LAND USE PLAN

AREAS WEST OF I-85

ROWAN COUNTY, NORTH CAROLINA

ADOPTED
APRIL 20, 2009

BENCHMARK
CMR, Inc.
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Land Use Plan
Areas West of I-85

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May 5, 2009

Mr. Carl Ford, Chairman
Rowan County Board of Commissioners
130 West Innes Street
Salisbury, NC 28144

Dear Chairman Ford:

With a population of 136,486, Rowan County, North Carolina is a steadily growing area centrally located along Interstate 85 between the Charlotte Urban region to the south and the Piedmont Triad region to the north. The County has managed land use since its initial adoption of county-wide zoning and subdivision regulations without an adopted plan for growth. The County previously studied land use in 2003 within its jurisdictional area and determined not to pursue the drafting and adoption of a plan at that time; however, the county continued to grow and develop.

In 2007, the Board of Commissioners recognized a more dramatic increase of population in the western part of the County, west of I-85, and decided to appoint a Steering Committee charged with conducting a land use plan for this portion of the County only. On August 20, 2007, the land use plan process of the western area officially began with the installation of the Steering Committee at the Rowan County Board of Commissioners meeting. The Steering Committee met 13 times, working through background research, public input and recommendations to help guide future land use decisions in the western area of Rowan County.

The Steering Committee organized public input meetings in February 2008 to receive general comments from the public regarding future land use and also held public input meetings in July 2008 to receive input on the draft recommendations. The County Planning Staff and Benchmark CMR, Inc. worked together to lead meetings and research issues identified by the Steering Committee.

On August 11, 2008, the Steering Committee finalized the land use plan and recommendations that were then submitted to the Planning Board for their review and consideration. The Planning Board held a series of workshops, culminating in a public hearing from August 25 – September 11, 2008. At the Planning Board meeting on September 11, the Planning Board recommended the plan to the

Board of Commissioners with suggested changes from the original Steering Committee report.

On October 6, 2008 a presentation was made to the Board of Commissioners to consider the plan where no action was taken. At the March 2, 2009, Board of Commissioners Meeting, the Board of Commissioners decided to schedule a courtesy public hearing on the draft land use plan to consider the Steering Committee recommendations and the changes suggested by the Planning Board. On April 20, 2009, the Board of Commissioners held the public hearing and following the hearing, adopted the Land Use Plan for the western area of Rowan County that was recommended by the Planning Board.

We are appreciative of the opportunity to have partnered with the Board of Commissioners, the County staff, the Steering Committee, and the participating citizens of Rowan County in developing this land use plan. The plan is a 'road map' or 'guide' to future decision making for land use and growth opportunities that will occur in the western part of the County. Our hope is for you to have great success as you begin implementing the plan and as always, we are available if further assistance may be needed during the implementation process or any future planning endeavors.

Respectfully,

Jason M. Epley, AICP, CPM
Director of Special Projects

LAND USE PLAN
AREAS WEST OF I-85
ROWAN COUNTY
NORTH CAROLINA

Prepared for
Rowan County Board of Commissioners

Board Members Adopting the Plan
Carl Ford, Chairman
Jon Barber, Vice-Chairman
Raymond Coltrain
Tina Hall
Chad Mitchell

Board Members Commissioning the Plan
Arnold S. Chamberlain, Chairman
Chad Mitchell, Vice-Chairman
Jon Barber
Tina Hall
James Sides

County Manager
Gary Page

Planning and Development Director
Ed Muire, AICP

Date Adopted
April 2009

Prepared by
Rowan County Planning and Development Department

And

BENCHMARK CMR, Inc.
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Land Use Plan
Areas West of I-85

Land Use Plan Steering Committee

Chris Cohen, Co-Chair
Franklin Township

Paula Holte, Co-Chair
China Grove Township

Wendy Wilson
Atwell Township

Richard Shaver
Cleveland Township

Steve Poteat
Locke Township

James Rollans
Mt. Ulla Township

Jeff Morris
Salisbury Township

Eric Pence
Scotch-Irish Township

Ben Knox
Steele Township

Joseph "Artie" Watson
Unity Township

Melanie Earle (Replaced Rick Hudson, who relocated)
Rowan County Planning Board

Citizens of Rowan County

The Steering Committee appreciates your participation!

Land Use Plan
Areas West of I-85

Rowan County
Planning and Development Department Staff
(Primary Staff Devoted to this Project)

Ed Muire, AICP
Director

Shane Stewart
Senior Planner

Andy Goodall
Planner

Fredda Greer
Planning Technician

Land Use Plan
Areas West of I-85

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Land Use Plan
Areas West of I-85

SECTION 1. INTRODUCTION

Rowan County has experienced a significant amount of growth since 1990, especially in the western part of the county. From the 1990 to the 2000 Decennial Census, the number of persons living in the western area expanded by more than 10,000 persons – a 35% growth rate, which was comparable to that of Mecklenburg County as a whole. The Plan findings indicate the western area will add ±4,000 persons by the 2010 Census.

This area of the county is attractive to new residents looking to move away from the "big city" and live in the "country." The area is also one of the best farming areas in the county and region. Over time, these once rural areas may become developed into residential and commercial areas, as can be observed across the western border of Rowan County in Iredell County and south of the county line in Cabarrus County. The "urban fringes" of this study area next to the municipalities of China Grove, Landis, Salisbury and Spencer are also experiencing growth – becoming more urban in character.

An 11-person Steering Committee representing each township in the western area and a representative of the Planning Board was appointed by the County Commissioners to guide this plan. Technical assistance was provided to the Steering Committee in developing the plan from the Rowan County Planning Staff and planning consultant, Benchmark, CMR, Inc. of Kannapolis, NC. The Steering Committee adopted the following vision for this land use plan:

> ***Western Area of Rowan County, NC***
>
> ***We envision a plan that promotes desirable communities that are both affordable and sustainable, while preserving quality of life with respect to individual rights and opportunities.***

With that vision in mind, this land use plan identifies development trends and existing physical conditions of the western Rowan study area and its land use. It includes public comments and Steering Committee guidance in the development of recommendations for the future land use within western Rowan.

This plan begins with a brief summary of the process, a section covering the background research, and a section that contains recommendations for future land use. The plan concludes with suggested next steps for utilizing the recommendations in future land use decisions in western Rowan County.

Land Use Plan
Areas West of I-85

SECTION 2. THE PLAN PROCESS

The land use plan process began with the installation of the Steering Committee at the Rowan County, Board of Commissioners meeting on August 20, 2007. The Steering Committee met 13 times, diligently working through background research, public input and recommendations to help guide future land use decisions in the western area of Rowan County.

The Steering Committee organized public input meetings in February to receive general comments from the public regarding future land use and also held public input meetings in July to receive input on the draft recommendations. The County Planning Staff and Benchmark CMR, Inc. worked together to lead meetings and research issues identified by the Steering Committee.

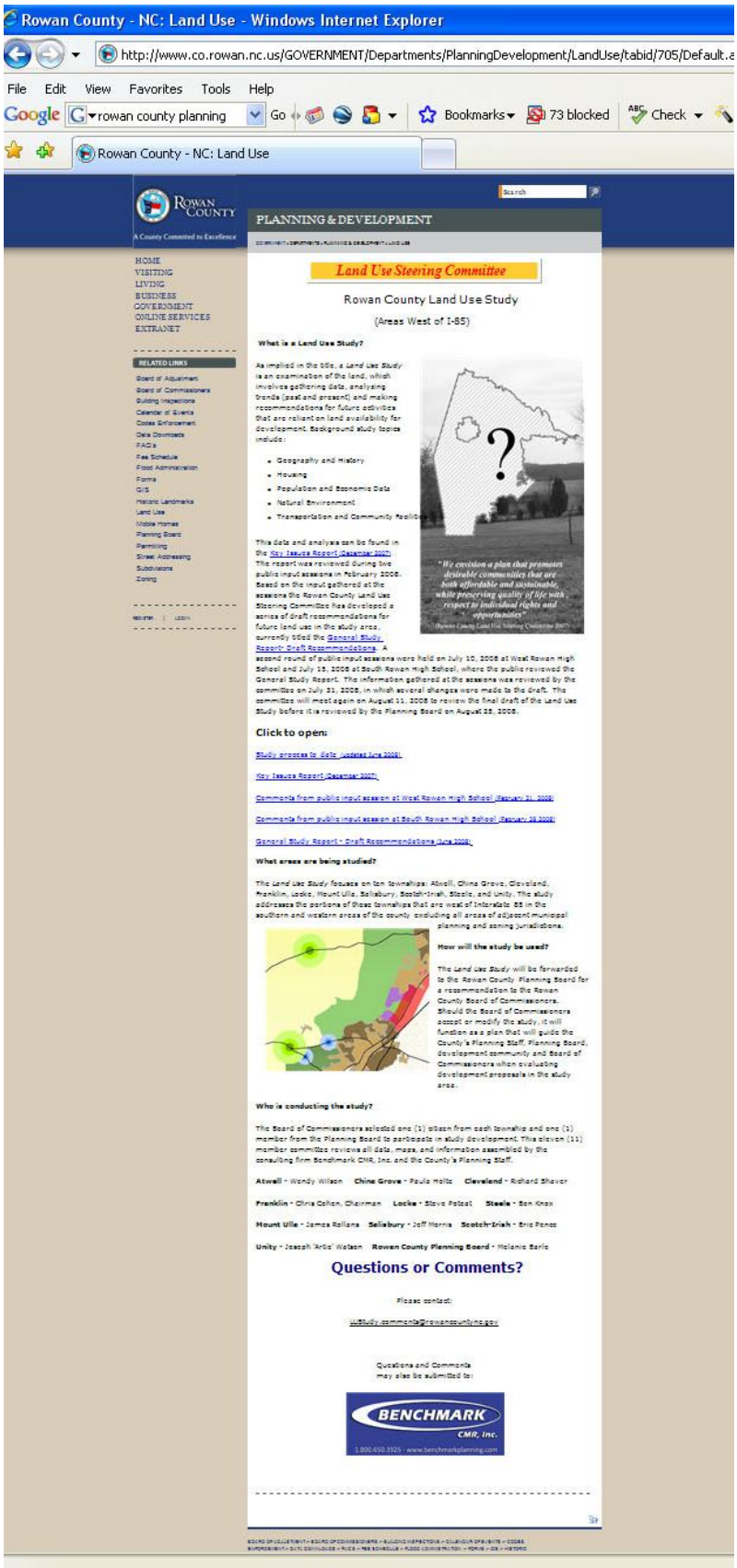
The land use plan process was thoroughly covered in the news media and information was available throughout the process on the County Planning website (see Figure 2.1).

The Committee discussed the dynamics of land use and issues concerning future use of land within the western part of Rowan County and made recommendations for review by the Planning Board and consideration by the County Commissioners.

A detailed timeline capturing the steps in the process is listed below.

<u>Land Use Plan – Areas West of I-85 - Timeline:</u>
August 20, 2007 - Steering Committee Installation
August 28, 2007 – Initial Steering Committee Meeting
October 11, 2007 – Steering Committee Discussion of Issues and Visioning
October 30, 2007 – Steering Committee Visioning Process – Identified Background Research needed
November 13, 2007 – Steering Committee finalized direction for the background research and vision
December 2007 – County Planning Staff and Benchmark CMR, Inc prepared Key Issues Report
January 10, 2008 – Steering Committee discussed Draft Key Issues Report
January 31, 2008 – Steering Committee reviewed updated information and planned public meetings
February 21, 2008 – West Rowan High School Public Meeting – Initial Input
February 28, 2008 – South Rowan High School Public Meeting – Initial Input
April 10, 2008 – Steering Committee reviewed Public Meeting Comments discussed recommendations
April 24, 2008 – Steering Committee reviewed and discussed draft recommendations
May 12, 2008 – Steering Committee reviewed and discussed draft recommendations
May 22, 2008 – Steering Committee reviewed and discussed draft recommendations
June 3, 2008 – Steering Committee reviewed and determined final draft recommendations
June 10, 2008 – Draft Recommendations posted on County website and survey opened for comments
July 10, 2008 – West Rowan High School Public Meeting – Draft Recommendations
July 15, 2008 – South Rowan High School Public Meeting – Draft Recommendations
July 31, 2008 – Steering Committee reviewed public comments and made necessary changes to draft
August 11, 2008 – Steering Committee finalized and unanimously approved the draft plan

Figure 2.1 – Rowan County Planning & Development Webpage for the Plan



SECTION 3. THE BACKGROUND RESEARCH

Since the start of the project in August 2007, Benchmark CMR, Inc., worked with the County Planning Staff to identify important information that would benefit the overall plan process. Later, with additional topics identified by the Steering Committee, Benchmark with the County Planning Staff researched the topics by interviewing key personnel in agencies with knowledge of those areas -- preparing maps, tables and written descriptions of those important topics and issues.

A list of the topics identified during the process included:

- Population
- Housing
- Regional Growth Impacts/Geography
- History
- Economic Development
- Land Use
- Community/Recreation Facilities
- Schools
- Transportation
- Natural Environment

The topics are briefly described below as included in the Key Issues Report.

3.1 Population Growth

The population in Rowan County, within the study area, and the entire region is expected to continue increasing through 2030. The State of NC has projected Rowan County to grow by ±8,500 people to 138,931 people by 2010. However, based on building permit data and analysis of transportation data the county is on pace to grow to 155,282 persons by 2010 (Table 3.1.3). Also, the building permit data and analysis for the plan area revealed an anticipated growth of ±4,000 persons – growing from 40,595 to 44,650 by 2010. This growth rate in the study area represents a sharp decline from the 1990s growth of 10,000 persons.

Key Issues:

- The study area experienced a higher percentage of population growth between 1990 and 2000 than Rowan County and all of its surrounding counties, although, Mecklenburg County grew at a 36% rate.
- Higher levels of population (2000) appear to be concentrated around the western edge of Salisbury, as well as in the southern portion of the study area, near Kannapolis.
- The study area gained one quarter (1/4) of its total population in the 1990s.
- While the absolute values do not appear to be very high (40,595 persons in 2000), long-term growth at the projected rate of ten percent each year may have an effect on the rural character of the study area and future service provisions.
- This growth is most likely attributed to the proximity to Charlotte/Mecklenburg, and the availability of jobs within the county and in adjoining counties and municipalities such as Mooresville.

Table 3.1.1: 1990 – 2000 Region Growth

County	1990	2000	Actual Change 1990 - 2000	% Change from 1990 – 2000*
Cabarrus	98,935	131,063	32,128	32%
Davidson	126,677	147,246	20,569	16%
Davie	27,859	34,835	6,976	25%
Iredell	92,931	122,660	29,729	32%
Mecklenburg	511,433	695,454	184,021	36%
Montgomery	23,346	26,822	3,476	15%
Rowan	**110,605**	**130,340**	**19,735**	**18%**
Stanly	51,765	58,100	6,335	12%
Study Area*	**30,150**	**40,595**	**10,445**	**35%**
Eastern Rowan*	19,654	25,308	5,654	23%

Source: US Census Bureau 1990 and 2000 General Profiles
*Study Area and Eastern Rowan Figures do not include municipality population figures.

Table 3.1.2: Projected Region Growth by County

County	2010	2020	2030
Cabarrus	176,774	221,997	271,194
Davidson	160,499	175,834	191,080
Davie	43,165	50,846	58,682
Iredell	161,561	198,632	237,564
Mecklenburg	925,084	1,151,640	1,391,703
Montgomery	28,222	30,299	32,486
Rowan	**138,931**	**152,160**	**165,647**
Stanly	60,134	63,401	66,247

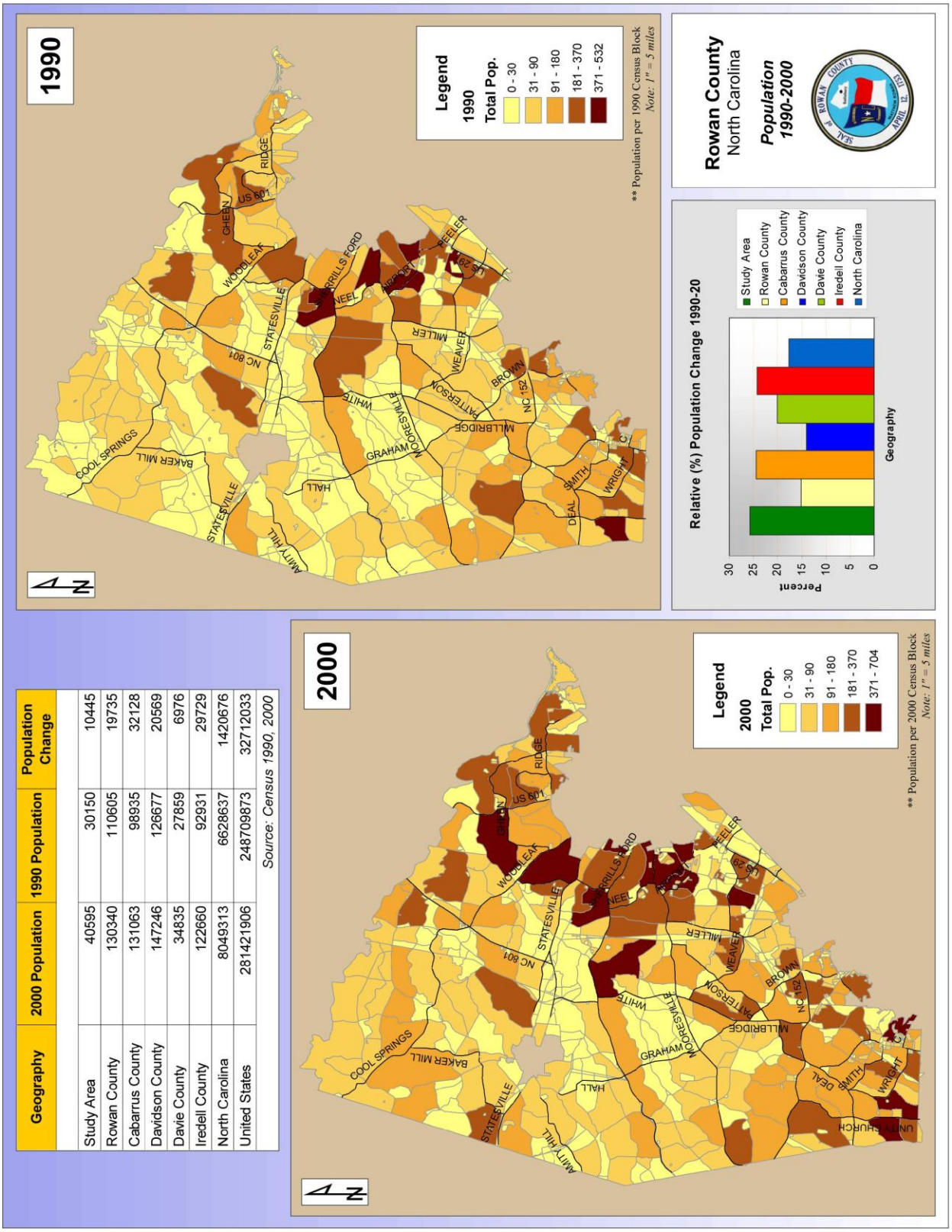
Source: State of NC – State Demographer's Office

Table 3.1.3 Projected Rowan County Growth and Study Area Growth – Study Growth Analysis

Area	2010	2020	2030
Rowan (State of NC Figures)	138,931	152,160	165,647
Rowan (Study projections -- *19.1% growth rate*)	155,282	185,003	220,413
Study Area (*10% Growth each decade*)	44,650	49,115	54,027

*The Growth percentages were determined by examining building permit data from 2000 to 2006 and Transportation Planning Data. An assumption was made that the study area would continue along a 10% growth rate – if all other land use factors remain constant. The county issued 7,701 new residential building permits through 2006. It is probable the county may issue over 10,700 building permits through 2009. If this occurs, the county could outpace the 1990s growth – reaching 155,282 people by 2010 – a 19.1% growth rate. This method assumes a 92.5% occupancy rate.

Figure 3.1.1 – Population Growth by Census Block



Geography	2000 Population	1990 Population	Population Change
Study Area	40595	30150	10445
Rowan County	130340	110605	19735
Cabarrus County	131063	98935	32128
Davidson County	147246	126677	20569
Davie County	34835	27859	6976
Iredell County	122660	92931	29729
North Carolina	8049313	6628637	1420676
United States	281421906	248709873	32712033

Source: Census 1990, 2000

3.2 Housing

The purpose of the housing element is to demonstrate the strength of the housing market and conditions in the neighborhoods of Western Rowan County. Housing is not only necessary for living, but an examination of housing conditions and characteristics in a specific area can lead to a more thorough understanding of the County's economy. New construction and well maintained housing units indicate a thriving economy with competitive interest rates. An area with little or no new construction and poor housing conditions indicate a struggling economy.

Western Rowan County's housing stock is primarily comprised of single-family detached units. However, other housing types, such as attached single-family, and manufactured homes are also available to the residents of Western Rowan County.

Distressed Areas

According to Rowan Helping Ministries (RHM), there is no specific area in Western Rowan that is identified as being distressed per se, but this is attributed primarily due to the low density housing in the area and the lack of data available for this area. RHM is trying to track where most of their clients are from. They are also working with the schools to get information about students that are enrolled in the school lunch assistance program. RHM is in the process of acquiring new information technology that will allow them to track more data for this and other areas of Rowan County. This new program is expected to give them a better understanding of the distressed households for this area. Past community development work in Western Rowan has revealed only a small area in the Town of Cleveland that would be considered distressed. (Diane Scott, Rowan Helping Ministries)

Although the assessment does not state that affordable housing is not an issue in this area, housing was not identified as a top five need in the 2006 Health and Human Services Needs Assessment. United Way had no other information pertaining to housing needs or deprived areas for this particular area of Rowan County. (Bob Lippard, United Way)

Housing Costs

According to Board of Realtor data available for Western Rowan, outside the City Limits of Salisbury, more houses have been sold in this area of Rowan County recently than any other area of the County. The drawing factors cited for the activity in this area include the schools, larger lot sizes and the overall rural appeal. The Board of Realtors contributes the proximity to the Town of Mooresville as a major influence on the Western Rowan area. Specifically, the Lowe's Headquarters and heavy NASCAR presence in Mooresville are considered major employers and many of their employees have found homes in the Western Rowan area. Further, with the development of the North Carolina Research Campus in Kannapolis, the growth in this area is expected to continue. There is affordable housing available in this area. According to the Board of Realtors, the homes in this area sell for an average price of $130,000 to $150,000. Although there are homes available above and below this price range, this is the average price for homes in the area. Most of the housing sales activity in this area is concentrated south of Highway 70 in the areas around and near Highway 150 and Highway 152. (Diane Greene, Board of Realtors)

Residential Building Permits 2000-2006 (*Source: Rowan County Building Inspections)*

- Based on comparison with historical housing growth rates for the study area, 2000-2010 will have fewer housing starts than in the previous 3 decades
- US Census Blocks experiencing more than 15 new home permits can directly be attributed to residential subdivision development

- Permit activity is greater in the area between the North-South "boundary" formed by NC 801 / White Rd / Millbridge Rd and I-85 perhaps due to municipal influences and access to I-85.
- This analysis focused on new single family/ "stick" built homes
- Total building permit activity for the county from 2000 to 2006 was 7,701 permits, which included all types of residential permitting. See table 3.2.1 below.

Table 3.2.1 – Rowan County, NC Building Permit Activity 2000 - 2006

Type of Residential Permit	Total Permits	Persons*
Single Family Detached ("Stick" Built or Modular)	4,377	
Single Family Attached-Townhouses	6	
Two-Family Duplexes	186	
Three-Four Units	26	
Five or More Units	659	
Single Wide Manufactured Home	1,127	
Double Wide Manufactured Home	1,279	
Triple Wide Manufactured Home	41	
TOTAL	7,701	19,407

Source: Rowan County Building Inspections

*Total persons is based on the US Census 2.52 persons per household multiplied by the total number of permitted units – which assumes the units are occupied.

Major Subdivision Activity 1994-2007 (*Source: Rowan County Planning Department*)

- A major subdivision is defined as a subdivision where:
  - New roads proposed or rights-of-way are dedicated, or
  - More than eight (8) lots are created after the subdivision is completed.
- Nearly 3,000 lots were created from major subdivisions during the 13-year period, with 540 additional lots under consideration for approval.
- Over 3,300 acres have been approved for development, with another 700+ acres proposed, taking the total acreage in major subdivision development since 1994 to over 4,000 acres.
- A recognized pattern of large subdivision activity with direct access to major thoroughfares between NC 150 and NC 152.

Figure 3.2.1 – Building Permits, Housing and Income

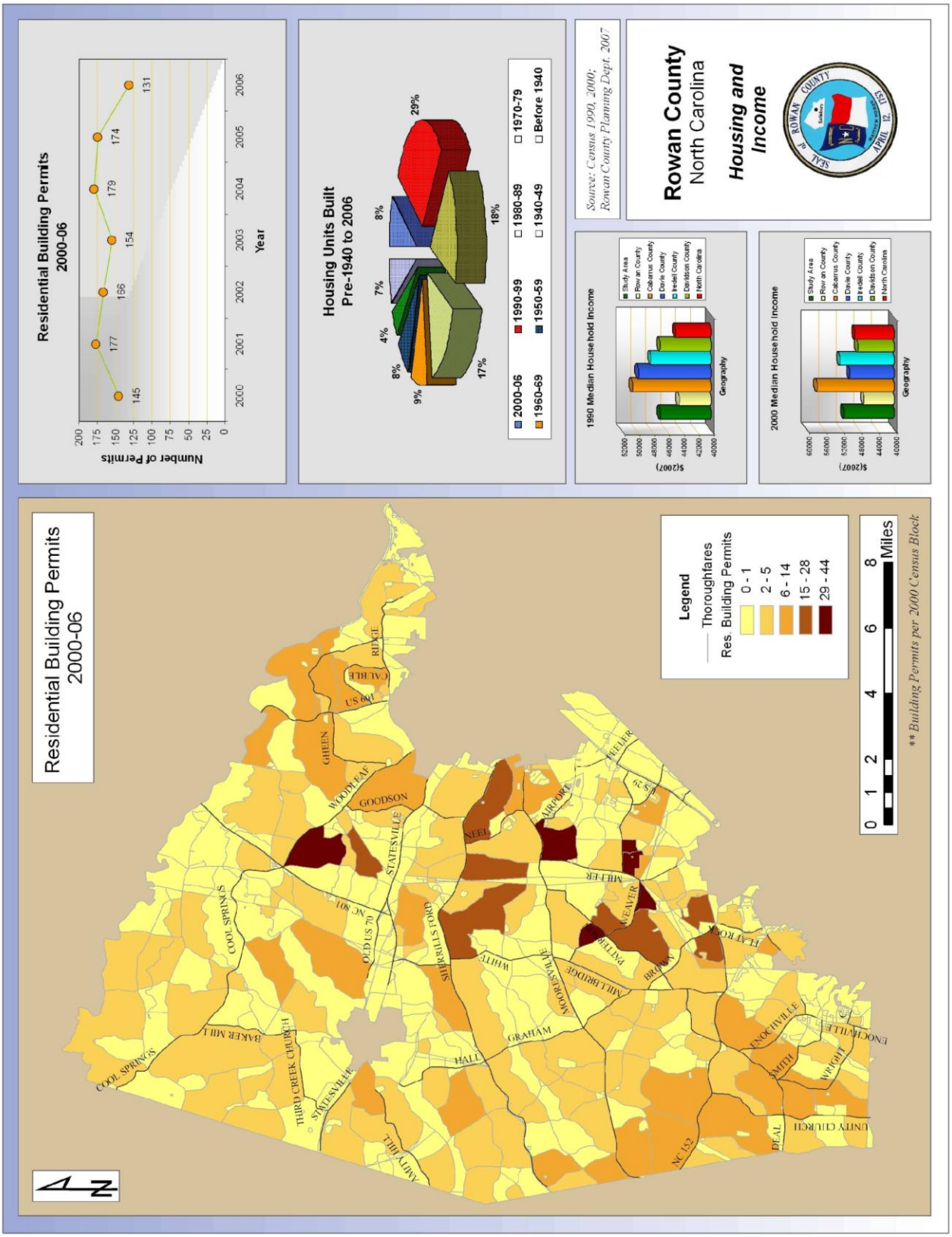
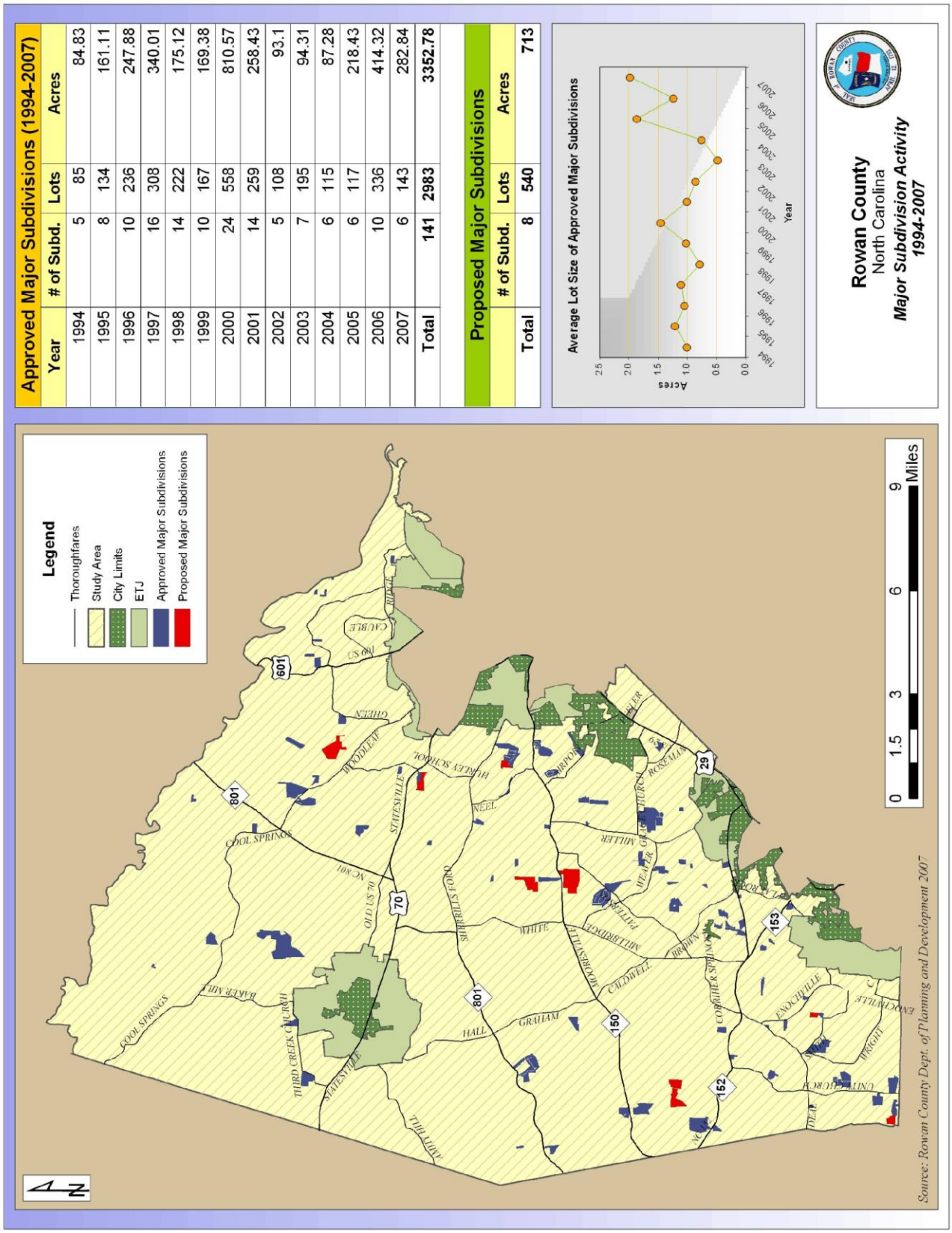


Figure 3.2.2 – Major Subdivision Activity



Approved Major Subdivisions (1994-2007)			
Year	# of Subd.	Lots	Acres
1994	5	85	84.83
1995	8	134	161.11
1996	10	236	247.88
1997	16	308	340.01
1998	14	222	175.12
1999	10	167	169.38
2000	24	558	810.57
2001	14	259	258.43
2002	5	108	93.1
2003	7	195	94.31
2004	6	115	87.28
2005	6	117	218.43
2006	10	336	414.32
2007	6	143	282.84
Total	141	2983	3352.78

Proposed Major Subdivisions			
	# of Subd.	Lots	Acres
Total	8	540	713

3.3 Regional Growth Policies and Implications

As described earlier in the population section, growth is expected to continue through the region and counties adjacent to Rowan County. Using the urban, transitional and rural categories, as displayed in Figure 3.3.1, a regional analysis was developed using the same categories to better demonstrate where the concentrated areas of development and areas of transition are geographically located throughout the area.

Working with the 2000 and 1990 Census figures, the categories below were established to measure population density in relation to the type of development within the region. The general characteristics including the lot size and dwelling units per acre were also estimated.

The **Rural Classification** applies to areas which have a population of between 0 and ±166 persons per square mile, 0 to 64 dwelling units per square mile, and lots that are ten acres or greater in size.

The **Transition Classification** applies to areas which have an approximate population ranging from >166 to 554 persons per square mile, 64 to 213 dwelling units per square mile, and lots which range in size from 3 and 9.99 acres.

The **Urban Classification** applies to areas, which have a population of approximately more than 554 persons per square mile, more than 213 dwelling units per square mile, and lots, which are less than 3 acres in size – meeting one of the criteria for annexation under the involuntary annexation statutes.

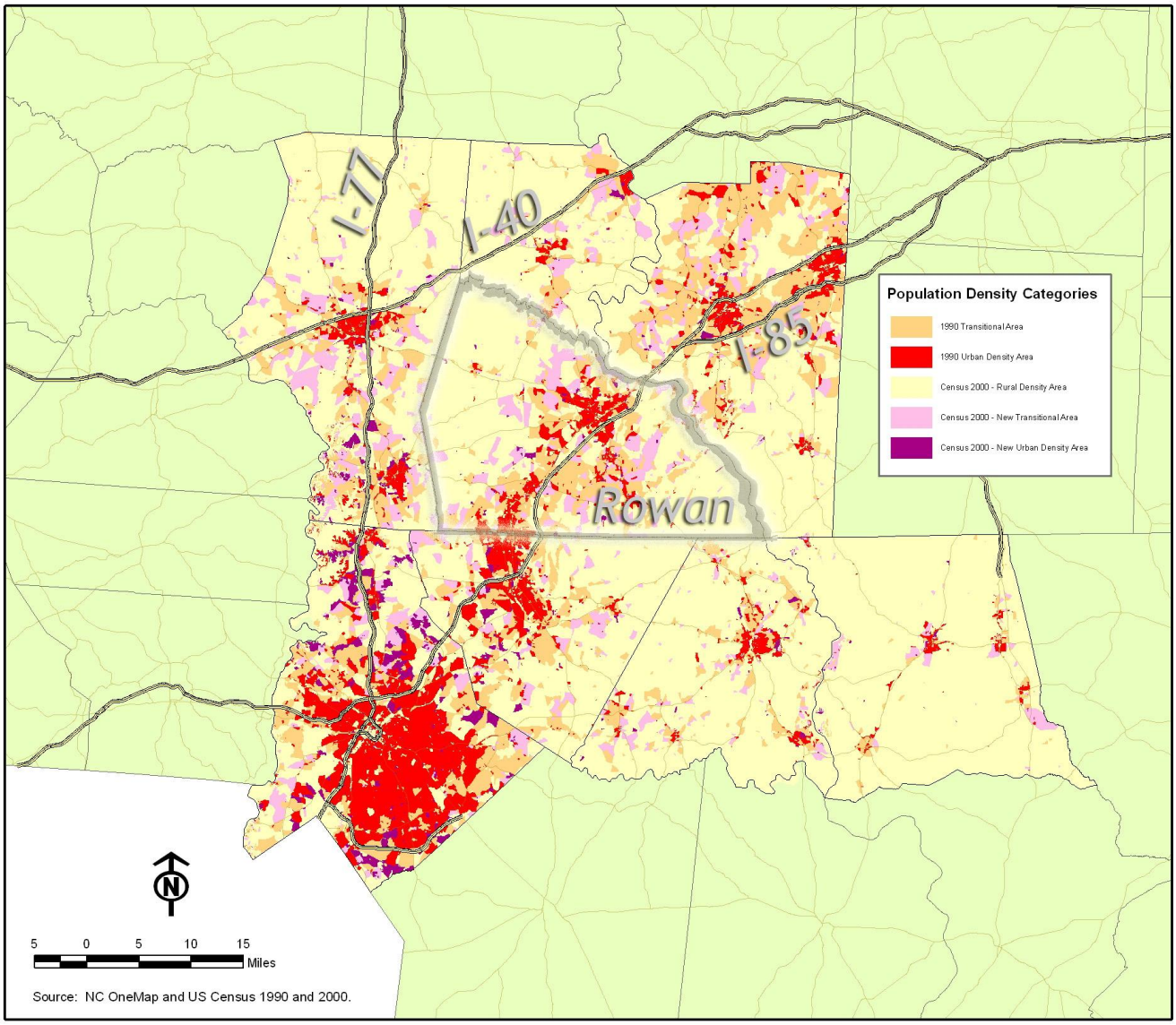
METHODOLOGY FOR THE CLASSIFICATIONS

Determining Lot Sizes - The lot size categories for Rural (10 acres or greater), Transition (3 to 9.99 acres), and Urban (less than 3 acres) areas were established by utilizing accepted "smart growth" principals and North Carolina standards for development. North Carolina Subdivision law specifically exempts lots ten acres or greater in size from local government subdivision regulation since they are considered to be rural in nature (NCGS 160A-376 (2) and 153A-335 (2)). Within the planning profession, it is generally accepted that areas, which are fully developed with lots of three acres or smaller in size are urban. The transition category was proposed to fill the gap between the areas identified as urban and those recognized as rural.

Using the 10-acre or greater category as an example, the density assumption was made that at least one dwelling unit for each ten acres of land was in the rural area. The one dwelling unit per ten acres yields a maximum of sixty-four dwelling units per 640 acres, which is the same as sixty-four dwelling units per square mile.

The "Region Growth" map, Figure 3.3.1 on the following page shows the population density (in persons per square mile) of the study area as of the 1990 census count. The densities are broken down into two categories for 1990 - transitional and urban. This map helps us to see where the highest population densities were found in 1990 (represented by the orange and red shades). These areas are generally found along the boundaries of the municipalities throughout the region and major interstates. The map also shows areas from the 2000 US Census that have transitioned to urban (dark purple) or that are in transition to urban (light purple). The yellow areas represent areas that still remain as rural density as of the year 2000.

Figure 3.3.1 Region Growth – Population Density Change from 1990 – 2000



Growth in Surrounding Jurisdictions

Iredell County

Most of the growth that is taking place in Iredell County is occurring in close proximity to the City of Statesville and the Town of Mooresville with some development in areas near western Rowan. Other than the typical, smaller scattered subdivisions, Iredell has moderate activity in the area that is in **close** proximity to Western Rowan County. A sixty-six lot subdivision (Walden Ridge) was approved in December 2005 for this area followed by a forty-five lot subdivision (Hollybrook) in June of 2007. The latter borders the Rowan County line and the former is just over one-half mile from the County line. Both of these projects are located east of Mooresville on the east side of Teeter Road. There have been no other recent projects in the immediate area. (Ron Smith, Planning Director and Rebecca Harper, County Planner)

Iredell County is in the process of preparing a county-wide land use plan. Currently, the areas adjacent to the western part of Rowan are zoned very similarly to Rowan. The lot sizes are roughly one-half acre in size allowing a variety of uses, while commercial and industrial zoning are mainly located along the major highways. Iredell County also contains many voluntary agricultural districts in the eastern part of Iredell. The voluntary agricultural districts are recorded on the deeds of surrounding property within one-half mile – notifying existing and future owners of property that their land is located within the influence of an agricultural operation.

Statesville
Most of the properties in Statesville's eastern jurisdiction that are closest to western Rowan are zoned Heavy Industrial or Business. According to their planning staff, there has been very little development within the business areas of Highway 70 near Elmwood Road, with nothing planned. However, a +1,000 acre Planned Unit Development/mixed use project is in the preliminary stages with the City of Statesville. The project is being developed by GS Carolina and is located off exit 45 near Interstate 77. The project runs from Amity Hill Road to Barclay Road, so there could be some spinoff effects on the Western Rowan area. The proposed project plan calls for up to 5,000 dwelling units and one and a half million square feet of retail space. The first phase of this project has just been submitted, so the project is still in the early stages of development. (Sherry Ashley, Assistant Planning Director)

Mooresville
Mooresville has had very little activity in the area closest to western Rowan County. There are no utilities presently installed in this area of their jurisdiction and no plans to extend them there in the near future. (Tim Brown, Planning Director)

Cleveland
Cleveland recently adopted a land use plan – reducing the number of units in some residential areas on their eastern side. The zoning for the areas adjacent to the study area are primarily agriculture – allowing one unit per 40,000 square feet (.92 acres).

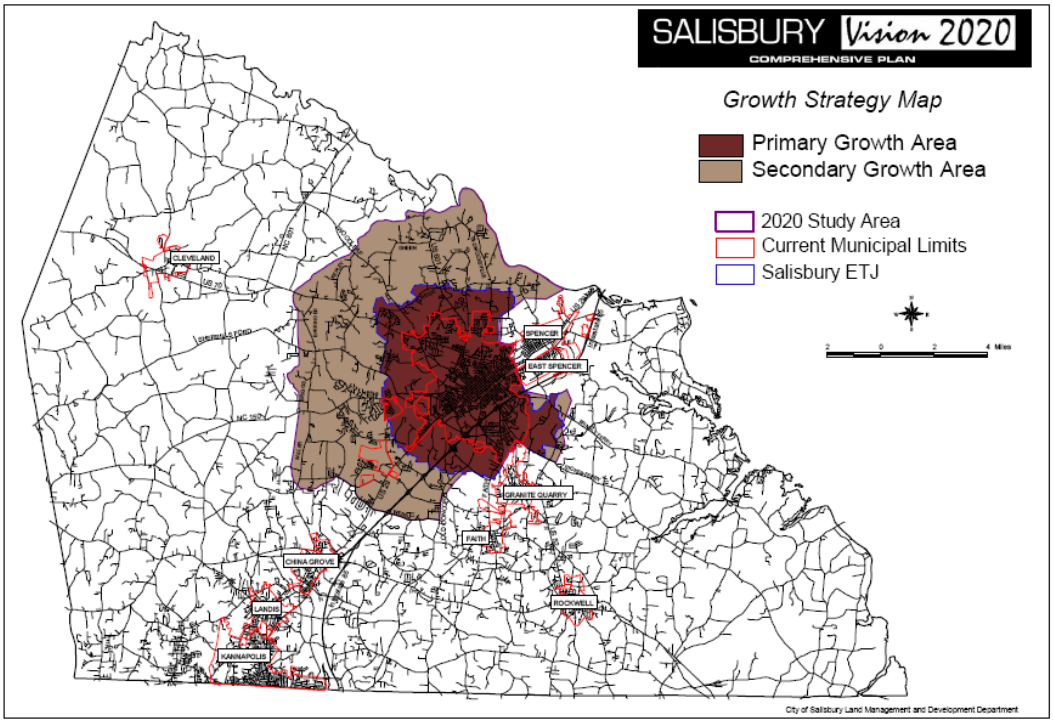
Spencer
Spencer is in the process of developing a land use plan. At this time the area that adjoins the study area boundary includes mostly farm land and areas planned/zoned for industrial use adjacent to the Yadkin River and along Highway 29.

Salisbury
Salisbury adopted a Growth Strategy Map in 2002, Figure 3.3.2, for their "Vision 2020 – Comprehensive Plan." This map depicts a "Primary Growth Area" within the bounds of their current extra-territorial zoning jurisdiction and a "Secondary Growth Area" that extends well into the eastern portion of the study area – just beyond Barringer, Briggs and Miller Roads.

The Secondary Growth Area includes properties where urban services could be extended within the next 20 years, but with greater difficulty and at a greater cost than properties located within their identified Primary Growth Area. The Secondary Growth Area is where the study area has seen the highest concentration of growth and building development.

One important note, the City of Salisbury adopted new zoning classifications in December 2007, which will influence future development patterns within their jurisdictional area. At the date this information was initially prepared, the zoning reflected commercial, industrial and residential uses on 8,000 square foot lots (.18 acres).

Figure 3.3.2 – Salisbury Vision 2020 Growth Strategy Map



China Grove

China Grove is experiencing significant residential development within and adjacent to its boundary along its border with the western study area, particularly in the northwestern area of China Grove bounded by I-85 and crossing through the areas intersected by Shue and Miller Roads between Highways 150, 152 and 153. Most of this growth is residential with anticipation that commercial development will follow. China Grove does not currently have an adopted land use plan. Most of the area on the perimeter of China Grove is zoned to allow three units per acre.

Landis

Landis has also experienced some growth along its western edges as noted on the population density maps and building permit activity maps. Landis does not have an adopted land use plan.

Kannapolis

Kannapolis, as well as China Grove and Landis, has primarily residential growth along its boundary within the study area. It is anticipated this growth will continue with the construction of the Research Campus in the heart of Kannapolis. Kannapolis has an adopted land use plan that does not indicate any major changes within the area adjacent to the study area. The land adjacent to the study area is primarily zoned to allow residential development on ¼ and ½ acre lot sizes.

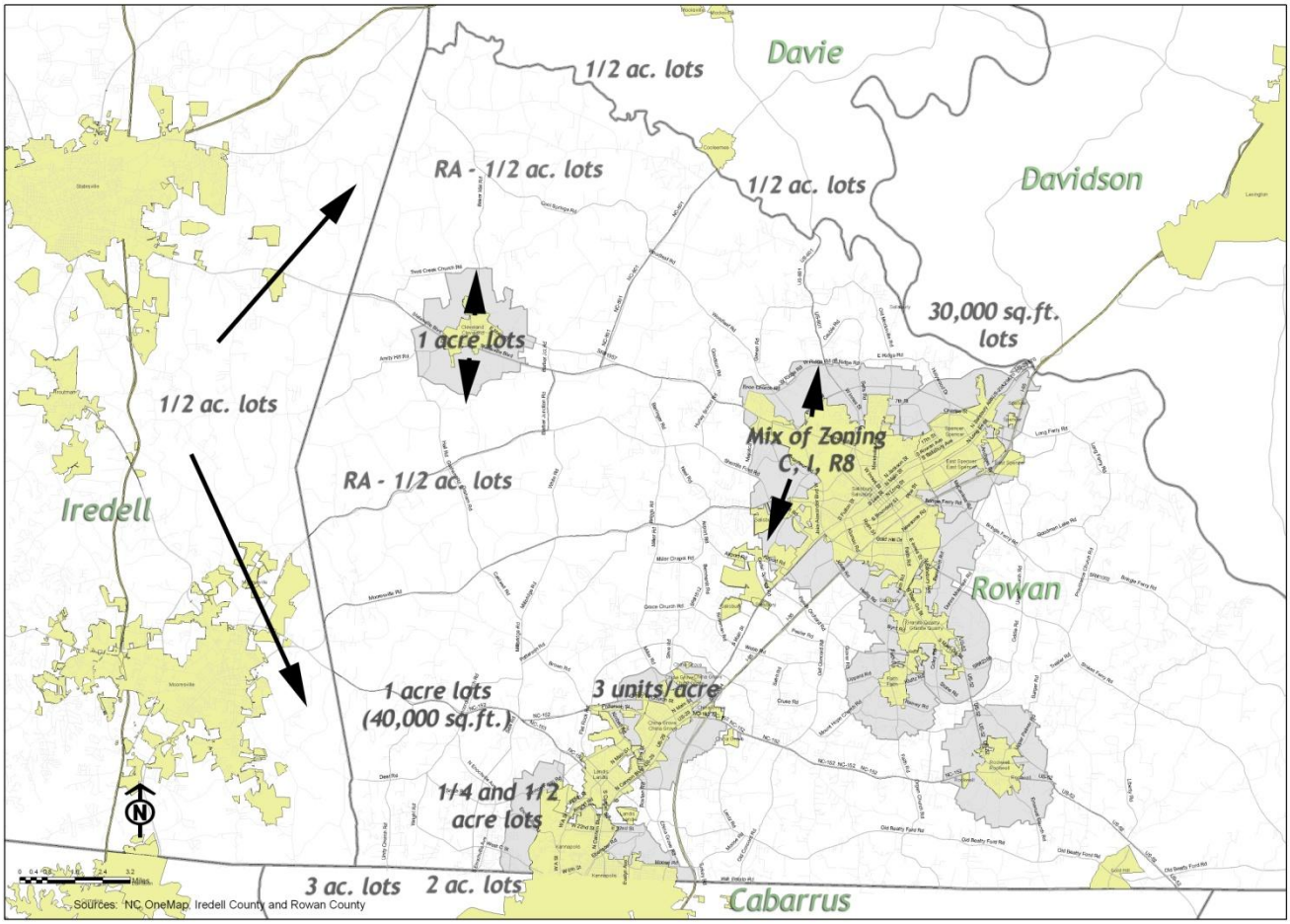
Cabarrus County
Cabarrus County is primarily zoned as Agricultural/Open along its shared boundary with the study area. This area requires minimum lot size of three acres. Low Density Residential is the other main zoning district along this boundary that requires a minimum of two-acres for new lots created in subdivisions.

Davie County
Davie County is not experiencing significant growth along its border with the study area and is zoned for R-A and R-20. Each district requires 20,000 square foot lot size as a minimum for residential development.

Cooleemee
The Town of Cooleemee does not have significant plans for growth near the northern boundary of the study area. The current zoning is residential with an industrial district surrounding the old textile mill.

Davidson County
The areas in Davidson County that border the study area include land zoned RA-1 and RA-2. Both districts require a minimum lot size of 30,000 square feet. However, with water or sewer, the lot size could be reduced to 15,000 square feet. This area has scattered residential use.

Figure 3.3.3 – Regional Land Use Policies and Jurisdictional Boundaries



3.4 Historic Properties, Community Nodes, and Scenic Byway

- ***Scenic Byways*** - The Mill Bridge Scenic Byway extends along sections of Sherrills Ford Road, White Road, NC 150 Highway, and Millbridge Road for a total of 14 miles as identified by NCDOT. The corridor is protected by NCDOT from the location of "billboard signs" that advertise off-premise businesses and by Rowan County from the location of telecommunication towers. This is the only scenic byway in Rowan County selected "due to its proximity to various historical properties such as Thyatira Church and Kerr Mill and agricultural uses such as the Piedmont Agricultural Research Station, Lazy Five Ranch, and multiple 'pick-your-own' fruit and vegetable locations."
- ***Historic Sites*** - The National Register of Historic Places have identified sixteen places within the study area that exemplify historical significance on a national level of which one is also identified as a local landmark. Of the sixteen sites, twelve are historic structures while the remaining four are historic districts of which three are farms.
- ***Community Nodes*** - Planning Staff identified fourteen unincorporated areas sited within the study area recognized as "communities" at some point in time. Several of these "communities" have little to no existing features to recollect their past.

3.5 Economic Development

The Steering Committee was interested about potential use along rail corridors in the western area - noting that along Highway 70, the rail line fluctuates from being adjacent to the highway to as much as 2,500 feet from the highway. They also identified the deepest industrial lot along the Highway 70/801 rail corridor, which is approximately 6,500 feet deep. Along NC 801, the rail line is adjacent to the highway in some areas and as far away as 9,000 feet in other areas. It was suggested that the plans to expand the airport runway, including the speculative hangers and the potential impact on future county land uses (approach and departure corridors, noise, etc.), be considered in the study.

The Rowan County EDC is marketing the following areas for industrial development in the western area:

<u>North of Spencer and areas adjacent I-85 interchange</u>

- Hackett Road north along US 29 and I-85
- Hackett Road south along I-85 - Frontage roads both sides down to Long Ferry Road
- Potential High Rock Raceway
- Industrial and commercial uses (strongly discourage/prohibit residential uses)
- Sower Farms site (292 acres)

<u>US 70 West to County Line</u> – utilities are available and zoning is in place

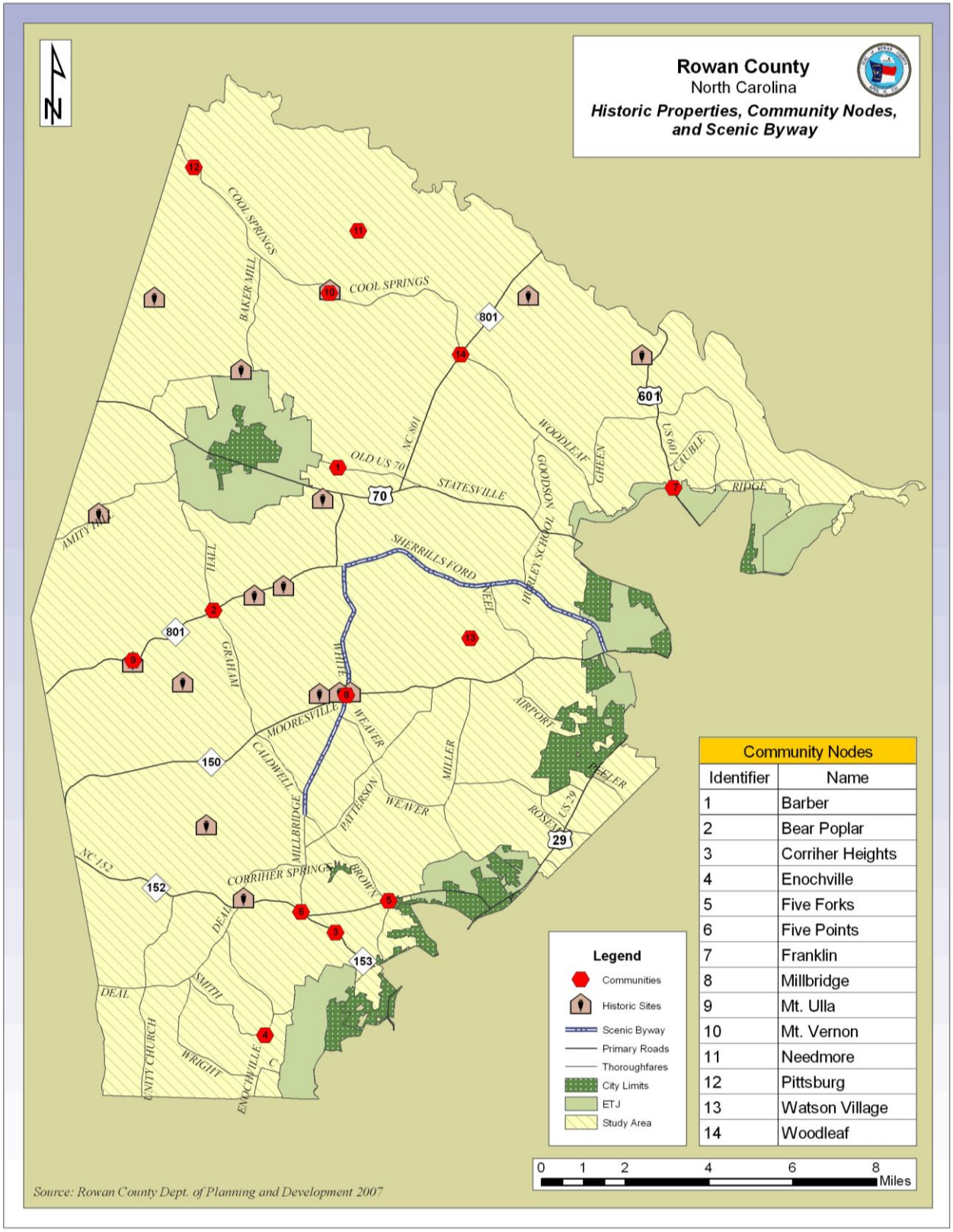
<u>US 29 between Salisbury and China Grove</u>

- Great locations for light manufacturing, advanced manufacturing, distribution, motor sports related, back office (call center, etc)
- Great location for a corporate headquarters (small or large) – seeking prime road frontage, acreage and visibility from I-85.
- Utilities available – good roads

<u>Areas not being marketed at all</u>

- South of US 70 and north of 150 (Bear Poplar and Mt. Ulla areas)
- South of 150 – mostly residential, no infrastructure, no industry
- North of US 70 (rural, low density areas)

Figure 3.4.1 – Historic Properties, Community Nodes and Scenic Byways



Community Nodes	
Identifier	Name
1	Barber
2	Bear Poplar
3	Corriher Heights
4	Enochville
5	Five Forks
6	Five Points
7	Franklin
8	Millbridge
9	Mt. Ulla
10	Mt. Vernon
11	Needmore
12	Pittsburg
13	Watson Village
14	Woodleaf

3.6 Land Use, Water and Utilities

Several land use and related issues were identified for further research to include, agricultural use, large undeveloped properties, ground water and utilities. The summary of that research is described below.

Agricultural Land Use

- Data indicates over 75,000 acres of land in the study area is now enrolled in Present-Use Value Assessment Program, commonly referred to as the "Agriculture Use" program.
- The 2006 Machinery Act establishes the minimum acreage and revenue amounts for participation in the program. Enrollment in the program is voluntary and may not include all property that is in farm use.
- The map depicts an even balance between Cropland Pasture and Woodland and there is a small area of horticultural production, mainly consisting of tomato production and some other fruits and vegetables.
- The amount of acres in this category has more than doubled from 2000 to 2006 with the other agricultural types increasing slightly over the same period. Total enrollment of land in agricultural use is up almost 4,000 acres. Increase in the amount of acreage in program may be attributed to greater awareness of the program and changes in taxation statutes that make participation easier to qualify.
- The maps show several significant areas of the study area not enrolled in present use. In particular the City of Kannapolis property, State Game Land Property and State Agricultural Research Station in the heart of the study area. These are labeled as Government owned. Other noted exceptions include City/County Parks, the County Landfill and an industrial complex at the intersection of US 70 and NC 801.
- The lack of representation in the southwestern section of the study area and other portions west and north of Salisbury indicate a higher concentration of Residential and other non-farm uses. (Source: Rowan County Tax Assessor)

Undeveloped / Vacant Parcels

Figure 3.6.2 displays undeveloped parcels - parcels greater than 10 acres that do not have a structure on them. While these are certainly not the only parcels that could be developed in the study area, it gives us a quick snapshot of what could potentially be developed today. As of 2006 there were 85,909 acres contained within parcels over ten acres in size with no structure on them.

Figure 3.6.1 – Agricultural Use 2000 and 2006

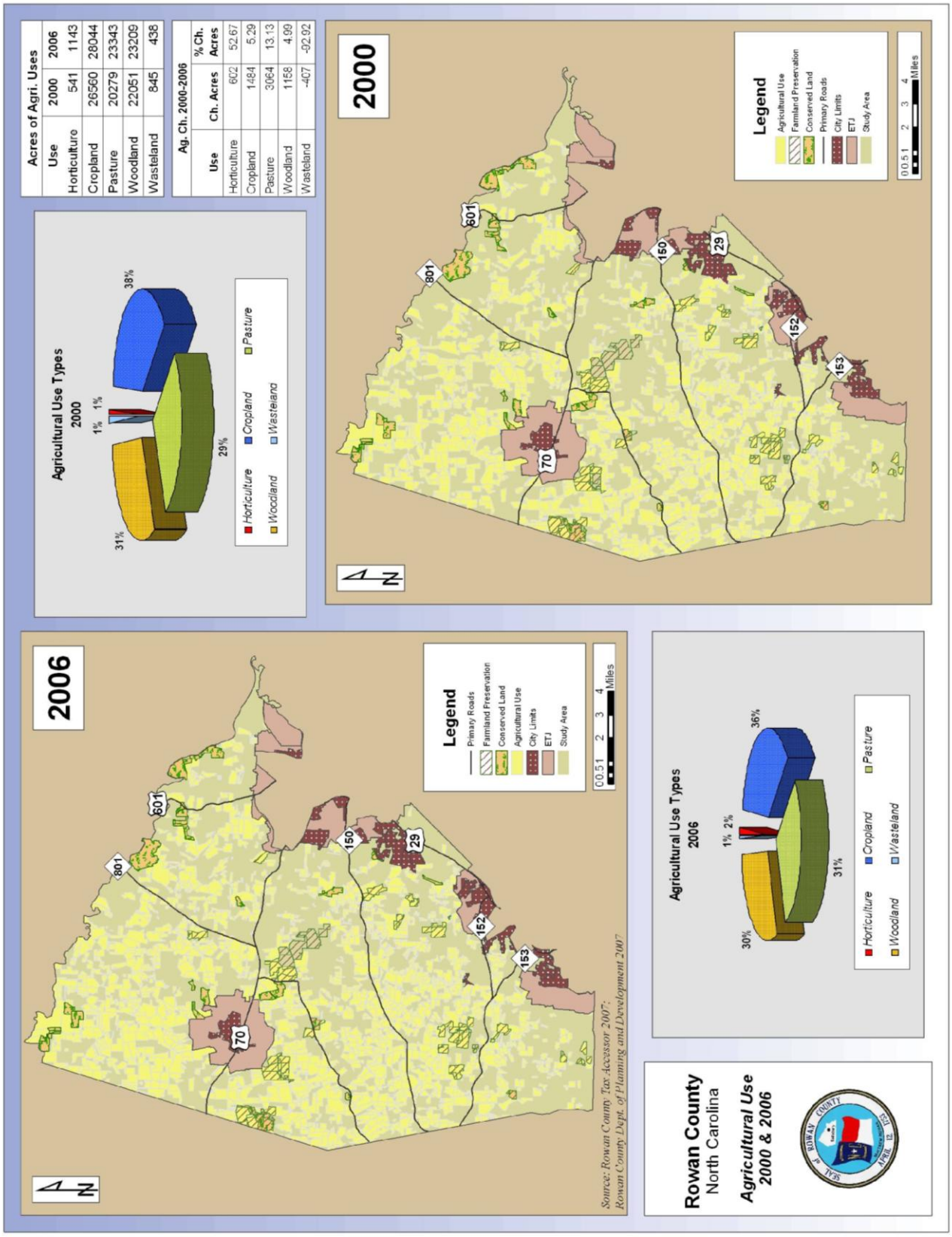
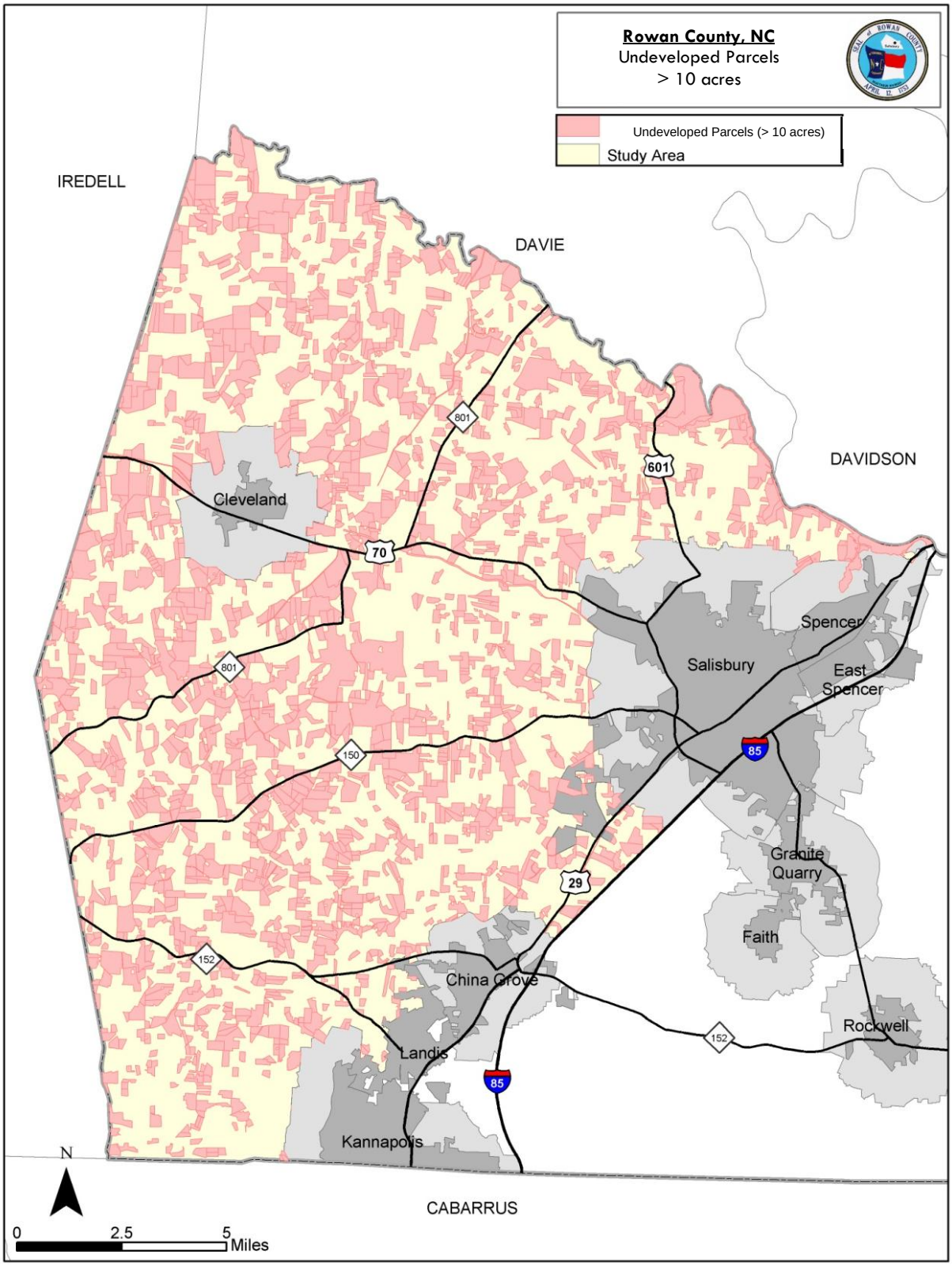


Figure 3.6.2 – Undeveloped Parcels (> 10 acres)



Salisbury-Rowan Public Utilities and Capacity/Supply
Local Water Supply Report (Revised 2006)

The system serves over 42,000 people – approximately 1/3 of the county population and 10% of the geographical area of Rowan County. The water treatment plant with the recent upgrades has a capacity to treat 24 MGD (million gallons per day). The average withdraw from the Yadkin in 2006 was 6.2 MGD with a maximum withdraw that year of 9.5 MGD. Possible raw supply from the Yadkin is 108 MGD – plenty of water to serve future growth. A full report of the Salisbury-Rowan Utilities – "Local Water Supply Report" can be viewed on the NC Department of Environment and Natural Resources, Division of Water Resources website.

View Full Report at:
http://www.ncwater.org/Water_Supply_Planning/Local_Water_Supply_Plan/index.php

Water and Sewer Policies of the Salisbury (From the 2020 Vision - Comprehensive Plan)

Policy WS.1: The City shall employ water and sewer line extensions as a growth management tool to direct new development to land that is suited for such development, and which encourages a compact neighborhood or village-like community.

Policy WS.2: The City may consider incentive-based participation in the cost of providing water and sewer services to development projects which are particularly supportive of the City's growth management objectives.

Policy WS.3: The City may participate in the extension of water and sewer services to properties located inside the primary and secondary growth areas. Exceptions to this policy (regarding extensions to properties outside these areas) may include the provision of services to other local governments, cooperative agreements on major economic development projects, and matters concerning imminent public health problems.

Policy WS.4: Water and sewer lines shall generally not be extended to areas that would encourage inappropriate development in environmentally sensitive areas, or in hazardous areas, such as floodplains.

Policy WS.5: The City of Salisbury shall maintain independent ownership and control over its water and sewer utilities; the City shall not subvert its growth management interests to a regional water and sewer authority.

Policy WS.6: Centralized water and sewer services should be concentrated within targeted service areas, where development densities would make the provision of services economically efficient, or where industrial development is to be encouraged.

Policy WS.7: Centralized sewer services shall generally avoid large, uninterrupted expanses of the planning area used primarily for agriculture and to protect farmland from development pressures brought about by such sewers.

Policy WS.8: Major extensions of water and sewer services that could result in scattered, non-directed development and costly provision of other urban services shall be discouraged.

Figure 3.6.3 Water Service Areas – Salisbury Vision 2020

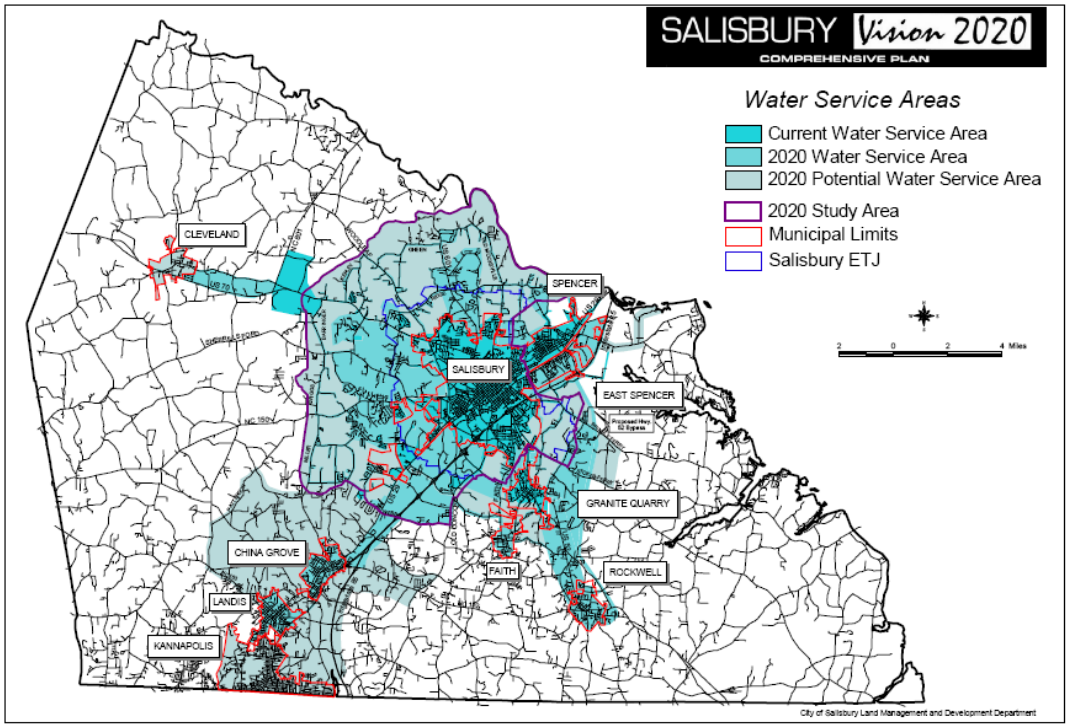
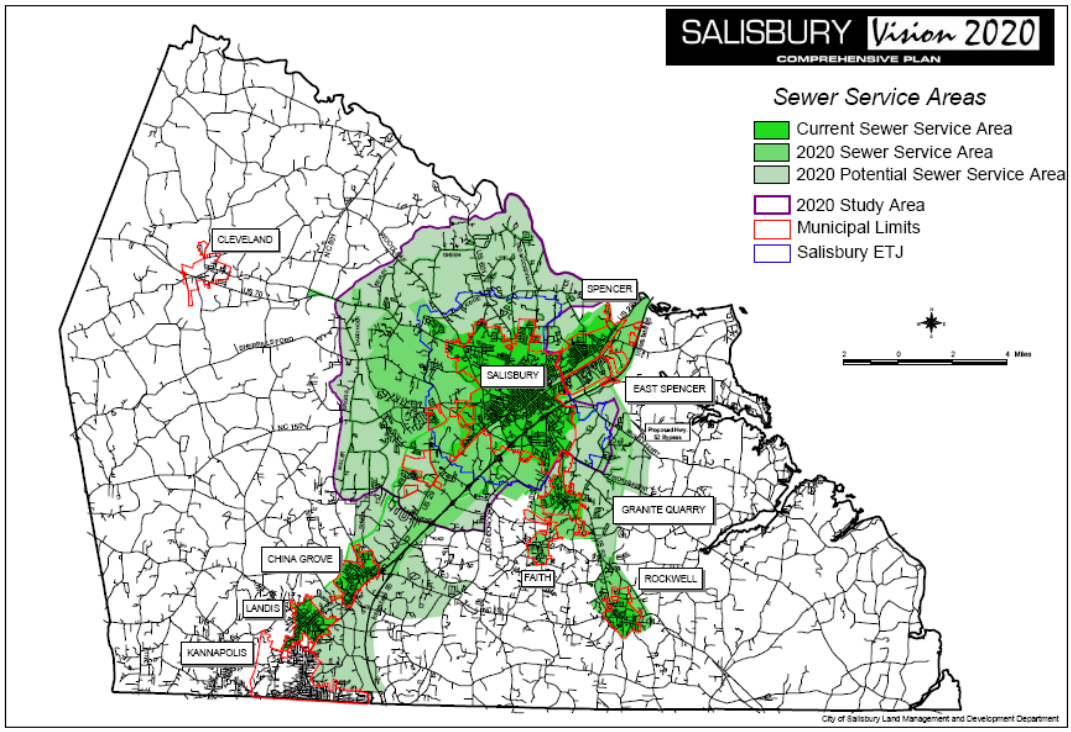


Figure 3.6.4 Sewer Service Areas – Salisbury Vision 2020



Ground Water

- Recent ground water studies are not available. The "Reconnaissance Study" authored by Legrand in 1954, was examined as well as the "Preliminary Report on Groundwater Resources of Rowan County, North Carolina" – a report written by Michael Groves, a hydrologist with the Groundwater Section of the Division of Environmental Management of the North Carolina Department of Natural and Economic Resources. The 1976 report is very out-of-date; however, it is summarized below.
    - At that time, natural groundwater quality in the aquifers and all crystalline rock units was generally excellent
    - Groundwater pollution was not a problem at the time, but identified many potential contamination sources that should be monitored
    - *Estimated groundwater use based on current population and considering industrial use was 6.3 MGD (million gallons per day)*
    - Estimated minimum potential yield of the aquifers was *155 MGD for the entire county*
    - Several groundwater users were currently withdrawing several hundred thousand gallons per day with no major effect on groundwater
    - No groundwater management was necessary at that time-but recommend local management plans in the future in small areas where groundwater withdrawal may become great
    - Amount of drilling had increased greatly since 1954 study, particularly the search for higher well yields for industrial water supplies
    - The report did include a map that shows the approximate location of wells and well data
    - Local precipitation was the source of practically all of the groundwater in Rowan County
    - A figure displaying approximate depth of water table was documented
    - Several areas of large groundwater withdrawals existed - Cleveland, Rockwell, China Grove
    - China Grove had completed a detailed water-level survey
    - High iron concentrations were the major water quality problem, but the incidence was low and the areas affected were very small
    - Domestic groundwater supplies accounted for the major portion of inventoried groundwater use in the County-approximately 4.4 MGD (million gallons per day)

- Another potential source includes the NCGS publication-*Listing of concentrations of variables of stream sediment, stream water, and groundwater for the Salisbury 30 x 60-minute quadrangle-NURE Database*, which was written by Carpenter and Reid in 1993.

- Information gathered from the Division of Water Quality-Aquifer Protection Section of NC DENR.
    - The online Geographic Information Systems mapping for the Source Water Assessment Protection Program (GIS – SWAP) displays specific areas where groundwater has been impacted that are a significant concern. For instance, groundwater quality is often compromised within a close radius of where petroleum underground storage tanks (USTs) and above ground storage tanks (ASTs) are in (or were once in) use.
    - As former agricultural lands are transitioning to residential use, there can be concerns about past land uses impacting groundwater. Those issues are likely to be greatest

where there were either mixing or storage of those kinds of chemicals (pesticides/ herbicides/ fertilizers) rather than application areas (i.e. near barns & tanks as opposed to fields). Historically, western Rowan has had agricultural uses and industrial locations that may have impacted local groundwater, which would have a localized impact if there was an impact at all.

- On the whole though, the groundwater in western Rowan is generally good quality. Recent studies are limited, but it is clear that arsenic is a problem for folks in the Slate Belt (a bit of which cuts across southeastern Rowan); although it is not a major issue in Charlotte Belt rocks (most of Rowan). An area of future interest is the presence of radon in granitic rocks like those in the Charlotte Belt. At this point, NC DENR does not have data from this area that supports concrete statements of concern, but studies in the Asheville Region have found significant concentrations of radon in groundwater in similar rocks that off-gases during water use in the home.
- In terms of water-quantity, the piedmont aquifer systems are not known for being able to sustain large-scale use like aquifers in eastern NC. Yields from the average supply well are typically low (3-15 gal/min), but are enough to sustain average household use. It can be expected that water levels in wells in a subdivision full of 1 acre lots would fluctuate with use by neighbors. Rowan County Environmental Health is now operating a private supply well program, which will provide much better confidence in well location and construction practices, and a better database of water quality in the future.
- A general information source that lists Public Water Supply Sources, Ground Water Assessment Areas and Potential Contaminant Sources is located at: http://wse20.deh.ehnr.state.nc.us/Swap_app/viewer.htm
    - An example map is displayed below showing the Water Supply Sources and Animal Operations that could be potential contaminants.

- Rowan County Environmental Health Department (Interview with Jacob Helms)
    - Private well supply program operating since July 2007.
    - Rowan County Health Department Well Rules adopted March 13, 2007.
    - Well has to be a minimum of 50 feet from any septic tank and 25 feet from all building foundation.
    - The Department inspects the installation of casing and makes sure the well head is sealed off. They also do a water test to check quality of the water.
    - 90% success rate in locating a well…only about one in ten cases where well drillers haven't hit water.
    - They do keep a log of the number of wells installed, but not in spreadsheet format. They do provide a quarterly report. However, when a well is installed, a record is not kept on the purposes for the well.

3.7 Community /Recreation Facilities

Sources:
Primary Source: Woolpert, *Rowan County Parks and Recreation 15 Year Master Plan: Through the Year 2010*, Adopted January 1996.

Secondary Sources: City of Salisbury Parks and Recreation
Rowan County Parks and Recreation
City of Kannapolis Parks and Recreation

Methodology:
The *Rowan County Parks and Recreation 15-Year Master Plan: Through the Year 2010* was prepared by Woolpert and adopted in 1996. The previous park plan had been adopted in 1973 and updated occasionally for ranking expansion and renovation projects.

The County Commissioners requested that the 2010 Master Plan be completed to address the following:

- Renovation of existing parks
- Development of new facilities
- Expansion of existing facilities
- Acquisition of new park sites
- School involvement (possible joint use of facilities)

The Master Plan briefly looked at growth potential, population projections for the whole County, through 2010, economic factors, existing land use, future land use, historic properties, transportation, terrain, water resources, and unique natural features. The plan inventoried existing park facilities, recreation facilities, school facilities and their amenities. It also assessed future facilities needs based on these factors.

Analysis:
Within the Western Rowan Land Use Plan study area, there is one district park. Sloan Park is operated by Rowan County Parks and Recreation and is located on the site of the historic Kerr Grist Mill at 550 Sloan Road in Mt. Ulla Township just off N.C. Highway 150. The park is approximately 100 acres with three (3) miles of trails, five (5) picnic shelters, volleyball courts, a softball diamond, and playground.

There are four community parks that serve residents within the study area: Ellis Park, Kelsey Scott Park, Salisbury Community Park, and Bakers Creek Park. Ellis Park is operated by Rowan County Parks and Recreation and is located at the site of the historic Ellis School at 3541 Old Mocksville Road in Franklin Township. The park is 26 acres with two (2) ball fields, a concession stand, lighted tennis courts, volleyball court, horseshoe pits, bocce courts, game room, two shelters, children's playground, and 1.5 mile walking trail. The Park also features an event center with a riding arena, judge's tower, restrooms, and concession stand.

Kelsey Scott Park is operated by the City of Salisbury. The park is located at 1920 Wilkesboro Road in Salisbury. The park is 21.7 acres with a playground, picnic shelter with tables and grills, one (1) softball field, two (2) basketball courts and a 9-hole disc golf course.

Salisbury Community Park is also operated by the City of Salisbury. The park is located a 935 Hurley School Road. The park offers active and passive areas including four soccer fields, open grassy fields, walking trails, five ball fields, a concession and bathroom area, a well-stocked fishing lake with picnic decks, a picnic area and playground. When completed this community park will have state of the art facilities including, a four field softball complex, six little league baseball fields with a championship field, nature/cross country trails, corporate picnic shelter, disc golf course, Sports Hall of Fame, basketball courts, tennis courts, and a youth soccer complex with seven fields. This park was not shown in the County's Master Plan.

Baker's Creek Park is operated by the City of Kannapolis. At the time the Master Plan was completed, it was operated by Rowan County. The main park entrance is located on West A Street in the City of Kannapolis. The park offers a 0.4 mile science trail, a 0.3 mile nature trail, miniature golf course, softball fields, tennis courts, volleyball courts, and a basketball court. The park is connected by a 0.6 mile greenway to Village Park, also in Kannapolis in Cabarrus County.

The Master Plan also proposes a boat access and water recreation area along the Yadkin River at the study area's northern border off of Needmore Road. River Park at Cooleemee Falls has since been constructed and is owned by the Town of Cooleemee, located on the north side of the Yadkin River. It opened on November 15, 2003 and features a picnic shelter, canoe portage, hiking trails, and rest room facilities. It is located on the South Yadkin River Trail and affords canoe access all the way to High Rock Lake.

Additional recreation sites were identified at local schools including South Rowan High, West Rowan High, China Grove Middle, Corriher Lipe Middle, West Rowan Middle, Cleveland Elementary, Enochville Elementary, China Grove Elementary, Landis Elementary, Hurley Elementary, Knollwood Elementary, Mount Ulla Elementary, H.D Isenburg Elementary, and Woodleaf Elementary. Those schools identified for joint use recreation in conjunction with the County include West Rowan Middle and Enochville Elementary.

Two proposed greenway locations are also identified by the Master Plan. One follows the Yadkin River along Rowan County's northern border to High Rock Lake. The other spurs from the Yadkin River greenway to Sloan Park in Mount Ulla Township. Acquisition for greenway right-of-way was scheduled in the Master Plan to take place between 2005 and 2010.

Observations:
With the exception of the greenways, it appears that all of the facilities noted in the Master Plan that serve the study area are operating as recommended.

National Recreation and Park Association Standards
The National Recreation and Park Association recommends 6.25 – 10.5 acres of Park Land/Open Space per 1,000 in population. Below from the National Recreation and Park Association, are some general guidelines for making future parks plans.

The National Recreation and Park Association (NRPA), recognizes the importance of establishing and using park and recreation standards as:

- A national expression of minimum acceptable facilities for the citizens of urban and rural communities.
- A guideline to determine land requirements for various kinds of park and recreation areas and facilities.
- A basis for relating recreational needs to spatial analysis within a community-wide system of parks and open space areas.
- One of the major structuring elements that can be used to guide and assist regional development.
- A means to justify the need for parks and open space within the overall land-use pattern of a region or community.

The purpose of these guidelines is to present park and recreation space standards that are applicable nationwide for planning, acquisition, and development of park, recreation, and open space lands, primarily at the community level. These standards should be viewed as a guide. They address minimum, not maximum, goals to be achieved. The standards are interpreted according to the particular situation to which they are applied and specific local needs. The standards have been developed by professional and trade associations, which are used throughout the country. The standard derived from early studies of park acreages located within metropolitan areas was the expression of acres of parkland per unit of population. Over time, the figure of 10 acres per 1,000 persons came to be the commonly accepted standard used by a majority of communities. Other standards adopted include the "percent of area" approach, needs determined by user characteristics and participation projections, and area use based on the carrying capacity of the land. The fact that some of the standards have changed substantially is not an indication of their obsolescence. Changes are a measure of the growing awareness and understanding of both participant and resource (land, water, etc.) limitations. Parks are for people. Park, recreation, and planning professionals must integrate the art and science of park management in order to balance such park and open space resource values as water supply and air quality.

Table 3.7.1 – National Recreation and Park Association Standards

ACTIVITY/ FACILITY	UNITS PER POPULATION	SERVICE RADIUS	LOCATION NOTES
Badminton	1 per 5000	¼ -1/2 mile	Usually in school, recreation center or church facility. Safe walking or bike access.
Basketball	1 per 5000	¼ - ½ mile	Same as badminton. Outdoor courts in neighborhood and community parks, plus active recreation areas in other park settings.
Handball (3-4 wall)	1 per 20,000	15-30 minute travel time	4-wall usually indoor as part of multi-purpose facility. 3-wall usually outdoor in park or school setting
Ice Hockey	Indoor – 1 per 100,000 Outdoor – depends on climate	½ - 1 hour travel time	Climate important consideration affecting no. of units. Best as part of multi-purpose facility.
Tennis	1 court per 2000	¼-1/2 mile	Best in batteries of 2-4. Located in neighborhood/community park or adjacent to school

Volleyball	1 per 5000	¼ - ½ mile	Same as other court activities (e.g. badminton)
Baseball (Official and Little League)	1 per 5000 Lighted 1 per 30,000	¼ - ½ mile	Part of neighborhood complex. Lighted fields part of community complex.
Field Hockey	1 per 20,000	15-30 minutes travel time	Usually part of baseball, football, soccer complex in community park or adjacent to high school.
Football	1 per 20,000	15-30 minutes travel time	Same as field hockey.
Soccer	1 per 10,000	1-2 miles	Number of units depends on popularity. Youth soccer on smaller fields adjacent to schools or neighborhood parks.
Golf-driving Range	1 per 50,000	30 minutes travel time.	Part of a golf course complex. As separate unit may be privately owned.
¼ Mile Running Track	1 per 20,000	15-30 minutes travel time	Usually part of high school, or in community park complex in combination with football, soccer, etc.
Softball	1 per 5,000 (if also used for youth baseball)	¼ - ½ mile	Slight differences in dimensions for 16" slow pitch. May also be used for youth baseball.
Multiple Recreation Court (basketball, volleyball, tennis)	1 per 10,000	1-2 miles.	
Trails	1 system per region	N/A	
Archery Range	1 per 50,000	30 minutes travel time	Part of regional or metro park complex.
Combination Skeet and Trap Field (8 Stations)	1 per 50,000	30 minutes travel time	Part of regional/metro park complex
Golf **1. Par 3 (18 hole)** **2. 9-hole standard** 3. **18-hole standard**	-- 1/25,000 1/50,000	½ to 1 hour travel time	9 hole course can accommodate 350 people/day. 18 hole course can accommodate 500-550 people/day. Course may be located in community or district park, but should not be over 20 miles from population center.
Swimming Pools	1 per 20,000 (Pools should accommodate 3 to 5% of total population at a time.)	15 to 30 minutes travel time	Pools for general community use should be planned for teaching, competitive and recreational purposes with enough depth (3.4m) to accommodate 1m and 3m diving boards. Located in community park or school site.
Beach Areas	N/A	N/A	Should have sand bottom with slope maximum of 5 % (flat preferable). Boating areas completely segregated from swimming areas.

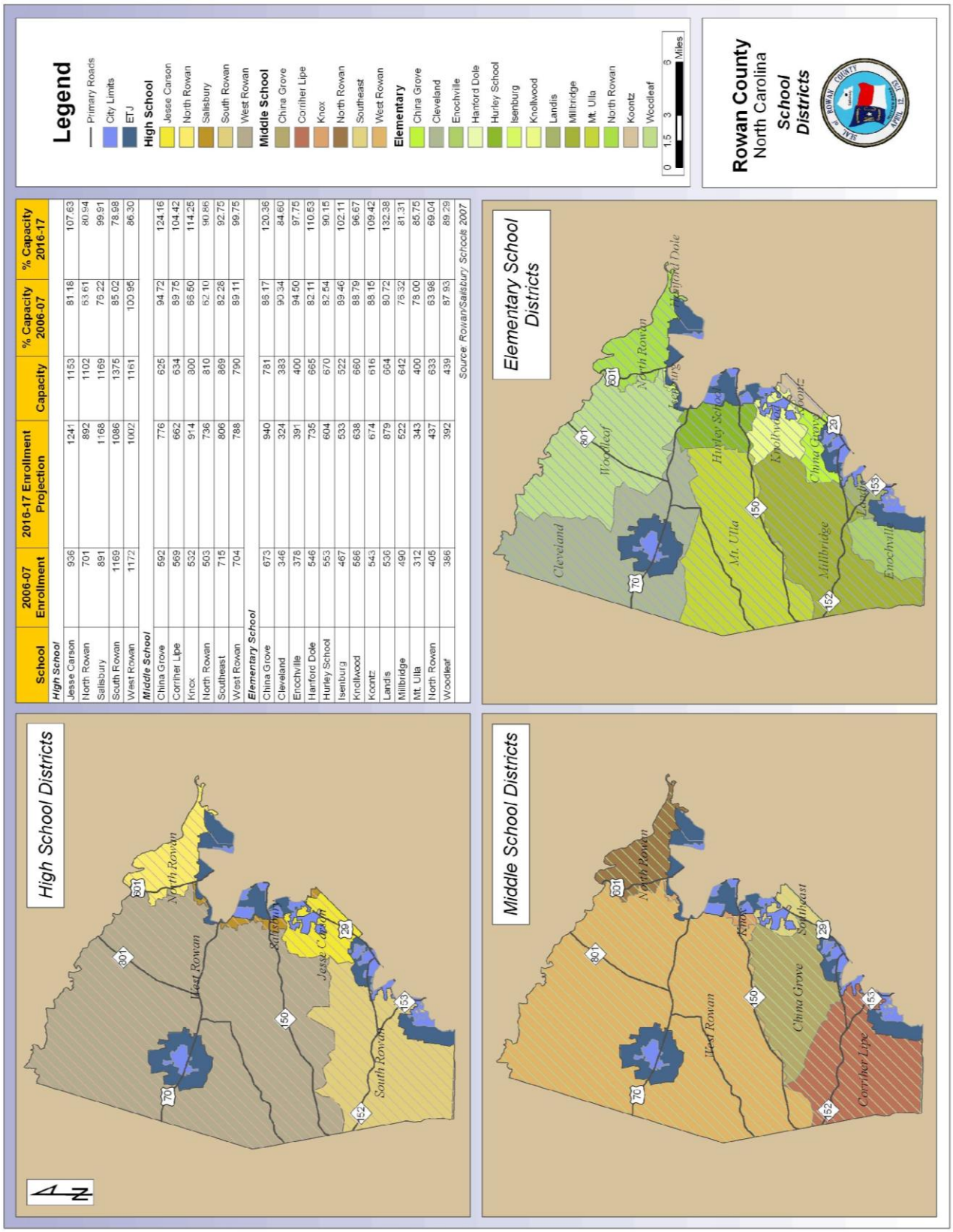
Reference: Lancaster, R.A. (Ed.). (1990). Recreation, Park, and Open Space Standards and Guidelines. Ashburn, VA: National Recreation and Park Association.

3.8 School District Information (See Figure 3.8.1)

- Capacity does not include mobile units.
- Currently, only West Rowan High School is at capacity.
- According to the projections for 2016-17, China Grove Middle, China Grove Elementary, and Landis Elementary will be 20% or more over capacity.
- These projections may be related to the anticipated growth in this part of the study area between NC 150 and NC 152.
- Year 2006-07 projections relative to capacity (opening of the new J.C. Carson High School brought projection figures down).
- Data from the retention ratio is unique to each school.
- Schools at 90% capacity or more are using mobile units for exceptional population (15%) and excess population.
- Difficulty projecting kindergarten enrollment until paperwork actually comes into the office.
- Counties who have adequate public facilities charges track them through their permitting system.

Source: Rowan/Salisbury Schools 2007

Figure 3.8.1 – School Districts



School	2006-07 Enrollment	2016-17 Enrollment Projection	Capacity	% Capacity 2006-07	% Capacity 2016-17
High School					
Jesse Carson	936	1241	1153	81.18	107.63
North Rowan	701	892	1102	63.61	80.94
Salisbury	891	1168	1169	76.22	99.91
South Rowan	1169	1086	1375	85.02	78.98
West Rowan	1172	1002	1161	100.95	86.30
Middle School					
China Grove	592	776	625	94.72	124.16
Corriher Lipe	569	662	634	89.75	104.42
Knox	532	914	800	66.50	114.25
North Rowan	503	736	810	62.10	90.86
Southeast	715	806	869	82.26	92.75
West Rowan	704	788	790	89.11	99.75
Elementary School					
China Grove	673	940	781	86.17	120.36
Cleveland	346	324	383	90.34	84.60
Enochville	376	391	400	94.50	97.75
Hanford Dole	546	735	665	82.11	110.53
Hurley School	553	604	670	82.54	90.15
Isenburg	467	533	522	89.46	102.11
Knollwood	586	638	660	88.79	96.67
Koontz	543	674	616	88.15	109.42
Landis	536	879	664	80.72	132.38
Millbridge	490	522	642	76.32	81.31
Mt. Ulla	312	343	400	78.00	85.75
North Rowan	405	437	633	63.98	69.04
Woodleaf	386	392	439	87.93	89.29

Source: Rowan/Salisbury Schools 2007

3.9 Transportation

Selected Road Improvements 2010-30

- Road improvements have the ability to create transportation corridors that spur residential and economic development. Although unfunded, improvement #3 is the only road project identified in the current 2009-2015 Transportation Improvement Plan [U-3821].
- Once completed, areas in Franklin and Locke Townships that are adjacent to Salisbury's ETJ will be influenced by improvements #1 and #2.
- Improvements #3, #4, and #5 will provide economic development opportunities for properties proximate to the Rowan County Airport and for areas along US 29 and the rail corridor that will benefit from improved access to I-85.
- Improvement #6 has the ability to influence residential and commercial growth in Atwell Township in areas already recognized for growth between NC 150 and NC 152.
- The Westside By-pass and associated connectors (#7 and #8) may provide improved access for Atwell Township residents to Kannapolis and Concord and an improved connector between NC 152 and NC 3 and to I-85 via NC 73.

Source: Cabarrus-Rowan Metropolitan Planning Organization (CRMPO)

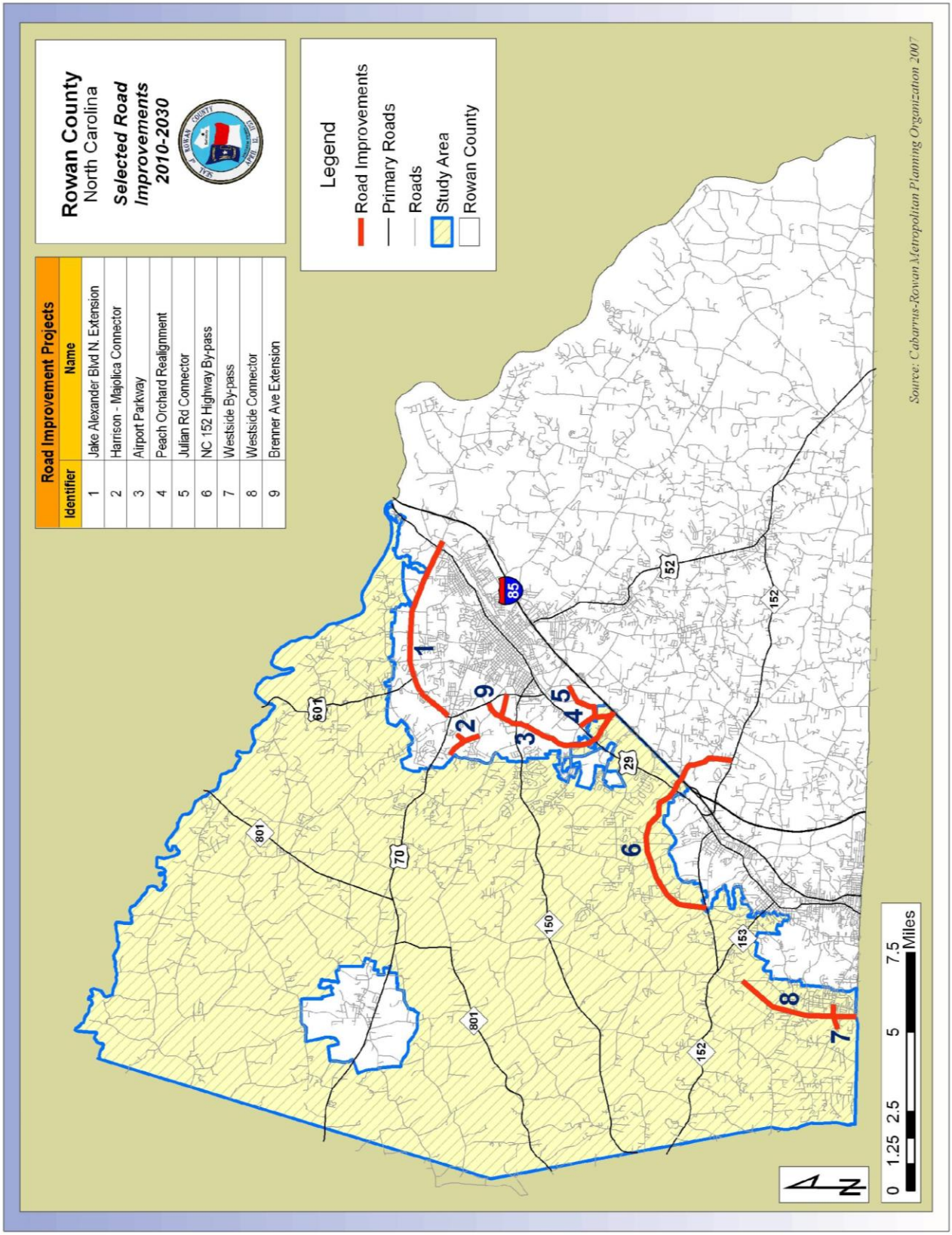
US 70 Project Planning and Growth Summary

US Highway 70 east is a principal arterial/major thoroughfare for Rowan and Iredell County linking Statesville and Salisbury. The current roadway in Rowan County has sixty (60) feet of right-of-way with twenty-four (24) feet of pavement and occasional turning lanes. It currently carries over 12,000 vehicles per day. Parallel to the north side of the highway right-of-way is the right-of-way of the Norfolk Southern Railway. Except where the road right-of-way and the railroad right-of-way are separated by about 600-800 feet at the eastern end and near the western end, the rights-of-way are adjacent for most of the length of the highway, severely limiting access across the railroad. The railroad carries about fifteen trains per day at an average speed of forty-five (45) miles per hour.

The North Carolina Department of Transportation is in the process of widening and partially relocating US 70 to a multi-lane facility from Fanjoy Road east of Statesville in Iredell County to just west of US 601 in Salisbury. The proposed project is included in the current Transportation Improvement Program (TIP).

A four-lane facility divided with an eighteen foot (18-foot) median utilizing curb and gutter is proposed through the Town of Cleveland and along Section E in the vicinity of Salisbury. The majority of the project will utilize a wider median with the median width varying from 30 to 46 feet.

Figure 3.9.1 – Selected Road Improvements 2010 - 2030



3.10 Natural Environment

As part of the background research, the environmental and development constraints, specifically related to natural environment constraints were inventoried and mapped in figure 3.10.1. There are few areas within the study area that do not have some type of development constraint. The areas are identified as briefly described below.

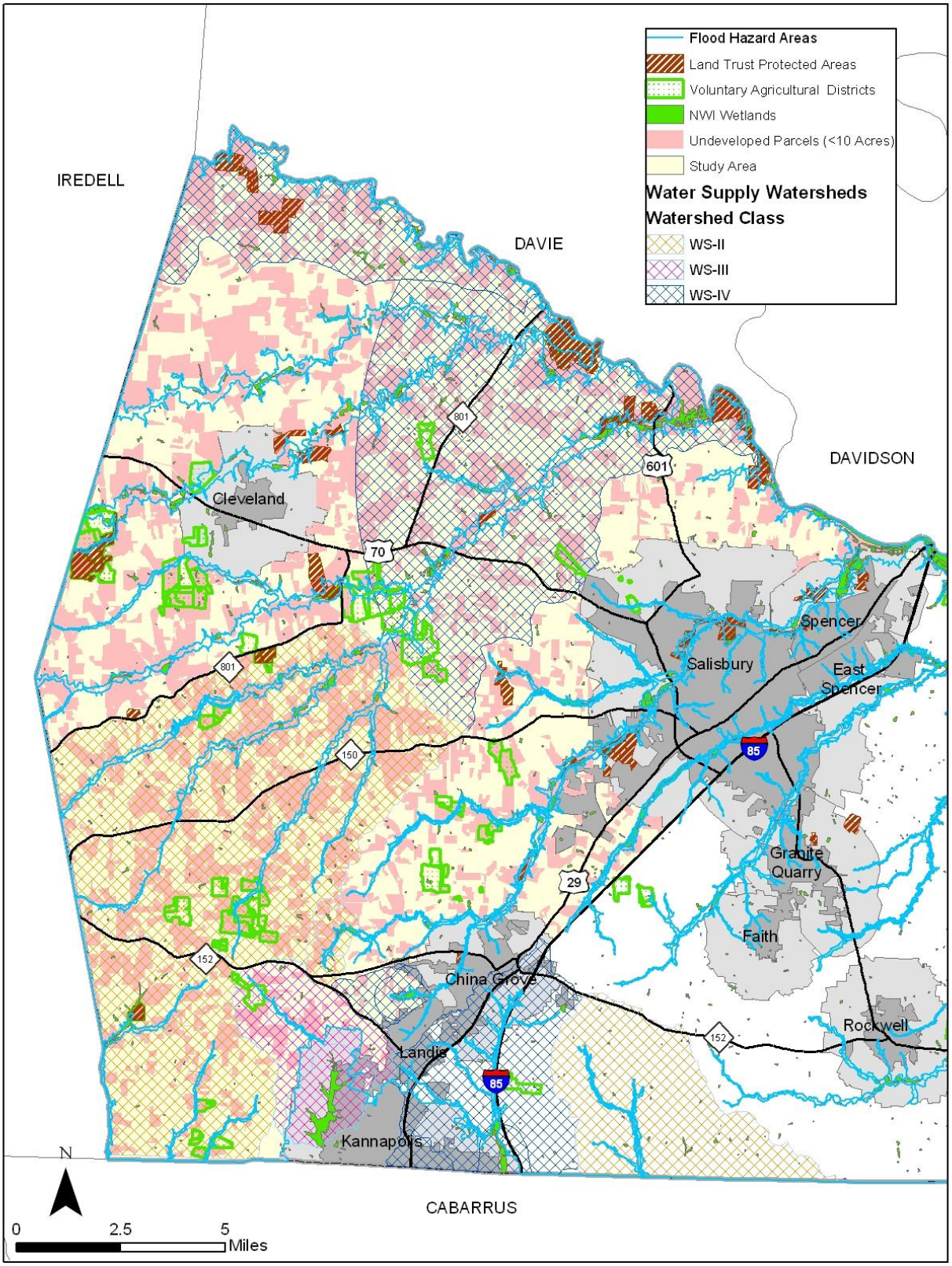
- **Flood Hazard Areas** – The areas represent the new flood hazard areas for Rowan County from FEMA. These areas are subject to periodic inundation of flood waters which may result in loss of life and property, and include health and safety hazards. Rowan County currently has a Flood Hazard Protection Ordinance which regulates and restricts development in these areas.

- **Water Supply Watersheds** – The Water Supply Watershed Protection Act requires all local jurisdictions within water supply watersheds to adopt and implement water supply watershed protection ordinances and maps. Watersheds are typically broken down into four numerical classifications. Rowan County has watershed classes (WS) II, III, and IV, as well as watershed critical areas (CA), protected areas (PA), and balance of the watershed (BW). Generally WS-1 areas, are the most restrictive, while WS-4 lands are the least, and CA more restrictive than PA. Rowan's WS-II has a critical area (requires 80,000 sq.ft. lots) and BW (requires 40,000 sq.ft. lots). The WS-III CA requires 40,000 sq.ft. lots and the WS-III BW requires 20,000 sq.ft. lots. Finally, the WS-IV CA, PA, and BW all require 20,000 sq.ft. lots. These requirements are more restrictive than the base zoning districts.

- **NWI Wetlands** – The National Wetlands Inventory (NWI) identifies transitional areas between terrestrial and aquatic systems where the water table is either at or near the surface or the land is covered by shallow water. Lands located within wetlands are regulated and require permits from the US Army Corps of Engineers prior to any modifications to them.

- **Land Trust Protected Areas** – Rowan County is one of ten counties within The Land Trust for Central North Carolina's coverage area. The Land Trust works to identify properties that should be protected and preserved. The Land Trust seeks out property owners and helps those who want to determine what options are available to them.

Figure 3.10.1 – Environmental & Development Constraints



Land Use Plan
Areas West of I-85

4 SECTION 4. THE RECOMMENDATIONS

Over the past 12 months, the Rowan County Land Use Steering Committee with input from the public has developed a series of draft recommendations for future land use within the western part of Rowan County. The Committee held public meetings to receive input from residents in the area and within the county in general before preparing the final recommendations.

The recommendations are organized by seven categories as seen below. The recommendations are intended to guide future land use and land use decisions within the western part of the County.

Land Use Recommendations Categories

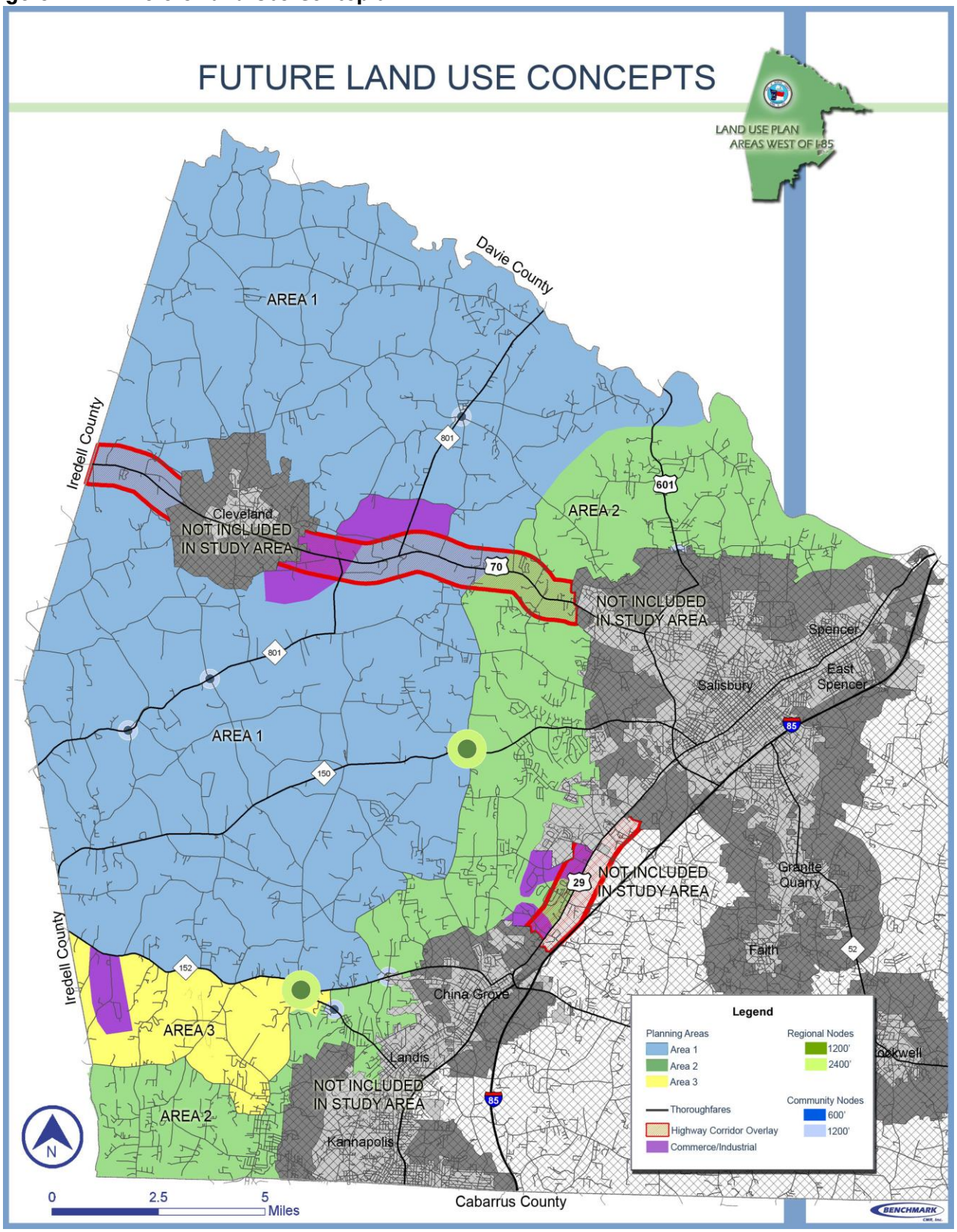
- Residential
- Commercial
- Commercial and Industrial Corridors
- Rural Areas
- Natural Environment
- Private Property Rights
- Future Studies and Plans

4.1 Residential Recommendations

The Residential land use recommendations are categorized as follows:

- <u>Recommendations applying to all future residential land use</u>
    - Major Subdivision Development
    - Conservation Subdivision Design
- <u>Recommendations applying to specific geographic areas of western Rowan as seen in Figure 4.1.1 on the following page</u>
    - Area One – Areas primarily north of NC 152
    - Area Two – Areas adjacent to the municipalities (China Grove, Landis, Salisbury and Spencer
    - Area Three – A small area south of NC 152

Figure 4.1.1 – Future Land Use Concepts



Major Subdivision Development (Applies to all areas)

- *Improve upon the current major subdivision approval process in order to accommodate development while preserving the rural character of the study area*
    - Enhance the existing Technical Review Committee (TRC) for major subdivision review
        - Currently includes representatives from Erosion Control, Environmental Health, North Carolina Department of Transportation and the Fire Marshall
        - Define proper roles for additional members, who may include:
            - Representatives from Rowan-Salisbury Schools, Emergency Medical Services, Soil and Water Conservation District and municipal planning staff if a major subdivision is within one mile of the municipal planning and zoning boundary
    - Require informal sketch plans for all major residential development (traditional & conservation)
    - Require the applicant/developer to meet with the TRC, Staff and the Planning Board to discuss the assets and constraints of the development site and possible issues before a sketch plan may be submitted
        - Based on specific criteria provide a resource analysis assessment detailing the sites' natural (soils) and floodplain should be required and discussed at the preliminary meeting
        - Site-visits should be encouraged
    - Major subdivisions that generate a minimum of one-thousand daily trips (as defined in the ITE *Trip Generation Manual*) should have direct access to a recognized thoroughfare and a minimum of two points of entry
    - Developments with one-hundred or more lots should be encouraged to use a multi-connection water system and common septic systems
    - Provide lot number threshold levels similar to the current utility extension policy in the subdivision ordinance for requiring soil evaluations, testing of groundwater aquifers, traffic impact studies and Planning Board approval

Conservation Subdivision Design (Applies to all Areas)

- *Provide option for conservation subdivision design to prevent the loss of rural character* (See *Figure 4.1.2 & 4.1.3*)
    - Reduce the minimum lot size for subdivisions that protect the character of the landscape by preserving useable common open space
        - Lot sizes in conservation developments should be a minimum acreage with individual well and septic system, or a reduction in minimum acreage with a shared water system and/or common septic systems
            - Areas of the open space maintained by a Homeowners Association (HOA) can be used for potential septic drain fields
        - Minimize the clearing of vegetation and preserve important natural features
        - Retain stone walls, hedgerows and other rural landscape elements
        - Avoid construction in open fields

        - Primary conservation areas should preserve existing farmland and areas with soils suitable for agriculture
    - Locate structures and septic systems more than one-hundred feet from streams or ponds to protect water quality
  - Floodplains, steep slopes, street and utility rights-of-way and wetlands indicated during the preliminary review stage should not be included as a density credit
  - Open space may be secured by creating a conservation easement and maintaining open space through a Homeowners' Association or an agreement with a conservation organization (i.e. Land Trust)
    - Common uses for protected open space include:
        - Agriculture and community gardens
        - Pastures, meadows and wildlife habitat preservation
        - Recreational fields and trails
        - Visual or sound barriers
        - Forest management

Figure 4.1.2 - Traditional Subdivision Layout

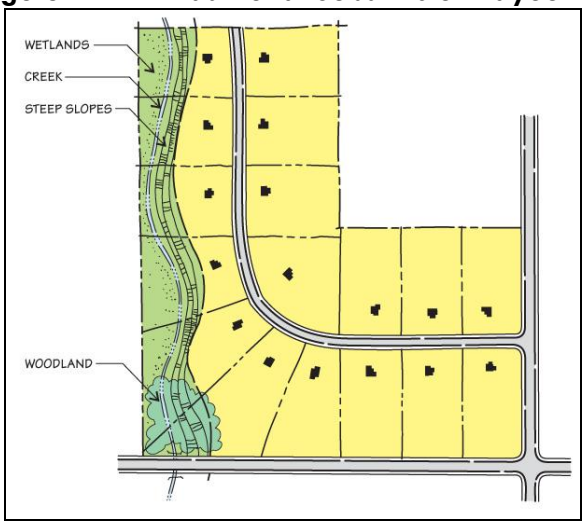
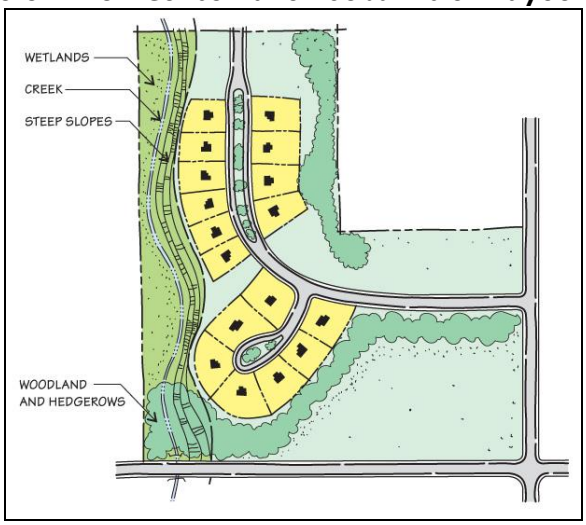


Figure 4.1.3 - Conservation Subdivision Layout



Source: Southeastern Wisconsin Regional Planning Commission (SEWRPC). "Conservation Subdivision Design." 2002.

Area One – Areas north of NC 152

- Major subdivisions are encouraged to have direct access to a recognized thoroughfare and are encouraged to have characteristics such as increased setbacks and buffering that preserves useable open space, farmland and/or rural character
  - Encourage conservation subdivision development where appropriate where agricultural activities such as cattle grazing, hay fields, etc (farm uses that will not create constant noise, dust or odor) will not impact adjacent residences

Area Two – Areas adjacent to Salisbury, Spencer, China Grove and Landis

- *Encourage medium density residential development in this area*

    - Encourage mixed use development throughout this area
        - Include commercial components with residential development to serve proposed and surrounding neighborhoods
        - Encourage connectivity through open space networks with surrounding development to promote walking and biking, without mandating them over private property
    - Traditional and conservation subdivisions should be encouraged in this area
    - Maintain minimum lot size standards currently in effect
    - Encourage compatible land development patterns through performance-based standards when residential lots may be proposed adjacent to the following uses:
        - Voluntary Agricultural Districts
        - Existing or proposed Industrial
        - Existing or proposed Commercial
            - The TRC should study the potential impacts from noise, dust or odor before a final recommendation is made

Area Three – A small area south of NC 152

- *Encourage conservation subdivision design for all proposed developments greater than 20 acres in this area*

    - The rural character of the area can be better preserved by promoting the clustering of smaller residential tracts, while preserving open space and/or farmland
        - Current standards establish minimum one acre lots in the area and the opportunity for conservation subdivisions may offer more efficient and flexible lot design in order to preserve rural character

- Encourage mixed use development in or near commercial nodes in this area
    - Include commercial components with residential development to serve proposed and surrounding neighborhoods
    - Encourage connectivity between adjacent developments and commercial nodes through open space networks to promote walking and biking, without mandating them over private property
    - As provided by watershed regulations, flexibility exists to allow for higher density and the location of mixed-use neighborhoods that build necessary community services into a development
    - Encourage compatible land development patterns through performance-based standards when lots may be proposed adjacent to the following uses:
        - Voluntary Agricultural District
        - Existing or proposed Industrial
        - Existing or proposed Commercial
            - The TRC should study the potential impacts from noise, dust or odor before a final recommendation is made

4.2 Commercial Recommendations

As noted on the Future Land Use Concept Map (Figure 4.1.1) areas are identified where future commercial uses would be appropriate. The concepts are identified in more detail below.

Community and Regional Nodes

- *Community commercial nodes and regional commercial nodes are to be encouraged at key intersections and recognized community crossroads*
  - Potential areas for regional nodes include, but are not limited to the following:
    - Intersection of Miller Road/Briggs Road
    - Intersection of NC 152 and NC 153
    - Other potential areas for smaller community nodes include:
      - Woodleaf (NC 801 & Woodleaf Road)
      - Enochville
      - Mount Ulla
      - Flexibility as to the location, design and development standards should exist with discretionary review by the TRC and Planning Board
  - Encourage allowable commercial uses in the community commercial nodes that support the existing and future populations need for retail goods and services
  - Regional commercial nodes uses should also be defined and encouraged along major intersections and at major crossroads (potentially) along US 29/70
  - Allow mixed use (commercial and residential) as a conditional use or by right in areas indicated in future studies
  - The TRC should play an increased role in the review of these uses and their potential impacts on surrounding uses within the rural areas

- *Mixed use developments that incorporate small businesses, retail and housing should be encouraged at recognized regional nodes in order to reduce the reliance on municipal service centers*

- *'Strip' commercial development not within a commercial node, regional node or adjacent to a major intersection should be allowed as a conditional use – encouraging nodal development and access management*

Highway Business

- *Located on any NC or US Highway other than US 29/70*
  - Highway businesses are typically recognized as 'stand alone' businesses
    - Consider building appearance, design elements and landscaping for new businesses
    - Encourage locations at identified commercial nodes

Rural Business

- *Located on roads identified as major/minor thoroughfares other than NC and US Highways*
  - Neighborhood Business (*NB*) district is considered appropriate for locating new or existing businesses
    - Enhance the *NB* district for appearance standards and setbacks

Home Based Business

- *Businesses that are located on the same parcel as the residence*
  - Should be sited to the rear of the home where possible
    - Any lighting should be focused down
    - Focus lighting away from neighboring property
    - Adjoining residential uses should have visual separation provided by the business
  - Limit the size of accessory structures associated with business operation

4.3 Commercial and Industrial Corridors Recommendations

Significant public investment and infrastructure is in place along US 29 and US 70. The following land use patterns are recommended within these corridors.

US 29

- *Encourage commercial and mixed use development and consideration of commercial nodes*
  - Promote and encourage the adaptive reuse or redevelopment of existing structures or sites that are complementary to the corridor
    - Heavy impact land uses are encouraged in this corridor
    - Infill commercial and aggregating smaller tracts for development is preferred
  - Consider size, scale and density of new projects for requiring connection to existing utilities
    - Encourage the use and extension of existing and planned water and sewer utilities
  - Suggest perimeter landscaping and parking on sides and rear of building
  - Recognize uses complimentary to rail corridor paralleling US 70
    - Heavy impact uses that do not compromise existing businesses or residential uses in the corridor may be appropriate for consideration
    - Heavy impact uses should utilize existing highway, rail and utility infrastructure to its full potential

US 70

- *Encourage commercial and industrial uses having transportation dependency due to rail availability and US Highway*

  - Encourage quality building design and appearance
  - Promote access to adjacent undeveloped tracts as development occurs
  - Recognize uses complimentary to rail corridor paralleling US 70
    - Heavy impact uses that do not compromise existing businesses or residential uses in the corridor may be appropriate for consideration
    - Heavy impact uses should utilize existing highway, rail and utility infrastructure to its full potential

4.4 Rural Areas Recommendations

The Steering Committee and the public expressed the desire to preserve western Rowan's rural heritage and agricultural land use. Although much can be implemented through normal zoning and land use tools to assist in achieving preservation of this land use, many non-traditional ideas may be pursued to encourage the continued use of land as agriculture.

- *Promote and expand the voluntary agricultural district program to help minimize incompatible land uses next to existing farm operations*

  - Increase awareness of voluntary agriculture districts in order to expand its application
    - The purpose of the *Agricultural District Program* is to encourage the preservation and protection of farmland from non-agricultural development. This is in recognition of the importance of agriculture to the economic and social well being of North Carolina and Rowan County
    - Members of the *Agricultural District* agree to not develop for a period of at least ten years (this is a voluntary requirement of the *Voluntary Agricultural District* and a mandatory requirement of the *Enhanced Voluntary Agricultural District*)
    - In exchange for remaining in farming, *Agricultural District* members receive:
      - Signs identifying them as a member
      - Increased protection from nuisance suits
      - Waiver of water and sewer assessments
      - Required public hearings for proposed condemnation
      - Eligibility from available funding sources and an advisory role in county government
  - Consider establishing *Enhanced Voluntary Agricultural Districts*
    - Ten year conservation easement (irrevocable by land owner – thirty day opt out in the regular voluntary district)
    - Eligible to receive as high as ninety percent from the Agricultural Cost Share Program
    - May receive up to twenty-five percent (25%) of growth sales from the sale of non-farm products and still remain a bona fide farm (and other benefits)

- Establish use of current *Agricultural District* overlay on existing farms

- *Encourage agri-business and natural resource related industries*

  - Encourage buy local programs through the NC Cooperative Extension and other organizations
  - Recognize and consider potential for new industries in agri-business
    - Organic certified products/markets continue to do well
    - Alternative fuel production is an emerging market
    - Biotech spin-off industries related to the NC Research Campus in Kannapolis

4.5 Natural Environment Recommendations

Although the committee offers one recommendation under the natural environment category, many of the residential land use recommendations include suggestions and considerations that will improve and help preserve the natural environment and water quality/ quantity if implemented. Therefore, they were not repeated in this section.

- *Consider establishing a minimum 100' stream buffer (measured 50' either side of stream centerline) for all new development in watershed protection areas and a minimum 50' (measured 25' either side of stream centerline) buffer for all new development outside of watershed protection areas*

  - Protect riparian buffers for enhanced stream and water quality
  - Provide for aquifer recharging vs. water rushing out streams in the study area to other areas
  - High water quality with filtration before reaching groundwater supply
  - Decreases erosion along stream banks
  - Wildlife habitat protection

4.6 Private Property Rights Recommendations

The Steering Committee thoroughly covered private property rights in its discussion over the course of the study.

- *An ordinance should be passed to make it clear that no access to privately owned real property is granted by government to any agency or employee who lacks either permission from the landowner or court-issued authorization, except in the event of exigent circumstances (for access by police, fire or other emergency personnel).*

- *No public trails should be proposed across private lands, or farmlands, unless the property owner voluntarily consents to them.*

4.7 Future Studies and Plans

The scope of this plan did not allow for additional time to comprehensively study some topics and issues identified by the Steering Committee that would impact future land use in the western area. The recommended future studies and plans are briefly described below.

Agricultural Districts

- *Consider development of a county-wide voluntary and privately funded farmland preservation plan to reverse the decline of farmland*

- *Rowan County may consider pursuing a Sustainable Community Innovation Grant through the United States Department of Agriculture to seek an increase in knowledge, build capacity and make connections among on-and-off farm sustainable agriculture activities, economic and community development efforts, value-added activities, civic engagement and local government policy*

    - This grant will help Rowan County identify specific strategies to help the local agricultural community and its political leadership develop a partnership to preserve county farmland
    - A regional partnership may be pursued with Iredell County
    - Rowan County may consider other Sustainable Agriculture grants through the USDA to include the Professional Development Program grant and Research and Education Grant

- *Pursue opportunities through the NC Farmland Preservation Trust Fund*

    - Utilize public and private enterprise programs that will promote profitable and sustainable farms by assisting farmers in developing and implementing plans for the production of food, fiber and value-added products, agri-tourism activities, marketing and sales of agriculture-related business activities
    - Utilize farmland conservation agreements targeted at the active production of food, fiber and other agricultural products
    - Support the purchase of agricultural conservation easements, including transaction costs

Cultural and Historic Resources

- *Create a Heritage Tourism Plan for western Rowan in collaboration with Rowan County Convention and Visitors Bureau*

    - A heritage tourism plan identifies the important historical landmarks and structures that make a place special and unique
        - This process would help identify all important cultural and historic resources within western Rowan
    - The plans often identify 'driving tours' and regions with attractions based on themes specific to the history of a particular area, region or corridor

- The identified routes or 'heritage corridors' can become tourist attractions for visitors passing through or looking up things to see and do in North Carolina – specifically in Rowan County
  - Studies show the average dollar spent by a tourist visiting a historic attraction has a much higher multiplier effect on the local economy because the dollar being spent most likely is towards a local business that in turn spends their dollar locally
  - These tourists are also more likely to stay overnight in the community as well
- The Historic Landmarks Commission could oversee this effort

Recreation

- *The Master Plan adopted in 1996 has mostly been implemented and needs to be updated. Efforts to update the plan may be pursued by Parks and Recreation Department.*

  - With the increased population growth in western Rowan, a new recreation Master Plan should be conducted
    - The old Master Plan was projected through 2010
  - Standards are available that capture the basic recreational needs of a given population
  - By general observation, a need for additional recreational opportunities may be needed in the southern portion of the study area in the near future

Transportation

- *Coordinate with the Cabarrus-Rowan MPO and NCDOT in preparation of a detailed study of the Westside connector to Kannapolis based on information below:*

  - As the North Carolina Research Campus nears completion, projections indicate a population increase of 14,000 by 2032 in Rowan County attributed to the
  - There is a distinct possibility this population will locate in southwest Rowan in relative location to the NCRC
  - The connector could take on a name that identifies it with the research campus and possibly connect with 152 near 153 at one of the proposed regional nodes – where a large scale mixed use center development could occur
    - The mixed use center could include offices related to the NCRC, shopping alternatives and entertainment options for the southern Rowan area
  - Monitor major subdivision requests and thoroughly review plans with all transportation agencies

Land Use Plan
Areas West of I-85

SECTION 5. THE NEXT STEPS

The Rowan County Land Use Steering Committee devoted many hours of their personal time to the development of this thorough land use plan for the western area of Rowan County. Each committee member took pride in representing their township and all citizens of Rowan County during this process. In addition to their hard work and dedication, over 200 citizens attended meetings held in the western area to voice their concerns and express their desires for the future land use in western Rowan. Below, a series of next steps are outlined to implement the land use plan.

5.1 Implementation Strategies

- Following the adoption of this plan, the land use plan should be utilized as a guide for future land use decisions in the western area of Rowan County.
    - This plan will function as a "guide" for future decision making – not an official set of rules regulating land use.
        - i. For example, zoning and subdivision regulations are considered implementation tools of a land use plan.
    - This plan will be flexible and may be amended as new land use trends arise.
    - This plan will assist the County in determining where new facilities and services are needed, such as schools and new EMS locations.
    - This plan will help the County become more competitive for already limited federal and state grant funding for public investment projects.

5.2 Conclusion

This plan is intended to be a 'road map' or 'guide' for future land use decisions and should be referenced by the Planning Board and County Commissioners when reviewing re-zonings, site plans and other land use related issues and requests. The plan should be considered a 'living' document and reviewed on an annual basis to ensure it is continuing to meet the needs of the western area of the County – keeping the plan from becoming another document on the proverbial "dusty shelf." An update should be completed in five years with a thorough update in ten years.

Significant work has been devoted to the creation of this plan by the citizens of western Rowan County and by the Steering Committee and much devotion and dedication lies ahead as the County grows and considers the future land use patterns, fiscal implications and environmental impacts of future land use decisions in the areas west of I-85 in Rowan County.

Land Use Plan
Areas West of I-85

APPENDICIES

APPENDIX A. Steering Committee Issues and Vision
APPENDIX B. Initial Public Meeting Results
APPENDIX C. Public Comments on Recommendations

Land Use Plan
Areas West of I-85

APPENDIX A. Steering Committee Issues and Vision

Initial Issues and Topics Identified by the Steering Committee on August 28, 2007

Population Growth and Housing

- Residential areas have been sporadically positioned throughout the rural areas.
- More subdivisions = more people = more traffic
- Rate of residential building has accelerated in past 4-5 years
- Multiple housing developments
- Higher densities = closer neighbors
- Subdivisions are draining financial ability to provide affordable government services
- More people than 40 years ago
- Pace of growth has picked up rapidly in the past 10 years
- More residential developments
- Placement of neighborhoods
- Smaller number of middle class – larger homes
- Housing developments
- Population density-degree and pace accelerating
- Growth in southwest corner of County

Economic Development

- Major employer-Freightliner-has changed the County with needs for employees
- Third Creek Shopping Center provides new places to shop, eat, etc.
- Hard to attract industry
- More commercialized

Community Facilities / Infrastructure

- US 70 expansion and completion
- More rural road improvements
- Schools are increasingly unable to accommodate growth and movement
- Heavy traffic along roads – need of lights and maintenance
- Traffic increased rapidly along the highways and major roads
- Vehicle speed has increased
- Additional schools
- Redistricting of schools
- Schools – population and teacher quality
- Congested traffic patterns especially around US 70
- Larger, busy roads with additional stop lights

- Highway 70 is being widened due to heavy traffic and planning for future growth
- Traffic – more congestion and accidents
- Draw on emergency and general services
- Lack of road plan and construction
- Highway US 70 Corridor – development and improvements
- All kids drive to school

Environmental Concerns and Agriculture

- Less farmers and farmland
- Loss of large tracts of land due to high taxation, loss of farms
- Air quality
- Water quality

Outside Pressures

- Salisbury area has been slow to grow in comparison to Mooresville / Concord areas
- Residential growth from Mooresville
- Influx of non-native people
- More commuters traveling further to get to jobs/amenities

Government

- Higher taxes over last year

Vision Topics identified by the Steering Committee on October 30, 2007

- Sound, prosperous, desirable society/economy
- Maintain quality/quantity of environmental and natural resources
- Efficient water management
- Promote quality of life
- Maintain open spaces, farmland, recreational opportunities
- Balance development pressures with economic opportunities
- Facilitate quality of life/livability in our growth statements
- Sustainability
- Facilitate focused growth patterns
- Respect individual private property rights
- Promoting our heritage through preservation of historical and cultural landmarks
- Effective administration of county services/infrastructure/facilities (fire, water, sewer, schools, law enforcement)
- Corroboration with municipalities (annexation?)
- Preserve our rural character
- Provide quality education
- Promote livable, safe, affordable communities
- Empower community by seeking input from county residents

Adopted Vision by the Steering Committee on November 13, 2007

Western Area of Rowan County, NC

We envision a plan that promotes desirable communities that are both affordable and sustainable, while preserving quality of life with respect to individual rights and opportunities.

Land Use Plan
Areas West of I-85

APPENDIX B. Initial Public Comments

Summary of Comments from West Rowan
LAND USE PLAN WORKSHOP
February 21, 2008 workshop

FARMLAND PRESERVATION [6 responses]

- We need to preserve our farmland and forest. Residential development does not pay for itself and puts a strain on our resources. Farms and trees help clean the air and water. Farms farmed currently help absorb carbon and reduce the effect or halt climate change. We also can't become dependent on other countries for our food. Development is necessary for a county to grow but it should be around existing municipalities when water, sewer and roads can be extended.
- I think it is good to be organized to be able to monitor and be informed of the growth and the location and the type of growth in our area. I think our farmland, farm life, farming heritage should be protected and valued. It is what has made this community.
- The West Rowan area has a history of being an agriculture area. Many of the farms have been owned by families for several generations. The area has beautiful rolling hills and level acres for growing crops. The many wooded areas and wetlands add to the beauty and as an attraction for many types of wildlife. I am worried about so much development. If we develop all of our land—who is going to feed the population. Many of the landowners have small gardens which pro\vide product for the area. We need a plan that will control the growth and protect the farmland in this area.
- Preserve the farmland in 801 block. Develop elsewhere.
- We operate a dairy and grain farm in Western Rowan and farm approximately 2400 acres of land. Farms and houses don't mix. We earn our living from the land and would like to see western Rowan stay a rural, farming community. It is important that our children have the same opportunity to farm the land as we have. Please do not allow rural Rowan County to be flooded with housing and growth. Our livelihood depends on the soil!
- Reestablish Land Use Plan that was promoted 3-4 years ago. Pay farmers for development rights/whatever. (There must be some incentive or they will not participate!) Your food doesn't come from Food Lion/Harris Teeter. Protect water. We have the best fresh H2O in the state/as long as there are not too many wells/septic tanks, sewage treatment, etc. that rain water table! Next World War III will be over water not oil!

GROWTH MANAGEMENT [18 responses]

- Do not allow industrial development along 801 and 150. There is plenty of room along 85 and 70 for that kind of development.
- Increase dedicated farmland. Too much growth already. West Rowan cannot support growth with existing infrastructure. We need more open areas, not less. Keep taxes low so farmers can

keep their land. Nothing wrong with small towns and rural areas. We don't want to be a Charlotte.

- The cheap subdivisions that flood west Rowan is over crowding roads, schools and other facilities. Our once farmlands are being destroyed by this growth. We don't want extreme growth in population. We do need road repairs and more police, fire and EMS.
- Nice to see Rowan Co. look to the future and do some planning.
- All commercial should be kept tight together only near commercial areas now in existence. Do not go into green residential areas.
- I would hate to deter necessary growth but would like to see farmland remain as such.
- In favor of a land use plan to maintain property values and to have growth in a smart way. Against annexation in west area. Cautious of commercial operations in residential/farm areas.
- Keep everyone out!
- Subdivisions should not be permitted in rural areas. Keep them near urban areas. The farms are needed to grow crops and provide dairy products. Once the land is put under a subdivision it is lost forever.
- With an eye to future (3-5 generations) from now/food production. The maximum amount of farmland needs to be preserved with the current housing 'slump", why do developments continue to be built. Will some of these be future slums—25 years from now? Do we need a moratorium on development permits? I think the answer is "yes".
- It is concerning that there is not more dedicated green space in the study area. With severe problems with septic use in western Rowan, how does that factor into approval for subdivisions other growth?
- Slow development. Keep area in farmland and natural. Minimum size building lots 5 acres. Do not industrialize 150 and 801 corridors.
- Will the county supply city water to future developments? What effect will the new development on 150 (between Patterson Farm/Millbridge) have on the water table? Haw many existing wells will dry up?
- We want development restricted anyway that it can be done.
- Need smart growth—subdivisions need to be built along major highways, near existing schools. Need significant impact fees (or adequate public facility ordinances). Developers need to help pay for the necessary schools, police, fire, sewer, water that their growth brings. Cluster development is a sound and reasonable idea—if put 100 lots on 35 acres and surround it with a park rather than sprawl 100 houses on 200 acres.
- Keep western Rowan County green. And do not plop little commercial plots within these areas.
- Area between Airport Road and Miller Road and 150 and Grace Church Road is not an area for ½ acre per house. County the houses in that area!
- The north western area of Rowan County doesn't have adequate infrastructure to support any large growth. EMS and police presence are not adequate for much future growth. Therefore, before any further development occurs it is important the infrastructure be updated.

MISCELLANEOUS [7 responses]

- Enjoyed all the maps and information on the area.
- Need to put Land Trust Area on map. They are not residential areas!
- Your marking out areas of population growth in block areas an (on?) in no relationship tracks of land.
- Stop Salisbury's fiscally irresponsible land grab!
- What about your smart ladies and gentleman reading the Bill of Rights.

- Need more handouts.
- My concern is that there is not sufficient information as to what exactly this land use is. Is the county paying for a study to allow the city to determine annexation?

PROPERTY RIGHTS [3 responses]

- I live in east section where I have a farm. However, I own 3.5 acres on Needmore Rd. This land is my nest egg and I don't want any provisions made that would affect my selling the property or that would make it hard to sell because I might need the money. Any restrictions imposed on the property would mess me up. I am for voluntary farmland preservation. We need it badly.
- I am against this plan
- Rowan County does not need a land use plan. Our current zoning is a "Land Use Plan". Highest and best use of a property must be left to the individual landowner. Anything else is against their constitutional right. NOW IS NOT THE TIME FOR A LAND USE PLAN.

SCHOOLS [2 responses]

- Your school enrollment figures for 2006-2007 are way off. These figures are the school board's projection but not reflect realty for that year. The projections for 2016-1017 are also the school board projections which, in some cases have already been surpassed. If you are this wrong in figures that are already a matter of public record, how far off are you on other figures and projections?
- Develop a plan for school bus routes. Currently—buses have to make at least 2 trips daily—leaving very young children at schools—hours before classes start--& same in evening. This is inexcusable—any number of things could happen while these kids are left alone—no adult supervision—What if it was your child?

Summary of Comments from South Rowan
LAND USE PLAN WORKSHOP
February 28, 2008 workshop

COMMUNITY FACILITIES [3 responses]

- Continued study for greenways throughout Rowan County. Expansion of parks. Agri tourism development. Improved roadways and cycling trails.

- *County utilizing tax money to implement county waste water treatment and H2O facilities*

- Put Joy Hill Rd on the map. If Wild Bill has his on there, we should too.
- We need a park in Southern Rowan, and it will be cheaper to buy now than in 10 years.

FARMLAND PRESERVATION [16 responses]

- Our commissioners need to be as concerned by residential development as they are about annexation from Salisbury. Farmland preservation needs to be a top priority.

- West Rowan County should try to preserve farmland for our burgeoning agri-tourism industry.

- Please keep open land! We can't afford to keep overcrowding our schools, roads, and natural resources for the sake of large development. $?!.

- Transfer of development rights or other such preservation programs funded by development interests and not just tax payers should be considered.

- We live on a working farm in the Atwell community. We would like to see incentives available to keep land in our area available to farm. Give landowners an option as most don't want to see their land developed. Now all they have to sell to the highest bidder—most likely not a farmer.

- Provide incentive for property owners not to sell for development. Give farmers the opportunity to farm the land at a reasonable cost.

- Land use will take care of itself it you run water and sewer down major corridors. We do not need more landowner restrictions. Farmland can be preserved by restarting farmland preservation. Rowan County needs development to capture tax dollars going to Iredell and Cabarrus. If we don't develop some, property taxes will increase tremendously.

- Protect the most productive farmland in West Rowan. Concentrate growth (incentives) in high-density areas near municipalities and suburbs. Outside developers should pay fees that help with infrastructure. Keep forests for clean air. Promote organic farms. Offer
- incentives to young farmers to keep farming as you offer to industry to come to Rowan Co., since farmers contribute 20% to Rowan's economy. (state figures-2002). Keep density of

development low in areas where soil is good form farming. Protect water by buffering streams. Pass a land use plan that keeps farming viable as well as allows for development.

- I understand NC is #1 in loss of farmland. Can we do something about protecting farmland? The area that perks is good farmland.

- If no local farmland everything must be shipped in—bad for environment.

- I personally enjoy how Rowan County is currently. The western part is rural, but it needs to remain as a 17 year old resident, I am afraid that Rowan County is growing too rapidly and land is disappearing. I live on a dairy farm and I am very passionate about agriculture. If agriculture is no longer dominate in Rowan County, I may have to leave my home and family in order to find a job. By increasing residential and corporate development, more problems will rise. Do not ruin this fine county. Land is a valuable asset and a wonderful attribute to this beautiful place. If this area is changed, the native Rowan County residents will be gone and only intruders will be present. Think of your grandchildren, wouldn't you like for them to experience some history of your past or have to dig under housing developments to find past remains.

- Rural areas of the county need to be preserved. Our farmlands should be viewed as a precious commodity. We need to preserve these areas as much as possible.

- Leave rural areas as is. Enough land, farm use land has already been taken. We need to support farming/farmers by insuring there is adequate land available for them, now and in the future. The only change I would support would be to improve much of the rural/secondary roads especially Corriher Springs/Concordia Church Rds.

- I want very much to see some farmland preserved as we 'rush to progress"; so that we can maintain a quality life!

- Please leave rural areas rural. Farmlands need to be preserved.

- Please place a strong emphasis on farmland preservation. It's the #1 enterprise in the state, and it's an integral part of our culture, yet we're losing farms every day to conversion and incompatible uses. Attention should be given to preserving our farmland and our culture.

GROWTH MANAGEMENT [17 responses]

- New land development involving housing and industrial property sites should include infrastructure, provide H20, sewer and utility sources. Plan conservation of the major water sources and farm preservation, parks, historical sites and school districts.

- Yadkin River boundary preservation.

- Growth planning at the county level should lead transportation and sewer planning, not vice versa.

- Western Rowan population growth is coming from Eastern Iredell. We need to maintain our rural area by not forgetting what is coming next door. Mooresville and Statesville are pushing our area, not Salisbury. Moratorium on housing or development in our area would fix the problem.

- In study area, if nearly 4000 acres subject to subdivision approval in 12 year period, it appears as though 2% of our county will be developed in this period. Than can't continue more than 1 lifetime before we run out.

- More development options allowing clustering for higher density should be considered along with strategically expanding our sewer system in a way most encouraging of Industrial and commercial growth.

- Impact fees should be considered so that newcomers pay the tax increases for growth instead of elderly and poor already here.

- What is our carrying capacity for water? Growth should be tied to that number, whatever it is.

- Density bonuses should be given to developers (with sewer) who do conservation, either on site or off.

- I think we need controlled growth. Don't outgrow roads, school systems and public services. This has happened to Mooresville and Troutman. Development should benefit everyone, not just developer.

- Limit growth in industrial area on 152 near Shinn Farm Rd so that residential and farming interests may be protected. Buffer between RA and Industrial (separation districts)

- No housing developments—our history will be gone, and farm land will be no more. I know people want to come here, but keep the development areas in cities and away from our rural land.

- I feel that turning this charming county into an industrial and heavily populated county will ruin all that is special about it. I have lived and grown up in this county and I would consider it a tragic fate for this county.

- Farming and tourism #1 and #2 businesses in NC. Why are we not protecting more and controlling developers? The race team I work for has moved 65 families to NC from PA and other states in the last 1.5 years. There must be a plan.

- Rowan County is already suffering from the growth of surrounding counties. I do not want to see us be just a "bedroom community" for Charlotte. Our schools, roads and water are not able to take anymore. We don't want to take anymore! Please keep some open land for our kids and grandkids to enjoy.

- We live in a very rural area of the county and we chose our home because of the rural farmland setting. We hope the area will remain as it is. Once a housing development is put in

- more and more developments come. Look at the area along Hwy 150…nothing but housing developments and all the traffic that goes with it. If there is a need for more developments, put them close to towns and cities. Keep our farmland and rural areas as they are.

- Don't build new roads to attract people.

MISCELLANEOUS [7 responses]

- If a supermajority of a region desires greater protections through zoning, they should be given the chance to have such protection.

- Please consider increasing distances between churches, daycare centers, and schools, etc. and businesses that sell alcohol.

- We need: buffer zones between residential & churches and industrial areas; Appearance standards for businesses in RA zoning plus more restrictions on businesses allowed in RA.

- I would like to preserve the rural character and beauty of Rowan County. What makes it special is a sense of community that is not found anywhere else. As a society, we are losing this valuable sense of community where citizens support each other in crisis, grief, sickness, and health. These new developments do not have a sense of community—they don't know each other and the amount of kids they bring does not pay for services, roads, schools or other needs. It becomes a vicious cycle—a mistake other counties keep making over and over again.

- My personal opinion is that while other counties are participating in this development, it is of no need for Rowan County to participate. The bucolic county has become such a symbol of genuine "southern hospitality" it would truly be tragic to strip this county of its charm by "improving" it.

- We have one of the WORST air qualities in the U.S.—just because Charlotte may bring most of the problem, it is still our bad air to deal with. The tree canopy protects our quality of air, controls temp, moisture—we need to protect our natural resources but everyone is oblivious until it gets critical. Let's have 20/20- vision looking ahead for once—not backwards.

- If you build for pockets of people, habitat will be disrupted, (isolate gene pool).

PROPERTY RIGHTS [7 responses]

- Respect farm-owners' property rights by zoning appropriately from now on. Don't ask for money from property owners to change zoning. Use common sense when building schools, don't waste space!!

- Please leave us alone and let us have a say in how our own land is used.

- I would like to see "family land" have the freedom to stay in the family. We have farmland, we want to have the freedom to leave the land to our family. We pay our taxes, let us have our freedom and keep our land.

- I live in Rockwell near China Grove. I don't want to live in a suburban area. I have 7 acres in Rowan County. Please leave me and my family to do what we want with "MY" home and land. Mind your own homes. I want to have my son build a home on my land when he gets old enough. I feel like I rent the place from you now as much taxes as I pay. I've got a novel idea. Cut waste, lower taxes, and build roads. The rest will take care of itself.

- We are still living in a free country NOT communism. We should have the right to do with our property as we please without a "Big Brother" looking over our shoulder. I do think we need to limit growth because we are losing our farmland quick. I miss our quaint country living—instead we have house farms.

- We need the choice to do with our land what we want.

- Keep Rowan County free to our choice. Let us do what we want with our land.

SCHOOLS [1 responses]

- Education.

C APPENDIX C. Public Comments on Recommendations

The Steering Committee reviewed comments received from a survey that was distributed at the public meetings and online as seen on the following pages. The on-line survey results were significantly skewed due to six individual computers accounting for 47 of the 57 on-line survey responses. One computer generated over 20 responses alone. The on-line survey company indicated this could have happened due to an individual computer deleting "cookies" which would allow the individual computer to go back into the on-line survey and take it multiple times.

Since the on-line survey results were not fairly representative of the individual views, the Steering Committee decided not to consider the results of the online survey in refining the recommendations – considering the results from the public meetings only.

The meeting survey results are included on the pages that follow.

Public Survey Results – Draft Plan Recommendations

Introduction

A total of 108 survey instruments were completed during the period June 10th – July 16th. Although meeting participants were encouraged to fill out the surveys at the public meetings only 37 were collected from the 57 attendees at West Rowan and 15 surveys filled out by the 27 that participated at the South Rowan meetings.

Rowan County's population was estimated to be 136,370 in 2007 with over 40,000 persons living in the western study area.

The survey response totals and written comments are listed below under each recommendation heading.

Residential Recommendations

1. Major Subdivision Development

- ***Improve upon the current major subdivision approval process in order to accommodate development while preserving the rural character of the study area***

Res - 1	West		South		Total	
Favor	21	56.8%	12	85.7%	33	64.7%
Object	7	18.9%	1	7.1%	8	15.7%
No Op.	9	24.3%	1	7.1%	10	19.6%
Total	37		14		51	

West Rowan Comments

- I want farmland preserved before it is too late. County needs to establish farmland preservation and pay farmers for it. However, I believe in private property rights so it is difficult.
- County needs to define wording such as "cluster development" to remove misunderstandings & misuse. Merely setting unsuitable land aside to gain permission to have small lots is not clustering. Example—Wallace Realty 200 ac. Development out Hwy 150 this past April.
- Which ways do you plan to improve the process?
- Anti-property rights
- People living in the area affected by a subdivision should be allowed a public hearing before the process begins. As of now, subdivisions are approved without notifying other landowners.
- More subdivisions create more traffic along Hwy 150.
- It should not be made easier for developers
- The underlined phrase gives the appearance that developers will be favored by approving things faster.

- Encourage infill & urban development.
- This, as worded, does not seem to allow individual property owners the right to use their property for their own benefit.
- 4th generation living on Family Farm and working on it. This is our life and proud of it.
- It is already extremely tough to develop property within Rowan County. Let the landowner decide how to use their property.

South Rowan Comments

- Remove subdivisions as an approved use in RA
- We moved to the country—want to stay in country—need anything—we go to town. We need farmland, not houses
- Rural areas that are developed should be low density to protect character of rural areas.
- Major over 50 homes not welcomed. We do not have the support facilities
- Make it much more difficult to build major subdivisions in rural areas.
- Do not allow a subdivision to be built in land zoned RA

2. *Conservation Subdivision Design*

- ***Encourage the use of conservation subdivision design to prevent the loss of rural character in the study area***

Res - 2	West		South		Total	
Favor	25	67.6%	11	78.6%	36	70.6%
Object	5	13.5%	1	7.1%	6	11.8%
No Op.	7	18.9%	2	14.3%	9	17.6%
Total	37		14		51	

West Rowan Comments

- Farmland must be protected. In the not too distant future, high food prices will necessitate more locally grown food.
- Yes, you should encourage the plan to prevent loss of rural or vegetative lands by making smaller clusters of housing or condos. Duplexes and smaller housing areas, but these areas need to be between the business and developed area and the rural areas—not in the rural areas.
- Again, clear & concise definitions are needed when you say "conservation subdivision".
- Clustering of subdivisions should be a mandatory ordinance.
- How? What does "rural character" mean? Who determines this?
- This is long overdue. Stricter building codes including 'site orientation" should be established.

- The way it is used puts more houses and leaves the undesirable land open.
- Some conservation would be ok if not forced on owners.
- Anti-property rights
- Yes we need to preserve out open spaces. We don't need strip malls everywhere! Keep rural characteristics of trees & yards. Don't need more development.
- Everybody wants to come out and drive through the rural area and talk about how beautiful everything is. Then some start asking who has land for sale and guess what, it's not rural anymore. I wish a function like this was held before Hwy 801 "Berkshire" was started.
- Let the property owner decide the best use of their property. They have done OK up until now!
- We must preserve as much open space in the area. Larger lot size, stormwater & sediment control

South Rowan Comments

- Require
- Remove subdivisions as an approved use in RA; clearly define "Conservation Subdivision".
- We moved to the country—want to stay in country—need anything—we go to town. We need farmland, not houses
- "Encourage" is meaningless. Though I favor it, I believe "encourage" should be replaced with "REQUIRE". Our rural areas must be preserved.
- Absolutely—require developers to use "green"building practices whenever possible and to preserve part of the development for open spaces for residents to enjoy.
- Require not encourage
- Clearly define "conservation subdivision" so it means the same to everyone

3. Area One – areas north of US 70

- ☐ ***Limit the approval of traditional major subdivision development in this area***
- ☐ ***Discourage minor subdivision development along thoroughfares in this area***

Surveys from the workshops did not have a separate column for the two separate bullet points. Therefore, they are displayed separately from the on-line survey results, which did have a separate box for each bullet. The public meeting results are summarized in the table below, followed by the on-line results.

Res - 3	West		South		Total	
Favor	22	59.5%	12	85.7%	34	66.7%
Object	4	10.8%	1	7.1%	5	9.8%
No Op.	11	29.7%	1	7.1%	12	23.5%
Total	37		14		51	

West Rowan Comments

- Area I needs to extend further south.
- Area 3 also needs these restrictions.

- Put major subdivisions close to major roads
- Expand area 1 to include the very good farmlands between Highway 70 and Hwy. 150.
- This is against the property owners and his or her right to sell the land.
- Anti-property rights
- Up to property owners. LEAVE US ALONE!!!

South Rowan Comments

- Remove subdivisions as an approved use in RA
- Do not allow subdivision in land zoned RA.

Area Two – areas adjacent to Salisbury, China Grove and Landis

- ***Encourage medium density residential development in this area***

Res - 4	West		South		Total	
Favor	19	51.4%	10	71.4%	29	56.9%
Object	6	16.2%	2	14.3%	8	15.7%
No Op.	12	32.4%	2	14.3%	14	27.5%
Total	37		14		51	

West Rowan Comments

- Medium density is good now that cities may not randomly annex
- Anti-property rights
- These areas with existing infrastructure should be used or made easier for subdivisions to prevent unnecessary use of water resources in the farming area.
- Keep more buildings from sprawling out to quiet neighborhoods—less mobile homes & houses being put everywhere.
- and mixed use.
- Up to property owners. LEAVE US ALONE!!!

South Rowan Comments

- Remove subdivisions as an approved use in RA
- Each of these areas gets into more agricultural areas so the closer to ag, density, should be 3 acre lots, not 1 acre.
- Encourage LOW density residential development in this area.
- I would like to keep farming my land as it is now.
- Do not allow subdivision in land zoned RA.

Area Three – areas south of US 70

- ***Encourage conservation subdivision design for all proposed developments greater than 20 acres in this area***
- ***Promote mixed use development in or near commercial nodes in this area***

Surveys from the workshops did not have a separate column for the two separate bullet points. Therefore, they are displayed separately from the on-line survey results, which did have a separate box for each bullet. The public meeting results are summarized in the table below, followed by the on-line results.

Res - 5	West		South		Total	
Favor	17	48.6%	6	42.9%	23	46.9%
Object	8	22.9%	8	57.1%	16	32.7%
No Op.	10	28.6%	0	0.0%	10	20.4%
Total	35		14		49	

<u>West Rowan Comments</u>

- What guarantee is there than commercial "nodes" will not continue to grow and expand to take up more farmland. Land Use Committee: Please contact commissioners re: Mr. Sides' remark "I want to see the plan so I can vote against it". This arrogant closed-minded attitude is totally unacceptable in an elected official. How depressing to read (Sal Post) such a comment from one of our commissioners.
- Area 3 is majority agricultural area. See that as stated above. This area is historical in its development. And your maps do not show the creeks and streams, wet lands and the drainage basins to the Yadkin. These are significant to your study and planning. Plus you have not shown the area that are in Land Trust farm land from the Kannapolis buy out of property. How can you have a plan without considering these areas?
- Area 3 also needs these restrictions.
- Commercial nodes are not needed. The connecting road improvements to the nodes are unfunded for at least the next 20 years. These nodes should not be part of the plan.
- (b) Who selected these identified "commercial nodes"—why Millbridge & 150 instead of Miller-Briggs/150 where there is already existing commercial development???
- Should consider node at 150 & Miller which is already light commercial instead of 150/Millbridge which is residential.
- Nodes are not necessary in rural areas.
- I want to know what encourage means. Is it enforceable or not?
- Anti-property rights
- This will interfere with produce producing farms in this area.
- Encouraging development at rural crossroads tends to hamper the farming community.
- Yes. *We need to charge developers an extra fee as they put more people in areas through housing developments to help keep up the roads and pay for the schools.
- Why not encourage conservation design for 10 acres or more.

- How? The only way I see to "encourage" is to mandate which violates the rights of the individual to control his own property.
- Up to property owners. LEAVE US ALONE!!!

South Rowan Comments

- To encourage means nothing, need to implement or require
- Remove subdivisions as an approved use in RA
- We moved to the country—want to stay in country—need anything—we go to town. We need farmland, not houses
- The word "encourage" is not a measurable goal/statement. The word should be replaced with "Require" and strict guidelines should be developed and enforced. We have enough commercial nodes already. No commercial nodes should be established on current rural land.
- Greater than 10 acres in this area.
- Allow mixed use development, etc. We do not need to promote commercial development.
- Require conservation, subdivision design—not encourage (the meaning is less a term)We already have development on every corner, we don't need more.
- Object to Both. Do not want subdivisions. We need the farmland.
- I would like to keep farming my land as it is now.
- Area one should be included south of 150
- Clearly define "conservation subdivision".

Commercial Recommendations

1. Community and Regional Nodes

- ***Community commercial nodes and regional commercial nodes are to be encouraged at key intersections and recognized community crossroads***

Com - 1	West		South		Total	
Favor	12	41.4%	5	38.5%	17	40.5%
Object	9	31.0%	7	53.8%	16	38.1%
No Op.	8	27.6%	1	7.7%	9	21.4%
Total	29		13		42	

West Rowan Comments

- Not necessarily! Some intersections are poorly designed and development at these would only cause more traffic problems. The intersection at Millbridge is a Historical one and not commercial and dangerous. Please no commercialization here
- Who selects where these are located??? Any input from residents???
- If it applies to the zoning
- Property rights

- If land is rezoned commercial at each node, how do you expect to prevent the expansion of these commercial nodes. Do you want to eat? Why and how do you expect to encourage commercial nodes at rural crossroads?
- Define community commercial nodes. Area of 150/White Rd is designated for commercial growth. This should not be—it is a very historic area for Rowan County.
- Nodes are in place in these areas, traffic is there now
- Up to property owners
- Go back to the Salisbury Post Archives and 95% of the time, Mt. Ulla is mentioned (excluding WRHS) it is Agricultural related. Neighbors/Farmers helping farmers. That's who we are.

South Rowan Comments

- This will bring in more development pressure. We do not need this.
- Who selects the nodes???
- We do not want to be a city—we need space, not traffic.
- We ALREADY have convenient, close commercial & regional commercial nodes. These ARENOT necessary and SHOULD NOT be implemented. These will only bring in force commercialism and reduce farmland if implemented and that should not happen.
- If it is kept to these areas and not allowed to "sprawl" into very rural areas.
- Community commercial nodes should be allowed in these areas NOT encouraged.
- Do not discourage any type of small business.
- We don't need these—this will ruin the rural and bring in more development.
- Low lighting, small signs.
- Do not encourage businesses

□ ***Mixed use developments that incorporate small businesses, retail and housing should be encouraged at recognized regional nodes in order to reduce the reliance on municipal service centers***

Com - 2	West		South		Total	
Favor	10	34.5%	6	46.2%	16	38.1%
Object	10	34.5%	6	46.2%	16	38.1%
No Op.	9	31.0%	1	7.7%	10	23.8%
Total	29		13		42	

West Rowan Comments

- Use existing intersections that already have commercial/businesses
- Property rights
- This encouragement is nothing more than a capitalistic plot to eat up productive farmland
- Up to property owners

South Rowan Comments

- Are you nuts? Look what is being done to Huntersville.
- Same comment as above.
- Should be allowed not encouraged.
- Encourage, not mandate.
- We don't need these—this will ruin the rural and bring in more development.
- Low lighting, small signs.
- Do not encourage businesses

□ ***'Strip' commercial development not within a commercial node, regional node or adjacent to a major intersection should be allowed as a conditional use – encouraging nodal development and access management***

Com - 3	West		South		Total	
Favor	8	27.6%	3	23.1%	11	26.2%
Object	14	48.3%	7	53.8%	21	50.0%
No Op.	7	24.1%	3	23.1%	10	23.8%
Total	29		13		42	

West Rowan Comments

- Go to areas that already have commercial buildings
- Property rights
- This is a costly and unnecessary impact to infrastructure
- Up to property owners

South Rowan Comments

- In the coming economic downturn, all businesses must be encouraged.
- We don't need these—this will ruin the rural and bring in more development.
- Low lighting, small signs.
- Do not encourage businesses

□ ***Consider commercial design, signage, lighting and landscape standards***

Com - 4	West		South		Total	
Favor	10	34.5%	6	46.2%	16	38.1%
Object	5	17.2%	3	23.1%	8	19.0%
No Op.	14	48.3%	4	30.8%	18	42.9%
Total	29		13		42	

West Rowan Comments

- These standards should be set forth and controlled with teeth more than fines.
- Should be a part of zoning
- Property rights
- Past due
- Up to property owners

South Rowan Comments

- I would hate to see Rowan look "junky" like parts of Kannapolis/Cabarrus
- No sign ordinance.
- Low lighting, small signs
- Do not encourage businesses

2. *Highway Business*

- ***Located on any NC or US Highway other than US 29/70***

Com - 5	West		South		Total	
Favor	6	20.7%	3	23.1%	9	21.4%
Object	11	37.9%	9	69.2%	20	47.6%
No Op.	12	41.4%	1	7.7%	13	31.0%
Total	29		13		42	

West Rowan Comments

- Considerations must really be taken in approving any of these.
- Hwy 150 is already too crowded!
- Why No 29. Have you seen Main St.?
- Property rights
- Up to property owners
- With careful approval process.

South Rowan Comments

- Should adhere to restricted areas and not heavy ag areas.

3. *Rural Business*

- ***Located on roads identified as major/minor thoroughfares other than NC and US Highways***

Com - 6	West		South		Total	
Favor	14	48.3%	3	23.1%	17	40.5%
Object	7	24.1%	9	69.2%	16	38.1%
No Op.	8	27.6%	1	7.7%	9	21.4%
Total	29		13		42	

West Rowan Comments

- Define Rural Business. Note as Patterson Farm business is located on Caldwell Rd.
- Property rights
- Should be careful on what size road & area business is allowed.
- Up to property owners
- With careful approval process.

South Rowan Comments

- Unless it's ag related fit into an area.

4. *Home Based Business*

- ***Businesses that are located on the same parcel as the residence***

Com - 7	West		South		Total	
Favor	14	48.3%	6	46.2%	20	47.6%
Object	8	27.6%	5	38.5%	13	31.0%
No Op.	7	24.1%	2	15.4%	9	21.4%
Total	29		13		42	

West Rowan Comments

- There should be no business lots located on the same parcel as residential lot. If you have a residence in a residential neighborhood, you don't want a car sales lot next to you. We have no overall county zoning regulations with teeth.
- Basic right of ownership.
- Property rights
- This would be OK if we agree to a "No signs" provision
- Same as above as to where business is allowed
- Up to property owners
- This works best when the sign ordinance says "No Signs".

South Rowan Comments

- No Comments

Commercial and Industrial Corridors Recommendations

1. US 29

- ***Encourage commercial and mixed use development and consideration of commercial nodes***

C&I - 1	West		South		Total	
Favor	18	58.1%	13	86.7%	31	67.4%
Object	4	12.9%	1	6.7%	5	10.9%
No Op.	9	29.0%	1	6.7%	10	21.7%
Total	31		15		46	

West Rowan Comments

- It's already trash…., let it grow.
- Up to property owners.
- US 29 is already commercial. This should be commercial with access to industrial. Limit or buffer then to dense residential.
- How do you encourage commercial? Economic Dept. Commission?
- Keep folks from driving all the way to a town.

South Rowan Comments

- Encourage no mandate.

2. US 70

- ***Encourage commercial and industrial uses having transportation dependency due to rail availability and US Highway***

C&I - 2	West		South		Total	
Favor	19	61.3%	13	86.7%	32	69.6%
Object	6	19.4%	1	6.7%	7	15.2%
No Op.	6	19.4%	1	6.7%	7	15.2%
Total	31		15		46	

West Rowan Comments

- No more roads.
- Up to property owners.
- Let business decide what's best for them.
- See above.
- This is what it is and should be. Can use dense residential areas but always buffer between each area.

South Rowan Comments

- Encourage no mandate

Economic Development

- ***Provide a clear review process of future industrial and commercial locations to determine the potential impacts and compatibility of the intensity of the new use on any adjacent development, existing or planned to insure the existing and future uses of the land will be compatible***

ED - 1	West		South		Total	
Favor	19	67.9%	13	92.9%	32	76.2%
Object	2	7.1%	1	7.1%	3	7.1%
No Op.	7	25.0%	0	0.0%	7	16.7%
Total	28		14		42	

West Rowan Comments

- If you want to control adjacent property, then buy it.
- Our government should get out of the economic development business. Government's role is to regulate/referee. It would seem obvious that there is a conflict of interest when government has a vested interest in the success of one business or another. I.E. Baseball or Industrial Parts, etc.
- Quit using " government speak" and put this in plain language!! If you can't say it simply and plainly, I'm against it.
- Remember buffering.
- Emphasize…Compatibility…with residents…not developers.
- With private land owners' input.

South Rowan Comments

- Should be determined by the property owner.

- ***Encourage the location of light manufacturing, advance manufacturing, distribution, motor sports, back office, corporate headquarters and Research Campus and NASCAR "spin-off" industries along US 29 between Salisbury and China Grove***

ED - 2	West		South		Total	
Favor	15	53.6%	11	78.6%	26	61.9%
Object	5	17.9%	2	14.3%	7	16.7%
No Op.	8	28.6%	1	7.1%	9	21.4%
Total	28		14		42	

West Rowan Comments

- Why limit it to US 29? What about the Hwy 152 NASCAR businesses in Rowan near Mooresville?
- As long as there are easy access to 29 or 85 and do not interfere with existing residential areas without buffers. And I'm not just talking fences. Like 100 ft. vegetation berms, etc.
- No! Millbridge & Area 3 needs to not be crowded.

South Rowan Comments

- Why not put it on Hwy 152 where they already are.
- Why limit to US 29. What about 152 near Mooresville where they already are?

- ***Recognize agri-tourism uses and other forms of tourism development in areas 1 and 3***

ED - 3	West		South		Total	
Favor	20	71.4%	12	85.7%	32	76.2%
Object	3	10.7%	1	7.1%	4	9.5%
No Op.	5	17.9%	1	7.1%	6	14.3%
Total	28		14		32	76.2%

West Rowan Comments

- Not only recognize it—encourage it!!!
- This looks like more control. Who is going to reorganize and enforce?

South Rowan Comments

- Promote this—build ag museum at Sloan Park.

- ***Expansion of existing businesses should be encouraged and proposals for expansion that minimize conflict with surrounding residential and agricultural uses through design standards and impact mitigation are preferred***

ED - 4	West		South		Total	
Favor	19	67.9%	9	64.3%	28	66.7%
Object	2	7.1%	2	14.3%	4	9.5%
No Op.	7	25.0%	3	21.4%	10	23.8%
Total	28		14		42	

West Rowan Comments

- This is much better than the current ECD model of incentives (bribes) to outside business where actual vs. plan don't match.
- Stop after first line (expansion of businesses).

South Rowan Comments

- Property owner should get the major voice.
- Give tax incentives for increasing jobs based on # of jobs created.
- Should go to industrial park.
- Give them tax breaks/credits based on jobs created.

Rural Areas

- ***Promote and expand the voluntary agricultural district program to help minimize incompatible land uses next to existing farm operations***

RA - 1	West		South		Total	
Favor	29	87.9%	11	78.6%	40	85.1%
Object	2	6.1%	2	14.3%	4	8.5%
No Op.	2	6.1%	1	7.1%	3	6.4%
Total	33		14		47	

West Rowan Comments

- Farmers need to be able to farm without complaining neighbors.
- If you want to control-by.
- Up to property owners.
- Amen

South Rowan Comments

- Remove subdivision in areas zoned RA.
- Specify where funding is coming from. No local tax money.
- We must protect the farm & food production.
- We must keep rural farmland if we hope to eat in the future! Farmers are too busy trying to make a living to fight the system. Help us!
- Agriculture is the #1 industry in NC. It is necessary for our livelihood providing food, clothes & shelter. Agriculture MUST be preserved in Rowan County.
- My livelihood is dairy farming. Land around my farm needs to remain open as possible.

□ ***Consider the implementation of barriers to 'urbanization' as a measure to alleviate pressure on farmers to convert rural farmland to residential or non-residential uses and to protect rural landowners from involuntary annexation by nearby municipalities***

RA - 2	West		South		Total	
Favor	26	78.8%	12	85.7%	38	80.9%
Object	4	12.1%	2	14.3%	6	12.8%
No Op.	3	9.1%	0	0.0%	3	6.4%
Total	33		14		47	

West Rowan Comments

- Explain—don't understand.
- Too open ended.
- We need more agri-tourism. Patterson Farm is wonderful!

South Rowan Comments

- Some farmers may need to sell some of their lifelong investment.
- Law allows it of municipality provides the required services.
- No local tax money.
- Remove subdivisions as an approved us in RA.
- We must keep rural farmland if we hope to eat in the future! Farmers are too busy trying to make a living to fight the system. Help us!
- Agriculture is the #1 industry in NC. It is necessary for our livelihood providing food, clothes & shelter. Agriculture MUST be preserved in Rowan County.
- My livelihood is dairy farming. Land around my farm needs to remain open as possible.

- ***Encourage agri-business and natural resource related industries***

RA - 3	West		South		Total	
Favor	28	84.8%	13	92.9%	41	87.2%
Object	0	0.0%	0	0.0%	0	0.0%
No Op.	5	15.2%	1	7.1%	6	12.8%
Total	33		14		47	

West Rowan Comments

- New energy solutions! Encourage parks & museums, farm & agricultural facilities to teach our children.
- We need gardens, flowers, fruit trees.
- What about a statement to conserve natural resources?
- Yes encourage business.

South Rowan Comments

- Build the Ag museum as part of Sloan Park—charge admission.
- Promote ag business in Rowan.
- We must keep rural farmland if we hope to eat in the future! Farmers are too busy trying to make a living to fight the system. Help us!
- Agriculture is the #1 industry in NC. It is necessary for our livelihood providing food, clothes & shelter. Agriculture MUST be preserved in Rowan County.
- My livelihood is dairy farming. Land around my farm needs to remain open as possible.

- ***Rowan County may consider pursuing a Sustainable Community Innovation Grant through the United States Department of Agriculture to seek an increase in knowledge, build capacity and make connections among on-and-off farm sustainable agriculture activities, economic and community development efforts, value-added activities, civic engagement and local government policy***

RA - 4	West		South		Total	
Favor	23	69.7%	11	78.6%	34	72.3%
Object	5	15.2%	1	7.1%	6	12.8%
No Op.	5	15.2%	2	14.3%	7	14.9%
Total	33		14		47	

West Rowan Comments

- This would be good! We need to grow more grains and improve heart health as much as possible.You are what you eat.
- We have a lot of tourists coming in. Mooresville students & Charlotte students. We need more emphasis on our agricultural heritage.

- I know what these mean, but the average citizen will not.
- Is this Government speak to cover everything?
- Promote/Encourage grants.

South Rowan Comments

- We should be able to do something ourselves without increasing our future Federal tax burden.
- Keep the ag research on Sherrill Ford.
- Keep our Research Center on Sherrill Ford Rd.
- We must keep rural farmland if we hope to eat in the future! Farmers are too busy trying to make a living to fight the system. Help us!
- Agriculture is the #1 industry in NC. It is necessary for our livelihood providing food, clothes & shelter. Agriculture MUST be preserved in Rowan County.
- My livelihood is dairy farming. Land around my farm needs to remain open as possible.

□ ***Pursue opportunities through the NC Farmland Preservation Trust Fund***

RA - 5	West		South		Total	
Favor	28	84.8%	13	92.9%	41	87.2%
Object	4	12.1%	0	0.0%	4	8.5%
No Op.	1	3.0%	1	7.1%	2	4.3%
Total	33		14		47	

West Rowan Comments

- We need to follow this route, this is there now, but it takes ???.

South Rowan Comments

- Protect the farm land.
- Save the farmland
- We must keep rural farmland if we hope to eat in the future! Farmers are too busy trying to make a living to fight the system. Help us!
- Agriculture is the #1 industry in NC. It is necessary for our livelihood providing food, clothes & shelter. Agriculture MUST be preserved in Rowan County.
- My livelihood is dairy farming. Land around my farm needs to remain open as possible.

□ ***Consider establishing a county supported position to pursue implementation of these recommendations***

RA - 6	West		South		Total	
Favor	22	66.7%	12	85.7%	34	72.3%
Object	8	24.2%	1	7.1%	9	19.1%
No Op.	3	9.1%	1	7.1%	4	8.5%
Total	33		14		47	

West Rowan Comments

- Be careful who works on this.
- We need to save our farmland and open space at any cost. Farms demand less services than
- residential. We need to grow our own food and not become dependent on foreign food. Open space help with air quality & water quality. Trees clean the air.
- Pursue this program for farmland.

South Rowan Comments

- Work with municipalities as well.
- We must keep rural farmland if we hope to eat in the future! Farmers are too busy trying to make a living to fight the system. Help us!
- Agriculture is the #1 industry in NC. It is necessary for our livelihood providing food, clothes & shelter. Agriculture MUST be preserved in Rowan County.
- My livelihood is dairy farming. Land around my farm needs to remain open as possible.

Natural Environment

- ***Consider establishing a minimum 100' stream buffer for all new development in watershed protection areas and a minimum 50' buffer for all new development outside of watershed protection areas***

NE - 1	West		South		Total	
Favor	22	62.9%	11	78.6%	33	67.3%
Object	7	20.0%	2	14.3%	9	18.4%
No Op.	6	17.1%	1	7.1%	7	14.3%
Total	35		14		49	

West Rowan Comments

- My concern is that maps were not sufficient! They did not show streams and water shed areas, nor low lying areas on flood plains & wildlife refuge.
- Definitely needed for water quality.
- How does this affect individual land owners who want to build near a stream on their property?
- We must protect the water. Why not 150' or 200'???
- What's to prevent a land owner from building near a creek with a home on stilts
- Water quality and runoff control.
- All streams are not created equal, thus all should not be required to be treated equal. Many streams do not flood & some do! Treat each site individually.
- Just look at how the new speedway is Spencer is currently impacting the Yadkin River. We need buffered. We need them enforced!

- Go with current plan
- We need water quality provisions. Developers are making $ off of the property so make them foot the bill for these buffers or let landowners do this voluntarily and offer incentives to offset the cost.
- I would like to see more to encourage birds and purple martin birds.
- Improve water quality and control storm water.
- Would like Rowan to adopt a no septic system in a flood plain.

South Rowan Comments

- OK as recommendation. Not requirement.
- Why limit it to 100 foot? Water is vital to all and must be protected.
- Except buffer should be more.
- Ability to apply for exceptions.
- Make it 200 feet & I favor it.

Private Property Rights

- ***Facilitate an on-going relationship between Rowan County, its municipalities and other governmental, non-profit and quasi-governmental organizations***

PPR- 1	West		South		Total	
Favor	21	60.0%	13	92.9%	34	69.4%
Object	6	17.1%	0	0.0%	6	12.2%
No Op.	8	22.9%	1	7.1%	9	18.4%
Total	35		14		49	

West Rowan Comments

- No doubt there needs to be more communication, but contracts should be honored and taxpayers should have a voice.
- It's about time that our various government bodies worked together.
- Explain that this pertains to annexation.

South Rowan Comments

- Critical, need better communication

- ***An ordinance should be passed to make it clear that no access to privately owned real property is granted by government to any agency or employee who lacks either permission from the landowner or court-issued authorization, except in the event of exigent circumstances (for access by police, fire or other emergency personnel).***

PPR - 2	West		South		Total	
Favor	28	80.0%	12	85.7%	40	81.6%
Object	3	8.6%	1	7.1%	4	8.2%
No Op.	4	11.4%	1	7.1%	5	10.2%
Total	35		14		49	

West Rowan Comments

- This should be in effect now—I allow no one on my private property without permission.
- Doesn't this currently exist?
- Private property is just that.
- Will help alleviate conflict between utilities, surveyors, etc.
- No additional laws or ordinance needed. Private property rights are taken care of. Greenways, etc. are only put in place by voluntary consent of all landowners.
- Unless there is a ROW across property.
- Private property should remain private property

South Rowan Comments

- Private property rights made this the greatest nation in history.
- Some other "public uses" may benefit community.

- ***No public trails should be proposed across private lands, or farmlands, unless the property owner voluntarily consents to them***

PPR - 3	West		South		Total	
Favor	27	77.1%	13	92.9%	40	81.6%
Object	3	8.6%	0	0.0%	3	6.1%
No Op.	5	14.3%	1	7.1%	6	12.2%
Total	35		14		49	

West Rowan Comments

- Definitely.
- Proponents have not included cost of upkeep, mat (Maintenance?) and security for trails.
- No Grants Creek Greenway.
- The public could litter.

- Absolutely!
- Consent must be in a formally executed document, not verbal.
- Only do this if owner wishes for this. Expand parks for these trails. We would not want someone on land that we don't know for safety & to respect our property.
- This is not what we heard about Grants Creek.

South Rowan Comments

- Good idea!
- Common sense!!!
- Landowner has rights.

Future Studies and Plans

1. Agricultural Districts

- ***Consider development of a county-wide farmland protection plan to reverse the decline of farmland***

FS - 1	West		South		Total	
Favor	22	68.8%	13	92.9%	35	76.1%
Object	4	12.5%	0	0.0%	4	8.7%
No Op.	6	18.8%	1	7.1%	7	15.2%
Total	32		14		46	

West Rowan Comments

- We need more food. Food is life.
- Yes, we don't have to accept every farm in the county, but have some kind of voluntary program.
- What is the form of the protection? Involves?
- This is just more government intervention!
- Every time we have a "plan" the planners wind up issuing orders which infringe upon the rights of private property owners.
- Use tax money and apply for grants to purchase the development rights.
- Tuff to finance.
- As long as tax $$ not used.
- What kind of plan—increasing present use value doesn't help!
- Yes-Yes-Yes.
- Agriculture is one of the few endeavors that create wealth. "Sound Economic Base".
- Had this program once, it's time to bring it back!!
- Keep farmland protected.
- Leave us alone!!

South Rowan Comments

- Tax incentives only.
- Explain and inform to the local landowner about program.
- Would like to see a voluntary was for people to support preservation program.

2. Cultural and Historic Resources

- ***Create a Heritage Tourism Plan for western Rowan in collaboration with Rowan County Convention and Visitors Bureau***

FS - 2	West		South		Total	
Favor	23	71.9%	11	78.6%	34	73.9%
Object	4	12.5%	2	14.3%	6	13.0%
No Op.	5	15.6%	1	7.1%	6	13.0%
Total	32		14		46	

West Rowan Comments

- Use tax money for establishment of the museum at Sloan Park. It would be in conjunction with ag tourism. A good ag museum would be educational, informative and reverse the ag illiteracy in youth.
- It seems to me that this is already being done.
- We already have a website introducing visitors to sites of interest in Rowan Co.

South Rowan Comments

- Build the Ag Museum at Sloan Park and promote it—Dan Nicholas Park gets everything, we get nothing.
- Make Lazy 5, Pattersons, build the Ag Museum & encourage others to market this as a destination.

3. Recreation

- ***The Master Plan adopted in 1996 has mostly been implemented and needs to be updated***

FS - 3	West		South		Total	
Favor	10	31.3%	7	50.0%	17	37.0%
Object	1	3.1%	0	0.0%	1	2.2%
No Op.	21	65.6%	7	50.0%	28	60.9%
Total	32		14		46	

West Rowan Comments

- Cluster new parks at Hurley School….., encourage fairgrounds be moved to Hurley Park.
- Use tax money for establishment of the museum at Sloan Park. It would be in conjunction with ag tourism. A good ag museum would be educational, informative and reverse the ag illiteracy in youth.

South Rowan Comments

- Expand Sloan Park, build the museum to save the heritage.
- We have enough now—If a big development moves in they should provide rec for their own development.
- Do not know Master Plan.
- Build the Ag Museum at Sloan Park as part of the Park System.

4. *Transportation*

- ***Conduct a detailed study of the Westside connector to Kannapolis***

FS - 4	West		South		Total	
Favor	10	31.3%	5	35.7%	15	32.6%
Object	3	9.4%	6	42.9%	9	19.6%
No Op.	19	59.4%	3	21.4%	22	47.8%
Total	32		14		46	

West Rowan Comments

- Cluster new parks at Hurley School….., encourage fairgrounds be moved to Hurley Park.
- If you build a by-pass that will create more houses & development.
- Not sure.
- Growth is coming—we must plan for it.
- Heard about it for years, it's time to do it.
- Not familiar with this. We do not need more Road C.

South Rowan Comments

- Do not build this connector. Only increases pressure to develop.
- Study!!
- There are a lot of roads that lead to Kannapolis. We don't need this now.
- There are already substantial ways of getting to Kannapolis already. No major Westside connector is necessary. Something like this does not need to be built in rural Rowan County. Are that many people going to need a major highway to get to Kannapolis…I think not!
- There is enough easy ways to get to K-Town.

West Rowan – General Comments Received (Separate from Survey form)

A total of 62 index cards were submitted with comments at West Rowan. 53 of the cards turned in were typed prior to submitting with the remaining cards filled in that night. The comments have been summarized by topic below with a number at the end indicating how many comments there were related to each topic.

- Continue with zoning not a land use plan (2)
- Expression of dislike for the plan in general (2)
- Place more of an emphasis on jobs not farmland preservation and restrictions (3)
- The plan is socialistic, big government, and takes away more freedoms (28)
- Concerns about farmland preservation interests (2)
- Concerns regarding the structure of the committee (18)
- Does not like the adequate public facilities idea (1)

Other Comments

- Require a $1000.000 per lot impact fee on developments to pay for farm land preservation.
- Impact Fees (or whatever you want to call them). The county must use this option to fund schools and other public services and use it also to purchase development rights from farmers. Why should a developer come in, buy a tract for 4.5k/acre, put in a few roads and sell the lots (1/2 acre) for 40 -50k and then walk away from the growth they made.
- As a property owner in Western Rowan, I look to the commissioners to protect my property from non-agricultural uses which could move into my area and destroy the community I have lived in for many years.
- How does a commissioner (Mr. Side) not be censured for saying publicly "I want to see the land use plan so I can vote against it"? -- without ever seeing the plan.
- "Farmland Preservation" is a reverse income transfer from those who are less affluent to those who are more affluent.
- Need a $10,000 to $15,000 impact fee / lot on developments and subdivisions to pay for schools and infra structure. Be reasonable, 3 to 5k will not do it.
- As food prices increase and transportation adds to the cost of dinner, all agriculture is going to be more and more vital to the country.
- Development Definitions
  The County needs clearly defined definition for terms like conservation subdivision and cluster developments. Wallace Realty tried to pass off flood plain and gullies as "open space" in the proposed Yorkshire 200 acre subdivision on Highway 150 earlier this year. That is NOT cluster development.

South Rowan – General Comments Received (Separate from Survey form)

A total of 70 index cards were submitted with comments at South Rowan. 53 of the cards turned in were typed prior to submitting with the remaining cards filled in that night. The comments have been summarized by topic below with a number at the end indicating how many comments there were related to each topic.

- Continue with zoning not a land use plan (2)
- Place more of an emphasis on jobs not farmland preservation and restrictions (3)
- Air quality should not be part of the land use plan and other non land use items (2)
- The plan is socialistic, big government, and takes away more freedoms (25)
- Concerns about farmland preservation interests (2)
- Concerns regarding the structure of the committee (25)

Other comments.

- Not sure we need land use if the county leadership is against:
  a. farmland preservation
  b. new industry incentives
  c. tourism marketing
  d. some of our best assets
     i. Rowan County Fair
     ii. Baseball Stadium
- Regarding Soils….
  Unfortunately, both rural homes and farms need good soils.
- We do not need a sign ordinance!
- If a developer purchases farmland and converts the farmland to a subdivision; the developer should pay a large community impact fee per lot to pay for additional schools and public services. Subdivision lot size in Area 3 should be a minimum of 1 acre.
- Home Based Residential Businesses – should be limited to:
  a. No lighting
  b. No commercial sign
  c. Residential type sign limited to 32 square feet
- No mobile home or modular home development in Area 3.
- If a farmer or farm operation sells to a developer, the farmer should have to pay the residential tax rate on the property for the preceding (past) seven years.
- Why do we need land use? Run water and sewer form I-85 to Kannapolis. Industry and residential will use. This will handle South Rowan for 10 – 15 years. Then look at Hwy 70 and Hwy 152,
  We need Industry and Jobs first!
- In looking at all the maps, the majority of rowan is zoned RA. What we need to do is look at the permitted uses in RA and remove subdivisions as permitted uses. This would force the developer to study all aspects of the impact a subdivision would have on the infrastructure such as schools, roads, traffic, etc. If it causes or will cause problems, deny it or reduce the number of houses permitted. Consider impact fees based on number of houses proposed.

- We need clear definitions of terms like “conservation subdivision”. Do not allow wetlands, gullies or other unusable land to be included in the percentage of land conserved. Do not allow good tillable land to be used to “grow houses”. Grow crops instead!!!
- The uncontrolled growth of subdivisions is creating problems/burdens on schools, roads and services. Remove subdivisions as a part of RA and require everyone to undergo scrutiny to gauge the effects on schools, roads and services. If they cause a school to be overcrowded – deny or reduce the number of houses allowed.

Land Use Plan
Areas West of I-85