



# SCOTLAND COUNTY COMPREHENSIVE PLAN

ADOPTED MARCH 10, 2025 // PREPARED BY LUMBER RIVER COUNCIL OF GOVERNMENTS

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# ACKNOWLEDGEMENTS

We extend our appreciation to the residents, business owners, Planning Board, County staff, elected officials and stakeholders who participated in the planning process and guided the development of the Scotland County Comprehensive Plan.

## Scotland County Board of Commissioners

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Vice-Chair Bo Frizzell  
Commission Tanya Edge  
Commissioner Clarence McPhatter, II  
Commissioner Ed O'Neal  
Commissioner Jeff Shelley  
Commissioner Darwin Williams

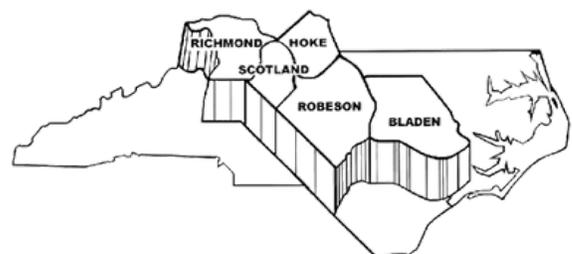
## Scotland County Planning Board

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Billy Thomas, III  
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## Scotland County Staff

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Edward H. Johnston Jr. | County Attorney  
Ashley McQueen | Zoning Official and Clerk to the Planning Board  
Thomas Milligan | Chief of Inspections and Zoning

*Lumber River Council of Governments*





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**PLAN INTRODUCTION  
& OVERVIEW**

**1**

## INTRODUCTION

In compliance with Chapter 160D, Article 5 of the North Carolina General Statute adopted on June 19, 2020, Scotland County has sought to develop, implement, and maintain a Comprehensive Plan as a prerequisite for adopting and applying zoning regulations. The purpose of this plan is to provide a vision for the future growth and development of Scotland County and to help execute that vision through adopted goals and policies. The County's previous land use plan was adopted several decades ago.

This Comprehensive Plan is designed to assist public officials, citizens, and staff with evaluating the appropriateness of land development requests and to manage change in the built environment. As a guide, the plan is designed to provide direction while allowing for flexibility as the need arises. It is not a rigid ordinance and should be reviewed regularly to remain true to the desires of the County and its citizens.

## PLANNING PROCESS

Scotland County and its Planning Board led the development of this plan with technical assistance from the Lumber River Council of Governments.

The public of Scotland County was engaged in the process through a survey that was issued throughout the county and available at post offices, grocery stores, and other centralized locations. The survey was available in both paper and electronic format. The results of this survey were used to inform the development of this plan along with any feedback received during public meetings. In addition to the Comprehensive Plan, the County also received an updated Zoning Ordinance following the Chapter 160D stipulations.

Eight sessions were held with the Planning Board to discuss land use, the future of the County, and the influence of these items on the Comprehensive Plan and Zoning Ordinance. Scotland County's Planning Board is comprised of **nine** residents who are actively engaged in the work being completed to support the County and promote its prosperity.



Scotland County developed its first Land Development Plan in 1977 with assistance from the North Carolina Department of Natural and Economic Resources, Division of Community Assistance. The 1977 plan was preceded by a Sketch Development Plan in 1972 that served as the basis for the 1977 plan. This 2024 - 2033 Land Use Plan will bring up to date these previous plans, studies, and strategic planning initiatives undertaken by the County Board of Commissioners in recent years and serve as a guiding tool for the coming decade.

## **METHODOLOGY**

This 2024 - 2033 Land Use Plan was developed utilizing data that is available from a variety of sources including the Scotland County Economic Development Commission, the Southeastern Economic Development Commission, the North Carolina Departments of Transportation, Cultural Resources, Environment and Natural Resources, and Health and Human Services, as well as information from local health care providers, the military, Scotland County and the municipalities within the county. In that information, the LRCOG found three major themes:

**1.** Scotland County is a rural county located in a predominantly rural region of the State. The County, its farmers, and rural residents continue to play an active role in the agricultural future of the region and the State;

**2.** Scotland County is strategically located midway between Wilmington and Charlotte along US-74 (a future Interstate), a major east-west highway thoroughfare, it contains the Southeast Regional Airport and is near I-95, the major north-south interstate along the east coast of the United States; and

**3.** While the population projections for Scotland County show a decline in the coming decade, the 'shifting' of the large population bubble of Baby Boomers will influence housing needs and demands on services.

To provide more advanced land development maps, the LRCOG has utilized mapping available from Scotland County and the Land Suitability Models and Maps created by the Sustainable Sandhills effort conducted for the Sandhills region in 2009 (Parson, 2009). The Sustainable Sandhills organization utilized a grant from the Environmental Protection Agency to engage various partners, including federal and state agencies, local governments and communities, the military, and other stakeholders in developing criteria for the models that are designed to determine the fitness of a given property for a defined use.

The sustainability models looked at several criteria that either enhanced or diminished the suitability of land parcels concerning certain uses such as commercial/industrial development, agricultural production, or residential usage. The six models and their enhancing or constraining factors are described in the table below. Many areas are usually suitable for multiple uses but also have factors that make them more appropriate for specific uses.

	ASSETS	CONSTRAINTS
<b>RESIDENTIAL</b>	In or near an incorporated city or town	In a wetland or flood zone
	Near a primary road	Steeply sloped land
	In an area served by public water and sewer	Near the banks of a waterway (riparian buffer)
	Close to schools and hospitals	
	Distance to Fort Liberty	
<b>COMMERCIAL</b>	Near a primary road	In a wetland or flood zone
	In an area served by public water and sewer	Steeply sloped land
	In an area with sufficient population density	Wet (or hydric) soils
<b>INDUSTRIAL</b>	Near a primary road and interstate highway	In a wetland or flood zone
	In an area served by public water and sewer	Steeply sloped land
	Very near active rail service	Wet (or hydric) soils
<b>WORKING FARMS</b>	Located in an area with “prime farmland soils”	Near a primary road
	Current cropland with a “high productivity index”	In areas that are not rural, based on population density
	Known cultivated lands, grasslands and pastures	
<b>WORKING FOREST</b>	Located in an area with good “woodland management soils”	Near a primary road
	Sufficiently large parcel sizes to support working forest use	Near an industrial plant or hog lagoon
	Sufficiently LOW value land	In areas that are not rural, based on population density
	Known forests, shrub/scrub, woody wetlands, cultivated lands, grasslands and pastures	
<b>NATURAL AREA</b>	Located in a flood plain or along the bank of a waterway	
	In or near areas with high biological value – known as primary and potential reserve design lands, both	
	In or near existing conservation lands	
	In or near existing conservation lands	
	In or near clusters of Red-Cockaded Woodpeckers (regional partitions) or corridors connecting these areas.	

# BRIEF HISTORY OF SCOTLAND CO.

As its name suggests, Scotland County is a region steeped in Scottish heritage and history. Although the early Cheraw were the first Indians in the area, the Highland Scots, along with English and Quaker settlers, colonized the region as early as the 1720s. Despite the English presence, the Highland Scots made up the largest portion of immigrants to this section of what was then a royal colony of North Carolina.

Scotland County was created in 1899, out of portions of Richmond County. Laurinburg, chartered in 1877, is the governmental seat for Scotland County. Its namesake is linked to the McLaurin family, a notable Scottish clan that accompanied the early Highland settlers. East Laurinburg, Old Hundred, Hasty, Laurel Hill, Gibson, and Johns are other Scotland County communities. Some notable geographic characteristics in the county are the Lumber River, Big Muddy Lake, and Juniper Swamp.

The economy of Scotland County, like so many other rural counties, depends on agriculture. While forest products, such as lumber and paper, supplement some of the county's crop production, corn, cotton, tobacco, swine, and soybeans are among the top agricultural products. Textiles, cabinet accessories, mobile homes, and hospital equipment are the primary goods manufactured within the region.

Much of the county's historical aspects draw from the Scottish lineage that is a significant part of the county. St. Andrews Presbyterian College, a model of the original Christian university in Scotland, was instituted in 1958 in Laurinburg. The Scottish Heritage Center, located near the college, houses numerous texts, books, and artifacts that provide a glimpse into early Scottish settlement. The Richmond Temperance and Literary Society Hall, the Camp Mackall Military Reservation, and the Jesse Mason House are a few of the historical places within Scotland County. Some important cultural events and gatherings in the region include ScotchFest, the John Blue Cotton Festival, and Laurinburg Christmas Parade.



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COMMUNITY VALUES

2

# INITIATIVES



In late 2019, the Scotland County Board of Commissioners adopted five initiatives on which to focus in the short-term. These initiatives are listed below, and they have also been used to guide the work of this update:

- Facilitate a group of education and job training discussions within the County.
- Update the 2014 Comprehensive Scotland County Land-use Plan.
- Promote local working with the Chamber and City.
- Through tax audits, evaluate the tax rate structure and prepare a report to the Board.
- Build stronger community relationships with constituent citizens.

# MISSION AND VISION



## MISSION STATEMENT

To protect the Health, Safety, and Welfare of our Citizens and promote prosperity and well-being for the people of Scotland County.

## VISION STATEMENT

The Scotland County Board of Commissioners promotes pride, unity and the highest quality of life in our community.

# SWOT ANALYSIS

Throughout the Comprehensive Plan development process several themes were identified within the survey responses and input from the Planning Board which highlight specific strengths, weaknesses, opportunities, and threats associated with Scotland County. These items are paralleled in both the Comprehensive Plan Survey results and the input received from the County's Planning Board. These themes include:

## STRENGTHS

- Historical aspects
- Airport
- Hospital
- Scotia Village
- Geographic location
- Connections with representatives
- Drainage issues have been corrected
- Available rural properties that are more than a few acres
- Protect rural heritage
- Organizations that handle community clean up days
- Solid waste is enforcing fines for littering
- Deercroft community
- Vicinity to Charlotte
- Enroute to the beach

## WEAKNESSES

- Lack of broadband in certain areas
- NAFTA impact
- Population decline
- Crime and safety
- Lack of educational attainment
- Lack of entertainment opportunities
- SCATS Public Transportation not being utilized

## OPPORTUNITIES

- Preparing to provide water to the Turnpike area by the water district
- Water Plant near large vacant commercial property that was recently purchased
- Training for leaders and planning board
- Land behind IEJ Park and apartments
- Sewer and water in Wagram- County to partner with Town to improve systems to provide
- Incentives for attracting new industry- based on job creation and salary
- Winery land is for sale- Cypress Bend Winery Wagram
- New produce stand
- Workforce development
- Decision of Sopakco to not locate in Scotland County
- Quarter of a penny Increase in sales tax to Scotland County could bring County millions
- E-Community- entrepreneurship- incubator for individuals to learn how to start their own businesses.
- Tap into retiree community in Scotia Village - Richmond Community College
- Chamber of Commerce partnership
- Litter cameras
- Morgan Complex
- Hiring a dedicated staff grant writer - shared resources
- Playground and basketball courts in Laurel Hill

## THREATS

- Water/sewer does not cover whole county
- Lack of forward-thinking leadership
- Infrastructure water and sewer
- Lack of utilities
- Solar farms are negligible in taxes and are located on most valuable natural land resources
- Educational attainment of workforce - lack of ethic and morale
- Financial limitations
- School floor tax
- Landowners own large pieces of land that will not sell
- Parks and recreation delays in updating parks

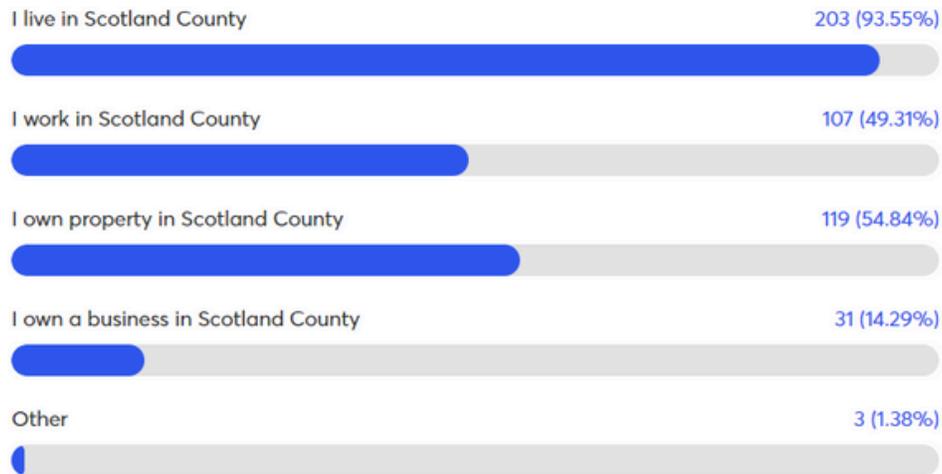
# PUBLIC SURVEY

A survey was developed and made available to the public for one month through an online interface as well as paper copies which were available at various locations throughout the County. Flyers which included a QR code for access to the online survey and information regarding the location of paper surveys were also distributed throughout Scotland County. A copy of the paper survey is included below. Approximately 217 individuals participated in the survey via the online or paper method. The following information overviews the results of the survey.

SCOTLAND COUNTY	COMPREHENSIVE PLAN SURVEY
<p>Scotland County is completing its Comprehensive Plan and would love your input on what the County needs to grow, thrive, and improve. Please complete this brief survey to share your thoughts and vision for our community.</p>	<p>5. Why do you live in Scotland Co.? (Select all that apply)</p>
 <p>Scan the QR Code to access the online survey</p>	<ul style="list-style-type: none"> <li><input type="radio"/> Affordable housing</li> <li><input type="radio"/> Rural Lifestyle</li> <li><input type="radio"/> Convenient to work</li> <li><input type="radio"/> Enjoy the pace of life</li> <li><input type="radio"/> Family lives here</li> <li><input type="radio"/> Proximity to other areas</li> <li><input type="radio"/> Financial investment in the community</li> <li><input type="radio"/> Sense of community/belonging</li> <li><input type="radio"/> Sense of Safety</li> <li><input type="radio"/> K-12 Education Opportunities</li> <li><input type="radio"/> Other _____</li> </ul>
<p>Please return the paper survey to 303 West Church Street Laurinburg, NC 28352 OR 507 Covington Street Laurinburg, NC 28352 by April 30<sup>th</sup>, 2024.</p>	<p>6a. What do you think about the pace of Residential Development in Scotland Co.?</p>
<p>1. Select all of the following that apply to you.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> I live in Scotland Co.</li> <li><input type="checkbox"/> I work in Scotland Co.</li> <li><input type="checkbox"/> I own property in Scotland Co.</li> <li><input type="checkbox"/> I own a business in Scotland Co.</li> <li><input type="checkbox"/> Other _____</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Too Fast</li> <li><input type="checkbox"/> Just Right</li> <li><input type="checkbox"/> Too Slow</li> <li><input type="checkbox"/> No Opinion</li> </ul>
<p>2. What is your place of residence?</p> <ul style="list-style-type: none"> <li><input type="radio"/> Unincorporated County</li> <li><input type="radio"/> Laurinburg</li> <li><input type="radio"/> Gibson</li> <li><input type="radio"/> Laurel Hill</li> <li><input type="radio"/> Wagram</li> <li><input type="radio"/> Maxton</li> <li><input type="radio"/> Other _____</li> </ul>	<p>6b. What do you think about the pace of Commercial Development in Scotland Co.?</p>
<p>3. How long have you lived in Scotland Co.?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 0-5 yrs <input type="checkbox"/> 6-10 yrs</li> <li><input type="checkbox"/> 11-20 yrs <input type="checkbox"/> 20 yrs or more</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Too Fast</li> <li><input type="checkbox"/> Just Right</li> <li><input type="checkbox"/> Too Slow</li> <li><input type="checkbox"/> No Opinion</li> </ul>
<p>4. What is your age group?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> 18-24 yrs <input type="checkbox"/> 25-35 yrs</li> <li><input type="checkbox"/> 36-50 yrs <input type="checkbox"/> 51-65 yrs <input type="checkbox"/> 65+ yrs</li> </ul>	<p>6c. What do you think about the pace of Industrial Development in Scotland Co.?</p>
<p>5. Select the top 3 commercial activities that most important to Scotland Co.?</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Clothing and home goods retail</li> <li><input type="checkbox"/> Locally owned businesses</li> <li><input type="checkbox"/> Entertainment</li> <li><input type="checkbox"/> Franchise restaurants</li> <li><input type="checkbox"/> Hospitality</li> <li><input type="checkbox"/> Vendor/farmers markets</li> <li><input type="checkbox"/> Big box retailers</li> <li><input type="checkbox"/> Other _____</li> </ul>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Too Fast</li> <li><input type="checkbox"/> Just Right</li> <li><input type="checkbox"/> Too Slow</li> <li><input type="checkbox"/> No Opinion</li> </ul>
<p>6. What do you think about the pace of Residential Development in Scotland Co.?</p>	<p>7. Rank what is most important to you.</p> <ul style="list-style-type: none"> <li><input type="checkbox"/> Making downtowns busier &amp; vibrant</li> <li><input type="checkbox"/> Expanding employment opportunities</li> <li><input type="checkbox"/> Expanding the supply of housing</li> <li><input type="checkbox"/> Expanding parks/rec &amp; outdoor programs</li> <li><input type="checkbox"/> Maintaining rural lifestyle</li> <li><input type="checkbox"/> Improved infrastructure</li> <li><input type="checkbox"/> Maintenance of land &amp; agriculture</li> <li><input type="checkbox"/> Enhanced public safety</li> </ul>
<p>7. What do you think about the pace of Commercial Development in Scotland Co.?</p>	<p>8. What do you think about the pace of Industrial Development in Scotland Co.?</p>
<p>9. What do you think about the pace of Residential Development in Scotland Co.?</p>	<p>10. What do you think about the pace of Commercial Development in Scotland Co.?</p>
<p>11. What do you think about the pace of Industrial Development in Scotland Co.?</p>	<p>11. What do you think about the pace of Residential Development in Scotland Co.?</p>
<p>12. If you could change one thing about Scotland Co. what would it be and why?</p>	<p>12. If you could change one thing about Scotland Co. what would it be and why?</p>
<p>13. Which of the following events are you most likely to attend? (Select all that apply)</p>	<p>13. Which of the following events are you most likely to attend? (Select all that apply)</p>
<p>14. Which of the following parks in Scotland Co. are you most likely to visit? (Select all that apply)</p>	<p>14. Which of the following parks in Scotland Co. are you most likely to visit? (Select all that apply)</p>

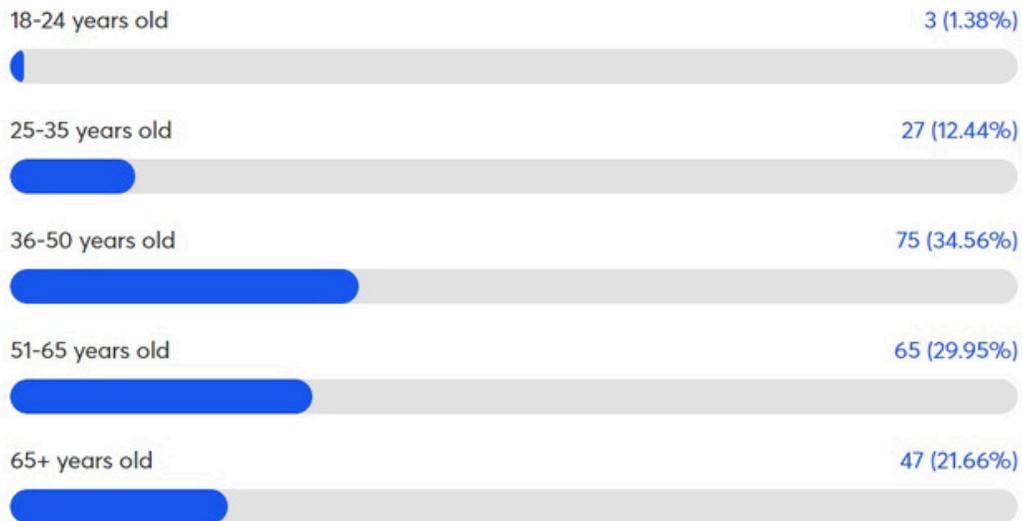
**PUBLIC SURVEY**

### Respondent Overview: Relationship to Scotland Co.



217 Responses

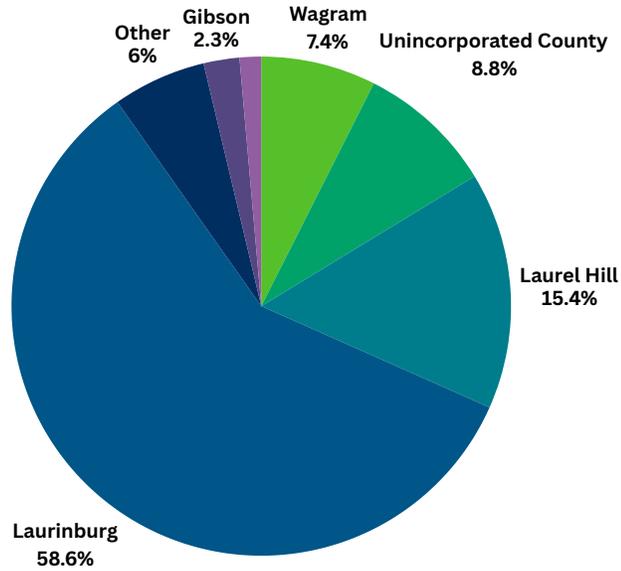
### Respondent Overview: Age



217 Responses

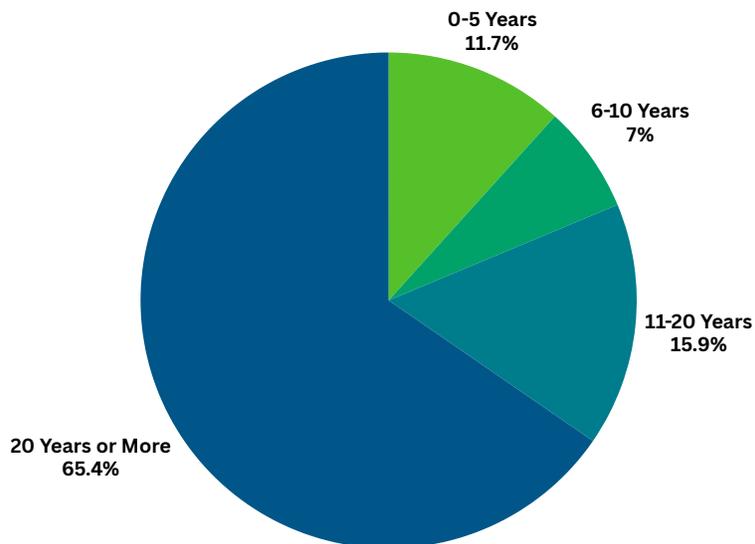
**PUBLIC SURVEY**

### Respondent Overview: Place of Residence



217 Responses

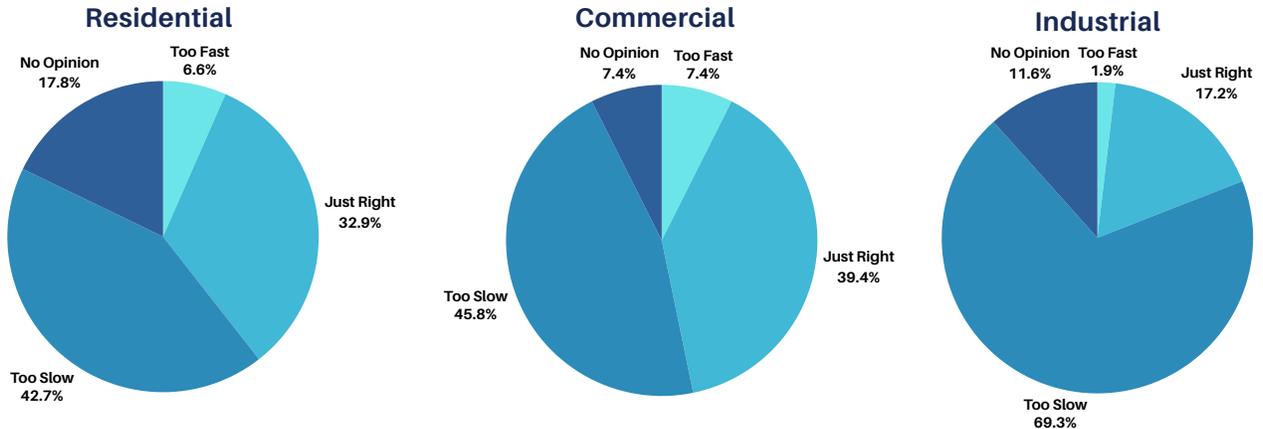
### Respondent Overview: Time in Scotland Co.



217 Responses

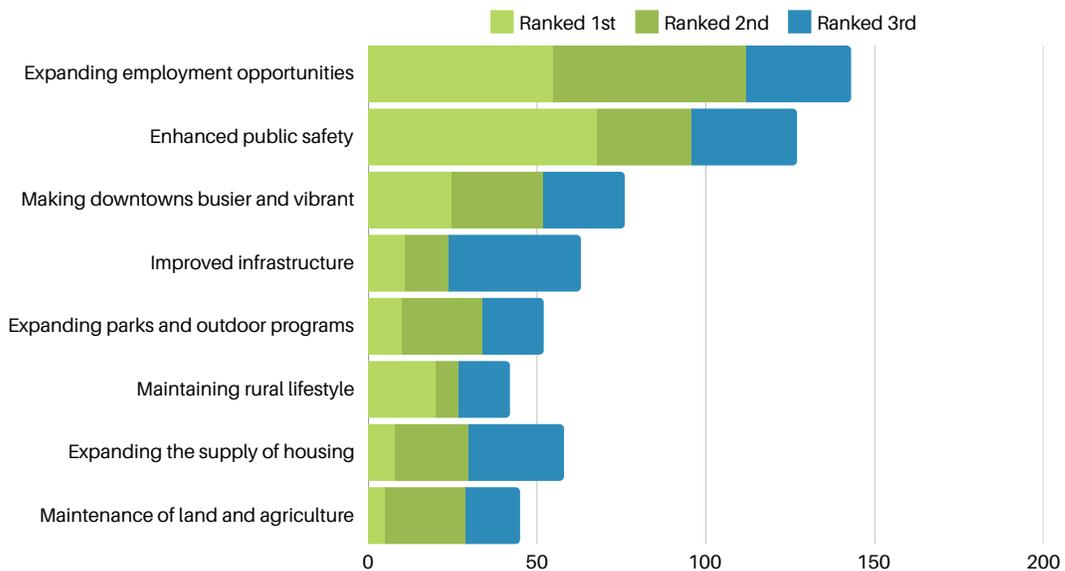
**PUBLIC SURVEY**

**Pace of Development in Scotland Co.**



216 Responses

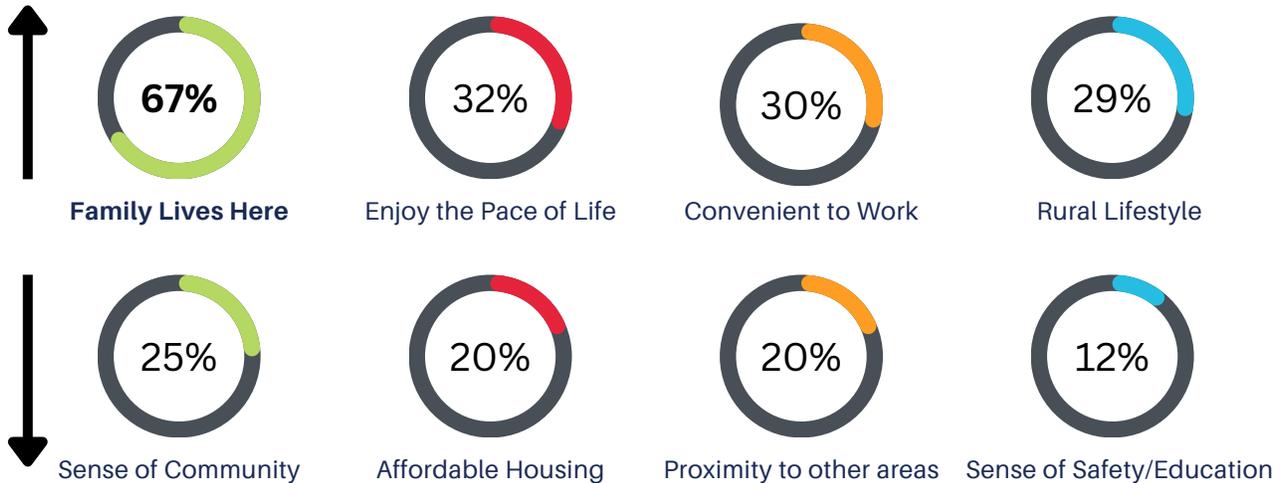
**Ranking Respondent Priorities**



202 Responses

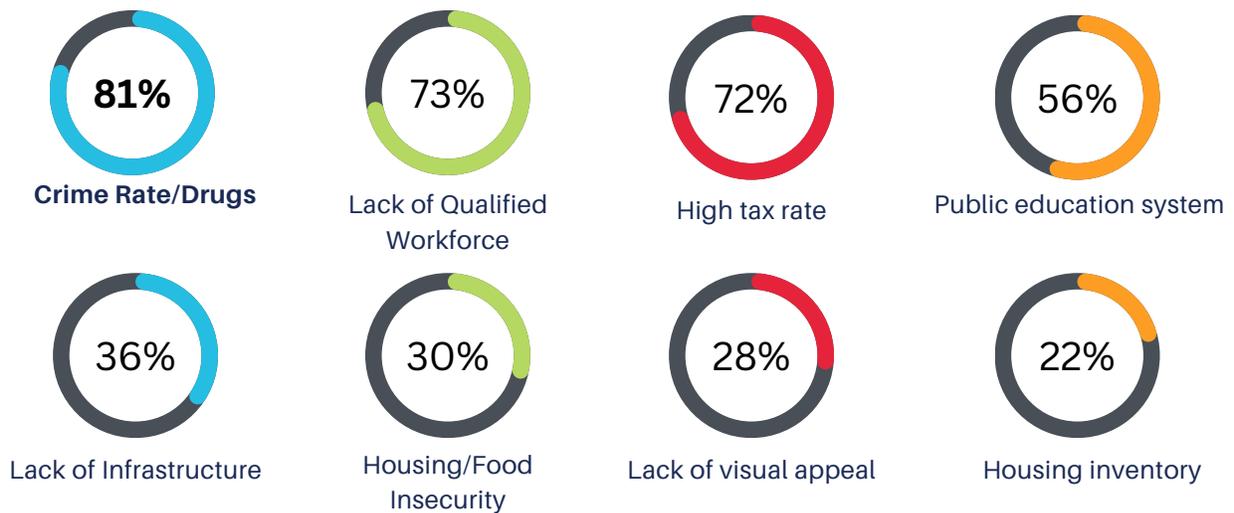
**PUBLIC SURVEY**

**Why do you live Scotland County?**



**213 Responses**

**What are the top challenges for Scotland County?**



**216 Responses**

**PUBLIC SURVEY**

**Top Commercial Activities for Scotland Co.**



**Locally Owned Businesses**  
72% of Respondents



**Entertainment**  
54% of Respondents



**Franchise Restaurants**  
46% of Respondents



**Farmer's Market**  
34% of Respondents



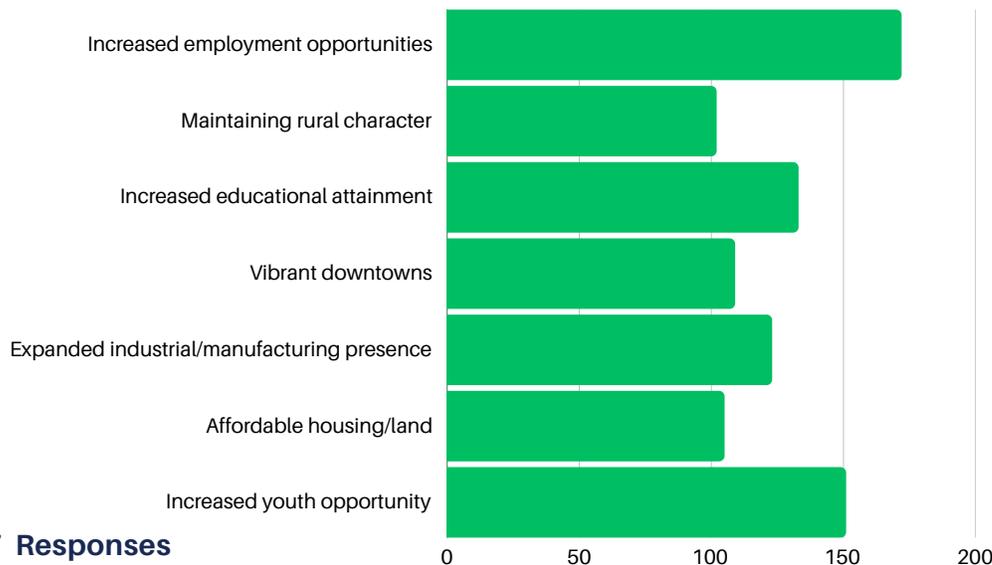
**Clothing Retail**  
33% of Respondents



**Hospitality**  
31% of Respondents

**214 Responses**

**What is your vision for the future of Scotland County?**



**217 Responses**

**PUBLIC SURVEY**

**If you could change one thing about Scotland County, what would it be and why?**

"The litter is horrible. People should be ticketed and we should take care of the land God gave us."

"I would have a better education system."

"I would have a better education system. Kids are "graduating" Scotland High School and cannot even read on grade level."

"I would change that there is absolutely minimal for our youth. We need a boys and girls club, mentorship programs, a YMCA - something that is a positive place our youth can go to."

"The crime rate. It affects all aspects of living in the county."

"More downtown businesses which are pleasing to the eye; such as boutiques or cafes."

**If you could change one thing about Scotland County, what would it be and why?**

"Taxes, we are one of the highest paying counties in NC, and still have nothing here. It is an eye sore to see all the abandoned buildings."

"Make all county employees live in the county."

"Improve safety."

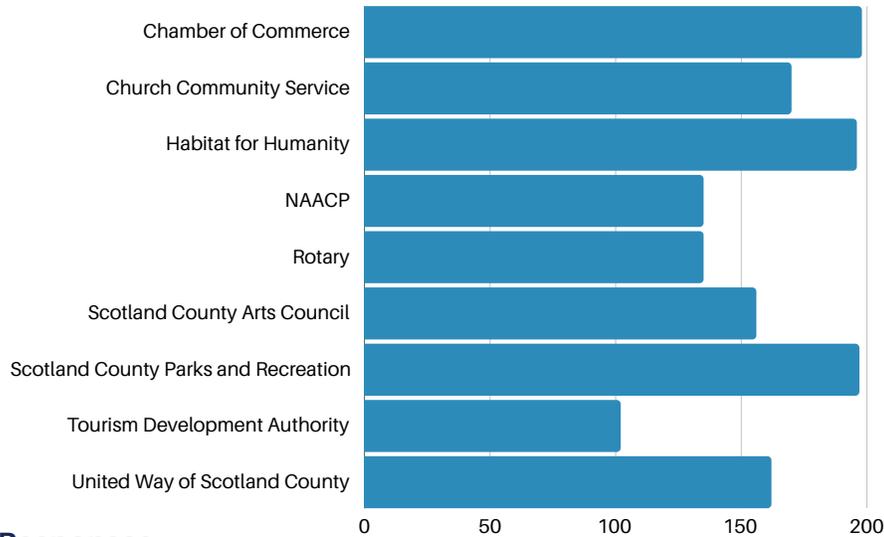
"Reduce wasteful administrative jobs in county and school system. Money should be spent in schools and reducing crime/drugs."

"Less crime."

"More youth activities! Especially older teens!"

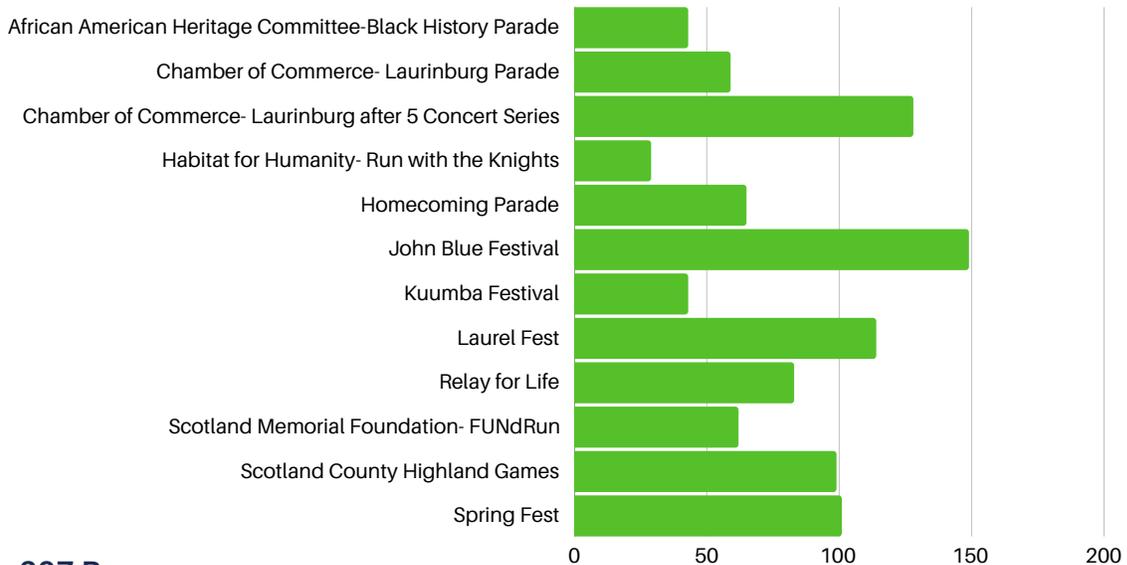
**PUBLIC SURVEY**

**Which of the following community organizations are you aware of?**



**214 Responses**

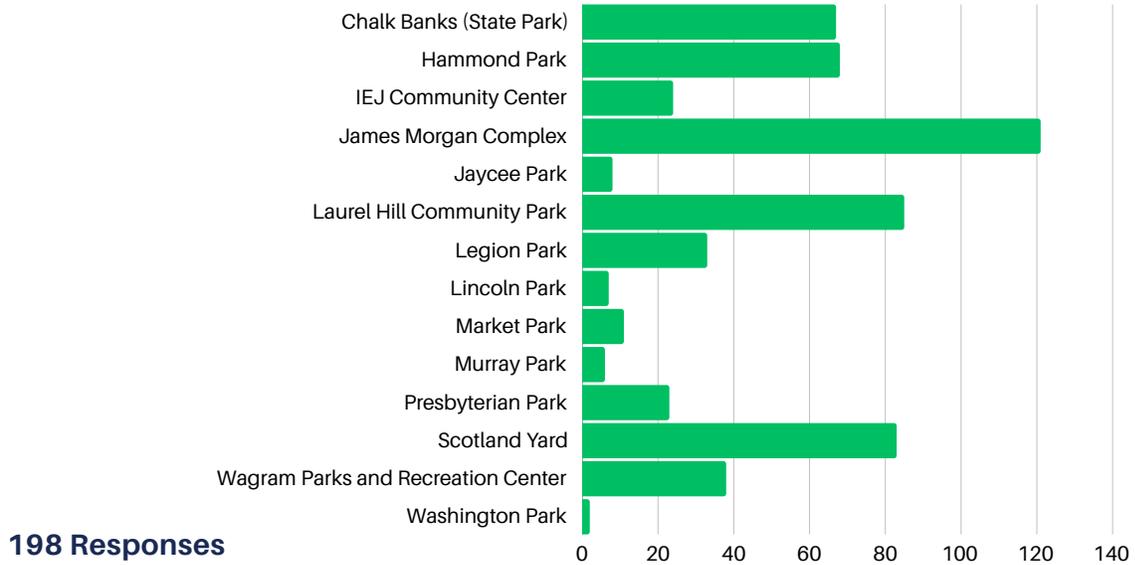
**Which of the following events are you most likely to attend?**



**207 Responses**

**PUBLIC SURVEY**

### Which of the following parks are you most likely to visit?





—  
EXISTING CONDITIONS

3

**COMMUNITIES**

Scotland County is home to three cities/towns, and two unincorporated communities which represent a cross-section of the County's population.

**Laurinburg:** The County seat, Laurinburg was founded in 1877. The City is said to have been originally settled in the early 1700's by the Scots. The 2020 population estimate for the City was 14,978 persons.

**Gibson:** The Town was founded in 1899. The 2020 population of Gibson was approximately 449 persons.

**Wagram:** The Town of Wagram was officially incorporated in 1912. The 2020 population of Wagram was approximately 615 persons.

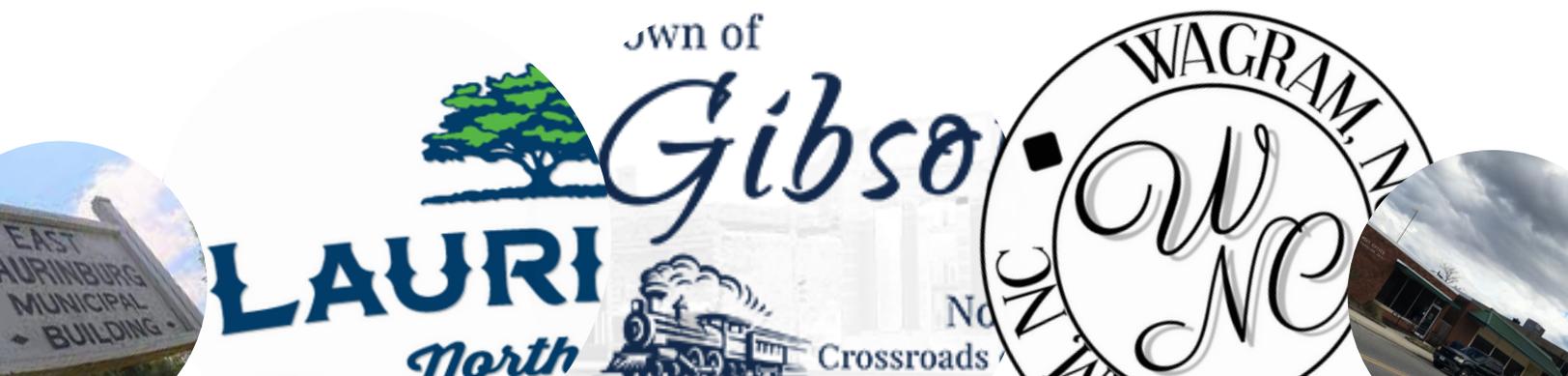
**Laurel Hill:** While not officially incorporated, the community of Laurel Hill is a "census-designated place" with a 2020 population of 1,117 persons.

**East Laurinburg:** The Town of East Laurinburg was first incorporated in 1903 as the Town of Scotland Village and built around the Waverly Mill, the area's first large textile mill. The name was changed to East Laurinburg in 1909. It was unincorporated in 2022. The 2020 population estimate for the community was 241 persons.

**Maxton:** The Town of Maxton is located in both Robeson and Scotland counties and was incorporated in 1874. The 2020 population of Maxton was approximately 2,110 persons.

**Table 1: Municipal Population Counts (2020) (US Census Bureau)**

Location	2020
Laurinburg	14,798
Wagram	615
Gibson	449
East Laurinburg	241
Maxton	2,110

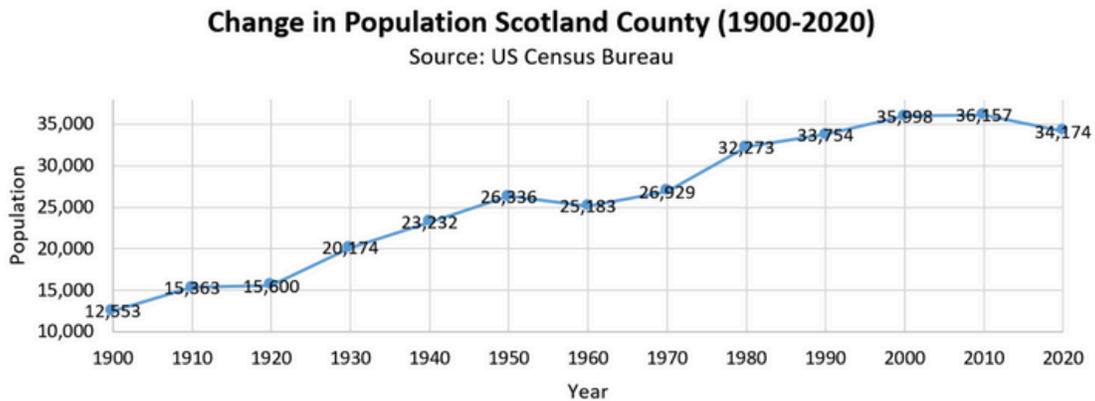


**DEMOGRAPHICS**

**POPULATION**

By the most recent decennial census (2020 Census) slightly over 34,000 persons call Scotland County “home”. This is in line with population estimates from 2010 the State Office of Budget and Management (OSBM) reports. This represents a return to mid-1990s population counts with a 5.5 percent decrease from the 2010 Census. By comparison, growth statewide for 2010-2020 was a 9.5 percent increase. The graph below illustrates the change in population for the County over the past 120 years.

**Graph 1: Change in Population in Scotland County (1900-2020)**



Estimates of growth from the State Office of Budget and Management (OSBM) suggest that Scotland County will continue to experience a net population loss rather than growth over the twenty-year period between 2020 and 2040. (“Certified County Estimates”). As shown in the table below and the graph on the following page, rates of growth are modest or negligible in all neighboring counties, as well. The exception is Hoke County which has experienced rapid growth associated with the military presence in Cumberland County.

**Table 2: Comparison of County Populations Projections (2020-2040) (US Census Bureau)**

Location	July-2020	July-2025	July-2030	July-2035	July-2040	% Change 2020-2040
Hoke	52,080	58,678	63,805	68,733	73,633	41%
Marlboro, SC	25,581	24,050	22,430	20,820	19,173	-25.5%
Richmond	42,946	41,754	40,794	39,833	38,874	-9.4%
Robeson	116,530	118,089	119,335	120,065	120,492	3.4%
Scotland	34,174	32,738	32,093	31,456	30,818	-9.8%
NC	10,439,414	11,038,826	11,625,716	12,221,349	12,817,720	22.5%

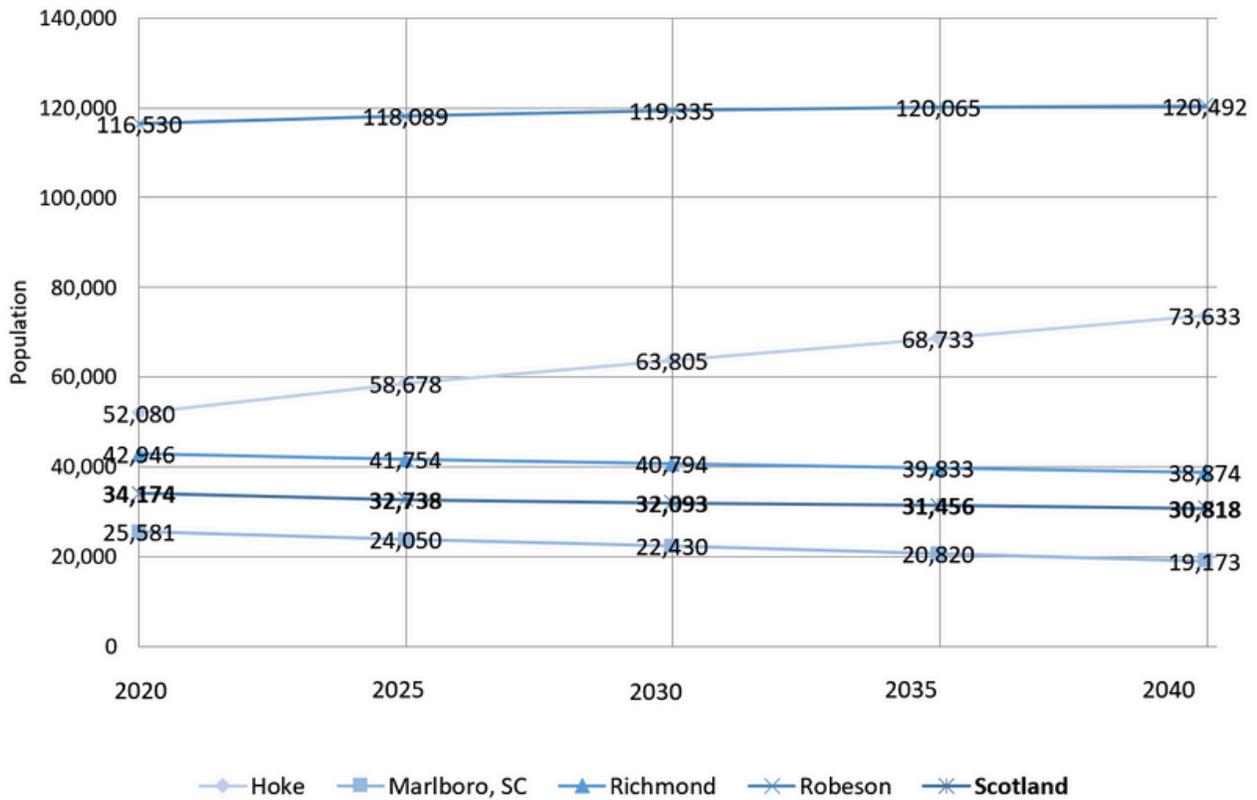
**DEMOGRAPHICS**

**POPULATION**

**Graph 2: Population Projections in Scotland Co. and Neighboring Counties**

**Population Projections for Scotland and Neighboring Counties  
(2020-2040)**

Source: OSBM State Data Center and US Census

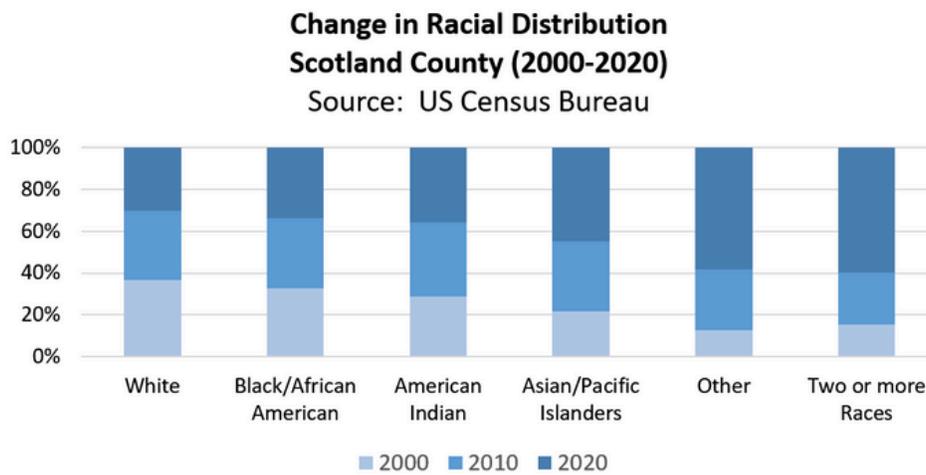


**DEMOGRAPHICS**

**RACE AND ETHNICITY**

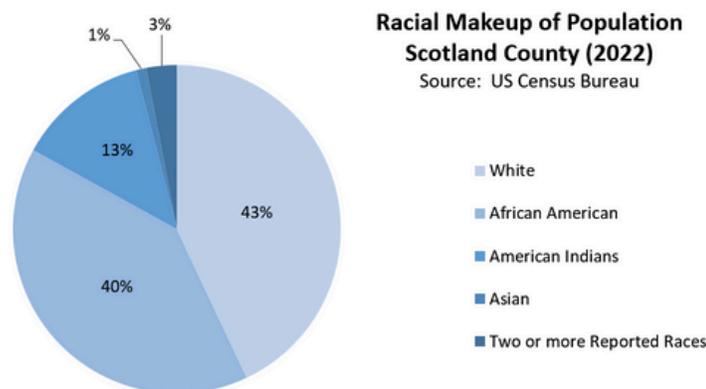
The racial composition of the County has undergone a gradual shift over the last thirty years. As shown in the graph below, the majority population remains white, yet the percentage this race represents of the total population continues to decline. It declined by 10 percent between 1990 and 2010. (2010 Census). And has declined by an additional 4 percent from 2010 and 2020 (2020 census), now only a slight majority over the minority African American population. The populations of both African Americans and American Indians have increased during that same period.

**Graph 3: Change in Racial Distribution (2000-2020)**



As of 2022 estimates, the County population was 43 percent white, 40 percent African American, 13 percent American Indian, and 4 percent all other races as shown on the graph below. (2017-2021 ACS). Ethnicity within the County is also undergoing a gradual but significant change. Hispanic persons, counted in the Census, comprised about 3.5 percent of the population in 2020 this is double the 2 percent recorded in 2010. However, this is a historically undercounted population, and actual numbers may be higher.

**Graph 4: Racial Makeup of Population**



**DEMOGRAPHICS**

**AGE**

In Scotland County the median age and the percent of population 65 years and over has significantly increased. Median age and percent of the population 65 and over are two means by which age shifts in population can be measured, on these accounts Scotland County is on par with figures from neighboring counties and the State. As of 2020 the percent of persons aged 65 or older is 17.8 percent, according to the most recently available Census data. The median age is 38.9 years old, consistent with and slightly below the State figures for the same period. The table below shows this age data for the County and its neighbors.

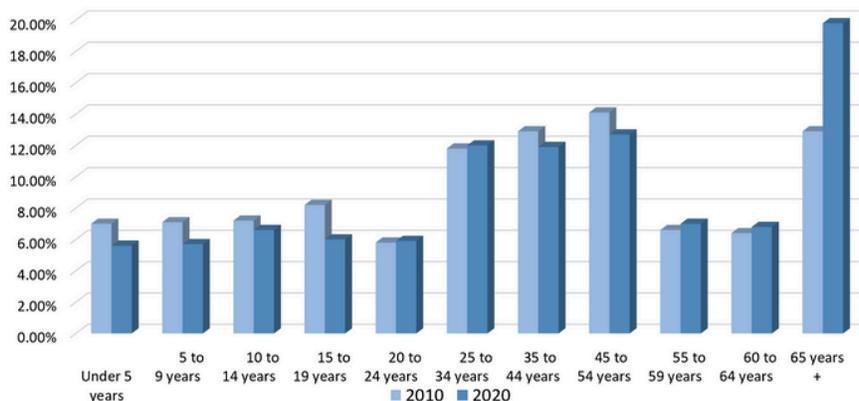
**Table 3: Comparison of Age Statistics with Neighboring Areas and State (2021)**  
(US Census Bureau)

County	% Population 65 years and Older	Median Age
Robeson	15.9%	36.9
Scotland	17.8%	38.9
Hoke	10.4%	33.2
Richmond	17.6%	40.5
Marlboro, SC	17.7%	41.4
North Carolina	17%	39.4

A further look at the population age distribution for Scotland County shows most of the change in age is occurring in persons who are considered younger than or older than “working age”, persons between 20 and 64 years of age. First, people falling into the 18 years or younger age brackets have significantly decreased from 2010-2020, signaling not only the natural aging up of the population, but likely a loss of individuals in this group to outmigration of parents or an overall lack of births when compared to previous generations. The group of persons aged 65 years and older have increased by 60 percent in the same ten-year period which is likely attributable to the natural aging of the resident population.

**Graph 5: Change in Age Distribution 2010-2020**

**Change in Age Distribution  
Scotland County (2010-2020)**  
Source: US Census Bureau



**DEMOGRAPHICS**

**EMPLOYMENT**

The most recent data available from the North Carolina Department of Commerce (September 2023) indicates that the employed civilian labor force in Scotland County is 11,207 persons. Apart from these, an estimated 626 persons were unemployed yielding an unemployment rate of 5.6 percent.

Over the last decade Scotland County has continued to make investments in continued job growth. Investments into job growth by the County total just over \$600,000,000 since January 2016. On the table below, the amount of investment is displayed next to the direct count of jobs created as a result of county investment into these local firms. In total, the County has created over 1,100 new jobs since 2015.

**Table 4: Industry Job Creation and Investment (NC Dept. of Commerce)**

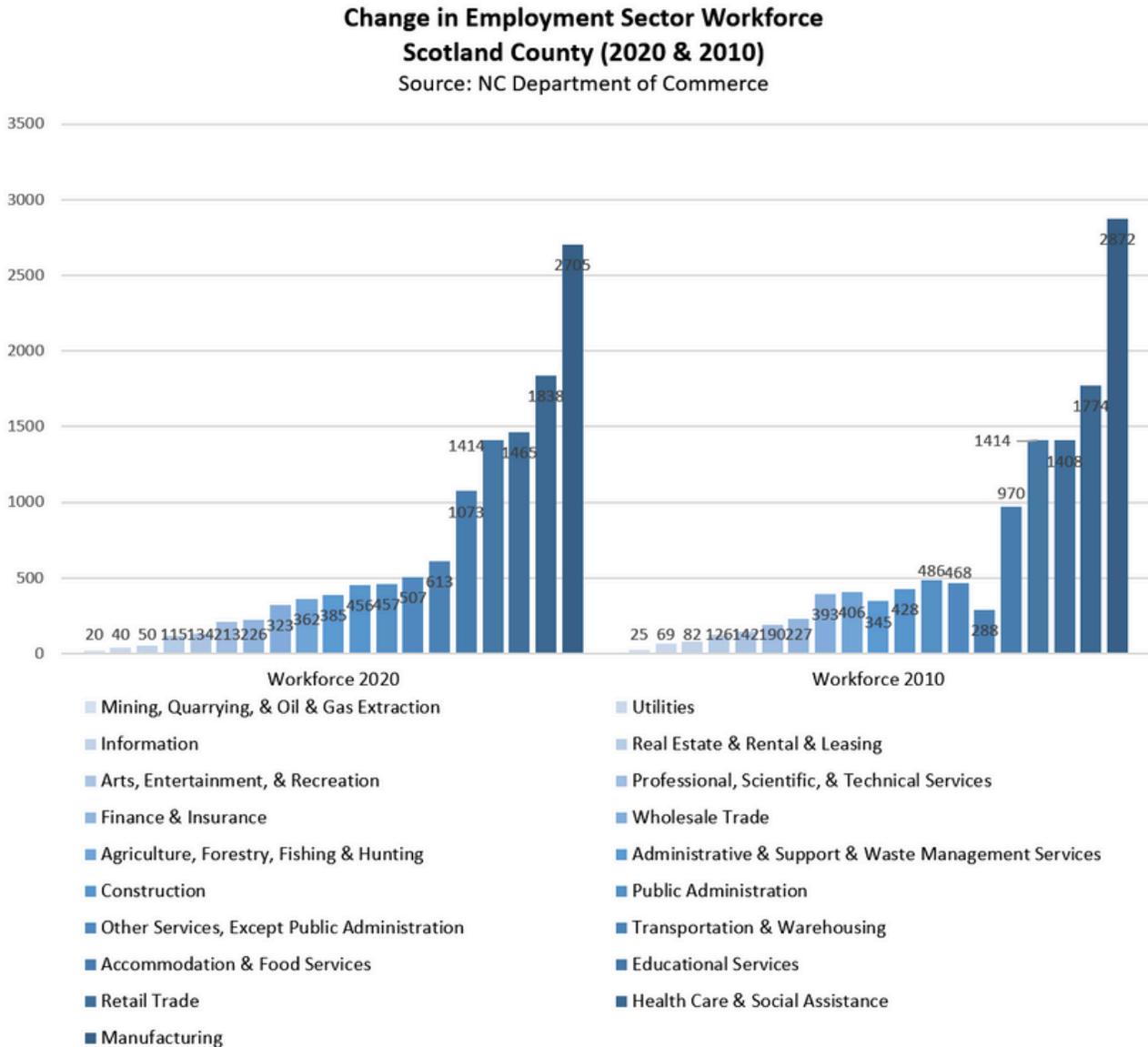
<b>New Jobs and Investment</b>				
Year		# of jobs	Investment	Month/year
2016	Pioneer	5	\$ 10,000,000	January-16
2017	Mountaire	65	\$ 44,000,000	17-Feb
2018	FCC	33	\$ 1,000,000	17-Jul
2018	Edwards Wood Products	90	\$ 50,000,000	1-Feb
2018	Cascades	66	\$ 58,000,000	1-Nov
2019	Carmichael Farm	50	\$ 26,000,000	Aug-19
2019	Carolina Hearts	15	\$ 400,000	Jul-19
2020	American Wood Fibers	51	\$ 18,000,000	Aug-20
2020	Huvenpharma	10	\$ 1,900,000	Nov-20
2020	Meritor	22	\$ 3,000,000	Sep-20
2021	North Carolina Organic Recycling	43	\$ 6,000,000	Dec-21
2022	Champion Homes	208	\$ 15,200,000	Jan-22
2022	Sopakco	440	\$ 85,000,000	Oct-22
2023	NSG	20	\$ 88,000,000	Feb-23
	<b>Total</b>	<b>1118</b>	<b>602,700,000.00</b>	

As shown in the graph on the following page, no large significant shifts appear in areas of employment. The most recent estimates available from the Scotland County indicate a small loss of manufacturing (down by 5%) indicating that employment in manufacturing has stabilized after decreasing in previous decades. Significant declines do exist in the utilities and information industries of 42 percent and 39 percent respectively. Conversely, employment in transportation/warehousing has increased (up by 112%), health care/social services (up by 10%) and professional/scientific jobs (up by 12%). (2020 Census).

DEMOGRAPHICS

EMPLOYMENT

Graph 6: Change in Employment Sector Workforce 2020 & 2010



**DEMOGRAPHICS**

**EMPLOYMENT**

The most recent occupational data available from the North Carolina Employment Security Commission for November 2020 is shown in the following graph. While there has been a decline in the overall manufacturing employment, production occupations still rank as the top jobs, followed closely by those in office and administrative support and healthcare.

**Graph 7: Scotland County Civilian Occupation Profile (2020)**

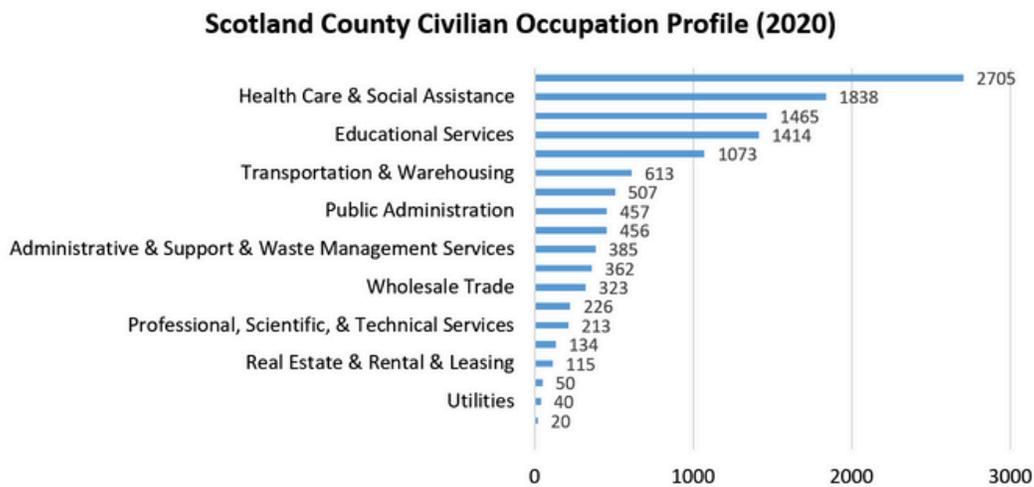


Table 5 below shows the County’s ten largest employers

**Table 5: Scotland County’s Largest Employers**

Employer	Industry Type	Workforce #
Scotland Memorial Hospital	Health Services	1000+
Scotland county Schools	Education Services	1000+
Local Governmetn	Public Administration	1000+
Department of Public Safety	Public Administration	500+
Pilkington North America	Manufacturing	400-475
Walmart	Retail	300+
Meritor Heavy Vehicle Systems	Manufacturing	275-300
FCC North America	Manufacturing	250-300
Cascades Tissue	Manufacturing	250-275
Edward's Wood Products	Manufacturing	245

**DEMOGRAPHICS**

**EMPLOYMENT**

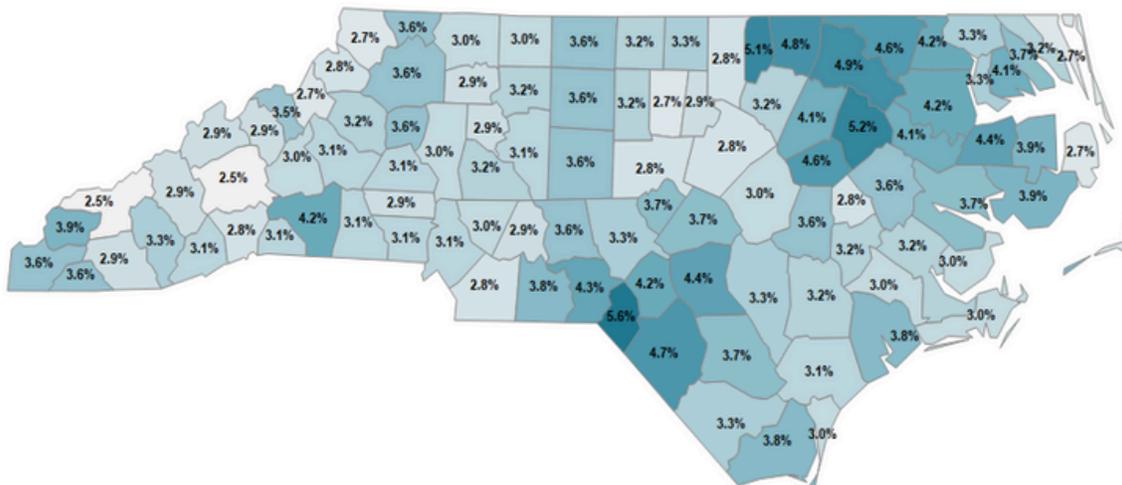
Unemployment in the County (averaged across the twelve months in each year to yield an “annual” rate) appears to be trending downward after reaching a high of 16.75 percent, in 2020 following the Covid-19 pandemic induced recession. Now at 5.6 percent, unemployment is the lowest it has been since late 2019, but still lags behind the rest of the State. The chart and map below offer information on the County’s unemployment using the most recent information available from the State Bureau of Labor Statistics.



**LOCAL UNEMPLOYMENT RATES**

September 2023

Map 1: NC County Employment Rates



**DEMOGRAPHICS**

**EMPLOYMENT**

Additional labor force data was collected at the municipal level to demonstrate each Town’s labor statistics and contributions to the overall county employment data. The below table includes the percent of labor force in Scotland County and each town along with the percent of employed individuals in those same places. The US Census Bureau defines the Civilian Labor Force as “All non-institutionalized civilians who are either employed or unemployed. While, in Gibson, 53.3% of the population is in the labor force, meaning eligible to work. However, only 43.9% of these individuals are employed.

The “in labor force” and “employed” population difference was greatest in Gibson, Wagram, Maxton, and Laurinburg. East Laurinburg had the least contrast and therefore the most employment amongst the eligible working population.

**Table 6: In Labor Force vs. Employed Comparison Scotland County (2020)  
(US Census Bureau)**

<b>Population 16 yrs. and older</b>	<b>Scotland Co.</b>	<b>Laurinburg</b>	<b>Wagram</b>	<b>Gibson</b>	<b>East Laurinburg</b>	<b>Maxton</b>
<b>In labor force</b>	52.4%	51.7%	58.9%	53.3%	48.5%	47.1%
<b>Employed</b>	46.7%	45.9%	51.7%	43.9%	47.7%	39.9%

**DEMOGRAPHICS**

**INCOME**

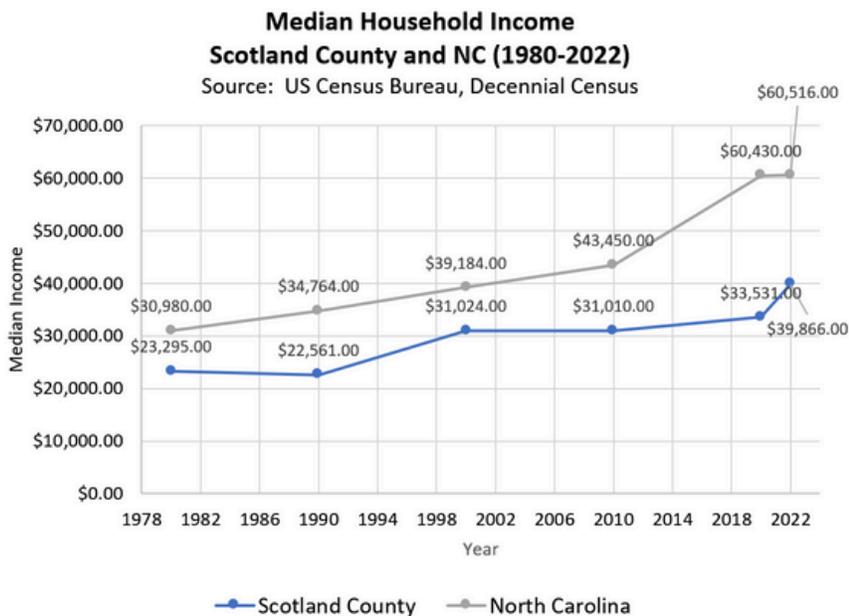
By the most recent data available, Scotland County's median household income is \$39,866 up significantly with a nine-thousand dollar increase over the last decade. Though this still leaves the County at 65 percent of the State's median household income of \$60,516. (2017-2021 ACS). The County's household income is on par with each of its neighboring counties, except Hoke where the median income is much closer to the state value as shown in the table below.

**Table 7: Comparison of Median Household Income (2022) (US Census Bureau)**

	Median Household Income 2022	Median as Percent of State Figure
Hoke	\$53,456	88%
Richmond	\$38,926	64%
Robeson	\$36,736	62%
<b>Scotland</b>	<b>\$39,866</b>	<b>65%</b>
Marlboro, SC	\$32,136	56%
North Carolina	\$60,516	100%

The trend in household income between the County and State has been the County median income running 25 to 35 percent less than the State figure. As shown on the following graph, there was a slight downturn in the County median household income from 2000 to 2010 and, again, from 2010 to 2012. In spite of that, since 2012, median income has grown across the State, Scotland County's rate of increase lags behind the State, but is higher than the neighboring counties except Hoke.

**Graph 8: Median Household Income Scotland County and NC**



**DEMOGRAPHICS**

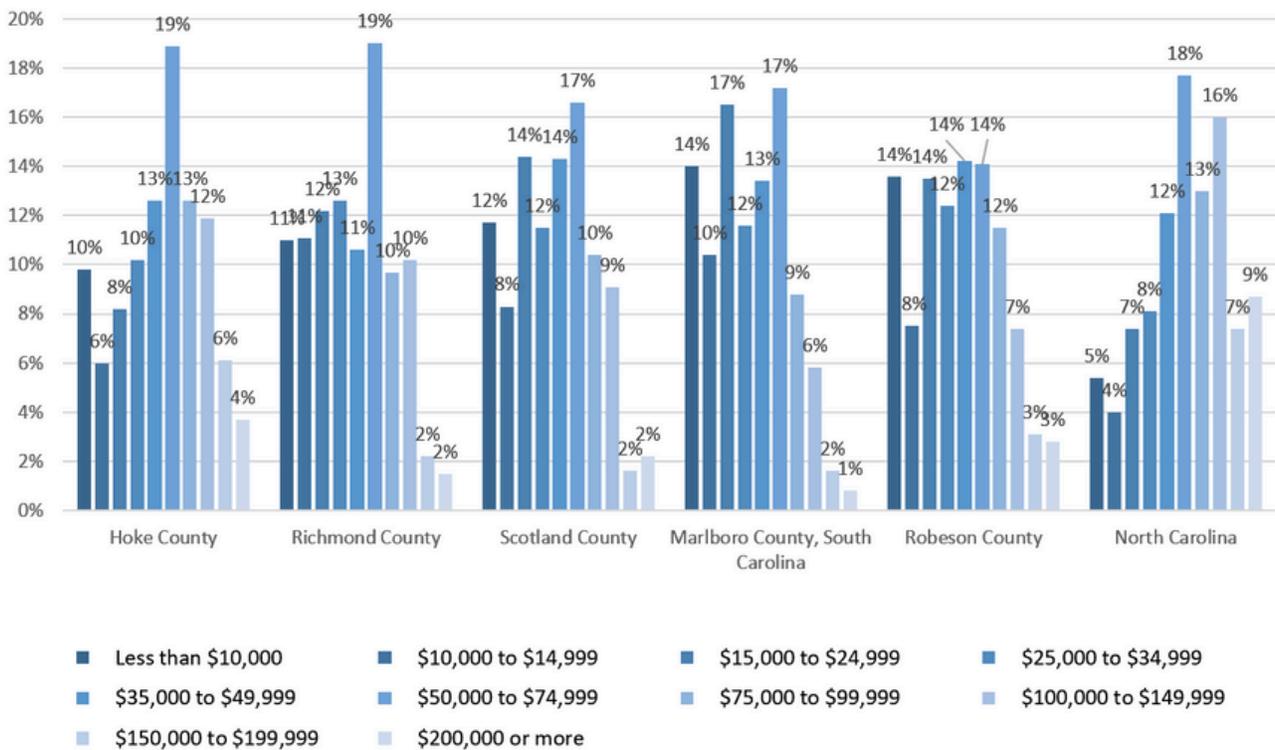
**INCOME**

In further analysis of the County's household incomes, we find that the majority of households (20%) fall into the group "Less than \$15,000". As shown on the graph below, this is similar to the neighboring counties. Incomes at the lower end of the scale signal that a portion of the population of the County is comprised of households likely struggling with jobs losses, unemployment, and fixed incomes.

**Graph 9: Comparison of Income Distribution Scotland County to NC**

**Comparison of Income Distribution:  
Scotland County to NC (2022)**

Source: US Census Bureau



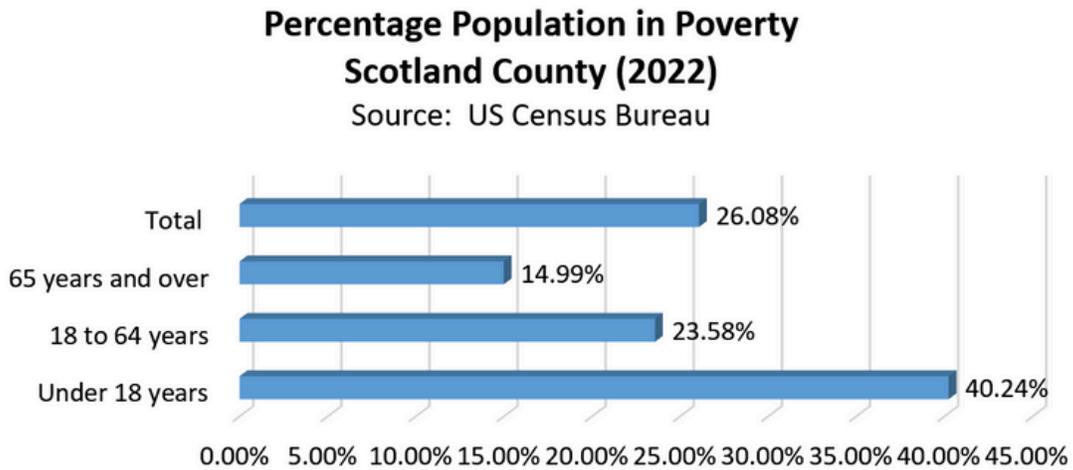
**DEMOGRAPHICS**

**POVERTY**

Based on the most recent estimates available, persons living in poverty accounted for almost a third of the population or 26 percent compared to 12.8 percent for the State. The instance of child poverty, persons aged 18 years or less, was 40 percent. The corresponding State rate for child poverty is 24.9 percent making Scotland County's rate almost twice that of the State. (2017-2021 ACS).

It is worth noting that Scotland County has been grappling with the challenges of poverty-for many years. The neighboring counties of Richmond, Robeson and Marlboro, SC also record persistently high poverty rates

**Graph 10: Percent of Population in Poverty**



**DEMOGRAPHICS**

**HOUSING**

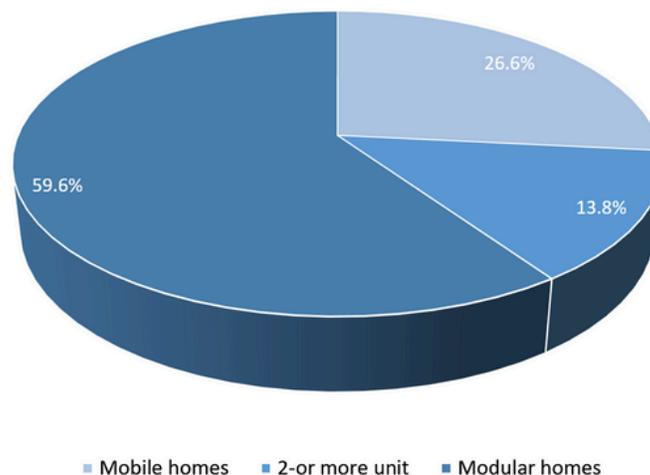
Scotland County’s housing inventory includes both single and multi-family dwellings, stick-built, modular and manufactured homes of varying ages. The housing inventory also includes about four hundred seventy-nine project-based units (479) and over five hundred thirty (530) Section 8 housing vouchers. The public housing units and vouchers are administered by the Laurinburg Housing Authority and are provided throughout the County. Public housing was established to provide decent and safe rental housing for eligible low-income families, the elderly, and persons with disabilities. Public housing comes in all sizes and types, from scattered single-family houses to apartments for elderly families. There is no existing data to determine the full impact of public subsidized housing within the County. The possible long term economic and social impact on the County of this trend warrants further examination. The aging of the County’s population will impact the need for affordable housing options as older adults seek the opportunity to “age in community”. This demand will require housing options ranging from those who are independent to those requiring progressively more assistance.

**Housing Type**

The majority of housing (59.6 percent) which exists in the County is stick-built single-family homes. (2017-2021 ACS). Multi-family units such as apartment complexes make up about 13.8 percent of housing occupied housing. Mobile home units make up about 26.6 percent of the inventory. This percentage is consistent with neighboring counties.

**Graph 11: Housing Type in Scotland County (2022)**

**Housing Type in Scotland County (2022)**  
Source: U.S. Census Bureau

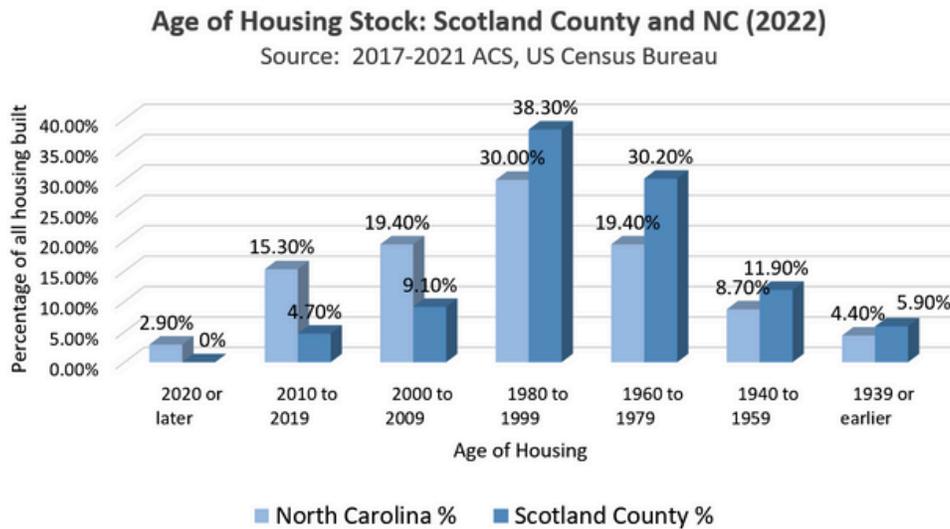


**DEMOGRAPHICS**

**Age of Housing Stock**

The age of housing in the Scotland County inventory shows an interesting variation when compared to the age of housing across the state. As shown in the graph below, Scotland County experienced a growth pop in the 1970's, likely tied to the growth in manufacturing. Following another growth pop in the 1990's, growth in the County's housing inventory has slowed significantly when compared to the State.

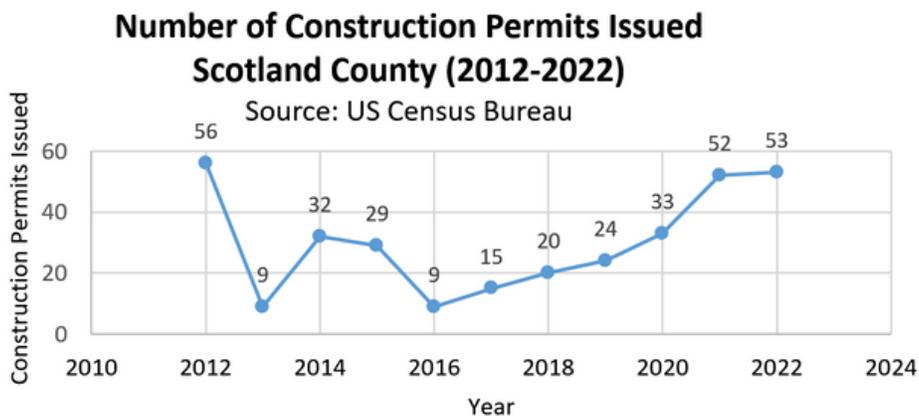
**Graph 12: Age of Housing Stock (2022)**



**Housing Growth**

Following the Great Recession in 2008 building permits granted in the County fell significantly, slightly coming back in 2012 only to sharply fall again in 2013. As numbers began to increase the following years it once again declined in 2016 and has not reached pre-Recession numbers since. Notably after this decline new building permits continue on a slow incline but many of these may not be for residential structures.

**Graph 13: Number of Construction Permits Issued (2012-2022)**



**DEMOGRAPHICS**

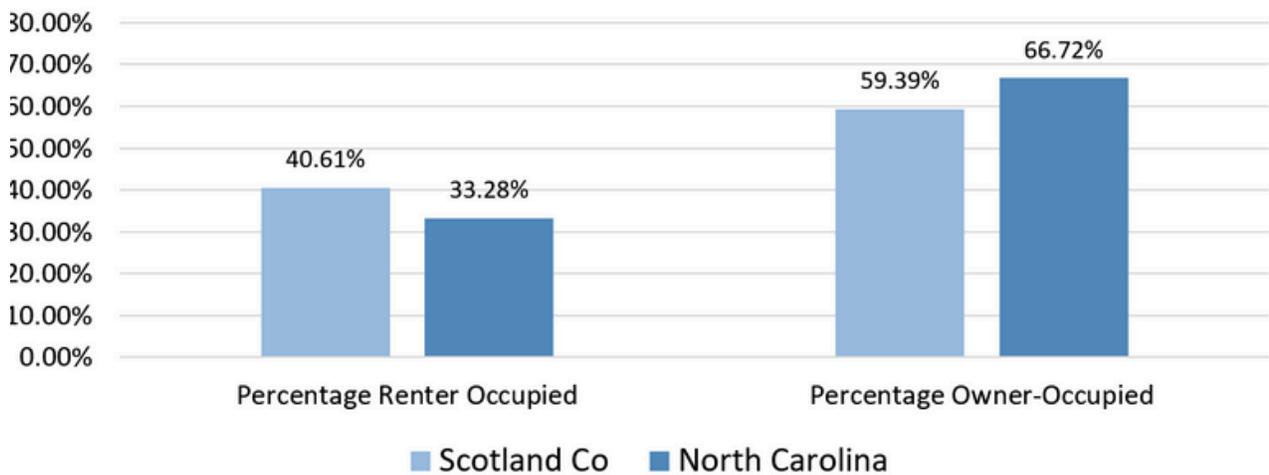
**Renter and Owner**

The percentage of houses occupied by renters versus owners mirrors the figures for the State as a whole. In Scotland County, the majority of homes are owner-occupied 60 percent. The remaining 40 percent are rental housing units being lived in by a tenant other than the homeowner.

**Graph 14: Comparison of Scotland County and NC Renter vs. Owner Occupied Housing US Census Bureau (2022)**

**Comparison of Scotland County and NC Renter vs. Owner-Occupied Housing (2022)**

Source: US Census Bureau 2017-2021 ACS



**DEMOGRAPHICS**

**EDUCATION**

Educational attainment data was collected for Scotland County and for each municipality therein. This data demonstrates the variations in educational attainment throughout Scotland County but also indicates some similarities. For example, the High School Diploma or Equivalency percentages were similar in each municipality, other than East Laurinburg where there was a significant contrast demonstrating a higher percentage of high school diplomas as the highest level of educational attainment. Each of the municipal educational attainment data sets are comparable to those of Scotland County at large.

**Table 8: Educational Attainment Comparison for Population 25 Years and Over US Census Bureau (2022) (US Census Bureau)**

<b>Educational Attainment</b>	<b>Scotland County</b>	<b>Laurinburg</b>	<b>Wagram</b>	<b>Gibson</b>	<b>East Laurinburg</b>	<b>Maxton</b>
Less than High School Diploma	14.4%	13.1%	9.2%	14.3%	17%	17.2%
High School Diploma or Equivalency	35.2%	34.4%	34.1%	43.4%	54.3%	40.1%
Some College, No Degree	22.2%	20.4%	28.3%	14.5%	19.1%	23.1%
Associate’s Degree	10.4%	9.7%	9.8%	7.5%	4.3%	7.4%
Bachelor’s Degree	9.1%	11.4%	11.2%	6.4%	1.7%	8.5%
Graduate or Professional Degree	5.4%	7.6%	5.2%	4.8%	0%	1.8%



            
COMMUNITY ASSETS

4

## FACILITIES

### HISTORIC ASSETS

From 1942-1945, thousands trained for combat onsite, including those who took part in airborne assaults in New Guinea, Sicily, Burma, and the Normandy and Market Garden operations. In the final two years of World War II, Laurinburg-Maxton became the primary U.S. base for training glider pilots.

Personnel who received training at smaller bases in Indiana, Missouri, and Texas were transferred to North Carolina for completion of their instruction. At the war's conclusion the base was deactivated. With the advent of helicopters, the military had no further need for the glider program.

From 1946-1951, Scotland Memorial Hospital was housed onsite. Today, the facility houses an industrial park and publicly owned airport.

The North Carolina Rural Heritage Center is another historical asset of Scotland County and is "Anchored by the John Blue House, the Center also includes the Heritage Village, the Carolinas Indian Museum, and the Agriculture & History Museum." More information on these historic sites can be accessed on the North Carolina Rural Heritage Center's website at <https://www.nc-rural-heritage.com/>.

The Laurinburg Institute is another major historic asset and was a secondary school that was founded in the early 1900's when "Scotland County, located in the southeastern part of North Carolina, did not have a school for "colored" beyond the primary grades." "The Black citizens wrote Booker T. Washington at Tuskegee Institute to send someone to start a school. Not having anyone at Tuskegee at the time, he contacted Mr. William Edwards at Snow Hill Academy, and Emmanuel and Tinny McDuffie answered the call. They walked from Alabama to North Carolina and started the school on September 15, 1904. They started the school with 15 cents in the treasury. The first student to enroll was a girl. At this time vocational education, home economics, agriculture, brick mason, plastering, automobile mechanics and printing were the school subjects.

There are a number of other properties that are significant to local culture and history. There are 16 sites listed on the National Register of Historic Places. This list and other information about sites of historic or cultural significance may be found at the NC State Historic Preservation Office within the Department of Cultural Resources at [NC Listings in the National Register of Historic Places | NC HPO](#) page 27.



## FACILITIES

### HISTORIC ASSETS

The school continued to thrive with well over 1000 students in spite of little state funding. Teachers received a small stipend. In 1954, with The Brown vs Topeka, Kansas decision, the school almost closed. It was at this time the school changed its emphasis from vocational to academic, and a year beyond the 12th grade called postgraduate was added. It was also, at this time, that Emmanuel's son Frank, and his wife, Sammie, took over the leadership of the school at the passing of Emmanuel McDuffie, Sr.

In 2024, the Laurinburg Institute celebrated their 120th Anniversary. More information on the Laurinburg Institute can be accessed online at <https://www.laurinburginstitute.org/>

The I. Ellis Johnson Community Center is another historic asset located in Scotland County as it was the first first public high school for African-Americans in Scotland County. I. Ellis Johnson was the first principal of the school and the first Black principal in Scotland County."



### PARKS AND RECREATION

Scotland County Parks and Recreation Department has a comprehensive program that includes various parks, facilities and programs. The Department oversees ten parks and several centers for recreation and senior activities. The Department also provides on-line maps of bicycle trails, parks and facilities. In 2021 the County started construction on a community center in Laurel Hill, which has now been completed. Most recently, in October 2023, the Issac Ellis Johnson community center in Laurinburg was opened to the public and now serves the County residents.

The Lumber River State Park (LRSP) has a boat ramp at the Chalk Banks facility located outside the Town of Wagram. (<http://ncparks.gov>). The Lumber River is a natural and scenic river and carries several related natural and scenic designations. Visitors to the Park totaled approximately 155,510 in 2022 across all sites.

## FACILITIES

### ECONOMIC DEVELOPMENT

The Scotland County Economic Development Corporation was recently awarded “\$1.35 million as part of \$9,614,500 in funding for seven projects through the Shell Building Pilot Program. The money was granted to the Scotland County EDC to construct a 30,000 square-foot shell building located at the SCEDC Incubator Park behind FCC on 401, “In February 2024 “ The Golden LEAF Foundation awarded \$50,000 to the Scotland County Economic Development Corporation to develop a preliminary design plan for the shell building as part of Phase 1 and they were able to apply an additional \$1.35 million, to begin construction the building.

The design-build process and bid out have begun and construction is slated for November 2024. Mark Ward, Director of the Scotland County EDC stated that “the addition of the shell building gives the Scotland County Economic Development Corporation more inventory to market to new industries and could even assist existing industries.”

### HEALTHCARE

Scotland County residents are provided readily accessible health care through a number of resources including a hospital, County agencies and local providers. The Scotland County Health Care System in Laurinburg includes Scotland Memorial Hospital, Cancer and Cardiovascular Centers, primary care practices, urgent care and many other services. There are also coalitions such as Scotland County Healthy Carolinas and non-profits such as the Scotland Health Center helping to fill gaps in health care. The Scotland County Health Department has published a yearly report entitled the ‘State of the County Health Report’ which provides more detailed information at [www.scotlandcounty.org/health](http://www.scotlandcounty.org/health).

The Scotland County Health Care System recently invested \$45 million into a large-scale expansion of the Scotland Memorial Hospital that included “expanding the Imaging Department, building new Operating Rooms, and renovating the Surgical Services Department.” The Laurinburg Exchange reported on the construction milestone in 2023, and construction has since continued.

## FACILITIES

### EDUCATION

Scotland County has one countywide public school system serving over 5,592 students. There is one primary, four elementary, two middle, one high, one alternative, and one early college. More information about these schools may be obtained from the Scotland County Board of Education or the NC Department of Public Instruction website at <http://www.dpi.state.nc.us>.

The County is also served by Richmond Community College which has a campus extension located in Laurinburg. For additional post-secondary education, St. Andrews University is also located in Laurinburg. Opened in 1961, St. Andrews is a private institution focusing on liberal arts with an enrollment of 809. While not located in Scotland, the University of North Carolina at Pembroke also serves the population of the County.

Included below is an inventory of the public and private K-12 and post-secondary educational institutions that serve students in Scotland County.

#### K-12

- Laurel Hill Elementary School
- South Johnson Elementary School
- Sycamore Lane Primary School
- Sycamore Lane Elementary School
- Wagram Elementary School
- Carver Middle School
- Spring Hill Middle School
- Shaw Academy
- Scotland Early College High School
- Scotland High School
- Scotland Christian Academy
- Christ the Cornerstone Academy
- The O'Neal School

#### Post-Secondary

- Richmond Community College
- St. Andrews Presbyterian College
- University of North Carolina at Pembroke



## LIFESTYLE

### TOURIST ATTRACTIONS

Scotland County is filled with unique tourist attractions that represent the history, natural environment, and community connection that makes the area so special. Located in Scotland County are Deercroft Golf Club in Wagram and Scotch Meadows Country Club in Laurinburg. These beautiful courses are affordable and make the perfect destination for golfers of every level.

Scotland County is also home to the Laurinburg-Maxton Airport which is the primary practice site of the U.S. Army's Golden Knights. "A particular source of Scotland County pride is the Golden Knights U.S. Army Parachute Teams, who use Laurinburg-Maxton Airport as their main training facility. Practice is open to the public and is held most weekdays from 8:30 – 2:00. The Golden Knights have two demo teams, the Black Team and the Gold Team, and two competition teams. Their latest innovation are Tandem Teams that reach out to bring citizens closer to the sport of skydiving."

The Cypress Bend Vineyards is a great attraction and "the land which Cypress Bend Vineyards calls home, is steeped in rich history, passed down through the generations since 1807. The beautiful farm land, known as Riverton, was discovered by a Scottish couple, Reverend Daniel White and his wife Catherine Campbell White." "Cypress Bend Vineyards is unique because the Muscadine wines made at Cypress Bend are well balanced and finely crafted, crossing the spectrum from dry to semi-dry to semi-sweet to sweet."

### EVENTS

There are various annual events held in Scotland County that attract visitors from surrounding areas and the local communities. A list of annual events are included below:

- African American Heritage Committee Black History Parade
- Annual Laurinburg Christmas Parade
- Laurinburg after 5 Concert Series
- Habitat for Humanity- Run with the Knights
- Homecoming Parade
- John Blue Festival
- Kuumba Festival
- Laurel Fest
- Relay for Life
- Scotland Memorial Foundation FUNdRun
- Scotland County Highland Games
- SpringFest



## INFRASTRUCTURE

### TRANSPORTATION: ROADS

Scotland County is bisected by three major highways: US 74 which runs east-west through the County, and US 15/501 and US 401 which run north-south through the County. (Note: US 74 is designated as the Future Interstate 74 Corridor.) According to the June 2022 North Carolina Department of Transportation (NCDOT) Report on Highway and Road Mileage for 2021, there is a total of 554.45 miles of road in the Scotland County. This total can be broken down into municipal mileage (65.29), secondary state roads (411.88) and primary state roads (77.28). Primary roads are defined as all Interstate, US and NC numbered roads. Secondary roads are defined as all state-maintained roads minus primary road mileage.

According to 2022 traffic counts conducted by the NCDOT Transportation Planning Branch, US 74 carries a high of 28,000 vehicles per day where US 74 Bypass separates from US 74 Business west of Laurinburg. When the two roads reconnect on the east side of Laurinburg, the count is reduced to 21,000. This suggests that some traffic coming from the west is exiting at Laurinburg and heading either north or south on US15-501.

Traffic counts for the major north-south connectors show that US 401 handles 14,000 vehicles per day south of the US 74 Bypass. The count becomes 12,834 after merging with US 15. This count dwindles to 8,238 vehicles by the time US 401/US 15 reach the South Carolina line. US 501 carries approximately 6,200 vehicles daily south of Laurinburg. For the northern portion of these highways, US 15/US 501 carries 6,494 vehicles per day to the Moore County line with US 401 handling 7,605 vehicles until the Town of Wagram where the number decreases to 7,481 to the Hoke County line. Upgrades and widening of these corridors are priorities for the County's Comprehensive Transportation Plan Committee.

US 74 is designated as a future interstate corridor and upgrades in neighboring counties have been undertaken. Portions of US 74 are recognized as the Future Interstate 74 Corridor whereas the upgrades to portions on the western side of the County have not been completed. The major issue for this western portion of the corridor is the Laurel Hill section, for which a feasibility study has been completed which looks at alternate corridors to the current location or to improve the existing corridor through Laurel Hill. Public hearings have been held, but no decision has been made.

More information on the status of this project may be obtained from the Lumber River Rural Transportation Organization (LRRPO) housed at the LRCOG under website at [Rural Transportation Planning | Newlrcog.\(lumberrivercog.org\)](https://www.lrrpo.org). A secondary issue for this corridor revolves around some of the Laurinburg interchanges which do not have adequate separation and inadequate length in their exit or on-ramps, along with inadequate shoulder widths.

**INFRASTRUCTURE**

**TRANSPORTATION: ROADS**

The upgrade of US 74 to I-74 is the number one transportation project priority for Scotland County along with completion of all the I-74 corridor within the LRRPO region. The LRRPO has also been studying land use along the US 74 corridor with particular focus on the interchanges.

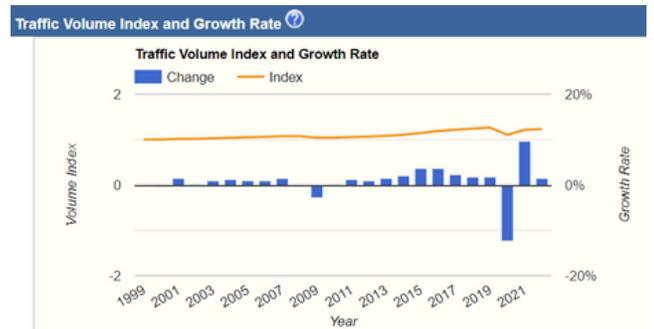
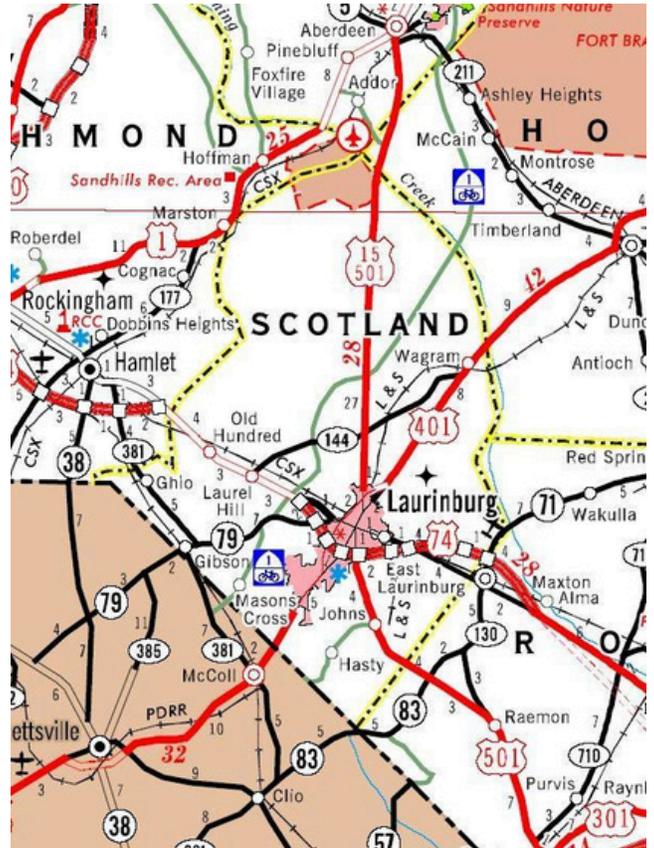
The 2024-2033 STIP (State Transportation Improvement Program) project to upgrade US 74 from East of Hamlet to the west of Laurinburg is # I-6055. The right-of-way acquisition and utility relocation are slated to begin in 2028. Construction is slated to begin in 2031; however, full construction is not funded in the current STIP. As a result of funding shortfalls, some of the projects may be delayed or may lose funding when the draft 2026-2035 STIP is released in January 2025.

Scotland County had previously began working with the NCDOT and LRRPO to update its Comprehensive Transportation Plan (CTP). Work began in January 2014 and concluded in November 2016, with its adoption by all relevant county officials.

The Lumber River RPO has proposed several projects including an upgrade the portion of US74 going around Laurinburg to interstate standards. Although this section is access controlled, it does not meet interstate standards as of August 2024. The RPO has also proposed a project to upgrade US 15/501 to three lanes (2+1 passing lanes) from Laurinburg to Aberdeen. This configuration was proposed due to it being less expensive and less environmentally damaging than a four-lane corridor.

The #I-6055 is the only project that has funding in the STIP as of August 2024. However, the proposals made by the LRRPO have not yet been funded.

**Map 2: Scotland County Road System**



## INFRASTRUCTURE

### TRANSPORTATION: AIR

There are two airports located in Scotland County. The first is the located at Camp Mackall; a US Army Base located in the northern part of the County. Camp Mackall Airport has 2 runways (5,000 and 4,740 feet in length respectively) and is a highly restricted area utilized for Special Forces training and not available for public use. (Camp Mackall)

The second airport asset is the Southeast Regional Airport (SRA) located at the Southeast Regional Airport Industrial Park. SRA is an asset that is already undergoing improvements to position itself to become a more important component in future economic development.

The Southeast Regional Airport and Industrial Park is a self-supporting facility located on the boundary between Scotland County and Robeson County adjacent to US 74. The SRA is jointly owned and managed by the State, County, the City of Laurinburg, and the Town of Maxton through the Southeast Regional Airport Authority (SERAA) (Southeast Regional Airport). The SERAA's industrial park is the largest industrial park in the southeastern region comprising more than 4,000 acres of prime industrial sites with nearly 1,800 acres available to support continued industrial and commercial development, including a 400-acre certified industrial "mega site". The airport is located at I-74/US 74 Business at SR 1436 (Airport Road) in Maxton. Information on the SRA and SERAA can be found at <http://www.lmairport.com>.

Water and wastewater utilities available at the site include a total of six (6) groundwater wells with an average 8" distribution line size and approximately 2 million gallons per day (MGD) of excess capacity; two wastewater treatment plants (combined permitted treatment capacity of 2 MGD) with an average 15" collection line size and approximately 1 MGD of excess capacity; fiber optic; and natural gas.

The airport provides tenants and visiting aircraft with an 8,500' lighted runway equipped with high-intensity lights, full Instrument Landing System (ILS), approach lighting and fueling services. The fixed-base operator is on site. At 8,500', the main runway at SRA is one of the longest general aviation runways in the state. SERAA recently completed two major airport rehabilitation projects. Completed in 2012, the main runway was completely rehabilitated. Prior to this project, it had been rated one of the worst general aviation runways in the state. The second project completed in late 2013 was the rehabilitation of the parallel taxiway. Once again, in 2019, through State funding, the County began working jointly with SERAA to expand the runway from 6,500' to 8,500'. This airport is used by local industries as well as the military and general public.

## INFRASTRUCTURE

### TRANSPORTATION: RAIL

The major rail line running east-west in the County is owned and operated by CSX. The track runs parallel to I-74/US 74. This is the company's primary rail service line running from the port at Wilmington westward toward Charlotte with a major rail yard located in neighboring Richmond County. Both freight and passenger service are provided on this track. The graphic on the following page shows CSX rail service today in North Carolina. CSX is the only rail carrier with service into the Wilmington Port.

Shortline railroads, also known as local or regional rail service, are companies that run between the Class I rail servers (such as CSX, Northern and Southern, etc.) and local business and industry. One such shortline rail service company, Gulf and Ohio (G&O) Railways, Inc., operates service from points in South Carolina northward through Laurinburg into Hoke County where it connects with CSX. G&O purchased the service from Laurinburg and Southern in the late 1980s. Commodities carried by the railroad are grain, fertilizer, soda ash, coal, and lime. The company transports over 7,500 carloads annually.

**CSX OPERATING FACILITIES: NORTH CAROLINA**



## SERVICES

### WATER AND SEWER

The following entities provide water service in Scotland County: Scotland County, City of Laurinburg, Town of Wagram, Town of Gibson, and the Southeast Regional Airport (SRA). Approximately 2.5 million gallons per day is used by residents, business and industry. All the systems utilize ground water as their source. More information about ground water resources for Scotland County may be found in Section G. The water system infrastructure includes several deep wells and more than 420 miles of distribution lines.

SERVICES

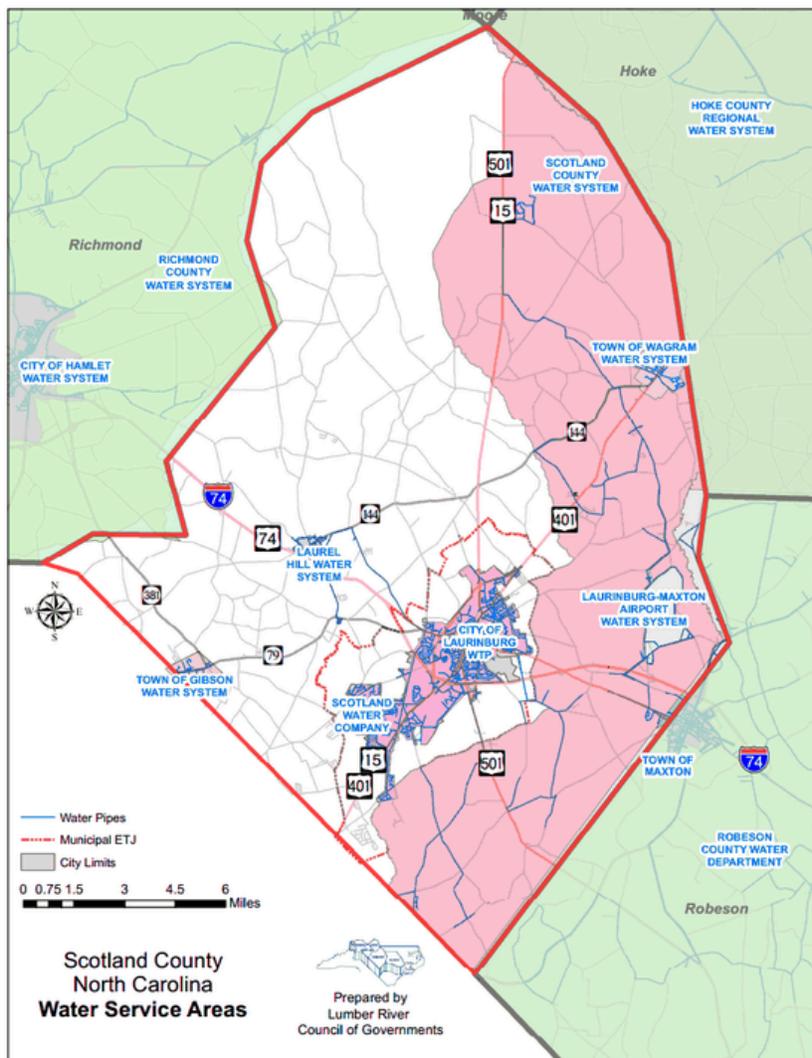
WATER AND SEWER

The following table summarizes average daily use, length of the distribution system and customers served. Each of the systems listed has excess capacity to serve new demand. Map 3 illustrates the County's water system service areas.

Table 9: Water Service Municipal Daily Use

System Name	Number of Customers	Average Daily Use (MGD)	Miles of Distribution lines
Town of Gibson	235	.030	20
Laurinburg	7,483	1.69	188
Scotland County Water Districts	2,149	.523	181
Southeast Regional Airport	25	.266	12
Wagram	370	.070	13

Map 3: Water Service Areas



**SERVICES**

**WATER AND SEWER**

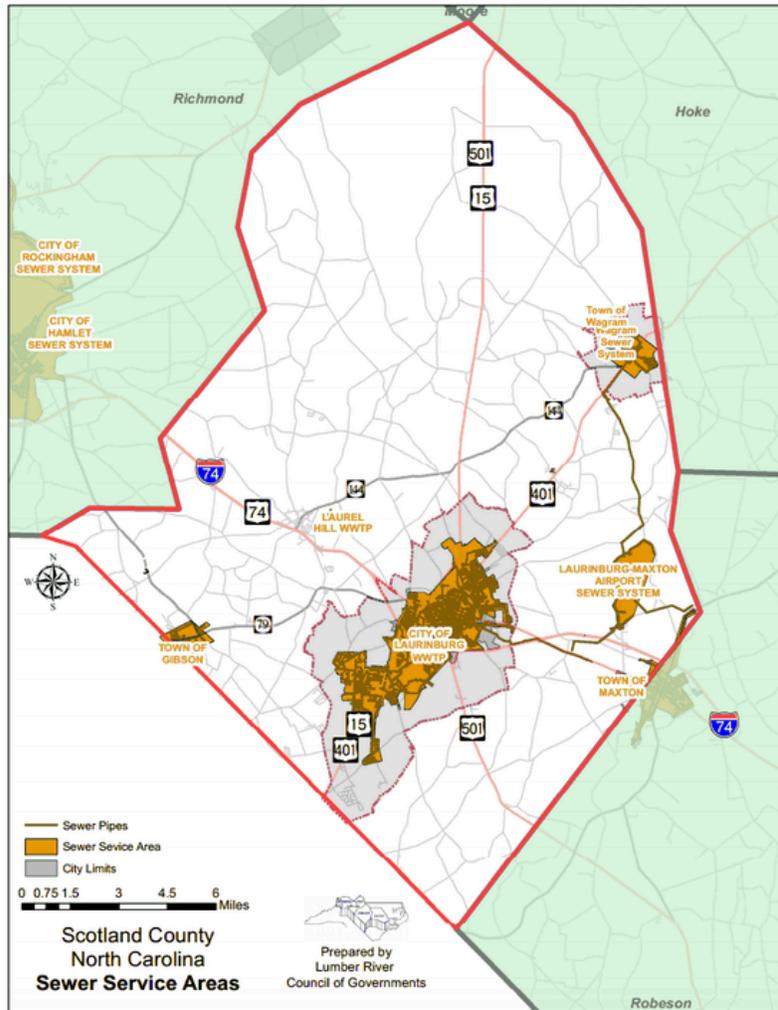
The following entities provide wastewater collection and treatment services in Scotland County: Town of Gibson, City of Laurinburg, Southeast Regional Airport and the Town of Wagram. Table 10 summarizes permitted capacity, average daily discharge and number of connections.

**Table 10: Wastewater Service Municipal Daily Use**

System Name	Permitted Capacity (MGD)	Average Daily Flow (MGD)	Number of Connections
Town of Gibson	.093	.047	232
City of Laurinburg	4.0	2	5337
Southeast Regional Airport	2	.75	19
Town of Wagram	.100	.049	342

Each of the systems listed has excess capacity to serve new demand. Map 4 illustrates the extent of wastewater service areas in the County.

**Map 4: Sewer Service Areas**



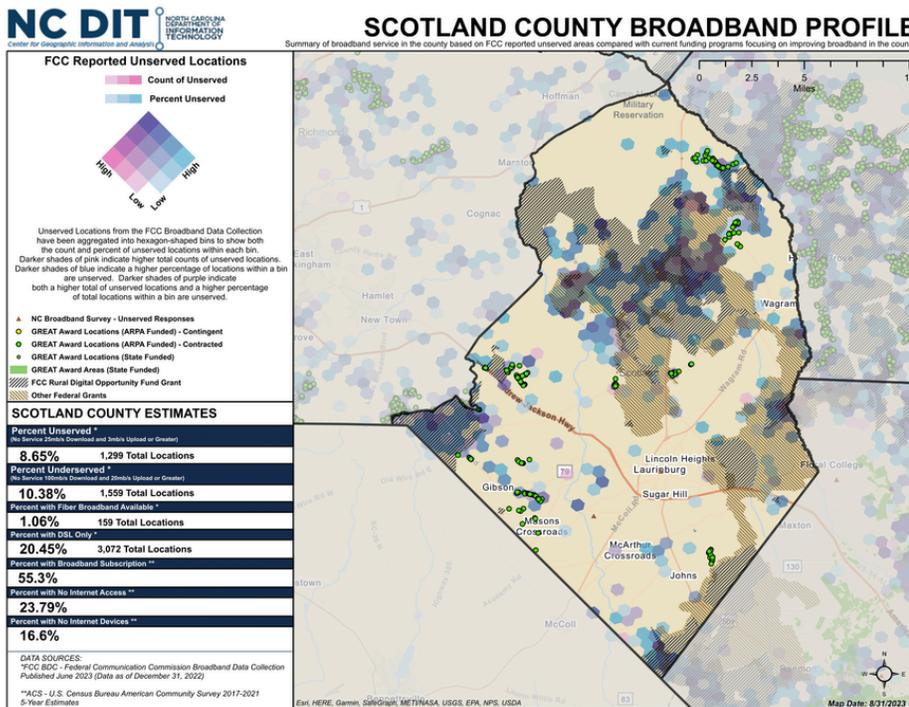
SERVICES

TELECOMMUNICATIONS

According to the broadband study conducted by the Lumber River Council of Governments 93.4% of residents of Scotland County have access to broadband internet speeds and service. NCBroadband’s survey for 2021 suggests that 98.9% of residents of Scotland County have access to internet speeds of 25 mbps download and 3 mbps upload speed. Upload speeds for most residents is greater than 3 mbps with some residents having access to upload speeds greater than 15 mbps.

Spectrum, AT&T and Windstream are the primary local telephone service providers. A map showing the coverage in Scotland County and a general broadband profile for the County as of 2022 is located below. The City of Laurinburg operates a 50-mile fiber optic loop that serves the City and County governments, school facilities, hospital and several related agencies.

Map 5: Scotland County Broadband Profile



POWER

Electrical service is available throughout the County. Service is provided by Pee Dee Electrical Membership Cooperative, Lumbee River Electric Membership Cooperative, Duke Energy and the City of Laurinburg.

## SERVICES

### LAW ENFORCEMENT AND EMERGENCY SERVICES

The Scotland County Sheriff's Department is staffed by approximately seventy-six (76) full-time employees and ten (10) volunteer staff, including thirty-five (35) patrol officers and a drug investigative team, dedicated to providing professional law enforcement for County residents. The Department provides patrol services to the County's unincorporated areas and the Town of Gibson. The department also supplies supportive services to the municipal police departments in Laurinburg and Wagram. Additional Information is available at <http://scotlandcountysheriff.com>.

The Scotland County Department of Emergency Management oversees emergency management, 911 central communications, and paramedic level EMS services for the County. The Department is located at the County Complex on West Boulevard. A new consolidated 911 and Emergency Operations Center was completed in late 2014. An existing Emergency Medical Services (EMS) building is also located on the site and a minimum of seven staff are on duty at all times. Scotland County EMS also operates 3 ALS Paramedic staffed ambulances and 1 Paramedic staffed Quick Response Vehicle (QRV) 24-hours a day, 7 days a week. A Volunteer Rescue Squad with the City of Laurinburg also provides First Responder and other services. Additional information is available at [Staff | Scotland County, NC](#). Volunteer Fire Departments serve County residents within seven fire districts. Assistance is also provided by the NC Forest Service. [City of Laurinburg NC Fire Department for Fire Protection and Prevention](#).

In September 2022, the City of Laurinburg held a Groundbreaking Ceremony for the new North Fire Station location at 17501 Aberdeen Rd. The North Fire Station was a high priority of the Mayor and council members following the devastation of the old North Fire Station due to Hurricane Florence. The new fire station was funded by the Golden LEAF Foundation and the State of North Carolina.

### SOCIAL SERVICES

The mission of the Scotland County Department of Social Services is to "foster individual responsibility and create a strong cooperative community that is responsive to the needs of its citizens". The agency, located in Laurinburg, offers two areas of service to meet this mission: Social Programs and Economic Programs. Social Programs focus on adult and child welfare, while Economic Programs provide temporary crisis assistance. Examples of Social Programs include Work First Employment, Child Protective Services, Adult Home Care and Aid to the Blind. Examples of Economic Programs include Food and Nutrition Services, Child Support Enforcement and Emergency Assistance. The Department of Social Services also oversees the Scotland Area Transit System (SCATS) which is a public transportation system available to residents of the County.

More information may also be obtained from the NC Division of Social Services at [www.ncdhhs.gov/dss](http://www.ncdhhs.gov/dss).

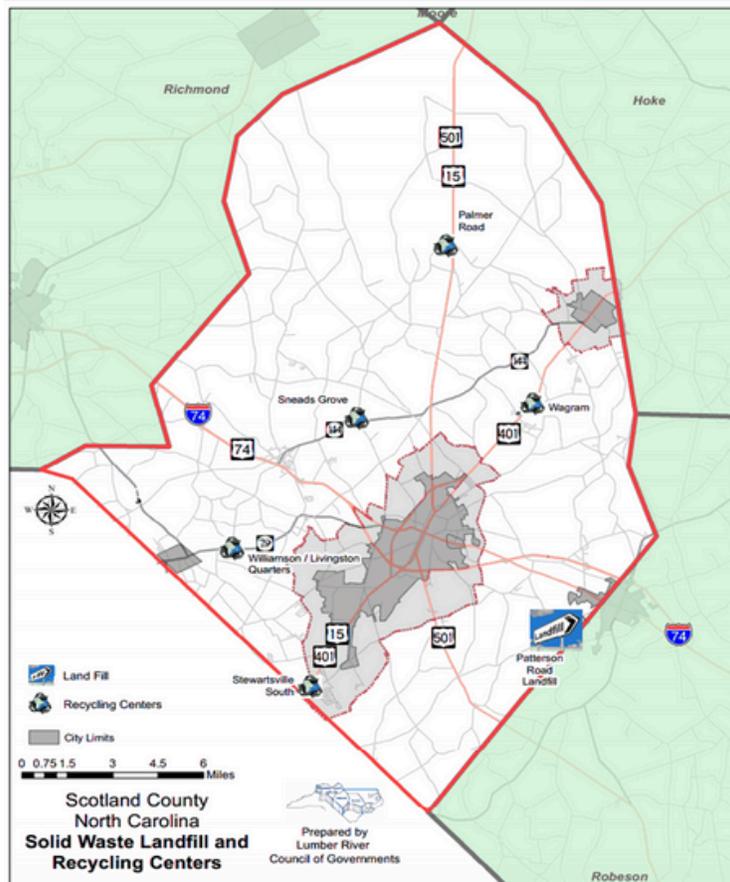
**ENVIRONMENTAL**

**ENVIRONMENTAL MANAGEMENT**

The solid waste collection system includes municipal solid waste (MSW), construction and demolition debris (C&D), concrete waste, and yard waste. The County landfill is located on Patterson Road and receives approximately 160 tons of waste per day. This waste stream is broken down into 80 tons of MSW, 40 tons of C&D and 0-10 tons of yard waste per week and 10-12 tons concrete waste per week, with some variability in weekly tonnage. Construction debris tonnage has fallen dramatically in recent years due to the slowdown in home building and general construction. The landfill is currently estimated to have the capacity to meet County demands for the next 20 years.

The County utilizes five manned recycling sites to serve as collection points for household waste, recyclables and industrial waste for transfer. Industrial waste is taken at designated stations for disposal out-of-county. Electronics are collected at the Patterson Road Landfill site. Map 6 shows the location of the landfill and collection sites.

**Map 6: Scotland County Solid Waste Landfill and Recycling Centers**



## ENVIRONMENTAL

### WATER RESOURCES

Water resources in Scotland include ground water and streams/tributaries that flow into the Lumber River Basin. The Lumber River serves as an eastern boundary between Scotland and Robeson counties. These water resources have been monitored by the NC Department of Environment and Natural Resources (DENR) and the US Geological Survey (USGS). Regionally, Scotland County has been working collaboratively with several neighboring counties in the Southern Coastal Plain to study these water resources.

Using contributions from participating local governments, and working through the Lumber River Council of Governments (LRCOG), the region's water stakeholders have received numerous grants to expand the regional ground water monitoring network, develop a hydro geologic framework of the aquifer system, investigated the impact of water drawdowns by local industries using the region's aquifers, and to support local water and wastewater systems in efforts to develop rate structures and rates that recover the cost of operating the systems and planning for future rehabilitation and growth. Copies of these and other reports / presentations are available on the LRCOG website at <http://www.lumberrivercog.org>.

The Southern Coastal Plain Groundwater Initiative was a regional, multi-stakeholder effort to examine ground water in Scotland, Bladen, Hoke, Robeson, Columbus and Sampson counties in response to concerns about the ability of the aquifer system to meet demand. The initiative began in 1991 when the LRCOG entered into a cooperative agreement with the USGS to monitor ground water levels in the six-county study area. The studies concluded that in portions of the region, ground water resources were being depleted at a faster rate than the aquifer could be naturally recharged. The area around Scotland County has seen slight but notable changes in the availability of groundwater. The LRCOG found that the cone of depression seen around the City of Laurinburg had grown slightly most likely due to heavy industry moving into the area such as the FCC heavy water-using industrial sites. (Comprehensive Groundwater Study 2018).

Of concern to Scotland County is the hydro geologic make-up of the aquifers underlying the County. The ground water aquifer system in eastern North Carolina begins at the transition between the foothills/Sandhills fault line and proceeds eastward towards the coast. Because Scotland is located at the western end of the region, the underlying aquifers are relatively thin and do not have the yields found further east. Though these aquifers lie closer to the surface, and recharge more quickly than deeper aquifers, the yields will be somewhat limited and there is a real need for protection from ground water pollution.

## ENVIRONMENTAL

### WATER RESOURCES

The County is fortunate to have the Lumber River nearby. Although the flow of the Lumber has limited water availability, it is an asset to be further developed as an alternate water source. Scotland has already begun to study this option along with other neighboring counties. The existence of an abandoned surface water intake has also been explored and plans discussed to maintain this important intake and withdrawal permit.

The NC Department of Environment and Natural Resources (DENR) monitors water quality by river basins. Scotland is located in the Lumber River Basin which is part of the larger Pee Dee River basin which coalesces in South Carolina. The Lumber is a unique river due to its low flow and acidic characteristics. The most recent Lumber River Basin Plan was updated in 2010 and may be found at [Lumber | NC DEQ](#). The plan identifies several areas in the basin that have very high-water quality and shows that current water quality standards are being met. (Lumber River Basinwide Water Quality Plan)

The major water quality issue in the basin is the presence of mercury. The ingestion of mercury can cause damage to the central nervous system. Particularly susceptible are pregnant women and children. A total maximum daily load (TMDL) for mercury discharge by wastewater treatment systems is in place for much of the basin and a statewide TMDL is also in place. Much of the mercury in the basin has been deposited through atmospheric deposition and its reaction with the acidic river water has created a variation of mercury that is deposited in the river sediment and ingested by fish. Of concern to wastewater operators is the strict mercury discharge limit imposed on treatment facilities, which can limit development.

#### **Water Supply Watershed Protection.**

In 1989, the North Carolina General Assembly ratified the Water Supply Watershed Protection Act (the Act), codified N.C. Gen. Stat. §§143-214.5-214.6. The Act mandated the Environmental Management Commission to adopt minimum statewide water supply protection standards by January 1, 1991, and to reclassify all existing surface water supply watersheds to the appropriate classification by January 1, 1992. The law also required that all local governments having land jurisdiction within the water supply watersheds adopt and implement water supply watershed protection ordinances, maps and a management plan.

Scotland County has a Water Supply Watershed Ordinance which can be found on the County website ([www.scotlandcounty.org](http://www.scotlandcounty.org)). There is one watershed area identified in the County. This watershed protects a raw water intake on the Lumber River owned by Robeson County.

## ENVIRONMENTAL

### AIR QUALITY

The Division of Air Quality (DAQ) works with the State's citizenry to protect and improve outdoor, or ambient, air quality in North Carolina for the health, benefit and economic well-being of all. To carry out this mission, the DAQ has programs to operate a statewide air quality monitoring network to measure the level of pollutants in the outdoor air, develop and implement plans to meet future air quality initiatives, assure compliance with air quality rules, and educate, inform and assist the public with regard to air quality issues. (<http://www.daq.state.nc.us>). Scotland County contains no areas of non-attainment for federal or state air quality standards.

### NATURAL HABITANTS AND PROTECTION AREAS

The land area that is now Scotland County was originally covered in forest. The principal tree was the long-leaf pine which is indigenous to the Sandhills and Upper Coastal Plain. Also found are white oak, hickory, yellow poplar, dogwood and other varieties of pine, oak, cypress and gum.

Wildlife includes bobwhite, dove, rabbit, squirrel, fox, raccoon and many nongame birds. Deer and turkey are found mainly in the Sandhills. Wood ducks, mallards and black ducks are numerous near streams, ponds and swamps. Wetlands are inhabited by beaver, otter, mink and muskrat. There are several varieties of freshwater fish in the many farm ponds, lakes, streams and the Lumber River.

There are two other protected areas of significance in the County. The first is Camp Mackall Military Reservation which is located in Richmond and Scotland counties and consists of 62,000 acres, 4,500 of which are in Scotland. Camp Mackall was created before World War II and is used primarily for training exercises by the US Army. Access to the Camp is restricted and there are cooperative land use planning efforts between local governments adjacent to Fort Liberty and its related operations areas. Of particular concern are the protection of the ecosystem and protection of military training from incompatible land development.

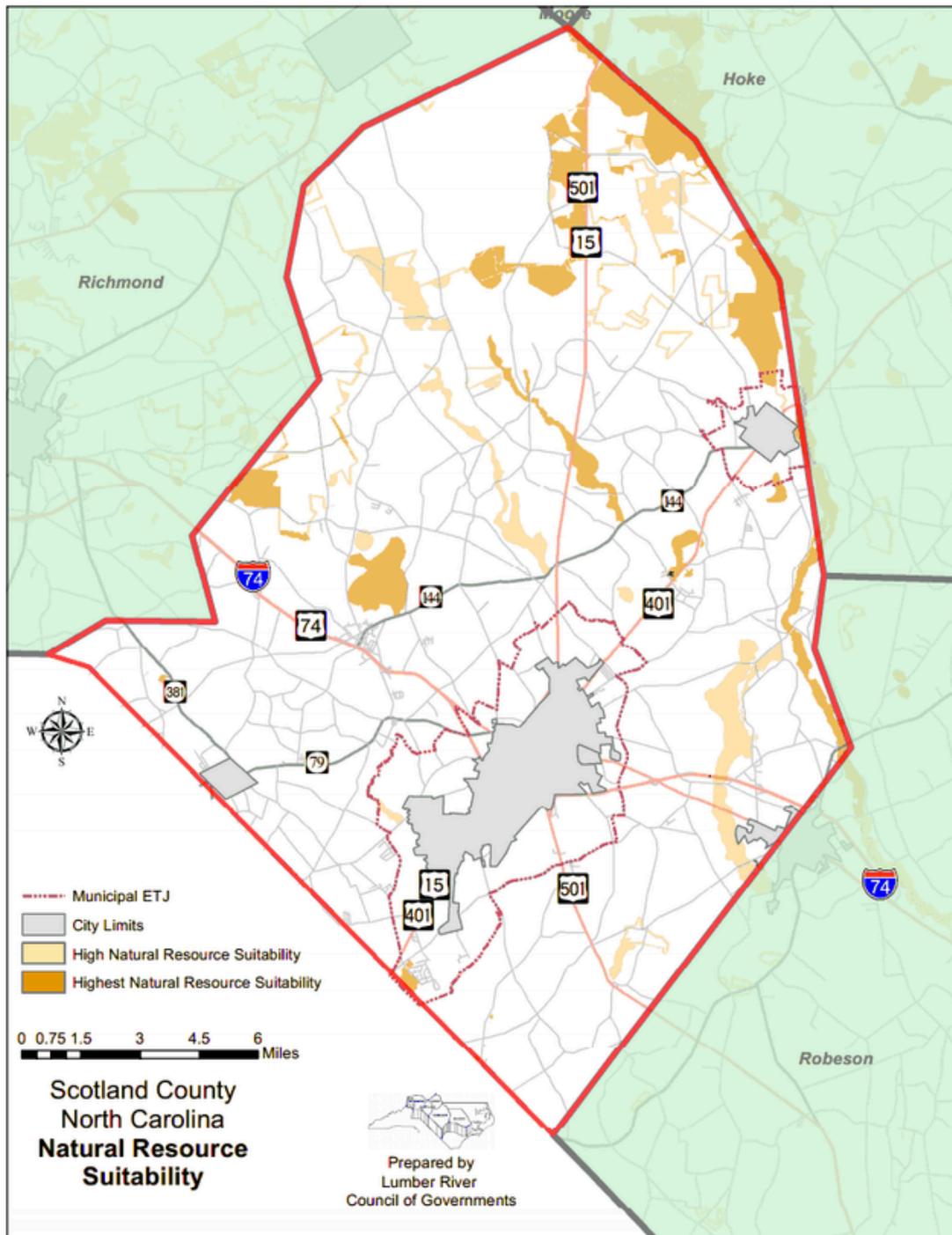
The second area is the Sandhills Game Lands which consist of more than 60,000 acres in Richmond, Moore and Scotland counties. The preserve is owned and operated by the NC Wildlife Resources Commission and is known for its extensive long leaf pine habitat. Use of the preserve is restricted to preservation and recreation.

Map 7 on the following page shows land suitability that reflect factors related to natural and scenic areas located in and along waterways, areas of high biological value, conservation lands and protected areas.

**ENVIRONMENTAL**

**NATURAL LAND SUITABILITY**

**Map 7: Scotland County Natural Resource Suitability**





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**LAND USE &  
DEVELOPMENT**

## **Topography**

Scotland County is located in the Coastal Plain physiographic province. Elevations range from 140 to 450 feet above sea level. The northern third of the County is part of the Carolina-Georgia Sandhills and is rolling and hilly. Its lowest elevation is approximately 270 feet. The rest of the County is part of the Upper Coastal Plain. It is fairly smooth, but has moderately steep breaks along drainage ways and is home to many of the oval-shaped Carolina Bays found in the region. Carolina Bays are elliptical depressions that are generally too wet for agricultural uses or development.

## **Soils**

The soils of Scotland County are strongly leached and acidic. (Soil Survey for Scotland County). With few wetland exceptions, their organic content is low. The soils lying below native forests are low in calcium, magnesium and potassium because of low storage capacity. Approximately 37% of the acreage is droughty sand, 10% somewhat droughty loamy sand, 10% swamp and wet alluvial lands, 10% Carolina Bays, 13% wet upland soils, 11% well drained, sloping upland soils and 9% well-drained, nearly level upland soils. More detailed soils information may be found from the Natural Resources Conservation Service of the US Department of Agriculture at [Scotland \(ncagr.gov\)](https://www.nrcs.usda.gov/locations/ncagr).

## **Climate**

The climate in Scotland County tends to be warm and humid. Summers are long and hot. Winters are usually short and mild. The climate is fairly even throughout the County. The average annual temperature is 63 degrees. Rainfall averages over 47 inches per year.

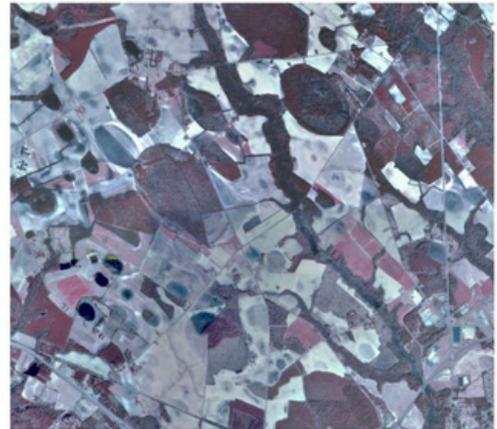
## **Farmland and Forestry Lands**

Scotland County is estimated to contain 204,293 acres of land area. (2020 Ag Stat Book). Of this total, over 26% (54,850) of the total acreage is farmland, with an average farm size of 508 acres. This is up 150 acres from 2014 while overall amount of farmland has decreased indicating a shift from small farms towards the consolidation of farmland under much larger scale farms. 50% (27,425) of the farmland acreage is harvested cropland. The average age of the Scotland County farmer is 58.8 years. This average age may become an important factor in the future of agricultural for the County. The Farmland Suitability Map is on the following pages.

The soils found within the County are considered good woodland management soils conducive to the formation and sustainability of forest lands. (Scotland County Soil Survey). Such soils are composed of a variety of materials and organisms that when viewed in whole function as a living ecosystem. This ecosystem is able to sustain important habitat for plants, animals and other valuable organisms. This forest acreage helps to protect valuable groundwater resources, forming natural filters for recharge of the County's aquifers. The Forest Land Suitability Map is on the following page.

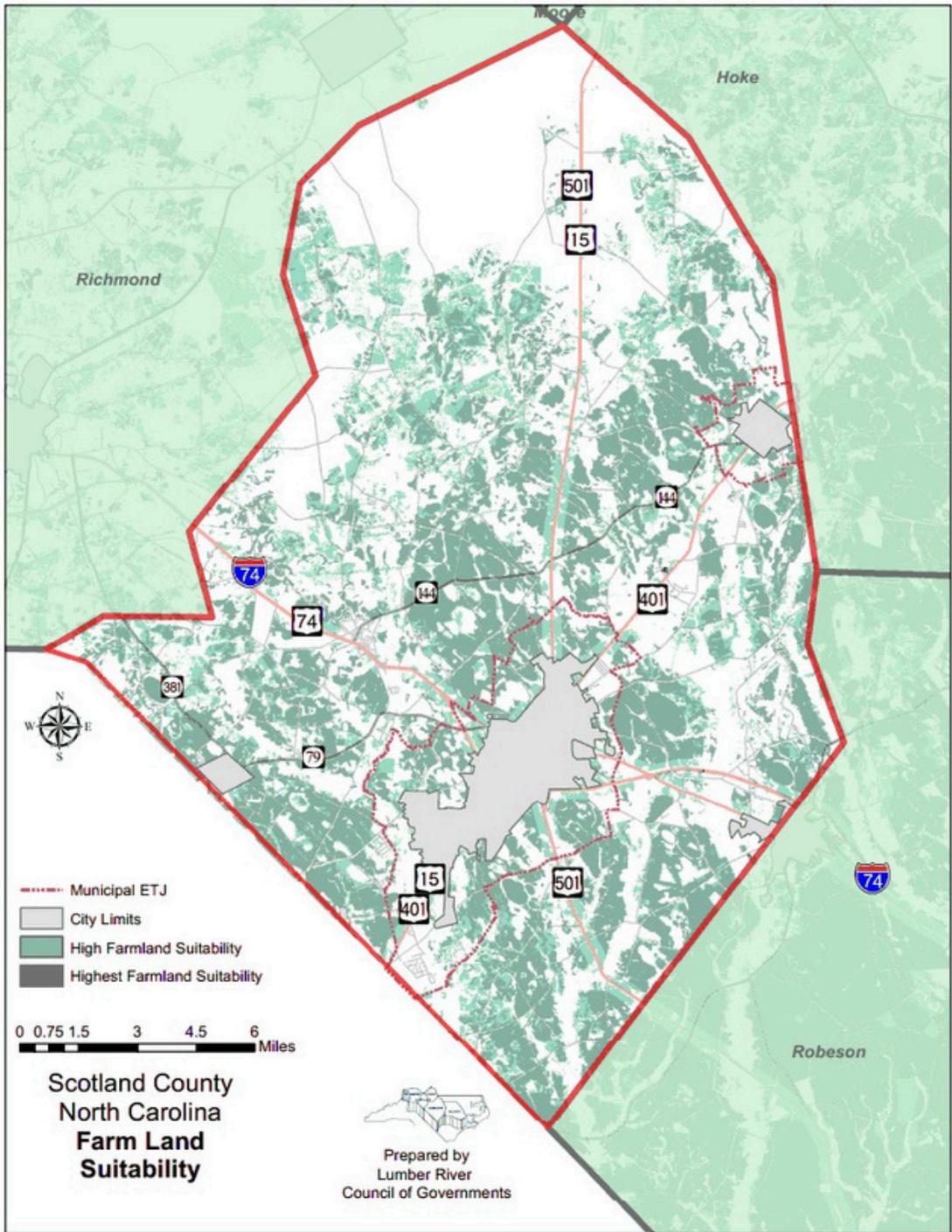


## Soil Survey of Scotland County, North Carolina



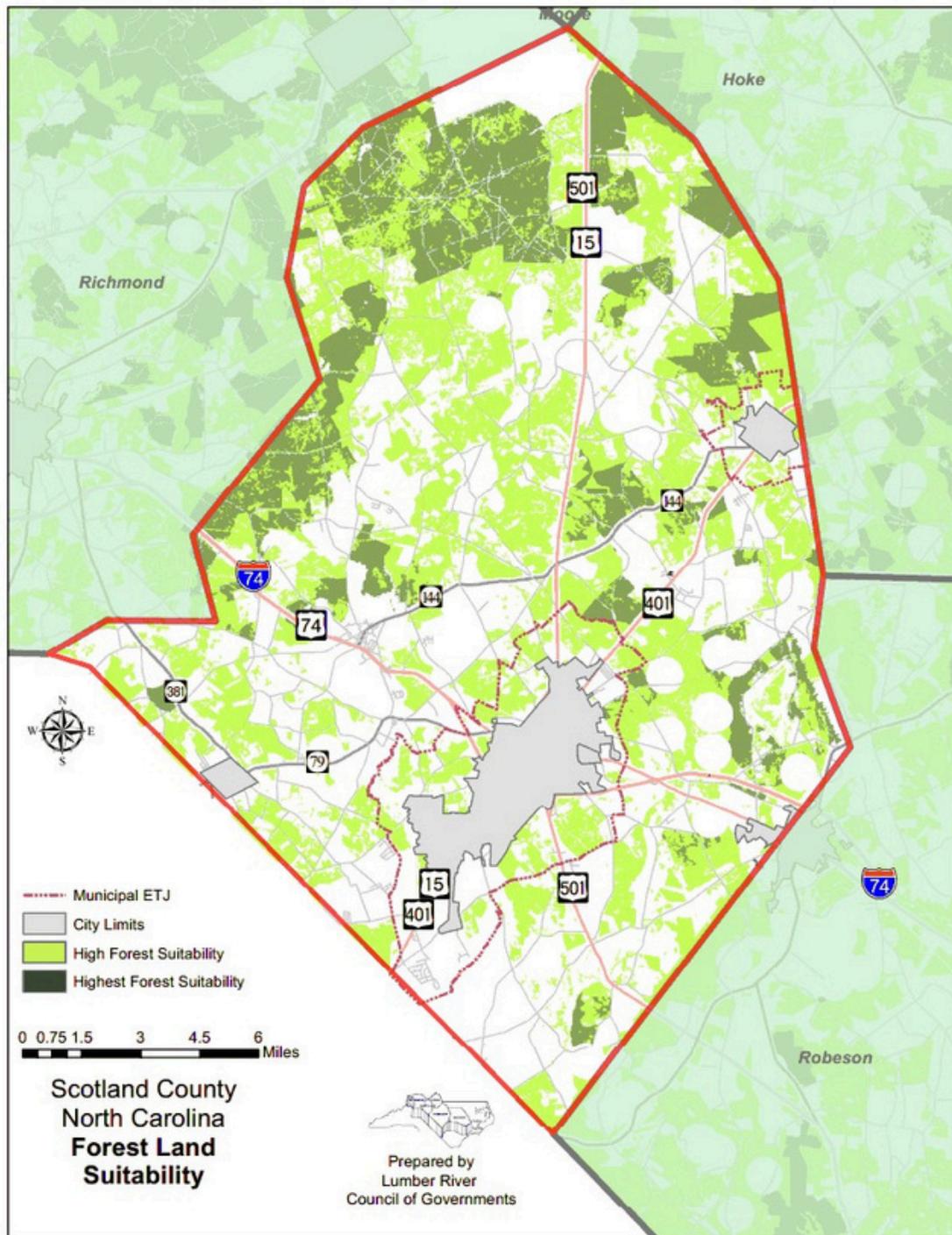
**FARMLAND SUITABILITY MAP**

**Map 8: Scotland County Farm Land Suitability**



# FOREST LAND SUITABILITY MAP

Map 9: Forest Land Suitability



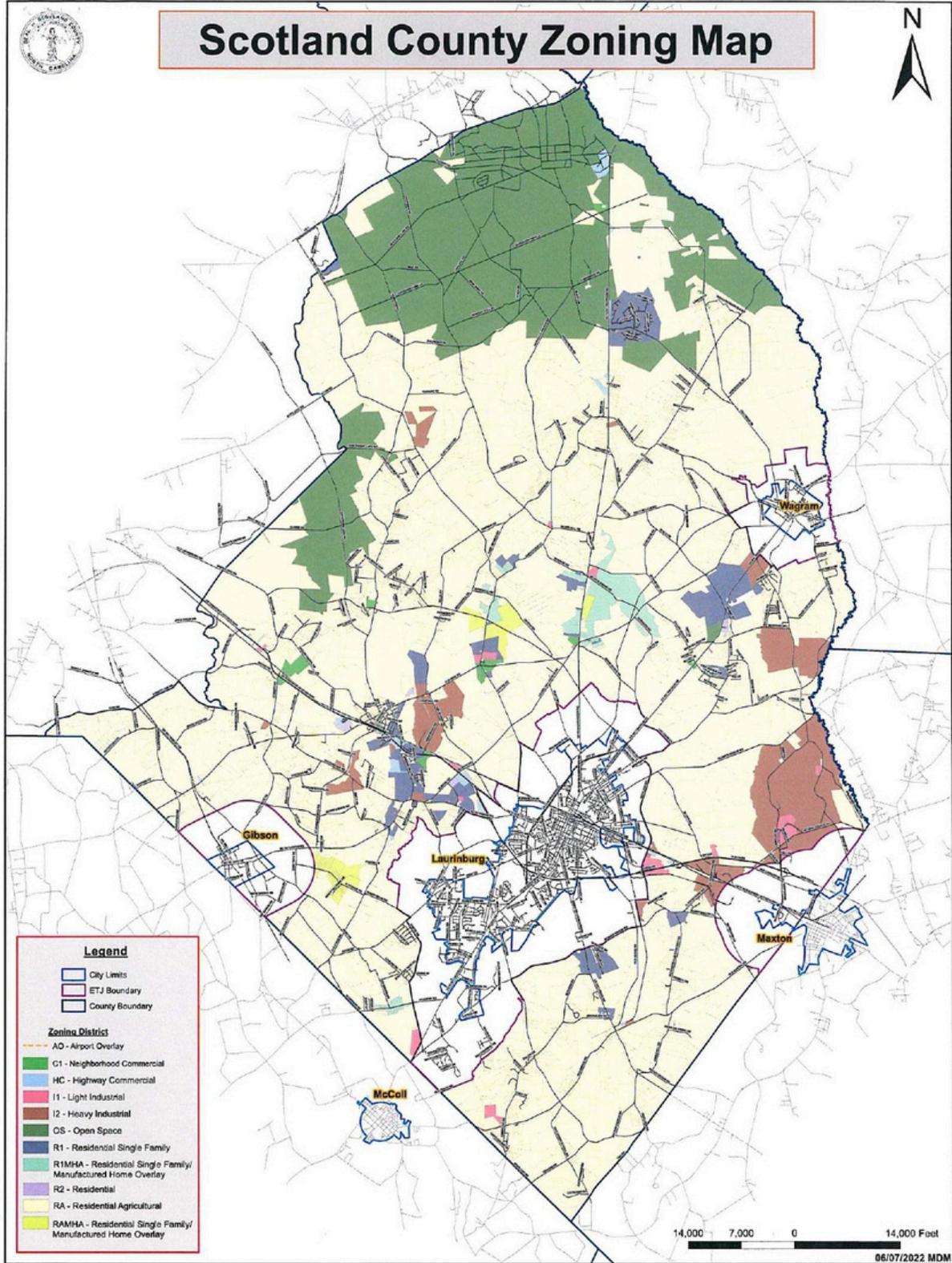
**CURRENT LAND USE AND CLASSIFICATIONS**

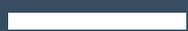
The Planning Jurisdiction for Scotland County consists of the total acreage outside the planning and zoning jurisdiction of the 3 incorporated municipalities (City of Laurinburg, Towns of Wagram, and Gibson), as well as the Camp Mackall military reservation and the Sandhills Game Land. Under authority granted by the NC General Assembly, Scotland County is authorized to develop a land use plan. Current land uses include agricultural, residential, commercial, industrial, and open space.

The Scotland County Planning Department has one full-time Planning and Zoning Official; and, has an active Planning/Zoning Board and Board of Adjustment. The County's land use-related regulatory ordinances include: Countywide Zoning Ordinance, Countywide Subdivision Ordinance, Watershed Protection Ordinance, and Voluntary Agriculture Districts, Development and Operation of Manufactured Home Parks Ordinance, Junk Vehicle Ordinance, and National Flood Damage Prevention Ordinance. The County has practiced zoning of its land area since 1980. Map 10 shows the application of the current zoning classifications.

ZONING MAP

Map 10: Scotland County Zoning Map





**PLAN IMPLEMENTATION**

**6**

## GOALS AND ACTION STEPS

### Goal 1: Enhance County Administration and Staff Efficiency

#### Action Steps:

- Facilitate training for the Planning Board through the UNC School of Governments.
- Develop bylaws for the Planning Board and ensure that new members are informed of procedures.
- Perform an annual review and regular updates to the Comprehensive Land Use Plan.
- Develop and maintain a succession plan for positions in administration, finance, and public works to ensure that information is effectively disseminated and documented prior to staff retiring or resigning.
- Organize regular joint meetings of all planning staff and representatives from planning boards in the County to promote better communication.

### Goal 2: Support Housing and Development

#### Action Steps:

- Work with SFR (single family resident) contractors to increase the number of new homes on the market. This will increase the tax base and help in attracting individuals to reside in Scotland County versus surrounding counties.
- Direct multi-family and mixed-use development toward the urbanized areas of the county.
- Conduct a housing survey that examines such issues as the types and cost range of housing versus the need in that category.

### Goal 3: Improve Appearance and Environmental Health of Community

#### Action Steps:

- Partner with local municipalities to identify hazardous and dilapidated structures.
- Consider the acquisition and removal of dilapidated and hazardous structures.
- Develop and enforce an ordinance to hold property owners accountable.
- Support the Laurinburg/Scotland County Area Chamber of Commerce's Green Team.
- Establish a program to assist property owners with the removal and disposal of abandoned / uninhabitable manufactured housing.
- Enhance enforcement of the County's minimum housing ordinance and work with the small municipalities to provide technical assistance to adopt/enforce such ordinances.
- Actively work to protect valuable natural resources such as water, prime farmland and natural preservation areas.

**GOALS AND ACTION STEPS****Goal 4: Support Economic Development Efforts Through Land-Use and Building Re-Use****Action Steps:**

- Develop and maintain a complete map and list of land and facilities. The database should identify the owners of lands, and the potential identified uses for sites.
- Support efficient, diverse land uses, including mixed-use developments, and where appropriate protecting high value sites for future employment.
- Consider re-use of Old Abbott building in City of Laurinburg due to strategic location.
- Consider re-use of Ingraham Watch Plant.
- Continue to partner with the military to protect military facilities and training from incompatible land development.

**Goal 5: Support Equitable Access to Broadband and Digital Devices****Action Steps:**

- Creating a digital infrastructure map that highlights the existence of Broadband throughout the county, including the providers (Spectrum, Verizon, AT & T, etc).
- Partner with NCDIT and broadband providers to be aware of funding and expansion opportunities.
- Refer to the Lumber River Council of Governments' Broadband Study.

**Goal 6: Promote Intergovernmental Collaboration****Action Steps:**

- The County, its municipalities, and regional partners can band together to pursue grants and selection in competitive programs where additional funds are available.
- Effective advocacy through the region's elected officials or reserving matching funds which may be required as a part of various fund selection criteria.
- Work with the City of Laurinburg to market I-74 for additional retail development.
- Support regional planning and execution of transportation improvements to and within southeastern North Carolina and northeastern South Carolina.
- Continue to participate in the Lumber River Rural Transportation Planning Organization (LRRPO) to better plan for highway and other transportation development within Scotland and neighboring counties including the continued development of the US 74 interstate corridor.

**GOALS AND ACTION STEPS****Goal 7: Ensure Equitable Distribution of Services Throughout County****Action Steps:**

- The County should develop small area plans that lay out detailed land use, zoning, design, and character objectives for these areas.
- The County should first work with communities to create and execute land use and urban design visions for transit nodes, and later, for priority and emerging transit corridors
- Protect the current agricultural and rural land uses in the County to avoid sprawl.
- Develop an official and updated zoning map.
- Proactively extend necessary infrastructure equitably throughout the planning jurisdiction to promote sustainable and desirable land use patterns.
- Invite utility providers to participate in a voluntary accounting of available resources and general ongoing discussions on the needs and challenges with providing water to County residents.

**Goal 8: Strategically Support Community Infrastructure and Resources****Action Steps:**

- Support agritourism opportunities to preserve rural land and promote economic development.
- Support local educational institutions and employers in their expansion efforts.
- Hire a grant writer to pursue funding sources for infrastructure, recreation, and expansion of services.
- Locate, secure and/or construct industrial buildings to attract and retain industries.
- Lead the preparation of a joint county-wide parks and recreation master plan to help coordinate municipal investments in park infrastructure and programming. The process would identify primary activity areas for further development, map key assets similar to the Tourism Potential Map with more detail and comprehensive entries and analyze outdoor recreation assets.

## USING AND UPDATING THIS PLAN

This plan is intended to be a precursor to further planning and goal setting. The information in this plan is current and focused on those elements that most affect land use and development decisions. This Comprehensive Land Use Plan should be treated as a living document, needing regular attention from the County leaders and staff. Subsequent goal setting will more thoroughly describe land development goals which will be translated into objectives and action steps.

Upon adoption of this updated Plan, the Scotland County Planning Board should be charged with further refining the Plan's goals and objectives. The process should include engaging the public through community meetings that update them on current land use and issues that have been so far identified.

Input should be used by the staff, Planning Board and Board of Commissioners to:

- Continue refining the goals that in turn further define the mission and vision of the Land Use Plan.
- Develop objectives that are more specific in detailing initiatives, objectives and strategies, while also identifying responsible parties that can act together to accomplish established goals and objectives.
- Identify and recommend policies which are actions, or courses of action, that can be adopted to achieve goals and objectives.
- Present specific growth and development scenarios with recommendations for updating the Land Use Plan and land use ordinances so that they are consistent with preferred growth policies.
- Coordinate land use planning and infrastructure development in order to encourage desired development patterns.

All amendments to the plan must follow the rules and procedures for legislative decisions by the Board, including a public hearing with proper advertisement. Such amendments must be reviewed by the planning board for comment. The following standards should be reviewed when updating and amending the Scotland County Land Use Plan 2024-2033.

1. Does this align with this the Comprehensive Land Use Plan or other adopted plans?
2. Cost and funding sources?
3. Is it an urgent need or has an opportunity presented itself?
4. Level of community support for the action?
5. Does it support a county strength or address an identified weakness in the Comprehensive Land Use Plan?

## **USING AND UPDATING THIS PLAN**

Implementation of the Comprehensive Land Use Plan will significantly depend on participation by residents of Scotland County, local businesses, County Commissioners and Planning Board. With primarily long-term and aging residents, Scotland County will continue to benefit from rekindling engagement with the community through enhanced marketing and communication efforts that engage a diverse population. Scotland County can accomplish this by continuing the utilization of social media and word of mouth to communicate information regarding the actions being taken in alignment with this plan and updates from County administration.

This Comprehensive Land Use Plan, as well as other plans that have been adopted by the County, must be considered prior to making any decision concerning future development and land use. All land use amendments must be submitted to the Planning Board for review and comments.

The Scotland County Planning Board must submit written comments on the Comprehensive Land Use Plan to the Governing Board. The County Board of Commissioners must then approve written statements documenting their considering of the plan when making decisions on proposed amendments to the Comprehensive Land Use Plan.



# FUTURE LAND USE MAPS

# 7

## OVERVIEW

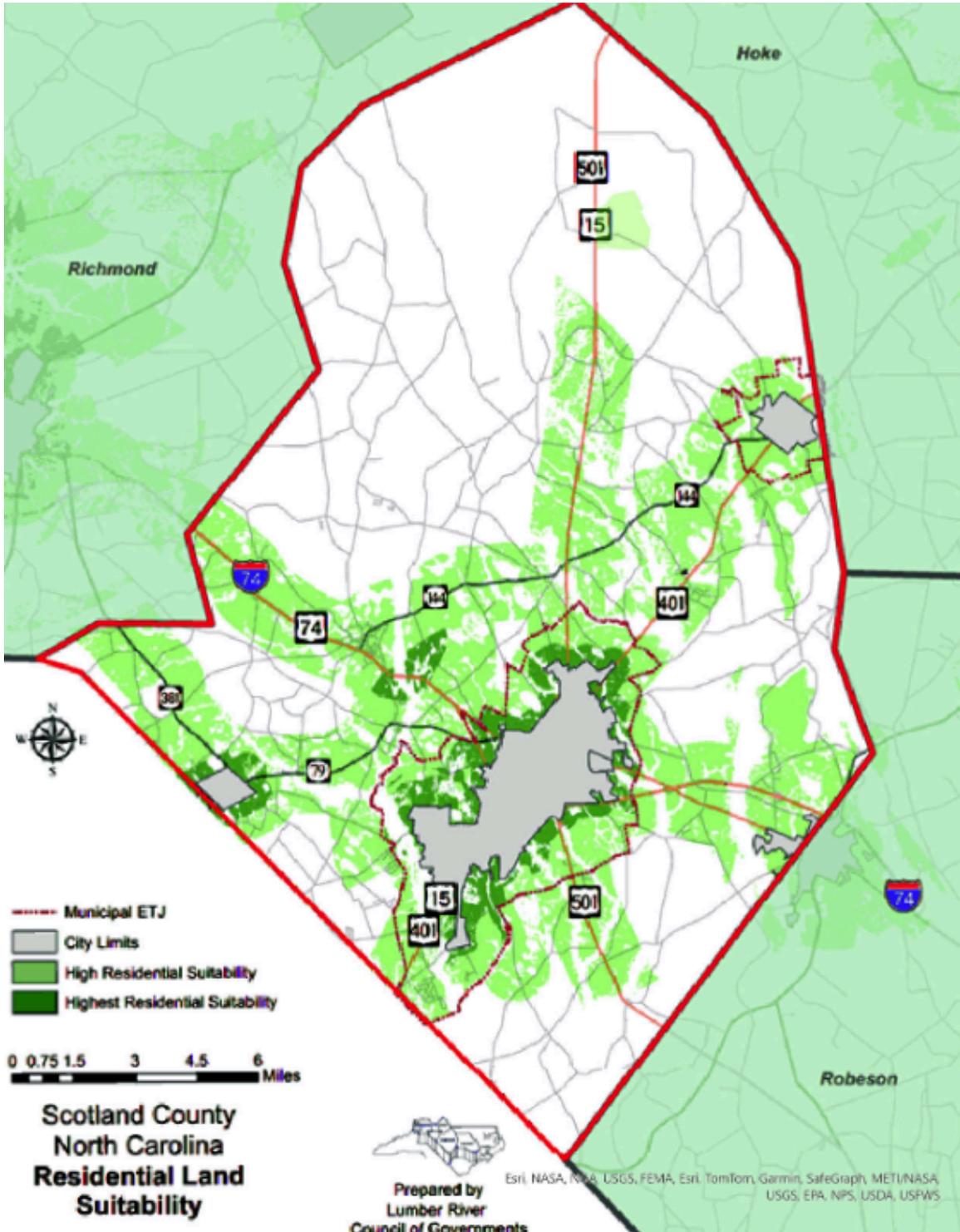
The LRCOG utilized the land suitability maps as the tool to show where areas with the highest potential for forestry and agriculture, while also pinpointing areas where growth may be limited due to the existence of natural/scenic areas or the lack of supporting infrastructure. The following maps bring forth all these factors to produce a series of maps that show:

1. The location of land most highly suited for residential growth. Map 11.
2. The location of land most highly suited for commercial growth. Map 12.
3. The location of land most highly suited for industrial growth. Map 13.
4. The Composite Map of High Growth Suitability. Map 14.

This map is a composite of the previous three maps, melding the three high growth suitability areas into one map. This composite map visually depicts the influence of utilities, infrastructure and land suitability factors in development decisions.

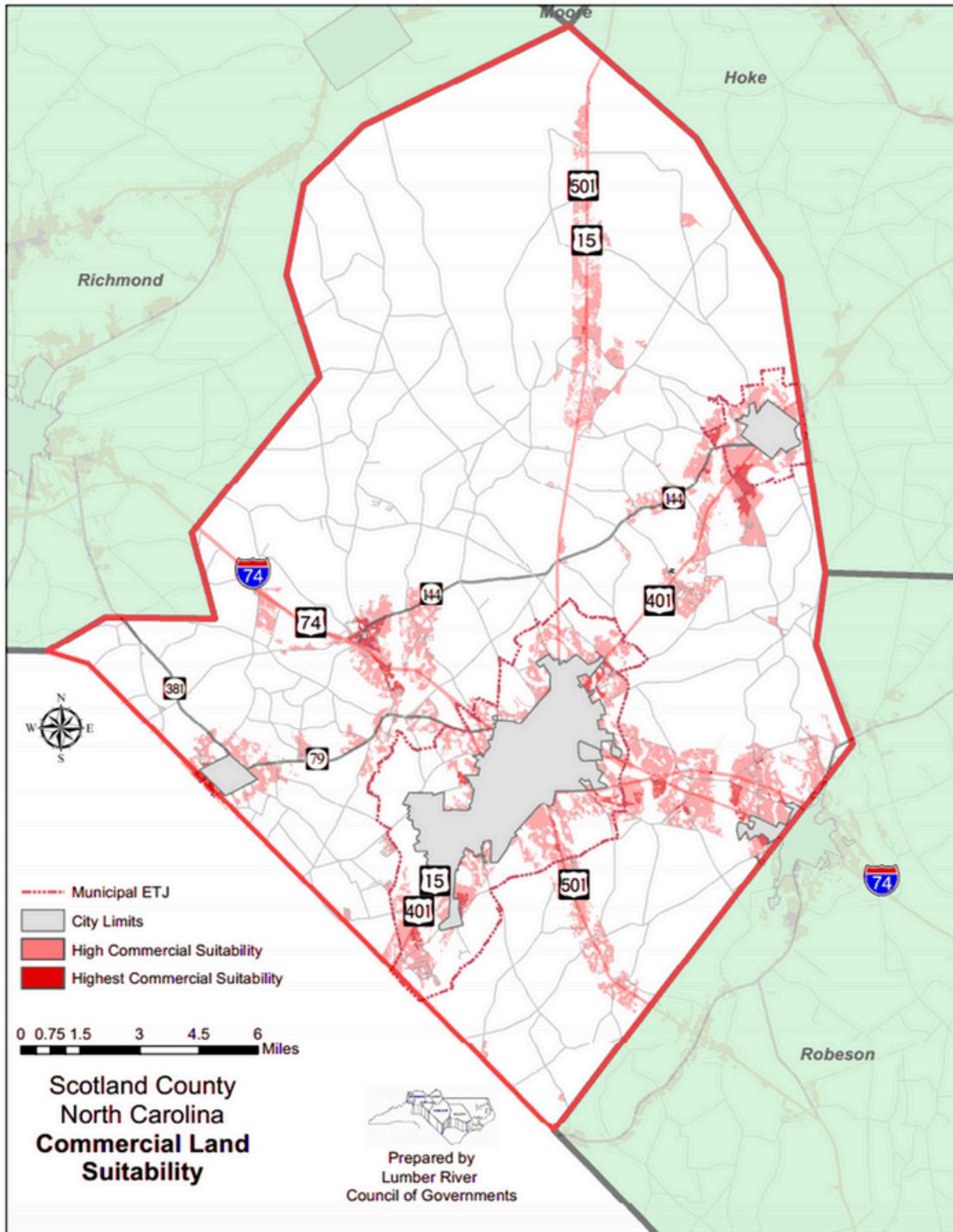
**RESIDENTIAL GROWTH**

**Map 11: Scotland County Residential Land Suitability**



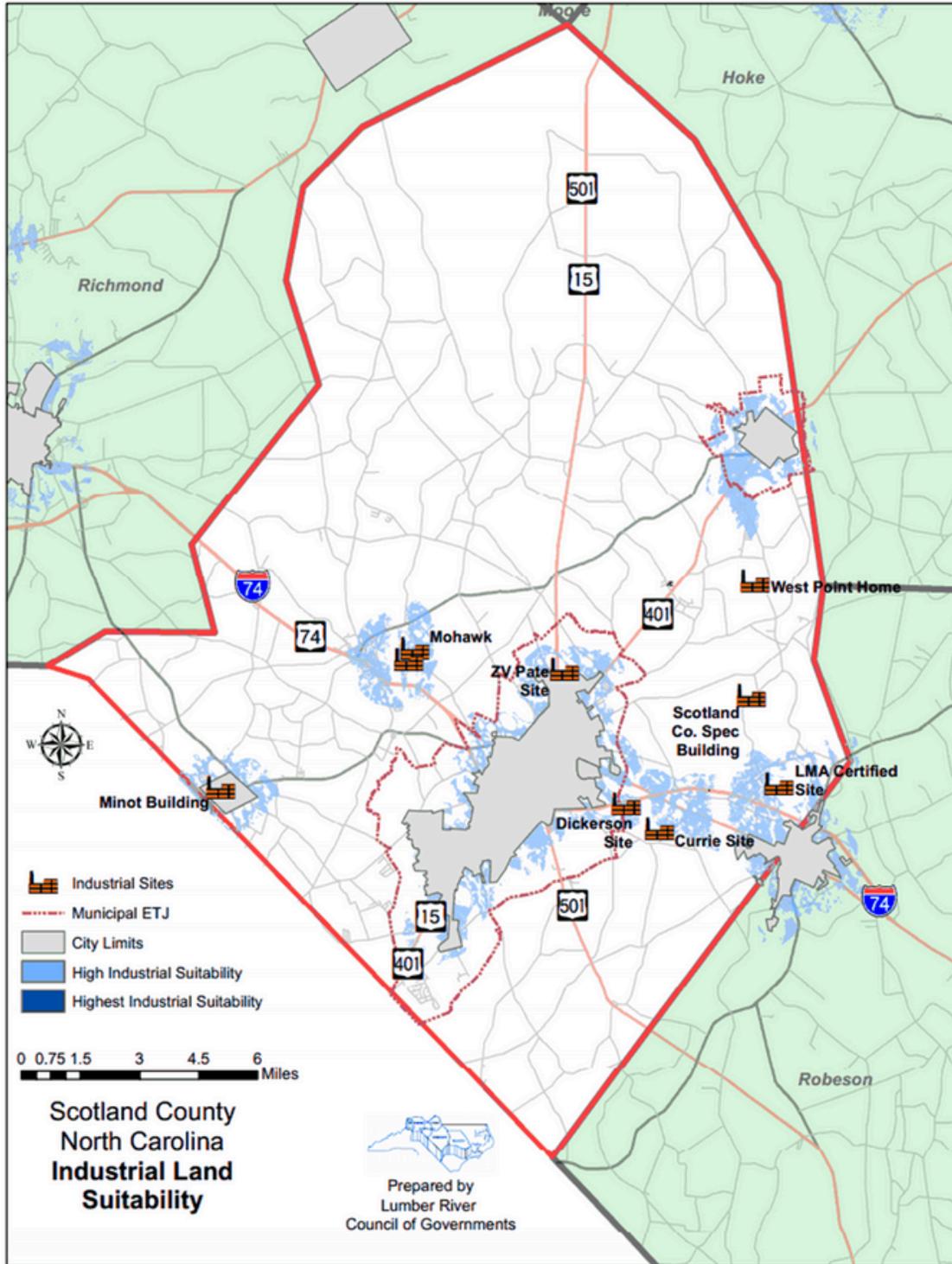
**COMMERCIAL GROWTH**

**Map 12: Scotland County Commercial Land Suitability**



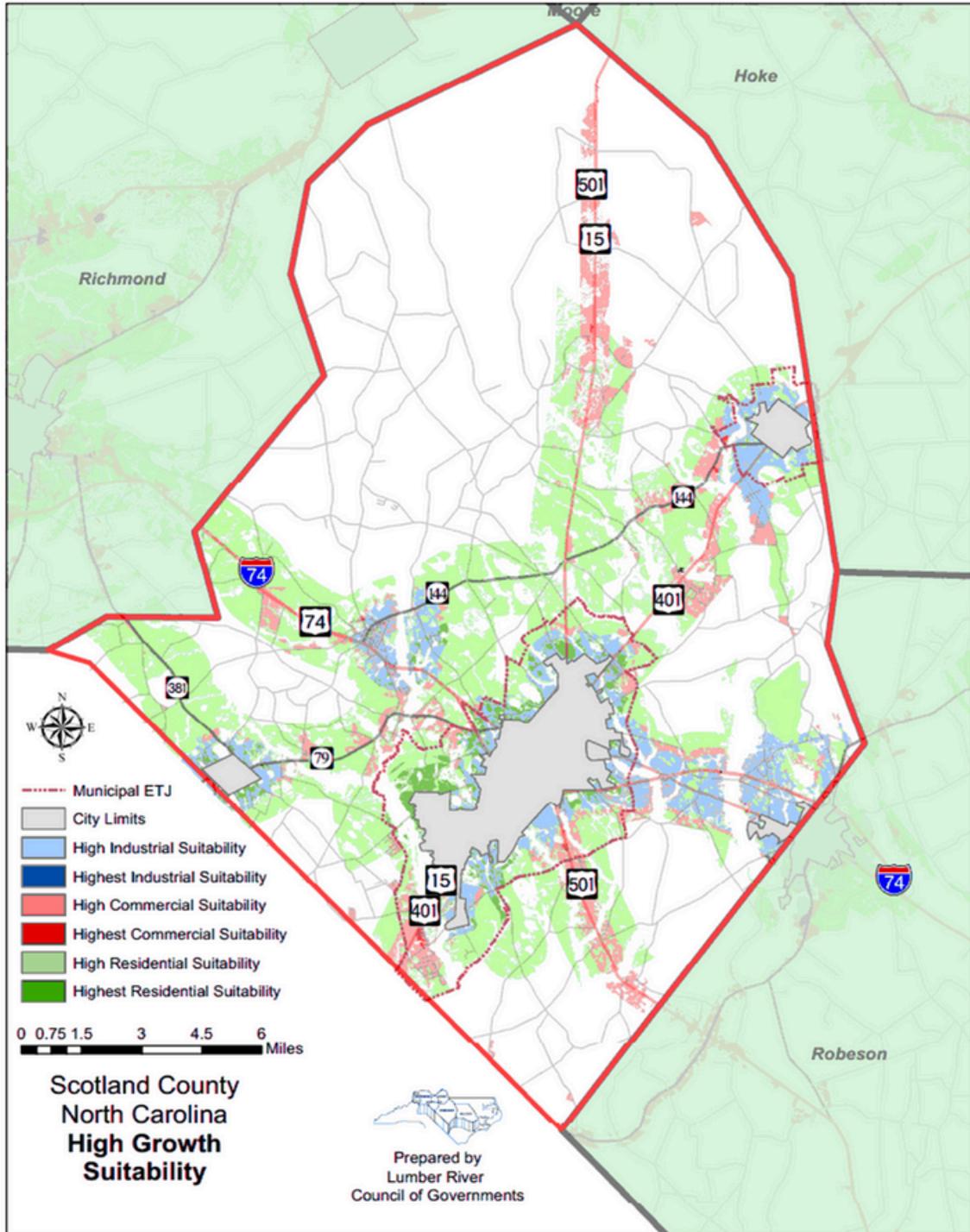
**INDUSTRIAL GROWTH**

**Map 13: Scotland County Industrial Land Suitability**



**COMPOSITE GROWTH SUITABILITY**

**Map 14: Scotland County High Growth Suitability**



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