



P.O. Box 389  
100-A South West Boulevard  
Newton, North Carolina 28658-0389  
Telephone: 828-465-8201  
Fax: 828-465-8392  
[www.catawbacountync.gov](http://www.catawbacountync.gov)

### **Public Informational Meeting**

Staff held a public informational meeting at the Sherrills Ford Elementary School Cafeteria on Monday, March 23. Approximately 332 citizens attended the drop-by forum and presentation. A [map of the proposed Village Center may be seen online](#) as well as the [presentation made by Catawba County staff at the March 23 meeting](#).

The following is a listing of comments, questions, and staff's response to questions and comments taken after the presentation:

#### *Transportation/Traffic*

- Why build the development prior to the widening of NC Highway 150?
  - The development is on a proposed 10 year plan and the widening of portions of Highway 150 are planned in 2019. Approving the revised plan provides further reason for the North Carolina Department of Transportation (NCDOT) to expedite the widening of Highway 150. Also, NCDOT is now using a scoring mechanism for ranking projects necessity. The widening project is included in a large number of other projects considered in the region. Increased traffic and any loss of service increases the possibility of accelerating the 150 widening project.
- Does the Transportation Impact Analysis (TIA) take into account other proposed development such as the former Key Harbor?
  - NCDOT reviews each TIA separately but, each project that has a TIA further builds off of another in close proximity.
- What will the NC 150 alignment through Sherrills Ford/Terrell be?
  - We will not know until late 2015 or early 2016.
- Where will additional traffic lights be?
  - One is proposed just east of the intersection of Slanting Bridge Road and NC 150 at the top of the hill, the location of the main entrance to the development. NCDOT warrant studies (referring to the type of traffic study such as traffic volume and crash experience) would determine whether or not additional traffic lights were necessary.
- When are traffic counts updated?
  - Annually.
- There is concern over vision and line of sight at the intersection of Slanting Bridge Road and Sherrills Ford Road.

- The transportation engineer with WSP (Village at Sherrills Ford's engineering firm) is looking into possible mitigation alternatives.
- There is concern about traffic near the school.
  - Before MagLand lost the Key Harbor project, they provided traffic improvements (lane queuing and entrance alterations) at the elementary school.
- Concern over the time it takes to drive to Newton, Mooresville, and Charlotte.
  - Hopefully the widening of NC 150 and NC 16 will address the time to Mooresville, Charlotte, and Newton.
- What are the impacts of the adjacent train tracks to the development?
  - There are minimal perceived impacts to the proposed development regarding noise.

### *Housing*

- Concern over the density.
  - While the housing density proposed has increased, the non-residential square footage has significantly decreased. Also, discussion about other approved developments approved in 2007 indicate that possible housing densities will be less if the projects move forward.
- What is the projected price range of the single-family homes?
  - Prices should start in the mid-\$200,000 and go up.
- What is the timing of the building out?
  - Market studies indicate that approximately 25 homes/years can be absorbed increasing over the first 3 years and increase in the future.

### *Retail/Commercial*

- Can we be selective or prevent tenants such as Wal-mart?
  - Staff does not have authority to control which tenants are allowed or not.
- What are the options for the big-box grocery?
  - The developer reported it could either be Ingles, Whole Foods, Harris Teeter, or Publix.
- Is there a limitation on "Fast-Foods?"
  - No.
- We would like a convenience store.
  - The developer would like to pursue a convenience store that is upscale similar to those that have situated in the Hilton Head area.

### *Done Deal?*

- Is this development a done deal, the trees have been cleared?

- No. The development is subject to the Board of Commissioners approving the proposed conceptual plan and new development agreement. Property owners are allowed to timber their property in Catawba County.

#### *Work/Jobs*

- Will the development provide quality full-time jobs to the community?
  - Yes. There would be opportunities for office and medical professionals, retailers, business owners, construction laborers, etc.

#### *Utilities*

- Who pays for the water and sewer?
  - The developer pays for all on-site water and sewer construction as well as extensions along Slanting Bridge Road.
- Is there any public cost?
  - The County will construct three sewer laterals north of Highway 150.

#### *Watershed*

- There is concern over erosion and runoff.
  - The North Carolina Division of Environment and Natural Resources (NCDENR) will review all stormwater plans and the County reviews all Erosion/Sedimentation Control Plans and inspects all stormwater construction devices. The Planned Development district actually provides greater controls over stormwater than general residential zoning. Only 50% of the site may be built upon. The other 50% must be pervious (water must be able to penetrate).
- There is concern over erosion due to timbering.
  - Erosion/Sedimentation Control plans are only required by the State when stumps are removed during the timbering process.
- What is required for on/off site retention?
  - The developer will be required to retain the 1<sup>st</sup> 1-inch of rainfall and can only disperse that over a certain period of time.
- What are the buffering requirements area streams and lakes?
  - There is a 30' setback from streams and 30' setback from lakes. Lake Management may require a 50' setback from the lake.
- Will the scrap timber be left until development takes place?
  - No. The site will be prepared.

#### *Parks/Open Space*

- Will there be any lakefront access?

- There are four existing piers on the property. The developer hopes to allow the public to use them, if possible, for appreciation of the lake viewshed. Lake Management will not allow boating traffic to access the site.
- There is concern over a package treatment plant to serve the future Mountain Creek Park.
  - A private septic system could service the park's future needs. A package treatment plant would not be used.

### *Schools*

- Concern the growth would cause overcrowding at the school.
  - The School Growth Estimation Model prepared by the Western Piedmont Council of Government suggests growth rates will not cause capacity concerns for 7-10 years. The demographics within the development (portions could be "age targeted") might also reduce that demand.
- Why is a school site not shown?
  - Lessons learned from the schools located near the NC 150/Perth Road intersections (Iredell County) suggest siting a school at this location is not recommended.

### *Design*

- General question about design.
  - The overall design will be pedestrian friendly, walkable, and have a "Birkdale" (popular destination in Huntersville, NC) feel.

### *Amenities*

- Are there any plans for the old library on Sherrills Ford Road?
  - The County is looking into repurposing the building for alternative uses.

### *Catawba Meadows (subdivision to the north on Slanting Bridge Road)*

- Will public water be extended to Catawba Meadows?
  - *The developer is only required to extend the waterline to the northern most point of the subdivision along Slanting Bridge Road.*

### *Sense of Place*

- *Comment that someone moved from a congested area and feels this development will alter the rural character of the area they appreciate.*