

Map1. St. Stephens/Oxford Small Area Plan Study Area

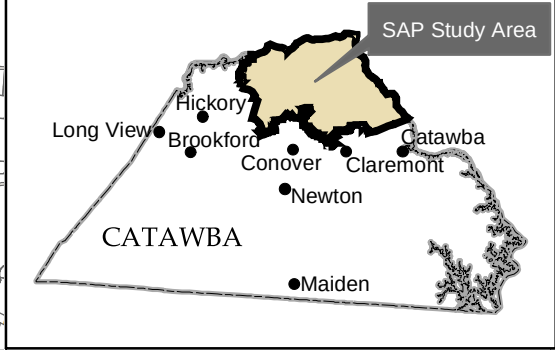
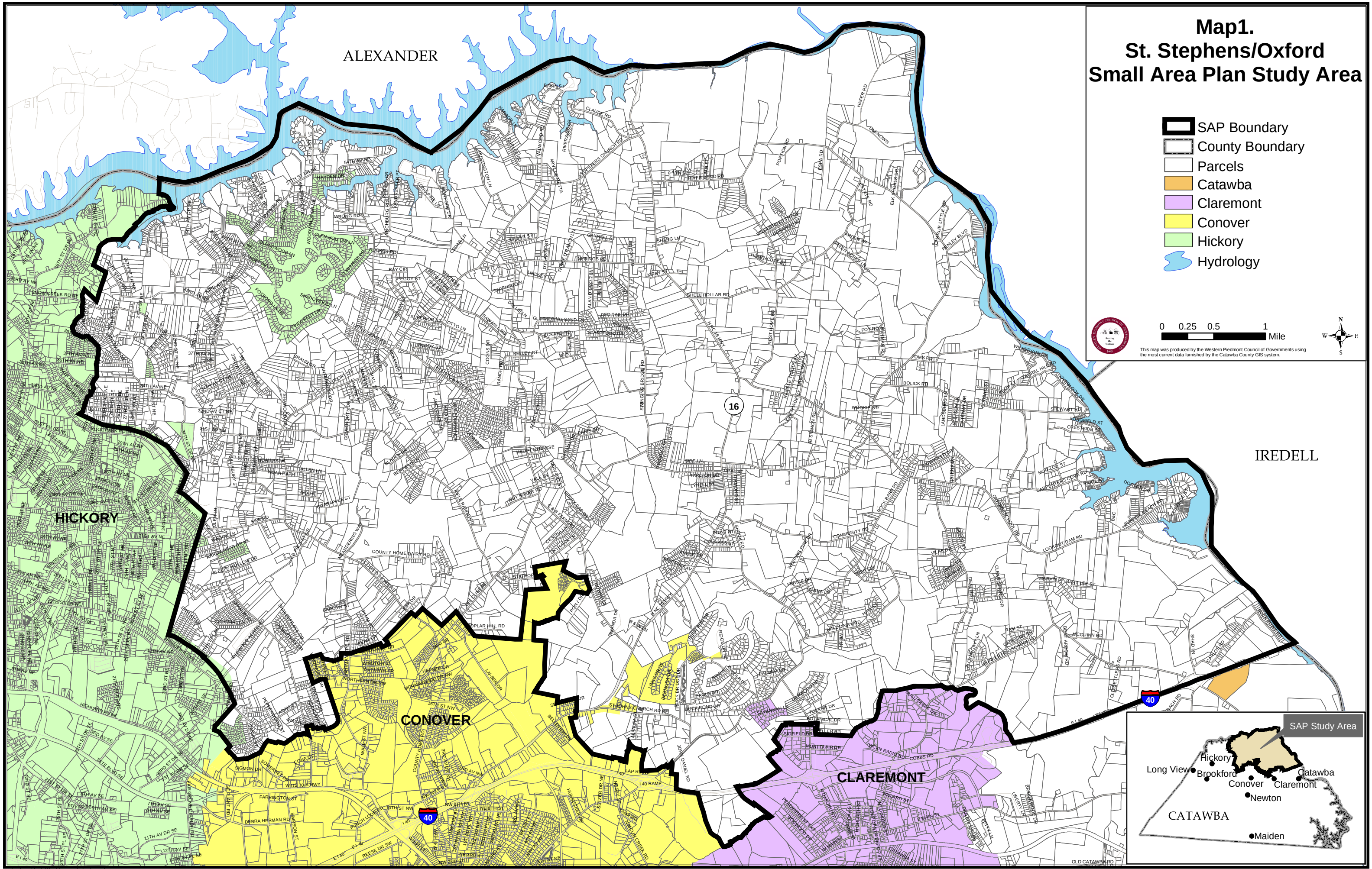
-  SAP Boundary
-  County Boundary
-  Parcels
-  Catawba
-  Claremont
-  Conover
-  Hickory
-  Hydrology



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Mile



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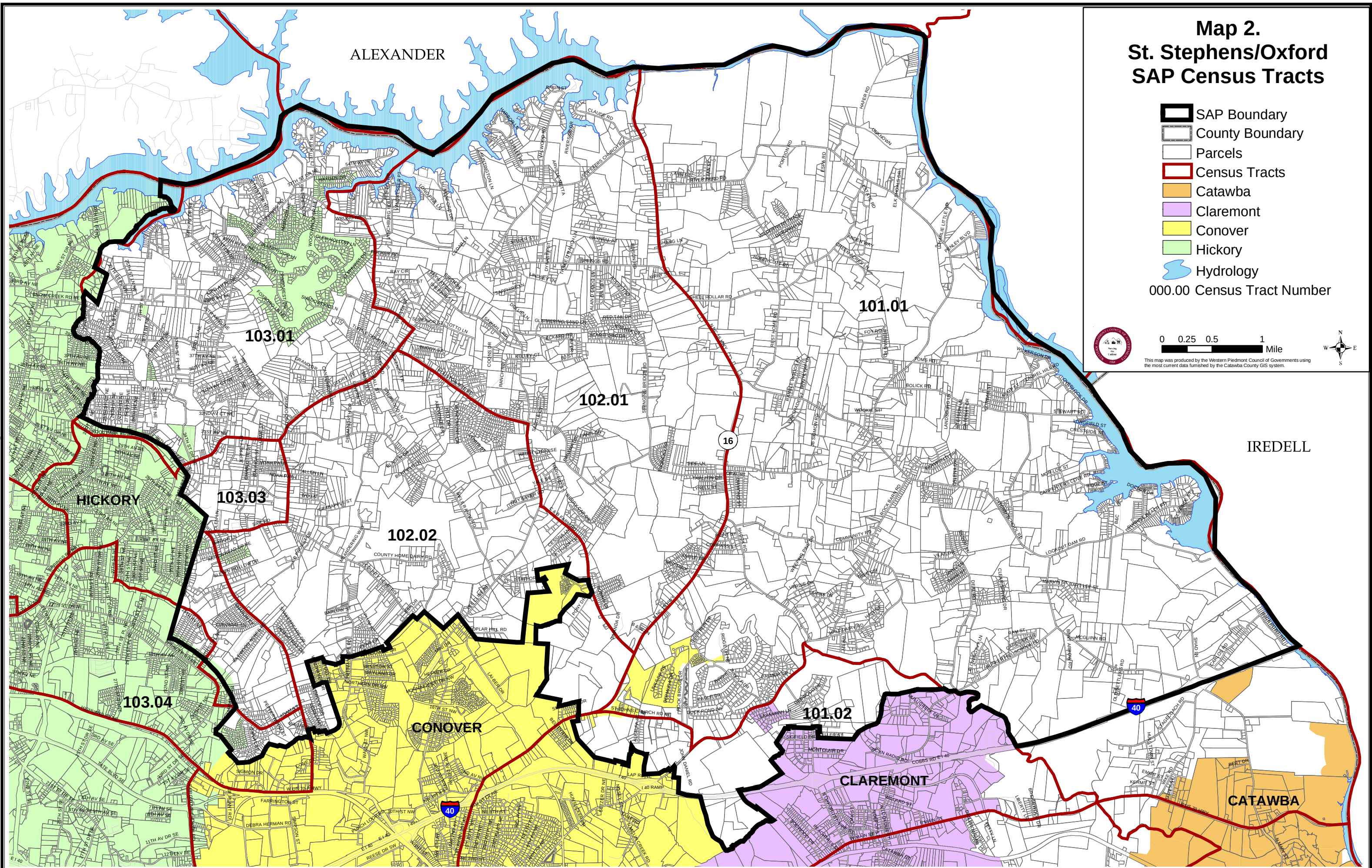
Map 2. St. Stephens/Oxford SAP Census Tracts

-  SAP Boundary
 -  County Boundary
 -  Parcels
 -  Census Tracts
 -  Catawba
 -  Claremont
 -  Conover
 -  Hickory
 -  Hydrology
- 000.00 Census Tract Number



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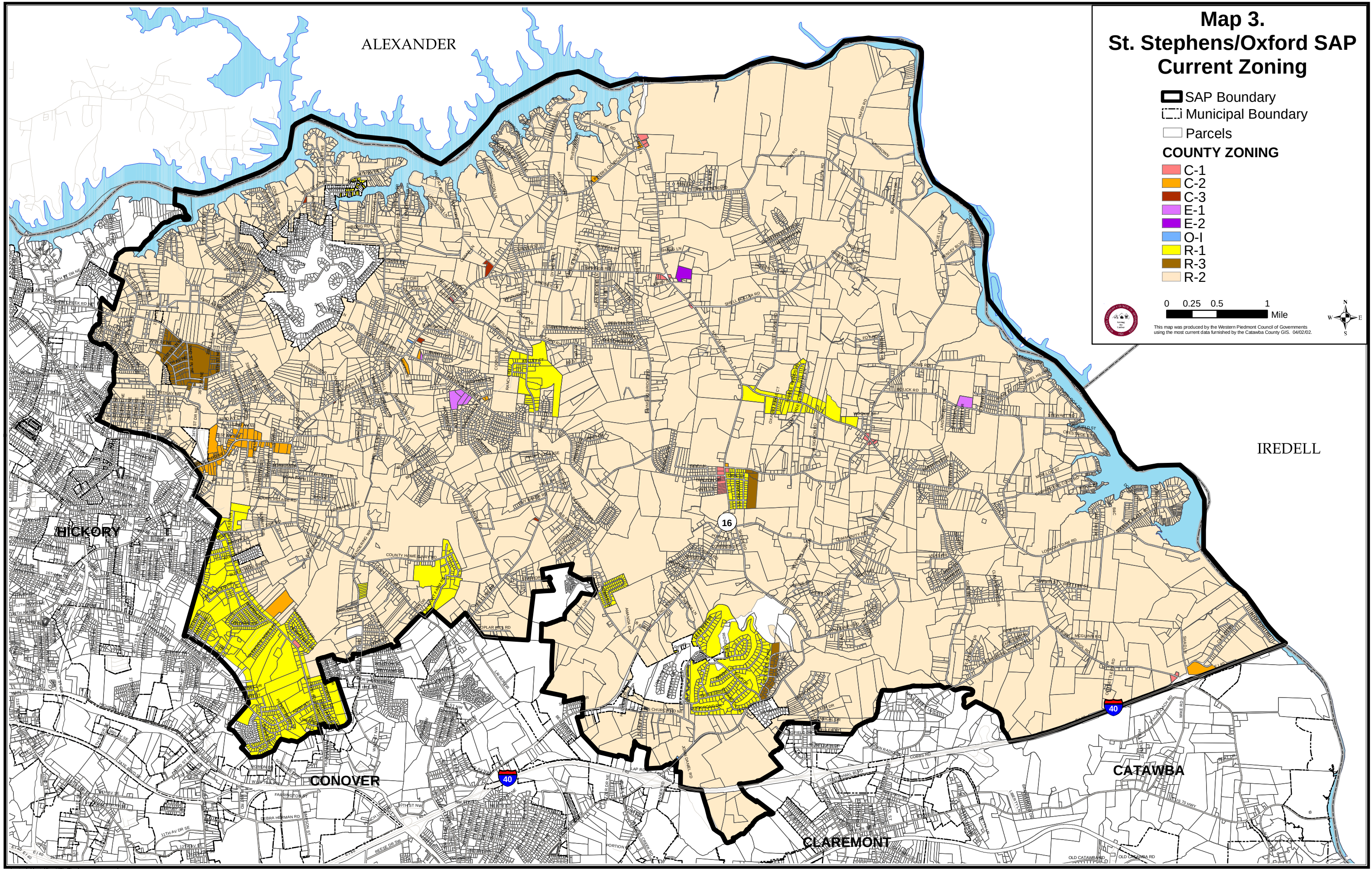
Map 3. St. Stephens/Oxford SAP Current Zoning

- SAP Boundary
 - Municipal Boundary
 - Parcels
- COUNTY ZONING**
- C-1
 - C-2
 - C-3
 - E-1
 - E-2
 - O-1
 - R-1
 - R-3
 - R-2



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Map 4. St. Stephens/Oxford SAP Current Land Uses

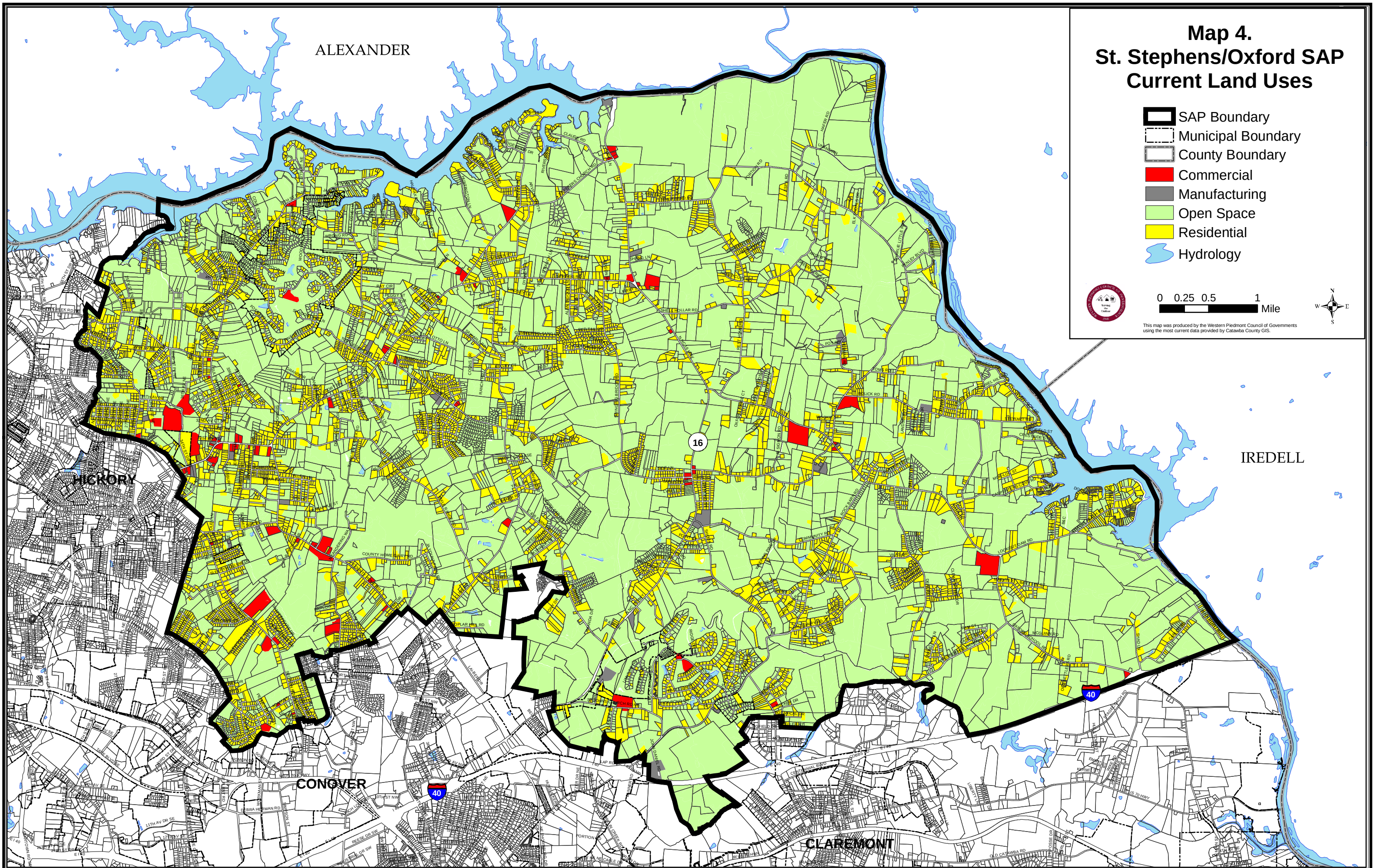
-  SAP Boundary
-  Municipal Boundary
-  County Boundary
-  Commercial
-  Manufacturing
-  Open Space
-  Residential
-  Hydrology



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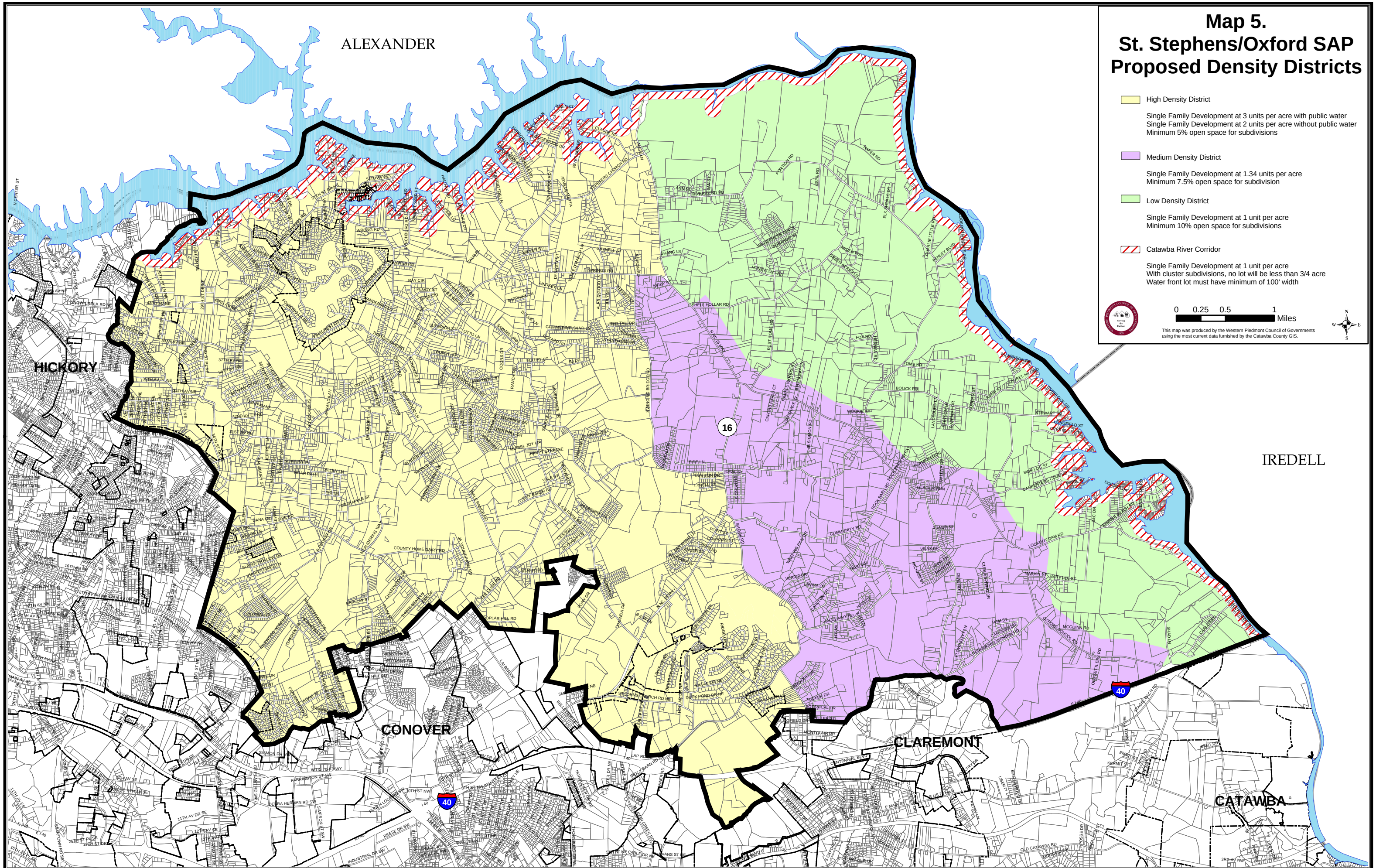
Map 5. St. Stephens/Oxford SAP Proposed Density Districts

-  High Density District
Single Family Development at 3 units per acre with public water
Single Family Development at 2 units per acre without public water
Minimum 5% open space for subdivisions
-  Medium Density District
Single Family Development at 1.34 units per acre
Minimum 7.5% open space for subdivision
-  Low Density District
Single Family Development at 1 unit per acre
Minimum 10% open space for subdivisions
-  Catawba River Corridor
Single Family Development at 1 unit per acre
With cluster subdivisions, no lot will be less than 3/4 acre
Water front lot must have minimum of 100' width



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Map 6.
St. Stephens/Oxford SAP
Future Land Use
Recommendations

- SAP Boundary
- County Boundary
- Municipal Boundary
- Parcels
- O-I
- Rural Commercial
- Neighborhood Commercial
- Community Center
- Commercial Corridor
- Mixed Use Corridor
- Neighborhood Commercial O-I
- Mixed Use Village
- Industrial
- Water Lines
- Sewer Lines
- Schools
- Hydrology



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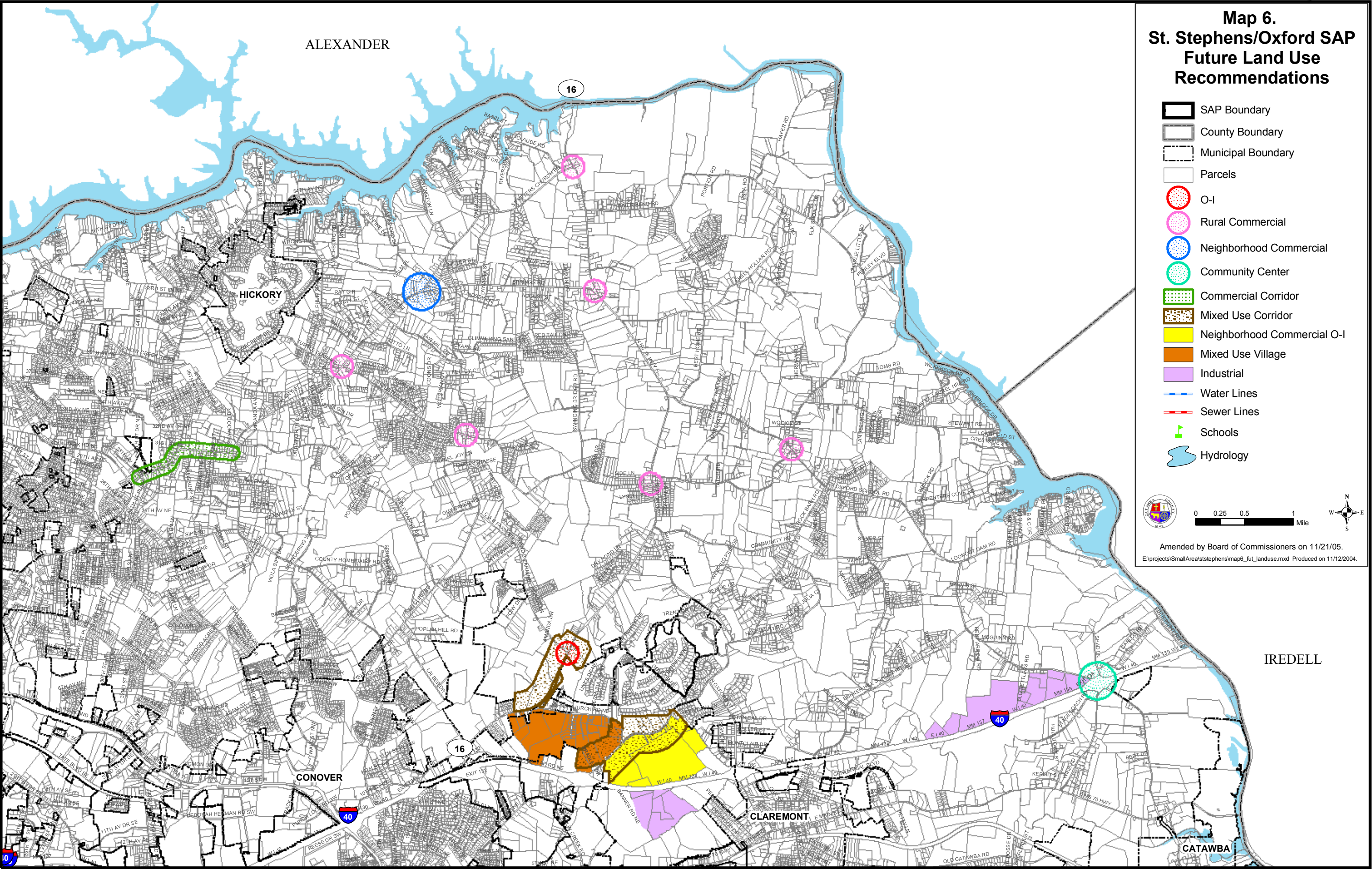
N

W

E

S

Amended by Board of Commissioners on 11/21/05.
E:\projects\SmallArea\ststephens\map6_fut_landuse.mxd Produced on 11/12/2004.



Map 7.
St. Stephens/Oxford SAP
Current, Planned and Recommended
Transportation System

 SAP Boundary

 County Boundary

 Municipal Boundary

 Parcels

 Hydrology

 Widen Road for Bicyclists

 Intersection/Bridge Improvement

 Traffic Signal Improvement

 Widen to 4 Lanes with Landscaped Median

 Widen to 6 Lanes

 Apply for Scenic Byway Designation

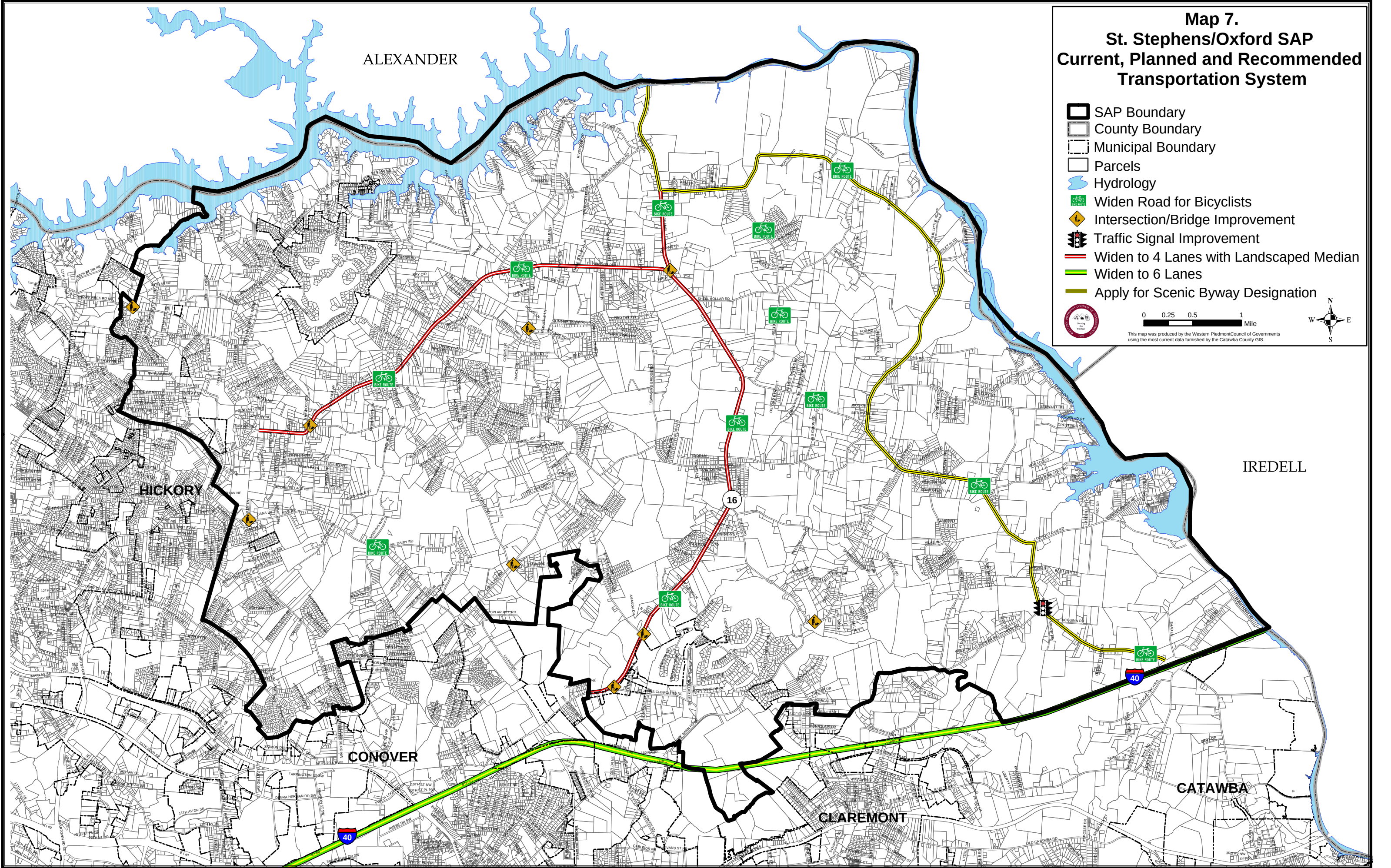


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Map 8. St. Stephens/Oxford SAP Proposed Zoning Map Amendments

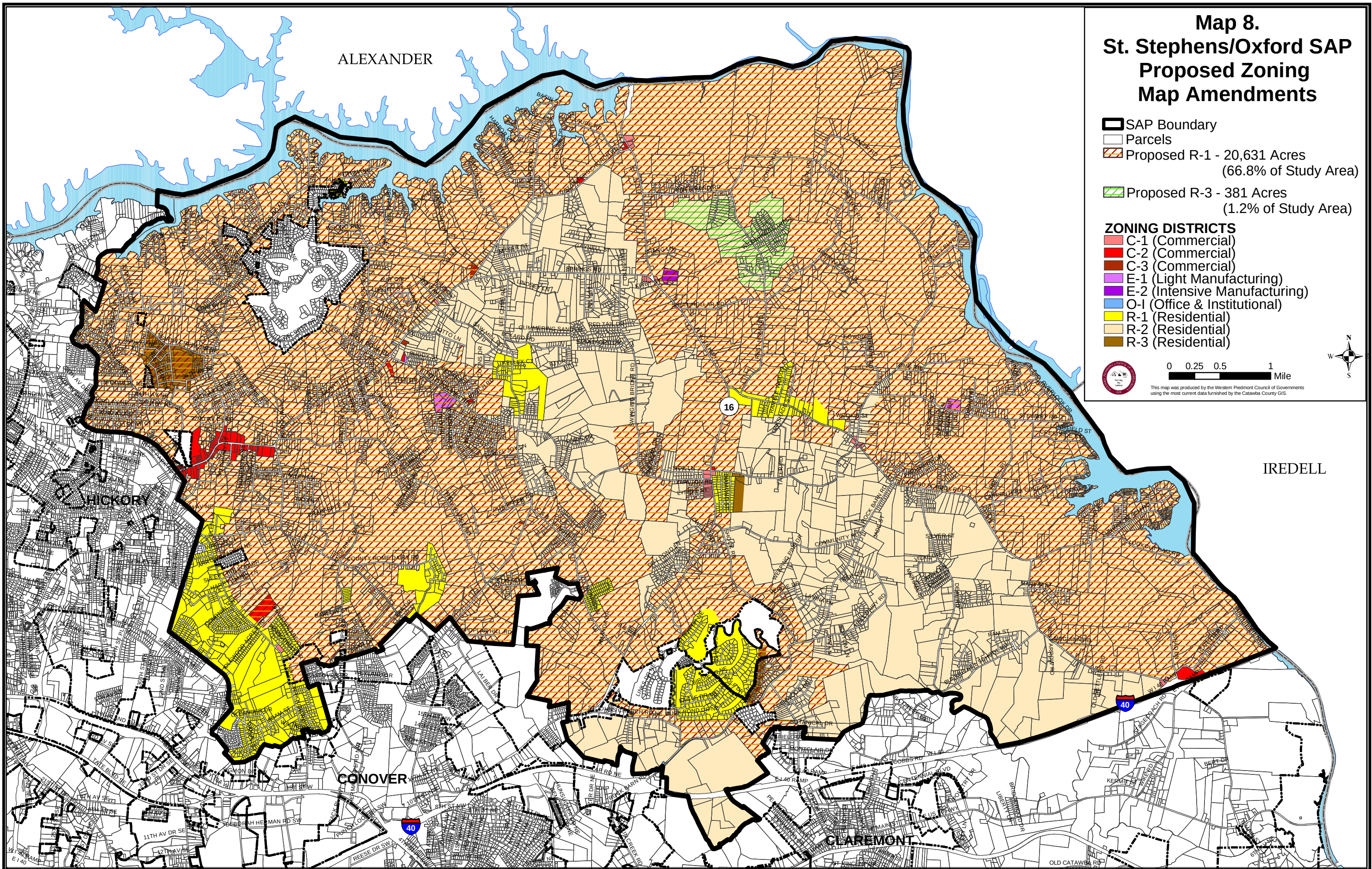
-  SAP Boundary
 Parcels
 Proposed R-1 - 20,631 Acres
(66.8% of Study Area)
 Proposed R-3 - 381 Acres
(1.2% of Study Area)

- ZONING DISTRICTS**
 C-1 (Commercial)
 C-2 (Commercial)
 C-3 (Commercial)
 E-1 (Light Manufacturing)
 E-2 (Intensive Manufacturing)
 O-1 (Office & Institutional)
 R-1 (Residential)
 R-2 (Residential)
 R-3 (Residential)



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Map 9. St. Stephens/Oxford SAP Natural & Cultural Resources

-  SAP Boundary
-  County Boundary
-  Municipal Boundary
-  Parcels
-  Floodway
-  Watershed (WS - IV)
-  Public Park
-  Hydrology
-  Lake Access Points
-  Historic Places



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