrastructure that benefits the larger community. A growth strategy map is displayed in Figure 3.18.



Figure 3.17 – Mebane Existing Land Use Map, 2017

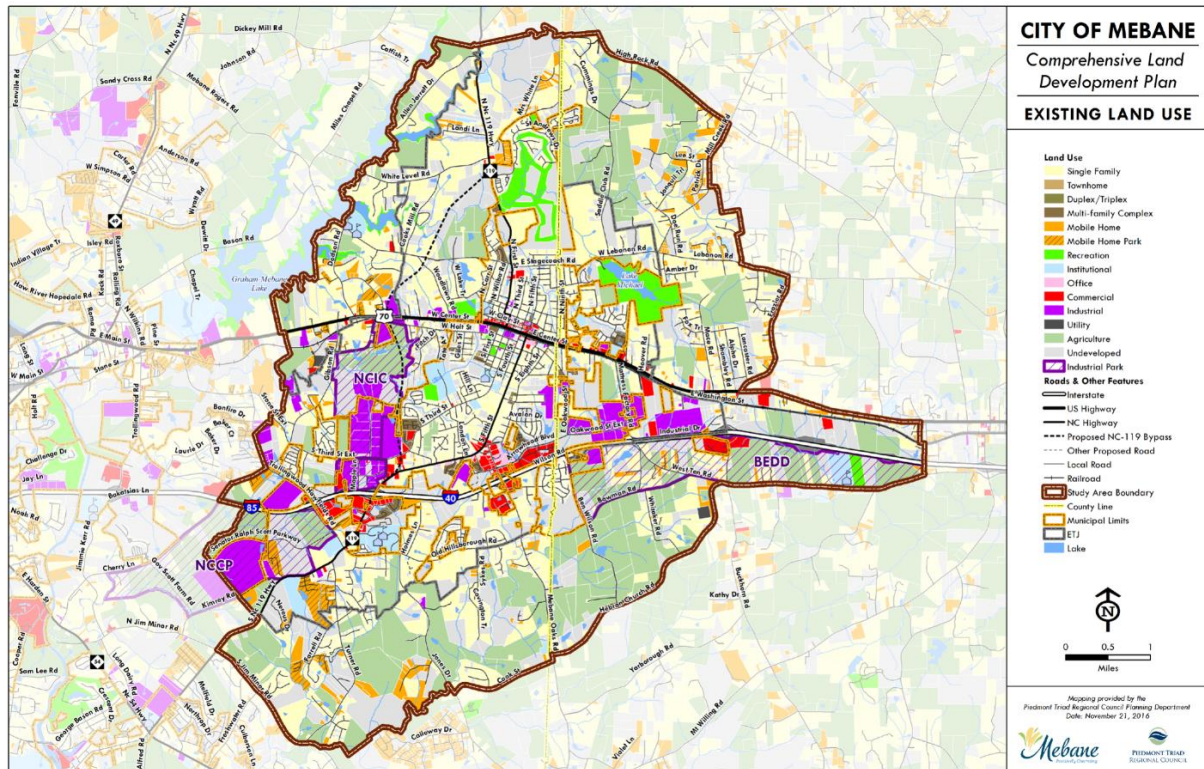
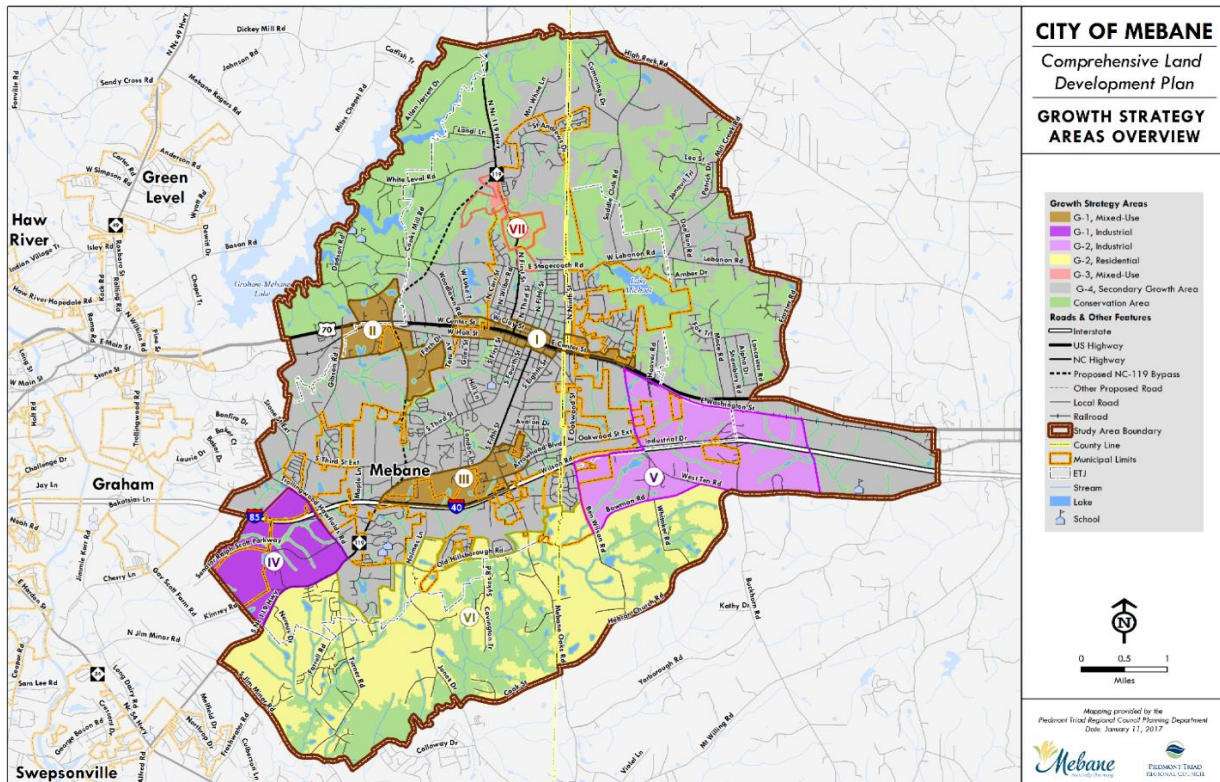


Figure 3.18 – Mebane Growth Strategy Areas Map, 2017



### TOWN OF SWEPSONVILLE

The Town's corporate limits encompass approximately 1.4 square miles of land. The Town's population has increased steadily over the past 20 years and is projected to continue increasing slowly over the next decade.

According to the Town of Swepsonville's 2040 Comprehensive Land Use and Master Plan (2022), the majority of the town's existing land uses is comprised of single-family residences. Along NC Highway 54 and Highway 119 is the Honda Power Equipment Manufacturing Plant, the largest manufacturing operation in the community. The town's historic "Main Street" area is an untapped resource with potential for development. Additionally, the parcel, across from the Swepsonville Farmers Market, has frontage on the Haw River and has a lot of redevelopment potential from both a local economic and cultural perspective.

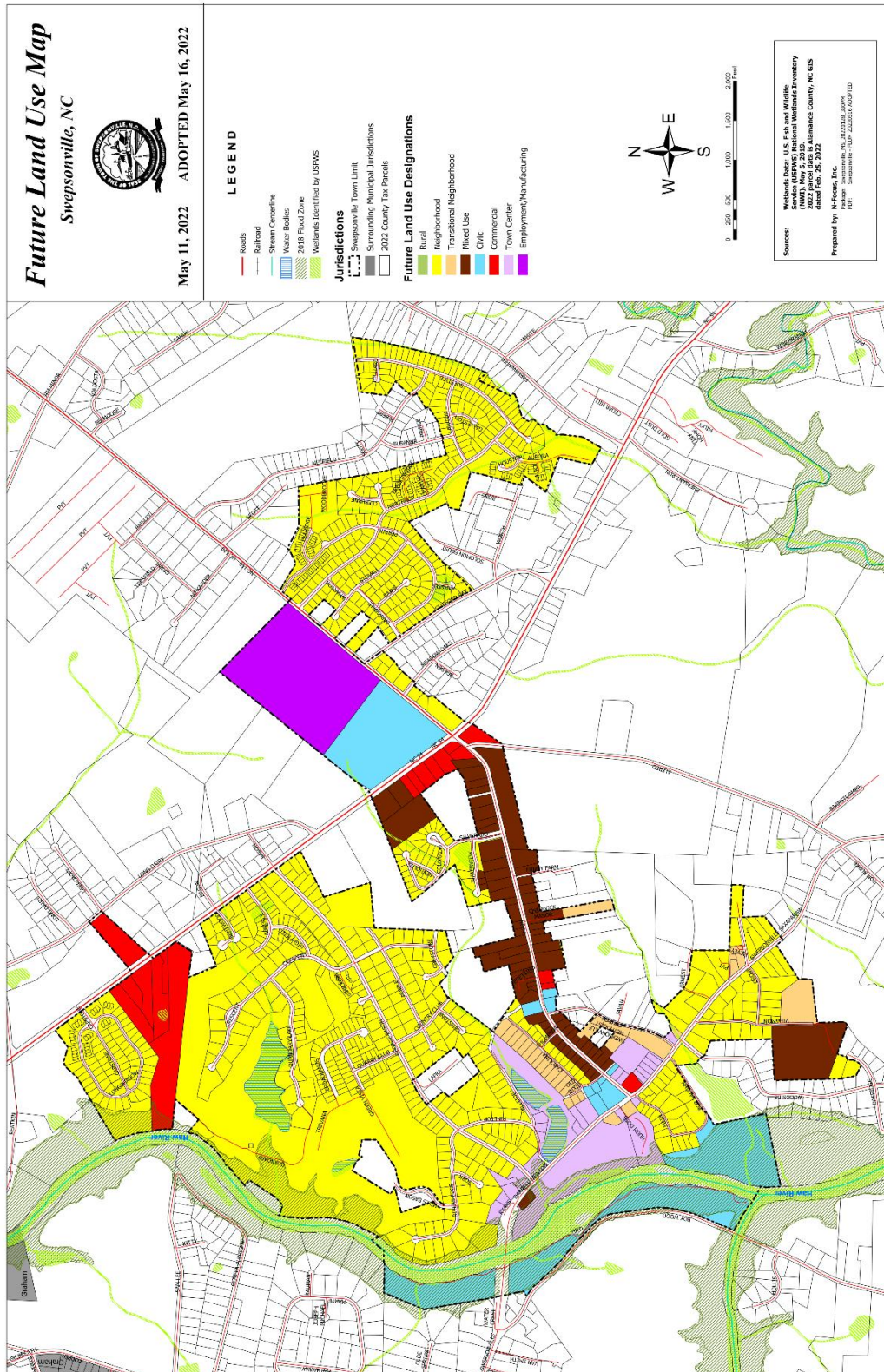
### FUTURE LAND USE

The future land use map in Figure 3.19 depicts a pattern of development to accommodate a combination of residential, non-residential and mixed-use growth and redevelopment. One of the recommendations detailed in the 2022 comprehensive plan, is the development of a 'town campus' housing government operations (i.e. administration, police, etc.) and community recreational amenities as well as expanding commercial development/redevelopment along the Swepsonville-Saxapahaw Road corridor as a means of establishing a downtown commercial area within the community.

The Town has also designated several parcels along the NC Highway 54 corridor as viable for redevelopment into Commercial/Mixed Use land uses. The Town envisions phasing out several existing residential land uses within the corridor in support of additional non-residential development.



Figure 3.19 – Swepsonville Future Land Use Map, 2022



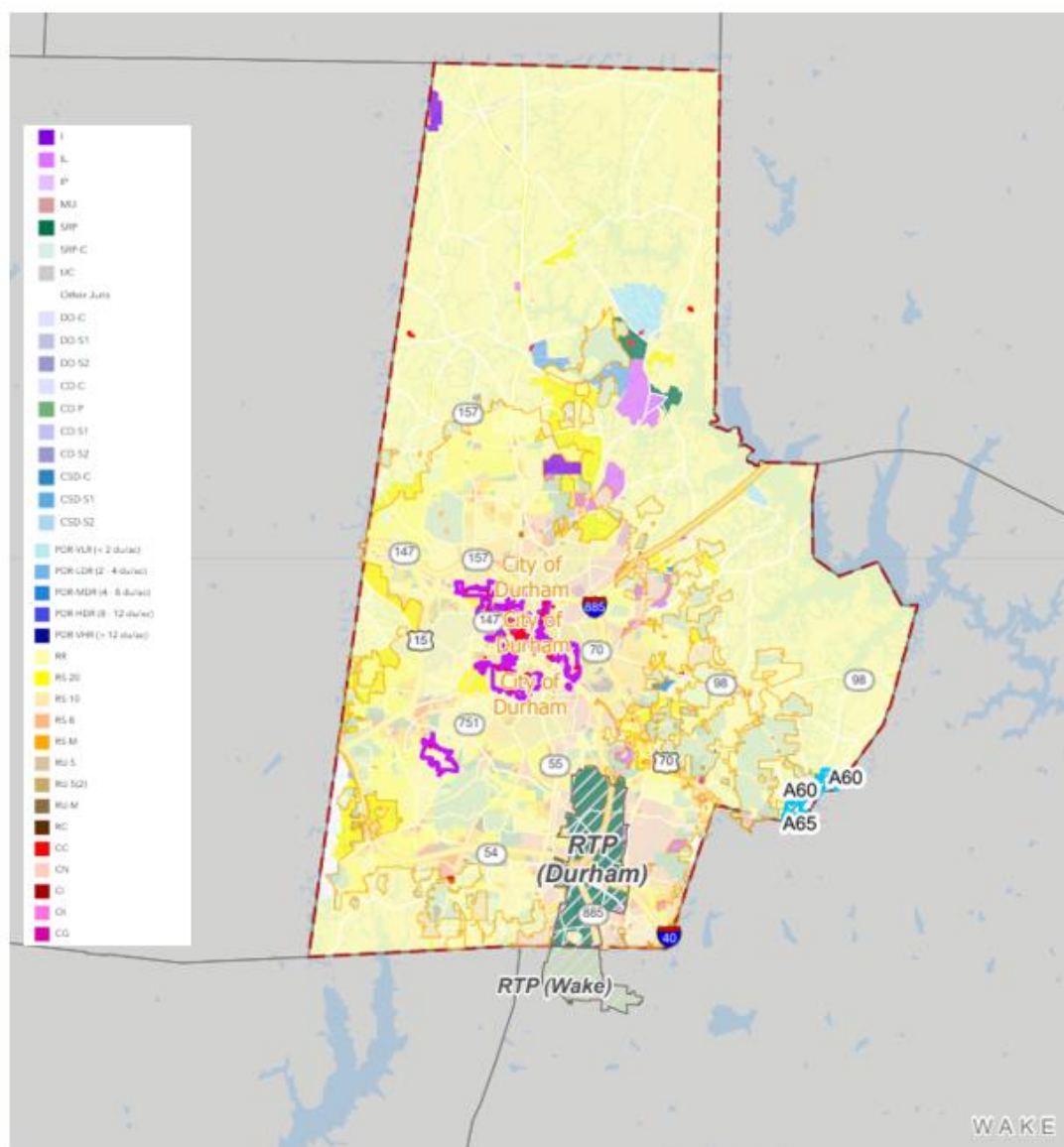
## DURHAM COUNTY & CITY

Durham City-County Planning Department is responsible for planning activities throughout the City and County. Durham has a Comprehensive Plan adopted in 2023. The plan guides where and how private development should occur as well as how the City and County should provide public facilities and services to support future growth. The plan is long range in scope, focusing on the next 30 years.

Based on the zoning map in Figure 3.20, a large portion of Durham County is zoned for residential uses while the city has a range of uses including residential, commercial, and industrial with varying levels of intensity.

Since the previous comprehensive plan (2008), Durham has seen a rapid increase in growth that has resulted in a higher cost of living and disproportionately impacted residents. The overall growth strategy aims to manage growth to provide equitable access to services, transportation, housing and mitigate negative impacts of potential displacement.

**Figure 3.20 – Durham City-County Zoning Map, 2023**



**FUTURE LAND USE**

Outlined in the 2023 comprehensive plan, Durham created a growth management strategy that outlines how the City of Durham and County of Durham make decisions about where to direct new development, what infrastructure to invest in, and what kind of development to approve. Areas of future growth are shown in Figure 3.21. Future Growth Areas have been identified as parts of Durham within the Urban Growth Boundary that are currently undeveloped or sparsely developed and need critical infrastructure upgrades (like water, sewer, or fire service) to serve new development.

In conjunction with the growth management strategy, Durham created Place Types which show where, geographically different types of land uses (ex. houses, businesses, farmland etc.) should be in the future. The Place Type Map, shown in Figure 3.22, is also where you can see how the growth management strategy functions geographically. The map shows the Urban Growth Boundary, Future Growth Areas, and all the Place Types that work together to guide how Durham develops. Additionally, different Place Type designations work together on the Place Type Map to move Durham towards a 15- minute community, part of Durham's Growth Management Strategy.

As new developments are proposed in Zoning Map Change applications and Annexation applications, Planning staff, City Council, County Commissioners, Planning Commission, and residents will use the Place Types, Place Type Map, and Policies to evaluate whether or not the development proposal meets the community's vision. The place types are as follows:

- Apartment & Townhouse Neighborhood
- Community Institution
- Downtown
- Employment Campus
- Established Residential
- General Industrial
- Highway Commercial
- Institutional Campus
- Mixed Employment
- Mixed Residential Neighborhood
- Mixed Use Neighborhood
- Neighborhood Services
- Planned Suburban Neighborhood
- Rural & Agricultural Reserve
- Rural Commercial
- Resource Extraction
- Recreation & Open Space
- Suburban Commercial
- Transit Opportunity Area
- Utility & Public Works Facilities
- Urban Growth Boundary
- Future Growth Areas



Figure 3.21 - Durham Urban Growth Boundary and Future Growth Areas

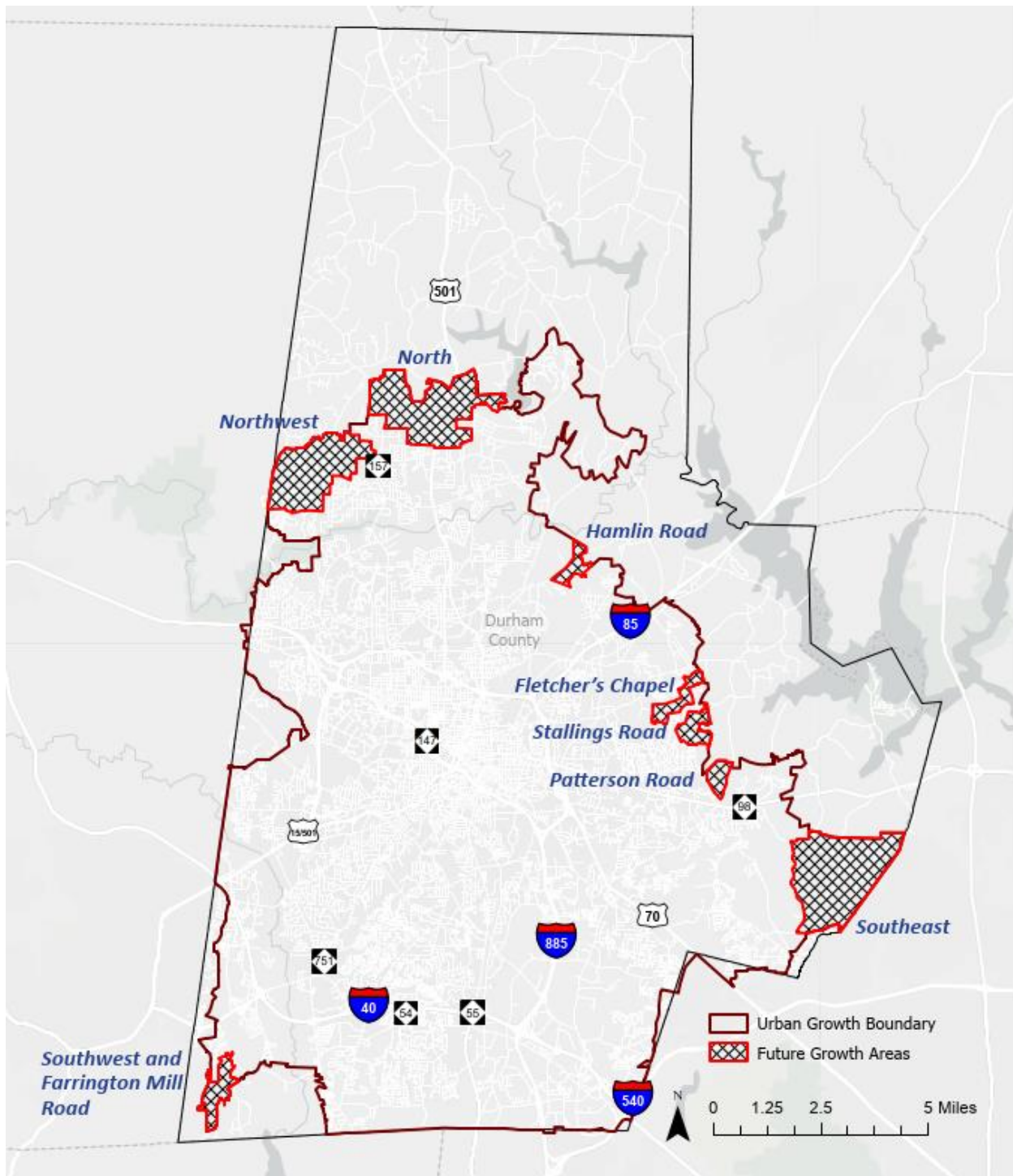
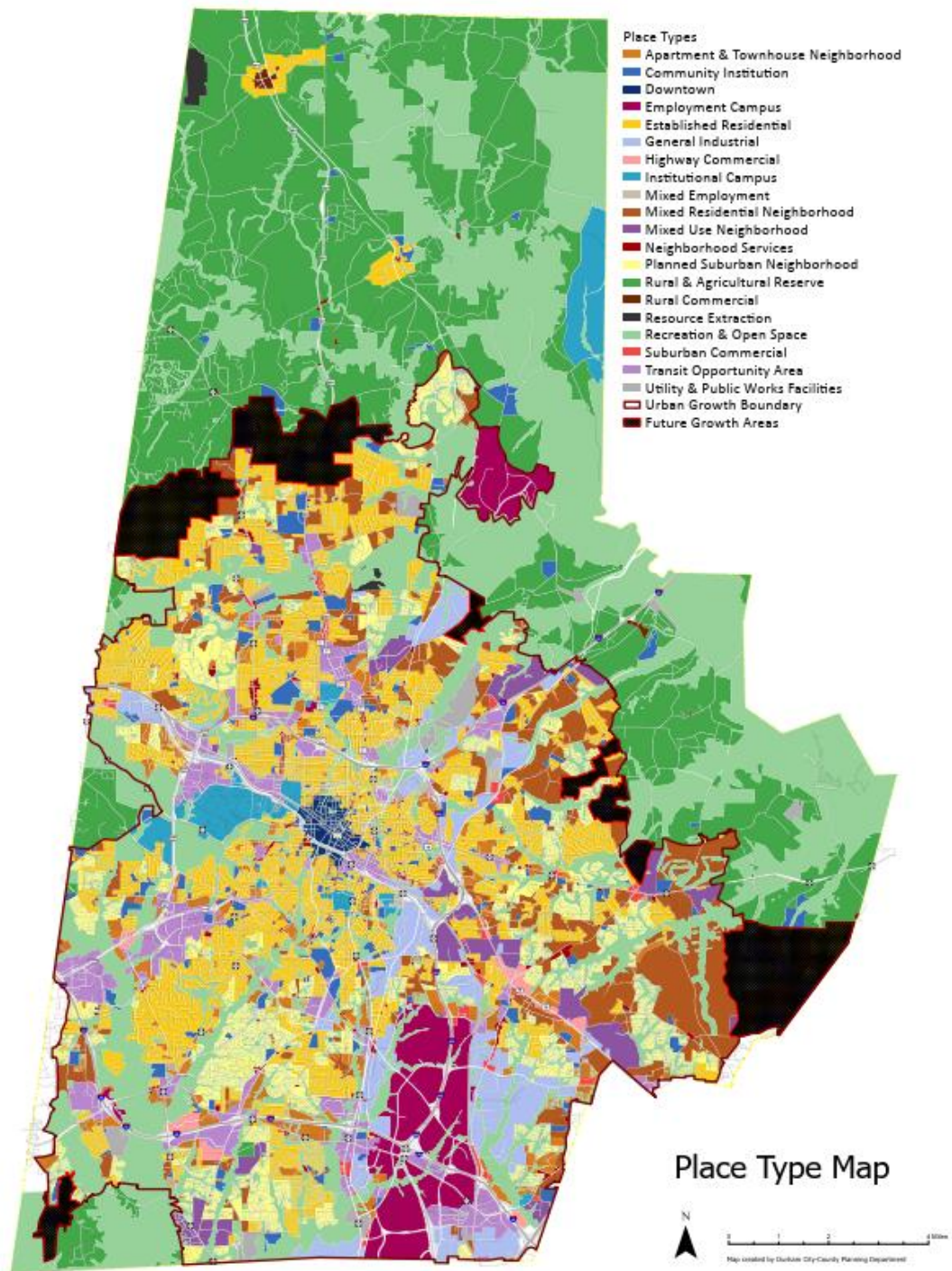


Figure 3.22 – Durham Place Type Map



## ORANGE COUNTY

The Orange County Comprehensive Plan (2008) is an official public document that provides the framework for long range decision making in the community. The Plan serves to guide the County's growth and development through the year 2030 by addressing the multitude of issues facing the county.

In 2023 the county began updating the comprehensive plan and developing the Orange County Land Use Plan 2050. This plan will serve to guide the County's growth and conservation efforts through the year 2050. The Land Use Plan will consider a variety of topics related to physical planning in the community, including:

- Community Equity
- Community Resiliency and Climate Change
- Economic Development
- Farmland Protection
- Housing
- Natural and Cultural Systems
- New development and redevelopment
- Parks and Recreation
- Services (Utilities) and Community Facilities
- Transportation

In preparation for the 2050 plan, Orange County developed a New Issues and Opportunities report to reflect on changes since the development of the previous plan in 2008. The report notes that county has experienced modest population growth with a difference of about 23% between 2005 (population of 121,991) and 2022 (150,477). From 2010 to 2020, the greatest increase in population numbers in Orange County was in the unincorporated areas. Within the context of these population changes, Orange County has experienced shifts in four key topic areas related to land use planning: agriculture, natural and water resources, housing, and climate action.

Currently, nearly 75% of Orange County consists of prime farmland soil. However, farmland conversion—the change of farmland to non-agricultural uses, such as low-density residential uses—continues to be a threat to Orange County's working lands. Based on the zoning map in Figure X, the county is primarily zoned for residential and agricultural uses.

### FUTURE LAND USE

Orange County's Future Land Use Map is shown in Figure 3.24 on the following page. Orange County identifies 10-year and 20-year transition areas for growth but also has a significant area in the southeastern quadrant of the county around the Towns of Chapel Hill and Carrboro designated as rural buffer area. The county is currently updating its future land use map, however, the new plan will follow four overarching themes that will guide future development and policies:

- Protecting Critical Watershed Areas and Open Spaces and Preserving Agricultural Lands
- Advancing Attainability of Equitable Housing and Upward Mobility
- Supporting Climate Responsive Transportation Systems and Economic Development Initiatives
- Cultivating Sustainable Development



Figure 3.23 – Orange County Zoning Map

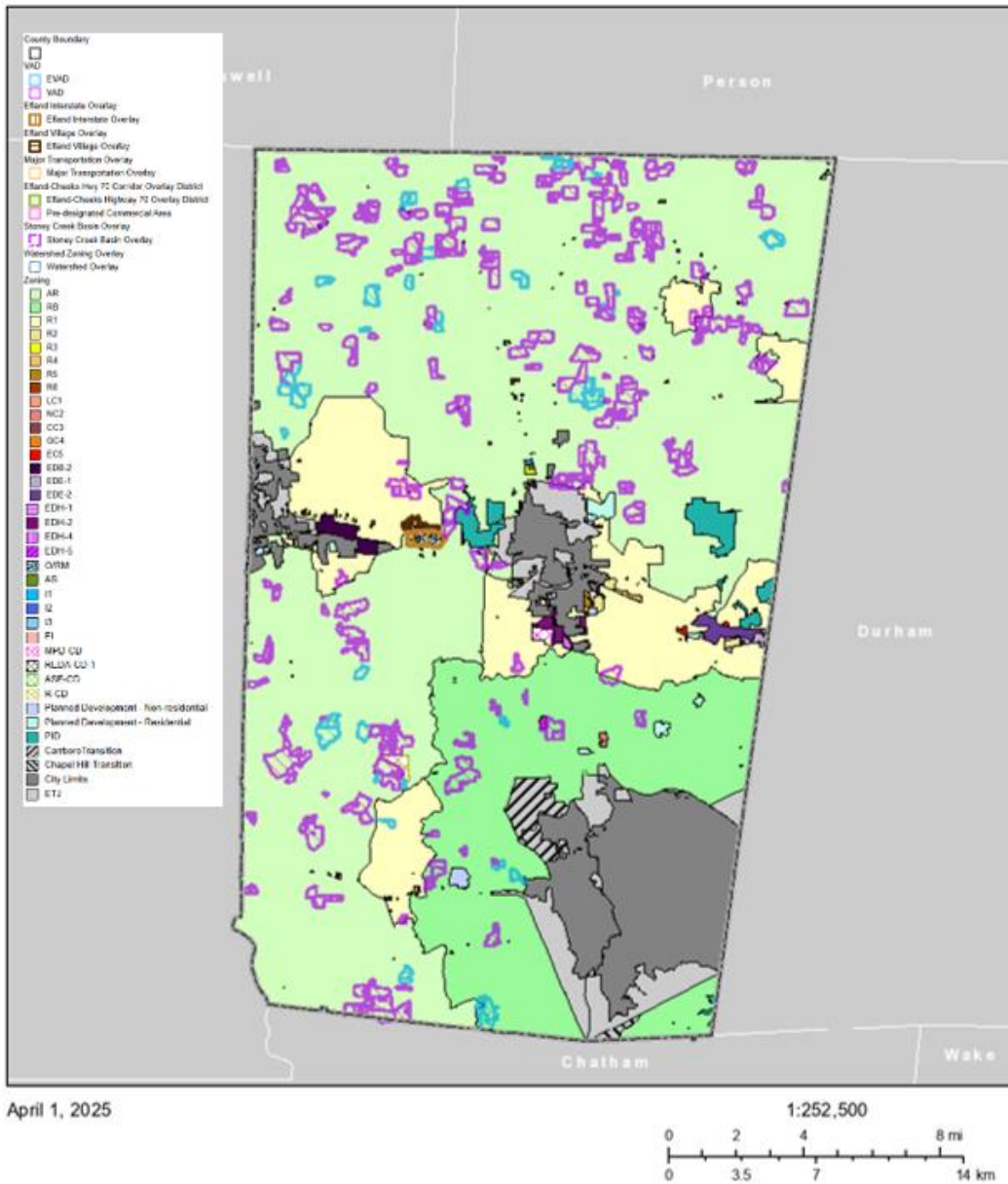
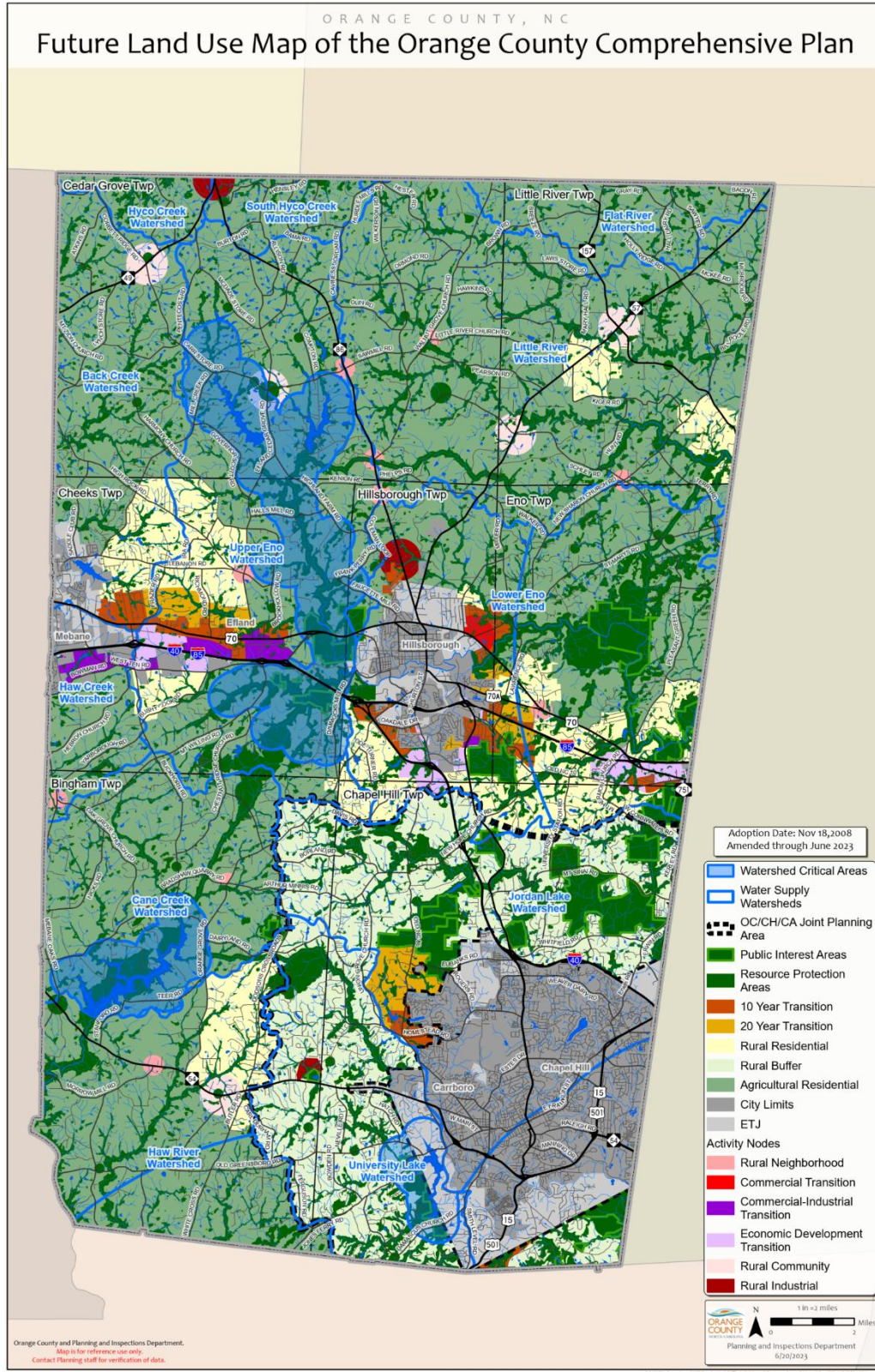


Figure 3.24 – Orange County Future Land Use Map, 2008



### TOWN OF CARRBORO

The Town of Carrboro developed its first comprehensive plan in 2022, the Carrboro Connects Comprehensive Plan. The plan looks 20 years into the future and is focused around themes of race and equity and climate action, which are integral across every aspect of the plan.

Based on the existing land use map in Figure 3.25, Carrboro’s largest land use consists of residential areas with a mix of housing types and a concentration of multi-family housing in the southeastern side of the town. There are several areas designated for parks, open space, and conservation easements scattered throughout the town. A mix of business, commercial, and government uses are clustered in the southeastern part of Carrboro.

### FUTURE LAND USE

The future land use map in Figure 3.26 shows existing and proposed land uses throughout the town, Northern Study Area, and ETJ. Proposed changes are shown hatch lines on the map. Strategies and projects outlined in this plan call for establishing greater density near transit and key nodes, and more land available for affordable housing, commercial and light industrial development, and parkland. The plan also outlines specific changes and development for four corridor projects that include redevelopment of business districts, increasing affordable housing, transportation upgrades, new recreation areas, and new commercial and mixed-used development. Details and maps of the proposed projects can be found in the comprehensive plan. The focus areas are as follows:

- Jones Ferry Road Corridor and Downtown
- NC 54
- Rogers, Homestead and Old NC 86
- Estes and N. Greensboro



Figure 3.25 – Town of Carrboro Existing Land Use, 2022

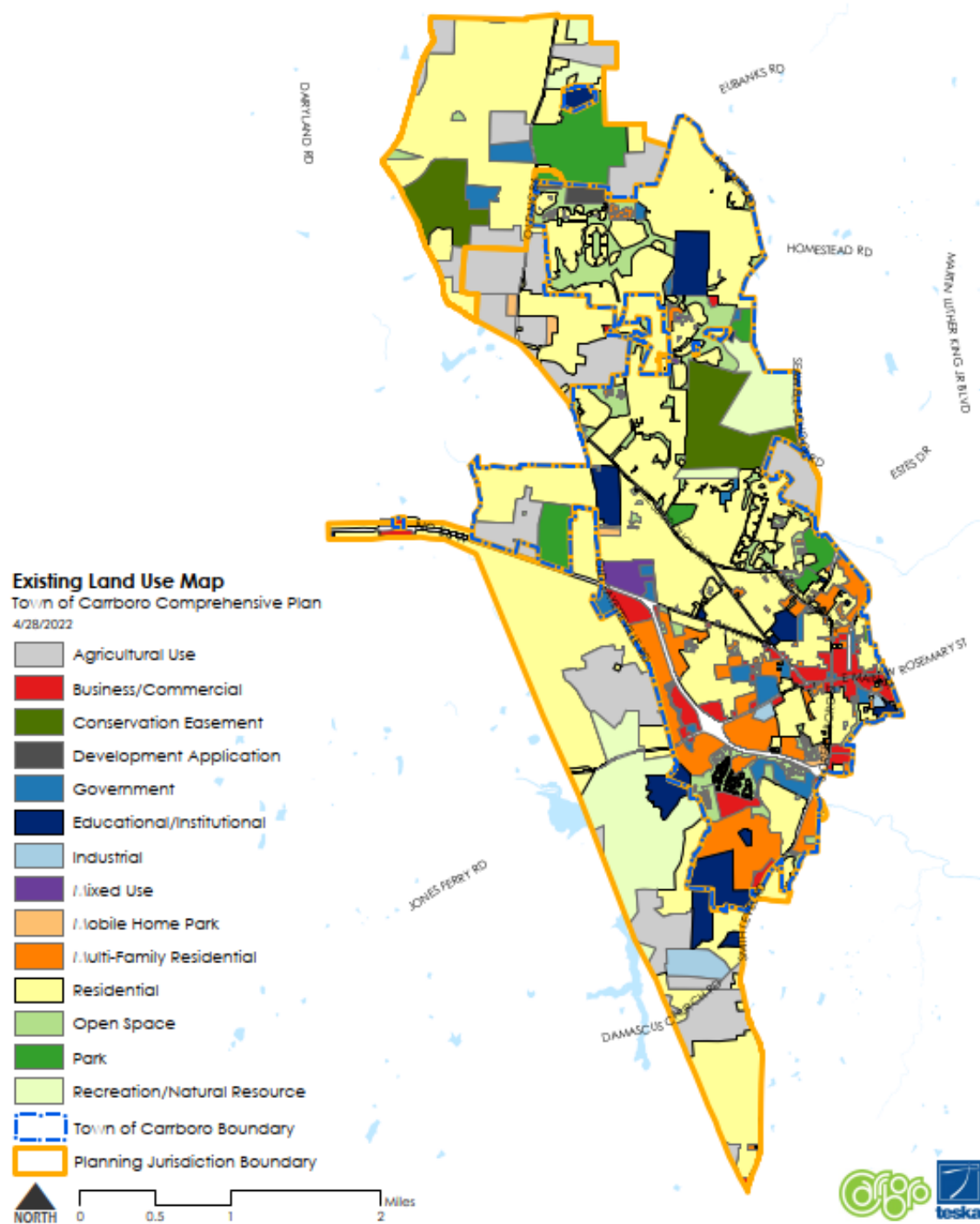
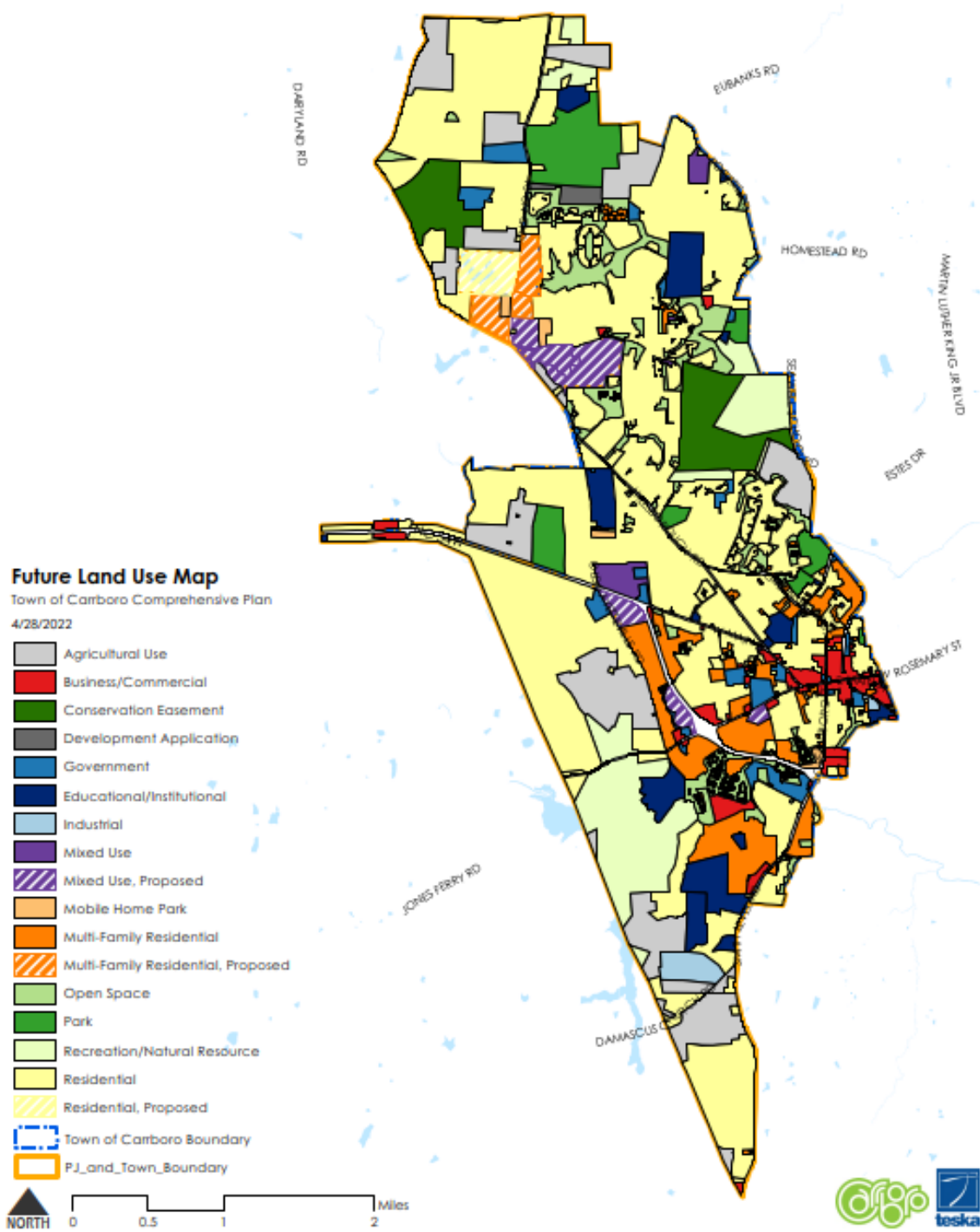


Figure 3.26 – Town of Carrboro Future Land Use Map, 2022





### TOWN OF CHAPEL HILL

Chapel Hill adopted a comprehensive plan in 2012 called *Chapel Hill 2020*. In 2017 the Town developed a complimentary plan update, *Chapel Hill, Charting our Future, A Land Use Charter*, which provides and update to the town's future land use plan.

Based on the existing land use map in Figure 3.28, a large portion of the Town is designated for residential uses, particularly low residential comprising of 1-4 units, however medium (408 units) and high (8+ units) residential uses are located throughout the town. Several areas of parks/open space are consistently spaced throughout Chapel Hill. The university occupies a significant portion of land use as well. Commercial uses are concentrated along Fordham Rd and Frankling St.

### FUTURE LAND USE

The future land use map is organized into two components – a focus area map, Figure 3.30, that reflect six areas of opportunity, and a overall map, Figure 3.29, that depicts the desired land use for all parcels in town outside of the focus areas. The focus areas represent the portions of Chapel Hill most likely to change in the future due to the existence of vacant land; underdeveloped sites; and their locations along transportation and transit corridors. Each focus area is mapped separately and includes a vision for the area, a matrix of the preferred and discouraged land uses and desirable building heights, a description of the desired form of development, and a set of focus area principles tailored to the unique circumstances of the area. The areas are as follows:

- North Martin Luther King Jr Boulevard
- South Martin Luther King Jr Boulevard
- North 15-501 Corridor
- Downtown
- NC 54 Corridor
- South Columbia Gateway

For the general future land use map, each parcel is labeled with a land use that indicates its desired future land use. The desired future land uses include residential; commercial; mixed use; industrial; and open space. The land use categories are summarized in Figure 3.27 below.

**Figure 3.27 - Chapel Hill Future Land Use Categories**

Land Use Categories		
Residential	Non-Residential	Mixed-Use
<ul style="list-style-type: none"> <li>▪ Rural Residential, 1 unit/5 acres</li> <li>▪ Rural Residential, 1 unit/acre</li> <li>▪ Very Low Residential, 1 unit/acre</li> <li>▪ Low Residential, generally 1 to 4 units/acre</li> <li>▪ Medium Residential, generally 4 to 8 units/acre</li> <li>▪ High Residential, generally 8 to 15+ units/acre</li> </ul>	<ul style="list-style-type: none"> <li>▪ Commercial/Office</li> <li>▪ Institutional</li> <li>▪ University</li> <li>▪ Parks/Open Space</li> </ul>	<ul style="list-style-type: none"> <li>▪ Mixed Use</li> <li>▪ Village Center</li> <li>▪ Traditional University Supportive Uses</li> </ul>

Figure 3.28 - Chapel Hill Existing Land Use Map, 2018

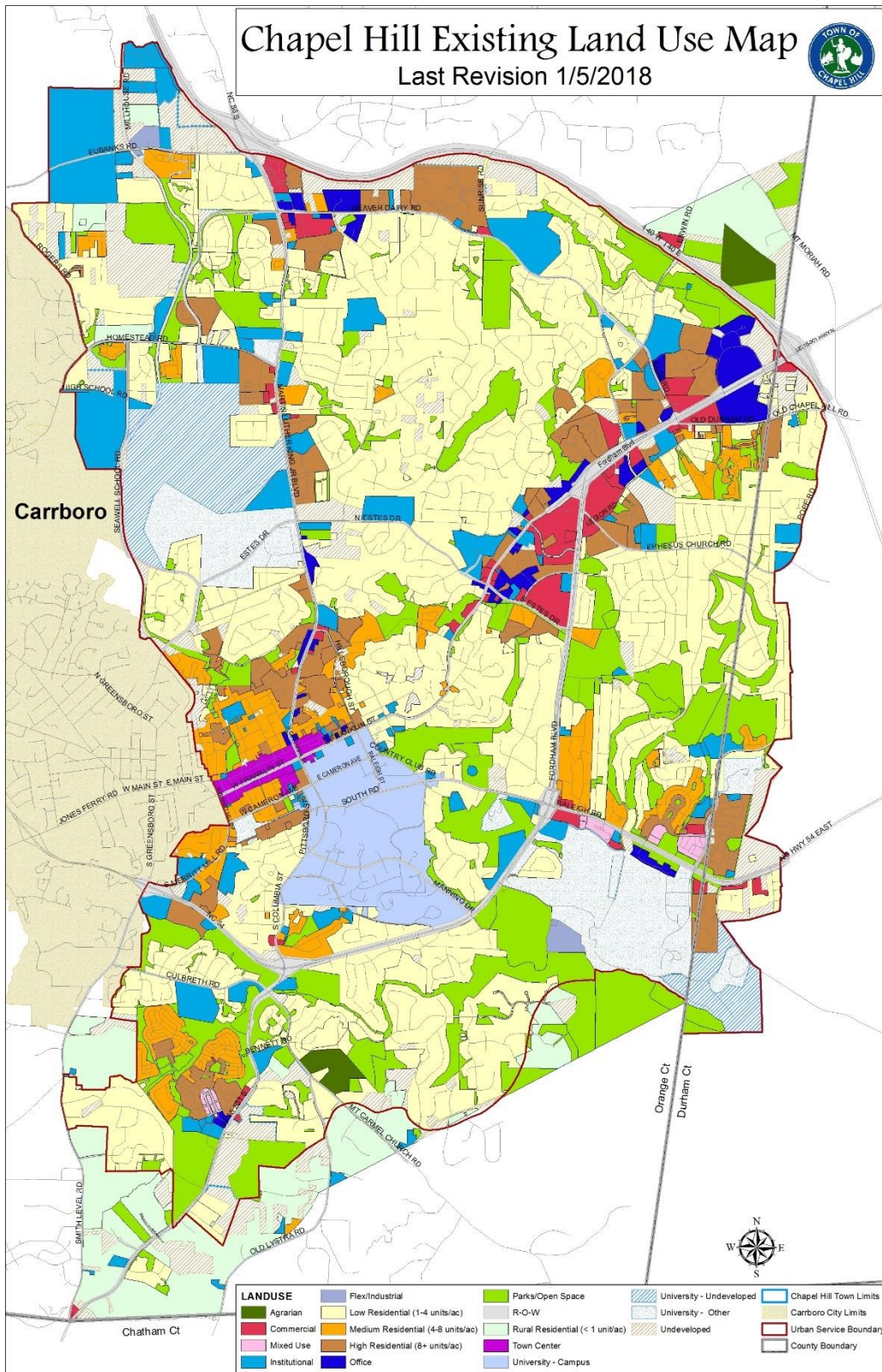




Figure 3.29 - Chapel Hill Future Land Use Map

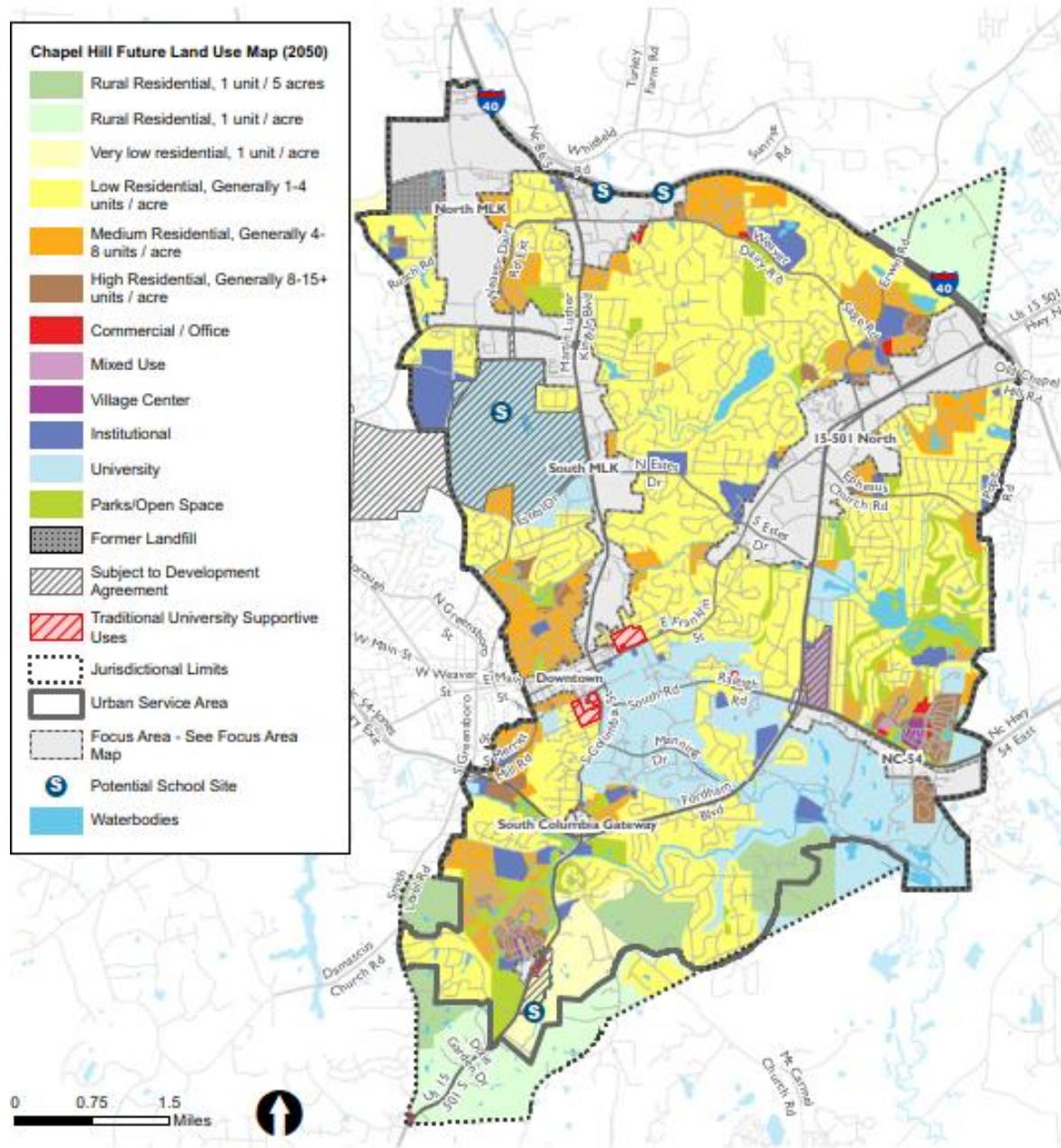
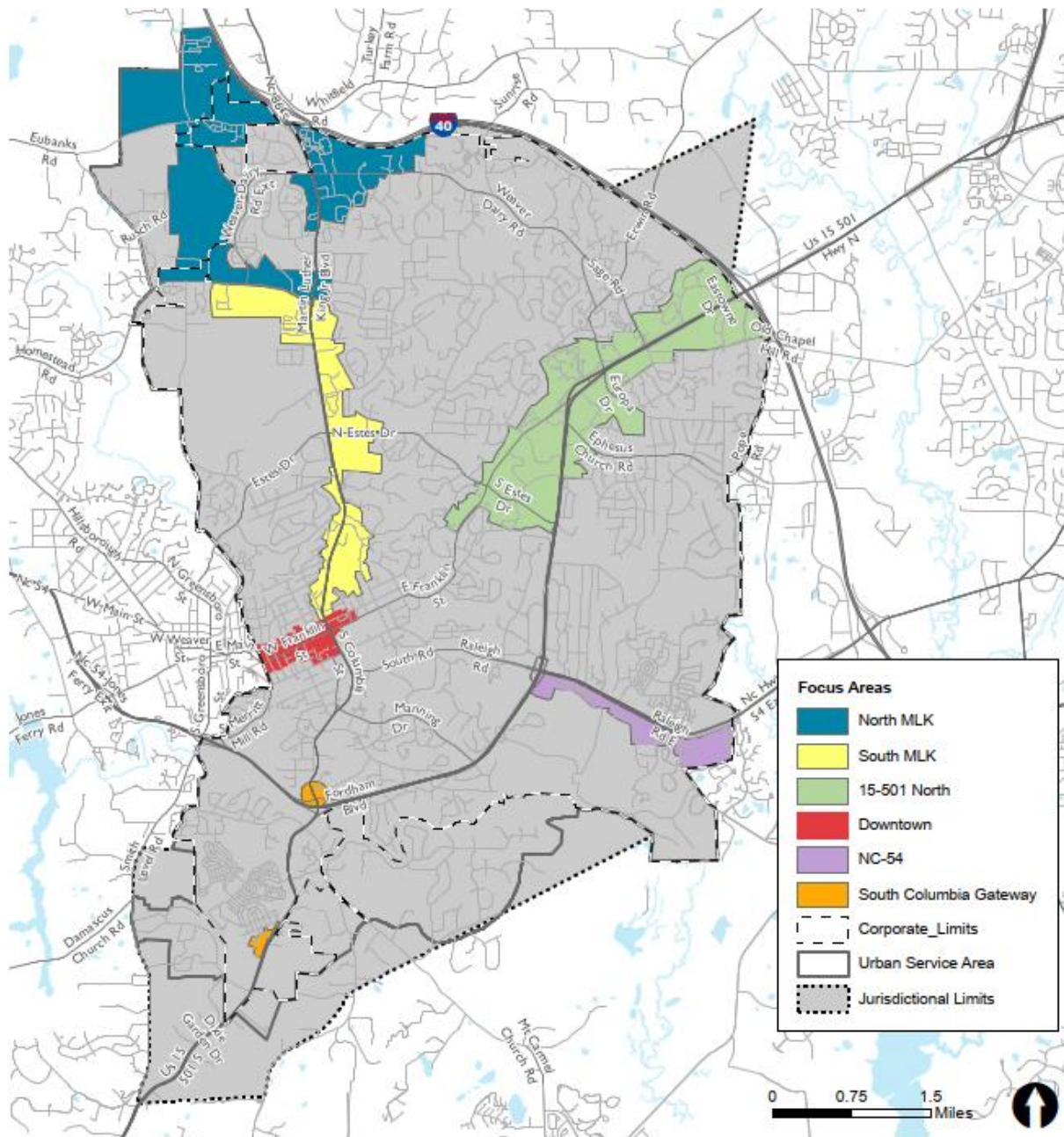


Figure 3.30 – Chapel Hill Focus Area Map



### HILLSBOROUGH

The Town of Hillsborough outlines their existing and future land use in the Comprehensive Sustainability Plan adopted in 2023. Located on the Eno River in Orange County, Hillsborough is situated within one of the fastest growing corridors in North Carolina. Hillsborough has experienced growth similar to the Triangle counties over the last decade. Growth is expected to continue as new residents and businesses move to the area.



Based on the zoning map shown in Figure 3.32, the majority of the town is zoned for residential uses. Agricultural uses are clustered in the center of the town with office institutional in the northern portion.

### FUTURE LAND USE

The future land use plan for the town considers the existing zoning and land use and demonstrates what uses are projected or desired in the future for specific locations. The future land uses within the town are defined by classification and show in Figure 3.31. Residential land uses account for approximately 60 percent of the future land use in the town, varying from rural living to small lot and mixed residential neighborhoods. Commercial uses represent approximately 20 percent of land use, and natural resources represent approximately 12 percent of land uses. The town has a small amount (approximately 4.5 percent) of light industrial uses identified as future land use. The figure below shows acreage and percentage of land within each future land use class.

The comprehensive plan discusses the importance of focusing development in key areas, particularly those already accommodated by water and sewer infrastructure to encourage smart growth in Hillsborough. Based on the water and sewer capacity constraints, growth should be focused in the southern part of town in the Elizabeth Brady Basin. Some growth is also anticipated in the northern portion of the town (in the Eno River Basin). A potential growth areas map is shown in Figure 3.33.

**Figure 3.31 – Town of Hillsborough Future Land Use Classifications**

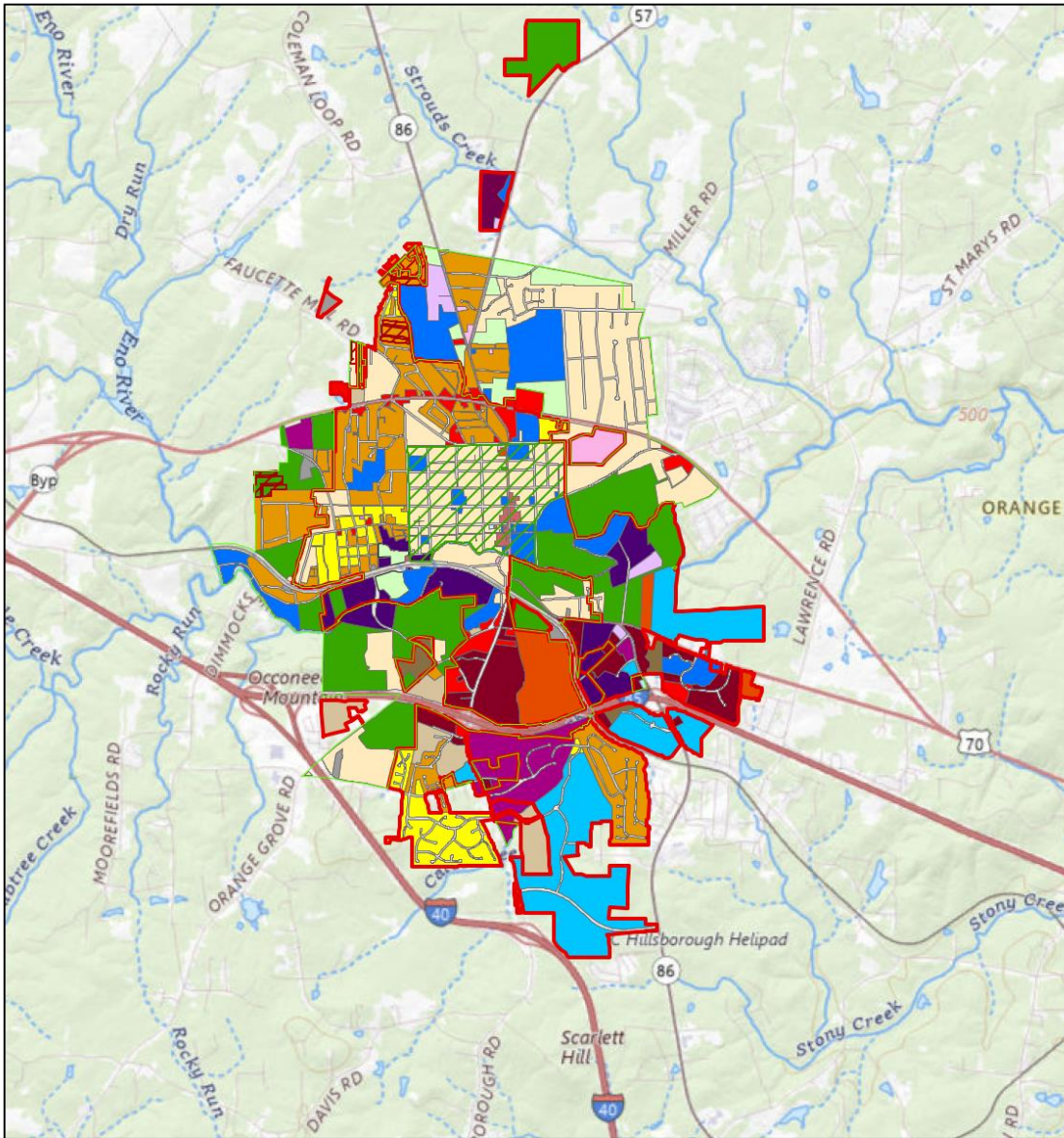
Land Use Classification	Acres	% of Land Use	Zoning Districts
Permanent Open Space	744.03	9.03%	AR; PW & PW-Critical Area
Working Farm	258.53	3.14%	AR; R-40
Residential	5,053.48	61.33%	
Rural Living	1,321.21	16.03%	AR; PW & PW-Critical Area; R-40
Small Lot Residential	1,374.30	16.68%	R-10; R-15; R-20; ESU; R SU
Medium-Density Residential	568.72	6.90%	R-10; R-15; R-20; MF; MHP; ESU; MF SU; R SU;
Attached Residential	208.82	2.53%	MF; MF SU; ESU; R SU
Mixed Residential Neighborhood	1,175.90	14.27%	R-10; R-15; R-20; MF; MF SU; ESU; MF SU; R SU; SD SU
Urban Neighborhood	404.53	4.91%	R-10; R-15; R-20; A R-U; NB SU; R SU
Education	172.49	2.09%	Adaptive Re-Use; Office Institutional
Employment	529.17	6.42%	HIC; BP; EDD; L I; GI; E SU; SD SU
Light Industrial	374.16	4.54%	HIC; BP; EDD; LI; GI
Mixed Use	157.14	1.91%	R-10, MF; BP, EDD; OI; HIC; MF SU; R SU; SD SU
Neighborhood Mixed Use	280.65	3.41%	A RU; R-10; MF; NB; NB SU; CC; CC SU; MF SU; R SU
Retail Services	538.56	6.54%	A RU; NB; NB SU; CC; CC SU; GC; HIC; ESU; SD SU
Suburban Office	92.33	1.12%	LO; OI; BP; EDD; ESU; SD SU
Town Center	39.51	0.48%	R-20; O I; CC; CC SU
<b>Totals</b>	<b>8,240.04</b>	<b>100.0%</b>	

Source: Town of Hillsborough Future Land Use Plan

AR = Agricultural/Residential	A RU = Adaptive Re-Use	BP = Business Park	CC = Central Commercial	CCSU = Central Commercial Special Use
EDD = Economic Development	ESU = Entranceway Special Use	GC = General Commercial	GI = General Industrial	HIC = High Intensity Commercial
LI = Light Industrial	LO = Limited Office	MF = Multi-Family	MF SU = Multi-Family Special Use	MHP = Mobile Home Park
NB = Neighborhood Business	NBSU = Neighborhood Business Special Use	OI = Office/Institutional	PW = Upper Eno Protected Watershed	R = Residential
RSU = Residential Special Use	SD SU = Special Design Special Use			

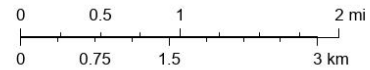
## SECTION 3: PLANNING AREA PROFILE

**Figure 3.32 – Town of Hillsborough Zoning Map**



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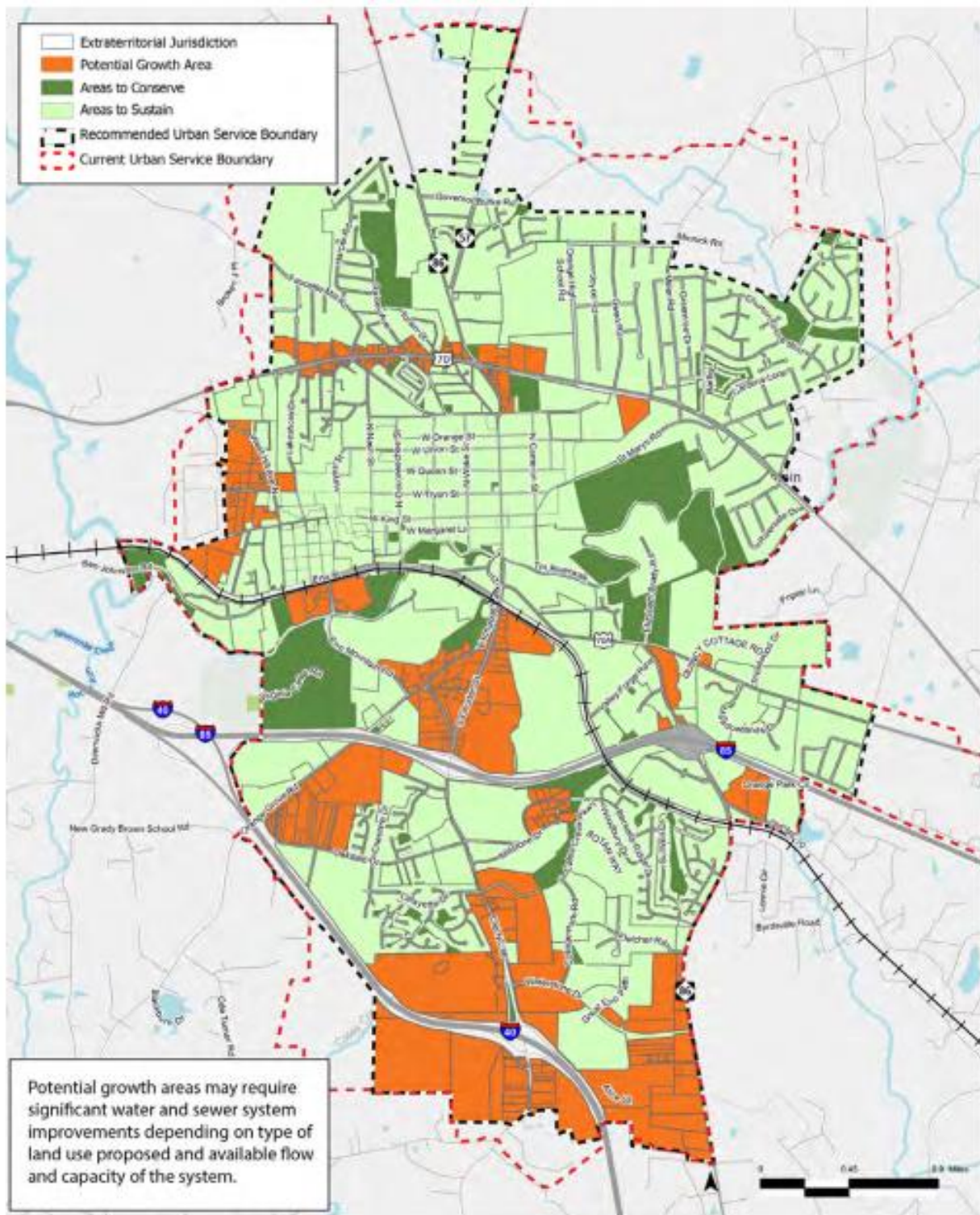
USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road data; Natural Earth Data; U.S.

Web AppBuilder for ArcGIS

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National



Figure 3.33 - Town of Hillsborough Growth Areas Map



## PERSON COUNTY

Person County and the City Roxboro adopted a joint comprehensive plan in 2021 that aims to guide future development for both communities in a coordinated and strategic manner. Roxboro and Person County have historically centered around agricultural and manufacturing industries, however, the area has experienced new residential growth in recent years, particularly in the southern portion of the County. Person County has grown by a rate of around 2% to 3% in the last decade but remains gradual compared to the rapid growth experienced in neighboring Durham-Chapel Hill metro area. Growth of the County has been hindered by a lack of available housing. While the current demand for housing does not appear to be driving a large increase in housing construction, it is possible that larger-scale housing development in southern Person County could increase the County's population growth, as residents from Raleigh-Durham seek to live in more rural, and more affordable locations.

The primary land use, over 90 percent, within the County is rural/agriculture/undeveloped with the remaining land mostly designated for residential uses. A summary of the existing land use is shown in Table 3.11 and an existing land use map is shown in Figure 3.34.

**Table 3.11 – Person County Land Use Percentage**

Land Use	Percent of County
Rural/ Agriculture/ Undeveloped	90.5%
Residential	7.3%
Government /Exempt	1.2%
Commercial	0.8%
Industrial	0.2%

Source: Person County and City of Roxboro Joint Comprehensive Plan, 2021

## CITY OF ROXBORO

The City of Roxboro is almost eight miles long and is located in central Person County. Roxboro is the hub of commercial development and an area where industrial, retail, and residential properties intermingle to serve the citizens of the area. Over the last decade, the City of Roxboro's population has actually decreased by almost 3%.

Like the County, the city's primary land use, around 40 percent is classified as rural / agriculture / undeveloped. However, a larger portion of the city is dedicated to residential uses, around 26 percent. A sizable portions of the land is dedicated to commercial uses and government uses. Table 3.12 provides an existing land use summary and a map of existing uses is shown in Figure 3.35.

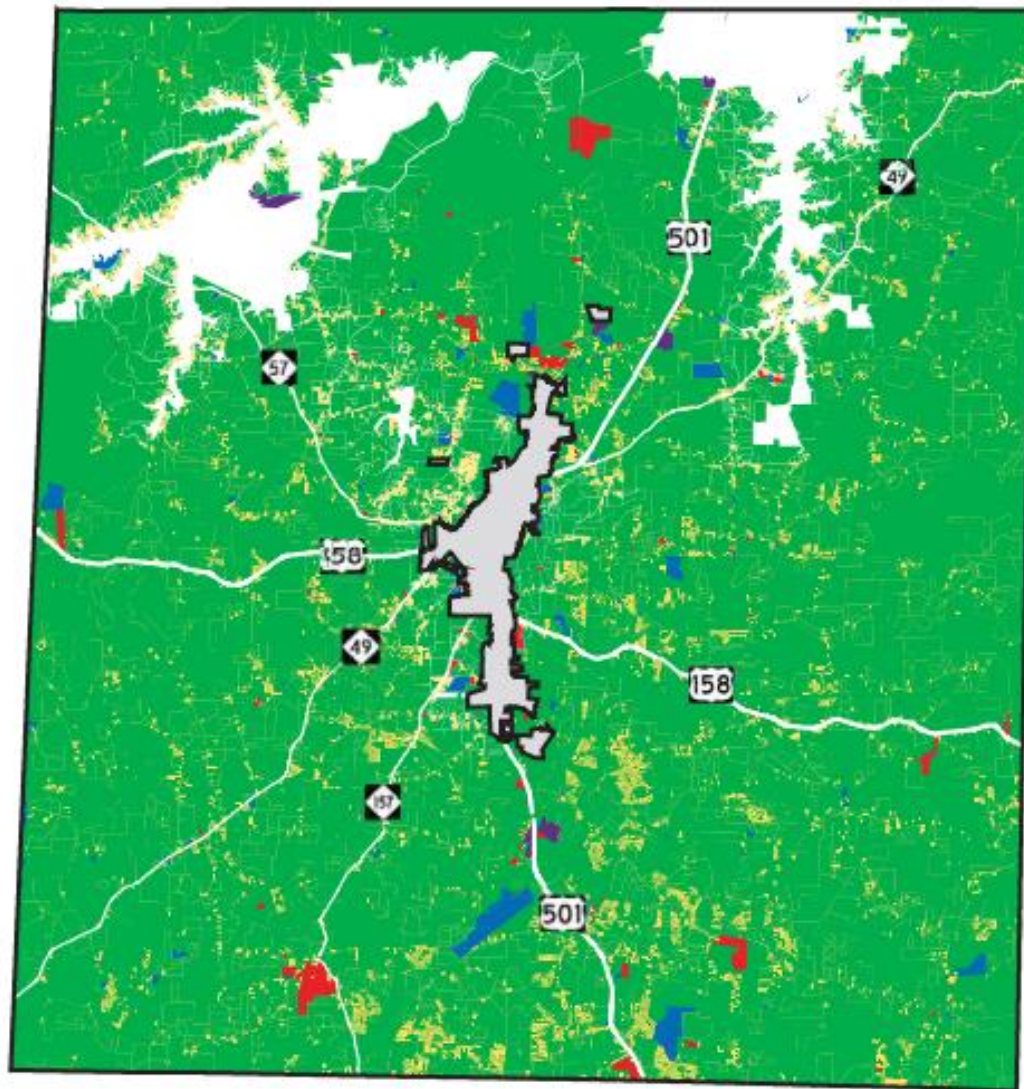
**Table 3.12 – City of Roxboro Land Use Percentage**

Land Use	Percent of County
Rural/ Agriculture/ Undeveloped	39.6%
Residential	25.9%
Government /Exempt	12.0%
Commercial	15.6%
Industrial	6.9%

Source: Person County and City of Roxboro Joint Comprehensive Plan, 2021

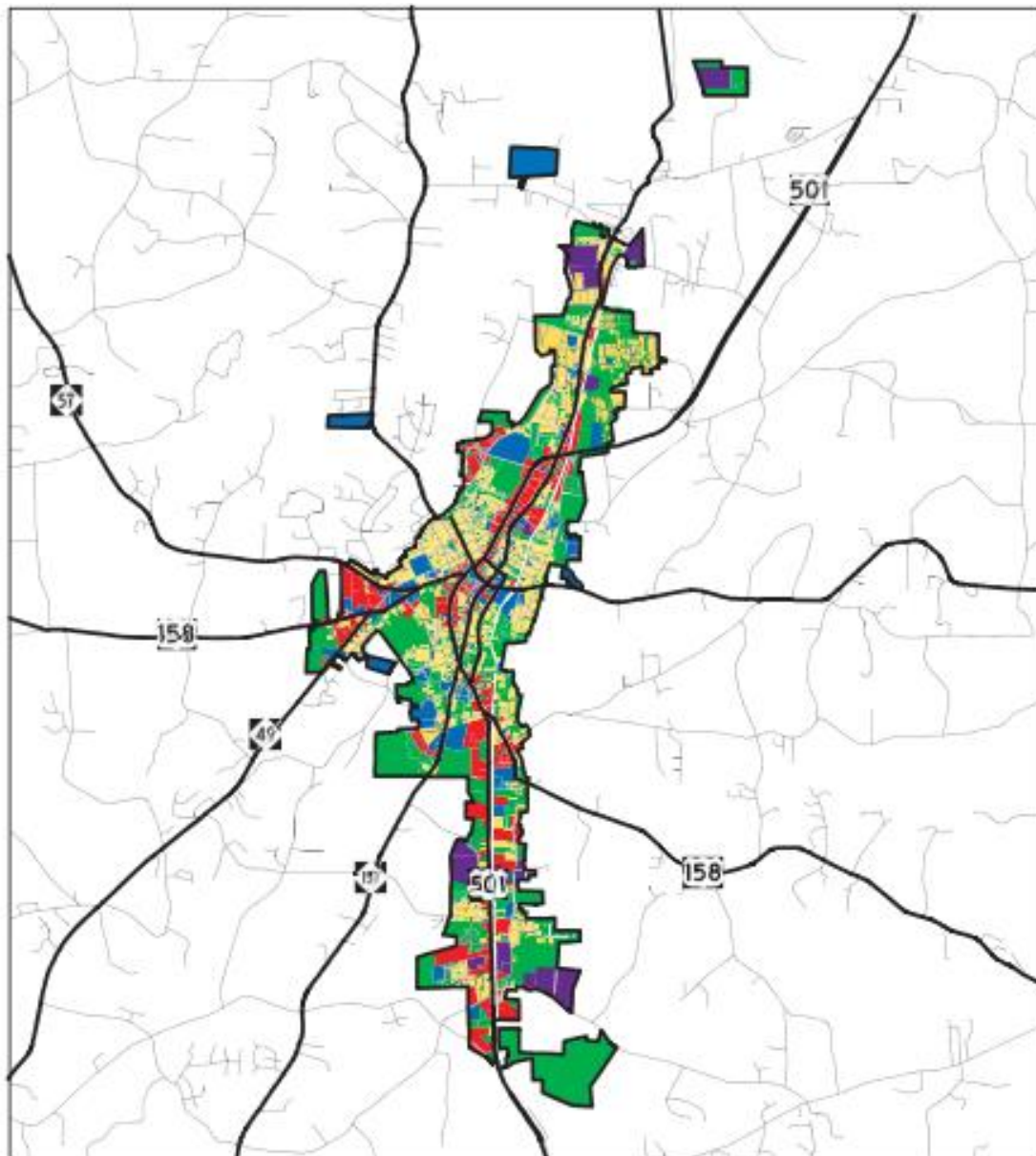


Figure 3.34 – Person County Existing Land Use Map, 2021



Note: These are generalized land use classifications generated from County parcel data to provide a general view of the existing land use patterns.

Figure 3.35 – City of Roxboro Existing Land Use Map, 2021















Note: These are generalized land use classifications generated from County parcel data to provide a general view of the existing land use patterns.

### FUTURE LAND USE (CITY AND COUNTY)

The 2021 comprehensive plan outlines that the overall future development in the area seeks to preserve the general existing development patterns, particularly in residential areas, restricted water supply watershed areas, prime agricultural lands, and established commercial areas. It also seeks to provide opportunities for growth in commercial uses in the City of Roxboro, as well as denser residential growth in and around the city, directing growth where necessary infrastructure is available to support it. This focus on growth in and around the city aims to help preserve prime agricultural lands and rural communities.

Based on the future land use map, rural land uses are the most dominant classification. Land classified as growth areas surrounds the City of Roxboro with pockets of residential neighborhoods established around the city. The city has a more diverse set of future land use classifications with growth areas designated around the perimeter and commercial uses placed along major roads in the center of the city. Residential neighborhoods occupy the northern portion of the city with some industrial uses in the southern end. A table of the future land use classifications and acreage for both the city and county are summarized in Figure 3.36 and future land use maps for Person and Roxboro are displayed in Figure 3.37 and Figure 3.38 respectively.

**Figure 3.36 – Person County and City of Roxboro Future Land Use Designations**

FUTURE LAND USE	ACRES IN ROXBORO	ACRES IN UNINCORPORATED PERSON COUNTY
 Rural	59.4 AC	185,996.8 AC
 Residential Neighborhoods	1,164.4 AC	3,581.3 AC
 Uptown	38.2 AC	0 AC
 Uptown Transition	38.7 AC	0 AC
 Urban Mixed Use	285.6 AC	0 AC
 Campus District	114.2 AC	297.2 AC
 Commercial	667.1 AC	0 AC
 Growth Areas	1,250.6	21,991.2 AC
 Industrial	434.3 AC	4,986.5 AC
 Airport Compatibility Area	0 AC	8,077.8 AC
 Hyco Lake	0 AC	8,459.3 AC
 Mayo Lake	0 AC	5,616.7 AC

Source: Person County and City of Roxboro Joint Comprehensive Plan, 2021



Figure 3.37 – Person County Future Land Use Map, 2021

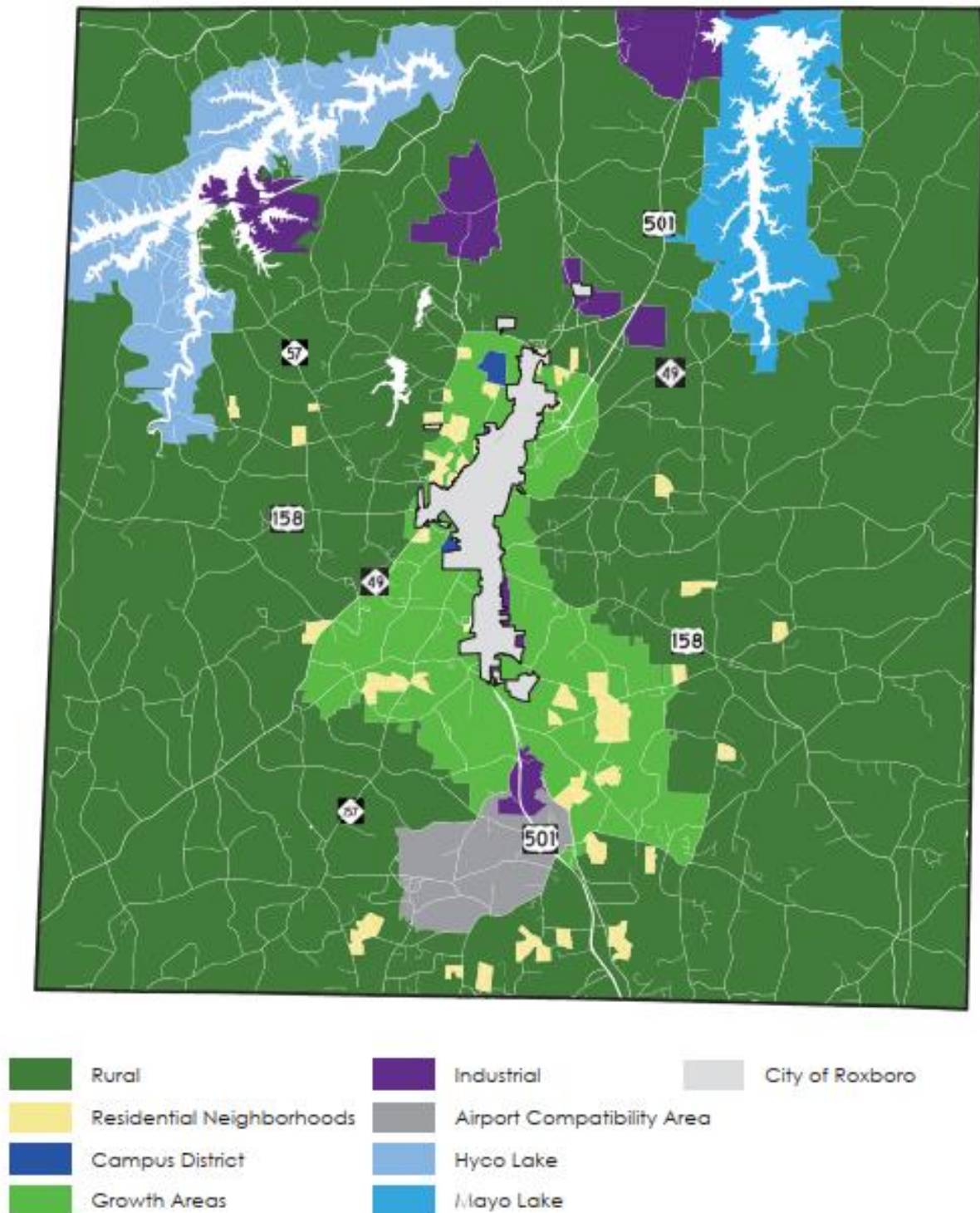
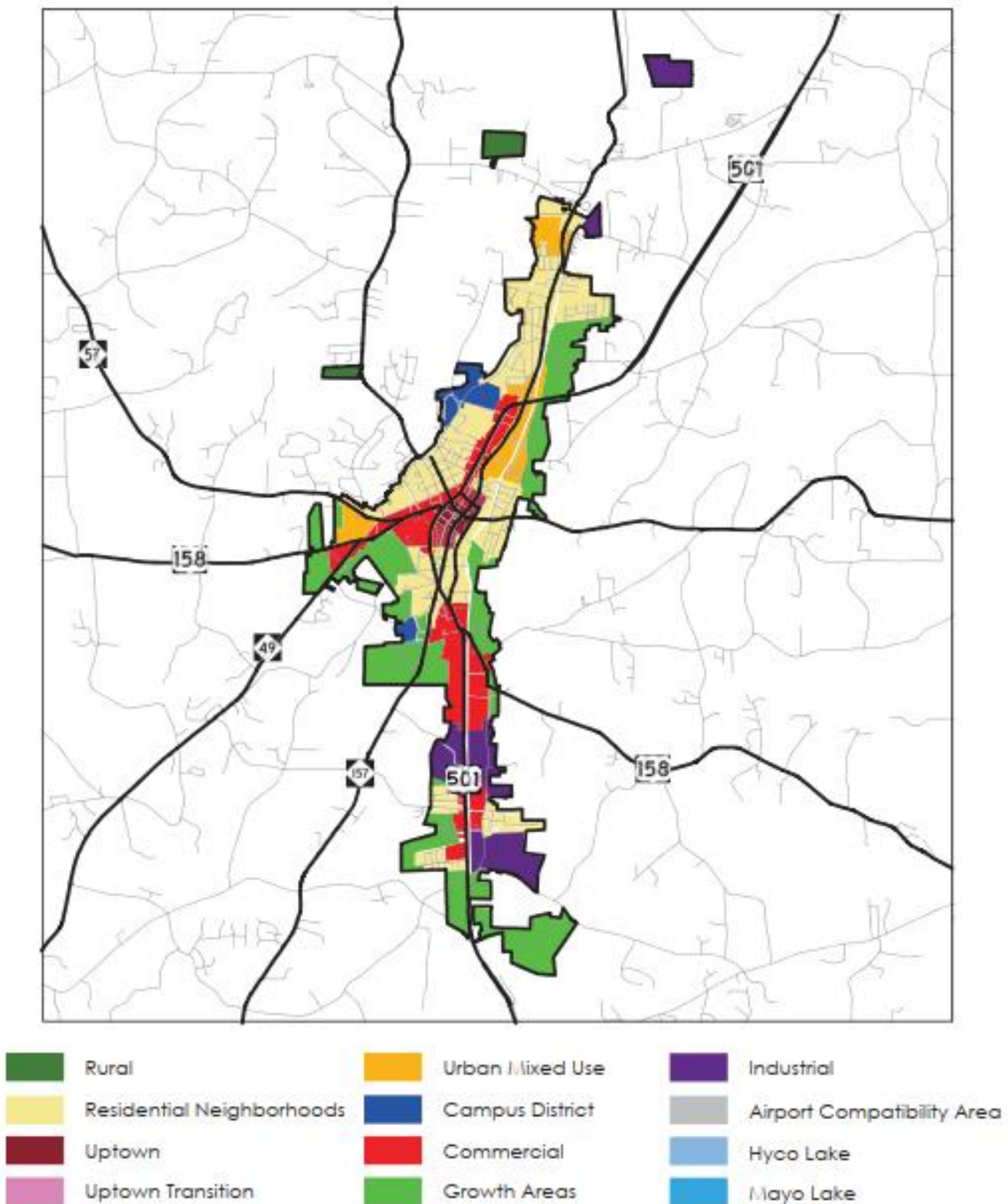




Figure 3.38 – City of Roxboro Future Land Use Map, 2021



## 3.7 EMPLOYMENT AND INDUSTRY

The counties and communities in the Eno-Haw region have several of the state's major colleges, universities, and hospitals. The area is home to thousands of students and educators that define the industry and economy of the region. Additionally, Durham County contains the majority of Research Triangle Park.

### WAGES AND EMPLOYMENT

Per the 2019-2023 ACS 5-Year Estimates, the average median household income for the Eno-Haw region was \$74,357, which exceeds the state's median household income (\$69,904). However, by county median household income is lower than the state average in Alamance and Person Counties and higher in Durham and Orange Counties. Per capita income statistics mirror this pattern. Compared to the state, a greater proportion of the population is living below the poverty level in Alamance and Person Counties and more of the population lacks health insurance coverage in Alamance and Durham Counties, however, the population in both counties have a larger proportion of coverage compared to the state.

Table 3.13 shows economic statistics and Table 3.14 shows employment statistics for all counties in the region. Economic statistics by participating jurisdiction can be found in each jurisdiction's annex.

**Table 3.13 – Employment Statistics for Eno-Haw Region, 2023**

Jurisdiction	Population in Labor Force	Percent Employed* (%)	Unemployment Rate (%)	Median Household Income
<b>Alamance County</b>	<b>88,133</b>	<b>60.0%</b>	<b>4.9%</b>	<b>\$64,445</b>
Alamance	618	62.6%	0.2%	\$88,438
Burlington	28,815	59.4%	5.9%	\$54,941
Elon	4,625	43.3%	2.8%	\$82,717
Graham	9,087	58.5%	7.9%	\$54,783
Green Level	1,342	55.9%	3.0%	\$54,020
Haw River	1,479	67.1%	2.3%	\$67,366
Mebane	10,136	66.7%	3.4%	\$84,312
Ossipee	366	55.6%	16.9%	\$59,076
Swepsonville	1,375	69.1%	3.1%	\$94,028
<b>Durham County</b>	<b>181,367</b>	<b>64.5%</b>	<b>4.2%</b>	<b>\$79,501</b>
City of Durham	163,004	66.2%	4.2%	\$79,234
<b>Orange County</b>	<b>76,010</b>	<b>59.7%</b>	<b>3.6%</b>	<b>\$88,553</b>
Carrboro	12,461	69.3%	3.9%	\$85,927
Chapel Hill	29,993	54.9%	4.6%	\$85,825
Hillsborough	5,055	61.9%	4.8%	\$98,467
<b>Person County</b>	<b>19,832</b>	<b>59.1%</b>	<b>3.9%</b>	<b>\$64,927</b>
Roxboro	3,475	49.9%	5.3%	\$39,283

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

Note: This table reports only the civilian labor force. The labor force in armed services accounted for 0.2% of the population 16 and over across the region. Population employed, population unemployed, and population not in labor force are reported as a percent of the total population aged 16 years and older.

**Table 3.14 – Eno-Haw Region Employment by Industry, 2023**

Industry	Alamance County	Durham County	Orange County	Person County
Agriculture, forestry, fishing and hunting, and mining	0.5%	0.4%	0.6%	1.6%
Construction	7.7%	6.4%	5.0%	7.6%
Manufacturing	13.6%	7.1%	5.7%	14.5%
Wholesale trade	2.3%	1.4%	1.1%	2.4%
Retail trade	12.9%	7.9%	8.0%	11.3%
Transportation and warehousing, and utilities	4.6%	3.0%	2.1%	5.2%
Information	1.0%	1.7%	2.2%	0.6%
Finance and insurance, and real estate and rental and leasing	4.9%	5.8%	4.6%	4.5%
Professional, scientific, and management, and administrative and waste management services	9.0%	16.9%	16.2%	8.8%
Educational services, and health care and social assistance	26.5%	33.7%	37.9%	24.6%
Arts, entertainment, and recreation, and accommodation and food services	8.7%	7.5%	9.1%	9.2%
Other services, except public administration	4.7%	4.3%	4.1%	4.3%
Public administration	3.5%	3.9%	3.3%	5.4%

Source: U.S. Census Bureau, 2019-2023 American Community Survey 5-Year Estimates

Across the region, the largest industry sector in 2023 was “educational services, and health care and social assistance,” comprising between 24.6 and 37.9 percent of employment across the participating counties. In Alamance and Person Counties, the next largest industry by employment was “manufacturing.” In Alamance County, this prominence is due in part to the continued presence of textile manufacturing; however, both counties have a variety of manufacturing. In Durham and Orange Counties, the next largest industry by employment was “professional, scientific, and management, and administrative and waste management services.” Durham County contains the majority of Research Triangle Park, a major employment hub for the region, which partially explains the presence of more large employers in Durham County.

Table 3.15 summarizes the major employers in each county in the Eno-Haw region from AccessNC as of the 2024 3<sup>rd</sup> quarter.

**Table 3.15 – Major Employers, Eno-Haw Region**

Company	Industry	Employment range
<b>Alamance County</b>		
Laboratory Corporation of America H	Health Care and Social Assistance	1000+
Alamance-Burlington School System	Educational Services	1000+
Alamance Regional Medical Center	Health Care and Social Assistance	1000+
Elon University	Educational Services	1000+
United Parcel Service Inc	Transportation and Warehousing	1000+
Wal-Mart Associates Inc	Retail Trade	1000+
Alamance County	Public Administration	1000+
City Of Burlington	Public Administration	500-999



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Company	Industry	Employment range
Cedar Crest Staffing LLC	Administrative and Support and Waste Management and Remediation Services	500-999
Amazoncom Services Inc	Transportation and Warehousing	500-999
Industrial C&S LLC	Manufacturing	500-999
Gkn Driveline North America Inc	Manufacturing	500-999
Food Lion	Retail Trade	500-999
American Honda Motor Co Inc	Manufacturing	500-999
Alamance Community College	Educational Services	500-999
Sheetz Distribution Services LLC	Transportation and Warehousing	500-999
Glen Raven Inc	Manufacturing	250-499
Lutheran Retirement Ministries of A	Health Care and Social Assistance	250-499
Kernodle Clinic Inc	Health Care and Social Assistance	250-499
Luxor Contracting Inc	Administrative and Support and Waste Management and Remediation Services	250-499
Lowes Home Centers Inc	Retail Trade	250-499
Armacell LLC	Manufacturing	250-499
Carolina Biological Supply Co Inc	Wholesale Trade	250-499
Aramark Food and Support Services G	Accommodation and Food Services	250-499
Ice Age Management Inc	Accommodation and Food Services	250-499
<b>Durham County</b>		
Duke University	Health Care and Social Assistance	1000+
Fidelity Workplace Investing LLC	Finance and Insurance	1000+
Durham Public Schools Board of Ed	Educational Services	1000+
Cisco Systems Inc	Management of Companies and Enterprises	1000+
Wolfspeed Inc	Manufacturing	1000+
Veterans Administration Va Ro318	Health Care and Social Assistance	1000+
International Business Machines Corp	Manufacturing	1000+
City of Durham	Public Administration	1000+
Research Triangle Institute	Professional, Scientific, and Technical Services	1000+
Durham County Government	Public Administration	1000+
Amazoncom Services Inc	Transportation and Warehousing	1000+
Iqvia Rds Inc	Professional, Scientific, and Technical Services	1000+
Biogen Idec Us Limited Partnership	Manufacturing	1000+
N C Central University 18341	Educational Services	1000+
Glaxosmithkline LLC	Manufacturing	1000+
Aisin North Carolina Corp	Manufacturing	1000+
Intervet Inc	Manufacturing	1000+
Laboratory Corporation Of America H	Health Care and Social Assistance	1000+
Environmental Protection Agency	Public Administration	1000+
Netapp Inc	Wholesale Trade	1000+
Alliance Behavioral Healthcare	Public Administration	1000+

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Company	Industry	Employment range
KBI Biopharma Inc	Professional, Scientific, and Technical Services	1000+
Harris Teeter LLC	Retail Trade	500-999
Credit Suisse Services Usa LLC	Finance and Insurance	500-999
BASF Corporation	Manufacturing	500-999
<b>Orange County</b>		
UNC Chapel Hill	Educational Services	1000+
UNC Health Care System	Health Care and Social Assistance	1000+
Chapel Hill-Carrboro City Schools	Educational Services	1000+
Orange County	Public Administration	1000+
Orange County Schools	Educational Services	1000+
Sports Endeavor Inc	Retail Trade	1000+
Town Of Chapel Hill Inc	Public Administration	500-999
Wal-Mart Associates Inc	Retail Trade	500-999
Aramark Food and Support Services G	Accommodation and Food Services	250-499
Summit Design & Engineering Service	Professional, Scientific, and Technical Services	250-499
Wegmans Food Markets Inc	Retail Trade	250-499
A K G of America Inc	Manufacturing	250-499
Harris Teeter LLC	Retail Trade	250-499
Hyatt Corporation	Accommodation and Food Services	250-499
Chapel Hill Residential Retirement	Health Care and Social Assistance	250-499
Rex Healthcare Inc	Health Care and Social Assistance	250-499
Food Lion	Retail Trade	250-499
Asklepios Biopharmaceutical Inc	Professional, Scientific, and Technical Services	250-499
P H E Inc	Retail Trade	250-499
Residential Services Inc	Health Care and Social Assistance	250-499
Weaver Street Market Inc	Retail Trade	250-499
Justworks Employment Group LLC	Professional, Scientific, and Technical Services	250-499
Piedmont Health Services Inc	Management of Companies and Enterprises	250-499
Westrock Services LLC	Manufacturing	100-249
Open Answer LLC	Other Services (except Public Administration)	100-249
<b>Person County</b>		
Person County Board Of Education	Educational Services	500-999
County of Person	Public Administration	500-999
Poly Wood LLC	Wholesale Trade	250-499
Wal-Mart Associates Inc	Retail Trade	250-499
DLP Partner LLC	Health Care and Social Assistance	100-249
Spuntech Industries Inc	Manufacturing	100-249
Duke Energy Progress LLC	Utilities	100-249

Company	Industry	Employment range
Food Lion	Retail Trade	100-249
Piedmont Community College	Educational Services	100-249
Louisiana-Pacific Corporation	Manufacturing	100-249
City Of Roxboro	Public Administration	100-249
Accu Reference Medical Lab LLC	Health Care and Social Assistance	100-249
Eaton Corporation	Manufacturing	100-249
Lowes Home Centers Inc	Retail Trade	100-249
Gkn Driveline North America Inc	Manufacturing	100-249
Us Flue Cured Tobacco Growers Inc	Manufacturing	100-249
Hscgp LLC Formerly Lifepoint Csgp L	Health Care and Social Assistance	100-249
Tires Unlimited Inc	Retail Trade	50-99
Piedmont Maintenance & Services Inc	Construction	50-99
Tri-Arc Food Systems Inc	Accommodation and Food Services	50-99
Carolina Qsc Management LLC	Accommodation and Food Services	50-99
Old Belt Extracts LLC	Manufacturing	50-99
Talbert Building Supply Inc	Retail Trade	50-99
United Home Care Inc	Health Care and Social Assistance	50-99
Person County Group Homes Inc	Health Care and Social Assistance	50-99

Source: ACCESSNC Employer Profile

### 3.8 SOCIAL VULNERABILITY

Social vulnerability refers to a community's capacity to prepare for and respond to the stress of hazardous events ranging from natural disasters, such as tornadoes or disease outbreaks, to human caused threats, such as toxic chemical spills. That is to say that even if different groups share similar exposure to a hazard, some groups may have a greater capacity to anticipate, cope, and recover from a disaster than others. Social vulnerability often refers to the population characteristics that have historically put certain groups of people at varying risk when they are exposed to the impacts of a hazard event (Cutter, 2003; Berke et al., 2019). Common and determining characteristics include age, gender, income, race, and ethnicity, and language capacity (Cutter et al., 2003; Berke et al., 2015). However, additional characteristics can include social networks, education, cultural knowledge, and political power (Otto et al., 2017). Social vulnerability considerations were included in this plan update to identify areas across the County that might be more vulnerable to hazard impacts based on a number of factors.

The Centers for Disease Control and Prevention (CDC) has developed a social vulnerability index (SVI) to measure the resilience of communities when confronted by external stresses such as natural or human-caused disasters or disease outbreaks. The CDC's SVI indicates the relative vulnerability within census tracts based on 15 social factors: poverty, unemployment, income, education, age, disability, household composition, minority status, language, housing type, and transportation access. Higher social vulnerability is an indicator that a community may be limited in its ability to respond to and recover from hazard events. Therefore, using this SVI information can help the Region and jurisdictions to prioritize pre-disaster aid, allocate emergency preparedness and response resources, and plan for the provision of recovery support. Results are presented via a score ranging from 0 (lowest vulnerability) to 1 (highest vulnerability).

The overall SVI scores reported for Orange County is 0.192, which indicates a low overall vulnerability. SVI scores reported for Alamance County and Person County are 0.414 and 0.273, respectively, which



indicates a low to medium overall vulnerability. Durham County has a slightly higher overall SVI score of 0.596, which indicates a high to medium overall vulnerability.

When viewed by Census tract, some areas of relatively higher social vulnerability are apparent in north central Alamance County near Burlington and portions of Graham. Areas throughout the City of Durham also have high SVI scores. Census tracts in central Person County right around Roxboro have higher SVI scores as well as areas south west of Hillsborough in Orange County. Figure 3.23 displays CDC SVI data for the Eno-Haw Region by Census tract.

Figure 3.39 – Social Vulnerability Index by Census Tract, 2022

