

March 18, 2015

**COMMUNITY INFORMATION MEETING, MARCH 23, REGARDING NEW PLANS  
FOR VILLAGE CENTER IN SHERRILLS FORD**

*Planning Board, Board of Commissioners public hearings planned for March 30 and April 20*

Back in 2007, with strong population growth continuing in the southeastern part of Catawba County, plans were announced for development of a “village center” with space for retail, office, medical and educational uses to serve the Sherrills Ford and Terrell communities. Plans for a “village center” were well received by citizens in that area but when the severe economic downturn followed in late 2008, plans for the village center could not proceed.

Now a fresh start has been proposed for a planned development which would be known as The Village at Sherrills Ford.

“We’re very encouraged about this new opportunity to bring the ‘village center’ concept to the Sherrills Ford-Terrell community,” said Jacky Eubanks, Catawba County Planning Director. “While a 2007 development agreement also included multiple tracts of land known as Mountain Creek, Terrapin Creek and Key Harbor, this agreement relates only to the Village Center.”

“The Village at Sherrills Ford plan would use five properties totaling approximately 200 acres located in and around Highway 150 and Slanting Bridge Road, with sections for residential dwellings and space for retail, office, medical and other uses,” Eubanks added.

A community information session will be held on Monday, March 23, 2015, and will be the first opportunity for citizens to learn more about the proposal. The meeting will be held in the cafeteria at Sherrills Ford Elementary School, at 8103 Sherrills Ford Road in Sherrills Ford, beginning with a “drop-in” period from 4 until 6:45 p.m. Citizens are invited to drop in at their convenience during those hours and talk one-on-one with County staff, who will be set up at stations regarding different aspects of the project. County Planning staff will also give a presentation on the proposal at 7 p.m.

A formal public hearing is planned for the Catawba County Planning Board meeting on Monday, March 30, with an informational presentation to be made to the Catawba County Board of Commissioners on April 6 before the Board of Commissioners is asked to hold a public hearing and consider taking action on the proposal at its April 20, 2015, meeting.

As was the case with the first proposal in 2007, the new proposal will be accompanied by a new development agreement under which the developer is providing assets beyond those required under current land use regulations. The properties were originally rezoned Planned Development-Conditional Development, or PD-CD, in 2007 with the original village center proposal by Crescent Resources LLC. The property was sold by Crescent Resources to The Village at Sherrills Ford LLC in December 2014.

The new proposal is to develop the same five properties, totaling approximately 200 acres, revising the square footage based on current market demands. The plan sets aside space for development of approximately 325 single-family and 750 multi-family residences and 615,000 square feet for uses such as retail, office, medical and educational purposes.

“Our March 23 community information meeting in the cafeteria at Sherrills Ford Elementary School will be the first of several opportunities citizens will have to learn more and ask questions about the

proposal and then comment to the Planning Board and Board of Commissioners at public hearings they will hold in the coming weeks,” Eubanks said.

The schedule of events related to the Villages at Sherrills Ford is as follows:

**Monday, March 23-** Community Information Session, 4 – 6:45 p.m. “drop in” hours to be followed by presentation at 7 p.m. Sherrills Ford Elementary School cafeteria, 8103 Sherrills Ford Road.

**Monday, March 30-** Public hearing and presentation to Catawba County Planning Board, 7 p.m., Sherrills Ford Elementary School cafeteria, 8103 Sherrills Ford Road.

**Monday, April 6-** Information presentation at Catawba County Board of Commissioners meeting, 9:30 a.m. 1924 Courthouse, 30 North College Avenue, Newton.

**Monday, April 20-** Public hearing and expected consideration of approval at Catawba County Board of Commissioners meeting, 7 p.m., 1924 Courthouse, 30 North College Avenue, Newton.

For more information on the proposal for The Villages at Sherrills Ford, including a map of the proposed plan, visit [www.catawba-countync.gov](http://www.catawba-countync.gov) or call the Catawba County Planning office at 828-465-8380.

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CONTACT: JACKY EUBANKS, PLANNING DIRECTOR  
CHRIS TIMBERLAKE, SENIOR PLANNER

828-465-8297  
828-465-8382