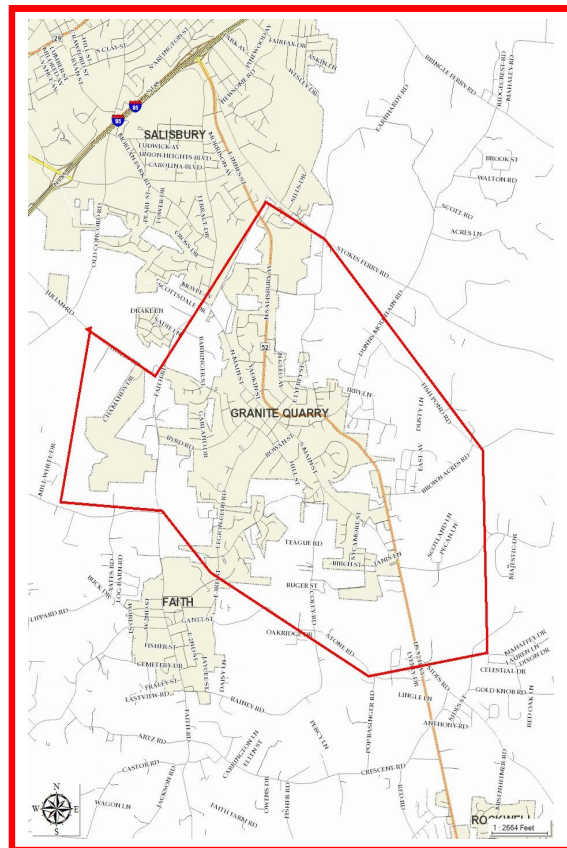


# TOWN OF GRANITE QUARRY COMPREHENSIVE LAND USE PLAN



2019 update to plan created and adopted in 2000

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**TOWN OF GRANITE QUARRY  
COMPREHENSIVE PLAN  
2019 Comprehensive Plan Update**

PREPARED FOR:

TOWN OF GRANITE QUARRY, NORTH CAROLINA

**Granite Quarry Board of Aldermen-2019**

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**Jim LaFevers, Mayor Pro Tem**

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**John Linker, Alderman**

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## **PURPOSE**

### **Purpose of Update**

This Comprehensive Plan was completed and adopted by the Granite Quarry Board of Aldermen in February of 2000 with suggested updates every five years. As no formal updates have been accomplished since 2000, this update's purpose is to recognize new growth trends, bring the goals up to date, and add new Goals, Policies, and Action Items that will be used to support land use decisions by the Town in coming years.

This report is being prepared by the Granite Quarry Planning Board and Town Staff for the Granite Quarry Board of Aldermen and the citizens of this Town. Some of the data included in this update has been drawn from the last Comprehensive Plan completed in 2000.

A "Comprehensive Plan" is sometimes known as a land development plan, a land use plan, a master plan, and a general plan. These terms are, for the most part, interchangeable. Such a plan attempts to be a guide for local development decisions over the next 15 or 20 years. It should be used not only in planning and zoning decisions, but in all decisions having short-term or long-term implications, which affect the Town. Included in these decisions are purchases of capital equipment and other important decisions. A plan that is "comprehensive" considers many different factors including cost, prior to reaching a conclusion. In other words, all the pros and cons are to be considered, with decisions reached in an objective manner. It is essential that the GOALS and POLICIES portion of this Comprehensive Plan be used in not only reaching land use decisions, but other important decisions as well.

Though this Comprehensive Plan is prepared looking forward the year 2040, it should be reviewed completely and revised in at least 5-year intervals - in the years 2025, 2030 and 2035 - to familiarize citizens (as well as elected officials) with this document. In addition, the Planning Board and Planning Staff should review the plan each year to ensure its guidance is followed. The Town's population has the potential to begin growing more rapidly than in the past. If this occurs, more drastic changes may be required in the plan.

This report is not intended to be an in-depth study of local problems or even local conditions. Instead, it is a picture of a town in the process of growth and the direction this growth will take over the next 20 years.

### **A BRIEF HISTORY OF GRANITE QUARRY**

The recorded history of the Granite Quarry area dates back over two centuries. In 1766 the German family of Michael Braun migrated from Pennsylvania into North Carolina and constructed what is now known as the Old Stone House. This house is the oldest German dwelling in North Carolina and the oldest house in the western part of the state. It was built of local granite and laid in cement. The old house has been remodeled into a museum and is a well-known attraction to Rowan County residents.

Many Pennsylvania people, with German background, migrated into eastern Rowan during the 19th century. Most of the local people were able to speak both German and English. In fact, until the latter 19th century, German was the language most frequently spoken in conversation among these people.

The growth of a community began during the 1890's. In 1891 the county postmaster, who was a resident in the area, named the community Woodsides, the name of the first family to live there. During August of 1891 a merchant, W. S. Brown, bought a piece of land opposite the county postmaster. Mr. Brown saw a bright future in the local quarrying business, so he opened a general store on his property. A few years later, a second merchant built a store next to Brown's general store. The hopes for developing the community into a town were becoming a reality.

Woodsides officially became a town when it was incorporated by an act of the state legislature in July of 1901. It was soon discovered, however, that there was another North Carolina town with the name of Woodsides, so the town aldermen petitioned the state legislature to change the name to Granite Quarry. Though the legislature did not act until 1905, the local post office became known as Granite Quarry as early as 1902.

The population of the town began increasing in 1906 with the rise of quarrying operations. A construction company began work on a dam spanning the Yadkin River in Stanley County, close to what is now Badin. The dam was being built of granite and loads of granite had to be transported all the way from Granite Quarry. For the tremendous problems of extracting the granite from the quarries, transporting it, and constructing the dam, hundreds of Italian laborers were brought into the area. These people evoked the disapproval of the town's citizens by speaking only Italian, keeping all their homeland customs, and creating local disturbances. All efforts to build the dam ended in failure. The Italian migrants left, and Granite Quarry was once again without much activity.

The construction of the state public roads during the 1920's made that decade one of the most prosperous in Granite Quarry's history.

The demand for crushed stone was such that the granite output amounted to three trainloads daily. A bank had set up operations in the town in 1909, but it was not until the prosperous years of the 1920's that business and industry began moving here. The depression of the early 1930's hit hard in Granite Quarry, and many businesses were forced to close down. The recovery during the latter 1930's made the 1940's another "boom" decade for Granite Quarry. The civic pride of local residents stimulated Granite Quarry's rapid growth during the 1950's and 1960's, and prospects are for continued growth with greater prosperity during the decades of the future.

## **REGIONAL SETTING**

Granite Quarry's downtown is located about four miles southeast of Salisbury's on U. S. 52 but our municipal limits and much of our northern ETJ are contiguous. It lies primarily in the Gold Hill Township, but residential areas within the town limits are also located in parts of Litaker, Salisbury, and Providence townships.

In relation to other towns within the county, Granite Quarry is about two miles driving distance to Faith, five miles to Rockwell, ten miles to the China Grove-Landis-North Kannapolis area, and four miles to the Salisbury-Spencer-East Spencer area.

As the Charlotte region grows as an economic entity, first inner-ring counties (those contiguous with Mecklenburg County) and now outer-ring counties are seeing the demand for residential and supporting commercial development to provide a quality place to live for workers commuting into the Charlotte core for higher paying jobs. The following chart shows what is called *Market Mismatch*, where the homes for sale do not meet the list of desired features or price point of the available buyers. This chart shows that the price people want to spend is much lower than the median price of houses listed in each county. The simple result is that many new buyers are forced to move further out from their desired location to find homes in their price range.

**TABLE-1**

<u>County</u>	<u>Median Value</u>	<u>Median List Price</u>	<u>Median Sale Price</u>
Mecklenburg	\$237,300.00	\$304,945.00	\$234,300.00
Cabarrus	\$196,700.00	\$286,900.00	\$196,500.00
Rowan	\$138,300.00	\$188,300.00	\$130,300.00

Increased demand for new homes in our area is a good thing. The chart shows that buyers in Cabarrus County are paying almost \$10,000 more and Mecklenburg County buyers almost \$50,000 more than the median list price in Rowan County. With good access to I-85, attractive amenities, and a growing supply of new homes, Granite Quarry should be an attractive location for these families.

Table 2 shows approximate driving distances from Granite Quarry to larger North Carolina cities.

**TABLE 2**

**APPROXIMATE DRIVING DISTANCES FROM GRANITE QUARRY TO NORTH CAROLINA CITIES**

Albemarle	25 miles
Charlotte	40 miles
Winston-Salem	40 miles
Greensboro	55 miles
High Point	40 miles
Raleigh	110 miles
Asheville	130 miles
Wilmington	200 miles

**ACCESSIBILITY**

Granite Quarry is easily accessible by highways. U. S. Highway 52 is a major connector between cities in the Northern Piedmont section of North Carolina with many South Carolina cities. Interstate I-85, the major connecting route between the Piedmont cities of the southeast, is located only four miles north and west of Granite Quarry.

Rail transportation is available on the Southern Railroad in Salisbury. The trains passing through Granite Quarry are used primarily for shipping goods. In addition, the Greyhound Bus Lines are available in Salisbury.

Air transportation is also available. The Rowan County Airport, renamed Mid Carolina Regional Airport, has a 6,125-foot paved, lighted runway with published instrument landing procedures. Hangar space and private plane servicing are available. Mid Carolina Regional Airport has no regularly scheduled commercial flights but offers charter flight service. Thirty miles southwest of Granite Quarry off I-85, Concord's municipal airport offers regional air service via budget carrier Allegiant Air. Regional and international flights are available at the Charlotte and Greensboro airport about one hour driving time from Granite Quarry.

## **PLANNING AREA**

The Granite Quarry planning area includes the Town's municipal limits and the extraterritorial planning jurisdiction (ETJ), the territory extending approximately one mile beyond the limits of the town. Where the one-mile limit for Granite Quarry overlaps the one-mile limits for Salisbury and Faith, the common boundary of the planning area is a line roughly equidistant between the two towns. This ETJ is included in the Town's planning area because the town's future development will most likely take place there. The future development of the ETJ is dependent on the growth of housing in subdivisions and the Town's extension of the necessary utilities into these areas.

The Town of Granite Quarry can regulate zoning and subdivisions within this one-mile area. This is to promote, maintain, or restrain any appropriate type or density of development in each area at a level which can be satisfactorily serviced with such public facilities as the streets, schools, recreation, and utility systems.

The Town has grown by approximately 235 acres through voluntary annexations between 2000 and 2019.

## **GENERAL GROWTH**

Granite Quarry's latest population estimate is 3,096 people. The population of Granite Quarry in 1960 was 1,059. This marked a numerical increase of 468 people and a percentage increase of 79.2% over the 1950 census figures. Table 3 shows annual growth rates for each decade. Table-4 shows total population and percent growth per decade. It is obvious from the table, that the 1950-1960 decade was the greatest growth in Granite Quarry's history. The large amount of land annexed in 1951 accounts for this rapid rate of growth. In that year the town's land area was nearly doubled in size.

**TABLE-3**

Annual Growth Rate	
[1910-1920]	+2.53 %/yr
[1920-1930]	+0.85 %/yr
[1930-1940]	+0.91 %/yr
[1940-1950]	+0.63 %/yr
[1950-1960]	+6.01 %/yr
[1960-1970]	+2.41 %/yr
[1970-1980]	-0.38 %/yr
[1980-1990]	+1.8 %/yr
[1990-2000]	+3.52 %/yr
[2000-2005]	+3.06 %/yr
[2005-2010]	+2.88 %/yr
[2010-2014]	+0.46 %/yr

**TABLE-4**

Census	Pop.	%±
<a href="#"><u>1910</u></a>	363	—
<a href="#"><u>1920</u></a>	466	28.4%
<a href="#"><u>1930</u></a>	507	8.8%



<a href="#"><u>1940</u></a>	555		9.5%
<a href="#"><u>1950</u></a>	591		6.5%
<a href="#"><u>1960</u></a>	1,059		79.2%
<a href="#"><u>1970</u></a>	1,344		26.9%
<a href="#"><u>1980</u></a>	1,294		-3.7%
<a href="#"><u>1990</u></a>	1,646		27.2%
<a href="#"><u>2000</u></a>	2,175		32.1%
<a href="#"><u>2010</u></a>	2,930		34.7%
<b>Est. 2016</b>	2,999	<sup>(1)</sup>	2.4%
U.S. Decennial Census <sup>(2)</sup>			

Granite Quarry has not always been the largest town in eastern Rowan County. Between the years, 1930 and 1950, census figures reveal that Rockwell was larger. By 1960, however, Granite Quarry had again surpassed Rockwell in population. Since 1920 Faith has been the smallest of the three towns having maintained a rather slow but steady rate of growth. Gold Hill, once a booming gold town in eastern Rowan, is now an unincorporated community.

Granite Quarry is now a part of four townships -- Gold Hill, Providence, Salisbury and Litaker.

Certain trends in population have been noted in Rowan County through the years. The rapid growth rate along the U. S. 29 traffic corridor from Kannapolis to the Yadkin River during the 1920's and 1930's has now slowed considerably. The pattern of growth and development during the 1950's and especially the 1960's was along U. S. 70 west of Salisbury, U. S. 601 north of Salisbury, and U. S. 52 southeast of Salisbury. Presently the trend of growth appears south and east of Salisbury and west of Granite Quarry. Further trends in development along these new population corridors are expected during the next two decades.

In 1960, the population was approximately 1,059; by the year 2000 the population doubled. Granite Quarry is one of Rowan County's fastest growing towns. Improved transportation systems and utility extensions will be important factors in this growth.

While population growth has been slow and steady over many decades in Granite Quarry, we may soon see significant growth jumps as large residential subdivisions are built out. A single subdivision like The Village at Granite with 250 home sites could add around 630 people to our population. This alone would add 21% to the town's population. Growth projections based on historical data are unable to predict rapid changes of this type.

## **EDUCATION LEVELS**

Table-5 shows the educational attainment as compared to North Carolina and the Nation.

**TABLE-5**

### **Education for the 25 Years and Over**

	<b>Granite Quarry, NC</b>	<b>North Carolina</b>	<b>U.S.</b>
Total 25 Years and Over Population	1,946, 100%	6,495,047	209,056,129
Less Than High School	160, 8.22%,	14.59%	13.67%
High School Graduate	543, 27.90%,	26.86%	27.95%
Some College or Associate Degree	729, 37.46%,	30.76%	29.09%
Bachelor Degree	403, 20.71%,	18.24%	18.27%
Master, Doctorate, or Professional Degree	111, 5.70%,	9.55%	11.01%
USA.com Education Index <sup>#</sup>	13.65,	13.43	13.54

## **COMPOSITION OF THE POPULATION**

Table-5 shows Granite Quarry's population broken down by age and compared to North Carolina and the Nation

**TABLE-6**

### **Age Composition**

	<b>Granite Quarry, NC</b>	<b>% of the Total Population</b>	<b>North Carolina</b>	<b>U.S.</b>
Under 5 years	187	6.29%,	6.34%	6.36%
5 to 9 years	260	8.75%,	6.56%	6.51%
10 to 14 years	338	11.38%,	6.65%	6.59%
15 to 19 years	149	5.02%,	6.71%	6.85%
20 to 24 years	91	3.06%,	7.13%	7.13%
25 to 34 years	373	12.55%,	12.99%	13.47%
35 to 44 years	378	12.72%,	13.50%	12.96%
45 to 54 years	365	12.29%,	14.02%	14.09%
55 to 64 years	436	14.68%,	12.30%	12.29%
65 to 74 years	196	6.60%,	8.00%	7.64%
75 to 84	176	5.92%,	4.19%	4.25%
85 years and over	22	0.74%,	1.61%	1.85%

## Gender Composition

Table-7 shows the Town's population by gender as compared to North Carolina and the Nation

**TABLE-7**

Population by Gender	
Male: 1,345 (45.27%,)	
Females: 1,626 (54.73%,)	
Granite Quarry, NC	Male: 45.27%
	Female: 54.73%
North Carolina	Male: 48.72%
	Female: 51.28%
U.S.	Male: 49.19%
	Female: 50.81%

Source: U. S. Dept. of Commerce Bureau of the Census

## Population by Age Groups

**TABLE-8**

Population by Age	
<b>Median Age</b>	
Granite Quarry, NC	38.30 years old
North Carolina	37.80 years old
U.S.	37.40 years old
<b>Median Age, Male</b>	
Granite Quarry, NC	37.30 years old
North Carolina	36.30 years old
U.S.	36.10 years old
<b>Median Age, Female</b>	
Granite Quarry, NC	40.00 years old
North Carolina	39.20 years old
U.S.	38.80 years old

Table-9 shows various other statistical breakdowns for the Town.

**TABLE-8**

The following are the latest demographic statistics available:

Total population	3096
White population	2565 (87%)
Black population	244 (7.8%)
Hispanic population	116 (3.7%)
Male population	1423
Female population	1507
Median age	38
Total homes	1149
Owner occupied	67%
Renter occupied	25%
Vacant	8%
Median home value	\$169,917
Average occupants/home	2.57
Per capita income	\$27,695
Average household income	\$70,291
Median household income	\$53,606

Source: U. S. Dept. of Commerce Bureau of the Census

**BREAKDOWN BY INCOME**

**TABLE-9**

**Per Capita Income, #355**

Granite Quarry, NC	20,970 USD
North Carolina	25,608 USD
U.S.	28,555 USD

**TABLE-10**

**Household Income**

**Median Household Income, #262**

Granite Quarry, NC	45,268 USD
North Carolina	46,693 USD
U.S.	53,482 USD

**Mean Household Income, see rank**

Granite Quarry, NC	54,443 USD
North Carolina	64,555 USD
U.S.	74,596 USD

**Median Household Income Growth Since 2000, #407**

Granite Quarry, NC	8.70%
North Carolina	19.16%
U.S.	27.36%

## **COMMUTING TO WORK**

**TABLE-11**

<b>Mean Travel Time to Work,</b> Granite Quarry, NC 28.5 minutes North Carolina 23.5 minutes U.S. 25.7 minutes
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**TABLE-12**

	<b>Granite Quarry, NC</b>	<b>North Carolina</b>	<b>U.S.</b>
Workers 16 Years and Over	1,208, 100%	4,280,414	141,337,148
Car, Truck, or Van—Drove Alone	991, 82.04%,	81.16%	76.41%
Car, Truck, or Van—Carpooled	99, 8.20%,	10.15%	9.59%
Public Transportation	17, 1.41%,	1.12%	5.06%
Walked	0, 0.00%,	1.78%	2.78%
Other Means	20, 1.66%,	1.31%	1.79%
Worked at Home	81, 6.71%,	4.48%	4.37%

## **INDUSTRY and BUSINESS**

Detailed economic data is not available for Granite Quarry because neither the U. S. Census of Population nor the U. S. Census of Business gathers detailed materials for small towns. Nor can insight into the town's economy be gained through township data because Granite Quarry lies within four townships.

The Town has approximately 77 registered business located in its municipal limits. Most of these are service related but there are several manufacturing entities such as Dimensional Metal, Granite Knitwear, and Southern Atlantic Spring Manufacturing and Sales.

The Town, in conjunction with Rowan County worked to develop approximately 111 acres of land near the intersection of Heilig and Faith Roads for industrial use. This property is accessed off a new road, Chamandy Drive. The industrial property is completely utility served. Chamandy Drive accesses the rear of the existing Gildan Yarns facility. One speculative building named Easter Creek Phase 1 has been built and plans have been submitted for a second building. Additional industrial property may be accessed by an extension of Chamandy Drive. The newly created industrial property along Chamandy Drive has been annexed into the Town's municipal limits. Another business on Heilig Road (which is in our ETJ), IOM Enterprises is in the process of adding two- 30,000 square foot additions.

The Town's Winn Dixie grocery store closed in about 2005. The Town has had difficulty in attracting a full-service grocery store due to relatively low population density and existing stores in neighboring Salisbury and Rockwell.

## **TRADE AND COMMERCE**

Granite Quarry's commercial district is utilized primarily for convenience shopping by those persons living within the immediate vicinity of town. It does not provide the opportunity for comparison shopping as do the larger retail centers of Salisbury and Charlotte. The area between Granite Lane and Lyerly Street to the north and south and between Brown Street and the railroad tracks to the east

and west is the primary center of commerce in Granite Quarry. This area has the potential of becoming an excellent community type business district.

In 2016 the Town completed and adopted its *Downtown Master Plan*. This plan was based on statistical analysis of retail sales and extensive public input. A plan for improving the downtown area, in hopes of boosting retail sales, has been adopted and undertaken.

## **AGRICULTURE**

Agricultural activity within the Granite Quarry planning area is relatively insignificant. Several part-time farmers grow small grains and vegetables to subsidize their job earnings, and there are one or two beef cattle farmers. Granite Quarry does not have any agricultural type businesses.

## **CLIMATE**

The climate of Rowan County and all Piedmont North Carolina is generally pleasant. The mountains to the west serve as a partial barrier against Canadian cold air in the winter and provide cooling breezes in the summer. The average annual temperature is 60" with an average high of 72" and a low of 48" (Rowan County statistics used throughout this section.)

Summer days in Rowan are warm, but nights cool rapidly so that early morning temperatures average below 68" during the hottest times of the season. Although 90" high readings are common in the summer, daytime heat is less persistent than in the more humid areas near the coast. 100" readings, however, are quite rare with most summers never reaching that maximum.

Winter nights are generally cold, but clear skies usually bring about milder daytime readings. While the temperature drops below freezing on more than half the nights in winter, temperatures below 0" are extremely rare and occur less than one year in five. There are only a couple days in winter in which the maximum daily reading is below freezing. January is usually the coldest month averaging 41". The coldest month on record in Rowan County was January of 1940 when the average monthly reading was a cold 28.60. That same month, January of 1940, Rowan County recorded its coldest temperature ever, -11 degrees.

Precipitation is usually plentiful and well distributed throughout the year in Rowan County. The heaviest rainfall occurs, on the average, during the months of July and August (5.59" and 4.89", respectively). The driest months are October and November (3.12" and 2.96", respectively). The average annual precipitation is 47.35". Summer rainfall is mainly the result of thundershowers, while most winter precipitation comes as a result of slow-moving low-pressure storms.

The average annual snowfall in Rowan County is about 6 inches. January has the greatest average monthly amount of snowfall, averaging 2 1/2 inches. Winters vary widely as to amount of snowfall with some years receiving none.

The average length of the frost-free growing season in Rowan County is around 200 days. The average date of the first light freeze of 32 degrees in autumn is October 30, the first moderate freeze of 28 degrees is November 8, and the first hard freeze of 20 degrees is November 20. The average date of the last hard freeze of 20 degrees in spring is February 26, the last moderate freeze of 28 degrees is March 27, and the last light freeze of 32 degrees is April 7.

Prevailing winds in Rowan County blow out of the north or northeast in the fall and from the southwest during other seasons of the year. The average surface wind speed is about 8 m.p.h.

Normally, clouds cover the sun only about 40% of the daylight hours. The time when it is generally cloudiest is winter (December and January) when clouds cover the sun half the daylight hours. The time when it is generally sunniest is in late spring (May and June) when clouds cover the sun only one-third of the daylight hours. Relative humidity averages about 70% around the year with the highest occurring in the late summer and the lowest in the spring.

Overall climatic shifts are predicted to raise the local temperature several degrees, but a much larger impact will be the likely increase in rain and the intensity of local storms. Our Town has several large creeks and floodplains where flooding could become a problem.

Source: Piedmont Research Station, Salisbury-Rowan County

## **TOPOGRAPHY**

The Piedmont region of North Carolina is characterized by rolling hills, low mountains, and plateau land, and varies in elevation from below 300 feet to above 1,500 feet.

Elevations in Granite Quarry and the one-mile planning area vary from just below 700 feet to around 1,000 feet. The lowest points may be found near Crane Creek, which is located in the northwest part of the planning area. The highest points are located along the Granite Ridge, which runs in a northeast-southwest direction through the southern part of Granite Quarry. The two highest points are located at Dunn's Mountain (998 feet) and at Kinder's Mountain (1,001 feet) located just northeast of Faith. Highest point inside the town of Granite Quarry is 954 feet at the water tower at the end of Hill Street.

## **SOILS**

For the purpose of general description, soils in and around Granite Quarry have been classified in four separate soil associations: Lloyd-Cecil Enon-Iredell-Mecklenburg, Cecil-Applying, and ApplyingWedowee-Louisburg. The following maps show these soils and their locations in the Granite Quarry planning area.

### Lloyd-Cecil Association

This land is gently sloping to rolling, with deep, well-drained soils and loam to sandy loam surfaces over firm red clay subsoils. The association consists primarily of broad, gently sloping to sloping ridges that break sharply above the major drainage ways. The landscape is relatively smooth. The slopes range from 3 to 35 percent but are generally between 4 and 12 percent. This association is the most prevalent in Rowan County and occupies about 36 percent of the land. The largest area is a wide band across the central portion of the county, which includes the western part of the Granite Quarry planning area (around Faith Road).

Lloyd soils have reddish-brown loam to fine sandy loam surfaces over dark red, deep, firm clay subsoils. Some of the surface soils are red clay loam, which is a result of erosion and mixing with the subsoil. Cecil soils have grayish-brown fine sandy loam and sandy loam surfaces over deep, firm red clay subsoils.

The major soils are well adapted for most of the crops grown in the county. Corn, small grain, cotton, pasture, hay, and alfalfa are the principal crops. In general, this association holds plant nutrients well and responds well to lime and fertilizer.

## Enon-Iredell-Mecklenburg Association

This land has gently sloping, well to moderately well-drained soils with fine sandy loam to clay loam surfaces over firm to very firm, plastic clay subsoils. The association is characterized by broad, gently sloping to sloping ridges and plains that normally increase gradually in steepness toward the drainage ways. This is a relatively smooth undulating area. The slopes range from 1 to 25% but are generally between 2 and 7 percent. This association occupies about 2 percent of the county, including the very northern part of the one-mile planning area for Granite Quarry.

Enon soils have light, olive brown to grayish-brown, fine sandy loam surfaces, and firm to very firm, yellowish-brown, slowly permeable clay subsoils. Iredell soils have olive brown to dark grayish-brown fine sandy loam surfaces and olive to light olive brown, very firm very slowly permeable, clay subsoils. Mecklenburg soils have dark yellowish-brown to dark reddish-brown loam to clay loam surfaces over yellowish-red to dark reddish-brown firm, slowly permeable, clay subsoils.

The soils in this association are suited to corn, lespedeza, and pasture grasses. The Mecklenburg soils are also suited to small grains. Generally, the soils of this association are better suited to hay and pasture, particularly on the steep, eroded slopes.

The major soils of this association have severe limitations for septic fields, foundations, and road construction due to the low permeability and instability of their clay subsoils.

## Cecil-Applying Association

This land is gently sloping to moderately steep, with deep, well-drained soils and sandy loam surfaces over firm red to yellowish red clay or sandy clay subsoils. The association consists of land that has broad ridges and interplains that break sharply to the drainage ways. The topography is gently sloping to moderately steep. The slopes range from 2 to 45 percent but are generally between 4 and 15 percent. This association occupies about 12 percent of the county, with the largest area east of Granite Quarry and Faith.

Cecil soils have grayish-brown sandy loam surfaces and firm red clay subsoils. These soils are deep, well-drained and moderately permeable. Applying soils have grayish-brown to yellowish-brown sandy loam surfaces and firm strong brown to yellowish-red clay or sandy clay subsoils. They are deep, well drained, and moderately permeable.

The soils are suited for small grain, corn, soybeans, lespedeza, tobacco, and pasture land. They are easily tilled and respond well to lime and fertilizer.

The major soils of this association have moderate limitations for septic fields, roads, and foundations.

## Applying- Wedowee-Louisburn Association

This land is gently sloping to steep, with well-drained, deep to shallow soils and sandy loam surfaces over firm yellowish-red sandy clay subsoils or a layer of heavy sandy loam. The association is characterized by gently sloping ridge crests and broader side slopes that are sloping to steep. Sometimes very steep, narrow side slopes occur adjacent to the drainage ways. The topography is predominately rolling. The slopes range from 4 to 50 percent but are generally 5 to 18 percent. The



association occupies about 4 percent of the county. The one area of this association is a narrow band starting just northeast of Granite Quarry and continuing along the Granite Ridge in a southwesterly direction through Faith, almost to the Cabarrus County line.

Appling soils have grayish-brown to yellowish-brown sandy loam surfaces and firm, strong brown to yellowish-red clay or sandy clay subsoils. They are deep, well drained, and moderately permeable. Wedowee soils have light yellowish-brown to grayish-brown sandy loam surfaces and strong brown to yellowish-red firm sandy clay to clay subsoils. Louisburg soils have dark grayish-brown sandy loam surfaces over a shallow to moderately deep layer of sandy loam. Permeability is moderately rapid. Some areas have a thin discontinuous layer of yellowish-red sandy clay loam in the lower part of the subsurface layer.

The soils are suited to small grains, corn, lespedeza, and vegetable crops. These soils are easily tilled. The Wedowee and Appling respond well to lime and fertilizer, but the Louisburg soils are limited in this respect due to the tendency of leaching. There are rock outcrops, and small areas of hard rock occur frequently throughout the area. This condition complicates the use of the land for farming.

Appling and Wedowee have only moderate limitations for septic fields and foundations. However, due to the fact that hard rock often appears at or near the surface and is seldom below 20 feet, it is advisable that every site should be thoroughly investigated before any construction or improvements are attempted in this area.

The following maps show the suitability of the various soils to agriculture, and the limitations to roads and industry, septic tanks, and recreation.

### **SOILS DESCRIPTION**

- \*I LLOYD-CECIL ASSOCIATION: Gently sloping to rolling, deep, well drained soils with loam to sandy loam surfaces over firm clay subsoils.
- \*II. ENON- IREDELL- MECKLENBURG ASSOCIATION: Gently sloping to sloping, well to moderately well drained soils with fine sandy loam to clay loam surfaces over firm to very firm, plastic clay subsoils.
- \*III. CECIL-APPLING ASSOCIATION: Gently sloping to moderately steep, deep, well drained soils with sandy loam surfaces over firm, red to yellowish red clay or sandy clay subsoil.
- IV. LLOYD-DAVIDSON ASSOCIATION: Gently sloping to sloping, deep, well drained soils with reddish brown fine sandy loam to clay loam surface layers over firm dark red clay subsoils.
- \*V. APPLING-WEDOWEE-LOUISBURG ASSOCIATION: Gently sloping to steep, well drained, deep to shallow soils with sandy loam surfaces over firm yellowish red sandy clay subsoils or a layer of heavy sandy loam.
- VI. ORANGE-ALAMANCE ASSOCIATION: Nearly level to sloping, deep to moderately deep soils with silt loam surfaces over yellowish to yellowish brown, firm to very firm silty clay to clay subsoils.
- VII. WILKES-ENON-IREDELL ASSOCIATION: Gently sloping to steep, well drained to moderately well drained soils with fine sandy loam to loam surfaces over very firm, plastic clay subsoils or slowly permeable weathered rock

VIII. CECIL-PACOLET ASSOCIATION: Gently Sloping to sloping well-drained soils with sandy loam surfaces over firm red clay subsoils.

IX. GEORGEVILLE-HERNDON ASSOCIATION: Gently sloping to steep, well drained soils with silt loam to silty clay loam surfaces over red to yellowish red, firm, silty clay to clay subsoils.

### **DRAINAGE**

The Granite Quarry planning area lies within two drainage areas. The drainage area to the north is the Crane Creek region; the drainage area to the south is known as the Church Creek region. The two areas are separated by the Granite Ridge, Water to the north side of this ridge drains generally northward and northwestward toward Crane Creek. Water to the south side of the ridge drains generally southward into Church Creek. Many streams throughout the area drain into the two larger creeks maintaining a steady flow of water. The creeks empty into High Rock Lake.

The designated floodplains of these two drainage systems complicate development in certain areas of the Town.

### **LAND USE CLASSIFICATION**

In November of 2016, the Town of Granite Quarry Board of Aldermen adopted a Unified Development Ordinance and an associated Zoning Map. This Ordinance and Map divided the Town and the Town's ETJ into Zoning Classifications reflecting the current or anticipated future uses of property in that planning area. The uses were defined as follows:

#### **Residential:**

Structures used for living purposes. Single family, two family, and multi-family dwelling units. Included are mobile homes and mobile home parks.

The Uniform Development Ordinance has four residential zoning classifications including Residential Rural (RR), Residential Low Density (RL), Residential Medium Density (RM), and Residential High Density (RH). The Residential Rural district is provided to accommodate very low-density residential development and agricultural uses and to protect natural vistas and landscape features that define rural areas. The Residential Low-Density District is established for conventional subdivision development of low-density single-family residences and their customary accessory uses. The Residential Medium-Density District is intended to create medium density residential areas providing for a mix of housing types including single-family and two-family dwellings along with their customary accessory uses. The Residential High-Density District is intended for the development of a higher density mixture of residential uses and their customary accessory uses.

#### **Commercial:**

Structures where goods are sold, or services of a commercial nature are provided. Specifically, those establishments engaged in retail trade, wholesale trade, and the commercial services—such as barber shops, restaurants, banks, and offices.

The Uniform Development Ordinance has two commercial zoning classifications including Central Business (CB) and Highway Business (HB). The Central Business District is established as the centrally located trade and commercial service area of Granite Quarry. The district is designed to encourage the continued use of land for downtown business and a sustainable relationship with integrated and surrounding residential uses. The Highway Business District is established to provide a

wide array of retail and service uses to a large trading area for persons residing in and/or traveling through Granite Quarry. Given the large traffic volumes generated by uses located in such a district, any area so zoned shall have access onto an arterial or collector thoroughfare.

**Industrial:**

Structures or areas where goods are manufactured or produced; any processing, wholesaling, or warehousing type establishment.

The Uniform Development Ordinance has two industrial zoning classifications including Light Industrial (LI) and Heavy Industrial (HI). The Light Industrial District is established for certain non-offensive industrial, manufacturing, or processing plants. The type of industrial or manufacturing use would be light in nature and free from the undesirable aspects, which may be objectionable or offensive to residential areas. The Heavy Industrial District is established for certain industrial, manufacturing, or processing plants which are heavy in nature but will not be dangerous or detrimental to the health, safety, welfare, or general character of the area by reason of the emission of smoke, fumes, noise, odor, or dust.

**Office-Institutional:**

Used exclusively for office and institutional uses. Examples are banks and other financial institutions, barber and beauty schools and libraries.

The Uniform Development Ordinance has one Office-Institutional zoning classification (OI). The Office & Institutional District is intended to accommodate a variety of office and institutional uses. This district can serve as a transitional buffer between residential districts and commercial districts.

**Neighborhood Business:**

Used exclusively for convenience services and goods. In addition, structures or areas used in a public or semi-public manner, and used for institutional, educational, cultural, recreational, religious, or social purposes. Examples are town offices, schools, playgrounds, parks, libraries, churches, clubhouses, etc.

The Uniform Development Ordinance has one Neighborhood Business zoning classification (NB). The Neighborhood Business District is intended primarily for local centers designed to serve relatively small trading areas in developed or developing portions of Granite Quarry. As a result, the list of commercial establishments allowed in this district is more limited than in other districts and focuses on convenience services and goods.

In addition to the basic zoning districts listed above, the UDO includes two overlay districts: Manufactured Home (MH-O) and Historic Preservation (HP-O). There is also a Planned Unit Development (PUD) conditional classification used for large, innovative and multi-use developments.

**PLANNING PROCESS BREAKDOWN**

*The Town's 1990 Comprehensive Planning Process broke the Town into very specific geographic areas as follows (Note- These planning areas were not used in the 2019 update process but are still a good physical description of the town and thus are included for reference purposes.):*

**Planning area 1** is located northeast of Granite Quarry and eastern ETJ area. It contains 1,017.32 acres. It is bounded on the north by the town limits, on the northeast side by Stokes Ferry Rd., on the west side by portions of North Salisbury Ave., the railroad tracks to where it meets South Salisbury Ave. and continues southeast on Dunn's Mtn. Rd. to the end of the town limits. Gary Morgan, CPA office is in this district, along with a Dollar General Store. Within this planning area one tract consisting of 6 acres is zoned HB (Highway Business) and is currently the site of a strip

shopping center that houses various service and retail establishments. Zoning in this planning area is diversified, light industrial as well as residential zoning is included within this area. The Central Business District is located within this area and consists of approximately 23.73 acres. It is bounded west by the railroad tracks, on the north by Church Street, on the east by Brown Street and on the south by Lyerly Street. A total of 16.93 acres are presently in use, of which 5.62 acres are used for commercial purposes and 4.79 acres are used for transportation. Industry uses 3.82 acres. Commercial transportation, and industrial land uses account for 84.1 percent of the developed land. 6.80 acres are vacant and are thus available for development. Commercial, retail and industrial uses are located within this district such as F & M Bank, M &K BBQ, Brown Supply and Old Stone House Road. The Town Hall was relocated in this district in January 1976.

**Planning area 2** is located west and south of Granite Quarry and contains 1,278.92 acres. It is bounded by West Peeler St. to the town limits, along the southwest town limits to meet Coley Road and from North Main Street at the intersection of West Peeler to South Main along the railroad tracks intersecting at South Salisbury Ave., along South Hwy 52 to the end of the ETJ line running in a southwest direction and in a northerly direction along Coley Rd. and meets at the Town limits. Approximately 1,196.91 acres or 94% of this area is zoned residential 82.01 acres or 6% zoned Light-Industrial concentrating mainly west of Rowan St. with a small percentage at the corner of Depot and S. Main St. Approximately .75 acres, 1/2 percent of this total land area is zoned CB (Central Business) and presently where a dentist office is located.

**Planning area 3** is the smallest of the planning area and consist of 565.16 acres and is located west and south of the Town limits meeting east-south along Coley Rd. with area 2, it runs northerly along the ETJ line at the most south-west point of the ETJ line, north along Faith Road and ends at area 5 at Byrd Road. Again, primarily residential this area is the only planning area that contains I-2 Heavy Industrial) which has created controversy with residential landowners over the past decade and a half. Mixtures of light industria<sup>2</sup> neighborhood business, multi-family and two-family also exist

**Planning area 4** is the largest planning area consisting of 1,504.40 acres. With the exception of 11.30 acres this entire area lies outside the town limits, these acres were included within this planning area to run parallel with Hwy. 52 South This area is bounded on the west by Hwy. 52 South to the South ETJ line, follows the north eastern ETJ line to Dunns Mtn Road and runs acres that lies within the town is light industrial and 2.75 acres is zoned B-3 (General Business). This leaves 1,490.35 acres residential

**Planning area 5** consists of 1,110.64 acres. It is bounded by the up most northwest town limits and runs west of Hwy. 52 North, turning west to run with the town limits north of Crowell Lane ending at the railroad tracks to run in a southerly direction, turning west at Peeler Street, it continues to Byrd Road ending at Faith Road to run south to the end of the ETJ line. Moves north along the ETJ line to Heilig Road turning easterly to run along the ETJ line to a point and continuing in a north direction ending north to meet with the town limits and runs further north parallel with planning area 1. This area includes, neighborhood business zoning where Rowan Christian Assembly presently sits, residential and light industrial. This light industrial tract is the site of the most recent industrial site Draftex, now Gildan Yarns.

For purposes of this planning update process, the Town was broken down into various geographic areas as follows:

1. Downtown Core- Detailed planning has already been done and a *Downtown Master Plan* with supporting *Downtown Development Guidelines* adopted.
2. North Salisbury Avenue Corridor- Running from downtown Granite Quarry to the Town's contiguous border with northern neighbor Salisbury, this corridor could become the Town's grand entrance boulevard.
3. Faith Road Corridor- Rapid residential and supporting commercial growth along this western border of the Town will likely continue.
4. US Highway 52 Bypass Corridor- although pushed some years into the future, this new highway corridor will open hundreds of acres of undeveloped land to productive uses, making it deserving of predevelopment planning and zoning attention.
5. US Highway 52 South Corridor- Slower to grow due to lack of utilities, this area holds some of the Town's largest undeveloped tracts of land.

In addition to the geographic areas, specific issues were identified for examination as follows:

1. Existing and future residential subdivisions- A community of residential subdivisions must address planning for future developments and ways to make existing developments work better.
2. Strategic Properties located in and around Town including:
  - a. Corner of East Church and N Salisbury Ave- Northern entrance to the Town's downtown area, this should be considered as our "anchor tenant" location.
  - b. 2400 Faith Rd- A Town-owned property that could become a critical link for the town's trail systems, an important recreational feature, and the missing link for a future high-end residential subdivision.
  - c. Transportation corridors west to I-85- Many current and future Town residents will travel each day to the Charlotte region for high-paying jobs. Ease of access to Interstate I-85 will be important in attracting those families to our community.
  - d. N Salisbury Ave Commercial Property- A large, undeveloped property bounded by US Highway 52 on the west and Stokes Ferry Road on the east, to be bisected by the proposed Highway 52 Bypass; location, location, location will make this one of the Town's premier commercial properties.
  - e. N Salisbury Ave Viewshed Property- Located on the west side of N Salisbury Ave at Crane Creek, with minimum landscaping, this undevelopable property offers a beautiful passive park setting as an entrance into the Town.
  - f. Old Stone House- One of the Town's and region's most visited tourist and educational attractions, this site is poised to grow in importance in the coming years.
3. Critical Issues
  - a. Expansion of industrial areas- Land must be reserved for tax base-important industrial uses.
  - b. Multi-family housing- With higher initial quality and enforced long-term maintenance and upkeep, multi-family housing should be interspersed with single-family units throughout the Town.
  - c. Utilities expansion- Water and sewer service is the only way to entice ETJ property owners/developers to agree to voluntary annexation, allowing for important physical growth of the Town.
  - d. Stormwater management- More stringent State and federal regulations, floodplain complexities and our aging storm water management system make this a future financial burden for the Town must begin addressing now.

- e. Trails and sidewalks- In addition to good physical activity and alternative transportation options for all, a walkable and bikeable environment is important for the Town's economic and community development efforts.
4. Growth trends-
- a. Growth west toward I-85- Additional property has been annexed into the Town's municipal limits including industrial sites along Chamandy Lane, an 111-acre residential subdivision site (Village at Granite) on the west side of Faith Rd., an undeveloped site on the east side of Faith Rd, and recently, an additional site on Faith Road that will make all these properties contiguous with the core Town limits. These extensions of the Town limits and ETJ to the west indicates a growth trend in that direction.

### **SYNOPSIS OF LAND USE**

Granite Quarry is primarily a residential community. Residential land use occupies a larger percent of the developed land than any other use in each of the planning areas with the exception of the Central Business District. Planning Areas 1 and 4 are the most highly residential areas in town. Transportation is the second greatest land use category in each of the planning areas. Approximately 20 percent of the developed land is used for transportation in the average North Carolina town. 17.7 miles of the developed land is devoted to transportation in Granite Quarry. Major recreational and/or educational facilities are found in Planning Areas 1, 2 and 4. Commercial activities are scattered throughout town, and the industrial land uses are found in each of the planning areas.

Granite Quarry's one-mile ETJ area is highly residential, though to a lesser degree than the town itself. Area 1 encompasses the ETJ's only recreational facility (McCanless Golf Course). Area 4 includes the grounds of Shuford Memorial Elementary School, Charles C. Erwin Middle School, and East Rowan High School. Industrial sites are found in each of the planning areas, Gildan, the largest single industrial site, is in Area 5.

### **PUBLIC FACILITIES**

The location of public or community facilities is important to the development of future land use in Granite Quarry although the number of acres devoted to these uses is small. For example, the town administrative offices, Granite Civic Park, Granite Lake Park, and Centennial Park are community facilities. Residential and other urban-type development is projected to increase in density around the town hall and parks. Thus, it is important to study public facilities for the impact they will have on future land development.

#### **Town Hall**

The Granite Quarry Town Hall is in the Central Business District on North Salisbury Avenue. The town administrative offices, volunteer fire department and police department are housed within the 16,500 square foot facility. Because of crowded conditions, the Town Hall relocated from its original location on North Main Street in 1976. Consideration of needed renovations and expansions of the Town Hall facility are ongoing.

#### **Schools**

Granite Quarry Elementary School is located at the intersection of West Bank Street and Walnut Street and occupies a total of 21.7 acres in Planning Area 2. Recent renovations were made to the school in 1996. The Board of Education is currently considering consolidation of Granite Quarry's,

Faith's and Rockwell's elementary schools into a single East Rowan Elementary School that would be centrally located between the three towns.

Shuford Memorial Elementary School is located on Dunn's Mt. Road and occupies 9.7 acres which lie in Planning Area 4. This school is now being used as a vocational workshop for individuals with disabilities. This school is now privately owned and operated.

Erwin Middle School and East Rowan Sr. High School are both located at the junction of U. S. 52 and St. Luke's Church Road. The 60 acres occupied by the two schools are located inside the one-mile ETJ limit of Planning Area 4. Both schools have inadequate sites due to the growth of the eastside of Rowan County but plan future expansion.

**Parks and Recreation Areas**

A total of 140 acres of land are used for parks and recreation within Granite Quarry and the one-mile planning area. Population in ETJ is difficult to estimate. Based on population within municipal boundary only, parks and recreation land has decreased from 5.95 acres per 100 people to 4.52 acres/100 people since 2000 due to population growth. McCanless Golf Course, the largest single recreation area, is located off Stokes Ferry Road in the ETJ portion of Planning Area 1. Granite Lake, located in Planning Area 1, was a fixture in eastern Rowan County for many years. Built in 1926 it was a popular recreation area for Granite Quarry. It closed as a swimmable lake in 1999. Granite Lake is now a highly used park and gathering spot. Centennial Park is connected to Granite Lake Park and provides a walking and biking trail winding through trees along a stream, all within walking distance of the downtown area. Granite Civic Park, located between Legion Street and North Oak Street in Planning Area 5, is presently being used as a municipal park. It is complete with a softball field and tennis courts.

**TABLE-13**

<u>Parks and Recreation Areas in and around Granite Quarry</u>		
Centennial Park	301 E Bank St	6.84 acres
Granite Civic Park	202 W Peeler St	4.79 acres
Granite Lake Park	N. Salisbury Ave	6.71 acres
McCanless Golf Course	Stokes Ferry Rd	117.2 acres
Dunns Mountain Park	Dunns Mtn Rd	81.94 acres
Old Stone House	E. Lyerly St	22.27 acres

**Water and Sewer Facilities**

Granite Quarry is supplied with water and sewer services by the City of Salisbury (Salisbury-Rowan Utilities) and some sewer services by the Town of Faith.

**UNIQUE GROWTH FACTORS IN THE AREA**

The nearness of Salisbury to Granite Quarry may be classified as both an asset and a liability. From downtown Salisbury to mid-town Granite Quarry is only four miles and their planning areas are adjacent to one another. This indicates a need for communication and coordination between the two towns. Such cooperation between towns is basic to the well being of both towns. A town of 3,096 people which is isolated, miles away from any larger town, needs to provide a much wider range of services--commercial, industrial, and recreational--than a town of 3,096 people which is near a much larger town. Many services provided by the City of Salisbury can be used by the people of Granite Quarry. In this respect, the Town of Granite Quarry has greater flexibility when providing certain services especially desired by its people.

During its early years, the growth of Salisbury, and development in Rowan County was along a mostly north-south axis. During the past decade, however, the trend has reversed, and the growth is now in more of an east-west direction. Granite Quarry has already felt some of this growth and is expected to experience more expansion of its own during coming decades. The construction of the shopping malls and subsequent development around Interstate 85 at the southeastern edge of Salisbury initiated growth to the east into the Granite Quarry area. Residential subdivisions have developed both between Salisbury and Granite Quarry and on beyond Granite Quarry toward Rockwell. Earlier annexations by Granite Quarry were toward the south, and now are to the west toward I-85 where the greatest growth is occurring.

Based on logical commuter patterns, Granite Quarry's natural growth pattern will be to the north and west toward access routes to I-85 south. Improvement of existing transportation corridors or even the addition of new roads allowing easier connections from Granite Quarry to the Charlotte business corridor will drive development of the Town's and surrounding Rowan County properties in that direction.

One prohibiting factor to growth is the "Granite Ridge" running through the southern part of the area in a northeast-southwest direction. Problems occur with rock outcropping along the "Granite Ridge" itself. The principal problem is in providing water and sewer services beyond the ridge due to subsurface rock. Another limiting factor to future municipal boundary growth is the limitation imposed on involuntary annexation by the State Legislature in 2012.

## **FUTURE LAND USE PATTERNS**

### **Residential Development**

Increased residential development is expected to be most noticeable toward the north-northwest with Salisbury and the I-85 corridor serving as a stimulus in drawing development to its outlying areas. Residential density should increase along and between U. S. 52 and Faith Road and on toward Old Concord Road. Growth will also push eastward toward Stokes Ferry Road especially when the proposed US Highway 52 Bypass is built. South of Old Stone House Road, development will be less rapid due to increased slopes and proximity of the Granite Ridge. Development should be anticipated along Old 80 to the northwest of town and along Barringer Road and Peeler Road. This area appears well suited for residential development. Development will be slower down Balfour Road as it is considered unsuitable for homes due to extensive industrial development. South of the Granite Ridge along Coley Road, residential development, both single and multi-family, has been increasing and is expected to continue. More subdivisions near the vicinity of U. S. 52 south of Granite Quarry may be anticipated.

Development within the present town limits of Granite Quarry will be most intense in the western and eastern parts of the town. Again, soil and topography hinder development to the south.

For the purposes of home construction south of the Granite Ridge where water and sewer services may not be provided during coming years, the standards established by the State Health Department would set the densities whereby lots of at least 20,000 square feet are required when a well and septic tank are located on the same lot. Lots of at least 10,000 square feet are required when only a septic tank is located on that lot. Such minimum requirements are spelled out in greater detail in the Town's *Uniform Development Ordinance*.

Attitudes concerning desirability of home sites has changed through the past decades. A few years ago, land with little or no slope was considered more desirable for living purposes. That flat land is



less attractive to most people now as land with moderate or at least a slight degree of slope has become preferable. Nevertheless, land sloping at greater than 15 degrees is considered undesirable for home-building purposes.

Another change in location preferences is the desire to be in a relatively quiet, traffic-free subdivision rather than along a major artery of traffic. The deterioration of homes has been shown substantially greater when located along or near major traffic arteries than when located along paved streets in residential areas. However, the ease in which local and collector streets flow into major traffic arteries is essential for convenience to the people served.

There is also a change in attitudes toward large versus small building lots. Where a generation ago, lots of one acre or more were desired while now, most homes are built on one half acre of land or less. Large subdivisions are maximizing buildout and managing cost by building smaller homes on one quarter acre lots.

While small and medium residential subdivisions have been built in all areas of Granite Quarry, the current availability of large, utility-served sites to the northwest and west of Town along Faith Road that are suitable for large, high density developments means a higher potential for population growth in that area.

### **Commercial Development**

Primary among considerations for commercial development will be the establishment of a "central business district." The area recommended for this development contains about 25 acres of land. The area, delineated in the Town's *Downtown Master Plan*, is located between the railroad tracks to the west and an extended Brown Street to the east, and between Church Street to the north and beyond Lyerly Street to the south. More land in this area is currently vacant than is in use for commercial purposes (28.6% to 23.7%). If just the vacant land were developed for commercial use, over 50 percent of the area would be used for commercial purposes.

In 2016, the Town developed and adopted a *Downtown Master Plan* recognizing the downtown core as the town's primary commercial area. Many opportunities were identified by the plan to improve the area's attractiveness to support increased commercial activity. In support of the *Master Plan*, in 2018 the town adopted an appendix to the Town's *Unified Development Ordinance* creating higher and more specific building development standards for the downtown area.

### **Industrial Development**

Industrial development provides jobs for our citizens and increased tax base for our Town. Proximity to Salisbury and Rowan County's aggressive policy of industrial recruitment have limited most industrial development from considering our Town for their new facilities. Most existing industries will likely remain in the area. The survey of industries in the planning area indicated that most of their employees live either in Salisbury or some other place outside the Granite Quarry area.

Land along Balfour Road has seen limited residential development because of the extensive quarrying of granite in the vicinity. This could be a prime area for industrial growth except that slopes of greater than fifteen (15) degrees are generally considered too steep for most industrial development and municipal water and sewer are not widely available in this area.

Considerations for future industrial development areas should include issues like accessibility, adequate capacity of utilities (especially water and sewer), availability of parking space, and direction of prevailing winds (to prevent smoke and odors from polluting residential areas), etc.

A large area (111 acres+/-) was annexed into the Town limits and with cooperation of Rowan County has been turned into an attractive, utility served industrial park setting. Chamandy Drive provides access to this property off Heilig Road.

### **Recreational Development**

A greater use of existing recreational facilities and public parks is the national trend today. Greater coordination between recreation and school officials makes it possible for recreational-type school facilities to be used in the non-school and school months. Expansion of school grounds for recreational purposes is another possibility. The Town has three public schools in its planning area and should take advantage of this approach to shared use of facilities.

A prime source of child and adult recreation in Granite Quarry for many years was Granite Lake which closed in 1999. This property was redeveloped as a mixed-use recreational facility with the lake, streams, creeks, natural areas, fishing, hiking paths, and bicycle trails. Granite Lake Park was opened in June of 2007.

Two other sites are used for recreation. The first site is the Granite Civic Park which contains a baseball/softball field, tennis courts, and other active play areas that is actively used by both Granite Quarry citizens and other surrounding towns. It provides picnic tables and grassy play areas. The park is set up to accommodate family recreational needs. The second site is located along Bank and Brown Streets. This naturally attractive area is utilized as a nature trail and contains picnic areas as well.

The Old Stone House is a valuable tourist attraction and educational asset located east of downtown. Dunn's Mountain Park at the intersection of Stokes Ferry Road and Dunns Mountain Road was established by Rowan County with help from the Land Trust of Central NC in November of 2006. It has walking trails and an educational facility/observation post at the top of Dunns Mountain.

### **TRAFFIC CIRCULATION TODAY**

Transportation corridors and traffic circulation in and around the town of Granite Quarry and its planning area has been determined by several major roads running primarily north and south with Faith Road defining our western border, Stokes Ferry Road our western border, and US Highway 52 running through the center of town and the planning area. US Highway 52 is a Minor Arterial which are U. S. and N. C. routes connecting population centers of twenty-five to fifty thousand population. Main Street also runs north and south through the Town, one block west and parallel to US Highway 52 in the downtown area, diverging more westerly as it leaves the downtown area to the north and more easterly to the south.

There are several minor secondary roads that service the major secondary roads and the minor arterials. Dunn's Mt. Road is such a minor secondary road which provides for northeastward movement. Legion Club Road is another minor secondary road which provides for southwestward movement. The westward movement from the center of town is the Peeler Street (Byrd Road) alignment. Heilig Road (Julian Road) provides for a northwestward movement although this facility is not directly connected into the minor arterial-of U. S. 52. There are several roads and streets running east and west with most dead ending to the west at Faith Road and at difficult intersections to the east on Stokes Ferry Road.

Understanding the importance of easy access to I-85 for primarily southbound commuters to and from the Charlotte core, the Town has identified several new corridors that would make access from the downtown core and surrounding residential development to I-85 south much easier.

A railway corridor exists transecting the planning area, running north and south between Main Street and US Highway 52. Its several at-grade crossings interfere with east-west traffic flows, but the limited use of the railway limits its impact at this time.

The US Highway 52 Bypass, to be located to the east of town is on the NCDOT Transportation Improvement Plan. Money was allocated in last year's plan but has been pushed out to later years in the latest revision. This new corridor will have a significant impact on the town, relocating through-town traffic to the eastern perimeter. This will impact the downtown businesses that depend on this traffic but will also open currently undeveloped property for development.

## **GOALS AND OBJECTIVES**

The basic purpose of the Comprehensive Plan is to present a picture of the way the Granite Quarry planning area should look at the end of the twenty-year planning period (2020-2040). The plan is determined through an analysis of present conditions and recent trends. This analysis is done by analyzing the existing land use, projecting population growth, examining the land use trends and potentials, and growth influences from outside our planning area. From this study, we attempt to anticipate the needs for the development of the Granite Quarry planning area by the year 2040.

The goals or objectives of a community must be outlined for the orderly development of that community. These goals or objectives provide a broad general framework for the town to work with and serve as a foundation for future policy-making decisions. These policy-making decisions have as their legal bases the Uniform Development Ordinance, which is influenced by decisions brought forth in the Comprehensive Plan. The need for flexibility is paramount in any long-range plan for the simple reason that the data and assumptions used to develop the plan change in unpredictable ways over time. Planning and policy-making decisions need to be people-oriented. This plan attempts to make the human aspect of primary concern and to coordinate land uses accordingly.

### **Goals:**

1. Without undue hardship or restrictions on private property owners, protect the existing small-town feel and atmosphere of Granite Quarry by managing growth in identified Highway Corridors and on specifically identified Strategic Properties.
2. Recognizing that the visual impression received while driving into and around the Town is important in attracting new residential and commercial growth to our Town, land-use decisions should include consideration of the visual impact of new development and we should work to moderate negative impacts with building quality, siting, and buffering requirements.
3. The current mix of residential, commercial and light industrial uses throughout the Town will likely continue. Care must be taken when mixing use types to protect one from another.
4. Commercial and industrial development are important in maintaining the Town's low property tax rates and thus should be encouraged by identifying land parcels well suited for those uses and applying appropriate zoning classifications to them.
5. The downtown core area will continue to be the Town's main commercial center and thus special efforts should be expended by the Town to improve this area both physically and functionally.

6. In our automobile dependent society (specifically for our Town, commuters to and from the Charlotte core), efforts must be made to improve transportation corridors in and around our Town, specifically working to implement the proposed Highway 52 Bypass and improve/create more direct routes from our Town's core to I-85 south.
7. The Town should use zoning and land use planning to help insure that a wide range of housing types, including multi-family housing, be located throughout the town.
8. Walkable communities and outdoor recreation areas are in demand by today's health conscious citizens and thus the Town should work to expand and improve its current sidewalk and trail systems (including the Carolina Thread Trail) and maintain, expand, and add to its parks.
9. Physical growth is important to the economic stability of a town. Voluntary annexation should be used to expand our municipal borders and grow our population. Expansion of municipal water and sewer services into our Town's ETJ should be considered as an incentive for voluntary annexation.

## **POLICIES**

This Comprehensive Plan endorses the following specific Policy Statements which will serve as the basis for future decisions on capital improvements, ordinances, zoning matters, subdivision approvals, and other similar matters.

The Policies contained in the Comprehensive Plan have been designed for regular use in making public and private decisions about growth and development. Developers or property owners can petition for a rezoning request that is consistent with the policies, thereby increasing the chances for rezoning approval and minimizing guesswork and wasted time. The Town staff will review the rezoning request in light of the adopted policies, pointing out those policies that support the rezoning, that are in conflict with the rezoning and which, in the opinion of staff, carry the most weight, thereby shaping the overall staff recommendation. Planning Board members can make his or her own determination as to the consistency of the rezoning with the Town's growth policies. Residents can and should reference specific growth policy statements when speaking for or against rezoning requests. The Town Board of Aldermen should consider and weigh the interpretation of policy as employed by the property owner, the Town staff, the Planning Board, and the general public.

Policy (1) The Town should encourage new and expanding industries and businesses, which diversify the local economy and increase resident's incomes.

Policy (1.1) The Town should actively seek out and preserve through zoning, properties uniquely suited to industrial and business growth.

Policy (2) The Town should protect, enhance and encourage a high quality of life, image, and cultural amenities as an effective approach to economic development.

Policy (2.1) Recognizing the importance of the Town's image to economic and community development efforts, the Town will make land use decisions for defined Strategic Properties and in specified Transportation Corridors with that image in mind.

Policy (2.2) Building locations, buffering and berms should be used as required for new development to protect existing vistas important to the Town's "small town" and rural image.

- Policy (3) The benefits of continued economic development should be balanced against the possible detrimental effects such development may have on the quality of life enjoyed by area residents.
- Policy (4) Economic development efforts should encourage the revitalization and reuse of currently unused or underutilized structures and sites in appropriately located commercial and industrial areas.
- Policy (5) Protection and rehabilitation of viable neighborhoods should be encouraged to insure their continued existence as a major housing source and as a reflection of the long-term quality of life in Granite Quarry.
- Policy (6) Residential neighborhoods which have become infused or surrounded by non-residential uses may undergo an orderly conversion from residential use to higher density residential use or other compatible alternative land uses.
- Policy (7) Proposed residential development which would expose residents to the harmful effects of incompatible development or to environmental hazards should be prohibited.
- Policy (8) The continued viability of single-family homes as a major housing source should be encouraged.
- Policy (8.1) Housing of different types, sizes and price points should be encouraged to meet the diverse needs of our evolving community. Multi-family housing should be considered in all areas of the Town when developed to a level appropriate to the surrounding neighborhoods.
- Policy (9) Innovative and flexible land planning techniques should be supported as a means of encouraging development configurations which are more desirable, and which may better safeguard existing natural land and water sources.
- Policy (9.1) Large land tracts should be preserved through the use of innovative and flexible land use planning specifically found in the Planned Unit Development (PUD) process.
- Policy (10) The housing needs of the elderly, handicapped and low to moderate income households should be particularly recognized in the Town's policies and actions regarding residential development.
- Policy (11) Commercial development should be encouraged to occur in clusters or Planned Unit Developments.
- Policy (11.1) Commercial development should especially be encouraged in the designated downtown area as defined by the 2016 *Downtown Master Plan*.
- Policy (12) Community commercial centers should be located adjacent to arterial highways and be adjacent to other community facilities such as offices and places of public activity.
- Policy (13) Industrial development should not be located in areas which would diminish the desirability of existing and planned non-industrial uses, nor should non-industrial uses be allowed to encroach upon existing or planned industrial sites.
- Policy (13.1) Building location, berms and buffers should be used to insulate properties designated for one type of use from surrounding properties of a different use.

Policy (14) Heavy industrial sites should be separated from non-industrial areas by natural features, green belts, major transportation facilities, and/or other suitable means.

Policy (15) Light industry may be located in urbanized areas to take advantage of available services and to minimize home-to-work distances. Careful design and/or buffering should be required to insure compatibility with surrounding areas.

Policy (16) Future park development and open space preservation should be carefully planned to provide for the rational and equitable distribution of recreation and open space opportunities within the Planning Area.

Policy (17) Provisions of open space and recreation facilities in private development should be encouraged to complement the demand for publicly financed facilities.

Policy (18) The identification and appropriate recreational development of a system of open space greenways within the Planning Area should be encouraged. The use of natural corridors, such as stream floodplains, and secondarily, man-made corridors, such as utility and transportation rights of way and easements should be emphasized.

Policy (19) Strong involvement and periodic updating of an urban area Thoroughfare Plan should be encouraged. The essential elements of the plan should be identified annually for implementation on a priority basis.

Policy (19.1) Location of future road corridors in and around the Town as shown in the NCDOT Transportation Improvement Plan (TIP) should be noted and used during land use decision-making processes.

Policy (20) All development reviews should include examination of ways to extend utility services into previously unserved areas.

### **ACTION ITEMS**

During the 2019 update process, certain issues were identified that in the update committee's opinion justified rapid action by the Town's elected and appointed leadership and planning staff as follows:

1. Update Uniform Development Ordinance (UDO) and Zoning Map to identify important Strategic Properties and define how they will be handled differently in the prescribed development review process.
2. Update UDO and Zoning Map to identify important Transportation Corridors including N. Salisbury Avenue and Faith Road and define how they will be handled differently in the prescribed development review process.
3. Review existing residential subdivisions for connectivity opportunities to neighboring properties, developments and roadways via undeveloped lots.
4. Update UDO sections concerning storm water management systems adding language concerning areas of responsibility for repair of existing systems, maintenance of existing and new sediment ponds, and design and landscaping of new retention and sediment feature in designated transportation corridors.

5. Identify potential road connections and extensions to improve ease of transportation corridors from core areas of Town to I-85.

## **METHODS OF IMPLEMENTING THE PLAN**

In addition to sound administrative practices which hold all planning efforts together, there are three major tools which can be used to achieve the Goals of Comprehensive Plan. To assure the division of property and the alignment of roads and to set minimum lot development standards, a community uses Subdivision Regulations. The minimum development standards and the types of uses allowed on the land are defined in the Zoning Ordinance. The proper programming of municipal activities and the resulting capital investments are best resolved and defined in the Town's Capital Budget. The Capital Budgeting process sets priorities for improvements and identifies identify the cost of the project in context with the financial capacity of the town and with other improvements of comparable need.

A *Unified Development Ordinance* was created and adopted by the Town in November 2016 and has been revised numerous times. An associated *Zoning Map* was created and has been continually updated with the latest update in August of 2017. These documents constitute the Town's Zoning and Subdivision regulations and define the various development processes.

## **SUMMARY**

Life is unpredictable, and unexpected changes will inevitably occur. "Mann Tracht, Un Gott Lacht" is an old Yiddish adage meaning, "Man Plans, and God Laughs." This old truth doesn't mean that we shouldn't plan, however, rather it suggests that we recognize the fallibility of any plan and be willing to modify the plan as and when needed.

It is important during this period of rapid growth and transformation, that this plan be kept up to date. The Planning Board should review the plan each year for needed adjustments and should do a complete review and update at least every five years. As statistical growth thresholds (5,000 population, extensions of ETJ and Municipal Boundary to west, etc.) are approached, the plan should be completely redone.