

**RESOLUTION ACCEPTING AND ENDORSING THE
VILLAGE OF CEDAR ROCK LAND USE PLAN**

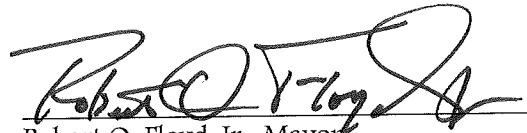
WHEREAS, as a result of NC General Statute Chapter 160D, cities and counties that have zoning ordinances must have an up to date comprehensive plan or land use plan;

WHEREAS, NC General Statute 160D-501c provides that plans shall be adopted as a legislative action by the governing board with advice and consultation of the planning board;

WHEREAS, according to NC General Statute, every local government must base their zoning decisions on a long-range plan, which describes policies for land use and growth management;

WHEREAS, the land use plan is intended to be a living document. Revisions may be necessary based on state law and economic conditions;

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE VILLAGE OF CEDAR ROCK that the Village of Cedar Rock Land Use Plan is accepted and endorsed and placed on file with the Clerk to the Board on the 28th day of June, 2022.



Robert O. Floyd, Jr., Mayor

ATTEST:



Pamela Mayberry, Clerk



Village of Cedar Rock

Land Use Plan

Adopted:
June 28, 2022

Acknowledgements

VILLAGE COUNCIL

Bob Floyd Jr., Mayor
Pamela Mayberry, Council/Village Clerk
Howard Edwards
Ernie McAteer
Mike Shows
Bill Griffin

LAND USE PLAN ADVISORY COMMITTEE

Mike McClinton, Chair
Robin Shows
Steve Libera
Becky Adderholdt
Pamela Mayberry
Dr. Diana McClinton
Wayne Keller

WPCOG STAFF

Alison Adams, Community and Regional Planning Director
Scott Berson, Community and Regional Planner
Taylor Dellinger, Data Analyst
Todd Troupe, GIS Analyst

CEDAR ROCK RESIDENTS

A special thanks to the residents and business owners that participated in this planning process to plan and shape the future of the Village of Cedar Rock.



Village of Cedar Rock Land Use Plan

Table of Contents

<u>Introduction:</u>	2
<u>Land Use Chapters:</u>	
Chapter 1: Setting & Historical Background	4
Chapter 2: Demographics	7
Chapter 3: Land Use & Growth Management	15
Chapter 4: Transportation	23
Chapter 5: Resources & Services	28
Chapter 6: Natural Resources	32
Chapter 7: Economic Development	38
Chapter 8: Recommendation	42
<u>Appendices:</u>	
Appendix A: Land Use Plan SWOT analysis	51
Appendix B: Land Use Plan Community Input Survey Results	52



INTRODUCTION

Purpose of a Comprehensive Plan

According to North Carolina General Statutes, every local government must base their zoning decisions on a long-range plan, which describes policies for land-use and growth management issues. These decisions range from rezoning decisions to transportation regulations to policies governing the uses and subdivision of land. The Cedar Rock Village Council set the process in motion by contracting with the Western Piedmont Council of Governments to assist in developing such a plan.

The Planning Process

The Cedar Rock Land Use Plan was developed by a 7-person committee, consisting of people from the Planning Board, Village Council, and interested citizens-at-large. The Committee underwent a 6-month process of education, discussion and strategic thinking to develop a draft plan for presentation to the Cedar Rock Steering Committee/Planning Board and the Village Council. The heart of the plan is a series of recommended strategies in the areas of land use, transportation, public services, economic development, and natural and cultural resources. When the plan is adopted by the Village Council, the Planning Board and the contracted village staff will be charged with prioritizing and implementing the strategies proposed in the Cedar Rock Land Use Plan.

The Land Use Plan Steering Committee consisted of:

Comprehensive Plan Steering Committee
Mike McClinton, Chair
Robin Shows
Steve Libera
Becky Adderholdt
Pamela Mayberry
Dr. Diana McClinton
Wayne Keller

Citizen Involvement

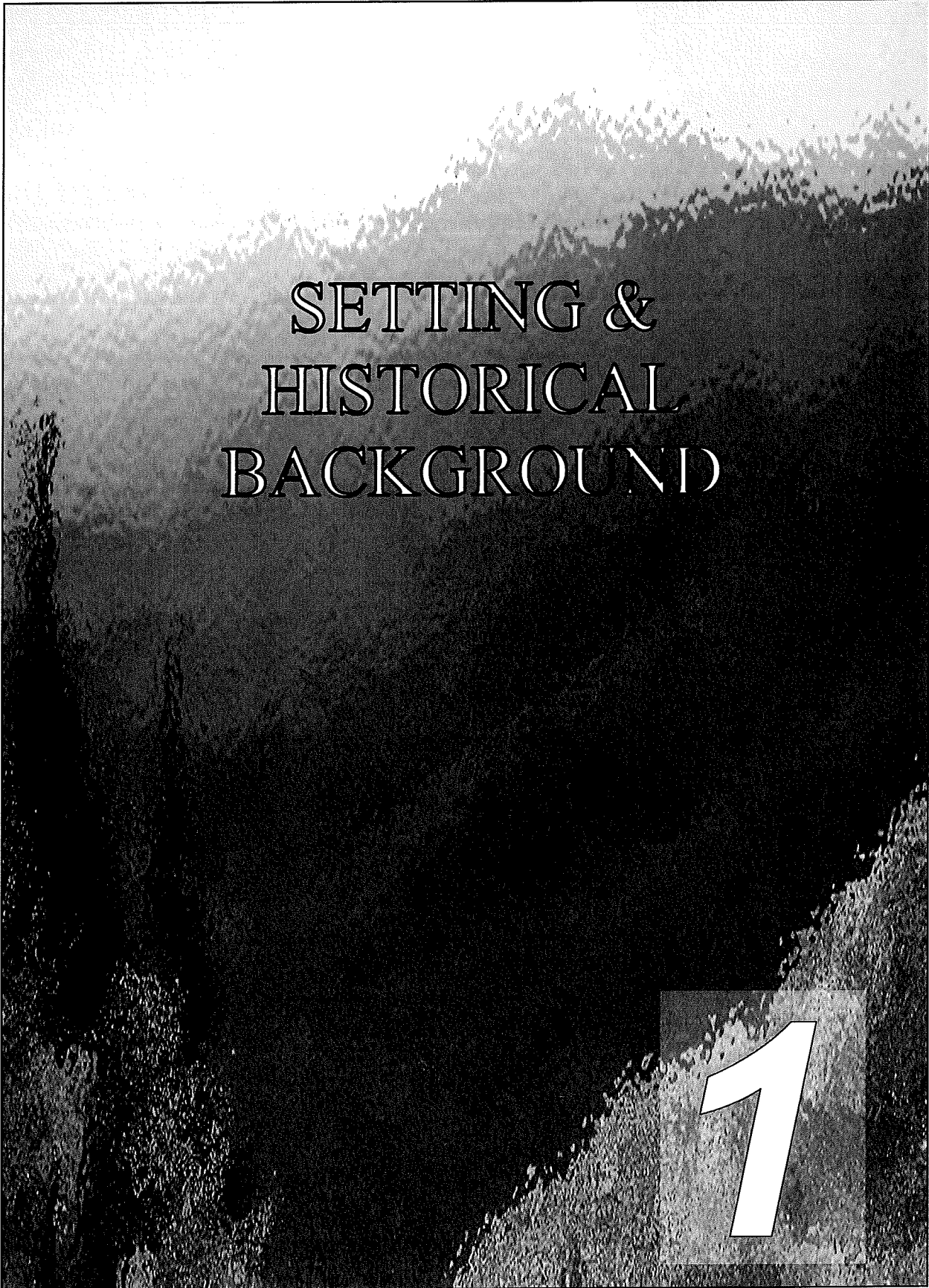
The process of creating a comprehensive plan offered several important ways for citizens to be involved in the plan's development. Early in the process, a community meeting were held at the Cedar Rock Country Club golf club house where participants were asked to list the assets of the Community, their concerns and vision. Results from the first series of community meetings are provided in the Appendix. Near the conclusion of the planning process, a second community meeting was held, citizens were given an opportunity to evaluate whether the draft presented reflected citizens' concerns and interests. Formal public hearings at the Village Council meeting also provided opportunities for citizen input.

The Approval Process

On behalf of the Planning Steering Committee, Western Piedmont Council of Governments presented the plan to the Village of Cedar Rock Planning Board. There was a unanimous decision to approve the document and forward it to the Village Council. The Village of Cedar Rock Land Use Plan was then reviewed by the Village Council and a public hearing was held at the meeting, where the plan was approved.

Next Steps

Upon implementation, appropriate changes will be made and creation of ordinances will be needed. A land use plan is intended to be a living document. Revisions may be necessary based on state law and economic conditions. The Planning Board and Village Council should review the document periodically to determine its effectiveness and the need for revisions to the Plan.

A black and white photograph of a mountain range, likely the Rocky Mountains, with a large white number '1' in the bottom right corner. The text 'SETTING & HISTORICAL BACKGROUND' is centered over the image.

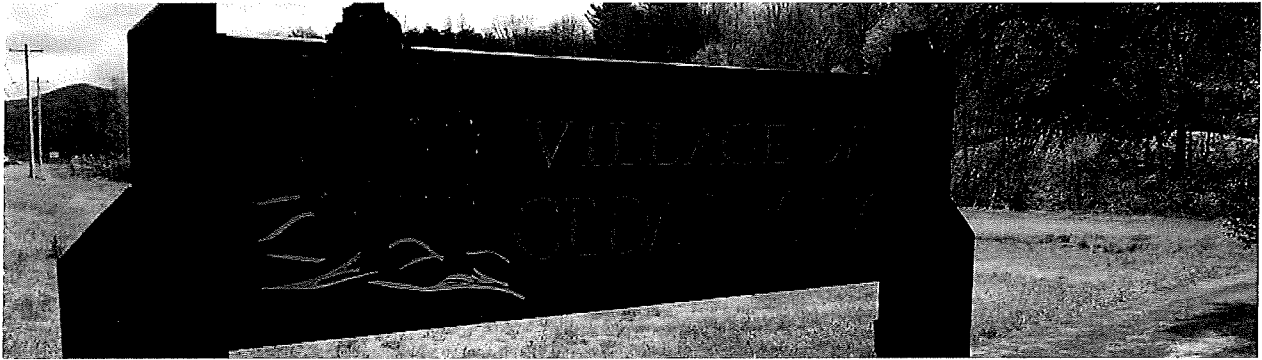
SETTING &
HISTORICAL
BACKGROUND

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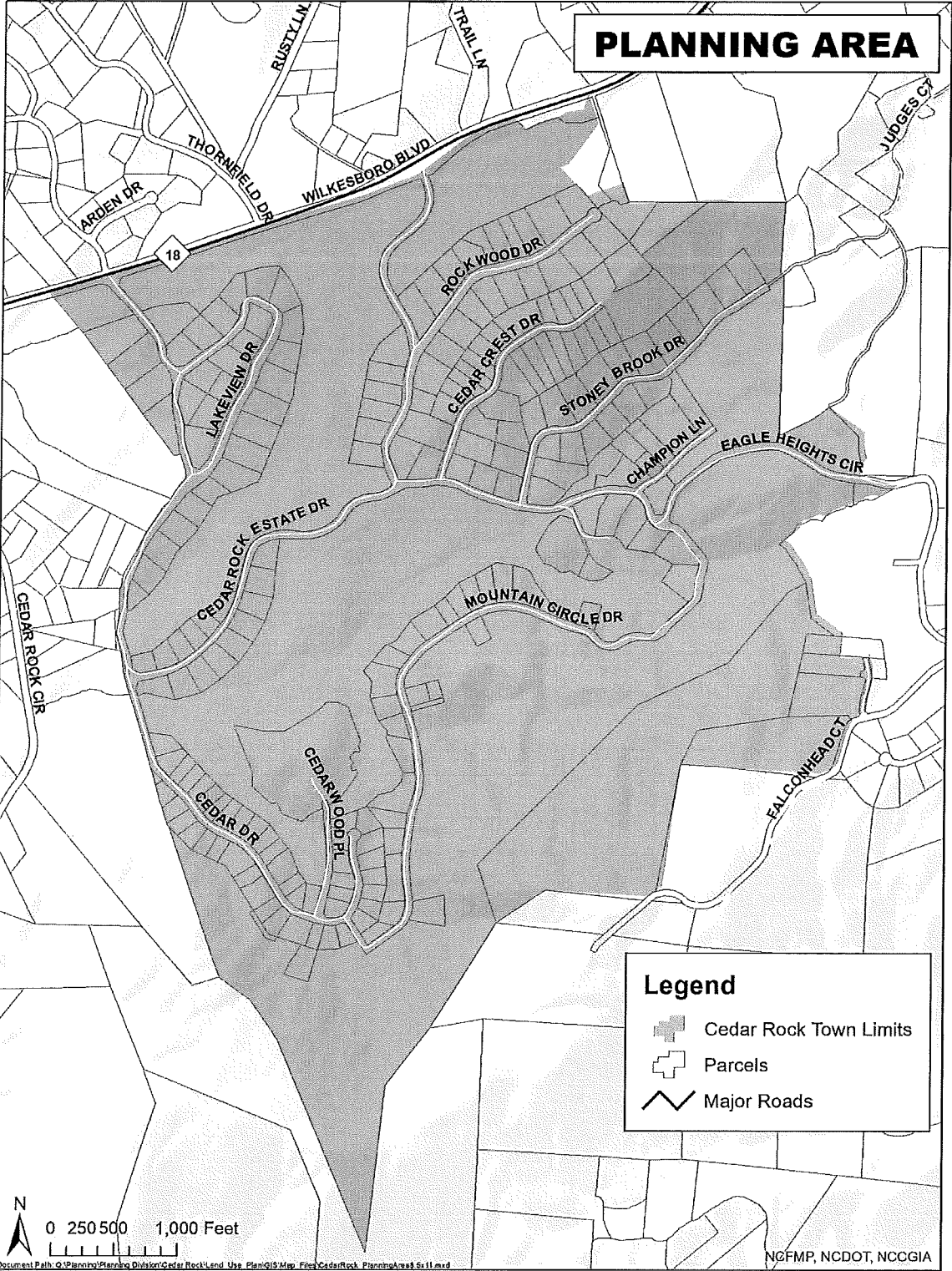
CHAPTER 1: SETTING & HISTORICAL BACKGROUND

The Village of Cedar Rock was established in 1997. The Village is nestled in the rolling hills of the Brushy Mountains and is the home of the Cedar Rock Country Club. The Village is located off Highway 18 (Wilkesboro Boulevard) between Lenoir and Wilkesboro and is within 30 minutes of Hickory and Blowing Rock and 90 minutes from Charlotte, Winston-Salem and Asheville.

Residents and guests enjoy recreational activities include backcountry hiking among the more than 200 acres of conservation area. The Cedar Rock Country Club golf course is a 7,153-yard course designed by Ellis Maples in 1965. Several tennis courts serve the members of Cedar Rock Country Club as well as an Olympic size pool with breathtaking views of the golf course, surrounding mountains, foliage and homes. Although the Country Club is entirely within the Village, it is a separate entity altogether from the Village governance and administration.



Map 1: Planning Area





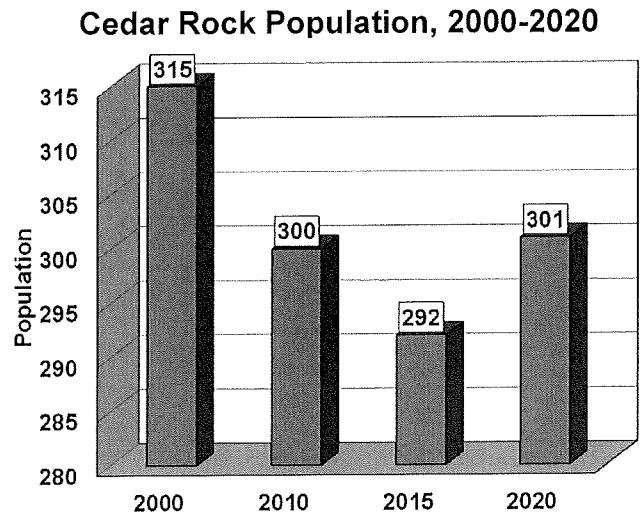
DEMOGRAPHICS

2

CHAPTER 2: DEMOGRAPHICS

Population

The 2000 Census count for Cedar Rock was 315 persons. Cedar Rock’s population fell to 300 in 2010, and equaled 301 residents as of the 2020 Census. The table below compares population changes between 2000 and 2020 for Cedar Rock, Caldwell County, the Hickory Metropolitan Statistical Area or MSA (Alexander, Burke, Caldwell and Catawba Counties), North Carolina and the United States. Cedar Rock lost 15 people between 2000 and 2010, a decrease of 4.8%. The percentage lost was in contrast to the population growth rate of Caldwell County (6.8%), the Hickory MSA (6.5%) the North Carolina (18.5%) or the US (9.7%) between 2000 and 2010. Results from the 2020 Census indicate little population change in Cedar Rock over the past decade. Since 2010, Caldwell County experienced a population loss of 2,377 people, a 2.9% decrease. From 2010 to 2020, the population of the Hickory MSA remained nearly unchanged. North Carolina’s population grew 9.5% between 2010 and 2020 to 10.4 million. The number of persons in the United States has increased 7.4% from 308.7 million in 2010 to 331.4 million in 2020.



Source: 2020-2020 Census, US Census Bureau. 2015 Population estimate provided by the NC Office of Budget and Management.

Population Comparison, 2000-2020							
Location	2000 Census	2010 Census	Change 2000-10	% Inc.	2020 Census	Change 2010-20	% Inc.
Cedar Rock	315	300	-15	-4.8	301	1	0.3
Caldwell County	77,708	83,029	5,321	6.8	80,652	-2,377	-2.9
Hickory MSA	341,851	365,497	23,646	6.5	365,276	-221	-0.1
NC	8,049,313	9,535,483	1,486,170	18.5	10,439,388	903,905	9.5
US	281,421,906	308,745,538	27,323,632	9.7	331,449,281	22,703,743	7.4

Sources: 2000-2020 Census, US Census Bureau.

As of 2020, Whites are the largest race group in Cedar Rock. Over 94% of the Village’s population is White. Between 2010 and 2020 the number of Whites decreased by 14 persons to 285. Two are more races are the Village’s largest minority group. The numbers of persons counted as two or races increased from 0 in the 2010 Census to 12 in the 2020 Census. The Village’s Hispanic population grew from 5 in 2010 to 8 in 2020.

Cedar Rock Population by Race/Ethnic Group, 2010-2020						
Race/Ethnic Group	2010 Census	% of Pop.	2020 Census	% of Pop.	Change 2010 to 2020	% Change 2010 to 2020
White	299	99.7	285	94.7	-14	-4.7
African American	0	0.0	0	0.0	0	N/A
American Indian	0	0.0	0	0.0	0	N/A
Asian American	0	0.0	1	0.3	1	N/A
Two or More Races	0	0.0	12	4.0	12	N/A
Some Other Race	1	0.3	3	1.0	2	200.0
Hispanic (Any Race)	5	1.7	8	2.7	3	60.0
White, (Not Hispanic)	294	98.0	284	94.4	-10	-3.4

Source: 2010 and 2020 Census, US Census Bureau.

Age group population data for Cedar Rock from the 2010 and 2020 Census is displayed in the table below. Currently, the only age data available from the 2020 Census is the population for the under age 18 and age 18 and over groups. Results from the Census Bureau indicate little population change in the under age 18 and 18 and over age groups since 2010.

Cedar Rock Population by Age Group, 2010-2020				
Age Group	2010 Census	2020 Census	Change 2010 to 2020	% Change 2010 to 2020
Under Age 18	39	40	1	2.6
Age 18 and Over	261	261	0	0.0
Total Population	300	301	1	0.3

Source: 2010 and 2020 Census, US Census Bureau.

Between 2000 and 2010, the median age in Cedar Rock rose by 7.9 years to 57.8. Cedar Rock's median age has decreased 4.2% since 2010 to 55.4 years. The Village's median age is currently much higher than Caldwell County's, the Hickory MSA's, North Carolina's and the United States' median age.

Median Age, 2000 to the 2015-2019 ACS					
Location	2000	2010	% Change	2019*	% Change
Cedar Rock	49.9	57.8	15.8	55.4	-4.2
Caldwell County	37.5	41.3	10.1	45.5	10.2
Hickory MSA	36.7	40.5	10.4	43.3	6.9
NC	35.3	37.4	5.9	39.1	4.5
US	35.3	37.2	5.4	38.5	3.5

Source: 2000, 2010 Census and 2015-2019 and 2019 American Community Survey (ACS), US Census Bureau. Cedar Rock median age is from the 2015-2019 ACS, while Caldwell County, Hickory MSA, NC and US median age data is from the 2019. Median age data is currently not available from the 2020 Census.

Age group projections are not available for Cedar Rock. The NC Office of State Management and Budget, however, has generated age group projections for Caldwell County. The population of the 65 to 74, 75 to 84 and 85 years and over age cohorts will continue to grow over the next

20 years as the “baby boomers” grow older. The loss of 25- to 44-year-olds in the County from 2000 to 2010 will lead to population declines in the age 55 to 59 and age 60 to 64 groups through 2041. The population of the age 20 to 24 cohorts is anticipated to decrease by more than 13% between 2021 and 2041.

Caldwell County Population by Age Group, 2021-2041				
Age Group	2021 Estimate	2041 Projection	Change 2021-41	% Change 2021-41
Under 5 Years	4,076	4,361	285	7.0%
5 to 9 Years	4,157	4,682	525	12.6%
10 to 14 Years	4,791	5,187	396	8.3%
15 to 19 Years	5,224	5,373	149	2.9%
20 to 24 Years	5,684	4,930	-754	-13.3%
25 to 34 Years	10,362	10,178	-184	-1.8%
35 to 44 Years	8,914	12,171	3,257	36.5%
45 to 54 Years	11,773	12,112	339	2.9%
55 to 59 Years	6,268	5,085	-1,183	-18.9%
60 to 64 Years	5,942	5,388	-554	-9.3%
65 to 74 Years	10,130	11,572	1,442	14.2%
75 to 84 Years	5,465	8,398	2,933	53.7%
85 Years and Over	1,726	3,181	1,455	84.3%
Total	84,512	92,618	8,106	9.6%

Source: NC Office of Management and Budget, 2022.

Household Income

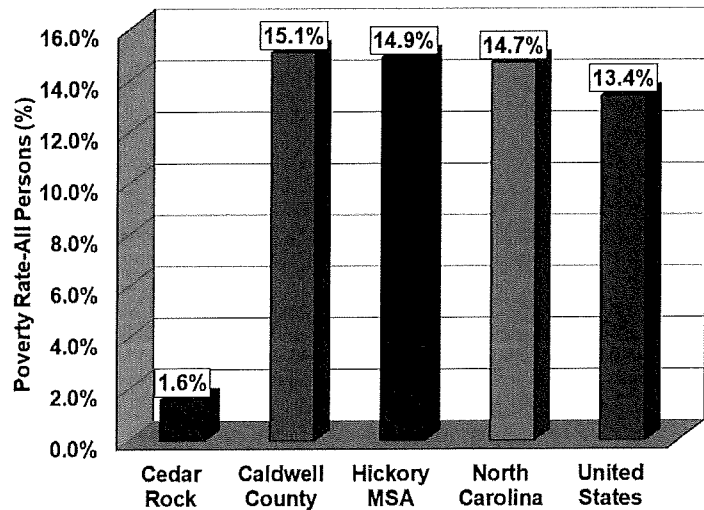
Cedar Rock household income data from the 2015-2019 American Community Survey (ACS) is revealed in the table below. Cedar Rock has experienced an 5.7% decrease in median household income from \$112,656 in 2010-2014 to \$106,250 in 2015-2019. Cedar Rock’s 2015-2019 median household income is \$61,739 more than the Caldwell County median, \$58,136 more than the Hickory MSA median, and is \$51,640 more than the State median. About 5% of Cedar Rock’s households in 2015-2019 earn less than \$25,000 a year, while 22.1% of households earn between \$25,000 and \$50,000 per year. Another 10.1% of households had incomes from \$50,000 to \$100,000 per year. About 63% of Cedar Rock’s households make more than \$100,000 per year.

Cedar Rock Income Statistics, 2015-2019 ACS		
Households	2015-2019 ACS	% of Households
Total Households	109	100.0
Households Earning Less than \$25,000	5	4.6
Households Earning between \$25,000 and \$50,000	24	22.1
Households Earning between \$50,000 and \$100,000	11	10.1
Households Earning more than \$100,000	69	63.3
Median Household Income	\$106,250	

Source: 2015-2019 American Community Survey, US Census Bureau.

According to the Census website, the Bureau “uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family’s total income is less than family’s threshold, then that family and every individual in it is considered in poverty.” Results from the 2015-2019 American Community Survey for Cedar Rock show that only 1.6% of the population were at or below the poverty level. The Village’s poverty rate was much lower than the Caldwell County, the Hickory MSA, North Carolina or the United States 2015-2019 poverty rate.

Poverty Rate Comparison, 2014-2018



Source: 2015-2019 American Community Survey (ACS), US Census Bureau.

Employment

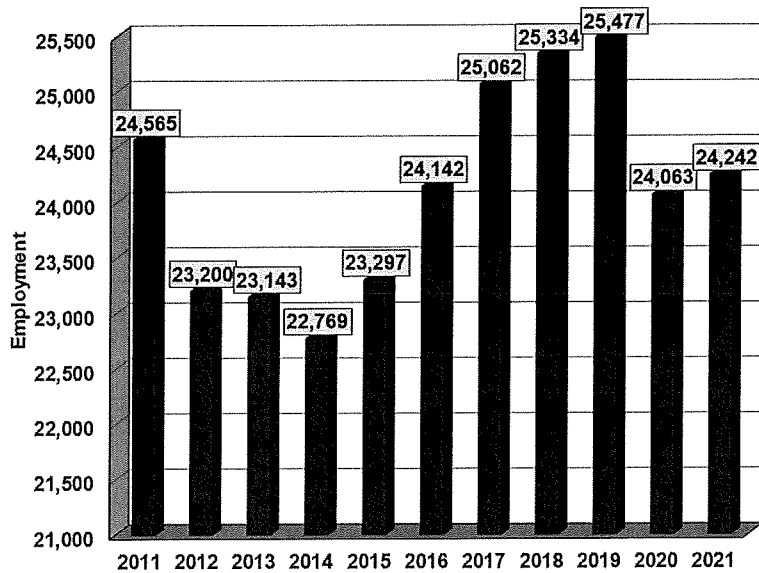
Employment by industry of Cedar Rock residents from the 2015-2019 American Community Survey is shown in the table below. About 28.8% of total employment in 2015-2019 was in the finance, insurance and real estate industry. Another 16.0% of employed persons worked in the education and health care industry. About 14.4% of Cedar Rock workers were in the manufacturing industry.

Cedar Rock Employment by Industry, 2015-2019 ACS		
Industry	2015-2019 ACS	% of Employed Population
Employed Population	125	100.0
Agriculture	0	0.0
Construction	2	1.6
Manufacturing	18	14.4
Wholesale Trade	0	0.0
Retail Trade	12	9.6
Transportation/Warehousing/Utilities	5	4.0
Information	1	0.8
Finance/Insurance/ Real Estate	36	28.8
Professional Services	16	12.8
Education and Health Care	20	16.0
Arts/Entertainment/Recreation	4	3.2
Other Services	3	2.4
Public Administration	8	6.4

Source: 2015-2019 American Community Survey, US Census Bureau.

Between second quarter 2011 and second quarter 2014, Caldwell County employment declined from 24,565 to 22,769. The economic recovery led to a 2,708-employment increase in Caldwell County between second quarter 2014 (23,157) and second quarter 2019 (25,447). Caldwell County lost nearly 1,400 jobs between second quarter 2019 and second quarter 2020. An employment recovery of less than 200 jobs occurred from second quarter 2020 through second quarter 2021.

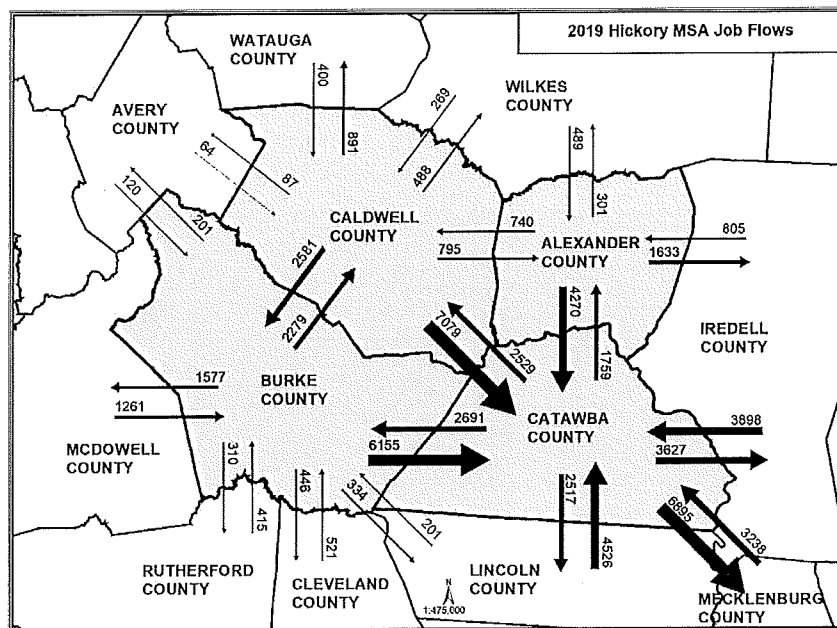
Caldwell County Employment, Second Qtr. 2011-



Source: NC Labor and Economic Analysis Division, 2022.

Over the past decade, the biggest employment losses in Caldwell County have occurred in warehousing and storage (246) and health and personal care stores (73). The largest employment gains occurred in plastics and rubber products manufacturing (628), and specialty trade contractors (210).

Data from the 2015-2019 American Community Survey indicate that 89.5% of working Cedar Rock residents drive to work, while 5.6% worked from home. The mean travel time for work is just 17.9 minutes, indicating that many Cedar Rock works are likely commuting to Lenoir for employment. Many Caldwell County workers, in turn, commute to Catawba or Burke Counties.

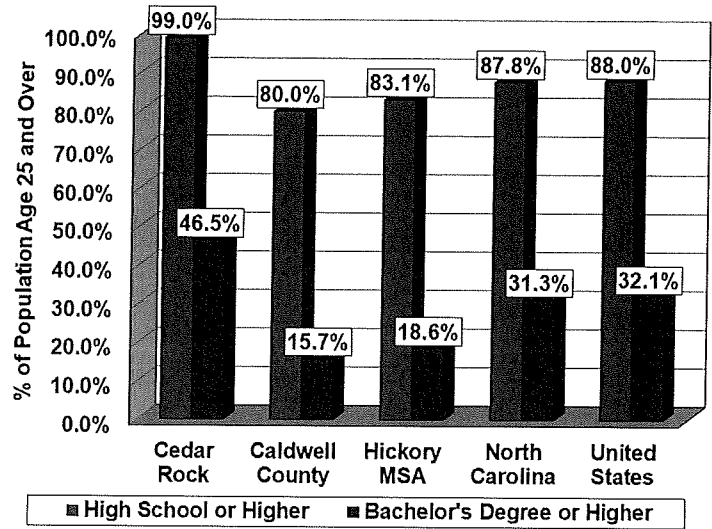


Source: On the Map Application, US Census Bureau.

Educational Attainment

Data from the 2015-2019 American Community Survey indicates that 99.0% of Cedar Rock’s population age 25 and older has an educational attainment level of high school (or equivalent) or higher, with 46.5% having a bachelor’s degree or higher. Cedar Rock has a much higher high school or higher and bachelor’s degree or higher (over age 25) educational attainment rate than Caldwell County, the Hickory MSA, North Carolina and the United States.

Educational Attainment, 2015-2019 ACS

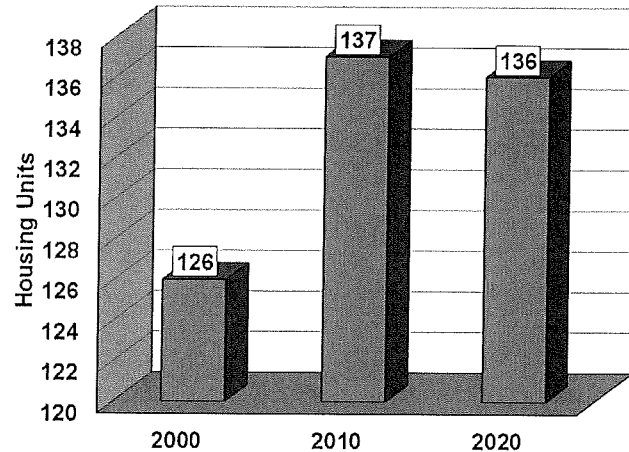


Source: 2015-2019 American Community Survey, US Census Bureau.

Housing

The number of housing units in Cedar Rock increased from 126 in 2000 to 136 in 2020. Of the 136 housing units in Cedar Rock, 131 (96.3%) were occupied, while 5 (3.7%) were vacant. Census results for Cedar Rock show a gain of 10 homes between 2000 and 2010, with a net loss of one housing unit from 2010 to 2020. Cedar Rock’s 7.9% percentage housing growth between 2000 and 2010 was lower than Caldwell County, Hickory MSA, North Carolina and the United States. Cedar Rock’s housing change rate between 2010 and 2020 (-0.3%) was higher than Caldwell County housing change rate (-1.9%), but was lower than the Hickory MSA, North Carolina and United States housing change rate.

Cedar Rock Housing Units, 2000-



Source: 2000-2020 Census, US Census Bureau.

Change in Total Housing Units, 2000-2020							
Location	Census 2000	Census 2010	Change 2000-2010	% Inc.	Census 2020	Change 2010-2020	% Inc.
Cedar Rock	126	136	10	7.9	135	-1	-0.7
Caldwell County	33,430	37,659	4,229	12.7	36,931	-728	-1.9
Hickory MSA	144,874	162,613	17,739	12.2	163,160	547	0.3
NC	3,523,944	4,327,528	803,584	22.8	4,708,710	381,182	8.8
US	115,904,641	131,704,730	15,800,089	13.6	140,489,736	8,785,006	6.7

Source: 2000-2020 Census, US Census Bureau.

The percentage of renter-occupied units in Cedar Rock has slightly decreased between the 2000 Census (3.3%) and the 2015-2019 American Community Survey (1.8%). As of 2015-2019, Cedar Rock had a much lower percentage of renter-occupied housing than Caldwell County, Hickory MSA, North Carolina or the United States.

Percent Renter-Occupied Units, Census 1990 to the 2015-2019 American Community Survey (ACS)				
Location	1990 Census	2000 Census	2010 Census	2015-2019 ACS
Cedar Rock	N/A	3.3	2.3	1.8
Caldwell County	25.2	25.1	26.1	27.5
Hickory MSA	25.3	25.7	26.6	28.2
NC	28.6	27.2	33.3	34.8
US	35.8	33.8	34.9	36.0

Source: 1990-2010 Census and 2015-2019 ACS. US Census Bureau.

A significant increase in the median value of owner-occupied housing units in Cedar Rock occurred between the 2000 Census and the 2006-2010 American Community Survey (ACS) (24.0%). Median housing value fell slightly (-2.1%) to \$323,900 between the 2006-2010 ACS and the 2015-2019 ACS. Median home values gained 10.5% and 11.0% in Caldwell County and the Hickory MSA respectively from 2006-2010 to 2015-2019. The 2015-2019 ACS Cedar Rock median owner-occupied housing value was much higher than the Caldwell County, Hickory MSA, North Carolina and United States median owner-occupied housing value.

Median Value of Owner-Occupied Units, 2000 Census to 2015-2019 American Community Survey (ACS)					
Location	2000	2006-2010 ACS	% Change	2015-2019 ACS	% Change
Cedar Rock	\$266,700	\$330,600	24.0	\$323,900	-2.1
Caldwell County	\$86,700	\$106,900	23.3	\$118,100	10.5
Hickory MSA	\$93,500	\$118,600	26.8	\$131,600	11.0
NC	\$108,300	\$149,100	37.7	\$172,500	15.7
US	\$119,600	\$188,400	57.5	\$217,500	15.4

Source: 2000 Census, 2008-2012 and 2015-2019 ACS, US Census Bureau.



LAND USE &
GROWTH
MANAGEMENT

3

CHAPTER 3: LAND USE & GROWTH MANAGEMENT

Land Use and Growth Management

The core component of the Cedar Rock Land Use is the current use of land. The availability of land suitable for future development or redevelopment, and Cedar Rock land use regulations all coalesce to determine land uses per zoning designation. The Village's responsibility is to ensure that the land is developed in the most effective and appropriate way in order to promote the health, welfare and public interest of Cedar Rock residents and stakeholders. A certain degree of accountability is also placed on the Village to make sure that the physical environment is developed in a way that is not detrimental to the natural environment.

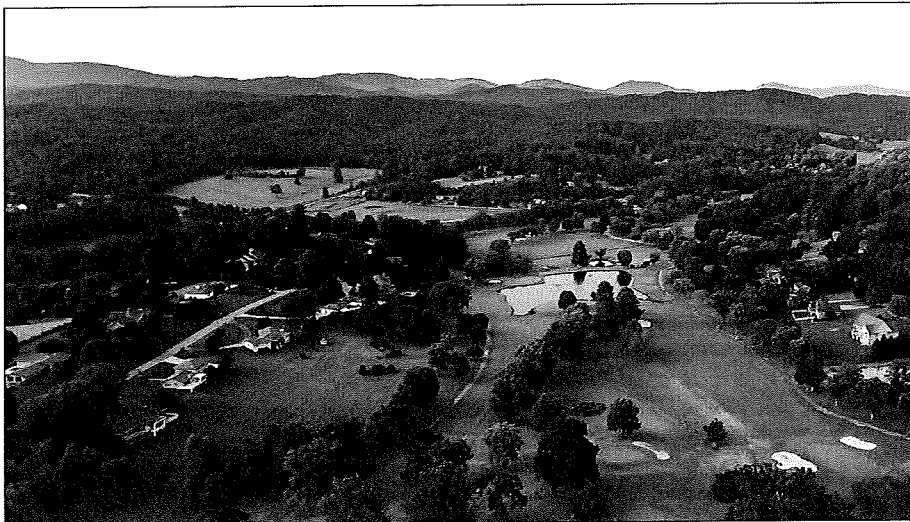
Zoning Districts

The Cedar Rock Village planning jurisdiction consists of approximately 675 acres. Land use in Cedar Rock is predominately residential, accounting for approximately 74 percent of the areas zoning jurisdiction. The remaining 26 percent of the areas jurisdiction is zoned for Country Club, recreational opportunity.

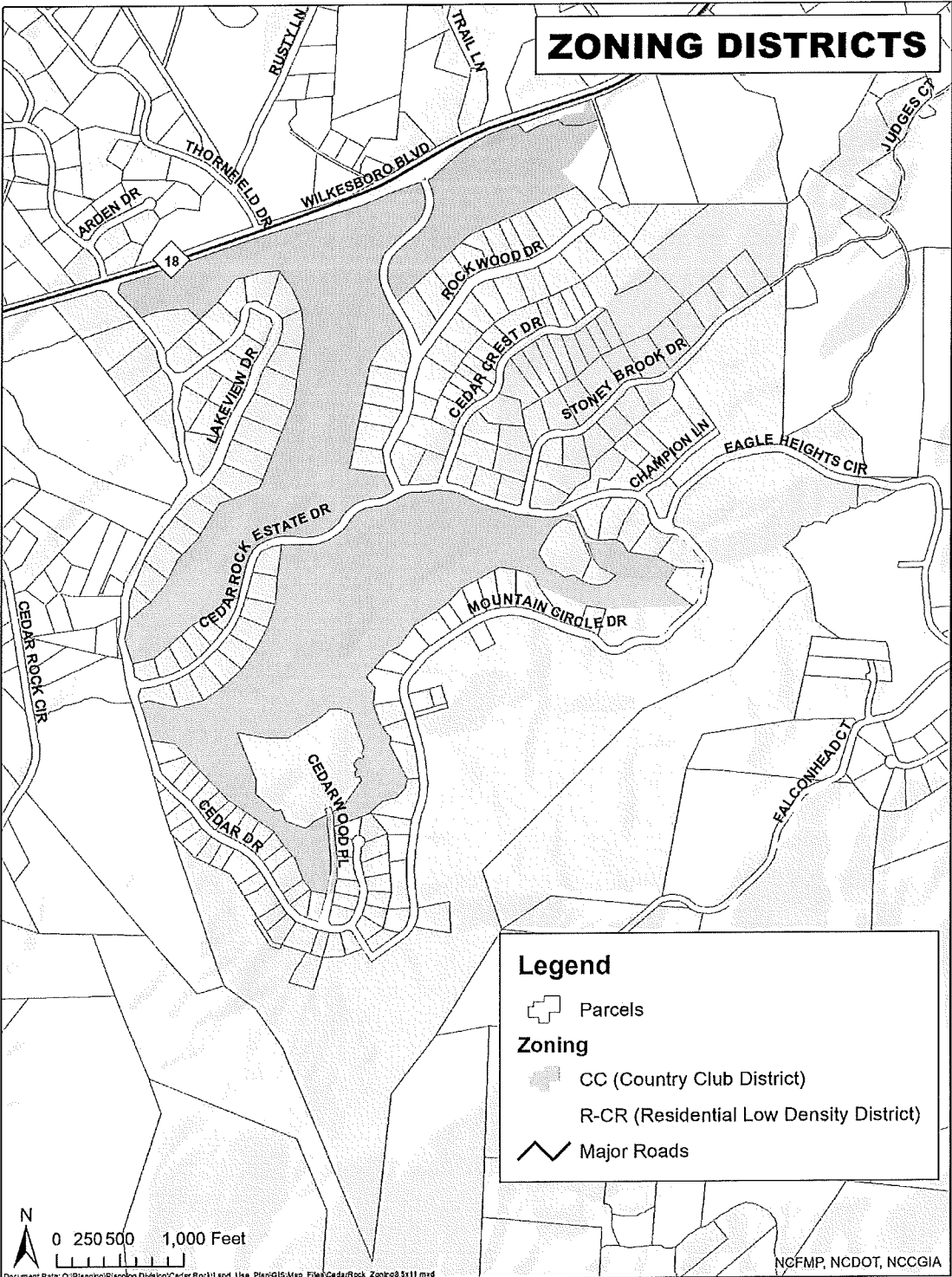
TABLE 1: Cedar Rock Zoning

Land Use	Number of Parcels	Total Area (in Acres)	% Total Area (in Acres)	Min Parcel Size (in Acres)	Max Parcel Size (in Acres)	Average Parcel Size (in Acres)
CC (Country Club District)	1	173.64	0.26	173.64	173.64	173.64
R-CR (Residential Low Density District)	225	501.85	0.74	0.11	151.34	2.19
Total	226	675.49				

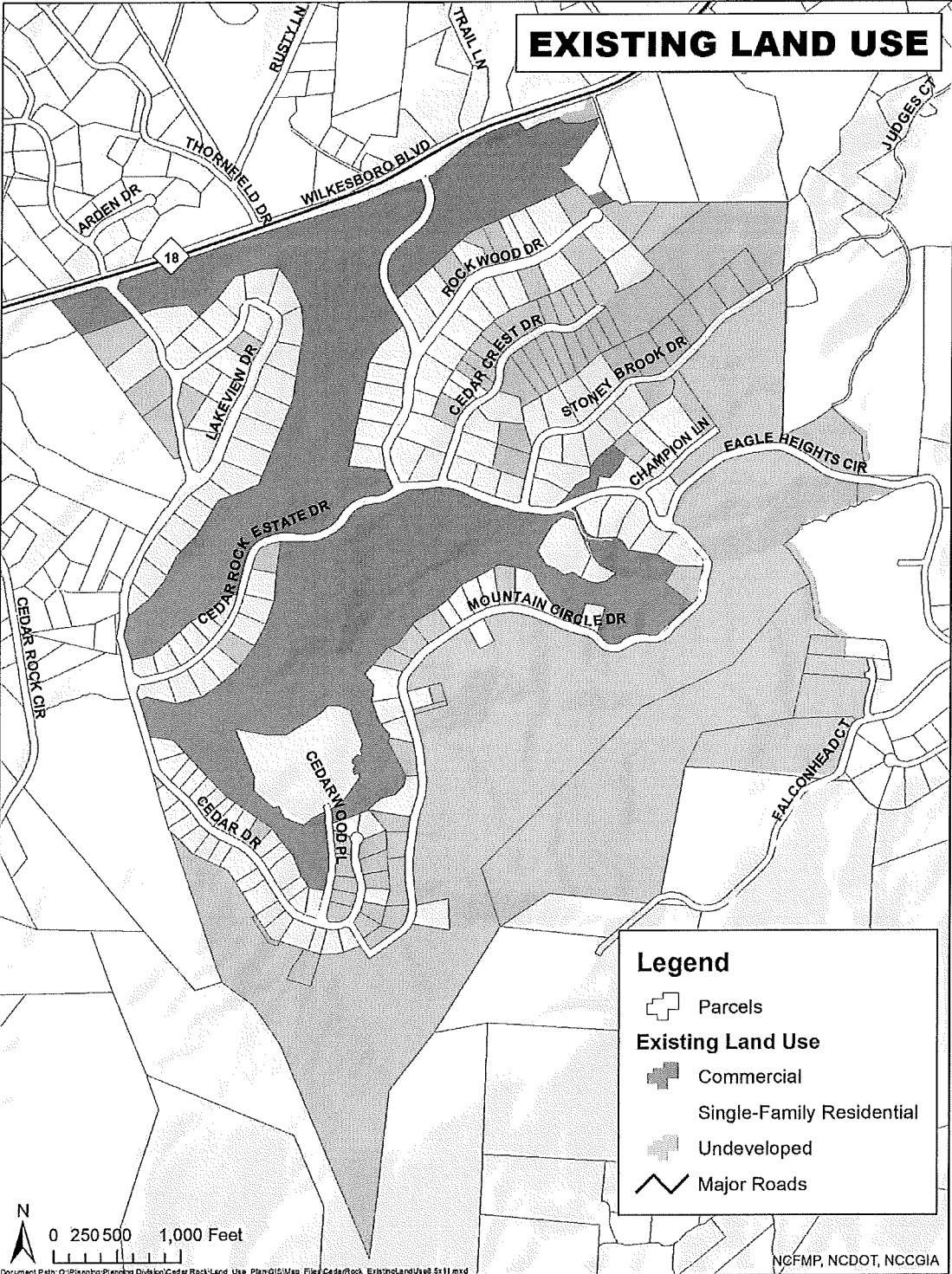
Most of the residential land parcels in Cedar Rock are greater than 1 acre.



Map 2: Cedar Rock Existing Zoning



Map 3: Cedar Rock Existing Land Use



Existing Land Use

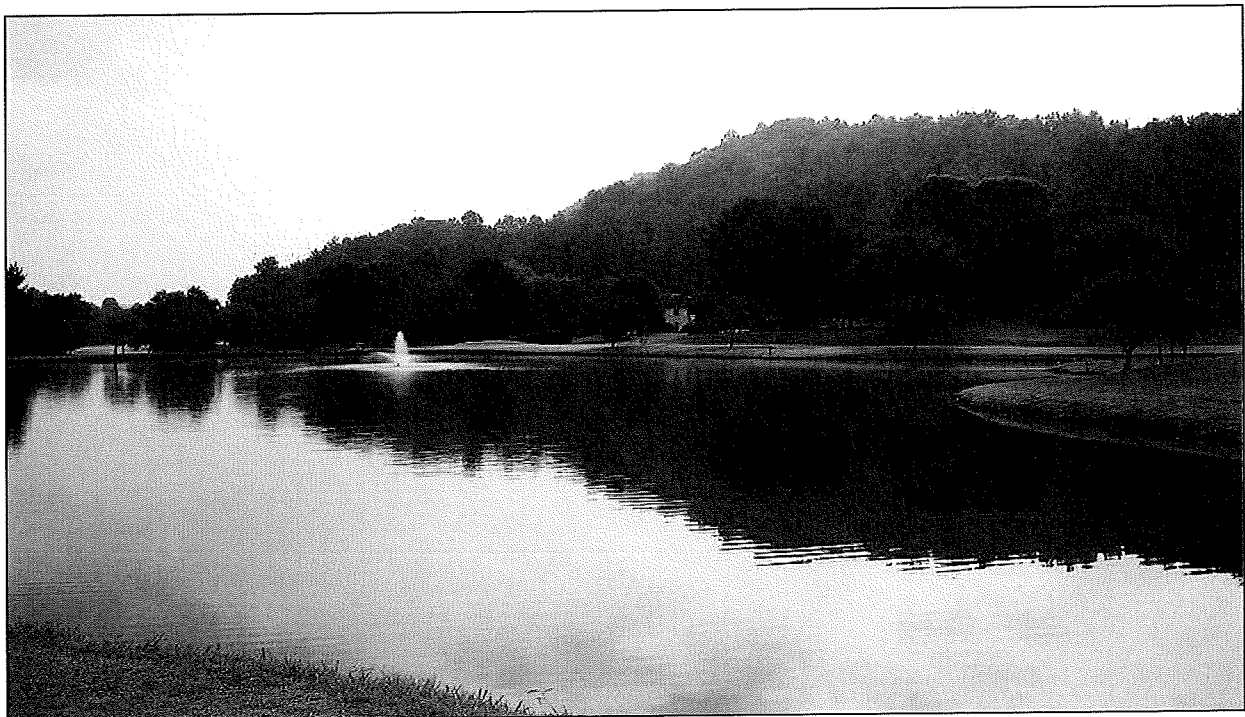
Cedar Rock has a mixture of land uses ranging from conservation to residential to recreational. A land use survey of all properties in Cedar Rock was completed in 2022. Land uses were categorized according to the following primary uses:

- **Residential:** Any parcel containing a residence as its primary use.
- **Open Space/Park:** Any parcel designated for recreation or deemed open space.
- **Undeveloped:** Any parcel not in use or containing preserved lands.

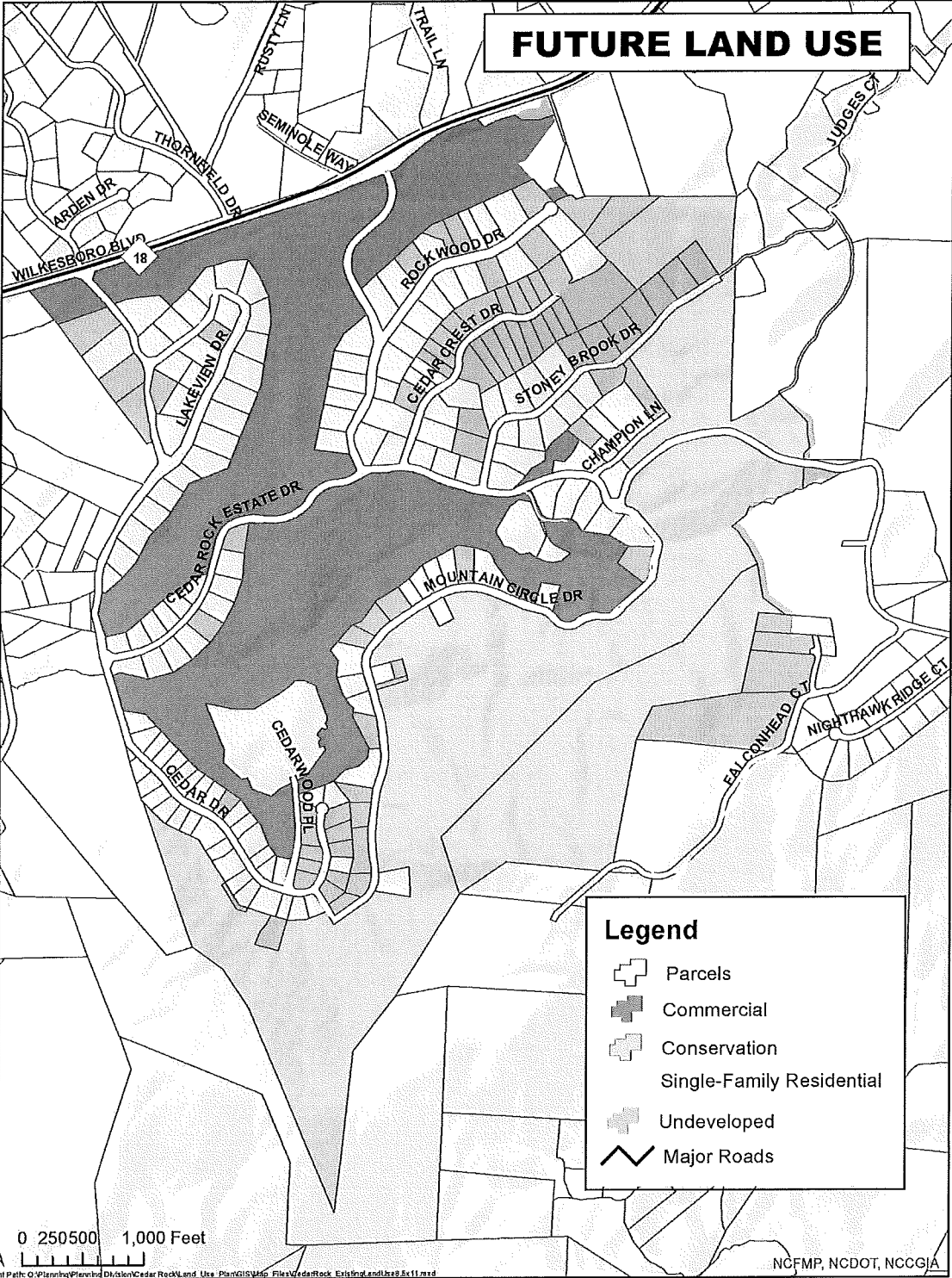
Table 2 summarizes these land uses by acreage and number of parcels. These land use patterns are readily apparent on “Map 3: Existing Land Use.”

TABLE 2: Existing Land Use

Land Use	Number of Parcels	Total Area (in Acres)	% Total Area (in Acres)	Min	Max	Average
Commercial	1	181.88	0.27	181.88	181.88	181.88
Single Family-Residential	144	160.29	0.24	0.43	13.23	1.11
Undeveloped	81	333.32	0.49	0.11	151.34	4.03
Total	226	675.49				



Map 4: Future Land Use



Future Land Use & Growth

An analysis of land availability, current land use activities, forecasted population changes, and residential development patterns reveals areas within the Cedar Rock planning jurisdiction that are a majority built-out. Members of the Land Use Plan Steering Committee were asked to help determine what types of future development would be appropriate for Cedar Rock, where that development should take place, and what it should look like.

Future Land Use Map

The Future Land Use Map, shown as Map 4, was developed to show Cedar Rock's vision. The Planning Board and Village Council rely on the Future Land Use Map to guide policy making related to zoning, watershed regulations, and infrastructure needs. Land use will change over time.

Land Use and Growth Management Recommendations

- 1. Retain the village feel of Cedar Rock by encouraging thoughtful, small-scale residential development.**
 - a. Undertake an inventory of vacant residential lots in the Village and determine whether they are buildable.
 - b. Encourage infill housing development on vacant or underutilized lots to fill out the Village.
 - c. Enforce the Village Zoning Code to ensure compliance with Village housing standards and planning standards.

- 2. Carefully consider new annexation possibilities to the Village to increase local control of surrounding area and bring in new residents and buildable space.**
 - a. Undertake cost and benefit analyses for any potential annexation of land to the Village.
 - b. Require new annexed land to be connected to the internal street network of the Village.
 - c. Require new annexed land to provide, at minimum, non-public emergency access routes, if warranted.
 - d. Require any new major subdivisions in annexed areas to be governed by a homeowner's association responsible for maintenance of public space and roads until engineered approved and accepted by the Village.

3. Collaborate with the commercial property on events and projects.

- a. Bolster the partnership between the Country Club and Cedar Rock by soliciting opportunities for collaboration on occasional public Village events like tournaments or festivals.
- b. Consider public-private partnership opportunities for construction, agreements, and maintenance of new recreation infrastructure, such as walking trails, play equipment, and other projects.

4. Establish new residential land uses in key areas to allow “aging in place” and to draw new residents.

- a. Permit small or accessory units on certain lots to allow older residents to “downsize” to living spaces that are more manageable.
- b. Permit condominium units in designated areas, most likely property annexation into the Village, to provide living space for smaller families, retirees and younger residents in the Village.

5. Establish a zoning district for the conservation land that resides in the Village of Cedar Rock.

- a. The Village should go through the legal process to establish the conservation property as a zoning district.
- b. Criteria should be listed in the zoning district that mimics the conservation restrictions to provide clarity to readers.



TRANSPORTATION

4

CHAPTER 4: TRANSPORTATION

Transportation and connectivity for all modes of transportation are ideal. The citizens of Cedar Rock have voiced a strong preference for maintaining the community-oriented atmosphere while designing a street network that is efficient, offers a range of route options for emergency access, and promotes pedestrian and bicycle options. This chapter analyzes the goals and future vision of the Cedar Rock transportation network.

Transportation/Street Design Policies

Transportation policies help guide improvements made to existing roadways and set standards for new transportation projects. Policies require streets to be planned, designed, operated, and maintained to enable safe, convenient and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation. These improvements will be planned in conjunction with new development and redevelopment.

State and Regional Policies

Policy	Policy Description
Greenway Accommodations	In 2015, NCDOT approved guidelines for the accommodation of future greenways under bridges. The guidelines include a decision-making approach and cost-sharing recommendations.
Complete Streets	This policy requires planners and designers to include other modes of transportation, including bicycle and pedestrian, in all transportation projects in municipal areas under certain circumstances.
Bicycle Policy	This policy details guidelines for the planning, design, construction, maintenance and operation of bicycle facilities and accommodations.
Pedestrian Policy Guidelines	These policies allow NCDOT to work with local governments to add sidewalks in coordination with highway improvement projects. State funds are available on a sliding scale to match funds provided by the local government, which will be responsible for maintaining the sidewalk.
Administrative Action to Include Greenway Plans	In 1994, the NCDOT adopted administrative guidelines to consider greenways and greenway crossings during the highway planning process. This policy was incorporated so that critical corridors, which have been adopted by localities for future greenways, will not be severed by highway construction.
Bridge Policy	NCDOT's Bridge Policy establishes design elements for new and reconstructed bridges on the state road system. It includes requirements for sidewalks and bicycle facilities on bridges, including minimum handrail heights and sidewalk widths.

Source: NCDOT Laws & Policies

Existing Metropolitan Transportation Organization Plans

The Greater Hickory Metropolitan Planning Organization (GHMPO) is the federally designated transportation planning agency for Alexander, Burke, Caldwell, and Catawba counties. GHMPO is responsible for the allocation of federal transportation funds and ensuring funds are spent in accordance with federal policy.

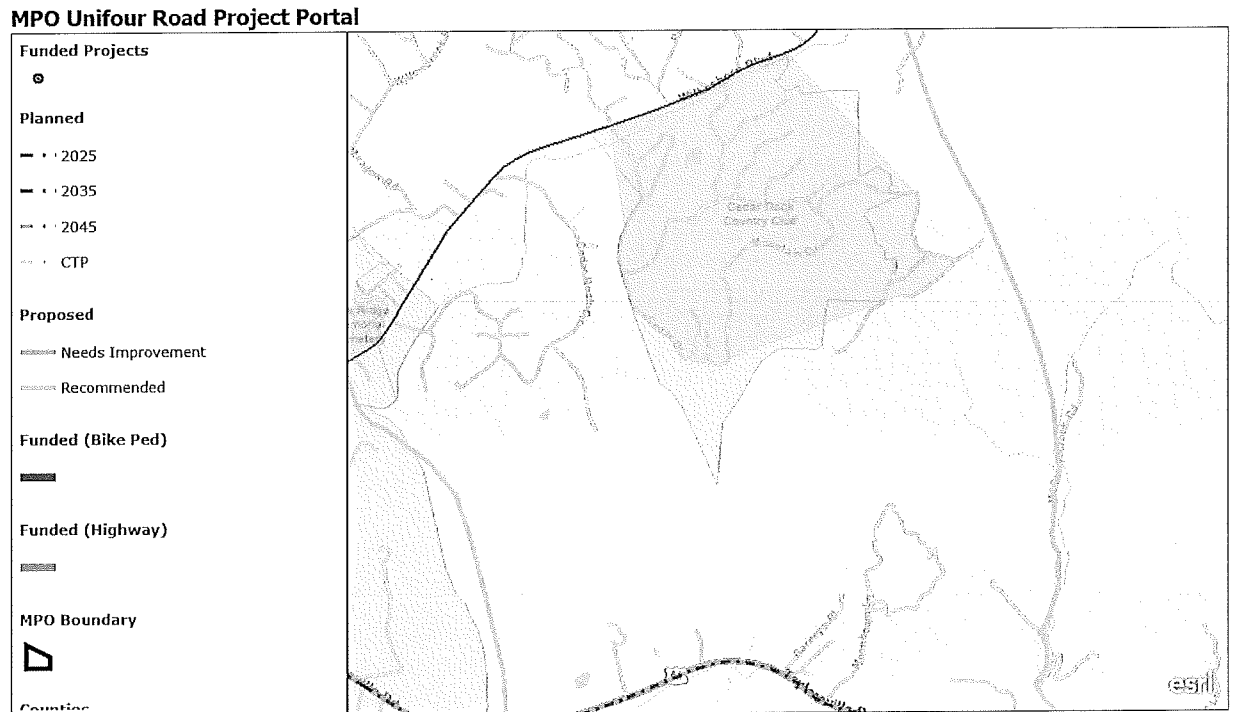
Metropolitan Planning Organizations (MPO) are part of a federal process to conduct local transportation planning in urbanized areas. The federal government requires urbanized areas to establish a planning process that is Comprehensive, Continuing, and Cooperative (the three Cs of transportation planning). The MPO process is required in urbanized areas over 50,000 in population in order to receive federal funding for transportation.

The MPO process is a partnership between local and state government to make decisions about transportation planning in urbanized areas and to meet planning requirements established by federal authorizing legislation for transportation funding.

The Greater Hickory Metropolitan Planning Organization serves the transportation needs for all 28 local governments in Alexander, Burke, Caldwell and Catawba Counties.

There are no current projects with funding proposed through the 2045 Metropolitan Transportation Plan that directly involve the Village of Cedar Rock. The closest projects that may indirectly affect the Village are recommendations for modernization on Helton Farm Road and Medusa Drive. These recommendations are not yet funded or designed.

Map 5: MPO Future Transportation Projects



This map is meant to show the various, planned, proposed and funded projects in the four county area.

Sidewalks and Other Pedestrian Facilities

Cedar Rock's sidewalk network is sparse. Streets should reflect and support a pedestrian-scaled environment that encourages walking, while also supporting other modes of transportation. The resulting street network will have a direct impact on the community's quality of life. Residential areas would benefit from additional sidewalks, creating a more walkable community. It is recommended that in the future the Village consider accessibility and assess the need for sidewalks accordingly upon updating the internal street network.

Many residents responded in the public information session and through the online survey that they wished the Village provided recreational walking trails or sidewalks for residents.

Bicycle Facilities

The Village quiet nature makes it an ideal location for recreational cycling, either through the use of mixed use trails, bike lanes, or even simpler, low-cost design modifications to make cycling on existing roads safer, such as vegetation is trimmed to ensuring sight lines are clear and placing signage in the Village clearly stating the cyclists have the ability to ride on the roadways.

Golf Carts and other Small Personal Vehicles

More than 50 percent of respondents to the survey indicated they traveled around the Village using a golf cart or similar vehicle. Such vehicles are allowed on public roads in North Carolina under certain circumstances. The Village should codify the "rules of the road" for using such vehicles in the Village and specify and local requirements for their operation. The street network and any additional trail or mixed-use transportation improvements should also consider how golf carts may be incorporated into its usage.

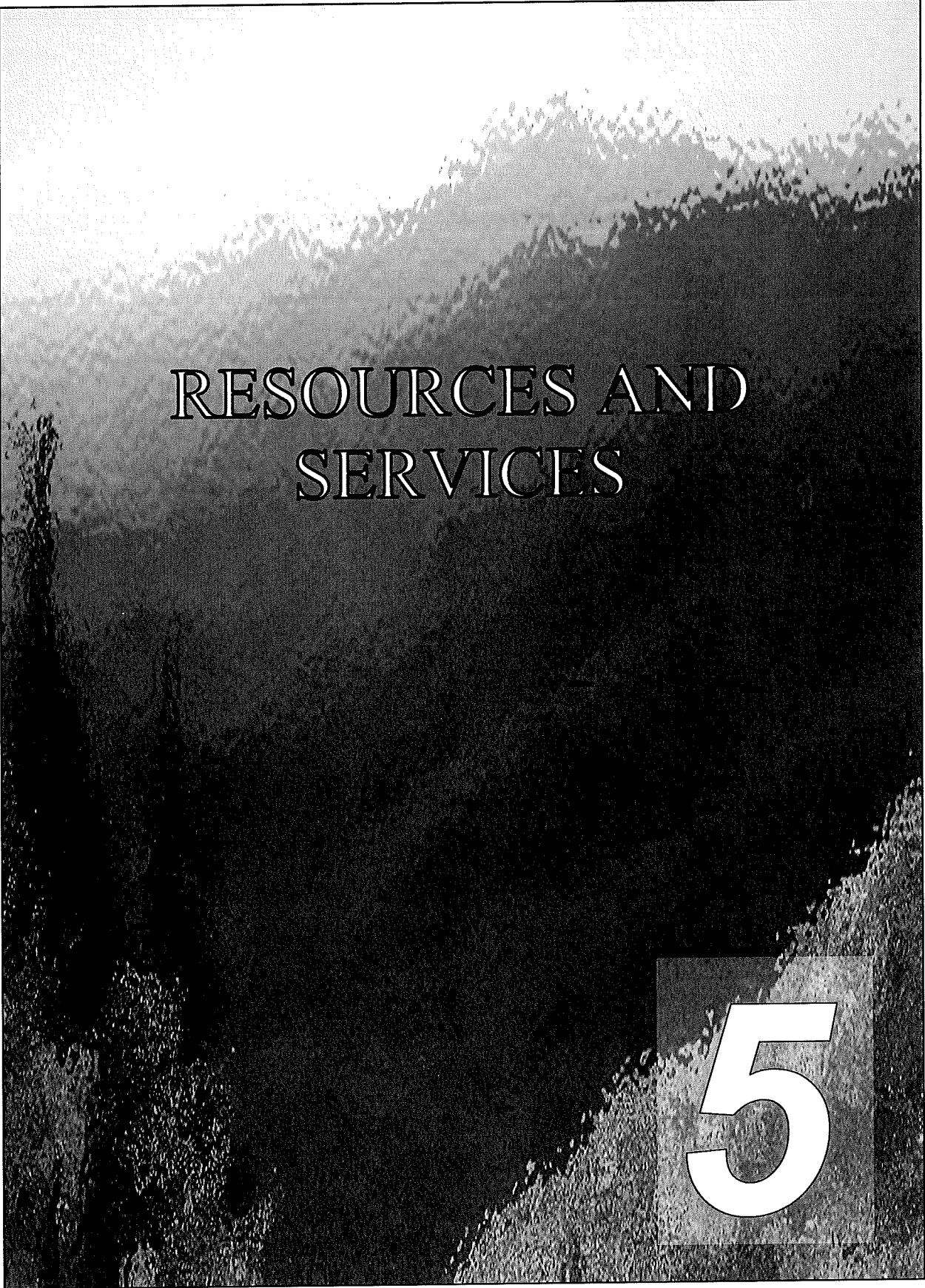
Transit Service Options

Public transportation is a lifeline for many citizens in the Western Piedmont region. Transit services connect people to jobs, schools, grocery stores, medical care, recreational areas, and family.

The Western Piedmont Regional Transit Authority (WPRTA) serves the Greater Hickory MPO planning area, currently operating as Greenway Public Transportation. There is currently no service in proximity to the Village of Cedar Rock. The closest is on-call service located in Lenoir.

Transportation Recommendations

- 1. Require adequate transportation access to all new and redevelopments in order to provide orderly and efficient traffic flow and maintain current minimum design standards.**
 - a. Proactive enforcement of subdivision regulations to ensure installation of infrastructure as development occurs.
 - b. Work with NCDOT to insure that there is proper ingress and egress (i.e. driveway permits) for any new development.
- 2. Formalize rules and regulations for use of golf carts and other small vehicles in the Village.**
 - a. Codify procedures for parking, speed, and rules-of-the-road within the Village limits.
- 3. Consider design changes and interventions to prevent speeding and dangerous driving on problem roads.**
 - a. Identify areas where speed tables may be installed, particularly in areas where there is a heavy pedestrian population, such as at nodes along the golf course.
 - b. Consider roadway design changes to encourage slower driving, such as tree plantings close to the curb and curve radius reductions on turns, where warranted.
- 4. Create trails, sidewalks, or paths for residents of the Village to walk and bike recreationally.**
 - a. Explore the possibility of creating low-impact hiking trails in Village-owned conservation land.
 - b. Estimate cost of sidewalk provision along a dedicated area of Village-owned right-of-way.
 - c. Consider alternative construction methods for pathway construction, such as asphalt instead of concrete, to lower cost.
 - d. Identify possible easement routes for pedestrian walkways as an alternative to construction along the right-of-way. Work in conjunction with the Country Club and residence to obtain easements for sidewalk solutions.
 - e. Consider low-cost improvements to improve safety of cycling within Cedar Rock, such as “share the road” signage and maintenance of sight lines at danger areas.



RESOURCES AND SERVICES

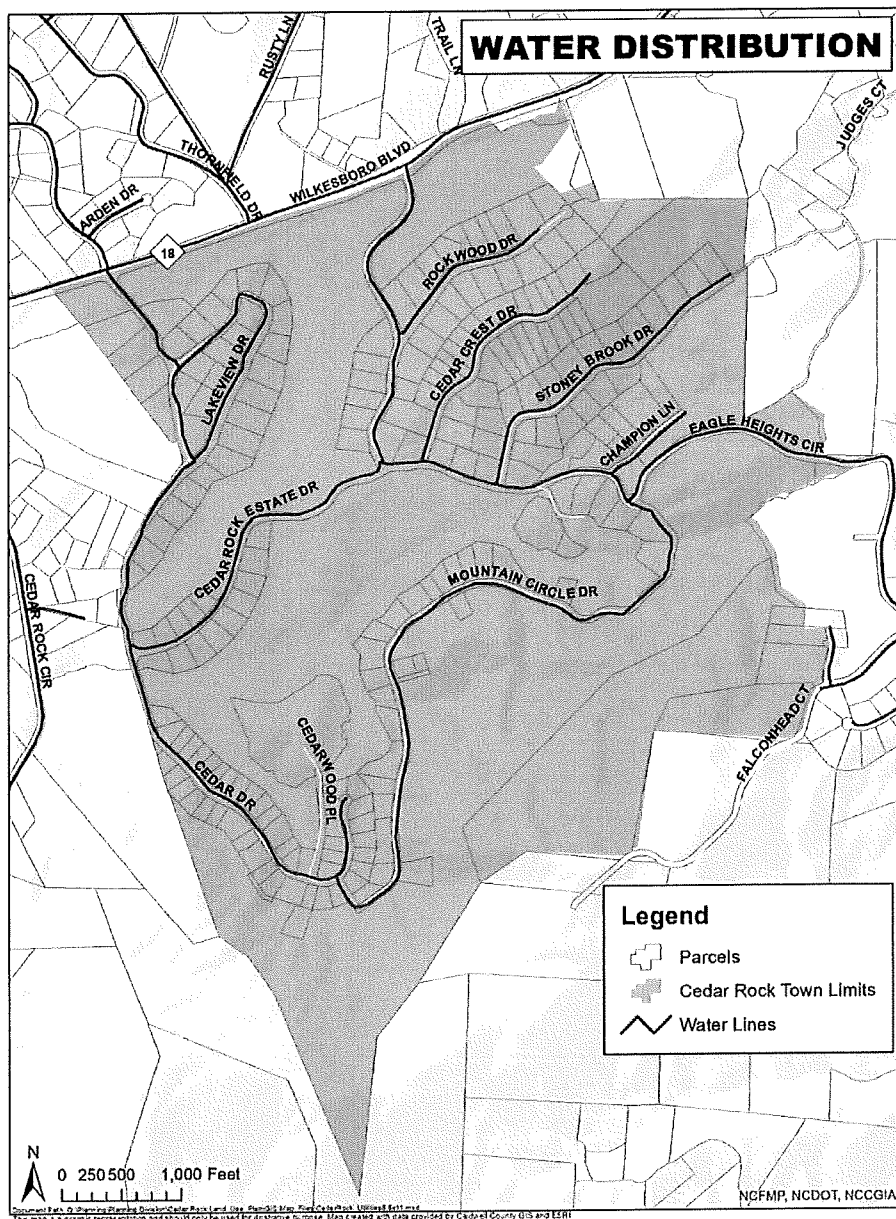
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CHAPTER 5: RESOURCES & SERVICES

Public Services

The City of Lenoir provides municipal water service to the Village of Cedar Rock. The system of water delivery is operated by Caldwell County, which purchases its water from Lenoir, Hickory and Granite Falls. As the Village develops, leaders must work with the Caldwell County and partners to ensure adequate infrastructure is available to support new development. Water service adequately covers all dwellings and business in Cedar Rock at this time, but expansion may be needed if the Village area increases.

Map 6: Water Distribution Network



Private Utility Services

The Village of Cedar Rock is served by Duke Energy for electricity and AT&T or Spectrum for Cable/Internet. There is no current natural gas service in Cedar Rock. Republic Services provides garbage pickup for the Village.

Education

There are no schools that reside within the Village of Cedar Rock; however, the school boundaries would project children going to Lower Creek Elementary School, William A. Lenoir Middle School and Hibritten High School, all of which are approximately 3.5 miles away to the south and southwest, following NC 18.

There are several institutions of higher education in the area that provide excellent opportunities for advanced learning. Caldwell Community College and Technical Institute in Lenoir, Lenoir-Rhyne University in Hickory, and Appalachian State University in Boone or the satellite campus in Hickory.

Parks and Recreation

Although the Village of Cedar Rock does not operate its own Parks Department, it does provide ongoing support to recreational opportunities for residences with hiking trail maintenance and the option of a membership to the Cedar Rock Country Club. There are recreational opportunities outside the Village limits with church groups, travel organizations, and optimistic recreation.

There is access to the senior center in Lenoir for active and passive senior recreation. Service league opportunities, Cub/Boy and Girl Scout troops are also located in Lenoir.

Public Safety and Emergency Services

The Kings Creek Fire District serves to protect the citizens and visitors within the Village of Cedar Rock in fire prevention and suppression.

Caldwell County provides several public services. The Caldwell County Sheriff's Department handles the law enforcement needs for the Village. The Village has adopted ordinances that control issues such as excessive noise and the discharge of firearms within the Village. The Caldwell County Building Inspections and Environmental Health Departments ensure the appropriate standards are followed in new and existing development to promote health, safety and welfare to the residence of the Village.

The Western Piedmont Council of Government is contracted to enforce the Village's junked vehicles, residential minimum housing standards and nuisance ordinances.

Community Service\Civic\Religious Organizations

Most of the community service work done in the Village of Cedar Rock is accomplished by civic organizations.

Firewise

The Village of Cedar Rock is an approved Firewise Community by the Firewise USA program. The Firewise program provides a framework of locally based fire preparedness and prevention training and planning. It is a program of the National Fire Protection Association and supported by the U.S. Department of Agriculture. Communities that meet a set of voluntary requirements each year are designated as Firewise sites.

Resources & Services Recommendations

1. Seek partnerships and opportunities to bolster and expand public service in key areas.

- a) Survey the Village residents about the cost and benefits of natural gas delivery to the Village, and contact the utility if the survey shows a strong appetite for expansion.
- b) Continue to support the Police, Fire, Sheriff, and EMS Departments that serve the Village.
- c) Maintain relationships with Caldwell County, City of Lenoir, and the Western Piedmont Council of Governments to identify opportunities for partnerships and synergies, as well as network and create relationships with other local, state and federal entities to help achieve Village goals.
- d) Work with the refuse collection to promote increased frequency of brush and leaf litter pickup, especially abutting the conservation area.
- e) Work with the North Carolina Forest Service to schedule an analysis of reduction of underbrush in conservation area to reduce fire risk.
- f) Continue to participate in and support the Firewise program, and regularly promote the program and its objectives to Village residents.
- g) Continue to explore options for expansion of utility/sewer lines to Cedar Rock through partnerships with Caldwell County and City of Lenoir.



NATURAL
RESOURCES

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CHAPTER 6: NATURAL RESOURCES

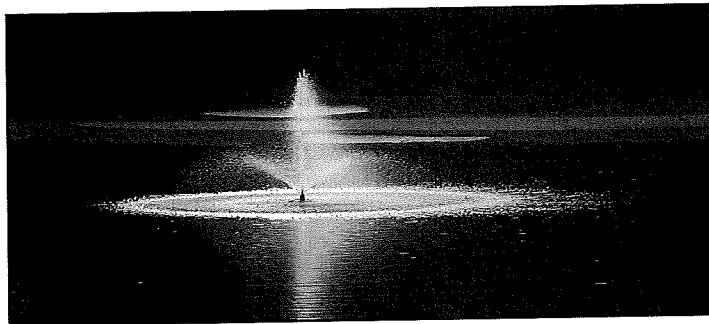
Natural topographic features and environmental characteristics strongly influence human settlement patterns. For example, flat terrain may lead to the development of agricultural, residential, or industrial land uses, while low lying areas subject to flooding might be developed into recreational fields or be used for agricultural purposes. This chapter of the plan will evaluate the Village's existing natural characteristics and its built environment and then use this information to help guide future land use decisions. For example, development within floodplain areas should be restricted because flooding can have disastrous impacts, both in terms of private property damage and the use of tax dollars for clean-up and debris removal.

Specifically, this chapter will examine the environmental factors related to land use planning including watershed and floodplain development, conservation easements, land donations, natural heritage areas, wildlife habitat, and water quality.

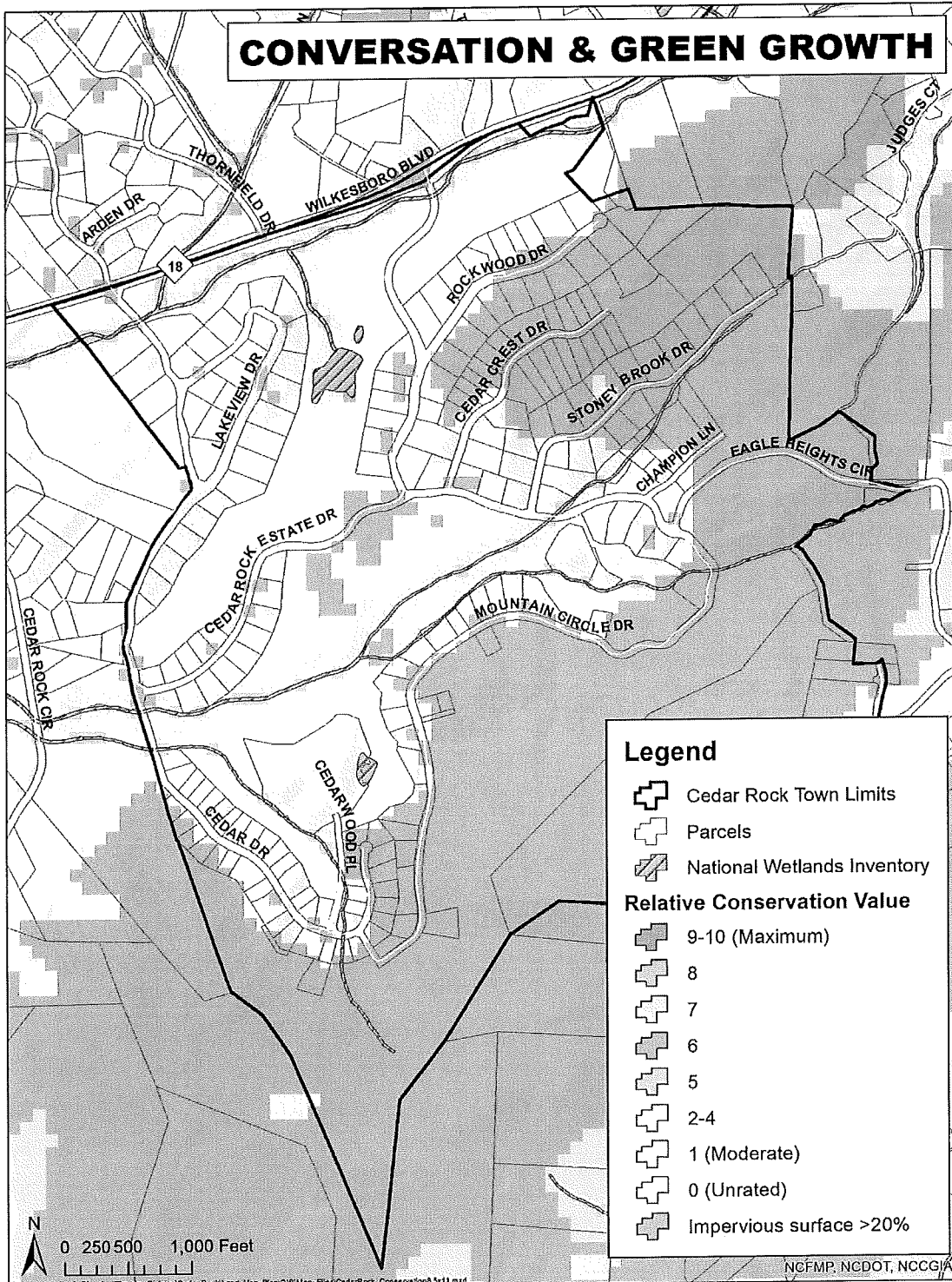
Conservation/Agriculture/Environmental

While the initial appearance of Cedar Rock is small and rural, there are still multiple large heavily wooded tracts that are designated for conservation. There also remain a number of undeveloped lots, some of which could be developed and some of which are unsuitable due to topographical or drainage issues.

Map 7: Green Growth displays information that can be used when determining a plan for water and ecological conservation by showing those areas that are protected by conservation easement, or by other means. The map also displays wetlands and flood plain, which gives you a bigger picture of those ecologically sensitive areas in the planning jurisdiction of the Village of Cedar Rock. The Green Growth map also displays impervious surface, which means those areas that do not allow for water to penetrate and soak into the ground. As development in the Community occurs, the amount of impervious surface will increase. An increase in the impervious surface area causes the volume and velocity of stormwater runoff to increase significantly. This can result in severe flooding, erosion, and adverse impacts to drinking water supplies and recreational water activities such as fishing and swimming. Importantly, water quality degradation from polluted stormwater runoff can contaminate both surface and groundwater (i.e. wells) sources. The Village currently enforces a floodplain ordinance to help remedy many of the effects of increased surface water.



Map 7: Green Growth



Watershed

The Village of Cedar Rock is not located within a water supply watershed; however, there are numerous streams and tributaries within the Village limits. The most common known creek is Lower creek that feeds into the City of Lenoir. The creek runs along the western edge adjacent Highway 18 along the golf course property.

Floodplain

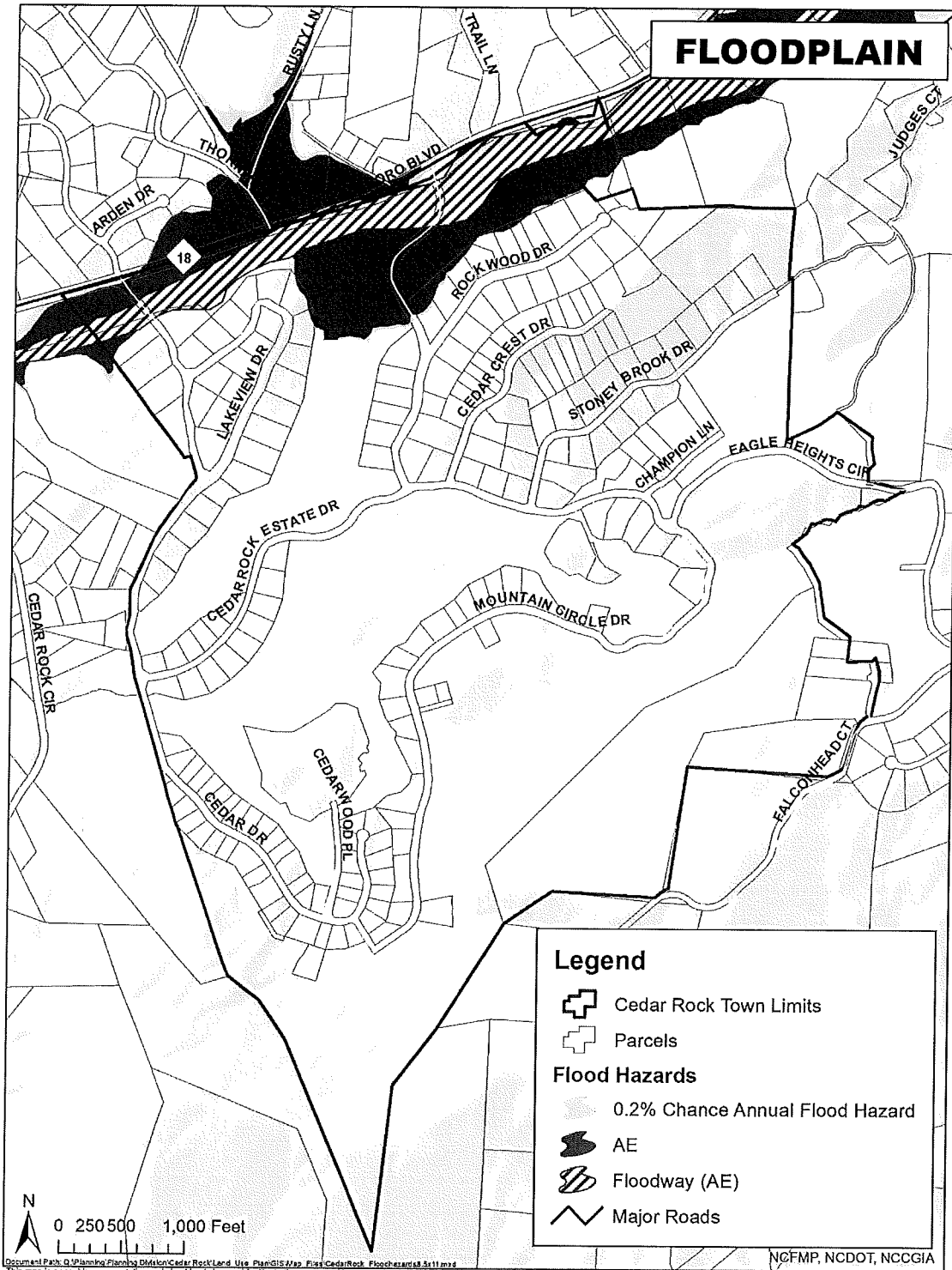
Floodplain regulations are another example of locally enforced, state-mandated laws. Both the Village and the state have an interest in discouraging development in the floodplain for public safety reasons. In Cedar Rock, floodplain areas can be found at the western end of the Village adjacent Highway 18 on the golf course (see Map 8). Within Cedar Rock planning jurisdiction, there are two types of designated flood zones with distinct sets of rules: the Floodway and the Flood Hazard-AE Zone.

The Village is fortunate not to have a large amount of designated floodplain. The Village could choose to participate in the FEMA's Flood Damage Prevention and Insurance Program as outlined in the Flood Damage Prevention Ordinance. Floodplain management is generally defined as a comprehensive program of preventative and corrective measures to reduce losses associated with flooding. Floodplain management measures may include, but are not limited to, land use regulations (including new development and construction policy), construction of flood control projects, flood-proofing, floodplain preservation, acquisition of flood-prone properties, education, and implementation of early warning systems.

The Floodway is the channel of a river, or any waterway, and the adjacent land that must be reserved in order to pass the base flood discharge without increasing the identified base flood elevation (BFE). To avoid the risk of sediment, construction, or plant debris being swept downstream, the Floodway is classified as a "non-encroachment area" (NEA), meaning that no land-disturbing activity should occur there without the completion of a detailed hydrologic study, which proves that the activity will not affect downstream water levels. As a general rule, no structures, other than public bridges, are allowed in the Floodway.

The Flood Hazard-AE Zone denotes areas that have a one percent probability of flooding annually. New structures are allowed within the AE Zone if a floodplain permit is obtained. A floodplain permit requires all new construction to meet certain standards. The basement and/or foundation (the lowest floor level) must be elevated to or above the BFE. Many property owners choose to build outside of the floodplain to avoid carrying the necessary flood insurance.

Map 8: Cedar Rock Floodplain



Land Donations for Natural Resource & Environmental Planning

The North Carolina Parks and Recreation Trust Fund (PARTF) provides grants to local governments for the acquisition of land to be used for public recreational use. Additionally, PARTF grants can be used to protect natural and scenic resources or renovate older park facilities.

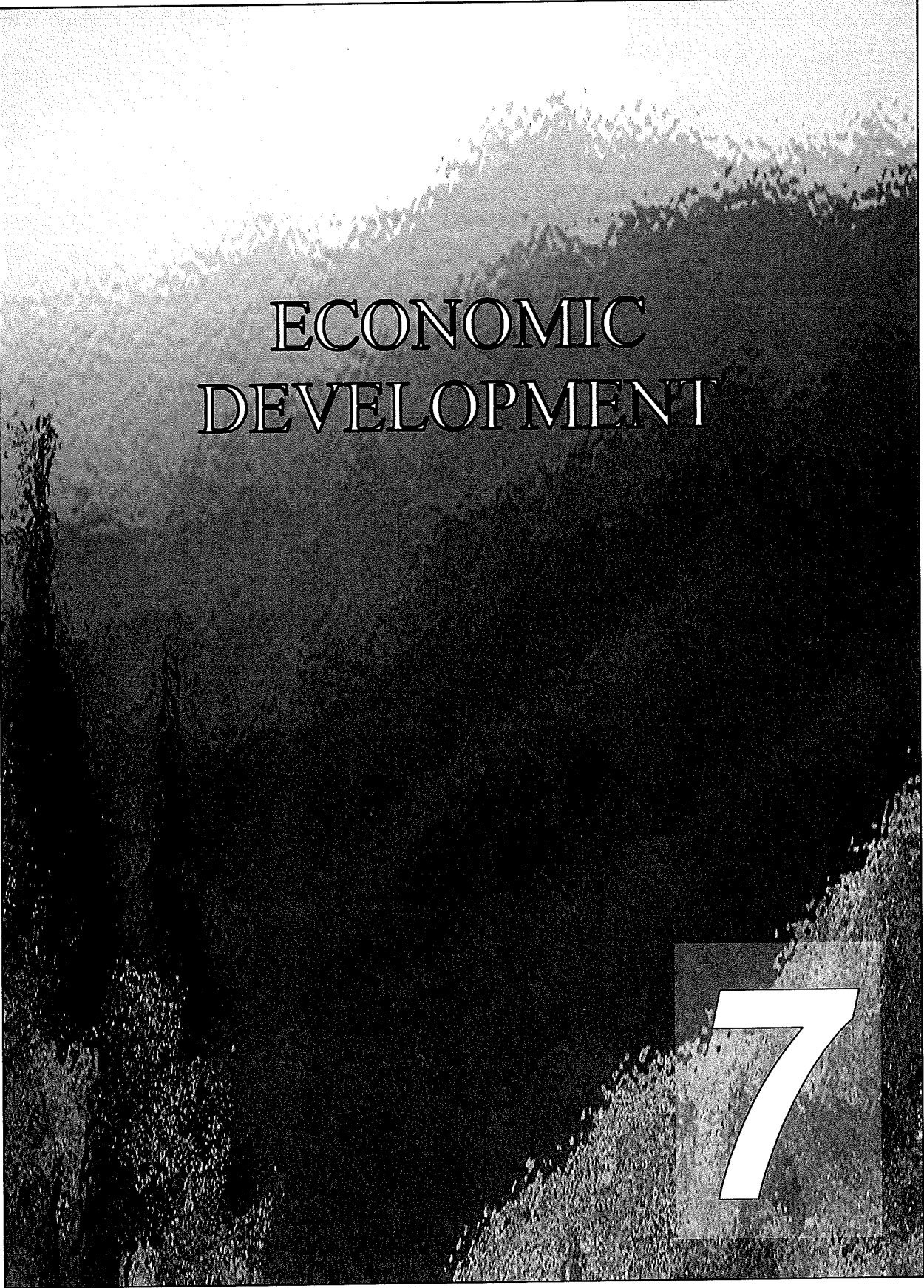
Because landowners occasionally approach local governments with proposals to sell their land, Cedar Rock should be aware of the PARTF program and how it can be used to help the Village achieve its natural resource, recreation, and environmental planning goals. PARTF provides dollar-for-dollar matching grants up to \$500,000. Importantly, the appraised value of land to be donated to an applicant can be used as part of the Village's matching fund requirement. Property acquired with PARTF funding must be dedicated forever for public recreational use.

Similarly, the Clean Water Management Trust Fund (CWMTF) provides grants to local governments for projects that specifically address water pollution problems. CWMTF may fund projects to acquire land that "represents the ecological diversity of North Carolina". Cedar Rock should also be aware of the CWMTF program and how it can be used to help the Community achieve its natural resource and environmental planning goals.

Natural Resource Recommendations

1. Encourage development that is sensitive to the natural environment and protects open space, natural vegetation, flood plains, and watershed areas.

- a) Encourage developers to use innovative stormwater management techniques such as pervious pavement and sidewalks, bioswales, or bio-retention cells to reduce flooding and improve water quality.
- b) Work with planners at Western Piedmont Council of Governments to evaluate land acquisition proposals that may be eligible for Parks and Recreation Trust Fund (PARTF) or Clean Water Management Trust Fund (CWMTF) grant funding.
- c) Identify and acquire land in strategic locations to encourage appropriate development, including open space preservation, greenways, parks and other passive recreation opportunities.
- d) Encourage development that is sensitive to the natural environment and protects open space, natural vegetation, flood plains, and watershed area through regulation in subdivision and zoning ordinances.



ECONOMIC DEVELOPMENT

7

CHAPTER 7: ECONOMIC DEVELOPMENT & MARKETING

Economic Development

Economic Development is the process by which the local economy and the socio-economic well-being of the citizens are improved. Local governments can work with the private sector to create the kind of conditions that lead to economic growth. For example, local governments can recruit major employers to locate in suitable locations, work with existing businesses to encourage growth, or create opportunities for entrepreneurial development.

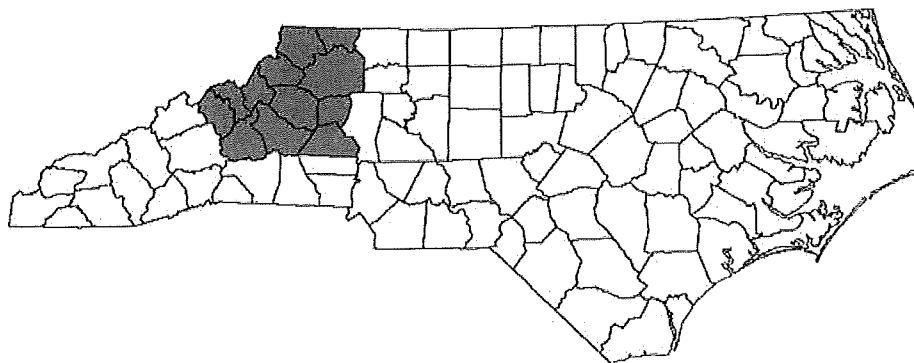
When surveyed for this plan, Cedar Rock citizens and committee members said that they did not want restaurants, doctors' offices, and grocery stores within their Village, due to the limited space. Should Cedar Rock be presented with voluntary annexation of property currently out of the Village limits, then commercial development may be considered. These types of amenities are often associated with a commuter Community, or a "bedroom community".

A primary goal of this plan is to evaluate the community's overall economic climate by examining local economic trends, while also assessing other key aspects that contribute to its economic success (infrastructure, commercial/industrial building stock, land use, zoning, transportation, and environment). In doing so, the plan can address the community's overall goal of strengthening and diversifying its industrial, manufacturing, commercial, and retail sectors.

Partnerships

The Caldwell County Economic Development Corporation has collaborated with many different programs and agencies to further Economic Development in Caldwell County.

The State of North Carolina operates eight administrative regions known as Prosperity Zones. Each Zone features a one-stop, physical location, providing citizens and businesses the ability to interact with representatives from multiple state agencies. The state deploys subject matter experts in each Zone, from transportation and environmental topics to workforce development, community planning and liaisons to existing businesses in the Zones.



Location

Transportation corridors that are within proximity or within the County include:

Interstate 40 -- 30 minutes

US Highway 64

US Highway 321

NC Highway 18

NC Highway 90

NC Highway 268

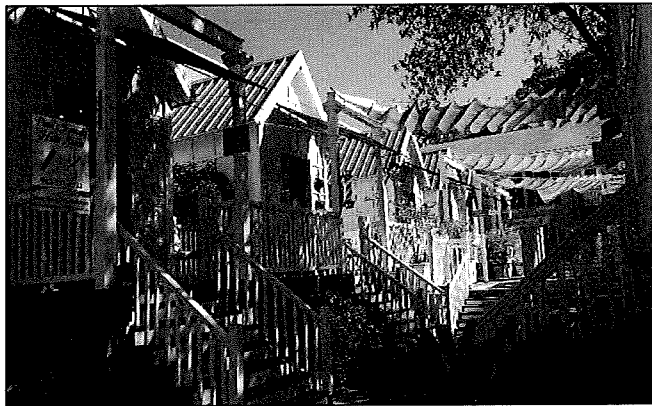
The County also has three regional airports within 30 miles including Hickory Regional Airport (21.1 miles), Statesville Airport (43 miles) and Wilkes County Airport Runway (33 miles). The Charlotte-Douglas International Airport is 71 miles away.

Existing Industry

The Caldwell County Economic Development Corporation's primary focus is to attract industry within Caldwell County through workforce, programs and incentives. Training and educational opportunities are available at the Caldwell Community College and Technical Institute.

Caldwell County has created a local property tax incentive policy, wherein grants are awarded based on investment over and above the current tax value of a site or building, the number of full time jobs created, and the average weekly pay.

Caldwell County has approximately 40 percent of the workforce in manufacturing jobs, and has one of the highest manufacturing workforce percentages in the state. Existing industries in the Caldwell County include the following, but not limited to Stallergenes Greer, Sealed Air Corporation, Sattler Corp., Roblon US, MDI, Marx, JBS, Huffman Finishing, Exela Pharma Sciences, and Martin Marietta Aggregates.



An example in Georgia of small scale "micro" retail shops

Cedar Rock Economic Development

All of the amenities of Cedar Rock create a good foundation for the Village to build upon. The Village of Cedar Rock has the highest property values, education level, and household income in Caldwell County. This will attract more residents and more boutique business, which in turn, attract more industry to the surrounding area, if not specifically in Cedar Rock. The Village's main economic development driver is the Country Club, and most residents expressed a desire for the continued viability of the country club to be a priority.

One way to bolster that effect may be to allow smaller, boutique businesses to provide retail and service to visitors and residents around the golf course. These small businesses and shops may be standalone or partnered with the club. Low impact, small shops may bring more visitors to the golf course and provide revenue for both the municipality and continued economic draw to the Village as a whole. Provision for this use would need to be codified in the Village's zoning code.

Economic Development: Potential Grant Funding Sources

Caldwell County and the Village of Cedar Rock could collaborate to apply for different types of grants in the future. These funding agencies are subject to change, and in many cases, matching funds are required.

- North Carolina Department of Commerce – Rural Development Division:
Economic Infrastructure Program
Building Reuse Program
- North Carolina Department of Environmental Quality (DEQ):
Brownfields Redevelopment Program
- U.S. Environmental Protection Agency (EPA):
Brownfields Redevelopment Program
- Appalachian Regional Commission (ARC)
- U.S. Department of Agriculture (USDA)
- U.S. Economic Development Administration (EDA)

Economic Development Recommendations

1. Promote the Village's long-term viability by marketing it as a place to live, visit, and do business.

- a) Work with County and neighboring municipality's visitors and tourism agencies to promote the Village as a place to visit, recreate, and enjoy the scenic vistas.
- b) Consider limited retail and service businesses allowed in partnership with the Country Club to provide services and products to residents and visitors. This will draw more business to the Village and help support the tax base.
- c) Consider allowing short-stay accommodations to be located on the golf club property in conjunction with a spa and shopping to market a weekend getaway experience. Similar to Rock Barn, Rumbling Bald and Grandover resorts. The zoning ordinance would require an update to accommodate this goal. This will help keep the golf club a viable part of the Village.



RECOMMENDATIONS

8

RECOMMENDATIONS

The Village of Cedar Rock Land Use Plan is intended to be an ever-changing document. The Plan should be evaluated to ensure it stays relevant to the activities of the Village. The Plan's essential guiding principles, goals and policies, should remain largely unchanged to prevent undermining the overall intentions and integrity of the long range planning process. Any changes to the Land Use Plan should be facilitated through the Steering Committee or Planning Board and recommended to the Village Council.

LAND USE RECOMMENDATIONS

LU - 1		
Strategy Narrative:	Retain the village feel of Cedar Rock by encouraging thoughtful, small-scale residential development.	
Key Actions:		Project Initiator(s):
	<ul style="list-style-type: none"> a. Undertake an inventory of vacant residential lots in the Village and determine whether they are buildable. b. Encourage infill housing development on vacant or underutilized lots to fill out the Village. c. Enforce the Village Zoning Code to ensure compliance with Village housing standards and planning standards. 	Village Council WPCOG Planning Board
Potential Partners:	Resources/Technical Assistance Needed:	Timeframe
WPCOG Utilities	<ul style="list-style-type: none"> • Identify significant properties for development • Planning staff; GIS/Mapping 	1-2 years
Measureable Performance Indicators:	Adoption of new codes, enforcement actions, new homes developed, inventory created.	

LU-2		
Strategy Narrative:	Carefully consider new annexation possibilities to the Village to increase local control of surrounding area and bring in new residents and buildable space.	
Key Actions:		Project Initiator(s):
	<ul style="list-style-type: none"> a. Undertake cost and benefit analyses for any potential annexation of land to the Village. b. Require new annexed land to be connected to the internal street network of the Village. c. Require new annexed land to provide, at minimum, non-public emergency access routes, if warranted. 	Village Council WPCOG Planning Board

d. Require any new major subdivisions in annexed areas to be governed by a homeowner's association responsible for maintenance of public space and roads until engineered approved and accepted by the Village.		
Potential Partners:	Resources/Technical Assistance Needed:	Timeframe
NCDOT Developers	<ul style="list-style-type: none"> • Planning/Village staff to conduct outreach and meetings • GIS/Mapping 	3-5 years
Measureable Performance Indicators:	Updated local ordinances.	

LU-3		
Strategy Narrative:	Collaborate with the commercial property on events and projects.	
Key Actions:		Project Initiator(s):
<p>a. Bolster the partnership between the Country Club and Cedar Rock by soliciting opportunities for collaboration on occasional public Village events like tournaments or festivals.</p> <p>b. Consider public-private partnership opportunities for construction, agreements, and maintenance of new recreation infrastructure, such as walking trails, play equipment, and other projects.</p>		Village Council Local business WPCOG
Potential Partners:	Resources/Technical Assistance Needed:	Timeframe
Developers Planning Board County Economic Development	<ul style="list-style-type: none"> • Planning/Village staff • Economic Development Staff 	Ongoing
Measureable Performance Indicators:	New events, sub-leased space and/or facilities.	

LU-4		
Strategy Narrative:	Establish new residential land uses in key areas to allow "aging in place" and to draw new residents.	
Key Actions:		Project Initiator(s):

<p>a. Permit small or accessory units on certain lots to allow older residents to “downsize” to living spaces that are more manageable.</p> <p>b. Permit condominium units in designated areas, most likely property annexation into the Village, to provide living space for smaller families, retirees and younger residents in the Village.</p>		Village Council Local business WPCOG
Potential Partners:	Resources/Technical Assistance Needed:	Timeframe
Developers Planning Board County Economic Development Bodies	<ul style="list-style-type: none"> • Planning/Village staff • Economic Development Staff 	Ongoing
Measureable Performance Indicators:	Modify the ordinance to allow a. and upon development on annexed land allow increased density to accommodate b.	

LU-5		
Strategy Narrative:	Establish a zoning district for the conservation land that resides in the Village of Cedar Rock.	
Key Actions:		Project Initiator(s):
<p>a. The Village should go through the legal process to establish the conservation property as a zoning district.</p> <p>b. Criteria should be listed in the zoning district that mimics the conservation restrictions to provide clarity to readers.</p>		Village Council Local business WPCOG
Potential Partners:	Resources/Technical Assistance Needed:	Timeframe
Developers Planning Board County Economic Development	<ul style="list-style-type: none"> • Planning/Village staff • Economic Development Staff 	Ongoing
Measureable Performance Indicators:	Adoption of a text amendment to establish the new zoning district.	

TRANSPORTATION RECOMMENDATIONS

T-1		
Strategy Narrative:	Require adequate transportation access to all new and redevelopments in order to provide orderly and efficient traffic flow and maintain current minimum design standards.	
Key Actions:		Project Initiator(s):
a. Proactive enforcement of subdivision regulations to ensure installation of infrastructure as development occurs. b. Work with NCDOT to insure that there is proper ingress and egress (i.e. driveway permits) for commercial and industrial uses.		Village Council WPCOG
Potential Partners:	Resources/Technical Assistance Needed:	Timeframe
NCDOT WPCOG Village/Planning	<ul style="list-style-type: none"> • Planning staff • GIS/Mapping 	Ongoing
Measureable Performance Indicators:	Updated streets, new streets and sidewalks.	

T-2		
Strategy Narrative:	Formalize rules and regulations for use of golf cards and other small vehicles in the Village.	
Key Actions:		Project Initiator(s):
a. Codify procedures for parking, speed, and rules-of-the-road within the Village limits		Village Council WPCOG
Potential Partners:	Resources/Technical Assistance Needed:	Timeframe
NCDOT WPCOG Village/Planning	<ul style="list-style-type: none"> • Planning staff • GIS/Mapping 	1-2 Years
Measureable Performance Indicators:	New rules, guidelines or ordinances governing such vehicles.	

T-3		
Strategy Narrative:	Consider design changes and interventions to prevent speeding and dangerous driving on problem roads.	
Key Actions:		Project Initiator(s):
a. Identify areas where speed bumps or speed tables may be installed, particularly in areas where there is a heavy pedestrian population, such as at nodes along the golf course.		Village Council WPCOG

b. Consider roadway design changes to encourage slower driving, such as tree plantings close to the curb and curve radius reductions on turns, where warranted.		
Potential Partners:	Resources/Technical Assistance Needed:	Timeframe
NCDOT WPCOG Village/Planning	<ul style="list-style-type: none"> • Planning staff • GIS/Mapping 	5-15 years
Measureable Performance Indicators:	New design changes to streets, reduced instances of speeding.	

T-4		
Strategy Narrative:	Create trails, sidewalks, or paths for residents of the Village to walk and bike recreationally.	
Key Actions:		Project Initiator(s):
<p>a. Explore the possibility of creating low-impact hiking trails in Village-owned conservation land.</p> <p>b. Estimate cost of sidewalk provision along a dedicated area of Village-owned right-of-way.</p> <p>c. Consider alternative construction methods for pathway construction, such as asphalt instead of concrete, to lower cost.</p> <p>d. Identify possible easement routes for pedestrian walkways as an alternative to construction along the right-of-way. Work in conjunction with the Country Club and residence to obtain easements for sidewalk solutions.</p> <p>e. Consider low-cost improvements to improve safety of cycling within Cedar Rock, such as “share the road” signage and maintenance of sight lines at danger areas.</p>		Village Council WPCOG
Potential Partners:	Resources/Technical Assistance Needed:	Timeframe
NCDOT WPCOG Village/Planning	<ul style="list-style-type: none"> • Planning staff • GIS/Mapping 	5-15 years
Measureable Performance Indicators:	New design changes to streets, new trails or sidewalks, new signage or policies.	

PUBLIC SERVICE RECOMMENDATIONS

PS-1		
Strategy Narrative:	Seek partnerships and opportunities to bolster and expand public service in key areas.	
Key Actions:		Project Initiator(s):
<ul style="list-style-type: none"> a. Survey Village residents about the cost and benefits of natural gas provision to the Village, and contact the utility if the survey shows a strong appetite for expansion. b. Continue to support the Police, Fire, Sheriff, and EMS Departments that serve the Village. c. Maintain relationships with Caldwell County, City of Lenoir, and the Western Piedmont Council of Governments to identify opportunities for partnerships and synergies, as well as network to create relationships with other local, state and federal entities to help achieve Village goals. d. Work with the refuse collection utility to promote increased frequency of brush and leaf litter pickup, especially abutting the conservation area. e. Work with the North Carolina Forest Service to schedule increased brush pickup along the conservancy area to lessen the risk of fire. f. Continue to participate in and support the Firewise program, and regularly promote the program and its objectives to Village residents. g. Continue to explore options for expansion of utility/sewer lines to Cedar Rock through partnerships with Caldwell County and City of Lenoir. 		Village Council Village Staff WPCOG
Potential Partners:	Resources/Technical Assistance Needed:	Timeframe
ARC County Agencies Utility providers WPCOG	<ul style="list-style-type: none"> • Planning/Village staff 	Ongoing
Measureable Performance Indicators:	Continued funding to departments, active participation in regional roundtables and projects, report on natural gas service possibilities.	

NATURAL RESOURCES RECOMMENDATIONS

NR-1		
Strategy Narrative:	Encourage development that is sensitive to the natural environment and protects open space, natural vegetation, flood plains, and watershed areas.	
Key Actions:		Project Initiator(s):
	<ul style="list-style-type: none"> a. Encourage developers to use innovative stormwater management techniques such as pervious pavement and sidewalks, bioswales, or bio-retention cells to reduce flooding and improve water quality. b. Work with planners at Western Piedmont Council of Governments to evaluate land acquisition proposals that may be eligible for Parks and Recreation Trust Fund (PARTF) or Clean Water Management Trust Fund (CWMTF) grant funding. c. Identify and acquire land in strategic locations to encourage appropriate development, including open space preservation, greenways, parks and other passive recreation opportunities. d. Encourage development that is sensitive to the natural environment and protects open space, natural vegetation, flood plains, and watershed area through regulation in subdivision and zoning ordinances. 	Village Council Planning Board
Potential Partners:	Resources/Technical Assistance Needed:	Timeframe
Developers	<ul style="list-style-type: none"> • Planning staff 	1-2 years
Measureable Performance Indicators:	Amendments made to Zoning and Subdivision Ordinances, measurable reductions in stormwater incidents	

ECONOMIC DEVELOPMENT RECOMMENDATIONS:

ED-1		
Strategy Narrative:	Promote the Village's long-term viability by marketing it as a place to live, visit, and do business.	
Key Actions:		Project Initiator(s):
<ul style="list-style-type: none"> a. Work with County and neighboring municipalities' visitors and tourism agencies to promote the Village as a place to visit, recreate and enjoy the scenic vistas. b. Consider limited retail and service businesses allowed in partnership with the Country Club to provide services and products to residents and visitors. This will draw more business to the Village and help support the tax base. c. Consider allowing short-stay accommodations in conjunction with the golf course, a spa and shopping to market a weekend getaway experience. Similar to Rock Barn, Rumbling Bald and Grandover resorts. The zoning ordinance would require an update to accommodate this goal. This will help keep the golf club a viable part of the Village. 		Village Council WPCOG Planning Board
Potential Partners:	Resources/Technical Assistance Needed:	Timeframe
WPCOG Planning Board County Economic Development Agencies	<ul style="list-style-type: none"> • Planning/Village staff • Outreach/Marketing programs 	3-5 years
Measureable Performance Indicators:	Recruitment of new businesses, increase in number of visitors to Village.	

APPENDIX A: Village of Cedar Rock SWOT Analysis Results

Strengths		Weaknesses	
Nature, topography, streams and ponds (aesthetics)	6	Limited development potential	5
Golf Course and recreation	5	Steep topography	4
Quality of life	3	Speeders	3
Single family, large parcels and stick built structures	3	Fire hazard	3
Restrictions	2	Isolation	1
Municipal benefit/ low taxes		Environmental Health – no sewer	1
No street lights		Wildlife	
Privacy/security		Lack of sidewalks	
Walkability			
Opportunities		Threats	
Allowing unattached accessory structures	6	Age of infrastructure (road and drainage system)	7
Recreational Parking	5	Lack of development opportunity	5
Conservation Property	5	Business fails (golf course) effects everyone	4
Trails	3	Lack of sewage	2
Playground	1	Age of Demographics	1
Community Garden		Older housing stock	

Village of Cedar Rock Land Use Plan Survey

Tuesday, May 03, 2022

42

Total Responses

Date Created: Tuesday, March 15, 2022

Complete Responses: 42

