



CATAWBA COUNTY

Comprehensive plan

What is a comprehensive plan?

The Catawba County Comprehensive Plan is a fundamental policy document that will help guide the County's growth and development over the next twenty to thirty years. The Plan provides a vision of how the County should look in the future and defines steps that should be taken in order to realize that vision. The following topics will be addressed in the plan:

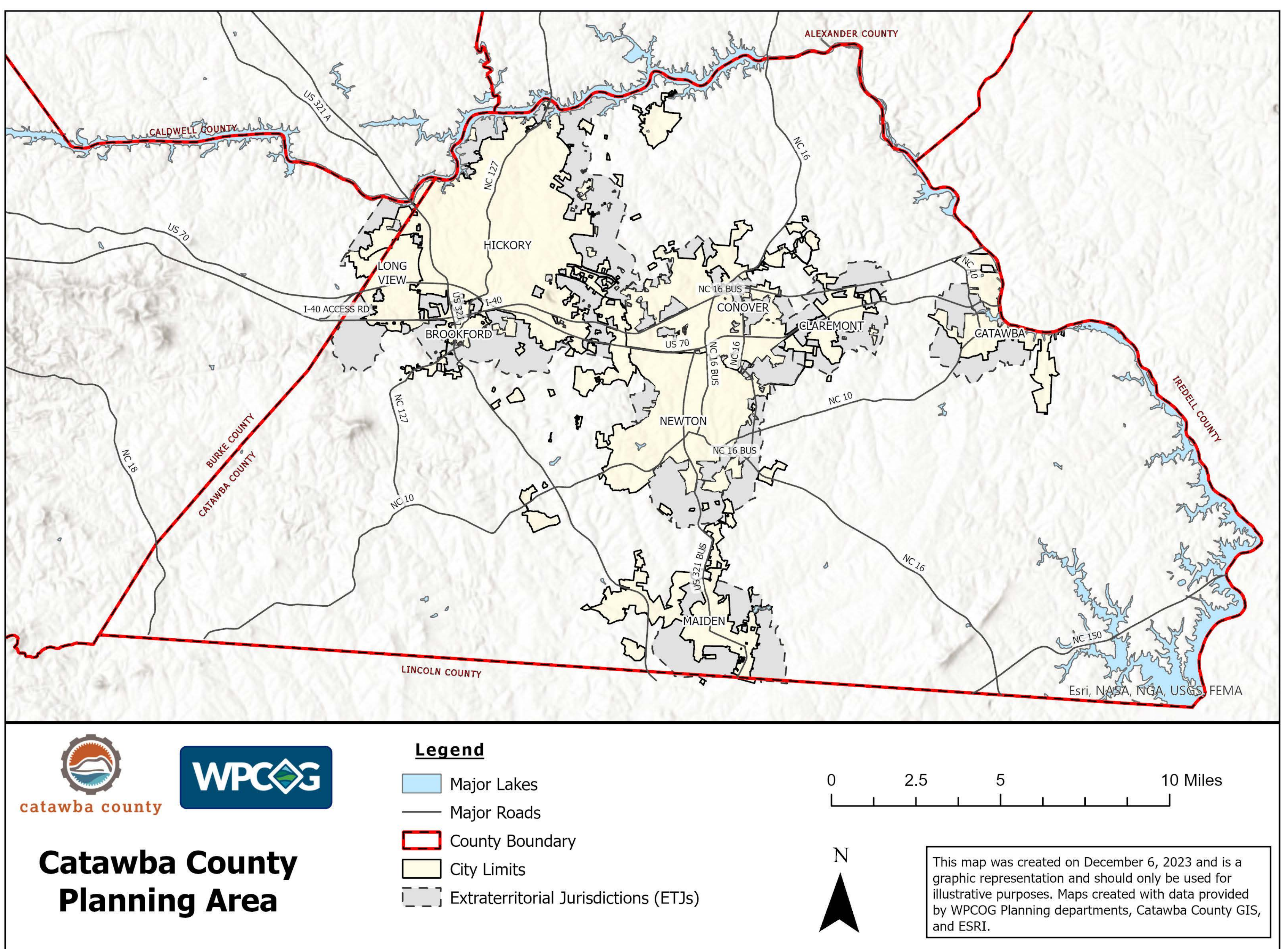
Demographics | Transportation | Public Services | Natural and Historical Resources
Recreation | Economic Development | Current Land Use | Zoning | Future Land Use

Why make a comprehensive plan?

According to North Carolina General Statutes, every local government must base their zoning decisions on a long-range plan, which describes policies for land-use and growth management issues. These decisions range from rezoning decisions to transportation regulations to policies governing the uses and subdivision of land.

How is it used?

County Commissioners, Boards and Staff can use this land use plan as a guide for developing regulations, deciding rezoning cases, developing capital improvement plans, applying for grants, developing its transportation network, extending water and sewer infrastructure, amending its zoning ordinance, drafting its budget, and planning for parks. By following this Plan, Catawba County will continue to create the conditions that encourage orderly growth and development well into the future.



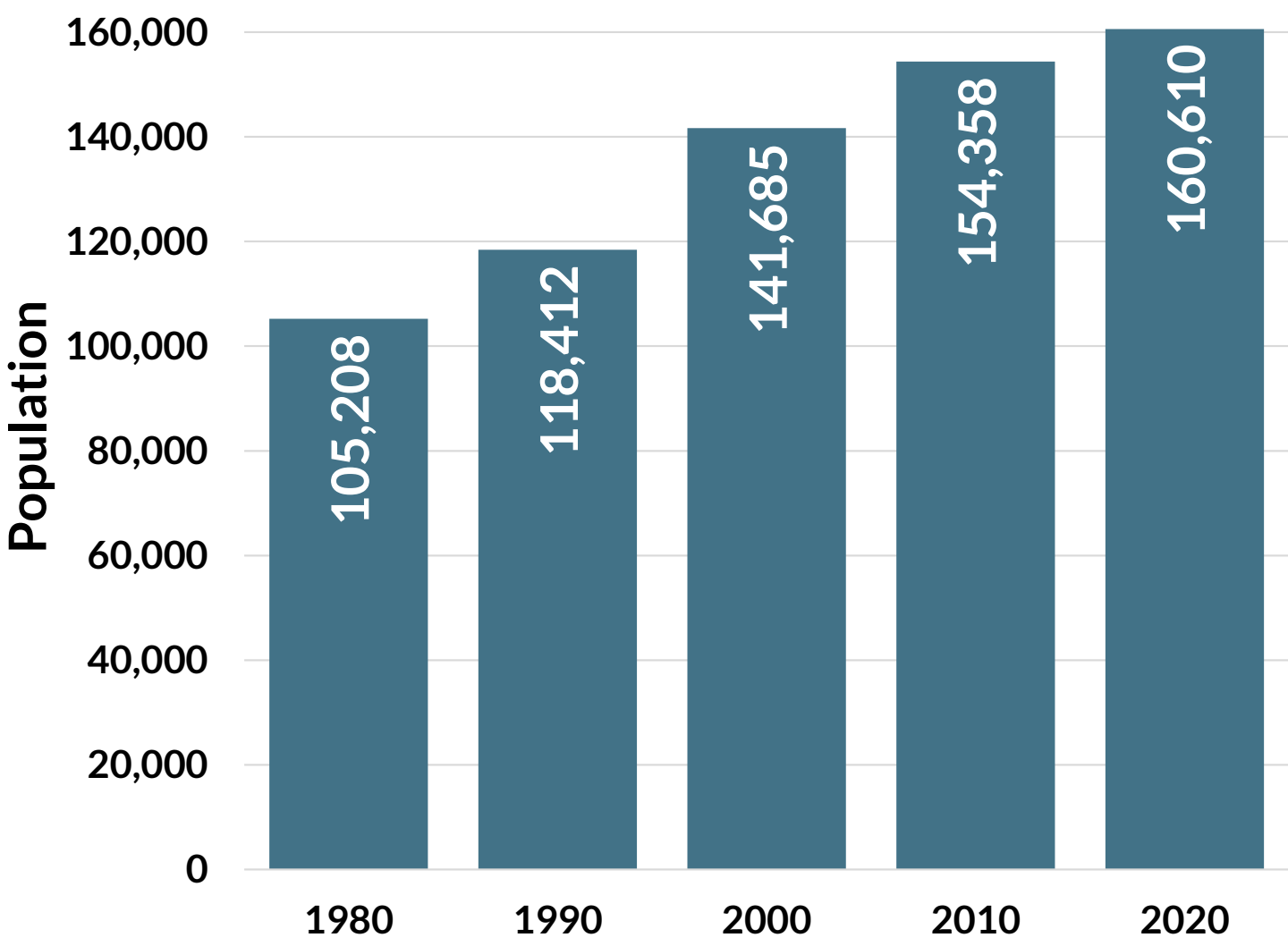


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DEMOGRAPHICS

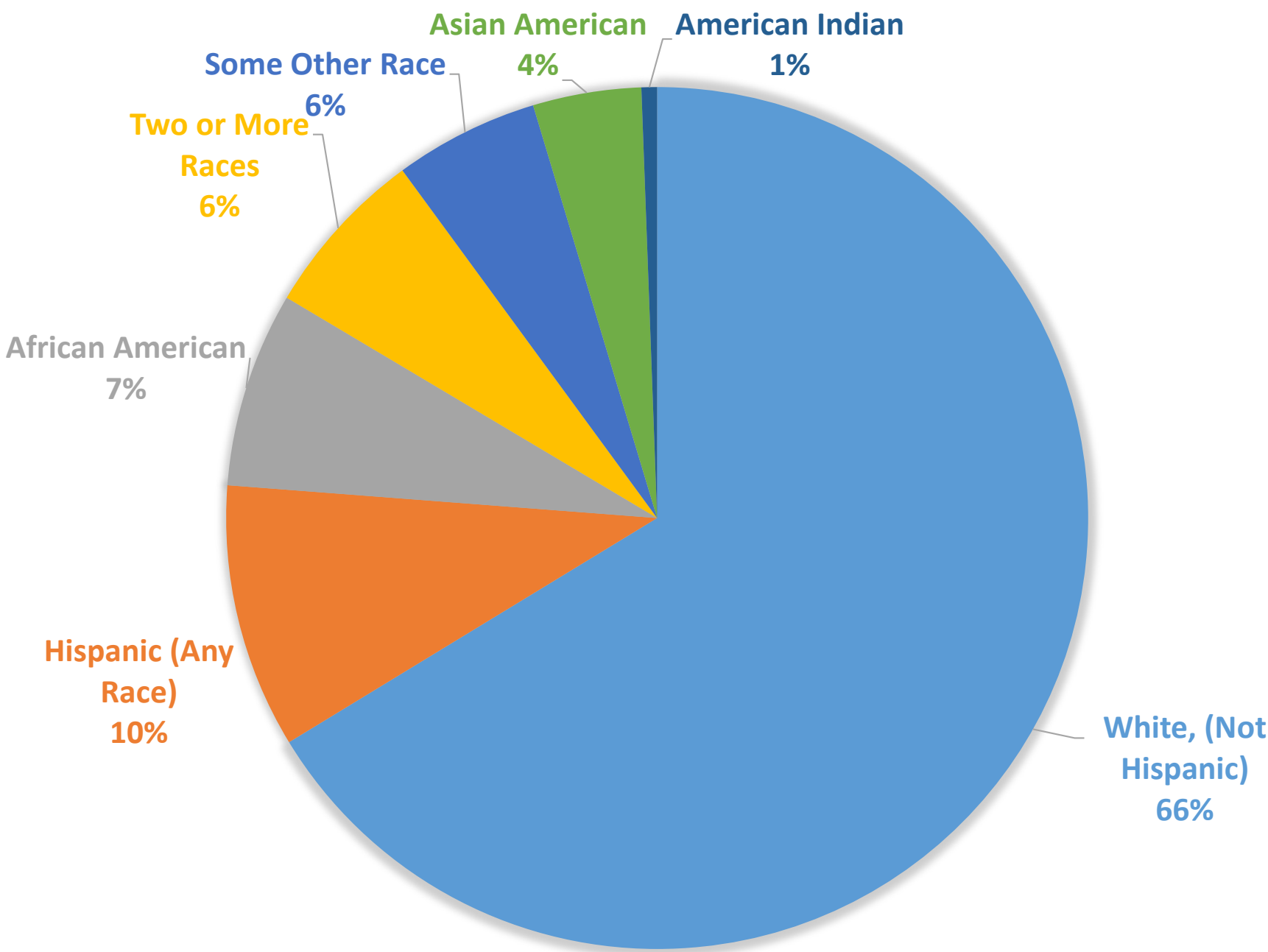
1980-2020 Population



2000 - 2020 Population Change

Location	2010 Census	2020 Census	2010-2020 Population % Change
Catawba County	154,358	160,610	4.1%
Alexander County	37,198	36,444	-2.0%
Burke County	90,912	87,570	-3.7%
Caldwell County	83,029	80,652	-2.9%
Hickory MSA	365,497	365,276	-0.1%
Iredell County	159,437	186,693	17.1%
Lincoln County	78,265	86,810	10.9%
NC	9,535,483	10,439,388	9.5%
US	308,745,538	331,449,281	7.4%

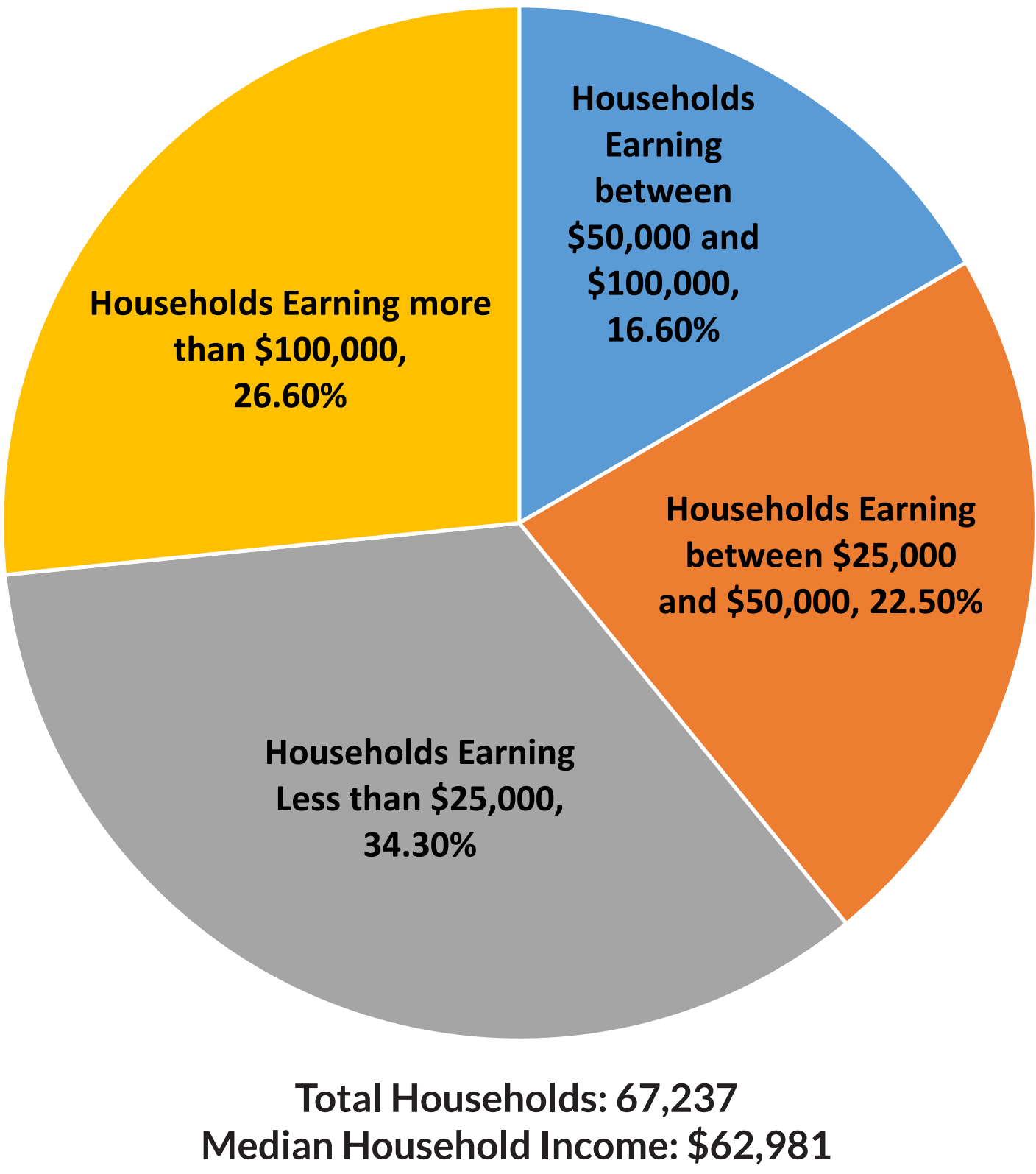
2020 Population by Race



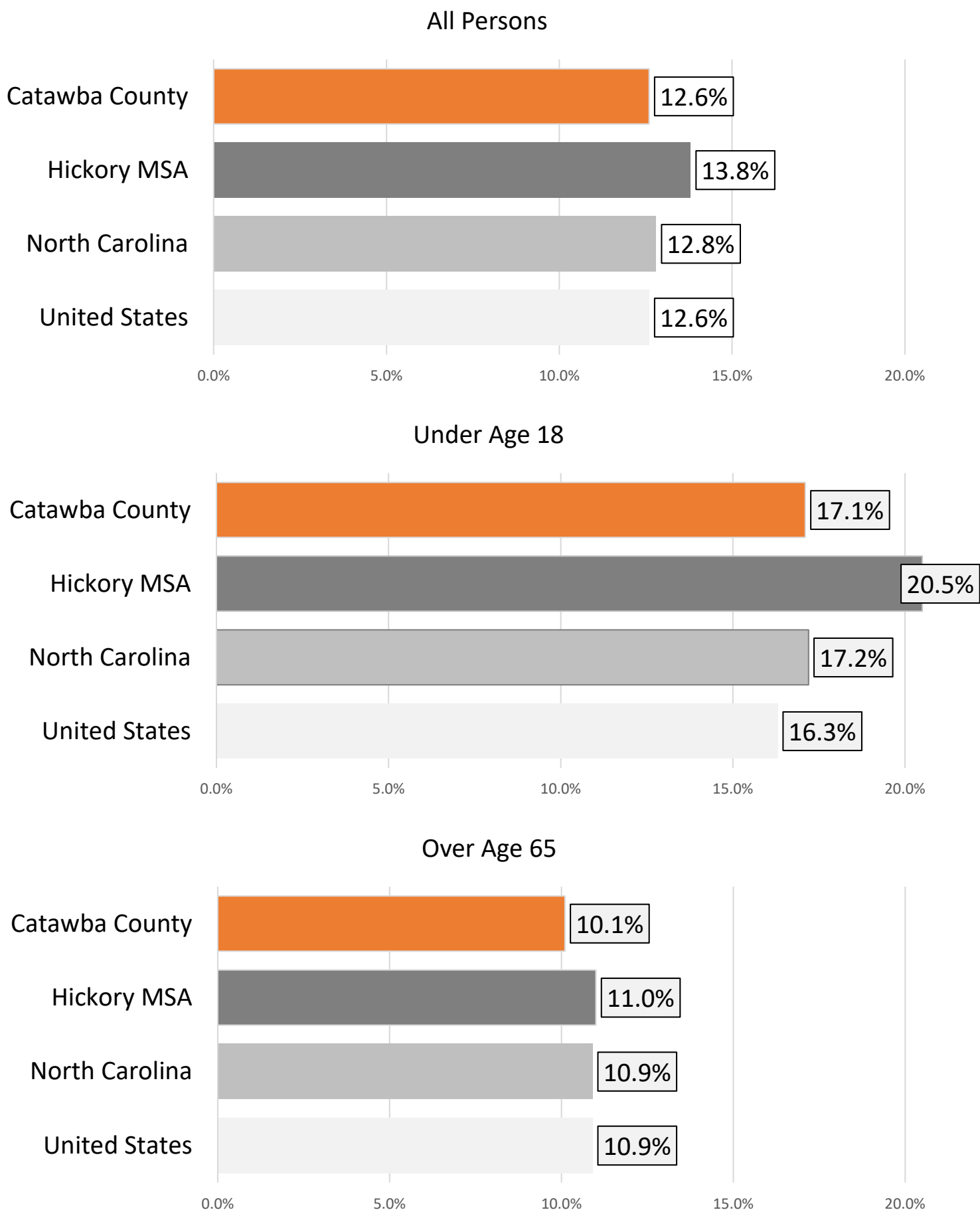
Population by Age

Age Group	2010 Census	2022 Estimate	% Change
Under 5 Years	9,670	8,235	-14.8%
5 to 9 Years	10,310	8,592	-16.7%
10 to 14 Years	10,429	9,835	-5.7%
15 to 19 Years	10,322	10,835	5.0%
20 to 24 Years	8,574	10,775	25.7%
25 to 34 Years	18,023	19,892	10.4%
35 to 44 Years	22,086	18,359	-16.9%
45 to 54 Years	23,355	21,900	-6.2%
55 to 59 Years	10,145	11,575	14.1%
60 to 64 Years	9,671	11,260	16.4%
65 to 74 Years	12,349	18,631	50.9%
75 to 84 Years	6,850	10,224	49.3%
85 Years and over	2,574	2,929	13.8%

2022 ACS Household Income



2022 ACS Poverty Rates



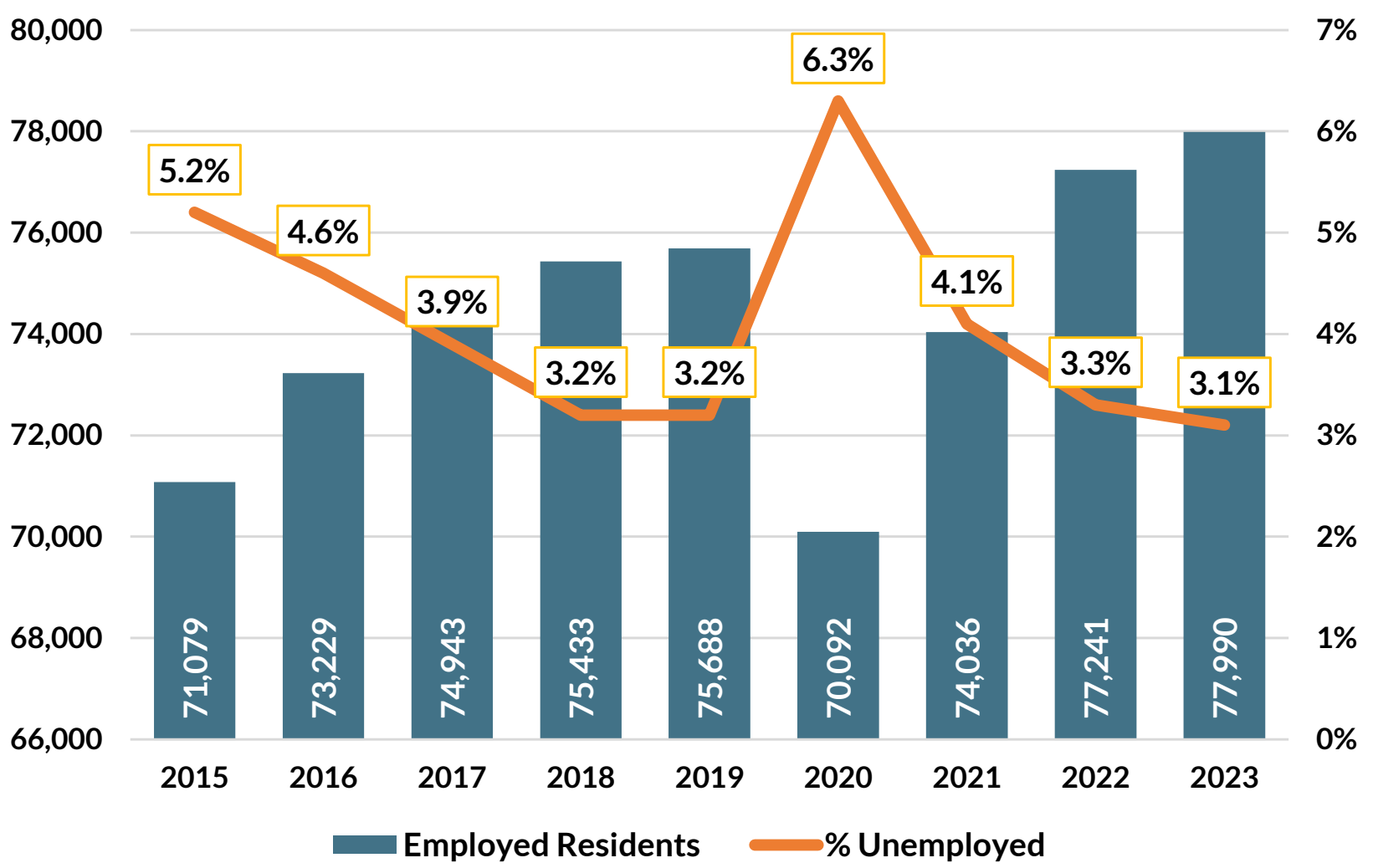


CATAWBA COUNTY

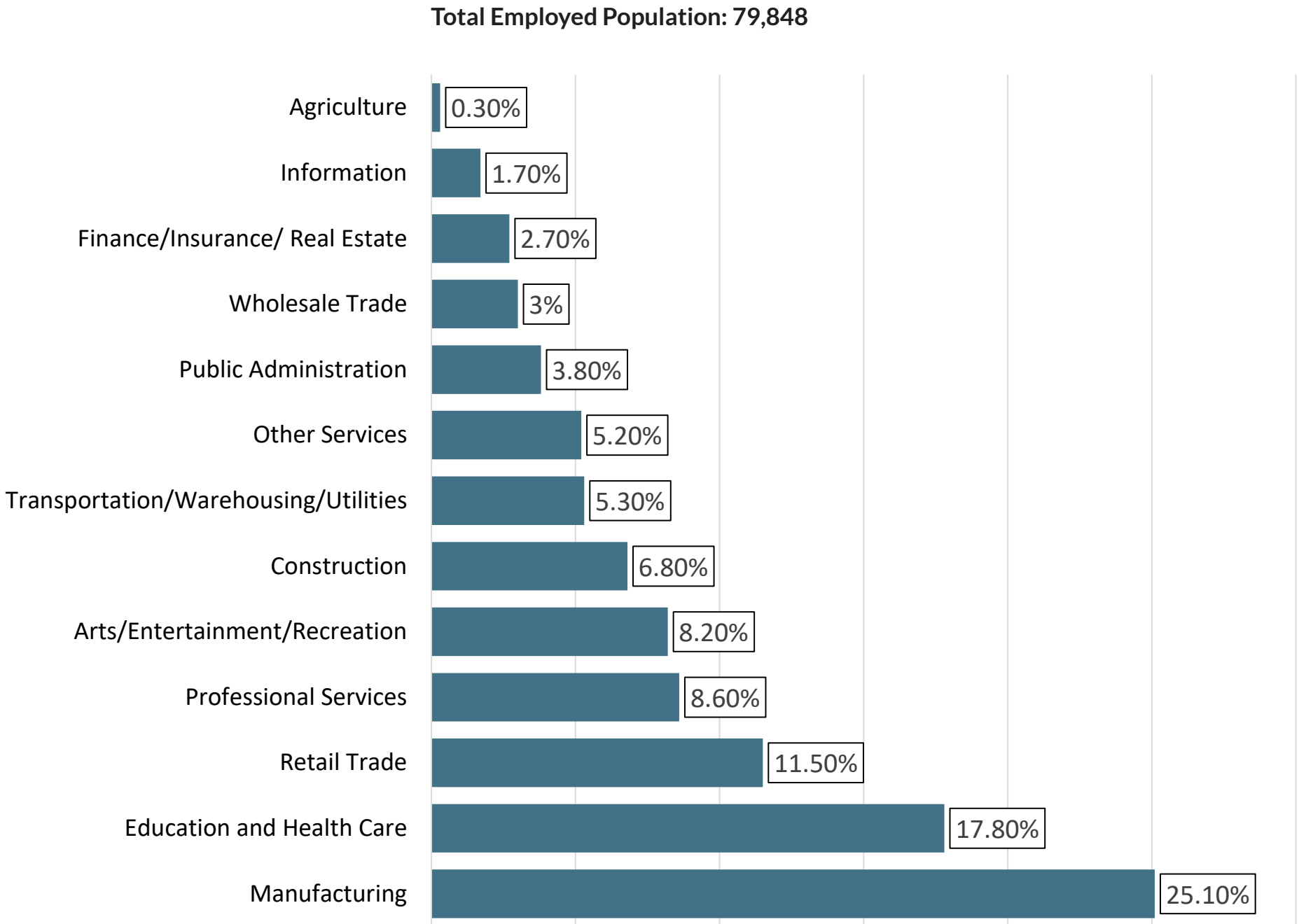
Comprehensive plan

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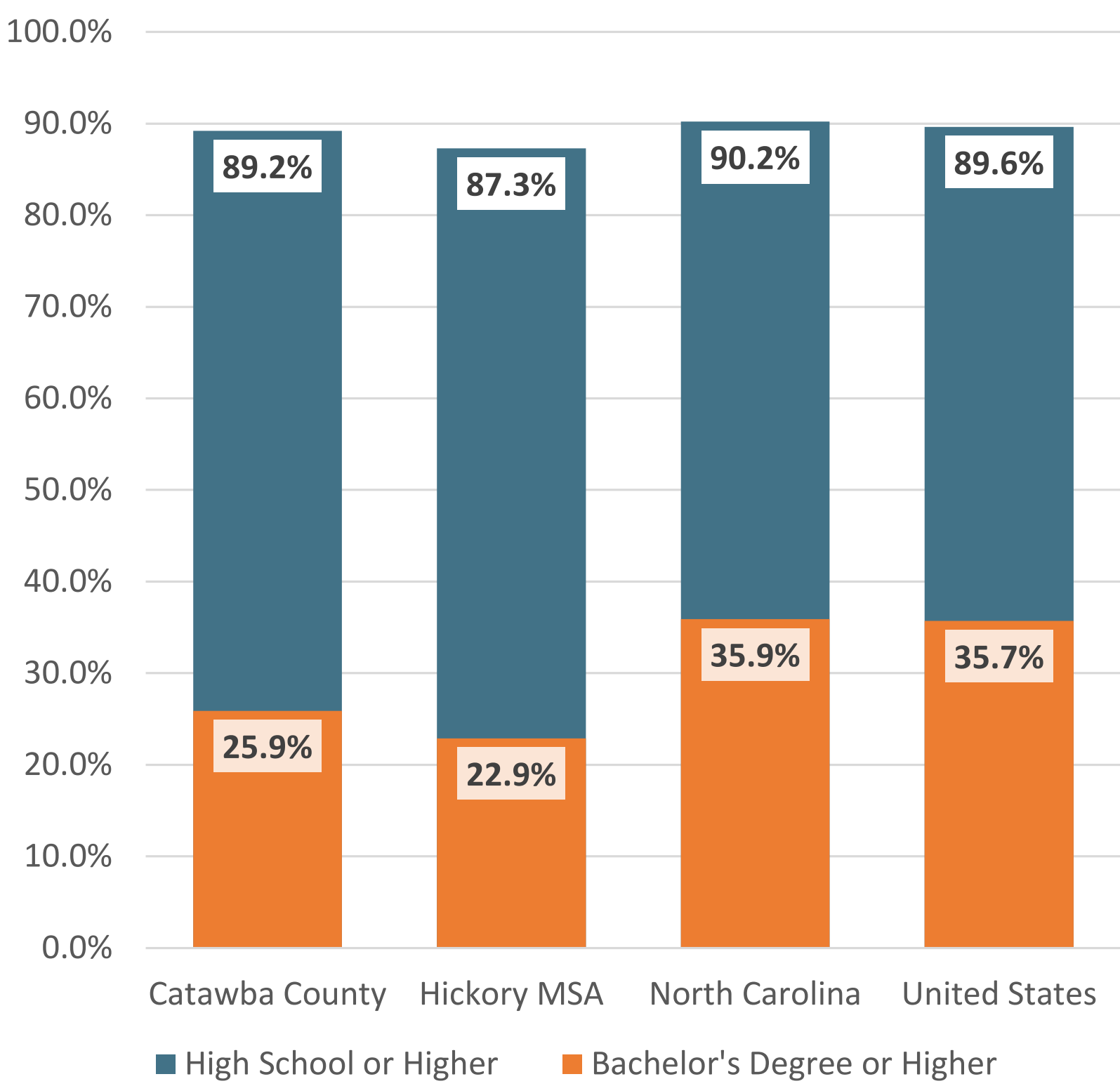
Catawba County Employed Residents and Unemployment Rate, September 2015 to September 2023



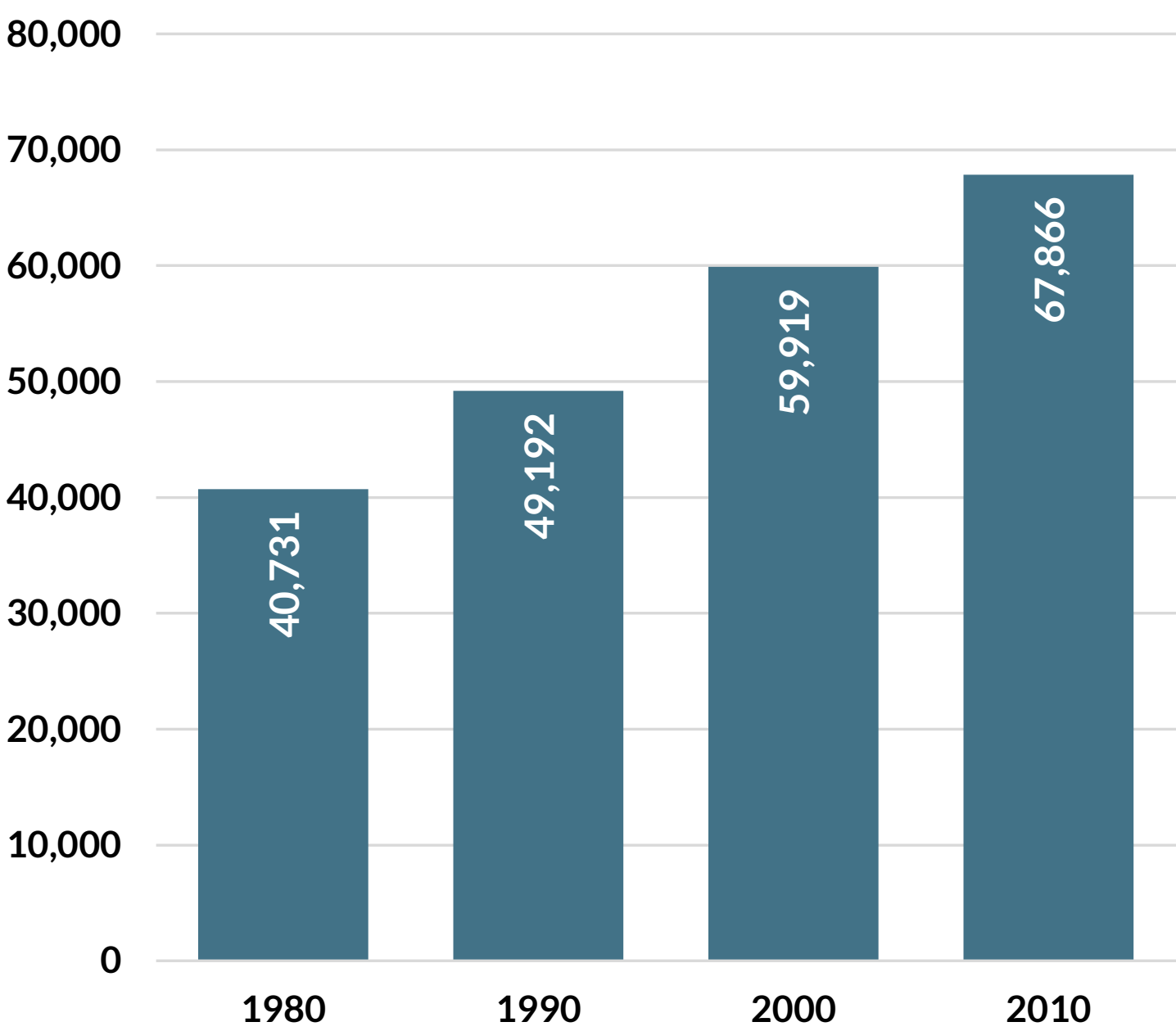
2022 ACS
Catawba County Employment by Industry



2022 ACS Educational Attainment for Population Age 25 and Over



Catawba County Housing Units 1980-2020



Percent Renter Occupied Units 1990 to 2015-2019 ACS

Location	1990 Census	2000 Census	2010 Census	2022 ACS*
Catawba County	25.2%	25.5%	26.6%	26.6%
Alexander County	17.7%	19.5%	22.4%	18.6%
Burke County	25.2%	25.9%	27.7%	21.4%
Caldwell County	25.2%	25.1%	26.1%	26.7%
Hickory MSA	25.3%	25.7%	26.6%	25.2%
Iredell County	24.9%	24.6%	26.9%	28.9%
Lincoln County	21.1%	21.5%	24.0%	19.1%
NC	28.6%	27.2%	33.3%	33.3%
US	35.8%	33.8%	34.9%	34.8%

Median Value of Owner-Occupied Units

Location	2012 ACS*	2022 ACS*	% Change
Catawba County	\$130,200	\$235,100	80.6%
Alexander County	\$121,400	\$149,900	23.5%
Burke County	\$107,000	\$197,300	84.4%
Caldwell County	\$101,900	\$189,700	86.2%
Hickory MSA	\$116,900	\$210,700	80.2%
Iredell County	\$163,300	\$331,800	103.2%
Lincoln County	\$144,200	\$276,100	91.5%
NC	\$150,100	\$280,600	86.9%
US	\$171,900	\$320,900	86.7%



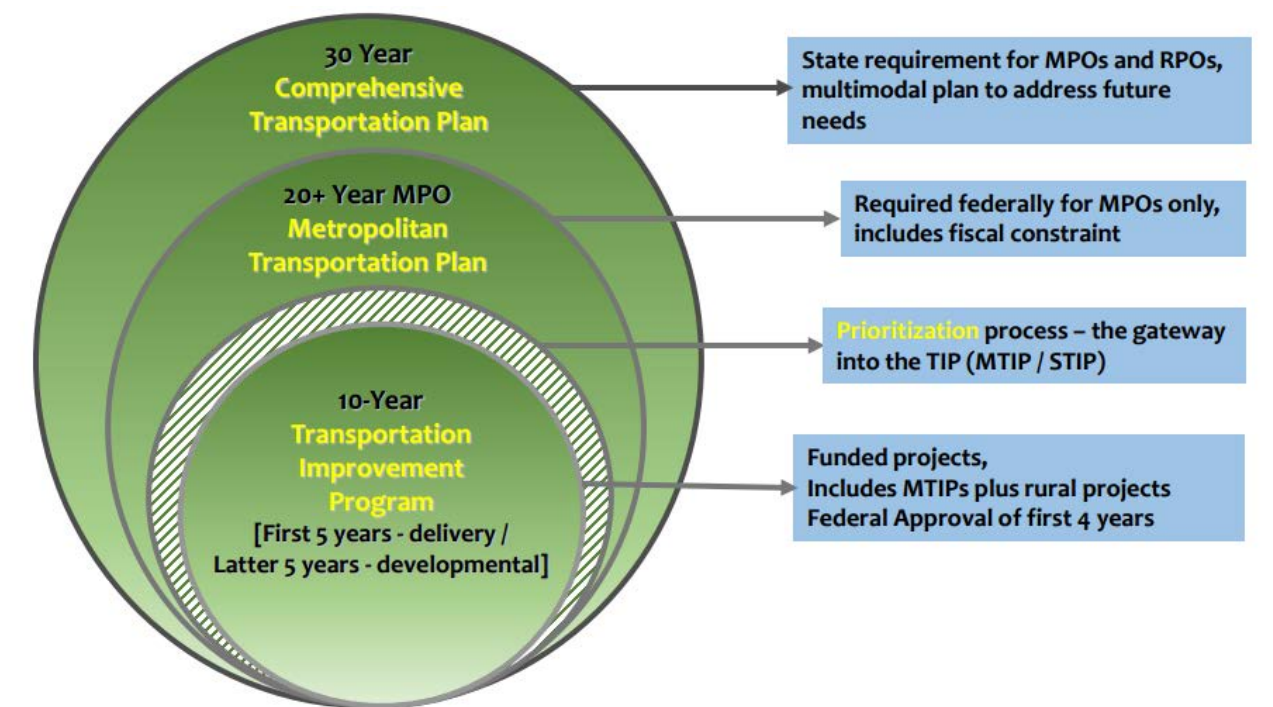
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TRANSPORTATION

NCDOT funded projects are planned and prioritized through the Comprehensive Transportation Plan (CTP), the Metropolitan Transportation Plan (MTP), and the Transportation Improvement Program:

Current NCDOT CTP and MTP, projects within Catawba County
(Project Dates and Project Scopes May Be Subject to Change by NCDOT)



Metropolitan Transportation Plan (MTP) Recommended Projects

Horizon Year 2030

1. US-321 (Burke, Caldwell, & Catawba Counties)
Improves US-321 from North of US 70 in Hickory to US-321A. This highway is a major north-south facility serving the Western Piedmont area of North Carolina. Also includes the bridge widening over the Catawba River to 6-lanes. (scheduled for construction in 2026)
2. NC 127 (Alexander & Catawba Counties)
Upgrades the existing two lane facility between Cloninger Mill Road and Richey Road. On the north side, it is recommended that NC 127 be widened to a 4 lane divided boulevard with grass median from Cloninger Road to Rink Dam Road in Alexander County. Will also include bicycle and pedestrian improvements, notably a multi-use path and sidewalk. (Construction is scheduled for 2026)
3. NC-127
Widen NC-127 to multi-lane from Huffman Farm Road to Zion Church Road. On the south side, NC 127 to be widened to a 4-lane divided boulevard with a grass median from Huffman Farm Road to Zion Church Road. Construction is scheduled for 2027
4. NC-150
NC 150 is recommended to be widened from 2-lanes to multi-lanes from NC 16 in Catawba County to I-77. Right of way is scheduled for 2027.
5. NC-127 South
Widens NC-127 from Huffman Farm Road to NC Highway 10. On the south side, NC 127 is recommended to be widened to a 4-lane divided boulevard with a grass median from Zion Church Road Huffman Farm and then extend to NC 10. This project is unfunded.

Horizon Year 2040

1. I-40
Widens I-40 to six-lanes from the Iredell County line to NC-16. This project is unfunded.
2. I-40
Widens I-40 from four lanes to six lanes from US 321 to Fairgrove Church Road. This project is unfunded.
3. I-40
Widens I-40 from Fairgrove Church Road to NC 16. This project is unfunded.
4. Startown Road
Widens Startown Road from US-70 to NC 10. This project is funded for Right of Way in 2028 and Construction in 2031.

Horizon Year 2050

1. NC 16
This project modernizes NC 16 from I-40 to Springs Road. This project is a focus section of the larger I-40 to Catawba River modernization project. This project is unfunded.
2. NC 16
This project is the second focus area of the above project. This project modernizes NC 16 from Springs Road to the Catawba River. This project is unfunded.
3. Slanting Bridge Road / Sherrills Ford Road
This project constructs intersection improvements at the Slanting Bridge Road and Sherrills Ford Road intersection. This project is unfunded.
4. US 321 / Rocky Ford Road
This project constructs a new interchange at US 321 and Rocky Ford Road. This project is unfunded.
5. Robinson Road
This recommended multi-lane facility extends southward from a location approximately 2000 feet north of NC 10. Paralleling Startown Road, this facility will connect back to the existing West Maiden Road at a location just west of the West Maiden/Startown Road intersection. This project is unfunded.
6. Conover Startown Road Extension
Proposed extension to Section House Road. This project is unfunded.
7. Hickory Lincoln Highway / Zion Church Road
This project will construct intersection improvements. This project is unfunded.

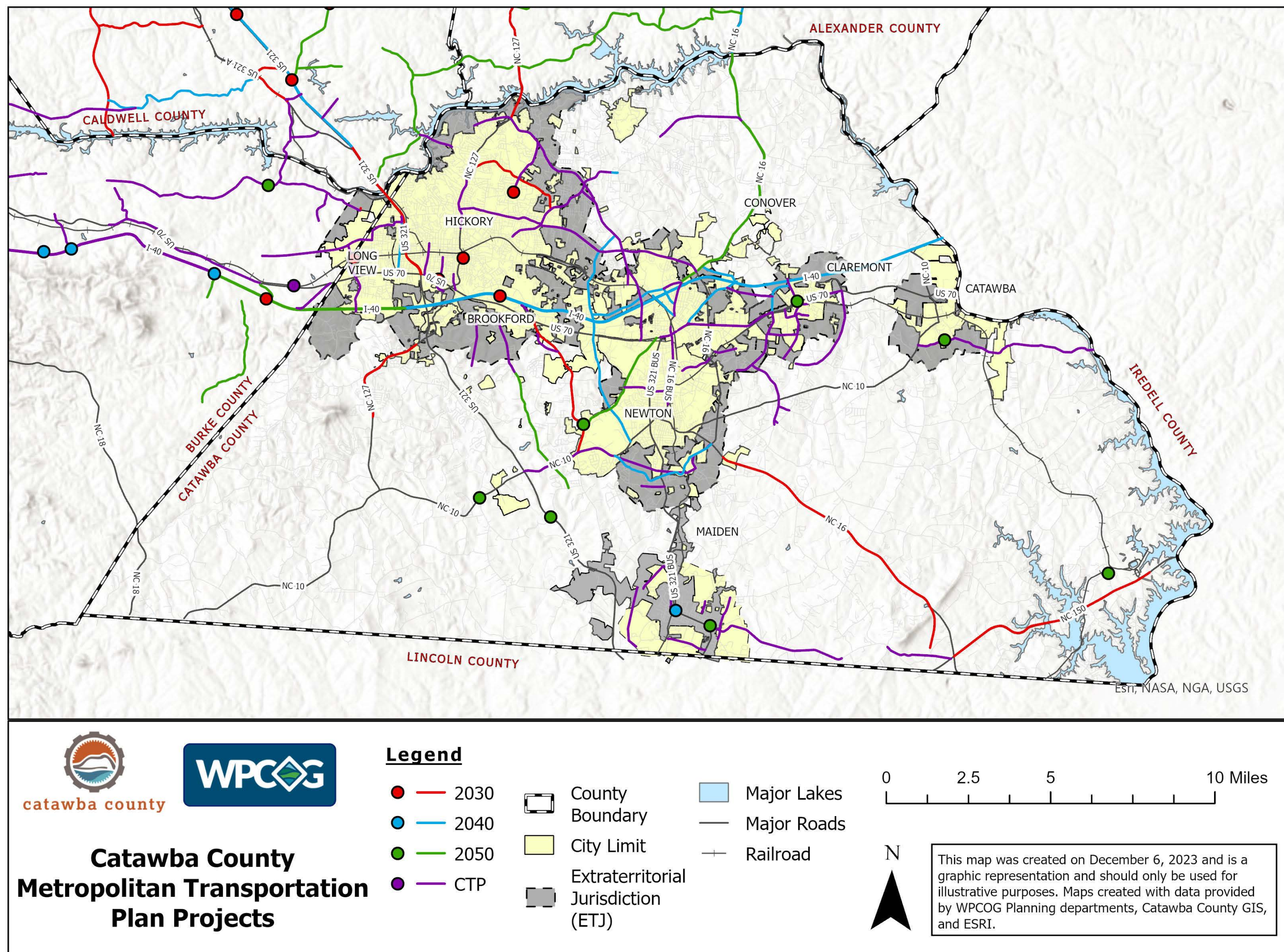


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TRANSPORTATION

Metropolitan Transportation Plan (MTP) Recommended Projects



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Transportation Recommendations

1. Evaluate the opportunity to strengthen connectivity requirements within new developments and between new and existing developments.
2. Consider requirements for limited access onto major thoroughfares through controlled curb cuts.
3. Plan for future connector roads to reduce traffic congestion.
4. Explore opportunities for rail-to-trail and rails-with-trails conversions, as appropriate.
5. Identify Catawba County's road and transportation improvement project priorities, and advocate for favorable funding and schedule considerations through the Greater Hickory MPO and NCDOT.
6. Consider potential transportation system impacts when evaluating proposed developments, and work to focus new development in proximity of existing employment, educational, residential, and recreational hubs.
7. Look for opportunities to incorporate considerations of multi-modal connectivity into planning efforts, including bicycle, pedestrian, and trail connections and amenities.
8. Explore opportunities to enhance transit services focused on increasing access of underserved populations to essential services.
9. Actively participate in regional transportation planning activities coordinated through the Greater Hickory MPO and NCDOT, including Travel Demand model updates, Metropolitan Transportation Plan updates, Regional Comprehensive Highway Safety Plan updates, etc.



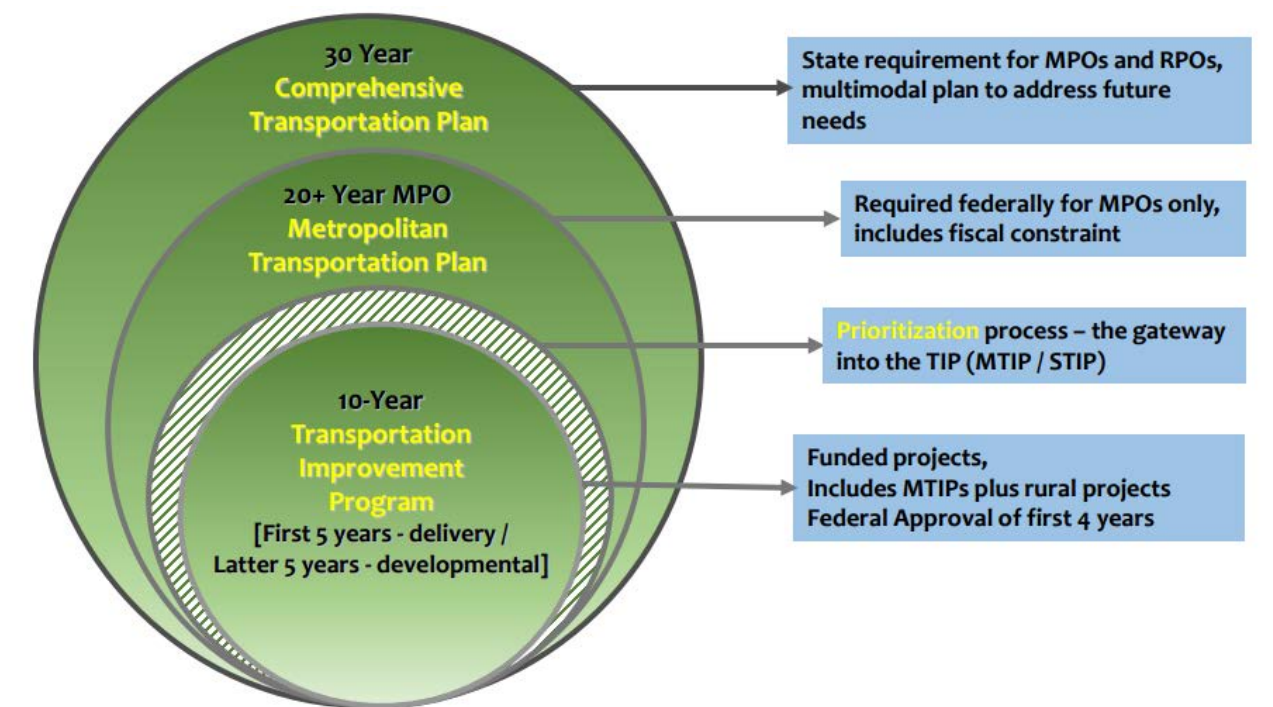
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TRANSPORTATION

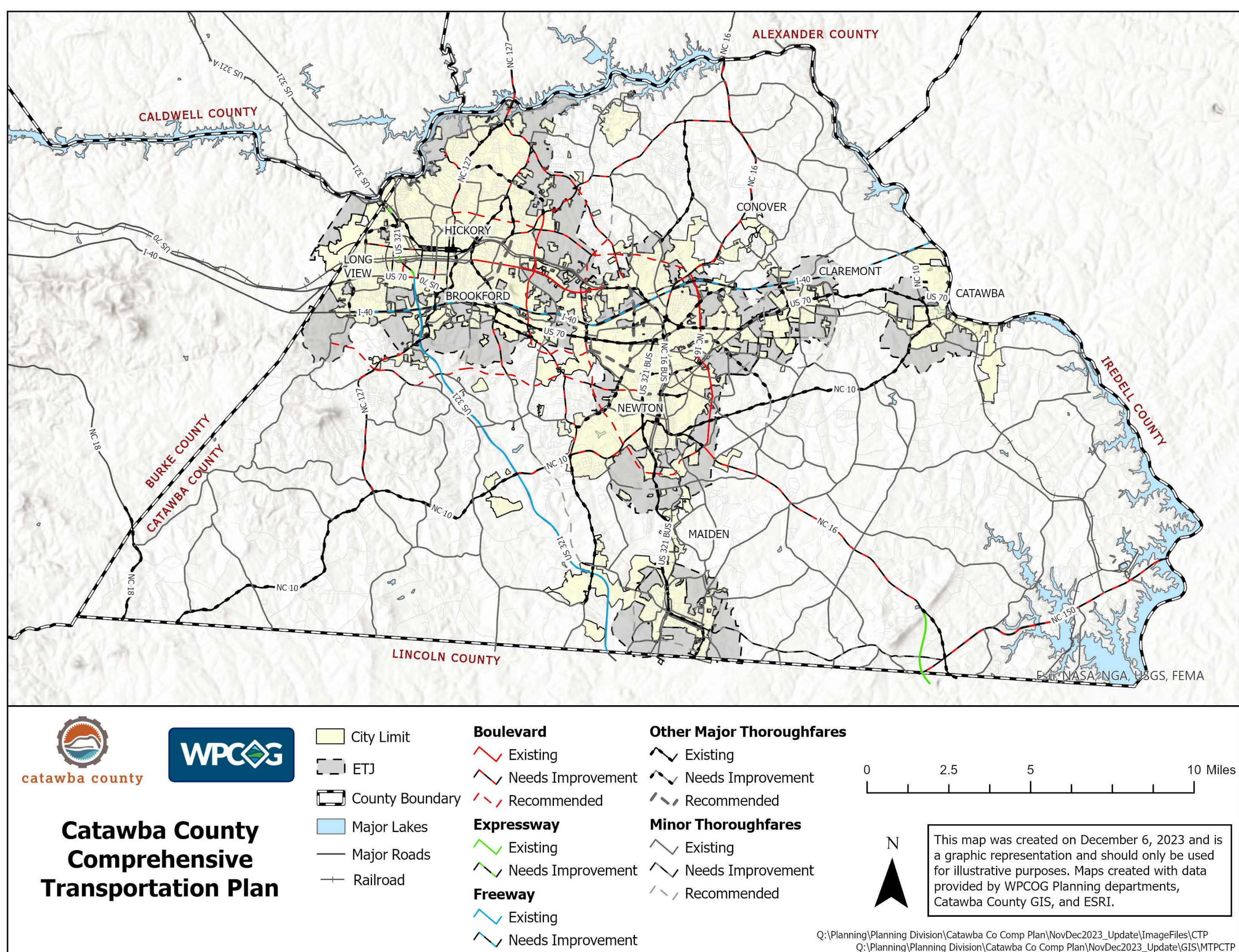
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Current NCDOT CTP and MTP, projects within Catawba County
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CTP Recommended Projects (Beyond Horizon Year 2050)

1. Cloninger Mill Rd. (SR 1400/Kool Park Rd).
Widen Cloninger Mill and Kool Park Roads to 4-lanes with a landscaped median from NC 127 North in Hickory to Springs Road. This project is unfunded.
2. East Maiden Rd (SR 1855)
Construct safety improvements to East Maiden Rd (SR 1855) from US 321-B (Island Ford Road) to NC 150. This is an unfunded project.
3. North Crosstown Loop
Construct a new multi-lane facility from NC Hwy 127 in Hickory to NC Hwy 16 in Conover. This is an unfunded project.
4. Robinson Road Extension
Extend roadway to Rocky Ford Rd (SR 2019). This is an unfunded project.
5. Section House Road and Extension
Modernize Section House Road from US 70A to Conover Startown Road. This is an unfunded project.
6. Southern Corridor
Constructs new four lane divided facility from I-40 to US 321 Business, mostly on new location and partially using existing facilities, including Bethel Church Road (SR 1176), River Road (SR 1144), and Settlemyre Bridge Road (SR 1165). This is an unfunded project.
7. Upper Springs Road
Widen to a 4-lane divided facility from Sulphur Springs Rd NE to NC 16. This is an unfunded project.
8. Hudson Chapel Road
Widen Hudson Chapel Road from NC 10 to the Catawba River. This is an unfunded project.
9. NC 16 Business (Newton)
Widen NC 16 Business to multi-lane facility from NC 10 east of St. James Church Road (SR 1880) to NC 16. This is an unfunded project.

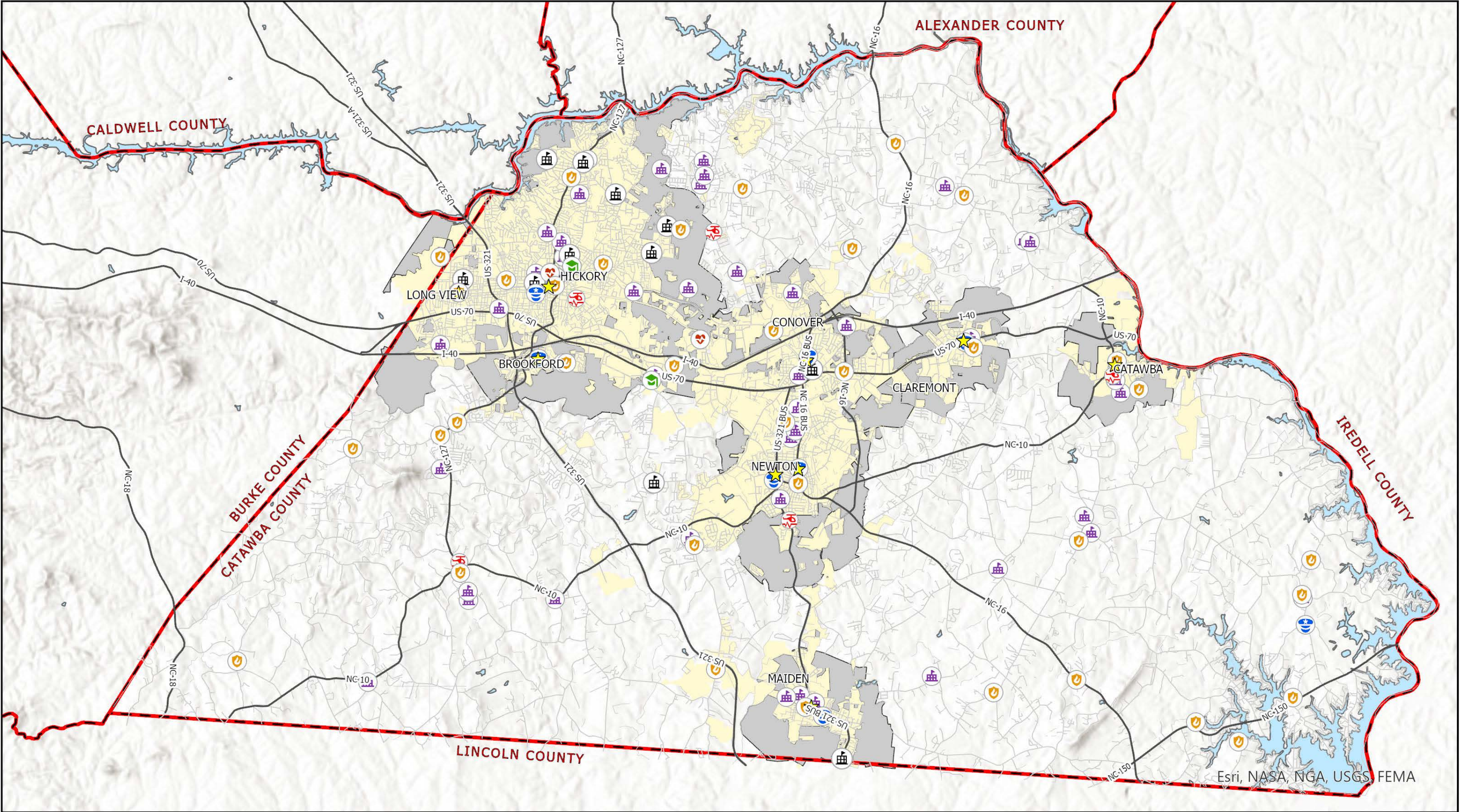




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RESOURCES & SERVICES





catawba county



WPCOG

Catawba County Community Facilities

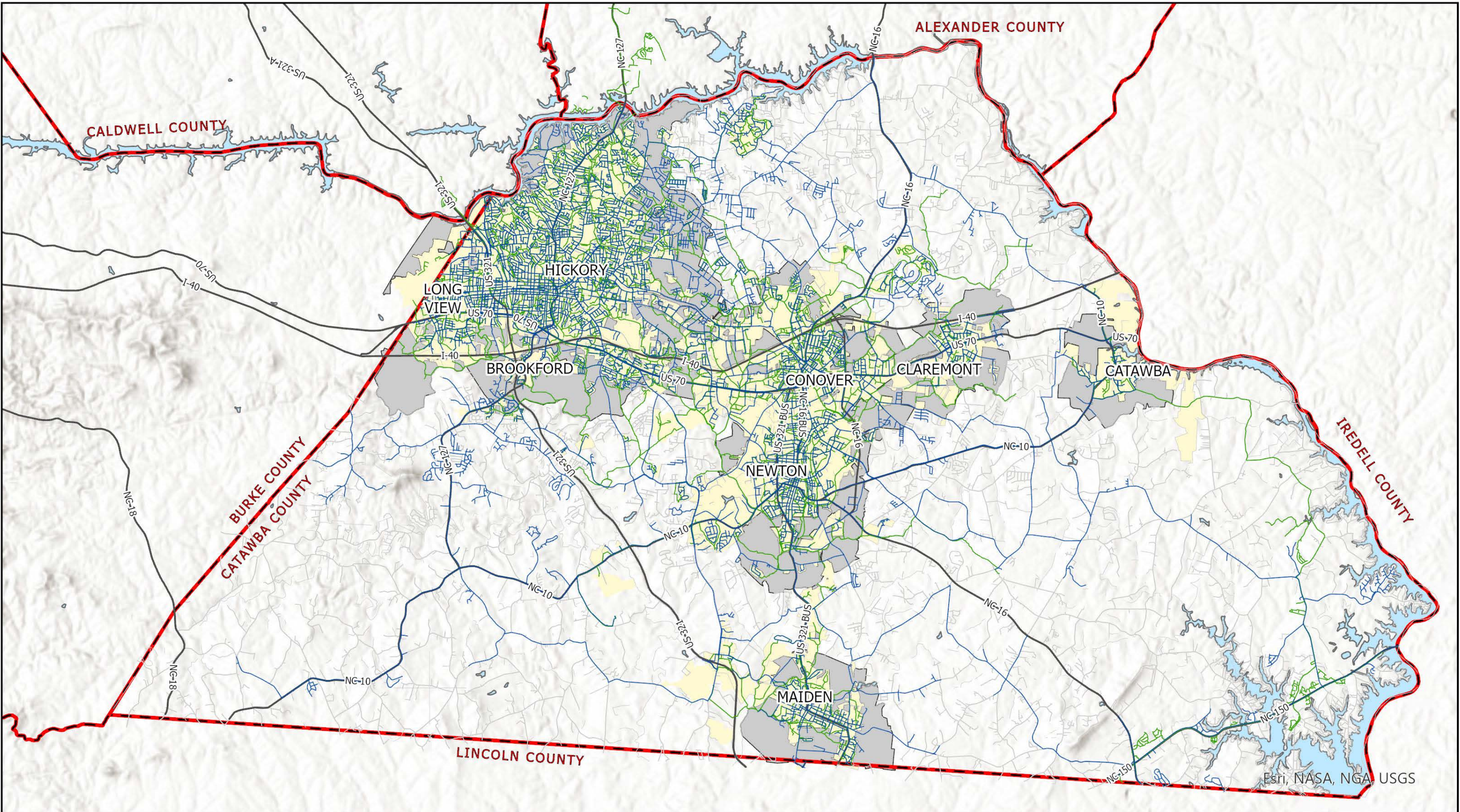
- Legend**
- ★ Town Hall
 - Fire Stations
 - EMS Bases
 - Hospitals
 - Law Enforcement
 - Colleges
 - Private Schools
 - Public Schools
 - Major Roads
 - Roads
 - ▭ County Boundary
 - ▭ Major Lakes
 - ▭ City Limits
 - ▭ Extraterritorial Jurisdictions (ETJs)


0 2.5 5 10 Miles




This map was created on November 29, 2023 and is a graphic representation and should only be used for illustrative purposes. Maps created with data provided by WPCOG Planning departments, Catawba County GIS, and ESRI.

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catawba county



WPCOG

Catawba County Sewer and Water

- Legend**
- Major Roads
 - Roads
 - ▭ County Boundary
 - ▭ City Limits
 - ▭ Extraterritorial Jurisdictions (ETJs)
 - ▭ Major Lakes
 - Water Lines
 - Sewer Lines

0 2.5 5 10 Miles



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RESOURCES & SERVICES

Resources & Services Recommendations

1. Strategically plan any public infrastructure expansion to be consistent with Future Land Use maps for more intense commercial and industrial uses and higher density residential uses.
2. Communicate regularly with school systems, partner public safety agencies, and other key service providers regarding growth trends and development patterns to anticipate and skillfully plan for future service needs.
3. Prioritize corridors for County water and sewer infrastructure investment, consistent with Future Land Use plans and in support of land use and economic development goals.
4. Maximize existing utility investments by supporting infill development and redevelopment opportunities, in collaboration with municipal partners. Focus more intensive residential, commercial, and industrial uses in areas with infrastructure sufficient to support those uses.
5. Ensure water and sewer system is financially solvent, and plan to sustainably address routine system maintenance expenses and life cycle replacement costs through development-driven fee structure.
6. Evaluate opportunities for farmland preservation in agriculturally productive areas of the County in collaboration with appropriate partners.
7. Encourage diversification of the County tax base through mixed commercial, industrial, and residential uses.
8. Plan and implement a range of solid waste management services that meet Catawba County's current and anticipated future needs.
9. Ensure efficient, effective, predictable, and timely development services throughout Catawba County through continually evaluating development processes, procedures, use of technology (ePermitting), and communication between relevant departments and jurisdictions.
10. Continuously evaluate public safety response (Sheriff, EMS, Fire) to ensure they meet service levels established by the Board of Commissioners.
11. Monitor potential grant opportunities from the federal and state government, as well as nonprofit organizations to help with infrastructure improvements.
12. Promote citizen outreach to grow awareness and understanding of County services and resources.

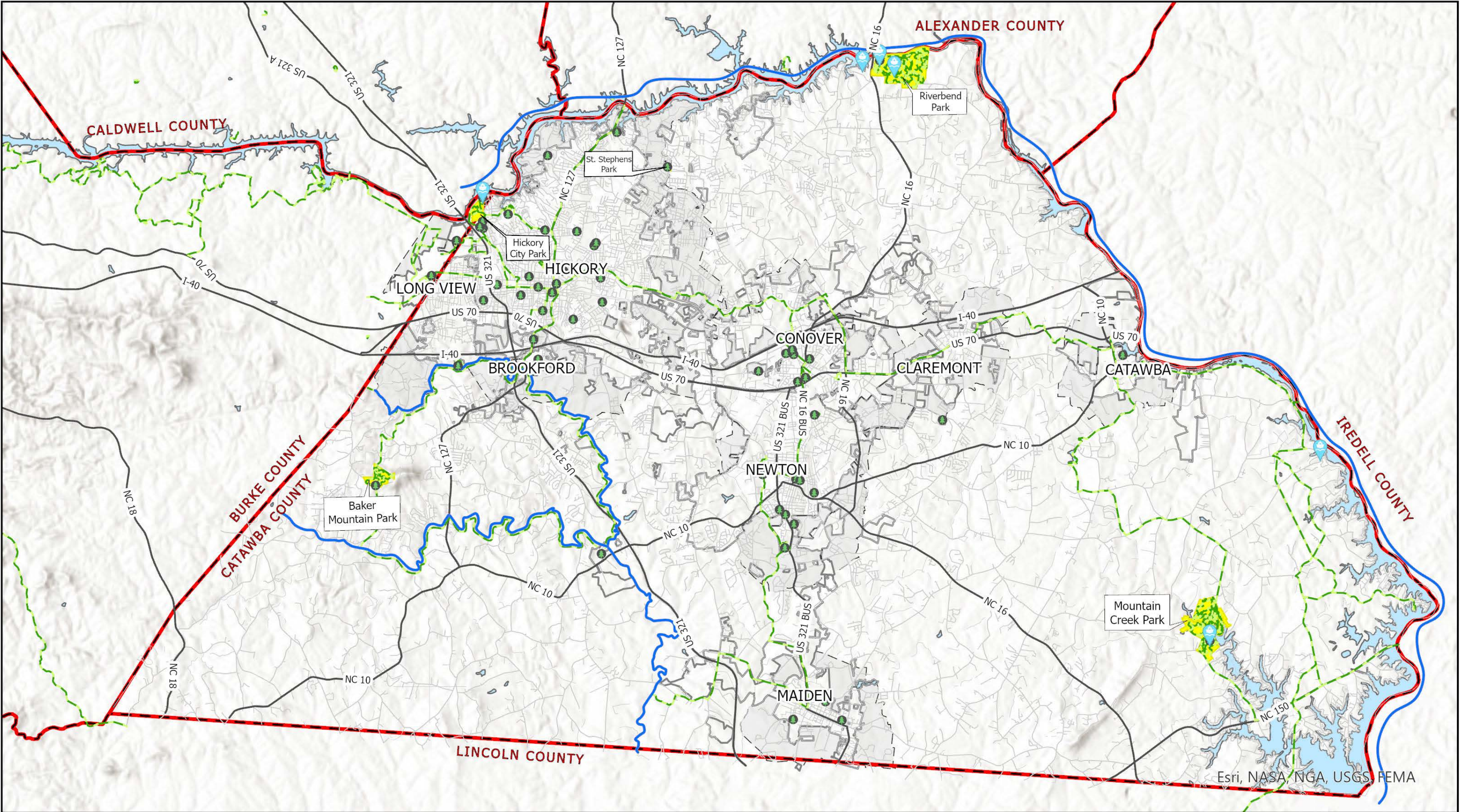
Comments:



CATAWBA COUNTY

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PARKS & RECREATION



Catawba County Parks and Recreation

Legend

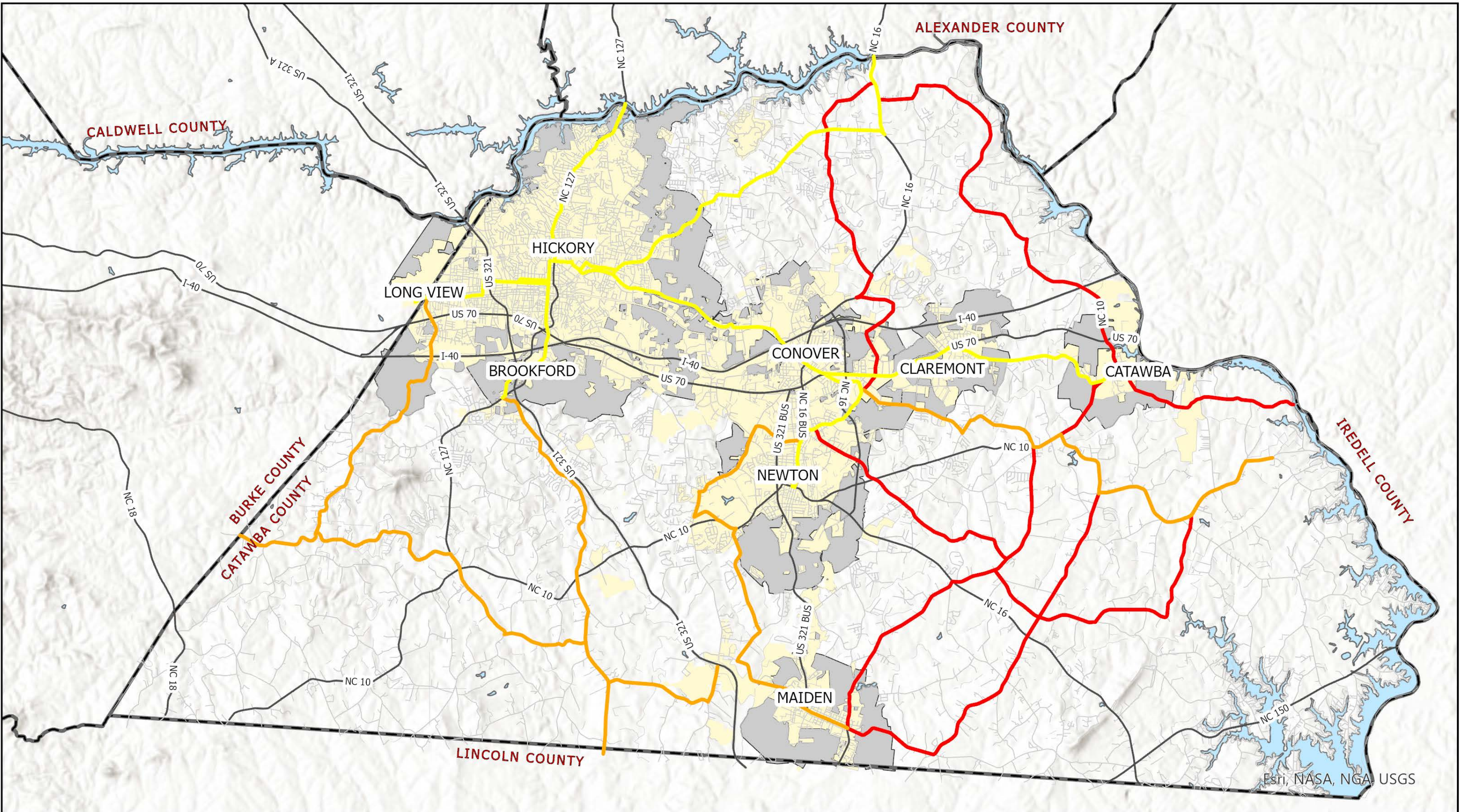
- Parks
- Lake/River Access
- Trails
- Recreation Areas
- Blueway
- Major Roads
- Roads
- County Boundary
- Major Lakes

0 2.5 5 10 Miles

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Catawba County Western Piedmont Bike Plan Network

Legend

- Major Roads
- Roads
- County Boundary
- Major Lakes
- City Limits
- Extraterritorial Jurisdictions (ETJs)
- Network Tiers
 - Tier 1
 - Tier 2
 - Tier 3

0 2.5 5 10 Miles

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CATAWBA COUNTY

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PARKS & RECREATION

Parks & Recreation Recommendations

1. Through the Parks Master Plan update programmed for 2025, establish and advance a vision for the future of park offerings in Catawba County that capitalizes on the area's natural amenities and incorporates a range of recreational opportunities.
2. Partner with community organizations, other local governments, and nonprofits to build, maintain, and enhance parks that provide for quality of life and healthy lifestyles along with wildlife habitat.
3. Evaluate opportunities to attract large-scale recreation projects as a strategy to promote tourism and yield economic impact.
4. Analyze the possibility of establishing recreation and development connectivity as an essential element of residential and commercial development.
5. Maintain and enhance existing recreational facilities in the County.
 - a. Continue to follow the recommendations established in the Catawba County Comprehensive Parks Master Plan.
 - b. Continue to pursue grant opportunities for recreational funding.
 - c. Increase ADA accessibility at new and existing parks.
6. Promote land uses and site designs that make walking/bicycling convenient and enjoyable.
 - a. Link the park system with greenways, paths and trails.

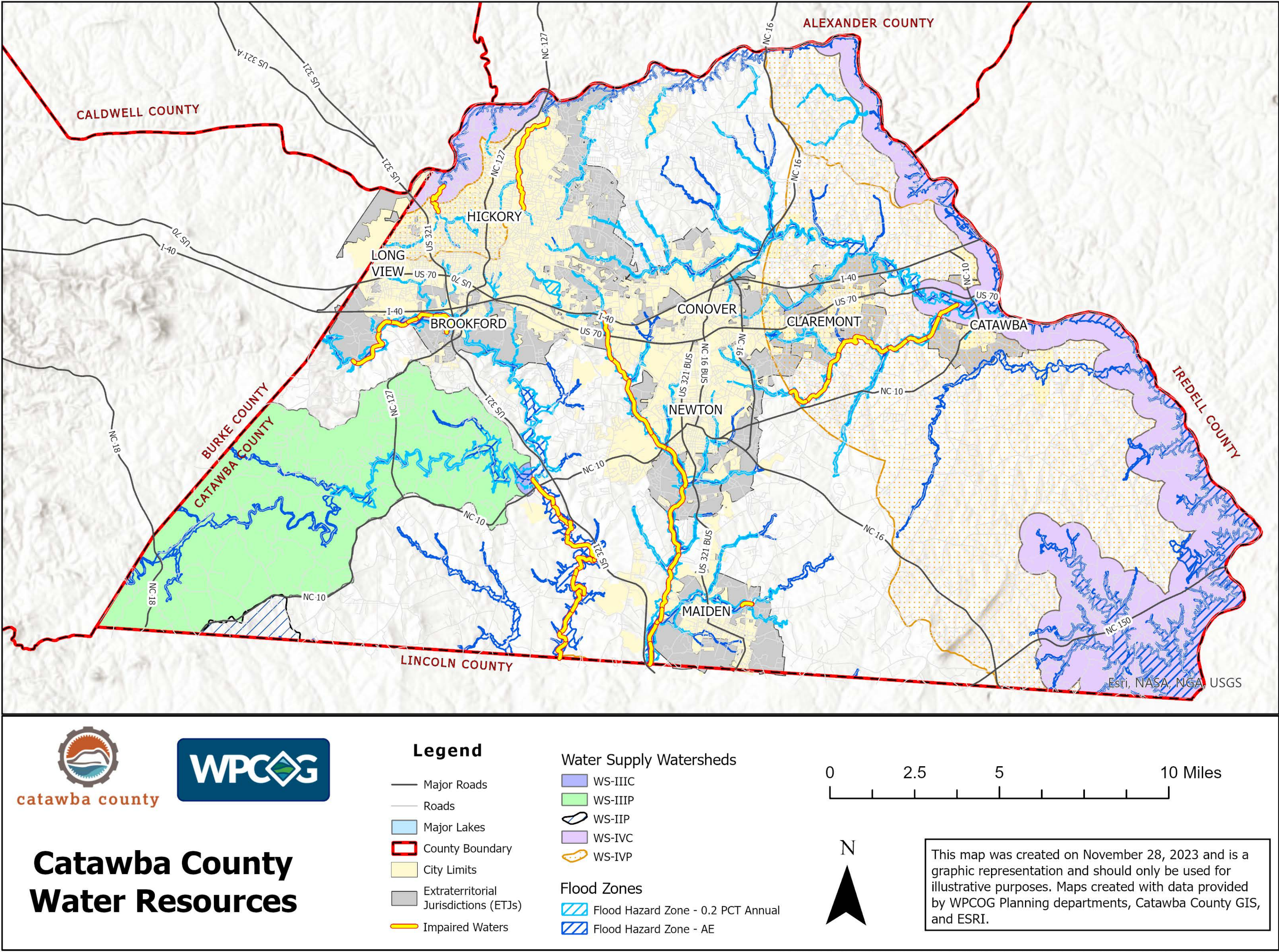
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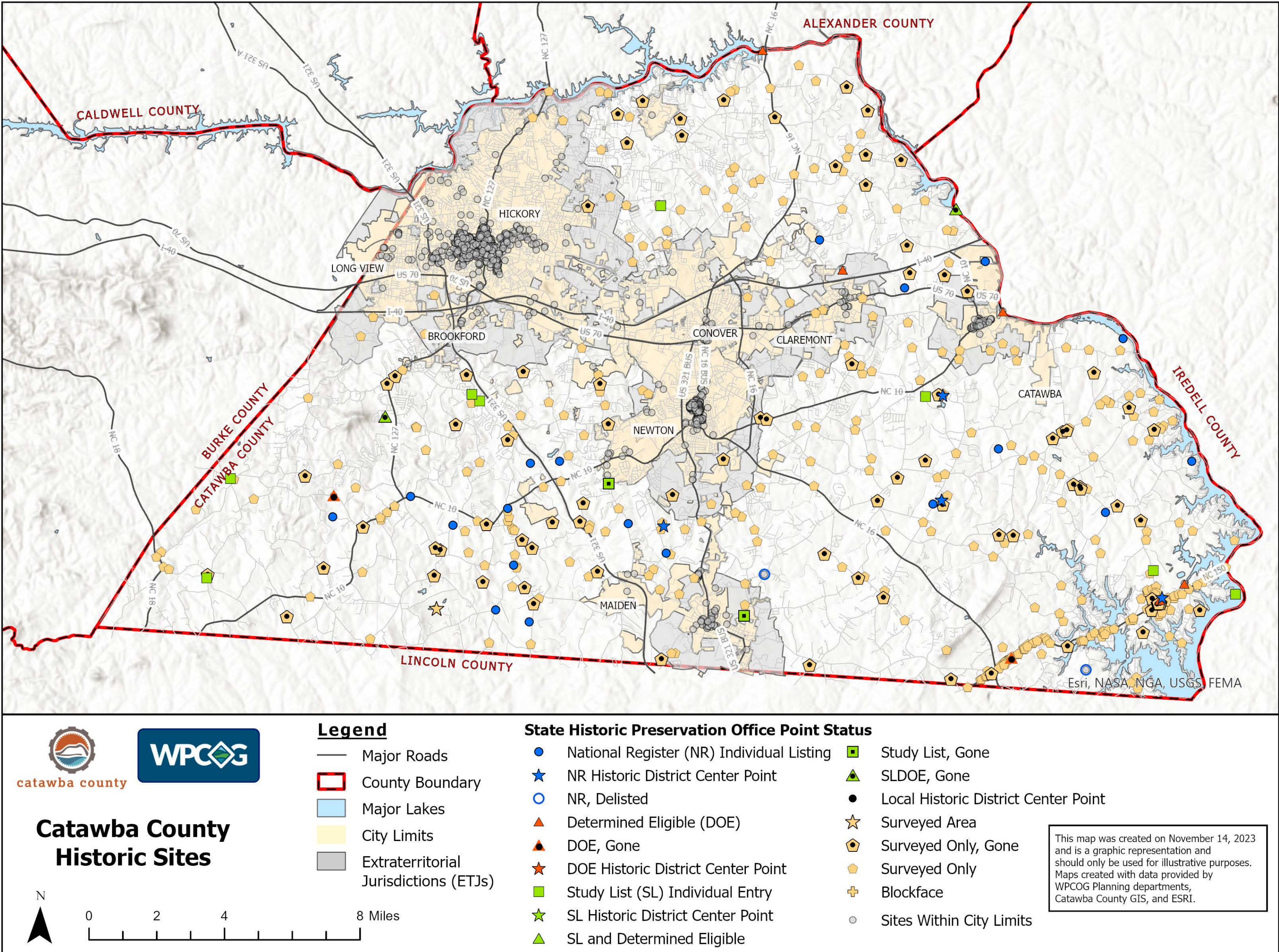
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NATURAL & CULTURAL RESOURCES



The NC Department of Historic Preservation allows individuals and governments to have their property surveyed for historical significance. If a property is listed as historically significant, the property owner may be eligible for credits to maintain the historical value of the property.





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NATURAL & CULTURAL RESOURCES

Natural & Cultural Resources Recommendations

1. Consider standards to maintain greater amounts of the existing tree canopy during development process.
2. Include Carolina Thread Trails (secondary routes) and Wilderness Gateway Trail design and construction during the subdivision development processes.
3. Continue to protect Catawba County's natural resources through incentives and ordinances designed to help preserve Catawba County's rural heritage and safeguard the environment.
 - a. Continue to enforce Water Supply Watershed Regulations to manage storm water and improve drinking water quality.
 - b. Evaluate potential land acquisitions that may be eligible for Parks and Recreation Trust Fund (PARTF) or NC Land and Water Fund grant funding.
 - c. Support extension and advancement of greenways and other trail systems.
 - d. Encourage development that incorporates open space (including parklets) or cluster development.
 - e. During planning and development processes, be mindful of areas that have water quality issues and impairments and consider practices that will not further impact the water quality.
4. Protect the historic fabric of Catawba County.
 - a. Encourage property owners to maintain structures of value that are listed, determined eligible, or on the study list for the National Register of Historic places.
 - b. Encourage the historical society to identify, inventory historic/cultural facilities along with promoting properties on the National Register.
 - c. Support preservation efforts by promoting historic events and places.

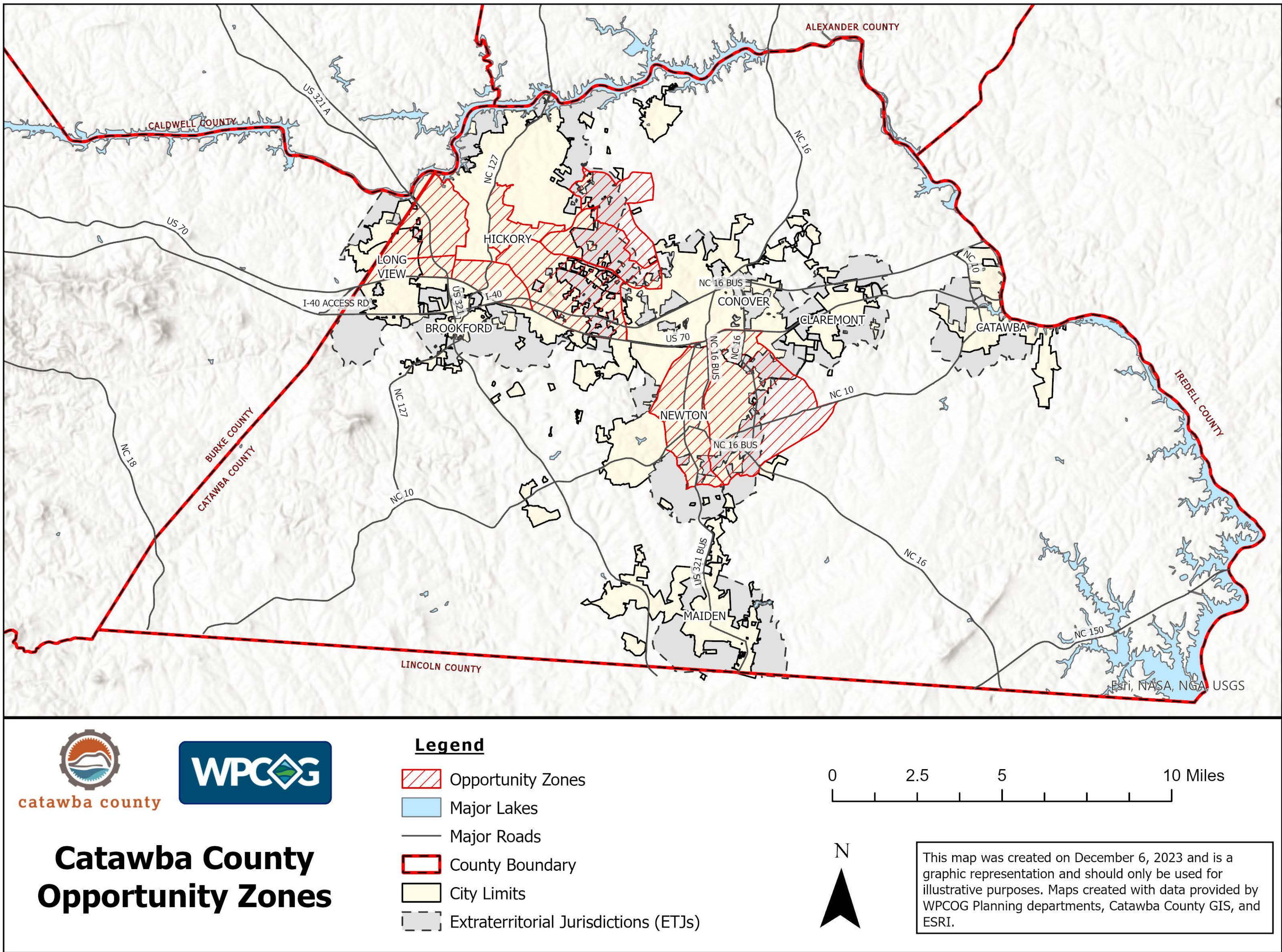
Comments:



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ECONOMIC DEVELOPMENT



Economic Development Recommendations

- Utilize the future land use map to promote economic development by identifying sites and buildings based on input from Catawba EDC.
 - Ensure land use is compatible with economic development goals to allow flexibility for a diverse and sustainable industry.
- Continue to collaborate with the Catawba EDC on marketing and outreach for Catawba County to attract to attract businesses, new residents, and visitors to the County and to retain existing residents and businesses.
- Provide support for existing industries through programs and policies tailored to meet their specific needs, including partnerships with area higher educational institutions and K-12 school systems.
- Continue to address quality of life aspects to entice new businesses or business sectors to the area.

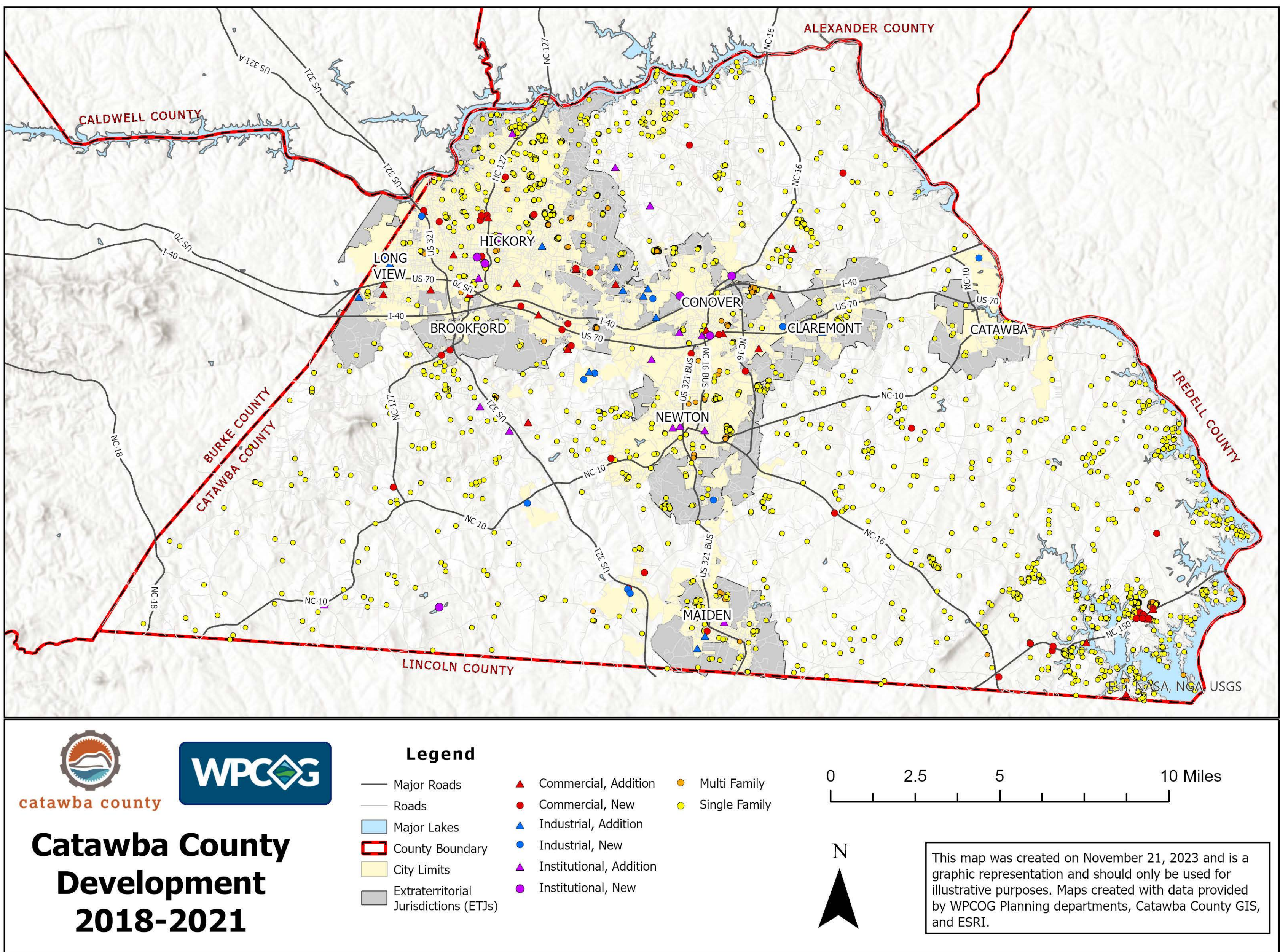
Comments:



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HOUSING



Housing Recommendations

1. Provide density maximums for multi-family residential uses and Planned Development single-family developments.
2. Modify subdivision design standards to address characteristics such as lot configuration, landscaping, tree canopy, block length, pedestrian facilities, and open space integration to enhance sense of place for new residential developments.
3. Provide opportunity for manufactured home parks only within the Double-wide manufactured home overlay district and where water and sewer are available. Consider further design criteria for manufactured home parks to improve recreation, sanitation, access, and other quality of life measures.
4. For new residential developments, require the designated open space to preserve habitat, floodplain, tree canopy, wetland, steep slope, rural vistas or similar environmentally or culturally impactful land.
5. Consider lowering the threshold for Planned Development (PD) zoning districts relative to lot numbers.
6. Provide for a variety of housing opportunities to support a broad range of income levels, ages and lifestyles.
7. Evaluate connectivity requirements within new developments and connections to existing developments to reduce demand on major thoroughfares and create alternative routes.
8. Encourage cluster development where utilities exist or community well and septic is achievable.
9. Focus residential density where utilities exist or are planned.
10. Integrate consideration of transportation in planning for residential developments, especially higher density projects, to locate near alternative modes of transportation to increase citizens' transportation options.
11. Encourage rehabilitation of existing housing stock.
12. Continue participation in such programs as the urgent repair program and Community Development Block Grant (CDBG).



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AGRICULTURE

Agricultural Recommendations

1. Evaluate possible flexibility for agricultural support services in agricultural areas and evaluate opportunities for agriculture support industries in residential areas.
2. Encourage agribusiness through programs and policies that support generational farms, growers, and sustainability.
3. Continue implementation of the Farm and Food Sustainability Plan strategies.
4. Encourage integration of agricultural education lessons throughout K-12, and support County departments' active participation in these activities.
5. Support County departments working to ensure sustainability of agricultural resources for succeeding generations.
6. Continue offering relevant educational sessions such as farm contingency planning, farm management, productions, safety, marketing, stewardship, integrated pest management, etc.
7. Continue to support Voluntary Agriculture District (VAD) and Present Use Value (PUV) programs.
8. Support innovative approaches to forest resource management.
9. Support programs to increase access to healthy food. Coordinate with local, state, federal, and nonprofit partnerships to fund and expand healthy food initiatives.
10. Monitor grant opportunities for farmland preservation from Federal, State and nonprofit sources.

Comments:

GENERAL LAND USE

General Land Use Recommendations

1. Support mixed-use development where water, sewer and higher classified transportation facilities exist or are planned.
2. Provide opportunity for neighborhood and regional commercial development at appropriate major intersections.
3. Require perimeter buffering for all new major residential subdivisions.
4. Encourage a partial degree of improvement to nonconforming lot configurations.
5. Provide for commercial and industrial growth along growth corridors (I-40, NC 150, US-321, NC 16, NC 10 (pockets), Startown Rd. (Trivium, US-321 area).
6. Work with municipal partners to identify areas where infrastructure exists to facilitate coordinated land use across jurisdictional boundaries.
7. If transition zones are located on future land use maps, recommendations for rezoning should correspond to adjacent surround zoning districts. Modifications to zoning districts within a transition zone should be determined based on G.S. 160D-605.

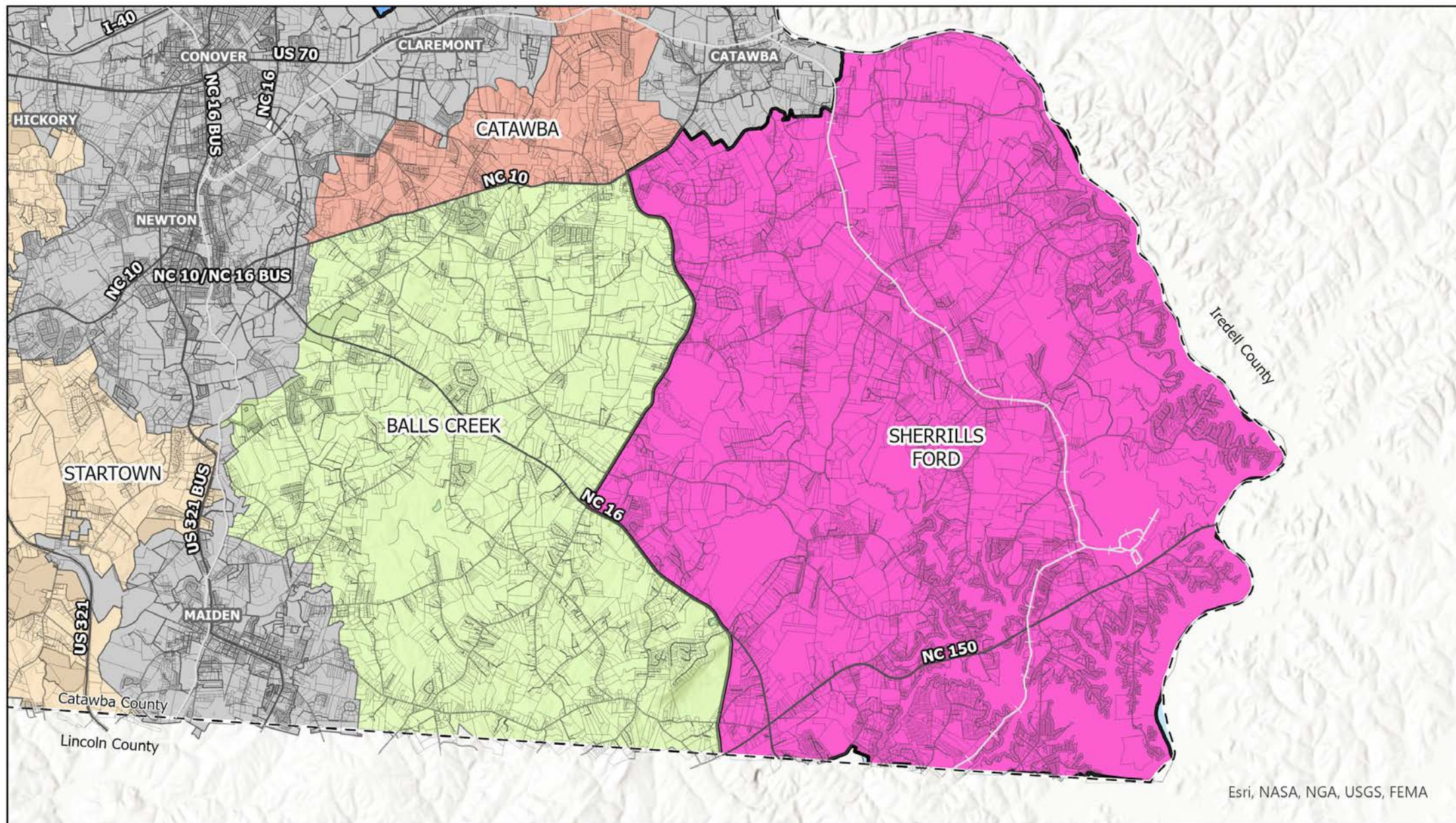
Comments:



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SHERRILLS FORD



Recommendations for Residential

1. Modify the R-20 high-density corridor (1/2 acre minimum) to a R-30 medium-density corridor (3/4 acre minimum), approximately half-mile wide, on Sherrills Ford Road, Beatty Road and Island Point Road.
2. Modify the mixed-use corridor overlay consistent with the recommended mixed use, commercial, and multi-family areas identified in the Highway 150 Corridor Plan.
3. Maintain the R-30 medium-density 1000-foot strip around Lake Norman with $\frac{3}{4}$ acre lots due to water supply watershed location to assist in protecting the water supply.
4. Maintain the remaining area as a rural area of 1 unit per acre, with design standards for new subdivisions including buffering and open space requirements.
5. Focus multifamily development in the mixed use corridor overlay where water and sewer are available and higher classified transportation facilities are present or planned.

Recommendations for Commercial/Mixed Use

1. Continue the efforts of a “village center” at the Sherrills Ford Road/Hwy. 150 intersection of approximately 750 acres, to include a mixture of commercial, office and mixed-residential uses.
2. Continue the efforts of a “regional commercial center” that may include a diversity of uses such as medical, business park, Class A industrial park, commercial and retail at the intersection of the existing Hwy. 150/16 and the new Hwy. 150/16 interchange.
3. Designate a “highway commercial center” on a smaller scale, at the intersections of Hwy. 150 and Mt. Pleasant Road and Hwy. 16 and Buffalo Shoals Road.
4. Additionally, even smaller scale “rural commercial nodes” were suggested at the following locations to serve the surrounding areas with limited commercial services.
 - Sherrills Ford Road/Long Island Road
 - Sherrills Ford Road/E. Bandys’ Cross Road
 - Hudson Chapel/Kale Road
 - Long Island Road/Kale Road
 - Slanting Bridge Road/Keistler Store Road
 - Remove the rural commercial node at Buffalo Shoals Road/East and West Bandys Rd

Recommendations for Transportation

1. Work through the MPO and with NCDOT for various safety and connectivity projects throughout the area, including improvements of Raccoon Tract Drive from Island Point Road to Molly’s Backbone Road and improving the intersection of Mt. Pleasant Road and Little Mountain Road, Sherrills Ford Road at Island Point Road / Sherrills Ford Elementary, and others.
2. Continue support for widening of Highway 150, favoring a four-lane divided highway with landscaped median, now planned for right-of-way acquisition in 2027 and construction in 2030.
3. Support roadway improvements to include bike and pedestrian facilities where recommended according to existing plans (i.e. Lake Norman Bicycle Route).

Recommendations for Services and Recreation

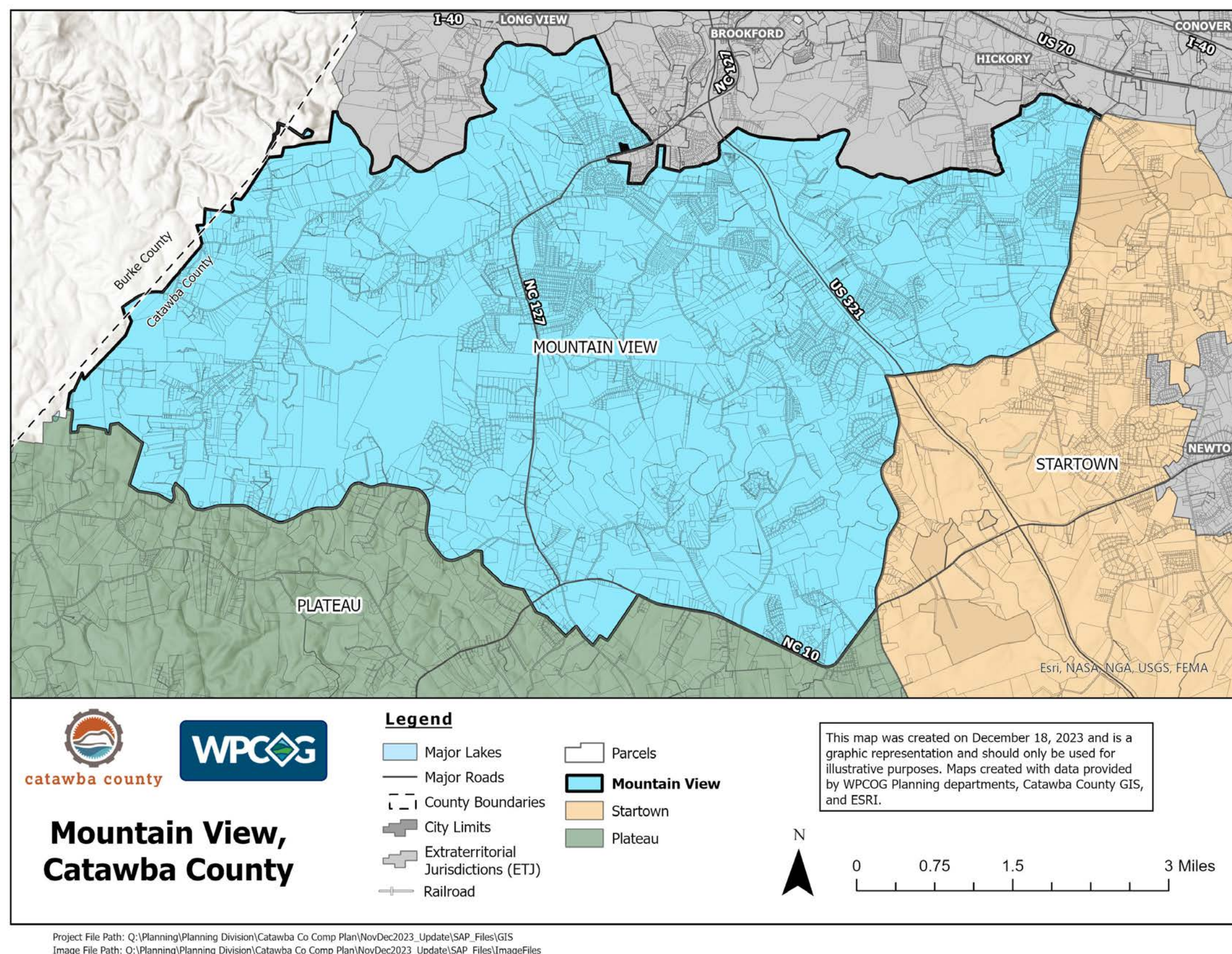
1. Coordinate with school planners to identify potential new school sites.
2. Continue expansion of public utilities in line with the other recommendations in the plan.



CATAWBA COUNTY

Comprehensive plan

MOUNTAIN VIEW



Recommendations for Residential

1. Establish lower-density housing developments along HWY 10 and 127 shifting from R-20 to R-30.
2. Explore modifying the land use code to create more opportunities for senior and retirement housing.
3. Balance growth with preserving rural character.
4. Subdivisions and multifamily development (along the 321 corridor if utilities are available) should have additional design criteria such as increased setbacks, limited driveways, and increased landscaped standards.
5. Pedestrian plans and sidewalk ordinance should be required within the new residential development. Connect to existing sidewalks and bicycle lanes.
6. Provide opportunity for multifamily development along the US HWY 321 corridor and River Road interchange dependent on infrastructure availability.

Recommendations for Commercial/Mixed Use/Industrial

1. Recommend commercial nodes at certain areas, where limited commercial and multifamily could be located, if feasible with utilities.
2. Recommend increased design guidelines and preservation of rural character through limiting commercial growth areas to the following:
 - Highway Commercial: Propst Crossroads; NC HWY 127 (just beyond Mt. Grove Rd.
 - Rural Commercial: Advent Crossroads
 - US HWY 321 Transition: HWY 321/River Rd frontages (office and institutional/commercial/mixed-use)
3. Heavily monitor nonconforming industrial and heavy commercial uses to prevent expansion (Industrial)
4. Continue the Mountain Protection Overlay that protects Bakers Mountain.

Recommendations for Recreation

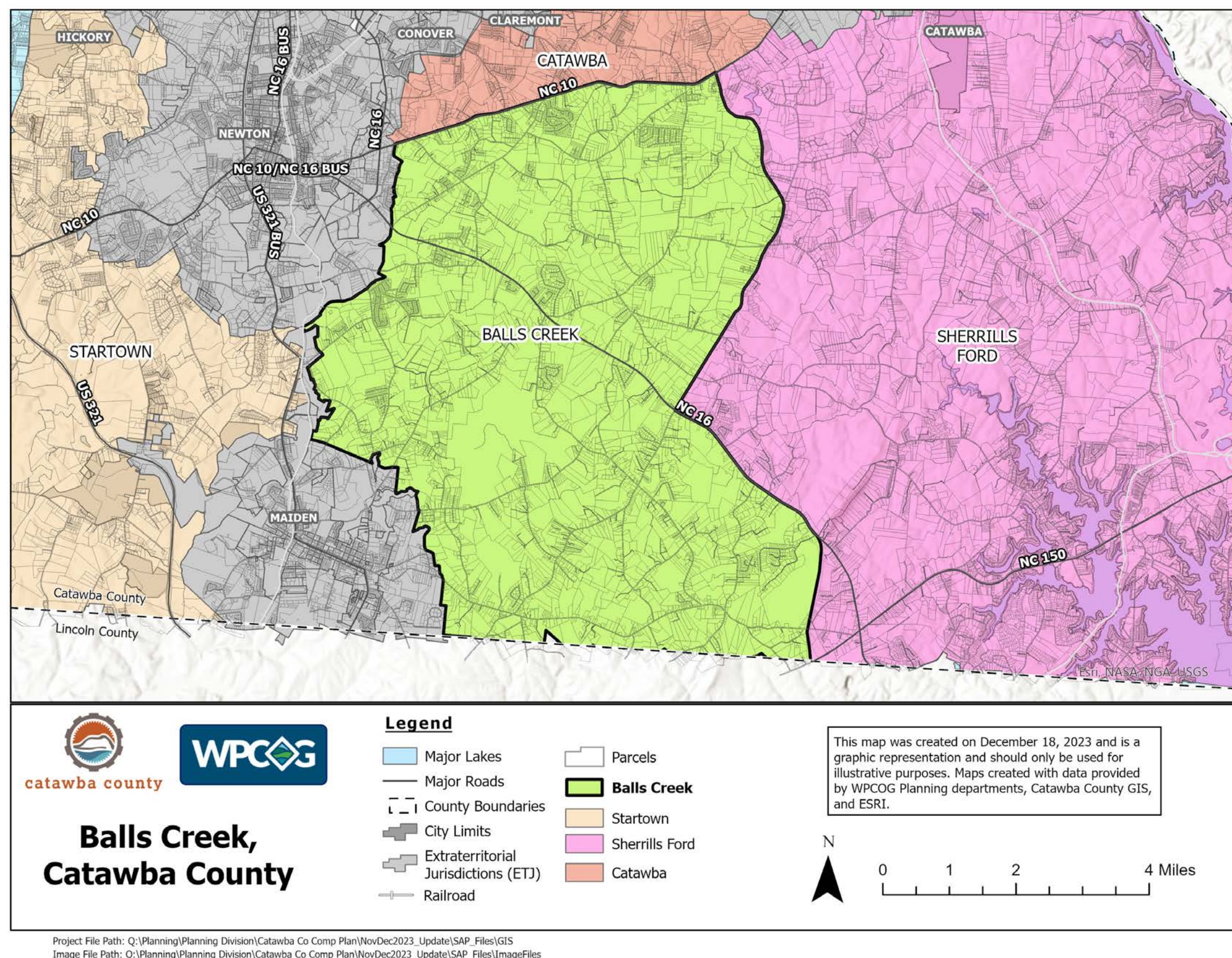
1. Consider expansion of Bakers Mountain Park and keep standards that protect areas around Bakers Mountain through height and density restrictions.
2. Preserve green space and current open spaces.
3. Create scenic and wildlife corridors by utilizing rivers, such as the Henry Fork and Jacob Fork, and floodways for open space planning.



CATAWBA COUNTY

Comprehensive plan

BALLS CREEK



Recommendations for Residential / Open Space

1. New subdivisions are recommended to have further design standards to address areas such as buffering/landscaping, signage, and tree protection to increase a sense of place and lessen the impact on the area's rural character.
2. Balance growth with the community's rural character.
3. Continue allowing a range of minimum lot sizes to facilitate affordable housing options for people in all stages of life.
4. Reserve quality open space in new subdivisions.
5. Preserve quality open space, pastures and scenic views.
6. Maintain the primarily residential character of Balls Creek.
7. Support and encourage agricultural uses.
8. Protect natural resources.

Recommendations for Commercial/Industrial/Office-Institutional

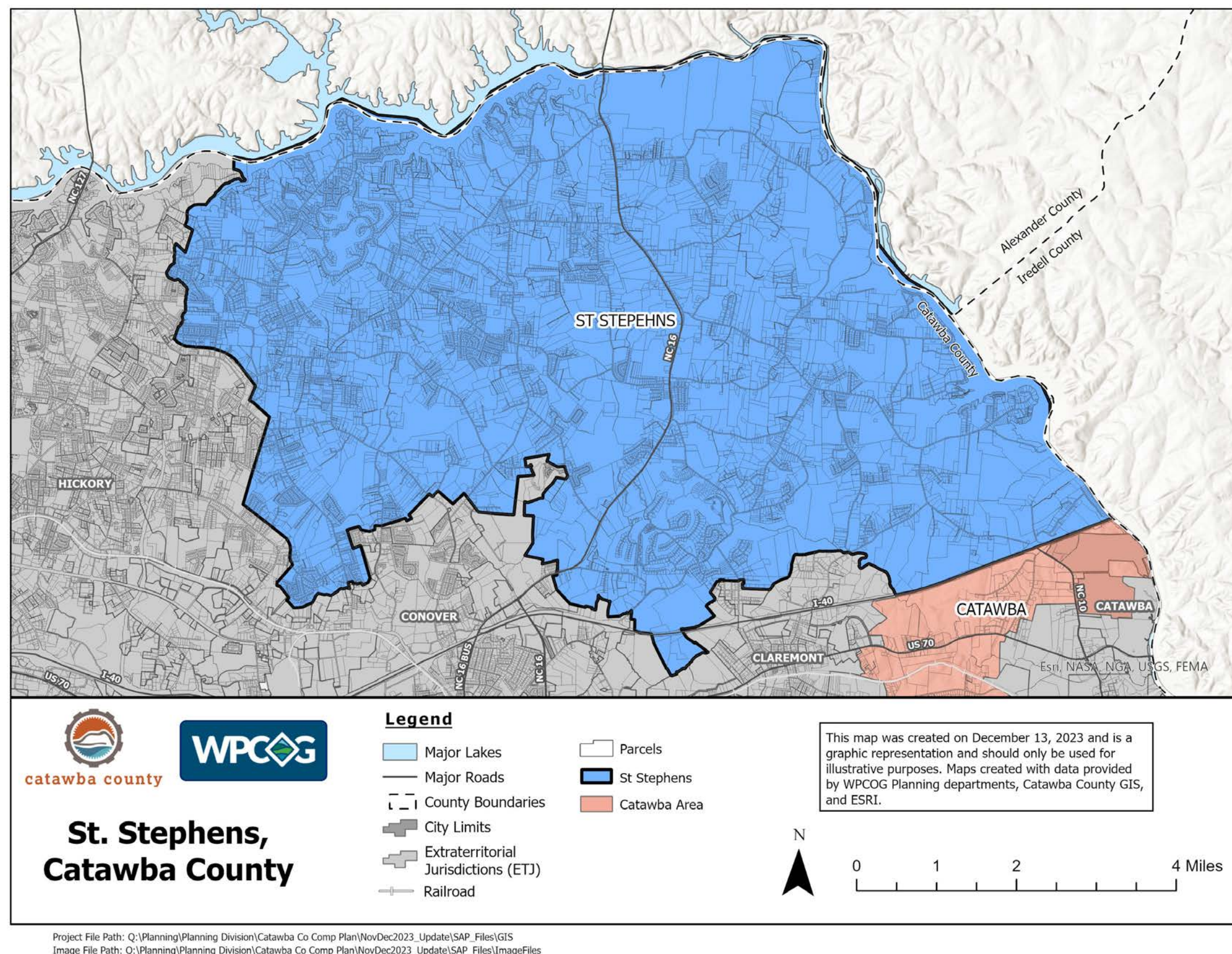
1. Commercial
 - Remove the rural commercial node at Buffalo Shoals Road/East and West Bandys Rd.
 - Focus commercial growth at identified growth nodes, where infrastructure is available, and in locations consistent with adjoining municipal plans.
 - Provide opportunity for quality community-oriented businesses within non-residential nodes.
 - Require higher design standards for commercial uses to increase aesthetics.
 - Buffer commercial uses from residential areas.
 - Continue to provide for commercial growth at the three commercial nodes along NC Highway 16.
2. Industrial
 - Focus industrial growth within the study area to locations where infrastructure and higher transportation facilities are available and where consistent with adjoining municipal plans.
3. Office-Institutional
 - Focus office-institutional uses within nodes along Highway 16 corridor.
 - As with commercial uses, require higher design standards and buffers from residential areas to increase aesthetics.



CATAWBA COUNTY

Comprehensive plan

ST. STEPHENS / OXFORD



Recommendations for Residential

1. New subdivisions are recommended to have further design standards in areas such as buffering/landscaping, signage, and tree protection to increase a sense of place and lessen the impact on the area's rural character.
2. Balance growth with preserving rural character.
3. Keep higher-density housing development (R-20) opportunity as currently identified, generally west of NC 16; medium-density housing (R-30) as currently identified, east and west of Oxford School Road and low-density housing (R-40) east of Oxford School Road as identified on current zoning maps.
 - Preserve quality open space.
4. Clustering subdivisions are encouraged to save open space
5. Maintain the Catawba River Corridor Overlay standards that offer water quality protections through medium-density residential (R-30) zoning within the water supply watershed critical area.
6. Multifamily developments should be limited to mixed-use village areas.

Recommendations for Commercial/Industrial/Mixed Use

1. Maintain commercial nodes where limited commercial can be located, if feasible with utilities
2. Recommend increased design guidelines and preservation of rural character through limiting commercial growth areas to the following:
 - **Mixed Use:** The interchange at I-40 and Oxford School Road; South of St. John's Church Road to the study area boundary and east to Rock Barn Road; South of Rock Barn Road (mix of neighborhood businesses and office-institutional); Rock Barn Road from the planning jurisdiction of the City of Conover, north of the intersection of St. Johns Church Road; NC Hwy. 16 North from the planning jurisdiction of the City of Conover, north of the intersection of C & B Farm Road
 - **Rural Commercial:** Lee Cline Road and Houston Mill Road; NC Hwy. 16 and St. Peters Church Road / Springs Road / and Swinging Bridge Road; Oxford School Road and Riverbend Road; Spring Road and Houston Mill Road.
 - **Highway Commercial:** St. Peters Church Road and Springs Road; Springs Road from County Home Road west
 - **Industrial:** South of Oxford School Road to I-40. South of Interstate 40 and north of US Highway 70 between Rock Barn Road and North Oxford Street
 - **Office – Institutional:** NC Hwy. 16 and C&B Farm Road

Recommendations for Recreation

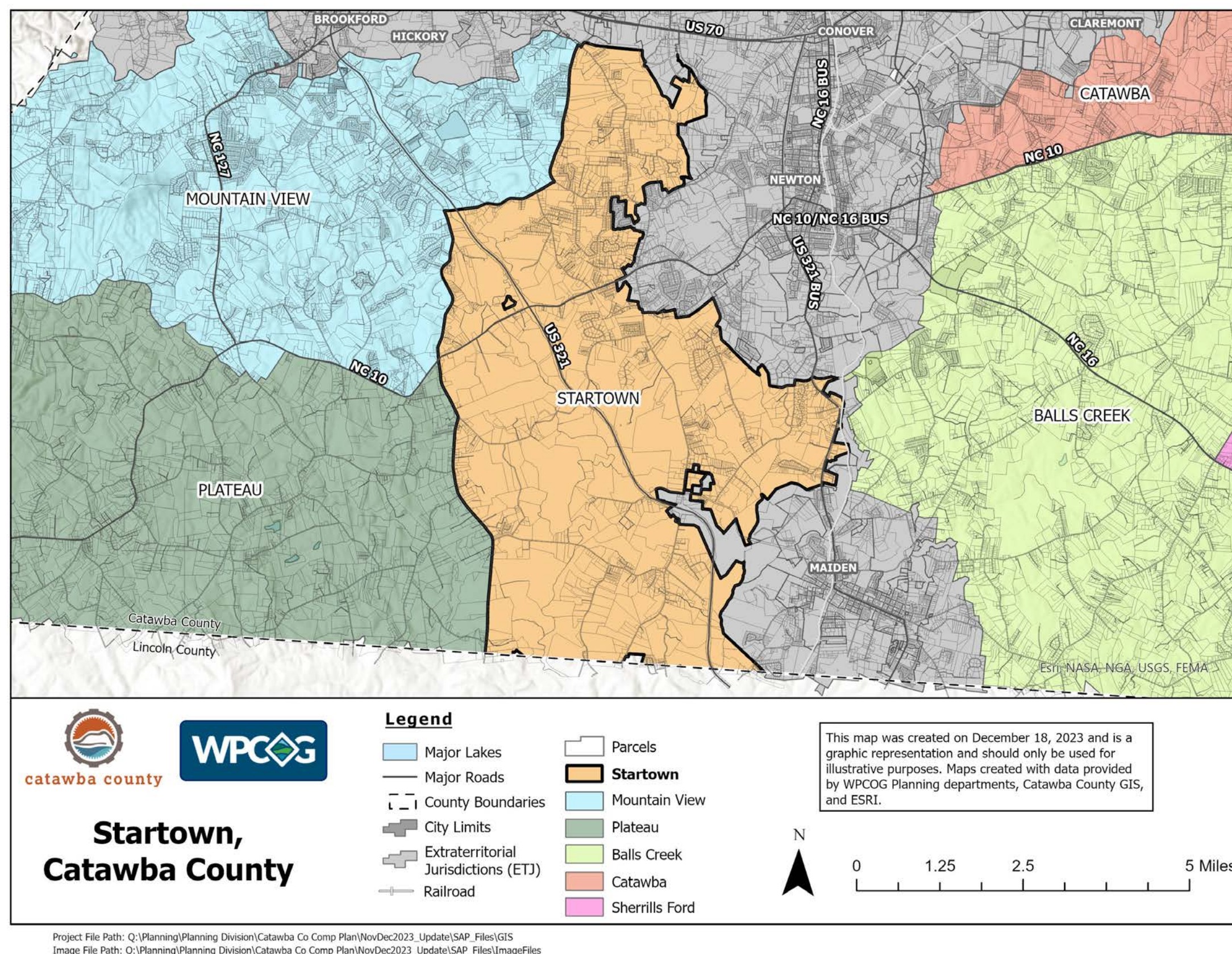
1. Consider the possibility of a multi-jurisdictional greenway along the Catawba River beginning at Riverbend Park and extending downstream.
2. Consider the possibility of a trail connection from the Oxford access on Lake Hickory to Riverbend Park.
3. Consider the possibility of a midway access point, for paddling, between Riverbend Park and the Lookout Access.
4. Identify bona-fide historical sites.



CATAWBA COUNTY

Comprehensive plan

STARTOWN



Recommendations for Residential / Open space

1. New subdivisions are recommended to have further design standards in areas such as buffering/landscaping, signage, and tree protection to increase a sense of place and lessen the impact on the area's rural character.
2. Residential
 - Balance growth with the community's rural character.
 - Continue allowing a range of minimum lot sizes to facilitate affordable housing options for people in all stages of life.
 - Provide residential design qualities that do not negatively impact air quality, including pedestrian options such as sidewalks, walking trails, and bike paths.
3. Open Space
 - Preserve open space, pastures, and scenic views.
 - Support and encourage agricultural uses.
 - Protect natural resources.
 - Develop options for passive recreational uses.

Recommendations for Commercial/Industrial/Office-Institutional

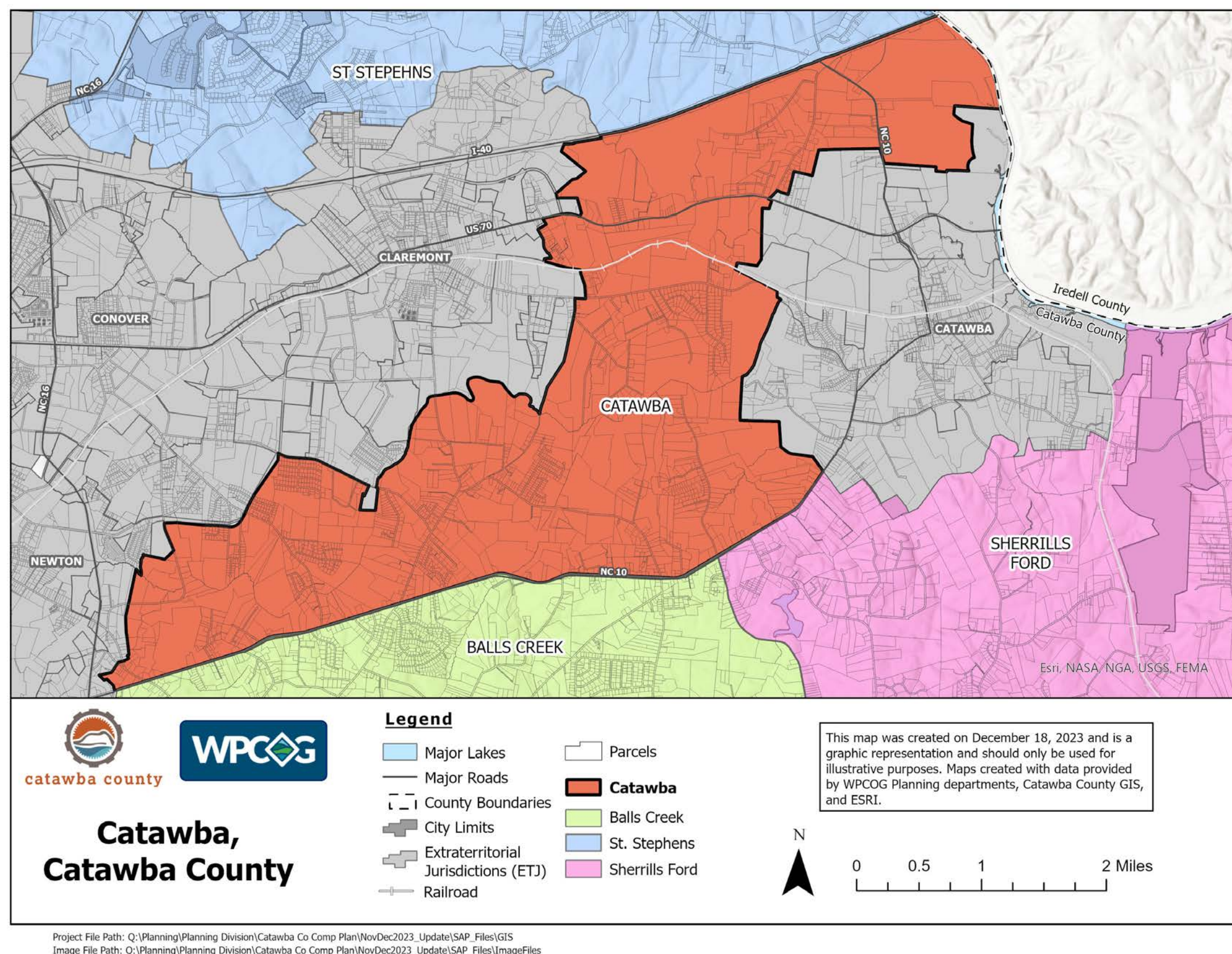
1. Commercial
 - Focus commercial growth in Commercial Development Nodes, rather than strip development along highways in the Startown area.
 - Require more aesthetically pleasing designs for commercial uses.
 - Continue requirements for buffering commercial uses from residential areas.
 - Encourage quality mixed-use development on appropriate sites.
2. Industrial
 - Target industrial growth within the study area to specific, appropriate sites.
3. Office-Institutional
 - As with commercial uses, require more aesthetically pleasing designs and buffers from residential areas.



CATAWBA COUNTY

Comprehensive plan

CATAWBA



Recommendations for Residential

1. New subdivisions are recommended to have further design standards in areas such as buffering/landscaping, signage, and tree protection to increase a sense of place and lessen the impact on the area's rural character.
2. Maintain the current zoning of R-20 and R-40 across the area.
3. Maintain the Catawba River Corridor Overlay to protect the watershed
4. Limit driveway cuts along roads and prefer rear alley entrances for new homes fronting higher classified roads.

Recommendations for Commercial/Mixed Use

1. Recommend a gateway to Catawba County with signage at the I-40 exit on Oxford School Road.
2. Maintain landscaping standards for businesses, require sidewalks and rear parking lots to encourage walkability in mixed use projects.
3. Maintain commercial nodes at certain areas, where mixed commercial and residential could be located:
4. Nodes at: Balls Creek Road and NC Hwy 10; Bethany Church Road and NC Hwy 10; Mt. Olive Church Road and NC Hwy 10; Old Catawba Road and B&B Road; Interstate 40 and Oxford School Road/NC Highway 10

Recommendations for Industrial

1. Provide opportunity of a light industrial campus/business park, south of I-40 from Claremont to the River. The park would include zoning for a mixture of commercial, office, industrial and light industrial, with landscaping and an internal street network.

Recommendations for Transportation

1. Study the possibility of NCDOT completing the Claremont Loop from Centennial Blvd to Old Catawba Road and on to Boggs Road at Cinderella Lane.
2. Study the possibility of the Scenic Highway designation for NC 10 through Catawba down to Murrays Mill, and on Highway 70 between Catawba and Claremont.
3. Widen Boggs Road to allow safer bicycle traffic.
4. Request NCDOT consider safety improvements along Bethany Church, Mr. Olive Church, and Boggs Road, and others, and replacement of bridges on these routes.

Recommendations for Services and Recreation

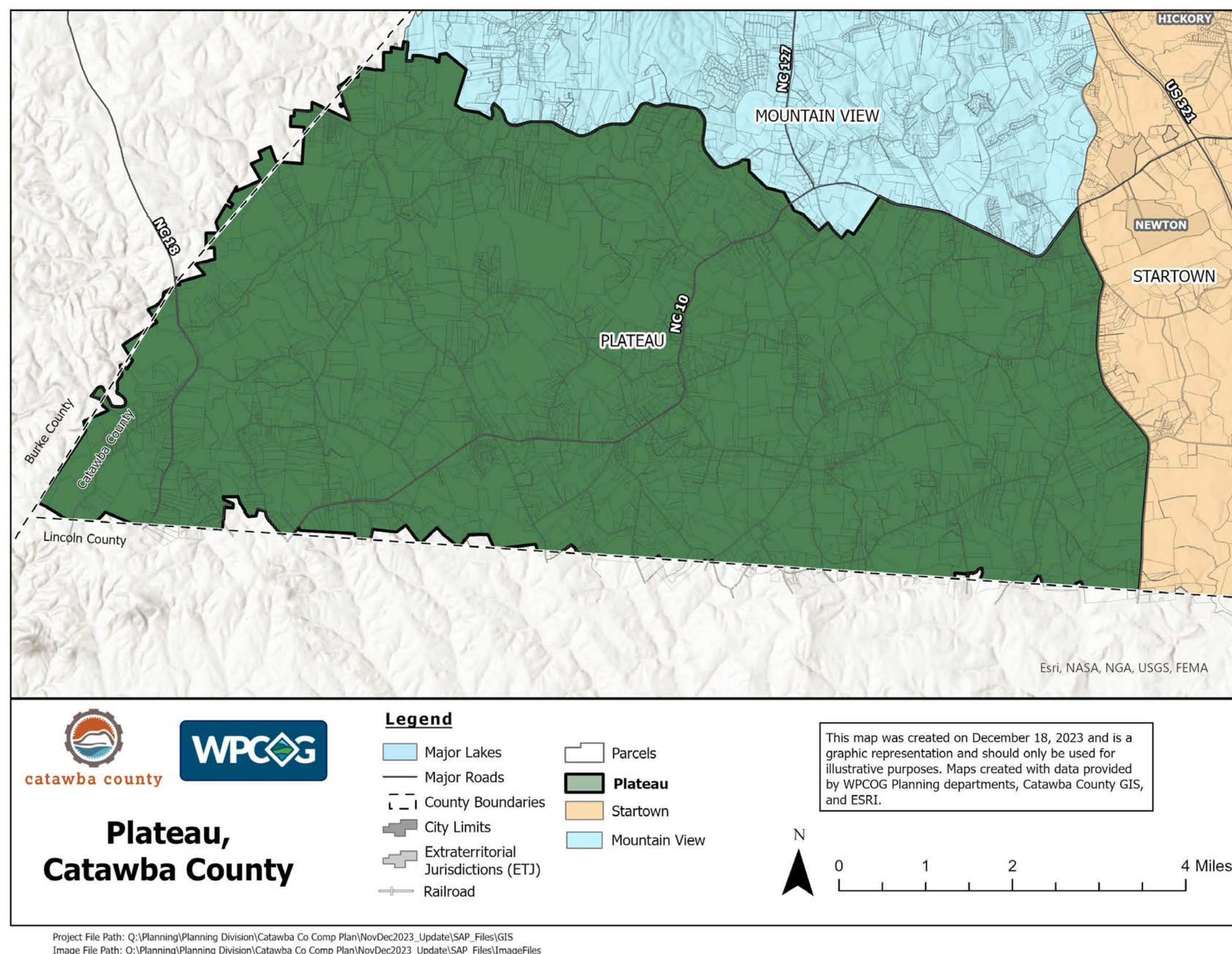
1. Through Parks Master Plan process, explore the possibility of establishing a greenway from Bunker Hill Covered Bridge to Catawba and to the I-40 Rest Area were suggested for recreation.
2. Require open space in new subdivisions for recreation.



CATAWBA COUNTY

Comprehensive plan

PLATEAU



Recommendations for Residential

1. Establish lower-density housing developments along HWY 10 and 127 shifting from R-20 to R-30.
2. New subdivisions are recommended to have further design standards to address areas such as buffering/landscaping, signage, and tree protection to increase a sense of place and lessen the impact on the area's rural character.
3. Balance growth and preserve rural character.
4. Encourage clustering of homes where public water/sewer are available to preserve open space.
5. New subdivisions are recommended to provide open space for preservation and recreation.
6. Evaluate larger lot size requirements for duplexes.

Recommendations for Commercial

1. The plan recommended commercial nodes at certain areas, where limited commercial could be located, if feasible with utilities.
2. Nodes at:
 - Rural Commercial: Highway 18 and Willis Road; Highway 10 and Rhoney Farm/Cat Square; Highway 10 and old Honey's Supermarket
 - Highway Commercial: Highway 10 and Hickory Lincolnton Highway

Recommendations for Services and Recreation

1. Capitalize on Jacob Fork River as a blueway for watercraft access, working with landowners and North Carolina Wildlife Resource Commission or other partners on access.
2. Recognize the "Pottery Trail" along Plateau Road, highlighting the pottery heritage of the area.
3. Highlight Hart Square Village.
4. Consider adaptive re-use of historic properties if possible.



CATAWBA COUNTY

Comprehensive plan

GATEWAY

Community gateway projects can help foster a unique sense of place and make a lasting first impression on visitors. Gateways are often used to reinforce branding and marketing strategies and can also be used to highlight the county's status as a destination for commerce and tourism. Many gateways incorporate elements of local history, while also seeking to convey a sense of modernity, pride, and community identity.

Potential gateway locations could include NC 16 near the Lincoln County line, Interstate 40 near the Burke and Iredell County lines, NC 150 near the Iredell County line, and US 321 near the Lincoln and Caldwell County lines. Other locations could also be considered.

These gateways seek to convey to visitors the feeling that they have entered a new and different location – one that values its manufacturing heritage while also welcoming innovation. Gateways should be large enough to be visible to passing motorists. Unique and memorable designs can help ensure that visitors are left with favorable lasting impressions.