



CATAWBA COUNTY Planning, Parks & Development

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PUBLIC FORUM SCHEDULED ON ONE OF TWO NEW LONG RANGE PLANS

Catawba County staff is announcing a public forum on one of two new long-range plans being developed to build on existing plans that have been impacted in some way by planned highway construction or other projects.

A forum on a proposed 321 Eco-Tech Development Plan will be held on Thursday, June 16, 2011, at the Christ Church Multi-Purpose Facility, located at 2416 Zion Church Road, from 4:00 p.m. to 7:00 p.m. Interested persons are invited to drop in at their convenience during those hours, look at maps and other information on the proposed plans, speak with County Planning staff, and give their input on the draft plan.

“The proposed 321 Eco-Tech Development Plan builds on the existing development of the Catawba County Eco-Complex, Target and Apple in that area,” said Jacky Eubanks, Catawba County’s Planning Director. “It builds on existing plans related specifically to that area, including the Foresight Committee reports of 1990 and 2004, the US 321 Corridor District Plan (1996), Future Forward (2003), Mountain View Small Area Plan (2002) and Startown Small Area Plan (2005). Separate plans and other initiatives have since occurred that relate to components of these plans, such as the Carolina Thread Trail, possible mixed-use developments on the horizon and road widening recommendations. The 321 Eco-Tech Development Plan will allow us to be better prepared to meet these future events and, in many ways, offer increased flexibility for land use.”

The 321 Eco-Tech Development Plan focuses on the Highway 321 corridor, from the River Road area south to the Catawba-Lincoln County line and, east to west, from portions of Startown Road and Robinson Road to the Hickory-Lincolnton Highway and Zion Church Road.

“The draft plans focus on principles and goals of existing plans while considering past and present developments and future needs in economic development, land use, transportation, public services and community facilities, and natural and cultural resources,” Eubanks added. “It will include principles and goals from those existing plans as well as new goals and Plan Action Strategies, and will list action steps, associated agencies, timeframes, and priorities for accomplishing the goals. Plan Action Strategies may include expanding permitted uses within the 321-Economic Development-Mixed (321 ED-MX) and Industrial (I) zoning districts, relaxing façade treatment standards, and working to secure land areas to accommodate mixed-use and light industrial developments.”

County Planning staff is also developing a Highway 16 South Corridor Plan for an area extending from just north of Little Mountain and Anderson Mountain south to the Catawba-Lincoln County line, and from Anderson Mountain Road and Lebanon Road to approximately one-half mile east of the existing Highway 16.

The Highway 16 plan will build on the existing Sherrills Ford Small Area Plan and Balls Creek Small Area Plan, both adopted in 2003, and take into account the final phase of widening of Highway

16 from Charlotte to just southeast of Newton and approval for the planned Bridgewater development and Lowe's Home Improvement. The proposed Highway 16 South Corridor Plan will be presented at a later date to be determined.

The public forums will be followed by presentations to the Catawba County Planning Board and Board of Commissioners, which will be asked to consider adopting the plans. The 321 Eco-Tech Development Plan is available for review on-line at <http://www.catawbacountync.gov/depts/planning/>.

For more information on the proposed 321 Eco-Tech Development Plan, or the public forum at the Christ Church Multi-Purpose Facility at 2416 Zion Church Road on Thursday, June 16, 2011 from 4:00 p.m. to 7:00 p.m., you may also contact the Catawba County Department of Planning, Parks and Development at 828-465-8380.

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