FUTURE LAND USE NEEDS IN NEW HANOVER COUNTY

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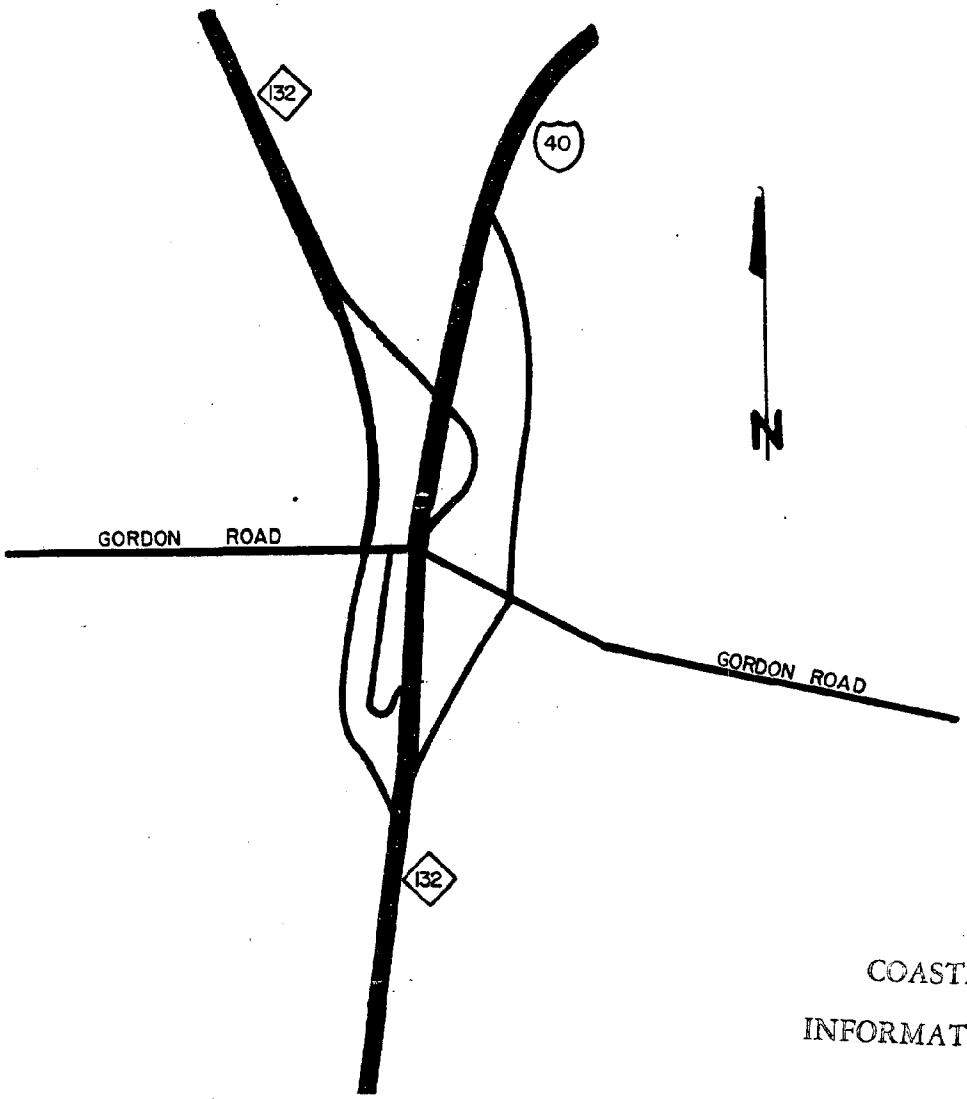

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FUTURE LAND-USE NEEDS IN NEW HANOVER COUNTY

January 1986

Prepared by the New Hanover County Planning Department

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FUTURE LAND USE NEEDS IN NEW HANOVER COUNTY

I. INTRODUCTION

The purpose of this report is to estimate future land-use requirements in unincorporated New Hanover County and the City of Wilmington. It is assumed that industrial and regional trade growth, as measured by employment, is the driving demand force for industrial and commercial land-use needs and that population growth is the driving demand force for residential land-use needs.

A. Methodology for Projecting Industrial/Commercial Growth

Using historical employment data from 1970 - 1984, linear regression equations were developed for each of the industries for which employment is reported by the N.C. Employment Securities Commission. These historical trends have been discussed in Technical Report Number 2, "The Economy of New Hanover County".

A linear regression equation is essentially an effort to describe a historical trend in terms of a "straight line" equation that best "fits" the data. The use of linear regression requires that the following points be understood:

(1) Linear regression assumes that growth patterns move in a straight line. It does not adjust for non-linear growth such as very rapid exponential growth as a new market is expanded or, conversely, a leveling off of growth as a market becomes saturated.

(2) Linear regression obscures whether or not an industry fluctuates significantly. For instance, the employment levels of the County's manufacturing industries have tended to fluctuate dramatically in comparison to the non-manufacturing industries. This fluctuation may be due to the tendency of manufacturing industries to consist of several large firms where a single lay-off can disrupt the industry's predictability.

(3) Linear regression is used to project the future, based strictly on historical trends. No consideration is given to possible future changes in technology, new shifts in market perspectives, wars, or any other unpredictable influence.

The projected employment levels for 1990, 1995, 2000, and 2005 were calculated for each industry based on the linear equations. The different industries were grouped into three basic categories: heavy (intensive) industrial, light (extensive) industrial, and commercial. The projected employment levels for the different industries were then summed based on the groupings. The rates of growth for each group of industries were calculated.

B. Methodology for Projecting Population Growth

This study has used those population projections developed by the N.C. Office of State Budget and Management (OSBM). The State uses an average projection calculated from two different projection methods. One method used is a Regression (Ratio Correlation) Method, which projects population as a function of Federal income tax returns, school enrollment in grades 1 to 8, and automobile registrations. The Administrative Records Method, the second method, uses Federal tax data to measure the net migration of the nongroup quarter population under 65 years old, reported birth and death statistics to measure net natural change, data on Medicare enrollees to measure the population over 65 years old, and independent estimates of persons living in group quarters.

As discussed in a previous report, Technical Report #1, "The Population of New Hanover County", the State's projections may be somewhat conservative because they do not reflect recent upswings in the County economy. These upswings, evidenced by employment increases, often precede increases in population.

II. GROWTH PROJECTION RESULTS

A. Employment

Table 1 shows projected levels and rates of growth for employment levels for the industries and for the three groupings of industries. As evidenced, employment levels are projected to increase at an average annual rate of 3.1% between 1984 to 2000, eventually dropping to a rate of 2.0% between 2000 to 2005. Much of this growth is projected to be due to the commercial (non-manufacturing) industries which are projected to increase at average annual rates between 5.1% and 2.1%. The heavy and light industries, however, are not expected to grow beyond present levels.

B. Population

The projected growth levels and rates for the population in New Hanover County, as developed in the earlier report, "Population of New Hanover County", are shown below:

	1980	1984	1990	1995	2000	2005
POPULATION	103,471	110,139	120,899	129,101	137,303	146,463
AVERAGE ANNUAL RATE OF INCREASE	---	1.6%	1.6%	1.4%	1.3%	1.3%

It should be noted that the projected population growth rates are significantly lower than those projected for employment growth. The reason may be due to the differences in projection techniques or by such facts as that new employment opportunities will likely be increasingly filled by persons residing in surrounding counties and commuting to New Hanover County.

TABLE 1

EMPLOYMENT GROWTH PROJECTIONS [1]

	1984 [2]	1990	1995	2000	2005
Heavy Industrial					
Apparel	1253	100	100	100	100
Textiles	414	905	781	657	534
Machinery	1876	1458	1709	1959	2209
Lumber and Wood	379	172	100	100	100
Chemicals	2581	2064	2334	2604	2874
Stone, clay, glass	163	258	250	243	235
Subtotal	6666	4957	5274	5663	6052
% Change	--	-26%	+6.4%	+7.4%	+6.9%
% Average Annual Change	--	-4.3%	+1.3%	+1.5%	+1.4%
Light Industrial					
Food	493	246	100	100	100
Printing	355	269	263	259	253
Other Manufacturing	1175	354	368	382	395
Subtotal	2021	869	731	741	748
% Change	--	-57%	-15.9%	+1.4%	+0.9%
% Average Annual Change	--	-9.5	-3.2%	+0.3%	+0.2%
Commercial					
Trade	13,554	14,536	16,291	18,046	19,800
Construction	2,839	2,185	2,186	2,187	2,189
Fabricated metals	219	6,486	7,679	8,872	10,066
Finance	1,794	1,979	2,148	2,318	2,487
Service	7,995	7,991	9,067	10,144	11,221
Government	8,857	12,722	14,790	16,858	18,926
Transportation Communication Utilities	3,411	4,713	5,104	5,496	5,887
Other non-manufacturing	275	212	233	253	274
Subtotal	38,944	50,824	57,498	64,174	70,850
% Change	--	+30.5%	+13.1%	+11.6%	+10.4%
% Average Annual Change	--	+5.1%	+2.6%	+2.3%	+2.1%
TOTAL	**47,681**	**56,650**	**63,503**	**70,578**	**77,650**
% Change	--	+18.8%	+12.1%	+11.0%	+10%
% Average Annual Change	--	+3.1%	+2.4%	+2.2%	+2%

[1] These projections were prepared using linear regression. For those industries, however, that showed negative growth rates, it was assumed that employment levels would not drop below 100.

[2] Source of 1984 employment data: N.C. Employment Security Commission.

In 1980, approximately 8% of all New Hanover County jobs were filled by non-County residents. This trend will probably become more apparent with the completion of Interstate 40 allowing for easy commuting from Pender County.

A further explanation of the difference between employment and population growth rates is evident by examining the change in the ratio of employment to population over the last ten years. Between 1975 and 1984, this ratio increased from .432 to .497, at an average annual rate of approximately 1.5%. This trend of faster growth in employment than population reflects not only the tendency for commuting from outside the County, but also the tendency for more women to come into the work force, recent declines in unemployment rates, and possibly the large proportion of "Baby Boomers" now in the work force.

Regardless of the reasons for the difference in growth rates, it is more appropriate for employment projections to be overstated than understated when using these projections to determine future land-use needs for industrial and commercial use. This overstatement helps prevent stifling of economic growth that might otherwise result from an insufficient amount of appropriately zoned land.

III. PROJECTED LAND-USE NEEDS

A. Present Zoning District Acreages

The effectiveness of planning for future land-use requirements is dependent not only upon projected growth rates for various uses, as discussed, but also upon the means of implementation available. The principal implementation means in New Hanover County for planning are the Zoning Ordinances of the County and City.

1. Unincorporated County

Table 2 lists the present amounts of vacant and non-vacant industrially and commercially zoned land in the unincorporated County. These estimates were prepared through the use of tax records, aerial photographs, and field checking. Residentially zoned land was not examined because of the obviously existing adequate large acreages throughout the County. The vast amount of vacant land in the County is zoned residential in a "holding" pattern, and generally serves not only as the source of future residential subdivisions but also as the base from which future zoning districts of commercial and industrial land are created.

As indicated in Table 2, approximately 22,321.5 acres of land are commercially or industrially zoned in the unincorporated County. Sixty percent, or 13,499.1 acres, are vacant. The acreage amounts per district range from a low of 7.2 acres for O and I (Office and Institutional) zoned land, to a high of 18,778.3 acres of I-2 (Heavy Industrial) zoned land. The overall ratio of vacant/total commercially or industrially zoned acreage is presently 0.6. This ratio, which means that 60% of the total commercially or industrially zoned acreage is vacant, is accounted for primarily by the large vacant acreages of I-2 zoned property. If the I-2 acreage is removed from consideration, the ratio drops to .36, or 36 % commercial or industrial vacancy.

TABLE 2

ACREAGES OF VACANT AND NONVACANT COMMERCIALLY AND INDUSTRIALLY ZONED LAND

IN THE UNINCORPORATED COUNTY, 1985

Zoning District	Acreages			
	Vacant	Non-Vacant	TOTAL	Vacant/TOTAL
B-1 (Neighborhood Business)	56.6	95.0	151.6	.37
B-2 (Highway Business)	402.6	383.0	785.6	.51
O&I (Office and Institutional)	2	5.2	7.2	.28
I-1 (Light Industrial)	107.6	254	361.6	.30
I-2 (Heavy Industrial)	12,208.2	6570.1	18,778.3	.65
A-1 (Airport Industrial)	391.1	1,515.1	1,906.2	.21
SC (Shopping Center)	7.4	0	7.4	1.0
PD - Light Industrial	45.3	0	45.3	1.0
PD - Commercial	242.8	0	242.8	1.0
PD - Office and Institutional	35.5	0	35.5	1.0
TOTAL	13,499.1	8,822.4	22,321.5	.60

It should be noted that two types of vacancy are recognized, as shown in Table 3, based on whether the entire parcel is completely unoccupied or partially unoccupied. Examples of partial occupancy are where a business is located on the highway frontage portion of a commercially zoned parcel but the back portion is vacant, or where a major firm is located on a large parcel and the vacant portions are intended for future expansion. This latter example may be particularly significant for the County's major manufacturing and mining firms located on large parcels. For instance, approximately 3300 acres of the vacant I-2 zoned property are in 100 acre or greater portions and are part of partially occupied parcels owned by mining companies. This fact helps explain the apparent high vacancy rate for I-2 zoned property.

2. City of Wilmington

Table 4 lists the present amount of vacant and non-vacant commercially and industrially zoned land in the City of Wilmington. These estimates were prepared in a manner similar to those prepared for the County.

As indicated in Table 4, approximately 6,500 acres are commercially or industrially zoned. 35%, or nearly 2,300 acres, are presently vacant. It is important to note that the City has approximately 346.7 acres of vacant and 1,346.7 acres of non-vacant Office and Institutional (O & I) property, for a total of 1,693.4 acres. This large total, which makes Office and Institutional the largest commercial or industrial zoning district in the City, demonstrates the emphasis placed in the City on its role as a financial, insurance, legal, medical, and similar functional center for the region.

The overall ratio of vacant/total commercially or industrially zoned acreage in the City is 0.35, or 35% vacant.

B. Projected Zoning District Acreage Needs

In this section, the earlier discussed projected growth rates for employment, as listed in Table 1, are applied to the present acreages of the different zoning districts, in order to show future land-use needs. The zoning districts are broadly grouped as Heavy Industrial, Light Industrial, and Commercial, in accordance with the grouping of industries in Table 1. This broad grouping is necessary in order to apply the growth rates of the various industries to the various zoning districts. It is assumed that the present amount of industrially zoned property would not be decreased despite projected decreases in industrial employment over the next five to ten years.

Tables 5 and 6 show the projected needs for commercially and industrially zoned land for the unincorporated County and the City, respectively. As evident, the demand for new land is anticipated to be greatest for commercial development, which includes office and institutional development. The unincorporated County is projected to require approximately 22,836 vacant and non-vacant acres for commercial and industrial development in 1995. The City will need 7494.7 acres, of which 4002.4 acres will be for commercial use. Table 7 shows the total for both the County and the City. In the year 2005, 31,620.1 acres are anticipated to be needed, or nearly 27% of the County's total land base of 118,656 acres.

TABLE 3

VACANT COMMERCIALLY AND INDUSTRIALLY ZONED LAND

IN THE UNINCORPORATED COUNTY, 1985

Zoning District	Vacant Acreages on Partially Occupied Parcels	Vacant Acreages on Totally Unoccupied Parcels	Total Vacant Acreages
B-1 (Neighborhood Business)	20	36.6	56.6
B-2 (Highway Business)	118.6	284	402.6
O&I (Office & Institutional)	2	0	2
I-1 (Light Industrial)	20.5	87.1	107.6
I-2 (Heavy Industrial)	8,139.1	4,069.1	12,208.2
A-I (Airport Industrial)	325.8	65.3	391.1
SC (Shopping Center)	0	7.4	7.4
PD - Light Industrial	0	45.3	45.3
PD - Commercial	0	242.8	242.8
PD - Office and Institutional	0	35.5	35.5

TABLE 4
ACREAGES OF VACANT AND
NON-VACANT COMMERCIALLY AND INDUSTRIALLY
ZONED LAND IN THE CITY OF WILMINGTON
1985

Zoning District	Acreages			
	Vacant	Non-Vacant	TOTAL	Vacant/TOTAL
CB	151.3	310.1	461.4	.33
RB	229.0	435.6	664.6	.35
CBD	37.2	148.7	185.9	.20
O&I	346.7	1346.7	1693.4	.21
CS	104.9	356.7	461.6	.23
AI	523.3	209.3	732.6	.38
LM	277.1	353.5	630.6	.44
HM	629.5	1038	1667.5	.38
TOTAL	**2299**	**4198.6**	**6497.6**	**.35**

TABLE 5

PROJECTED NEEDS FOR COMMERCIALLY AND INDUSTRIALLY ZONED LAND IN THE UNINCORPORATED COUNTY

	1985			1990			1995			2000			2005		
	VACANT	NON-VACANT	TOTAL	VACANT	NON-VACANT	TOTAL	VACANT	NON-VACANT	TOTAL	VACANT	NON-VACANT	TOTAL	VACANT	NON-VACANT	TOTAL
Heavy Industrial	12,208.2	6570.1	18,778.3	12,208.2	6570.1	18,778.3	12,208.2	6570.1	18,778.3	12,208.2	6570.1	18,778.3	12,208.2	6570.1	18,778.3
I-2	12,208.2	6570.1	18,778.3	--	--	--	--	--	--	--	--	--	--	--	--
Light Industrial	544	1769.1	2,313.1	544	1769.1	2,313.1	544	1769.1	2,313.1	544	1769.1	2,313.1	544	1769.1	2,313.1
I-1	107.6	254	361.6	--	--	--	--	--	--	--	--	--	--	--	--
A-1	391.1	1515.1	1,906.2	--	--	--	--	--	--	--	--	--	--	--	--
PD Light Industry	45.3	0	45.3	--	--	--	--	--	--	--	--	--	--	--	--
Commercial	746.9	483.2	1,230.1	936.3	606.2	1,542.5	1,059.0	685.6	1,744.6	1,181.8	765.2	1,947	1,304.7	844.8	2,149.5
B-1	56.6	95.0	151.6	--	--	--	--	--	--	--	--	--	--	--	--
B-2	402.6	383.0	785.6	--	--	--	--	--	--	--	--	--	--	--	--
O&I	2	5.2	7.2	--	--	--	--	--	--	--	--	--	--	--	--
SC	7.4	0	7.4	--	--	--	--	--	--	--	--	--	--	--	--
PD Commercial	242.8	0	242.8	--	--	--	--	--	--	--	--	--	--	--	--
PD O&I	35.5	0	35.5	--	--	--	--	--	--	--	--	--	--	--	--
TOTAL	13,499.1	8,822.4	22,321.5	13,693.5	8940.4	22,633.9	13,701.6	9134.4	22,836	13,938.2	9100.2	23,038.4	14,060.7	9,180.2	23,240.9

TABLE 6

PROJECTED NEEDS FOR COMMERCIALLY AND INDUSTRIALLY ZONED LAND IN THE CITY OF WILMINGTON

	1985			1990			1995			2000			2005		
Use	Vacant	Non-Vacant	Total	Vacant	Non-Vacant	Total	Vacant	Non-Vacant	Total	Vacant	Non-Vacant	Total	Vacant	Non-Vacant	Total
Heavy Industrial	629.5	1038	1667.5	629.5	1038	1667.5	629.5	1038	1667.5	629.5	1038	1667.5	629.5	1038	1667.5
HI	629.5	1038	1667.5	—	—	—	—	—	—	—	—	—	—	—	—
Light Industrial	905.3	919.5	1824.8	905.3	919.5	1824.8	905.3	919.5	1824.8	905.3	919.5	1824.8	905.3	919.5	1824.8
CS	104.9	356.7	461.6	—	—	—	—	—	—	—	—	—	—	—	—
AI	523.3	209.3	732.6	—	—	—	—	—	—	—	—	—	—	—	—
LM	277.1	353.5	630.6	—	—	—	—	—	—	—	—	—	—	—	—
Commercial	764.2	2241.1	3005.3	907.9	2662.4	3570.3	1017.8	2984.6	4002.4	1129.7	3312.9	4442.6	1242.7	3644.2	4886.9
O&I	346.7	1346.7	1693.4	—	—	—	—	—	—	—	—	—	—	—	—
CB	151.3	310.1	461.4	—	—	—	—	—	—	—	—	—	—	—	—
RB	229.0	435.6	664.6	—	—	—	—	—	—	—	—	—	—	—	—
CBD	37.2	148.7	185.9	—	—	—	—	—	—	—	—	—	—	—	—
TOTAL:	2299	4198.6	6497.6	2442.7	4619.9	7062.6	2552.6	4942.1	7494.7	2664.5	5270.4	7934.9	2777.5	5601.7	8379.2

TABLE 7

TOTAL PROJECTED NEEDS FOR COMMERCIALLY AND INDUSTRIALLY ZONED LAND

IN THE UNINCORPORATED COUNTY AND THE CITY OF WILMINGTON

	1985			1990			1995			2000			2005		
Use	Vacant	Non-Vacant	TOTAL	Vacant	Non-Vacant	TOTAL	Vacant	Non-Vacant	TOTAL	Vacant	Non-Vacant	TOTAL	Vacant	Non-Vacant	TOTAL
Heavy Industrial	12,837.7	7608.1	20,445.8	12837.7	7608.1	20,445.8	12837.7	7608.1	20,445.8	12,837.7	7608.1	20,445.8	12,837.7	7608.1	20,445.8
Light Industrial	1449.3	2688.6	4137.9	1449.3	2688.6	4137.9	1449.3	2688.6	4137.9	1449.3	2688.6	4137.9	1449.3	2688.6	4137.9
Commercial	1511.1	2724.3	4235.4	1844.2	3268.6	5112.8	2076.8	3670.2	5747	2311.5	4078.1	6389.6	2547.4	4489	7036.4
TOTAL	15,798.1	13,021	28,819.1	16,131.2	13,565.3	29,696.5	16,363.8	13,966.9	30,330.7	16,598.5	14,374.8	30,973.3	16,834.4	14,785.7	31,620.1

The present ratios of vacant/total commercially and industrially zoned acreages were assumed to remain constant from the present to the year 2005 for both the City and the unincorporated County in the calculations for Tables 5, 6, and 7. It is difficult to determine, however, what ratio of vacant/total land is optimum to provide an adequate land base for future development. The consideration of providing enough vacant land to allow for adequate market flexibility must be balanced with other considerations to restrict the land supply in order to minimize urban sprawl, maintain land values, and promote the compatibility of adjacent land-uses.

An examination of the vacant/total ratio for the different zoning districts and land-uses for the County and City reveals that, if the Heavy Industry (I-2) acreage is removed from consideration for the unincorporated County, the County's vacant/total ratio drops from .60 to .36, nearly identical to the City's ratio of .35. In light of this statistic, the City and County possibly should strive to maintain this overall ratio of .35 in future zoning decisions, although separate attention should be given concerning decisions dealing with I-2 zoning for the County. In addition, the large vacancy rate of industrially zoned land and the anticipated slow growth in industry in the County indicates that the vacant industrially zoned land may serve as a reserve from which land could be transferred to commercial zoning as necessary and appropriate.

If an attempt is made to maintain this approximate ratio of .35 for vacant/total land for commercially and industrially zoned land in the future, several benefits may be gained. First, it appears that a reasonable supply of vacant commercial and industrial property would be available for development. Second, more efficient planning for urban services can be implemented. Third, developers and public decision-makers can make more well-informed long range decisions with regard to land development if the future land supply is fairly predictable. It must be cautioned, however, that this ratio is just one of many factors considered in any land-use decision.

IV. DIRECTION OF FUTURE GROWTH

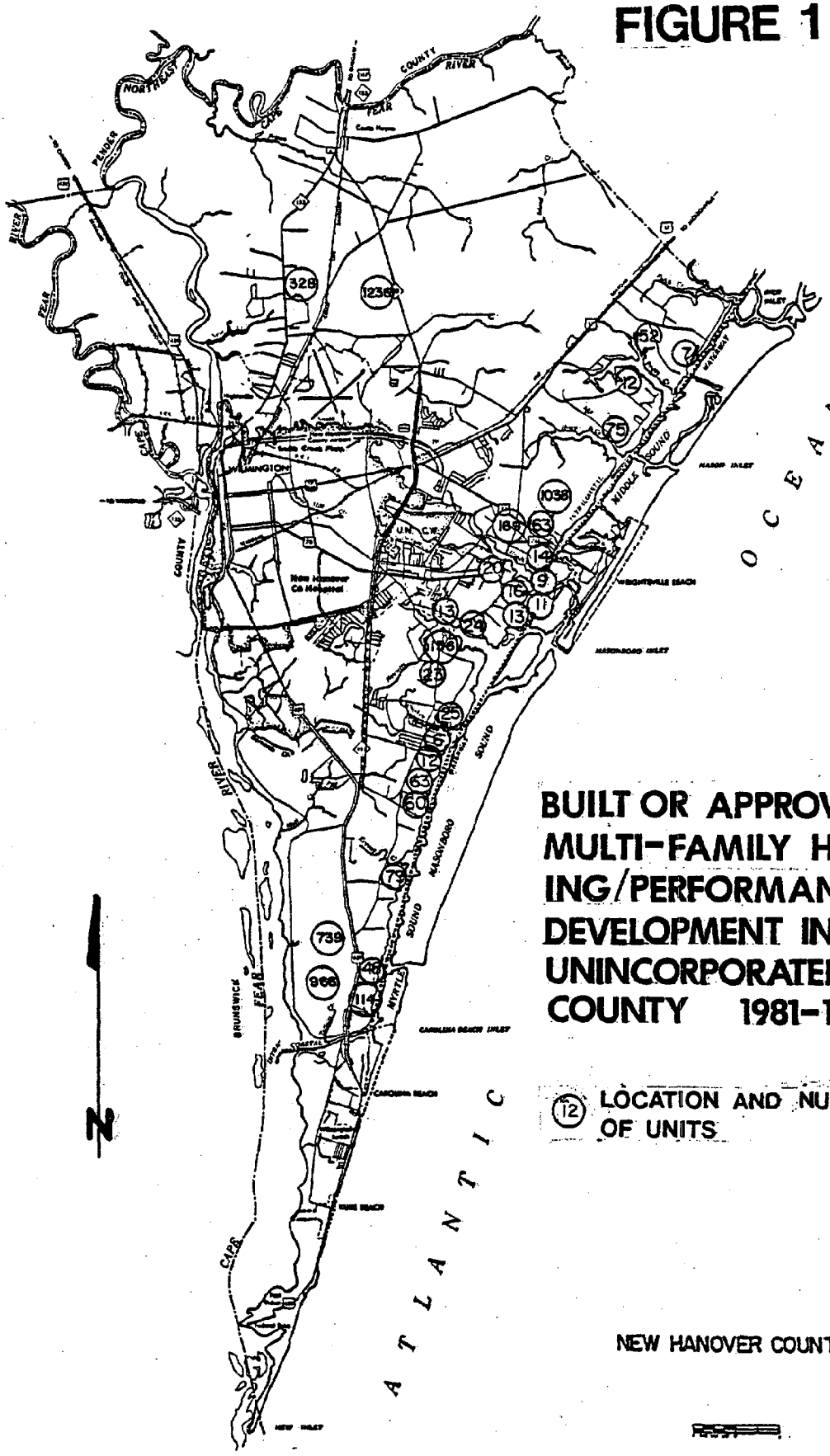
The direction of future growth is dependent upon numerous factors, including economic trends, the availability of land, and lifestyle trends. In New Hanover County, growth generally has been away from the City of Wilmington into the unincorporated areas. This trend, however, may change with revitalization of the City and with infill development of vacant parcels within the City.

A. Residential Demand

The direction of residential development in the unincorporated County has been toward the east along the Atlantic Intra-Coastal Inland Waterway and, more recently, toward the Cape Fear River south of Wilmington, based upon a visual comparison of the difference between the 1981 and 1985 existing land-use maps.

Figure 1, which depicts the location of multi-family and performance residential development in the unincorporated County from 1981 to the present, further demonstrates the attractiveness of the water for residential living. It should be noted that the trend in housing is toward multi-family housing, as indicated in Table 8. The sum of annual construction of multi-family and duplex units has increased rapidly in recent years and is approaching the number of single family units annually constructed. This trend is possibly a function of both greater affordability of multi-family housing, and the continuing decrease

FIGURE 1



BUILT OR APPROVED MULTI-FAMILY HOUSING/PERFORMANCE DEVELOPMENT IN THE UNINCORPORATED COUNTY 1981-1985

(12) LOCATION AND NUMBER OF UNITS

NEW HANOVER COUNTY

TABLE 8

RESIDENTIAL CONSTRUCTION IN UNINCORPORATED NEW HANOVER COUNTY

NUMBER OF DWELLING UNITS

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984
Single-Family	832	427	420	510	613	619	648	647	383	210	383	471
Duplex	8	2	0	2	4	4	14	0	2	24	48	53
Multi-Family	219	0	0	0	0	0	0	4	12	40	204	260
Mobile Homes*	638	565	457	467	461	439	426	401	593	491	506	558

*The numbers of mobile homes, as measured by Certificates of Occupancy, represent both new mobile home set-ups and movement of existing mobile homes from one lot to another.

in household size. Mobile homes also continue to provide a significant housing opportunity for residents. Figure 2 depicts mobile home park activity in 1984.

Wilmington will continue to see a demand for multi-family development until water and sewer availability is more commonplace in the County. Other types of infill development will steadily continue with local, State and Federal sponsored programs for housing. Rehabilitation of existing housing stocks will be an important element in the City's effort to meet demand.

Areas for new construction will include the South 17th Street Extension Area, the northeastern quadrant of the City, and the Shipyard Boulevard corridor east of Carolina Beach Road.

B. Non-Manufacturing and Manufacturing

Non-manufacturing growth (e.g. service, offices, trade) has been rapid in recent years and has contributed most strongly to overall employment growth in the County: Manufacturing growth has been much less significant. These economic trends, which have been discussed in earlier sections of this report and in a previous technical study, "The Economy of New Hanover County", are expected to continue as the County strengthens its role as a regional economic center.

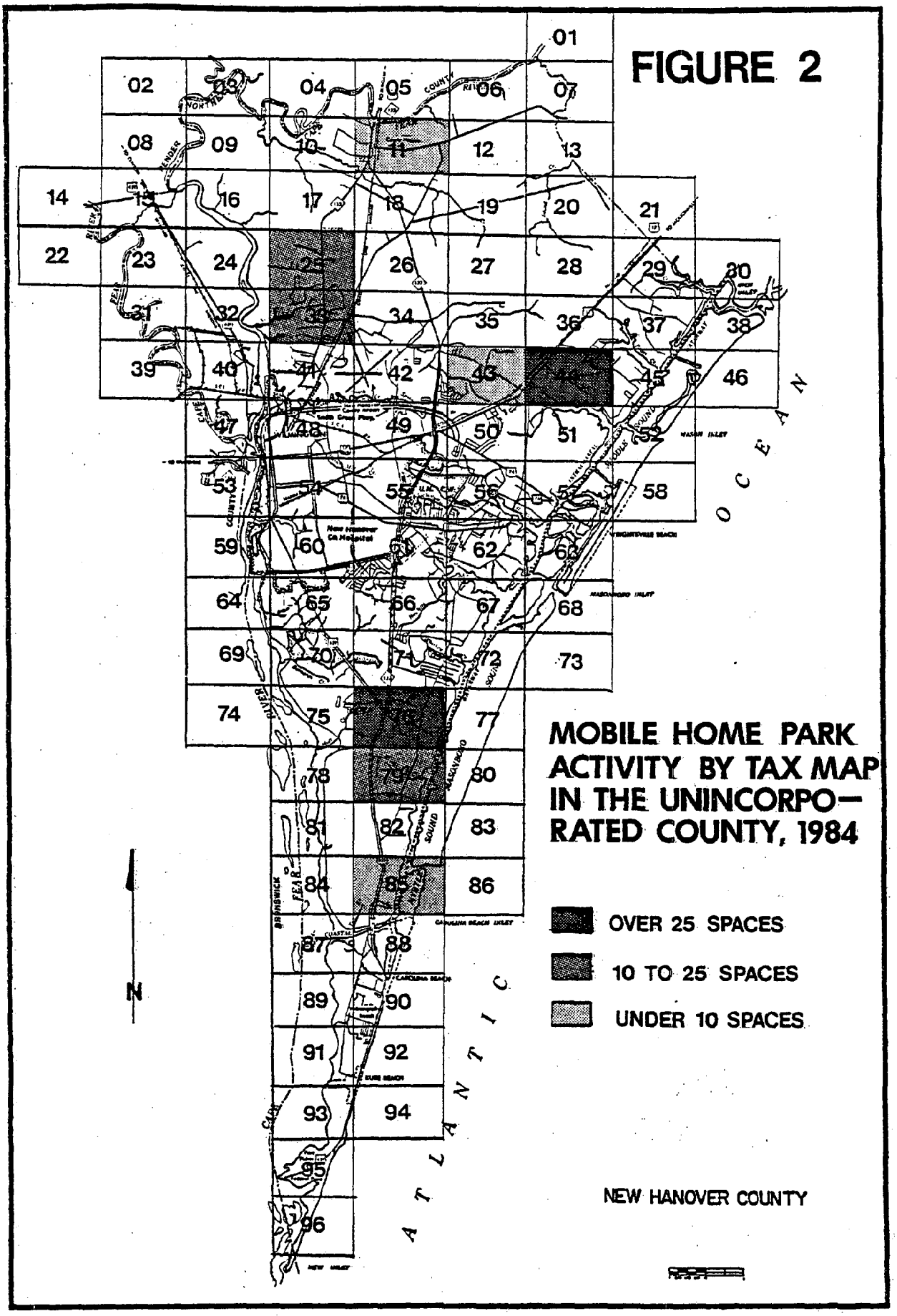
A visual examination of the differences between the 1981 and 1985 existing land-use maps indicates the following:

(1) Non-manufacturing development (commercial, business, office and institutional development) has tended to cluster at intersections and to string out in "strips" along major thoroughfares in the southern and eastern parts of the County, in association with the trends in residential development. Strip development has crept along Market Street (U.S. 17) toward Ogden with some major shopping development at Ogden. Recent and planned development is particularly strong at the intersection of College Road (N.C. 132) and Market Street. Commercial development will likely grow more intense in this area and north along College Road around the two Interstate 40 interchanges at Gordon Road and Holly Shelter Road. Development is increasing along Carolina Beach Road (U.S. 421) and College Road south of the City of Wilmington, with particularly intense development near Monkey Junction. Business development pressures are also growing along Oleander Drive (.U.S. 76) and around the intersection of Oleander Drive and Eastwood Road (U.S. 74) near Wrightsville Beach. The philosophy of clustered commercial development at major intersections may be given further emphasis in the future.

(2) Major manufacturing activities continue to concentrate along the northern and western boundaries of the County. Quarrying and mining industries continue to exist along the Northeast Cape Fear River on Holly Shelter Road. General Electric dominates manufacturing along Castle Hayne Road (N.C. 133) south of Castle Hayne, and assorted manufacturing firms are located between the Cape Fear and Northeast Cape Fear Rivers. Industrial activity is also dominant along the Cape Fear River in association with the North Carolina State Port.

Industrial development is also anticipated to increase near the New Hanover County Airport, particularly if a Foreign Trade Zone is designated at the Airport. It should be noted that the removal of the railroad lines extending north to Pender County and northeast from Wilmington along U. S. Highway 17, may reduce the potential for industrial growth. The City anticipates continued industrial development in its Airport Industrial District along North 23rd Street. Additional industrial growth is expected in the recently annexed area south of the State Port and in the presently vacant industrial district between Kerr Avenue and Mercer Avenue south of Market Street.

FIGURE 2


MOBILE HOME PARK ACTIVITY BY TAX MAP IN THE UNINCORPORATED COUNTY, 1984
OVER 25 SPACES
10 TO 25 SPACES
UNDER 10 SPACES
NEW HANOVER COUNTY
N
ATLANTIC OCEAN

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