

TOWN OF GRANITE QUARRY COMPREHENSIVE PLAN

PREPARED FOR:

TOWN OF GRANITE QUARRY, NORTH CAROLINA

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PURPOSE

This report is being prepared by the Granite Quarry Planning Board and Town Staff for the Granite Quarry Board of Aldermen. The Comprehensive Plan 2020 is the second Comprehensive Plan prepared for the Town of Granite Quarry. The first plan was prepared in 1970 for the year 1990. Many portions of that plan remain relevant today. Some of its recommendations are being carried forward in this report.

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" takes into account 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 POLICIES chapter 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 for the year 2020, it should be reviewed in 5-year intervals - in the years 2005, 2010 and 2015 - to familiarize citizens (as well as elected officials) with this document and also be modified if changes appear to be warranted. Certainly, in the POLICIES chapter, elected officials may choose to make minor modifications and to consider adding new policies.

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 is located about four miles southeast of Salisbury on U. S. 52. 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.

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

TABLE 1

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. 52 is a major connector between cities in the Northern Piedmont section of North Carolina with many South Carolina cities. Interstate 85, the major connecting route between the Piedmont cities of the southeast, is located only four miles north and west of Granite Quarry. In addition, the Greyhound Bus Lines are available in Salisbury.

Rail transportation is available on the Southern Railroad in Salisbury. The trains passing through Granite Quarry are used primarily for shipping goods.

Air transportation is also available. The Rowan County airport has a 5800 foot paved, lighted runway with accessible hangar space and private plane servicing. It has no regularly scheduled flights, but offers charter flight service to the larger airports at Charlotte and Greensboro. Driving time to these two airports is about one hour from Granite Quarry.

PLANNING AREA

The planning area includes the Town of Granite Quarry and the territory extending approximately one mile beyond the corporate 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 equidistant between the two towns. This "fringe area" beyond the corporate limits of Granite Quarry is included because the town's future development will most likely take place there. The future development of this "fringe area" is partially dependent on the growth of housing in subdivisions and partially on the extension of the necessary utilities into these local cities.

The Town of Granite Quarry can regulate zoning and subdivisions within this one-mile area. This is to promote, maintain, or restrain an appropriate intensity or density of development in each area at a level which can be satisfactory serviced by such public facilities as the street, school recreation, and utility systems.

GENERAL GROWTH

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 2 shows the trends in growth of Granite Quarry and vicinity between 1910 and 1990. It is obvious from the table that the decade (1950-1960) 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.

Granite Quarry has not always been the largest town in eastern Rowan. 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. Of the 1,646 people residing in Granite Quarry in 1990, 790 lived within the boundaries of Gold Hill Township, 625 within Providence Township, 208 within Litaker Township and 23 within Salisbury Township.

Certain trends in population have been noted in Rowan County in recent 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 east of Salisbury and along south of Granite Quarry. Further trends in development along these new population corridors are expected during the next two decades.

The population trends and projections of Granite Quarry are illustrated in Graph 1. In 1960, the population was approximately 1,059; by the year 2000 the population will have 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.

COMPOSITION OF THE POPULATION

Age Composition

Table 3 shows the population distribution by age groups in Granite Quarry, Salisbury, and Rowan County. We see that there is a more even distribution of the age groups in Salisbury and Rowan County than there is in Granite Quarry,

Granite Quarry has a high percentage distribution of pre-school and elementary children. About 23% off the people are under 15 years old, while the corresponding city and county figures show 26.1% and 30.1%, respectively. The low percentage of young people (high school and college, ages 15-24) implies that the young people are moving away as soon as they become independent.

Sex Composition

Chart I shows the population by sex in Granite Quarry. The town's population is 51% female and 49% male. Numerically, the difference is 32 people. The female population outnumbers the male population not only in Granite Quarry but in Salisbury and Rowan County as well. The female population, countywide, comprises about 52% of the total population, the male population, 48%.

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

Chart 2 shows the population of sex by age groups in Granite Quarry. This further subdivision by age and sex shows that males outnumber females in the -5, 15-17, 21-24 and 65+ age groups. In all other age categories, females outnumber males.

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

Of Population By Age Groups

Chart 3 shows the population by race in Granite Quarry. The white population is 1516 and makes up about 92% of the total population, the black population is 113 and makes 7% with other race population of 17 and makes the remaining 1%.

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

HOUSING CHARACTERISTICS

Housing conditions are generally good within the Town of Granite Quarry. Table 4 shows that about 4% of the houses are considered substandard and compares with 4% in the county. Areas of predominately substandard housing within the town are located along or near White Rock Avenue (Road), Railroad Street, Hill Street, and Wall Street. However, more than 10% of the houses in the one-mile planning area are substandard. The areas of substandard housing in this one-mile planning area are located in the White Rock community and in scattered rural pockets along or near Fish Pond Road and Legion Club Road.

Granite Quarry has a higher percentage of its housing units occupied than either Rowan County or Salisbury. Of the 680 housing units in the town, 634 or 94% are occupied. Thus, only 6% are vacant as compared with 8% vacancies in the county and 8% in the Salisbury. Of these units occupied, 75% are owner occupied in Granite Quarry as compared to 68% in Rowan County and 52% in Salisbury.

An Initial Housing Study has been completed for Granite Quarry. It makes a more thorough investigation into the local housing problem and attempts to find possible solutions through year-by-year outlined programs.

INDUSTRY

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 towns of less than 2,000 population. Nor can insight into the town's economy be gained through township data because Granite Quarry lies within four townships. Therefore, the information presented in this section was gathered through personal interviews with representatives of four major employers in Granite Quarry.

Basic and Non-Basic Industries

The industries of a town may be classified as basic or non-basic industries. Basic industries are those industries, which export most of their production to other parts of the state and country, and thus bring new money into the economy of the town. Non-basic industries are those industries, which sell their products or services locally. Non-basic industries circulate money within the local economy and are dependent upon the basic industries for prosperity. Granite Quarry's four largest employers, Carolina Maid Products, Inc., Granite Knitwear Co., J. II. Cook & Son, and Wellington Leisure Products, are all basic industries. Although they have a local market, most of their production is sold elsewhere. Retail stores such as Winn Dixie and selected services constitute Granite Quarry's non-basic industries.

Sensitivity

Sensitivity is a measurement of the degree to which local industry reflects fluctuations in the national business cycle. Industry is divided into five sensitivity categories: (1) highly sensitive, (2)

markedly sensitive, (3) average sensitivity, (4) markedly insensitive, and (5) highly insensitive. Carolina Maid, Granite Knitwear, J. H. Cook & Son and Wellington Leisure Products are all markedly sensitive industries. Because fluctuations in the local business cycle are undesirable, it is advisable to balance the existing industries with new, less sensitive industries.

It is interesting to note that the majority of the people who live in Granite Quarry work in Salisbury while the local industries must recruit employees from the surrounding rural areas and even Salisbury.

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.

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, -11degrees.

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 moving low-pressure storms.

The average annual snowfall in Rowan County is about 6 inches and is confined predominately to the winter months. 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 not receiving any.

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" in autumn is October 30, the first moderate freeze of 28 degrees is November 8, and the first hard freeze of 20" 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 404/0 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.

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-Appling, and ApplingWedowee-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 percent, 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.

Appling- 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

As shown on the following map, 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 fairly steady flow of water. The creeks then empty into High Rock Lake.

LAND USE SURVEY

The purpose of a Land Use Survey is: first, to classify the planning area according to uses of the land; second, to analyze the existing land use features. In this logical, step-by-step approach, we can better determine a Land Development Pattern and Sketch Thoroughfare Plan.

Land Use Classification

The use of the developed land in the Granite Quarry planning area may be divided into the following categories:

Residential:

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

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--as barber shops, restaurants, banks, and offices.

Industrial:

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

Office-Institutional:

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

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.

Individual land users are categorized according to the above definitions. Each land use was recorded on a map in sufficient detail to permit accurate measurements of the areas occupied by each use. The following map shows the land use of Granite Quarry and the one-mile planning area.

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. This area contains the only B-4 (Suburban Business) district within the Town or its ETJ and is approximately 12.5 acres. Gary Morgan, CPA office is located in this district, along with a Dollar General Store. Within this planning area one tract consisting of 6 acres is zoned B-3 (General Business) and is currently the site of the Winn-Dixie Shopping Center that houses a drycleaners, golf shop, computer-copy shop and various other 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 Lysterly 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 Carolina Maid, Burger King will soon locate on the corner of South Salisbury Ave, 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 B-2 (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 industria² 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 Assembly presently sits, residential and light industrial, This light industrial tract is the site of the most recent industrial site Drafter

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 area is highly residential, though to a lesser degree than the town itself. Area 1 encompasses the one-mile area's only recreational facility (McCanless Golf Course). Area 4 includes the grounds of Shuford Memorial School, Charles C. Erwin Jr. High School, and East Rowan Sr. High School. Industrial sites are found in each of the planning areas, Draftex, the largest single industrial site, is located 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, Brown Street Park and the old waste treatment plant are community facilities. While residential and other urban-type development is projected to increase in density around the town hall and parks, intensive development is not expected to occur around the treatment plant. 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 located 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.

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. Shuford Memorial 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 the handicap. Erwin Jr. High 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 outside the one-mile 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 97.9 acres of land are used for parks and recreation within Granite Quarry and the one-mile planning area. This provides 2.4 acres of park area per 100 people. McCanless Golf Course, the largest single recreation area, is located off Stokes Ferry Road in Planning Area 1. Granite Lake, located in Planning Area 1, was a fixture in eastern Rowan County. Built in 1926 it was a popular recreation area for Granite Quarry however, it closed for the last time in 1999. Granite Lake will be included within future study areas for recreation. 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. In addition, a 5.5 acre recreation walking trail is located on Brown and Bank Streets in Planning Area 1.

Water and Sewer Facilities

Granite Quarry is supplied with water and sewer services by the City of Salisbury.

UNIQUE GROWTH FACTORS 1N 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 in itself indicates the great 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 1,600 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 1,600 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 can use greater flexibility in providing certain services especially desired by its people.

Until the past ten or twenty years, the growth of Salisbury, and all of Rowan County, was north-south. During the past decade, however, the trend has reversed, and the growth is in more of an east-west direction. Granite Quarry has already felt a bit of this growth and is expected to experience much expansion of its own during the planning period. The construction of the shopping malls and subsequent development around Interstate 85 at the eastern edge of Salisbury spearheaded growth to the east. Subdivisions have been developed both between Salisbury and Granite Quarry and on beyond Granite Quarry toward Rockwell. Recent annexations by Granite Quarry have been toward the south where the greatest growth is occurring.

A prohibiting factor in 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.

FUTURE LAND USE PATTERNS

Residential Development

Increased residential development is expected to be most noticeable toward the north-northwest with Salisbury serving as a stimulus in drawing development to its outlying areas. Residential density should increase along and between Faith Road and U. S. 52 and then on eastward toward Stokes Ferry Road. 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, already extensively used for industrial purposes, is considered unsuitable for homes. South of the Granite Ridge along Coley Road residential development, both of the single-family and apartment variety, 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 the next few 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 would be spelled out in greater detail in the Subdivision Regulations.

Desirability in selecting home sites has changed during the past few years. Where a few years ago land with no or little slope was desirable for living purposes, that same land is not as attractive to most people now as land with moderate or at least a slight degree of slope. Nevertheless, slope 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.

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. The area, delineated on the Land Development Plan map, is located between the railroad tracks and an extended Brown Street and between Granite Street and Lyrly Street. Currently more land in this area is vacant than is used for commercial purposes (28.6% to 23.7%). Thus, if just the vacant land

were turned into commercial land, over 50 percent of the area would be used for commercial purposes. It is proposed here that a neighborhood type shopping center or district might emerge north of Bank Street to the east side of U. S. 52. neighborhood shopping district located in Granite Quarry would maintain the separate identity and independence of Granite Quarry. Specialty goods would still be located in Salisbury while everyday goods (such as those products purchased at grocery stores, drugstores, variety stores, and the like) may be purchased in Granite Quarry. This would serve to retain money in circulation in the Granite Quarry area.

Certain considerations must be made when attempting to develop any commercial property whether it be of the downtown or shopping center variety. First of an, access to and from the facility must be provided as well as adequate parking spaces. Most important, however, is the convenience for and safety to the pedestrian.

Industrial Development

Because of the nearness of Salisbury and its policy of industrial expansion, no large-scale industrial "belts" in the Granite Quarry planning area are being provided for. Most existing industries will probably remain in the area although employing people mostly from outside the area. The survey of industries in the planning area indicated that most employees live either in Salisbury or some other place outside the Granite Quarry area.

Land along Balfour Road is being withheld from 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.

Considerations for future industrial areas include accessibility into and out of the area, 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).

Recreational Development

A much greater use of existing recreational facilities as well as new 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.

A prime source of child and adult recreation in Granite Quarry for many years has been Granite Lake which closed in 1999. This would be a prime area for recreational development since areas around ponds, streams and creeks are ideal for park grounds, nature, fishing, hiking, or bicycle trails.

Two other sites are used for recreation. The first site is the existing Civic Park. which contains a baseball/softball field, tennis courts, and other active play areas 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.

In addition, consideration must be given to preserving scenic areas like Dunn's Mountain for future recreational purposes. Preserving this area in its natural state seems more sensible than cluttering the site with intensive recreational facilities. Much land which is generally unsuitable for residential, commercial or industrial purposes is ideal for recreational purposes.

TRAFFIC CIRCULATION TODAY

Transportation and traffic circulation in the town of Granite Quarry and its planning area is primarily determined by the manner in which transportation facilities cross the planning area to provide services to major traffic generators outside the Granite Quarry planning area.

There are no primary arterials within the planning area of Granite Quarry. Primary arterials are facilities of interstate standards. U. S. 52 is a minor arterial that passes through the center of the planning area crossing from the southeast corner of the planning area into the heart of the planning area and then out through the north. Minor arterials are U. S. and N. C. routes connecting population centers of twenty-five to fifty thousand population

Faith Road passes through the western boundary of the planning area and is a major secondary road just beyond the planning area to the east of Granite Quarry is Stokes Ferry Road, another major secondary road. These two facilities move the majority of traffic through the planning area to urban centers of below twenty thousand population.

There are a number of 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.

The only other mode of transportation within the area of any significance is a milroad facility, which generally follows the U. S. 52 alignment. The rail facility is crossed with a number of at-grade crossings. These crossings do cause some inconvenience. However, this inconvenience is of no major significance at this time due to the light volume of rail traffic.

GOALS AND OBJECTIVES

The basic purpose of the Land Development Plan or Future Land Use 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 (2000-2020). The plan is determined by an analysis of present conditions and recent trends. This analysis is made by projecting the population, by examining the land potentials, and by analyzing the existing land use. From this study, we attempt to anticipate the needs for the development of the Granite Quarry planning area by the year 2020. The formulation of such a study is called the Land Development Plan or Future Land Use Plan.

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 Subdivision Regulations and Zoning Ordinance, both of which are influenced by decisions brought forth in the Land Development Plan. The need for flexibility is paramount in any

plan for the future. Planning and policy-making decisions need to be people-oriented. That is, for the good of the people who live in the community as well as for the good of the land. The attempt in this plan is to take the human aspect into primary concern and to coordinate land uses accordingly.

POLICIES

Throughout the planning process, a public involvement program was conducted to identify issues and determine their relative degree of importance to residents of the planning area. This Comprehensive Plan has endorsed a number of 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 time wasted. 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 take into account 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 shall encourage new and expanding industries and businesses, which diversify the local economy and increase resident's incomes.

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

Policy (3) The benefits of continued economic development shall 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 locate commercial and industrial areas.

Policy (5) Protection and rehabilitation of viable neighborhoods shall 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 shall be prohibited.

Policy (8) The continued viability of single family homes as a major housing source shall be encouraged.

Policy (9) Innovative and flexible land planning techniques shall 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 (10) The housing needs of the elderly, handicapped and low to moderate income households shall be particularly recognized in the Town's policies and actions regarding residential development.

Policy (11) Commercial development shall be encouraged to occur in clusters or Planned Unit Developments.

Policy (12) Community commercial centers shall 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 shall not be located in areas which would diminish the desirability of existing and planned non-industrial uses, nor shall non-industrial uses be allowed to encroach upon existing or planned industrial sites.

Policy (14) Heavy industrial sites shall 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 shall be required to insure compatibility with surrounding areas.

Policy (16) Future park development and open space preservation shall 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 shall 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 shall 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 shall be emphasized.

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

METHODS OF IMPLEMENTING THE PLAN

Information presented in this report may be viewed as a foundation for the comprehensive planning program. Prior to the documentation of this information in one booklet, planning for the

development of the community was on a specific interest project basis. That type of process usually involved the advancing of a single idea from an individual and all those whom he could muster to the support of the idea. The interrelation of an idea to the rest of the development process was mainly of a conversational exchange. Here then is a document which tries to identify these specific projects and pulls them together in such a manner that additional influences can be identified. This is the first of a series of studies which will need to be refined to a point where a specific project can be identified, in context, according to the municipal financial capability and need.

In addition to sound administrative practices which hold all these elements together, there are three major elements or tools which can be used to achieve the Land Development Plan. To assure the division of property and the alignment of roads and to set minimum development standards, a community may use Subdivision Regulations. The minimum development standards for the type of uses that may be placed on the land may be had in the form of a Zoning Ordinance. The proper programming of municipal activities and the resulting capital investments are best developed within the framework of a Public Improvements Program and a Capital Budget. These last two not only develop a priority for improvements but also identify the cost of the project in context with the financial capacity of the town and with other improvements of comparable need.

This report is a first round effort and will doubtlessly be changed when further considered. Should any change be desired in the Land Development Plan, then the Land Development Plan itself should be amended so that it is kept up-to-date and reflects the direction or context of development for the total community. This provides a basic influence which is often referred to as "the power of the plan"

Once a proposal has been made in map form with supporting text, it does become a reference for public and private interests. It is this framework that provides a sense of confidence within which development can be more securely planned and more generally realized to the benefit of those making development and to those who subsequently inhabit the area. To this end, it is recommended that this Land Development Plan be adopted as a policy statement of the Town Board of Aldermen.

SUMMARY

The use of land must be left in the hands of the people. They are the ultimate users, so they have the right to choose and decide. The Land Development Plan provides a broad, general pattern to keep in mind in trying to evolve a more balanced attractive community. A shaping of the residential, commercial, industrial and public/semipublic land uses into a comprehensive community plan will guide the Granite Quarry planning area in the twenty year planning period, 2000-2020.

The Land Development Plan was recommended to the Town Board of Aldermen by the Town Planning Board on February 7, 2000 and subsequently adopted by the Town Board of Aldermen as a policy statement on February 7, 2000.