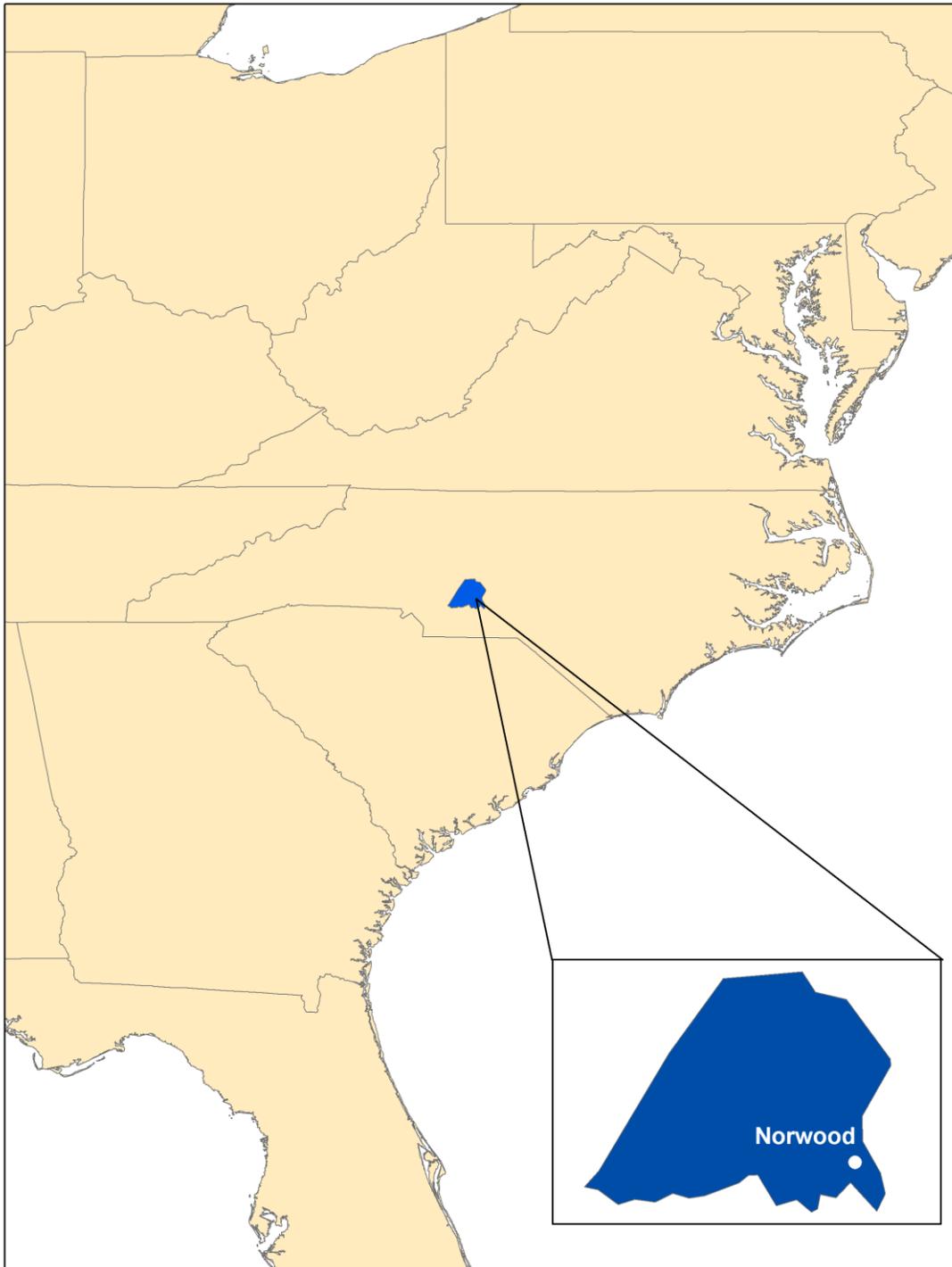


Town of Norwood



Land Use Plan 2008



Town of Norwood Land Use Plan

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Town of Norwood, North Carolina

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Section 1: Introduction

The Town of Norwood (population 2,216) is located in southeastern Stanly County, about 40 miles east of Charlotte and 60 miles from Greensboro and Winston-Salem. **Maps 3.1 and 3.2** provide detailed location information for Norwood. Norwood was incorporated in 1881, taking its name from the Norwood brothers' store built in the 1820s. As railroads arrived in Norwood in the late 19th and early 20th century Norwood developed into a manufacturing center as the rail lines opened up trade routes to Salisbury and Winston-Salem. Over the last several years Norwood has seen a decrease in its economic base as textile plants have closed. As the 21st century begins, like many small towns, Norwood is faced with the uncertainties of the new economy. Decisions will need to be made regarding land development that will impact the quality of life of Norwood and its current and future residents.

The Desired Vision

The year is 2025. Norwood is a vibrant and progressive community of just under 3,000 citizens that features friendly neighborhoods, abundant recreation resources and open spaces. Norwood is recognized for its vibrant downtown, overall attractiveness, and healthy economy. Norwood has managed growth in a manner that welcomes new development while at the same time maintaining and protecting its most valued asset – the unique small town atmosphere. The emphasis on quality, well planned development has not only resulted in a more attractive community, but has also translated into a strong tax base and services delivered more efficiently at less cost to the taxpayers. The Town is pedestrian friendly, both in residential and in new commercial developments. It is not uncommon to see young and old walking along the many sidewalks and greenways in Town. The Town has made the most of its scenic qualities to become a choice destination for new residents, tourists and a range of businesses. In 2025 the quality of life enjoyed by the citizens of Norwood is second to none in the region.

The Undesired Vision

The year is 2025. Norwood is a community that shows signs of neglect. This can be seen in the unkempt appearance of many neighborhoods. Overgrown lots are common as are junked and abandoned vehicles. The downtown has seen many businesses closing or moving and vacant buildings becoming eyesores. Most residents rarely visit the downtown and few travelers even know it exists. Strip development along the town's major thoroughfares has continued at a steady rate. Initially this represented an increase in the town's tax base, but recently it has become evident that this unmanaged growth has made the town less attractive, more congested, and has resulted in the inefficient delivery of town services. Most troubling however is the negative impact haphazard development has had on the Town's unique small town image. A few years earlier the image was still intact and an opportunity to build upon this image still existed. This opportunity has now been lost. In 2025, Norwood resembles many other urban landscapes devoid of character, identity or unique qualities. The community once recognized its small town image as its greatest asset...an asset that had the potential to be cultivated to improve the overall quality of life of its residents...an asset to be marketed to strengthen economic development, attract "new economy" businesses and tourism dollars. Unfortunately, in the year 2025 this potential and these opportunities have not been realized.

Functions of the Plan

As officially adopted positions of the Town of Norwood regarding growth and development, the policy statements contained in the Land Use Plan serve as the basis for the future development decisions. The policies contained in the Norwood Land Use Plan have been designed for regular use in making public and private decisions. The policies serve several important functions as described below.

Source of Information – The Plan's section on key growth factors provides information on a number of topics including the local economy, population trends, land suitability, land use trends, and transportation issues.

Guidance for Government Decisions – Once the Norwood Town Board of Commissioners adopt the Plan it has a blue print guiding future decisions on budgets, ordinances, capital improvements, and zoning and subdivision matters.

Preview of Governmental Actions – Business decisions mark by the public, and developers in particular, can be more effective when the probable outcome of governmental decisions is understood. The adoption of the Land Use Plan increases the predictability of government actions.

Land Use Plan Map/Growth Strategy Map

The policies can be used more effectively when used in concert with the specific land use areas found on the Land Use Plan Map contained in the plan. This map serves as a Growth Strategy Map and illustrates the areas as follows:

- Neighborhood Residential
- General Residential
- Rural Residential
- Special Planning Area
- Industrial
- Commercial
- Town Center
- Parks and Open Space

The Planning Process

In the summer of 2007, the Town of Norwood decided to continue to plan for the Town's future by updating the Land Development Plan that was completed in 1963. The Land Use Committee was charged with the task of updating this Plan. The Land Use Committee held monthly meetings beginning in the fall of 2007 to identify the most important issues affecting Norwood's future growth and development.

Section 2: Town of Norwood History

The earliest settlers in the Norwood area arrived from Virginia, Delaware, and Pennsylvania in the 1750s. The area where the Town of Norwood now exists was known as the Center, an intersection of various trails and roads.

The King's Highway ran from Boston to Charleston, locally the road connected Salisbury to Cheraw. Parts of the road can still be found in the Fork area of Stanly County near Norwood at the confluence of the Pee Dee and Rocky Rivers. Colson's Ordinary, reportedly North Carolina's first licensed tavern was along the King's Highway. The 1780 Revolutionary War Battle at Colson's reportedly took place near Norwood.

In the late 1700's after the Revolutionary War, the first bishop of the Methodist Church in America, Bishop Francis Asbury, visited and preached at Randall's Methodist Church on six separate occasions. Asbury was a circuit rider and stayed at the plantation home of John Randall.

Before Norwood was formed, Allenton – also known as Allenton Ferry – was the area's primary commercial center on the banks of the Pee Dee. Allentown remained an active community until about 1891, when its weekly news was reported in *The Montgomery Vidette*. It was covered by Lake Tillery when it was formed in 1928.

Norwood was incorporated in 1881, taking its name from the Norwood brothers' store built in the 1820's. The store served as the area's post office since 1826. By 1881, the self-sufficient, agrarian lifestyle of earlier generations began to be replaced by a more commercial one. Selling cotton and other agricultural products and using farm implements, manufactured clothing and utensils were becoming the new way of life.

The arrival of railroads would change things forever in Norwood. In 1891, Norwood saw the first of three railroad lines arrive. The Yadkin Railroad originated in Salisbury and a section of the line from Albemarle to Norwood was reportedly built using prison labor. Across the Pee Dee in Troy, J.W. McKenzie, publisher and editor of *The Montgomery Vidette* saw Norwood as "greener pasture." In July, 1891 McKenzie traveled to Stanly County, caught the Yadkin train in Albemarle and traveled to Norwood. There he visited local residents and business people. Of this excursion he wrote, "Our trip of 12 miles, over their splendid new railroad, from Albemarle to the beautiful, wide-awake village of Norwood, was greatly enjoyed. Here we pass through a good farming section which indicates thrift and a bright future. Norwood, the terminus of the S.Y. Railroad (Salisbury Yadkin Railroad), delightfully located midway between the grand old Pee Dee on the east and the Rock River on the southwest, surrounded by one of the richest farming sections of the State, will very soon, unless indications are false, become an important trade center." So impressed with Norwood, McKenzie moved his newspaper there after the trip.

Two other railroads built lines to Norwood making it a larger trade center than Albemarle, the county seat. The original Norfolk Southern and Winston-Salem Southbound arrived in town in 1910's. Around 1898, the Norwood Manufacturing Company built the Town's cotton mill which was later bought and enlarged by the Collins & Aikman Co. in the 1940s. In 1916, the first electric power lines arrived in Norwood and was another boon

to the town's growth. In the mid-1920s, Carolina Power & Light constructed the Tillery Dam, creating Lake Tillery and flooding the valley and old Allenton. Reportedly, the buildings of the town were left standing. The dam was completed in 1927.

All three railroad depots were located on West Whitley Street, the street leading to the Mt. Zion Church community. This was a hub of activity for the town. With the advance of the automobile, bus and truck traffic, coupled with the concrete paving of U.S. 52 in 1935, the railroads' importance to Norwood began to decline.

Norwood's first high school was built in 1879 and was privately owned. Later in 1913, the first public high school, Norwood High School, was opened. Around 1962, South Stanly High School consolidated Norwood and Aquadale high schools.

--Excerpt from *Norwood, Gateway to Lake Tillery*



Section 3: Norwood Community Profile

The development of a Land Use Plan first requires that analysis of certain key growth factors be performed. The intent of the analysis is to insure that the policies contained in the Plan address current problems, trends, and issues facing the planning area.

When combined with information provided by the Land Use Planning Committee and the citizenry, a solid foundation for planning is established. The key growth factors included for analysis are discussed in seven subject areas within the Norwood Land Use Plan.

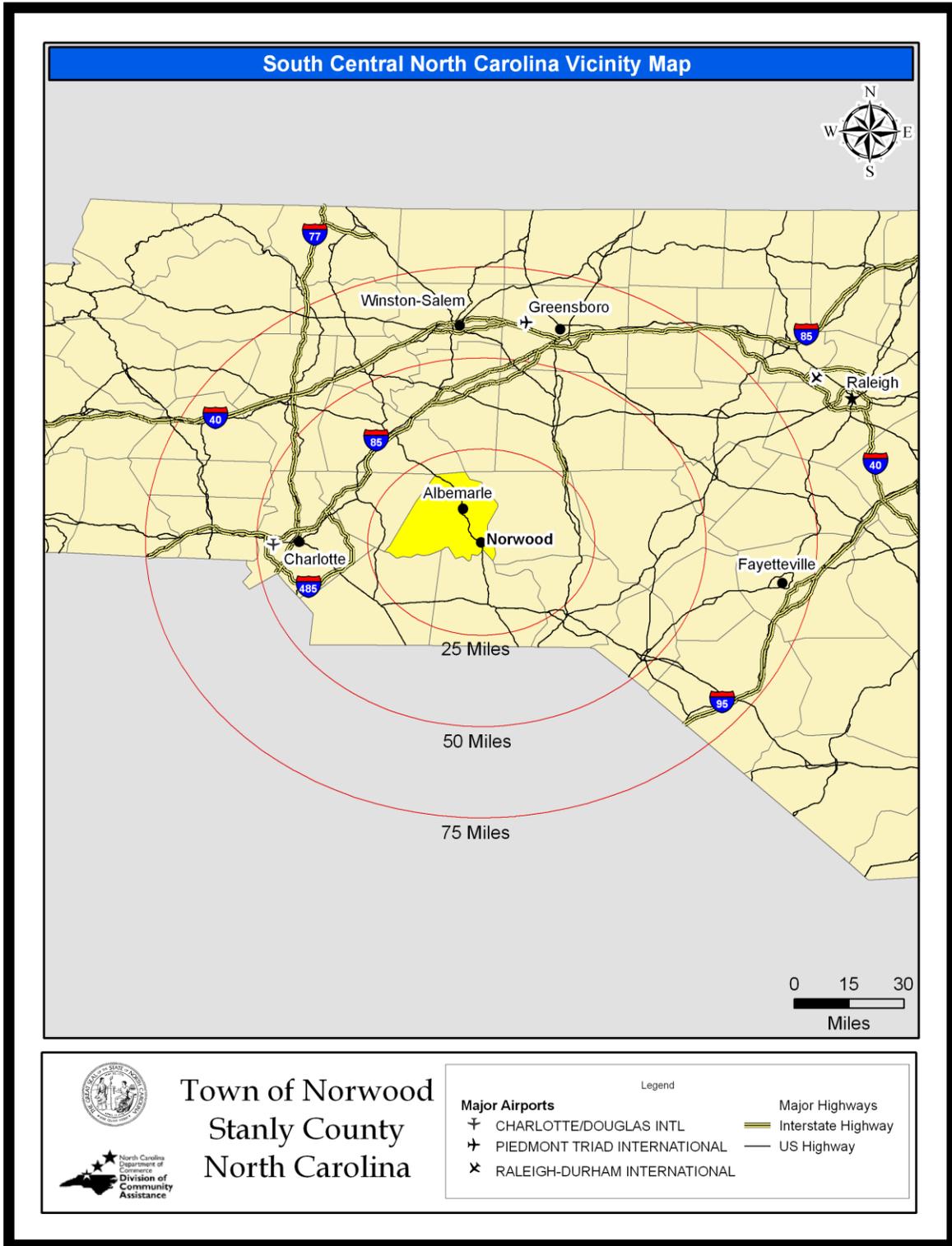
- Population
- Housing
- Income
- Education
- Transportation
- Employment
- Community Services
- Community Development Policies

(Collectively, these key growth factors summarize past and present conditions, while providing the essential yardsticks for estimating future conditions in the planning area.)

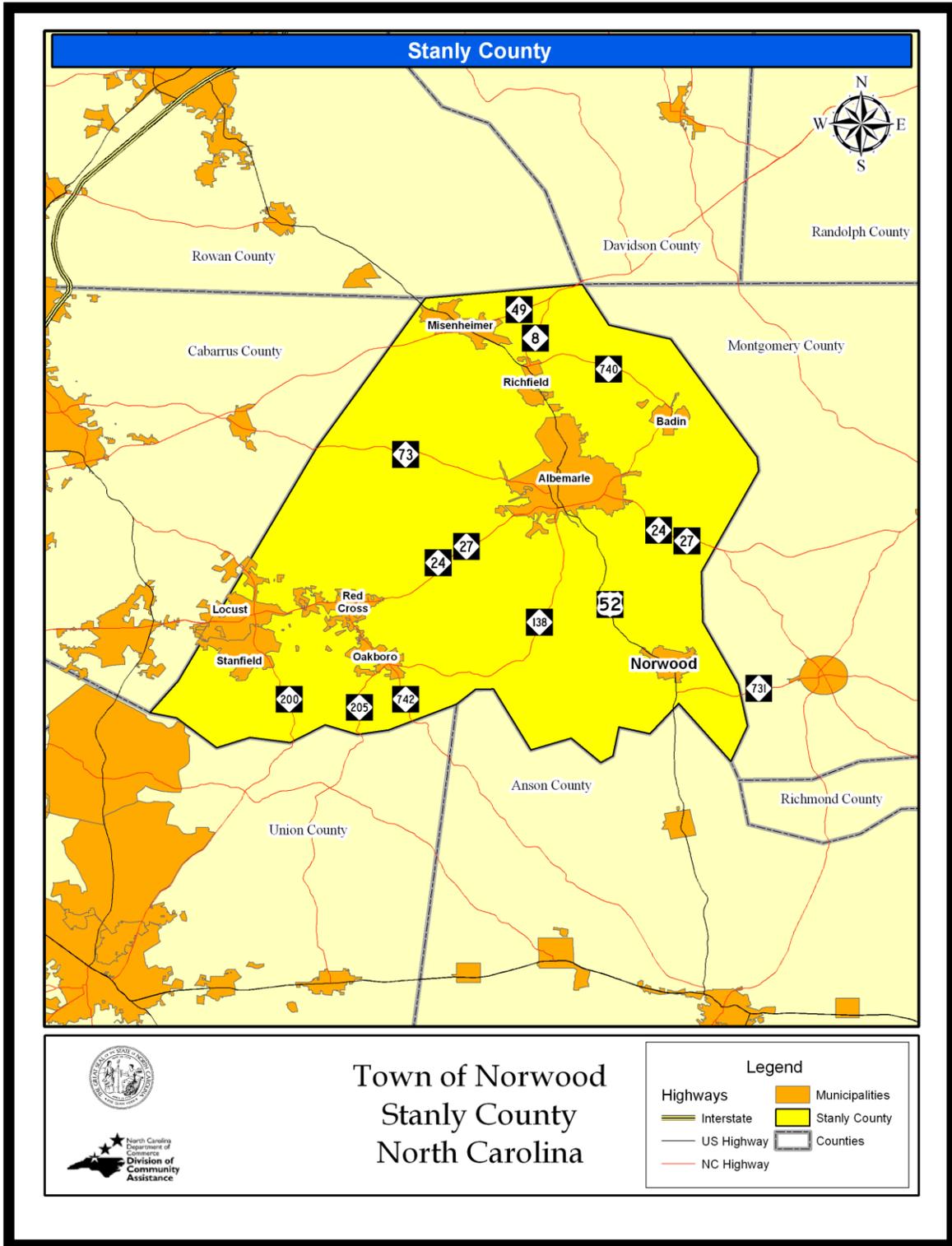
For the purpose of analysis, Norwood is compared with the municipalities of Granite Quarry (located in Rowan County), Marshville (located in Union County), and Mayodan (located in Rockingham County), as well as Stanly County and the State of North Carolina.



MAP 3.1 - VICINITY MAP



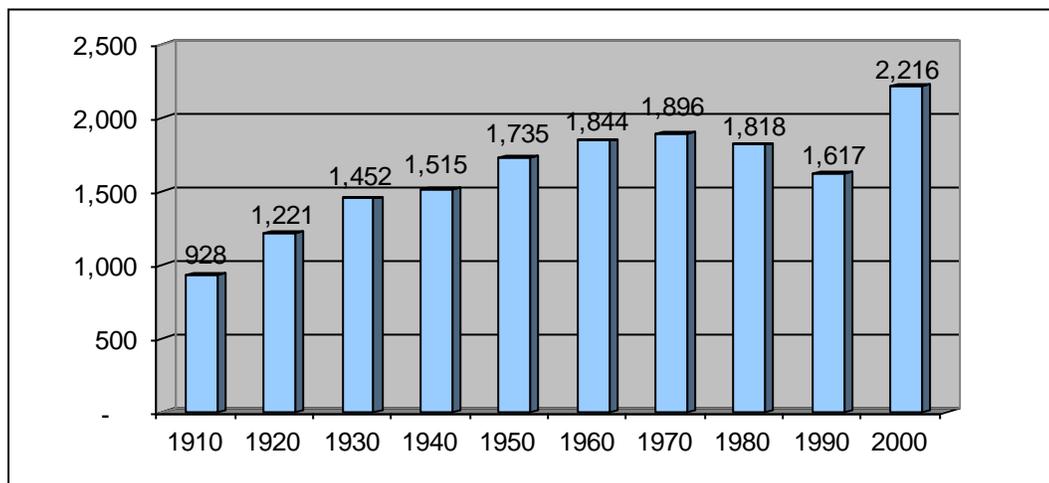
MAP 3.2 - STANLY COUNTY MAP



A. POPULATION

According to US Census Bureau records the Town of Norwood's population increased from 928 to 2,216 residents between 1910 and 2000. The largest population increases in Norwood occurred between 1990 and 2000. Norwood experienced a growth in population from the 1910s through the 1970s. In 1980 and 1990 there was a decrease in population, a loss of 279 residents over the 1970 population. By the year 2000 the Town was again experiencing a net migration of residents and the population of Norwood increased by 599 persons and the total population reached 2,216, an increase of 37% over the 1990 population of 1,617. Based on these historic population growth figures, Norwood has experienced growth in every decade with the exception of the 1970s and 1980s.

Figure 3.1 - Norwood Population (1910 – 2000)



Source: US Census Bureau

In order to provide an estimate of the Town's future population three projection methods were utilized to come up with a population estimate for the years 2010, 2020, 2030 based on each method. These projections are presented below. The first projection, which utilized the **constant share projection** method, resulted in a population of 2,316 residents in 2010, 2,467 residents in the year 2020, and 2,602 residents in 2030. The constant shares method is the lowest of the three population estimates. It assumes that the Town's population will remain a constant percentage of Stanly County's overall population, and therefore as the County's population increases the Town's population increases at a constant rate. The base percentage for this estimate (3.8%) was established by dividing the 2000 population of Norwood by the 2000 population of Stanly County.

The second projection was made utilizing the **geometric projection** method. This projection method is based on previous percentage increases in population from prior censuses. The base percentage increase for this projection was derived by adding the percentage increases (or decreases) together for each census between 1910 and 2000 and dividing the resulting figure by 9 (the number of data points). The resulting percentage (11.1%) was then used to project the 2010, 2020, and 2030 populations. This method resulted in a 2010 population of 2,463 residents, a 2020 population of 2,738

residents, and a 2030 population of 3,043 residents. This method resulted in the highest population estimate of the three methods.

The third projection was made utilizing the **arithmetic projection** method. This projection utilizes the average total number increase in population over a given time period to estimate future population. The base number used in this projection was derived by adding the total increase (or decrease) in population from each census from 1910 to 2000 and dividing the resulting number by 9 (the number of data points). The resulting number (143) was then used to estimate the 2010, 2020, and 2030 populations. This method resulted in a 2010 population of 2,359 residents, a 2020 population of 2,502 residents, and a 2030 population of 2,645 residents.

Several factors will influence the size of Norwood’s population in the year 2030. Annexations, available land for residential development, economic conditions, the availability of employment opportunities, and the ability of the Town’s infrastructure to accommodate growth will all have a direct effect on how many people will live in Norwood in the future.

Table 3.1 - Town of Norwood Population Projections (2010 - 2030)

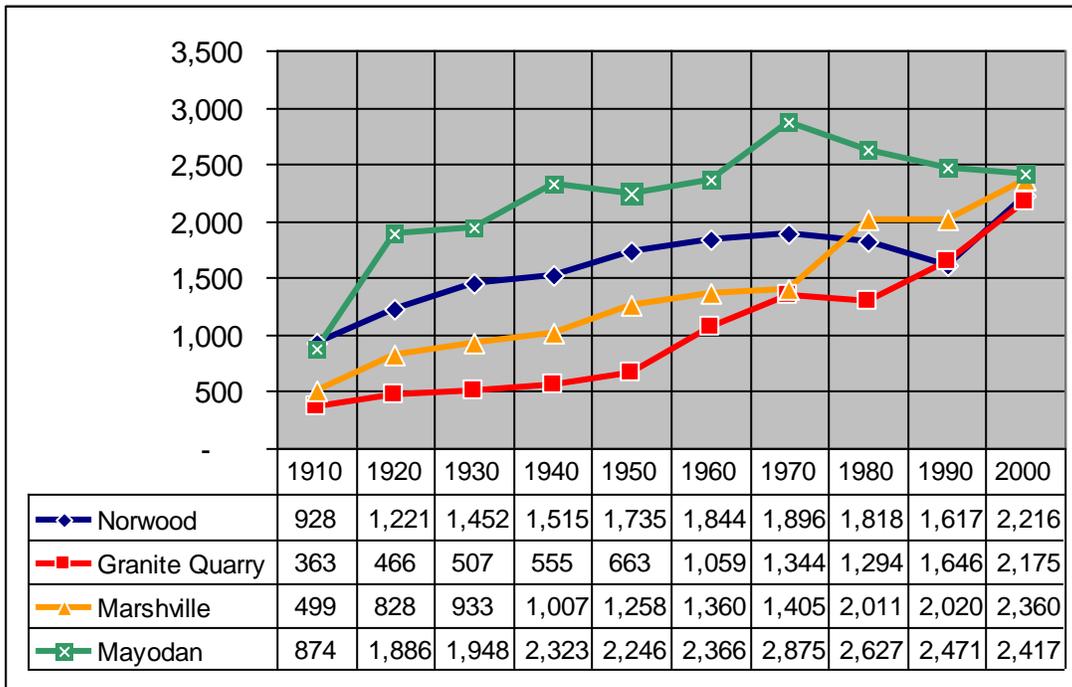
Year	Constant Share Projection	Geometric Projection	Arithmetic Projection
2000 (Actual)	2,216	2,216	2,216
2010	2,316	2,463	2,359
2020	2,467	2,738	2,502
2030	2,602	3,043	2,645

Source: US Census Bureau and the NC State Demographer

GROWTH COMPARISON

Based upon 2000 Census information, Norwood is the third largest municipality of the four comparison municipalities with a population of 2,216. In 1910, Norwood was the largest of the four municipalities. From 1920 through the 1970’s, Norwood was the third largest of the comparison municipalities, trailing only Mayodan. In 1980, the population was third highest among the municipalities and fell to fourth in the 1990 Census. In 2000, the population had again increased to third among the comparison municipalities.

Figure 3.2 – Population Growth Comparison 1910-2000



Source: US Census Bureau

A COMPARISON OF POPULATION GROWTH

An examination of Norwood’s long term and short term growth rates reveals that between 1950 and 2000, Norwood’s growth rate was third among the comparable municipalities. The growth rate for the period was below the state and county growth rate. For the decade of 1990 to 2000, Norwood had the highest growth rate among the comparable municipalities and it was also 15.6% higher than the state growth rate and 24.8% higher than the county’s growth rate.

Table 3.2 – Population Comparison

Municipality	Growth Rate, 1950-2000	Population Added, 1950-2000	Growth Rate, 1990-2000	Population Added, 1990-2000
Norwood	27.7%	481	37.0%	599
Granite Quarry	228.1%	1,512	32.1%	529
Mayodan	7.6%	171	-2.2%	-54
Marshville	87.6%	1,102	16.8%	340
Stanly County	56.5%	20,970	12.2%	6,335
North Carolina	98.2%	3,987,384	21.4%	1,416,865

Source: 2000 US Census

HISTORICAL POPULATION COMPARISON - NORWOOD AND STANLY COUNTY

It is difficult to predict the population of any municipality due to the unpredictability of potential annexations and the local, regional, and national economy. Over the last 90 years Norwood's population as a percentage of Stanly County's population has varied from a low of 3.1% in 1990 to a high of 4.8% in 1930.

Table 3.3 – Historic Population Comparison - Norwood to Stanly County

Year	Norwood	Stanly County	Norwood's Population as % of Stanly County's
1910	928	19,909	4.7%
1920	1,221	27,429	4.5%
1930	1,452	30,216	4.8%
1940	1,515	32,834	4.6%
1950	1,735	37,130	4.7%
1960	1,844	40,873	4.5%
1970	1,896	42,822	4.4%
1980	1,818	48,517	3.7%
1990	1,617	51,765	3.1%
2000	2,216	58,100	3.8%

Source: 2000 US Census

POPULATION, LAND AREA, DENSITY, AND GROWTH

Among the comparison municipalities Norwood has the largest land area with 2.4 square miles and the lowest population density per square mile of the comparison communities with 923.3 persons per square mile. In contrast, Mayodan has the largest population density with 1,611.3 persons per square mile.

Table 3.4 - Population, Land Area, Density, and Growth Rate

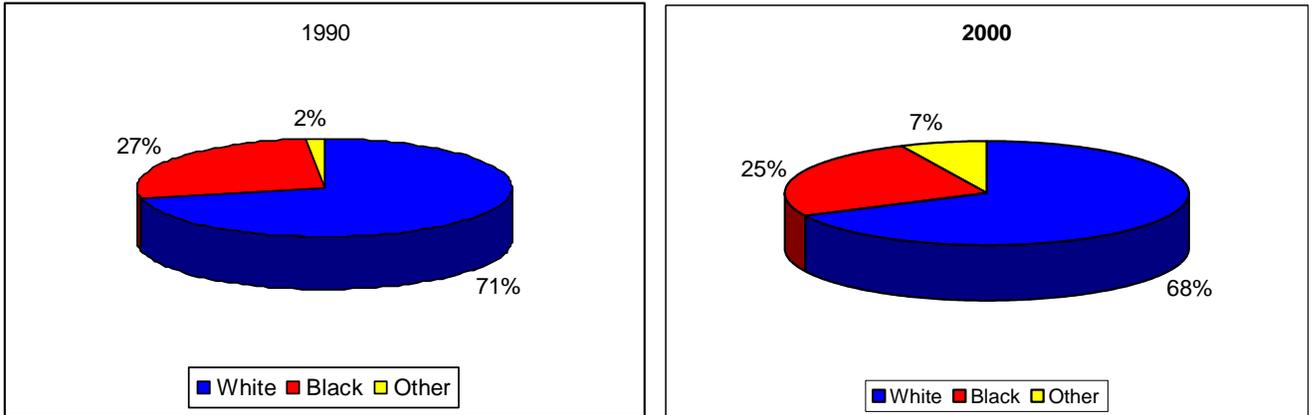
Municipality	Population, 2000	Land Area, 2000 (sq. mi.)	Population Density, 2000 (sq. mi.)	Growth Rate, 1990-2000
Norwood	2,216	2.4	923.3	37.0%
Granite Quarry	2,175	2.3	945.7	32.1%
Mayodan	2,417	1.5	1,611.3	-2.2%
Marshville	2,360	2.1	1,123.8	16.8%
Stanly County	58,100	395.1	147.1	12.2%
North Carolina	8,407,248	48,710.9	165.2	21.4%

Source: 2000 US Census

RACE

In both the 1990 and 2000 Census, the majority of the population of Norwood was White. The Town's minority population accounted for 29% of the total population in 1990 and 32% in 2000, an increase of 3%.

Figure 3.3 – Norwood Racial Comparison 1990 and 2000



POPULATION COMPARISON BY RACIAL BREAKDOWN

In the 2000 Census, Norwood had the second largest percentage of “Black” residents and the largest population of residents classified as “other” among the four comparison municipalities. Norwood has a higher percentage of residents classified as Black and other than the state and county percentages.

Table 3.5 – Population Comparison by Race

Municipality	White	Black	Other	Two or More Races
Norwood	67.70%	25.50%	6.00%	0.90%
Granite Quarry	89.30%	8.30%	1.60%	0.80%
Marshville	52.00%	44.90%	2.10%	1.00%
Mayodan	85.90%	10.40%	2.90%	0.80%
Stanly County	84.70%	11.50%	3.10%	0.80%
North Carolina	72.10%	21.60%	4.90%	1.30%

Source: 2000 US Census

POPULATION COMPARISON BY AGE BREAKDOWN

Norwood's age group that increased the most in the decade between 1990 and 2000 was the 45-54 age segment. The second highest growth was experienced in the 35-44 year old age group. The only age segment that decreased in population was the 20-24 year old group and the age group with the smallest increase in population was the 0-4 year old group having an increase of only two persons.

Table 3.6 – Population Comparison by Age

Age	1990	2000	Actual Change
0-4	112	114	2
5-9	116	165	49
10-14	106	166	60
15-19	126	160	34
20-24	118	104	-14
25-34	227	276	49
35-44	218	314	96
45-54	157	333	176
55-59	77	124	47
60-64	78	120	42
65-74	170	189	19
75-84	99	121	22
85+	13	30	17
TOTAL	1617	2216	+599

Source: 2000 US Census

COMPARISON OF AGE BY RANGE

Among the jurisdictions compared, Norwood has the highest percentage of residents in the 45-64 age group at 26.0%. This is also higher than the state and county average for this age group. Norwood also had the lowest percentage of persons in the 25-44 age group among the four comparable municipalities at 26.6%. This percentage is lower than the state and county percentages among the 25-44 age segment.

Table 3.7 – Age Range Comparison

Municipality	0-14	15-24	25-44	45-64	65+
Norwood	20.1%	11.9%	26.6%	26.0%	15.3%
Granite Quarry	20.6%	13.5%	30.6%	21.6%	13.7%
Mayodan	16.3%	10.4%	27.5%	23.4%	22.4%
Marshville	23.9%	13.1%	29.2%	19.3%	14.5%
Stanly County	20.9%	12.5%	29.0%	23.4%	14.2%
North Carolina	20.5%	13.9%	31.1%	22.5%	12.0%

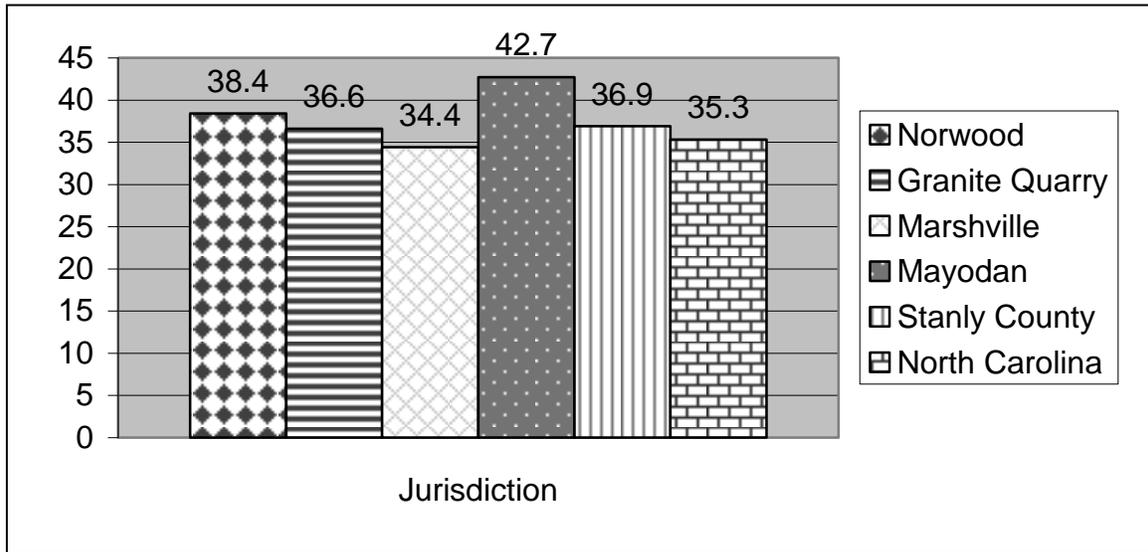
Source: 2000 US Census

MEDIAN AGE

Median Age is defined by the Census Bureau as the measure that divides the age distribution into two equal parts: one-half the cases falling below the median value and one-half above.

As of the 2000 Census, Norwood's median age was 38.4, 1.5 years higher than Stanly County's median age of 36.9 and 3.1 years older than the North Carolina average of 35.3. Among the comparable communities, Norwood has the second highest median age, behind only Mayodan's median age of 42.7.

Figure 3.4 – Median Age Comparison



B. HOUSING

OCCUPANCY RATES

Norwood has the lowest occupancy rate at 84.0% of the four comparison municipalities. Norwood's occupancy rate is 6.4% below Stanly County's occupancy rate of 90.4% and 4.9% below North Carolina's rate of 88.9%. With an average household size of 2.46, Norwood has the second lowest average household size ahead of Mayodan at 2.01. The average household size of Norwood is just below that of Stanly County at 2.53 and North Carolina at 2.49.

Table 3.8 – Occupancy Rates

Municipality	Houses	Occupied	% Occupied	Average Household Size
Norwood	1,038	881	84.0%	2.46
Granite Quarry	931	865	92.9%	2.5
Marshville	851	797	93.7%	2.87
Mayodan	1,234	1128	91.4%	2.01
Stanly County	24,582	22,223	90.4%	2.53
North Carolina	3,523,944	3,132,013	88.9%	2.49

Source: 2000 US Census

HOMEOWNERSHIP RATES AND HOUSING VALUES

Of the four comparison communities, Norwood has the second highest homeownership rate at 72.2%, just behind Marshville's rate of 72.5%. This is below Stanly County's homeownership rate of 76.2% and above North Carolina's homeownership rate of 69.4%.

Norwood has the third highest median home value of the comparison municipalities at \$71,600. This is below the median home value of both Stanly County (\$87,700) and North Carolina (\$108,300).

Table 3.9 – Owner Occupied Units and Median Value Comparison

Municipality	% of Owner Occupied Units	Median Value
Norwood	72.2%	\$71,600
Granite Quarry	68.8%	\$107,300
Marshville	72.5%	\$78,700
Mayodan	58.9%	\$58,700
Stanly County	76.2%	\$87,700
North Carolina	69.4%	\$108,300

Source: 2000 US Census

HOUSING STOCK YEAR STRUCTURE BUILT IN NORWOOD

The decade that saw the greatest number of dwelling units built in Norwood was the decade between 1950 and 1959. During this decade 23.6% of the dwelling units in Norwood were built. The 1970's and 1960's saw the next highest percentage of structures built at 17.3% and 15.7% respectively. The median year that all owner occupied homes were built is 1962 while the median year all renter occupied structures were built is 1958.

Table 3.10 – Norwood Housing Stock

Date	Number of Structures (Owner Occupied)	Number of Structures (Renter Occupied)	% of Total Structures Built
1999 - 2000 (Mar.)	7	4	1.2%
1995 - 1998	18	2	2.3%
1990 - 1994	37	7	5.0%
1980 - 1989	61	24	9.6%
1970 - 1979	116	36	17.3%
1960 - 1969	102	36	15.7%
1950 - 1959	144	64	23.6%
1940 - 1949	67	34	11.5%
1939 or Earlier	84	38	13.8%
TOTAL	636	245	100.0%
Median Year Structure Built	1962	1958	-

Source: 2000 US Census

STRUCTURAL CHARACTERISTICS OF ALL HOUSING UNITS

90.3% of Norwood's dwelling units are single-family detached or attached homes, which is higher than all other comparison municipalities as well as Stanly County (76.5%) and North Carolina (67.4%). Less than one percent (0.5%) of all dwelling units in Norwood are in multi-family developments with ten or more dwelling units which is the lowest percentage of all comparison municipalities and lower than Stanly County's average (1.1%) and the North Carolina average of 6.0%.

Table 3.11 – Structural Characteristics of All Housing Units Comparison

Municipality	Percentage of Units that are Single-Family Detached or Attached	Percentage of Units that are in Buildings with 10 or More Units	Median # of Rooms per Dwelling Unit
Norwood	90.3%	0.5%	5.1
Granite Quarry	80.8%	4.2%	5.4
Marshville	84.5%	1.8%	5.2
Mayodan	76.3%	5.9%	4.6
Stanly County	76.5%	1.1%	5.4
North Carolina	67.4%	6.0%	5.4

Source: 2000 US Census

C. INCOME

INCOME COMPARISON

Norwood has both the third highest median household income at \$31,563 and median family income at \$37,460, ahead of Mayodan in those categories. Norwood had the lowest per capita income of the four comparison municipalities at \$15,117. In all three categories, Norwood's income was lower Stanly County and North Carolina.

Table 3.12 – Income Comparison

Municipality	Median Household Income (In 1999 Dollars)	Median Family Income (In 1999 Dollars)	Per Capita Income (In 1999 Dollars)
Norwood	\$31,563	\$37,460	\$15,117
Granite Quarry	\$41,645	\$48,750	\$18,633
Marshville	\$36,140	\$42,589	\$15,498
Mayodan	\$25,980	\$36,328	\$15,607
Stanly County	\$36,898	\$43,956	\$17,825
North Carolina	\$39,184	\$46,335	\$20,307

Source: 2000 US Census

POVERTY COMPARISON

The poverty rate for all persons in Norwood is 16.8%, which is higher than the North Carolina rate by 4.5% and the Stanly County rate by 6.1%. The rate is highest of the comparable municipalities, 0.8% higher than Mayodan's rate of 16.0%. The poverty rate for children aged 0-17 in Norwood was 21.6%, which was 5.9% higher than the North Carolina rate and 7.4% higher than the Stanly County rate. It was the highest of the comparable municipalities by 0.9% higher than the poverty rate for children between the ages of 0-17 in Mayodan (20.5%). The poverty rate for the elderly in Norwood was 18.3%, 5.3% higher than the rate of North Carolina and 8.5% higher than Stanly County's rate. This was 0.4% higher than Mayodan which had the second highest poverty rate among the elderly.

Table 3.13 – Poverty Comparison

Municipality	All Persons	Children (0-17)	Elderly (65+)
Norwood	16.8%	21.6%	18.3%
Granite Quarry	7.8%	8.6%	11.3%
Marshville	10.9%	9.3%	13.1%
Mayodan	16.0%	20.5%	17.9%
Stanly County	10.7%	14.2%	9.8%
North Carolina	12.3%	15.7%	13.2%

Source: 2000 US Census

D. EDUCATION

EDUCATIONAL ATTAINMENT COMPARISON

Among the four comparison municipalities, Norwood has the second lowest percentage of persons without a high school diploma at 31.8%. This is higher than the percentage of persons without a high school diploma in Stanly County (26.6%) and North Carolina (21.9%). Norwood has the second highest percentage of persons with a four year degree among the comparison municipalities at 9.3%. This is 3.5% lower than the percentage of persons in Stanly County (12.8%) with a four year college degree and 13.2% lower than that North Carolina average of 22.5%.

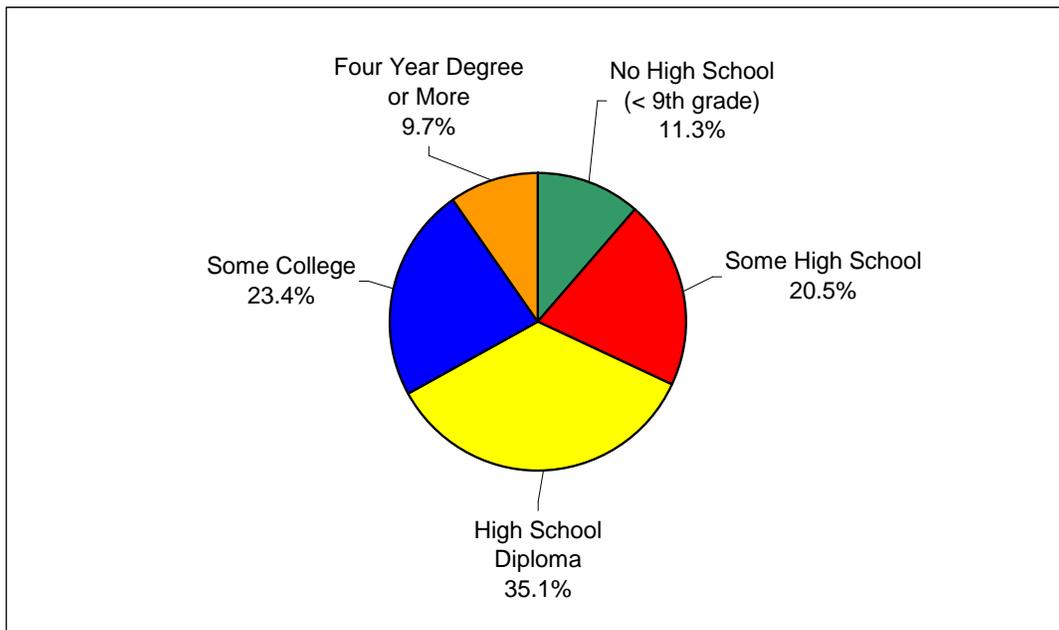
Table 3.14 – Educational Attainment Comparison

Municipality	% without High School Diploma	% with a 4-year degree or more
Norwood	31.8%	9.3%
Granite Quarry	18.0%	17.1%
Marshville	37.7%	8.4%
Mayodan	42.2%	8.2%
Stanly County	26.6%	12.8%
North Carolina	21.9%	22.5%

Source: 2000 US Census

Well over a majority of the population (68.2%) of Norwood has a high school diploma or further education. The largest educational attainment segment in Norwood was persons with a high school diploma 35.1% followed by those with some college at 23.4%.

Figure 3.5 – Educational Attainment by Segment



E. TRANSPORTATION

METHOD OF TRANSPORTATION

The workforce of Norwood primarily drives to work with 76.5% driving alone to work. Carpooling to work was the second highest method of transportation at 18.5%. Persons walking to work or working at home made up 4.3% of the total transportation means with walking at 3.3% and work at home 1.0%. No workers reported using any form of public transportation.

Table 3.15 – Method of Transportation

Transportation Method	% of All Workers
Drive Alone	76.5%
Carpool	18.5%
Walked	3.3%
Work at Home	1.0%
Bicycle	0.4%
Other Means	0.2%
Public Transportation	0.0%

Source: 2000 US Census

COMMUTE TIMES FOR THOSE WORKING OUTSIDE THE HOME

The mean travel time for persons living in Norwood is 23.6 minutes. Two-thirds (66.9%) of those working have a commute time of 25 minutes or less commute to work. A tenth (10.8%) of the population have a commute time of at least one hour.

Table 3.16 – Commute Times

Commute Time	Percent
Less than 10 Minutes	20.9%
10 to 14 Minutes	13.7%
15 to 19 Minutes	12.8%
20 to 24 Minutes	19.5%
25 to 29 Minutes	5.6%
30 to 34 Minutes	9.6%
35 to 39 Minutes	2.4%
40 to 44 Minutes	0.6%
45 to 59 Minutes	4.0%
60 to 89 Minutes	8.0%
90 or More Minutes	2.8%
Mean Travel Time to Work (minutes)	23.6

Source: 2000 US Census

F. EMPLOYMENT

EMPLOYMENT

In 2005, Norwood had a total of 136 establishments with a combined payroll of over \$38.8 million dollars. These establishments had a total of 1,411 employees that worked in the Norwood area. The annual payroll of these establishments was nearly \$13 million less than the 1998 annual payroll (\$51.7 million). From 1998 to 2005, there was an increase of 11 establishments and a reduction of 791 employees.

Table 3.17 – Norwood Employment

Year	Annual Payroll (in \$1,000)	Number of Establishments	Number of Employees
1998	51,700	125	2,202
1999	51,798	130	2,092
2000	51,300	124	1,945
2001	48,230	119	1,831
2002	42,032	128	1,610
2003	41,153	131	1,585
2004	38,360	135	1,466
2005	38,843	136	1,411

Source: 2000 US Census

EMPLOYMENT BY INDUSTRY

Over one-third (34.2%) of all residents of Norwood are employed in the manufacturing industry. The second largest employment sector is the educational, health, and social services sector (20.5%) with the construction sector (8.6%) being third largest.

Table 3.18 – Employment by Industry

Industry	# of Employees	% of Total Employed
Agriculture, Forestry, Fishing and Hunting, and Mining	15	1.5%
Construction	84	8.6%
Manufacturing	333	34.2%
Wholesale Trade	17	1.7%
Retail Trade	73	7.5%
Transportation and Warehousing, and Utilities	32	3.3%
Information	4	0.4%
Finance, Insurance, Real Estate and Rental and Leasing	31	3.2%
Professional, Scientific, Management, Administrative, and Waste Management Services	28	2.9%
Educational, Health, and Social Services	200	20.5%
Arts, Entertainment, Recreation, Accommodation and Food Services	67	6.9%
Other Services (Except Public Administration)	47	4.8%
Public Administration	43	4.4%
TOTAL EMPLOYMENT	974	100.0%

Source: 2000 US Census

ESTABLISHMENTS BY INDUSTRY

In 1998, the industry with the most establishments in Norwood was retail trade (29), followed by construction and other services (except public administration). During the seven year period between 1998 and 2005, retail trade had the most establishments of any industry in Norwood. The Industries that have seen the greatest increase in number of establishments are other services (except public administration) (8), construction (5), and health care and social assistance (5).

Table 3.19 – Establishments by Industry

Industry Code Description	1998	1999	2000	2001	2002	2003	2004	2005
Forestry, fishing, hunting, and agriculture	1	1	1	0	0	1	1	1
Mining	1	1	1	1	1	1	2	1
Construction	18	21	24	22	23	28	27	23
Manufacturing	12	14	11	10	9	10	10	9
Wholesale trade	8	7	5	7	8	7	8	9
Retail trade	29	27	26	24	26	25	24	27
Transportation & warehousing	2	2	2	3	4	2	3	3
Finance & insurance	7	6	4	5	6	6	6	6
Real estate, rental, & leasing	3	2	2	1	2	2	3	1
Professional, scientific & technical service	1	1	0	0	1	1	2	2
Management of companies and enterprises	1	1	0	0	0	0	0	0
Admin, support, waste mgt, remediation service	4	4	4	4	5	4	2	4
Health care and social assistance	7	9	9	9	9	9	10	12
Arts, entertainment & recreation	2	2	3	2	2	2	3	3
Accommodation & food services	10	11	10	10	10	9	8	9
Other services (except public administration)	18	18	20	19	22	23	24	26
Unclassified establishments	1	3	2	2	0	1	2	0
TOTAL ESTABLISHMENTS	125	130	124	119	128	131	135	136

Source: 2000 US Census

G. COMMUNITY SERVICES

WATER SYSTEM

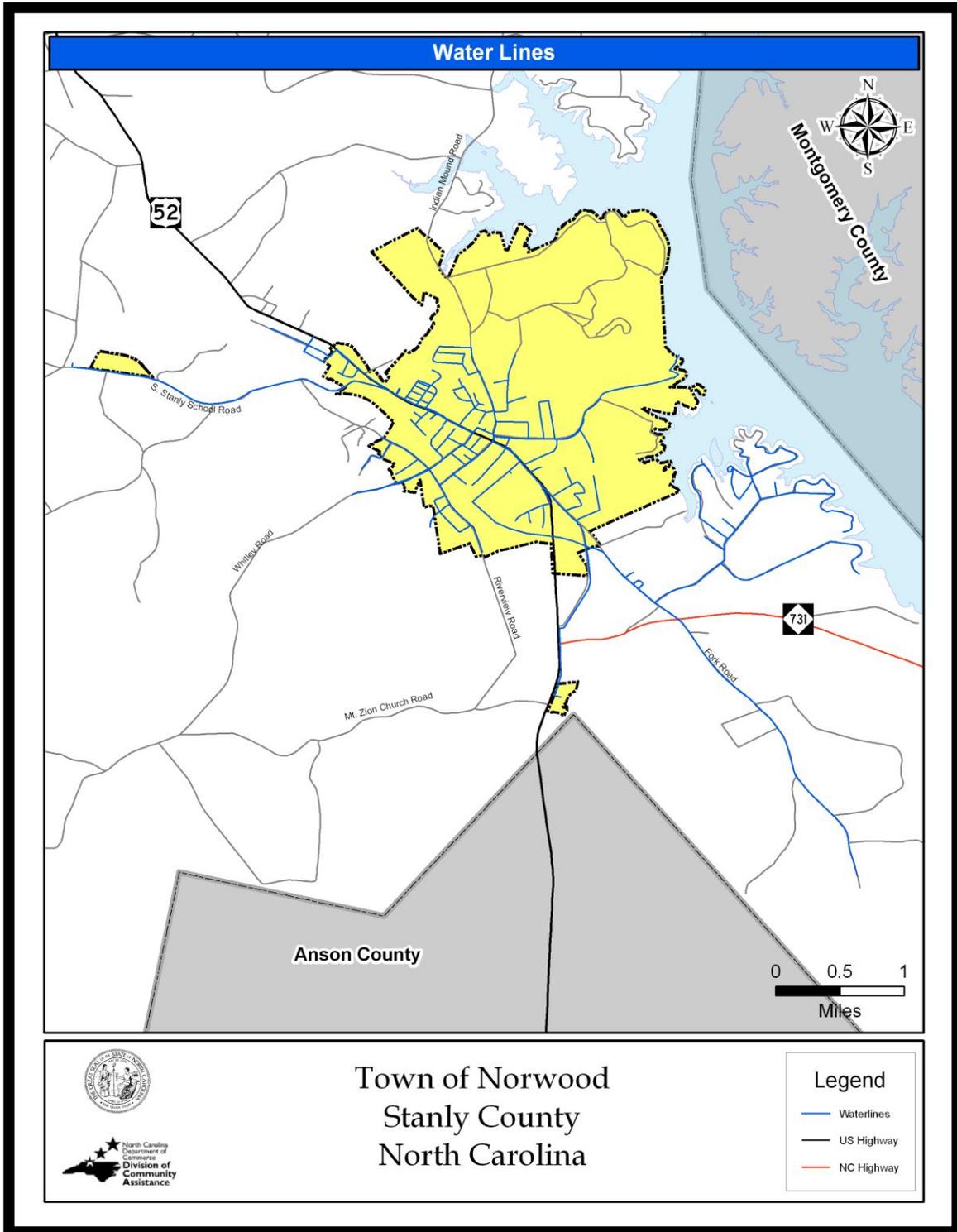
The water system for the Town of Norwood was started around 1939. Norwood currently has about 48 miles of waterline ranging in diameter from two inches to 24 inches. The Town has a total capacity of 2,000,000 gallons of water treated per day with the average amount treated per day around 384,000 gallons. Approximately 99% of residents are on the water system. The Town currently has a water line extension policy with improvements are planned for the water system and distribution system. See **Map 3.3** for the location of existing waterlines in Norwood.



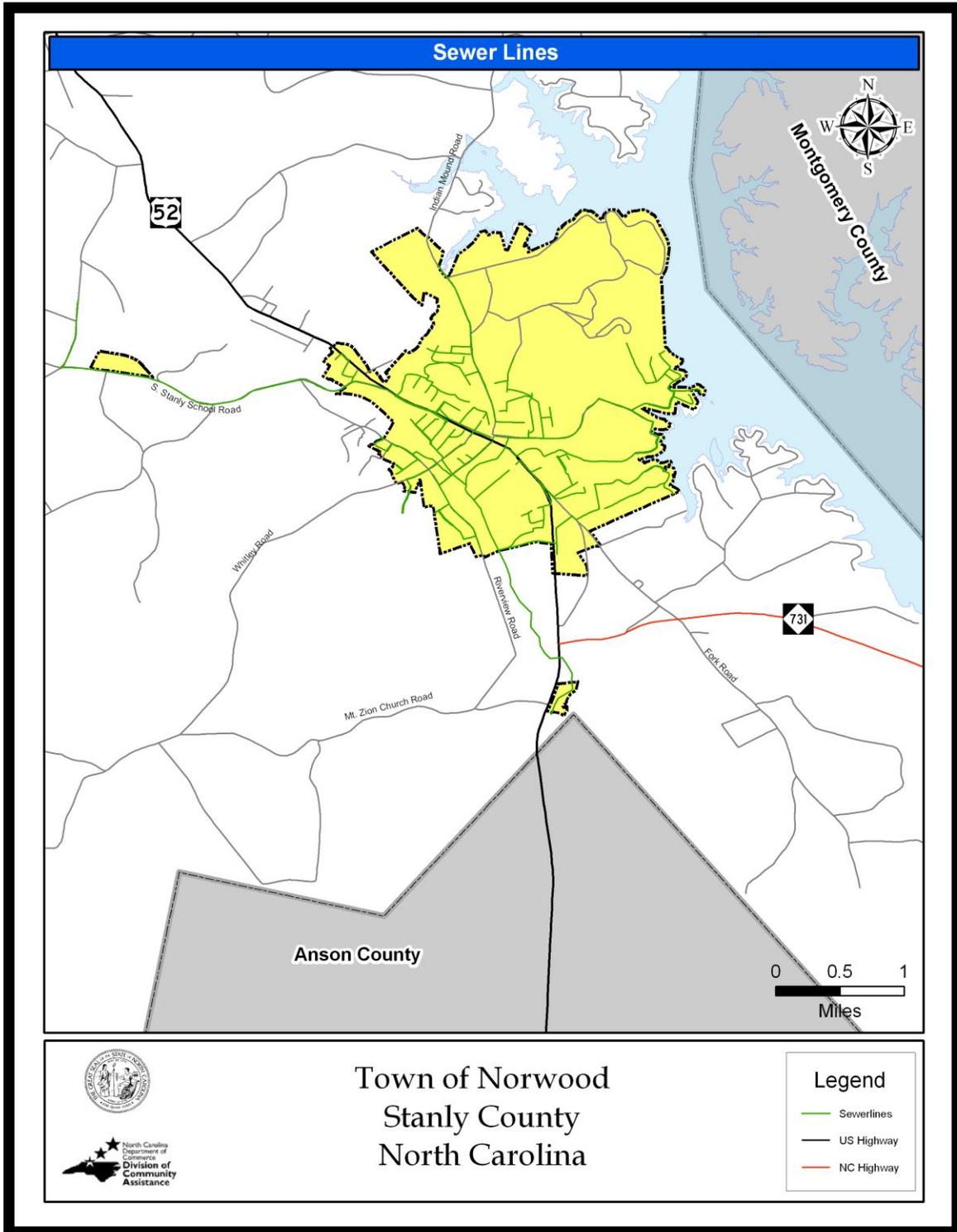
SEWER SYSTEM

The sewer system for the Town of Norwood was started around 1945. Norwood has around 22 miles of sewer line ranging in diameter of $\frac{3}{4}$ inches to 8 inches. The average amount of wastewater treated per day is 275,000 gallons per day with a maximum of 750,000 gallons that could be treated. Approximately 70% of town residents are connected to the wastewater system. Norwood has a line extension policy and a capital improvement plan for the sewer system in place with improvements planned to the system. See **Map 3.4** for the location of existing sewer lines in Norwood.

MAP 3.3 - WATER LINES MAP



MAP 3.4 - SEWER LINES MAP



PUBLIC SAFETY

The Town of Norwood is served by the Norwood Police Department as well as three volunteer fire departments. The police department has six officers and is located at 205A Pee Dee Avenue. Fire protection for Norwood is provided by stations 54, 56, and 57. **Map 3.5** shows the location of these public safety facilities.

HOSPITALS

Stanly Regional Medical Center serves the medical needs of Norwood residents. It is located 11 miles from Norwood in Albemarle. The hospital contains 119 beds (97 general to acute care beds, 10 rehabilitation beds, and 12 behavioral health beds) and is accredited by the Joint Commission on Accreditation of Health Care Organizations (JCAHO). It offers services in general medical and surgical care, general intensive care, cardiology, neurology, obstetrics, orthopedics, pediatrics, and emergency care. Also, medical service is offered by Norwood Medical Services affiliated with Stanly Regional Medical Center and is located on South Main Street.



Stanly Regional Medical Center



Norwood Medical Services

EDUCATIONAL AND CULTURAL FACILITIES

Three public schools, Norwood Elementary School, South Stanly Middle School, and South Stanly High School serve the educational needs of the children of Norwood and the surrounding area. Norwood Elementary, located on South Main Street, is a K-5 school with an enrollment of 488 students. South Stanly Middle School, located on Cottonville Road, serves grades 6-8 and has an enrollment of 469 students. Grades 9-12 attend South Stanly High School located on South Stanly School Road. It has an enrollment of 533 students and is accredited by the Southern Association of Colleges and Schools (SACS). The two schools are shown on **Map 3.5**. Also serving the educational and cultural needs of Norwood is the Norwood Branch of the Stanly County Library, located on Pee Dee Avenue. The library provides access to a variety of educational resources to local residents.



Norwood Elementary School



South Stanly High School

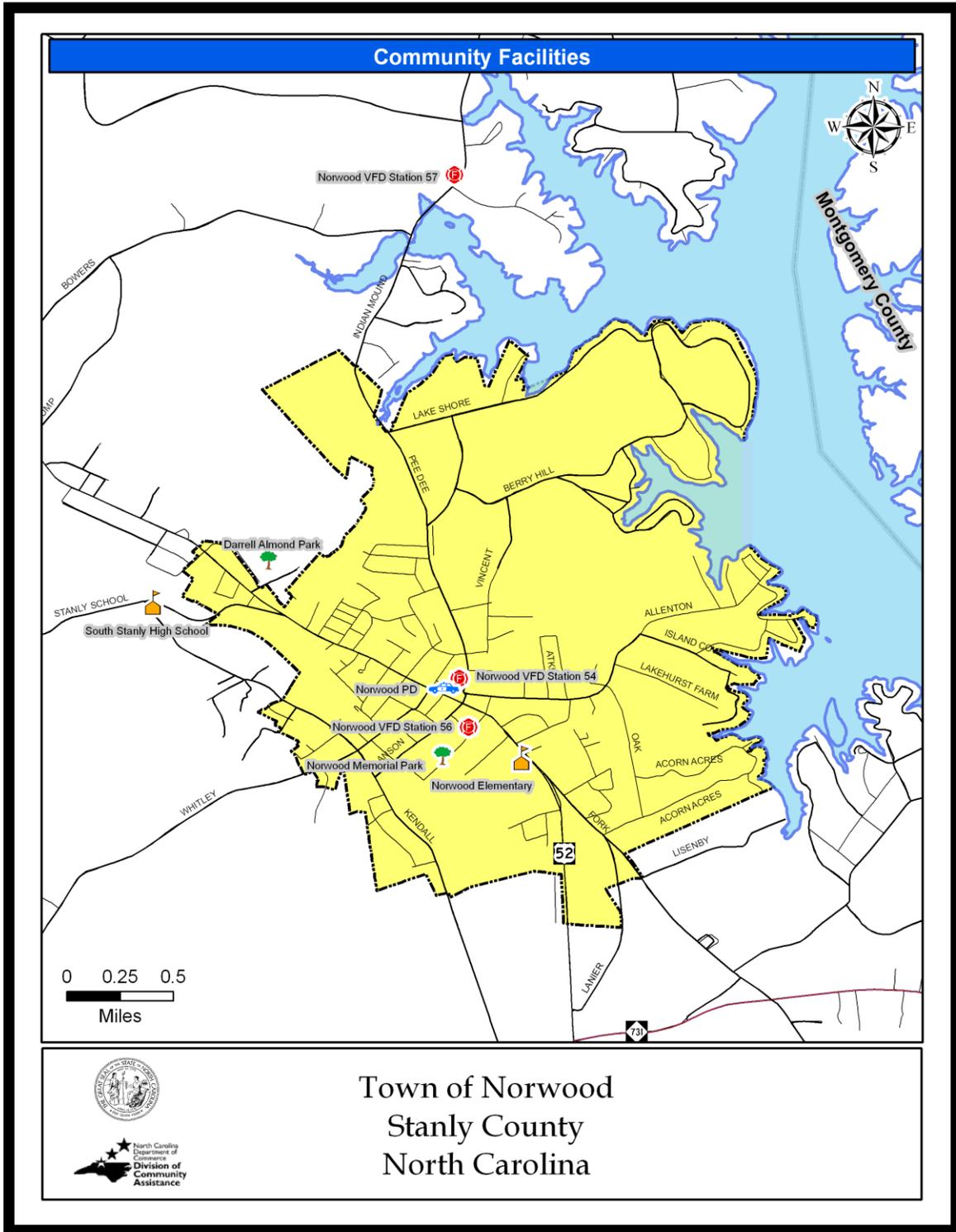
PARKS AND RECREATION

The town of Norwood has two parks, Darrell Almond Community Park and Norwood Memorial Park, that serve the recreation needs of residents. Darrell Almond Community Park is located on North Main Street north of downtown. In 2000 and 2005, Norwood was awarded a matching grant by the North Carolina Parks and Recreation Trust Fund (PARTF) which was used in additions to the park such as a new picnic shelter, shuffleboard courts, and a bicycle/skateboard track. Norwood Memorial Park, located along South Main Street south of downtown, is a sports oriented park with fields for baseball and softball as well as basketball courts and playground equipment. See **Map 3.5** for the location of these parks.



Darrell Almond Community Park

MAP 3.5 – COMMUNITY FACILITIES MAP



H. CURRENT DEVELOPMENT POLICIES

Zoning Ordinance

From the attention given to the subject by legal writers and in court decisions, it is clear that confusion exists as to the distinction between “planning” and zoning.” In reality, zoning is one of many legal and administrative devices by which plans may be implemented. Most of the confusion has arisen out of the fact that many jurisdictions have adopted zoning ordinances before embarking on full scale planning.

Zoning is essentially a means of insuring that the land uses of a community are properly situated in relations to one another, providing adequate space for each type of development. It allows the control of development density in each area so that property can be adequately serviced by such government facilities as the street, school, fire, police, recreation, and utility systems. This directs new growth into appropriate areas and protects existing property by requiring that development afford adequate light, air, and privacy for persons living and working within the community.

Zoning is probably the single most commonly used legal device available for implementing the land-development plan of a community. Zoning may be defined as the division of a town (or other governmental unit) into districts, and the regulation within those districts of:

1. The height and bulk of buildings and other structures;
2. The area of a lot which may be occupied and the size of required open space;
3. The density of population;
4. The use of buildings and land for trade, industry, residence, or other purposes.

Of major importance for the individual citizen is the part zoning plays in stabilizing and preserving property values. It affects the taxation of property as an element of value to be considered in assessment. Zoning can also be utilized for aesthetic purposes, as is the case in an increasing number of communities. Although there has been an increasing tendency to include aesthetic provisions within zoning ordinances, zoning ordinances are most solidly based on "general welfare" concepts.

Norwood established zoning in 1978. Over the years the zoning ordinance has had minor changes to incorporate new uses and newer principles of land use regulations.

If a property is zoned properly for its intended use, then the needed permits can simply be obtained through application and the payment of any required fees. If a rezoning is required the approval of the Board of Commissioners must be obtained. This process can take anywhere from a few weeks to a few months, depending on the magnitude, complexity and any controversy generated by the proposal.

The Town of Norwood is divided into the following general use zoning districts:

Table 3.20 – Norwood Zoning Districts

District Abbreviation	District Name	Classification
R-20	Single Family Residential	Residential
R-10	Single Family Residential	Residential
R-8	Two Family Residential	Residential
R-8A	Multi-Family Residential	Residential
R-A	Residential-Agricultural	Residential
N-B	Neighborhood Business	Commercial
H-B	Highway Business	Commercial
C-B	Central Business	Commercial
G-B	General Business	Commercial
M-1	Light Manufacturing	Industrial
M-2	Heavy Manufacturing	Industrial

See **Map 3.6** for the existing zoning districts in Norwood.

Subdivision Regulations

Subdivision regulations are locally adopted laws governing the process of converting raw land into building sites. This is normally accomplished through plat (map) approval procedures, under which a developer is not permitted to make improvements or to divide and sell land until the governing body or planning board has approved a plat of the proposed design of the subdivision. The approval or disapproval of a local government is based upon compliance or noncompliance of the proposal with the development standards set forth in the subdivision regulations. In the event that the developer attempts to record an unapproved plat with the local register of deeds or to sell lots by reference to such a plat, the developer may be subject to various civil and criminal penalties.

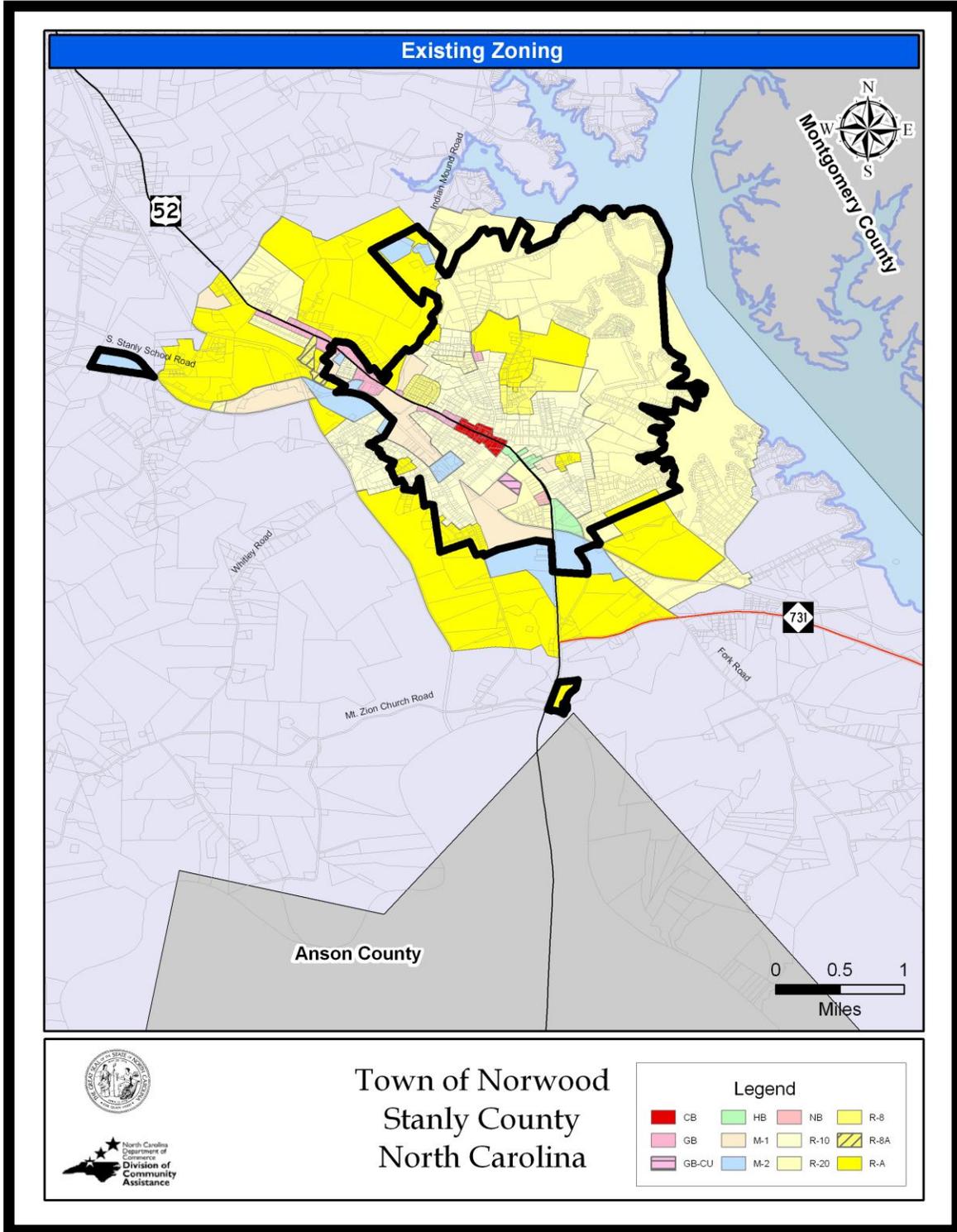
Subdivision regulations may serve a wide range of purposes. To the health officer, for example, they are a means of insuring that a new residential development has a safe water supply and sewage disposal system and that the lots are properly drained. To the tax official they are a step toward securing adequate records of land titles. To the school or parks official they are a way to preserve or secure the school sites and recreation areas needed to serve the people coming into the neighborhood. To the lot purchaser they are an assurance that he will receive a buildable, properly oriented, well-drained lot, provided with adequate facilities to meet his day-to-day needs, in a subdivision whose value will hold up over the years.

Subdivision regulations enable the Town to coordinate the otherwise unrelated plans of a great many individual developers, and in the process to assure that provision is made for major elements of the Land Use Plan such as rights-of-way for major thoroughfares, parks, school sites, major water lines, sewer outfalls and so forth. They also enable the Town to control the internal design of each new subdivision so that its pattern of streets, sidewalks, lots and other facilities will be safe, pleasant and economical to maintain.

From the standpoint of the local governing board, subdivision regulations may be thought of as having two major objectives. First, these officials are interested in the design aspects of new subdivisions, as are the other officials mentioned. But secondly, they are also interested in allocating the costs of certain improvements most equitably between the residents of the immediate area and the taxpayers of the Town as a whole. When subdivision regulations require a developer to dedicate land to the public or to install utilities or to build streets, they represent a judgment that the particular improvements involved are (1) necessary in a contemporary environment and (2) predominantly of special benefit to the people who will buy lots from him (presumably at a price sufficient to cover the cost of these improvements) rather than of general benefit to the taxpayers of the Town as a whole.



MAP 3.6 - EXISTING ZONING MAP



Watershed Protection Ordinance

As the Town of Norwood experiences greater development pressure, it becomes important to pay greater attention to water quality. The more land that is disturbed, the more sediment finds its way into our streams and rivers, increasing the cost of treating the municipal water supply and harming natural habitats. Additionally, the runoff from our streets, parking lots, and buildings that finds its way into our waters contains any number of pollutants.

The Water Supply Watershed Protection Rules (G.S. 143-214.5) adopted in 1992 required that all local governments having land use jurisdiction within water supply watersheds adopt and implement water supply watershed protection ordinances, maps, and a management plan. The Rules required all municipalities with a population greater than 5000 to submit their adopted ordinances to the Environmental Management Commission by July 1, 1993. Municipalities with populations less than 5,000 were to submit their ordinances by October 1, 1993. And all affected counties were scheduled to submit their ordinances by January 1, 1994.

Stanly County administers the Water Supply Watershed Protection program for the Town of Norwood that is meant to mitigate the environmental effects of increasing development. The program is based on maintaining a certain percentage of project areas as pervious surfaces in order to decrease the amount of land that must be disturbed and, therefore, the amount of runoff. Stanly County adopted the Stanly County Watershed Protection Ordinance adopted on January 1, 1994. At the time of adoption, 3,826 acres located in the Lake Tillery (WS-IV) watershed were located in Norwood's jurisdiction. These affected areas are located in either a WS-IV Critical Area or a WS-IV Protected Area. Single-family residential development in the WS-IV Critical Area is not allowed to exceed two (2) dwelling units per acre, on a project by project basis, except within an approved cluster development. All other residential and non-residential development is limited to no more that 24% built-upon area on a project by project basis if more than one (1) acre is disturbed. Single-family residential development in the WS-IV Protected Area is not allowed to exceed two (2) dwelling units per acre on a project by project basis and no residential lot is allowed to be less than one-half (1/2) acre, or one-thire (1/3) acre for projects without a curb and gutter system. All other residential and non-residential development is limited to 24% built-upon area on a project by project basis if a curb and gutter street system is used or 36%built-upon area if curb and gutter is not used and more than one acre is disturbed. Additionally, new development and expansions to existing development may be approved for a special intensity allocation (SIA) for up to 70% built-upon area on a project by project basis for up to ten percent of the protected area.

The NC Division of Water Quality's watershed protection program includes five (5) watershed or WS classifications. Below are the development requirements of the watershed program.

Table 3.21 - Water Supply Watershed Protection Rules Summary

Watershed Classification	Allowable Dischargers	Allowable Development: Low Density	Allowable Development: High Density	Stormwater Controls: High Density	10/70 Provision	Residuals Application	Landfills	Agriculture BMPs
WS-I Watershed	None	None	None	NA	None	None	None	Required (5)
WS-II Critical Area	General Permits	1du/2ac or 6% built upon (2)	6-24% built upon area	Control the 1" storm	Not allowed	No new sites	No new landfills	Required (5)
WS-II Balance of Watershed	General Permits	1du/ac or 12% built upon area	12-30% built upon area	Control the 1" storm	Allowed	Allowed	No new discharging landfills	Not Required (5)
WS-III Critical Area	General Permits	1du/ac or 12% built upon area	12-30% built upon area	Control the 1" storm	Not Allowed	No new sites	No new landfills	Required (5)
WS-III Balance of Watershed	Domestic & Non-process Industrial	2du/ac or 24% built upon area	24-50% built upon area	Control the 1" storm	Allowed	Allowed	No new discharging landfills	Not Required (5)
WS-IV Critical Area	Domestic & Industrial (1)	2du/ac or 24% built upon (3)	24-50% built upon area (3)	Control the 1" storm	Not Allowed	No new sites	No new landfills	Required (5)
WS-IV Protected Area	Domestic & Industrial	2du/ac or 24% built upon (3,4)	24-70% built upon area (3,4)	Control the 1" storm	Allowed	Allowed	Allowed	Not Required (5)

Notes:

- (1) New industrial process wastewater discharges are allowed but will require additional treatment.
- (2) Residential development may apply dwelling units per acre or use percent built-upon surface area. Non-residential development must use percent built-upon surface area.
- (3) Applies only to projects requiring a Sedimentation/Erosion Control Permit.
- (4) One-third acre lot or 36% built-upon area is allowed for projects without curb and gutter street drainage systems.
- (5) In WS-I watersheds and critical areas of WS-II, WS-III, and WS-IV watersheds, agricultural operations must maintain a ten (10) foot vegetated buffer or equivalent control along all perennial streams. Permitted animal operations are allowed in all water supply watersheds.
- (6) Municipalities with a pretreatment program (2H .0904) is considered industrial discharge.
- (7) Discharges qualifying for a General Permit pursuant to 2H .0127 will also be allowed in all areas of WS-III and WS-IV watersheds along with the allowed discharges noted in the table.
- (8) Groundwater remediation discharges may be allowed when no other practicable alternative exists.
- (9) Local governments will assume ultimate responsibility for operation and maintenance of stormwater controls.

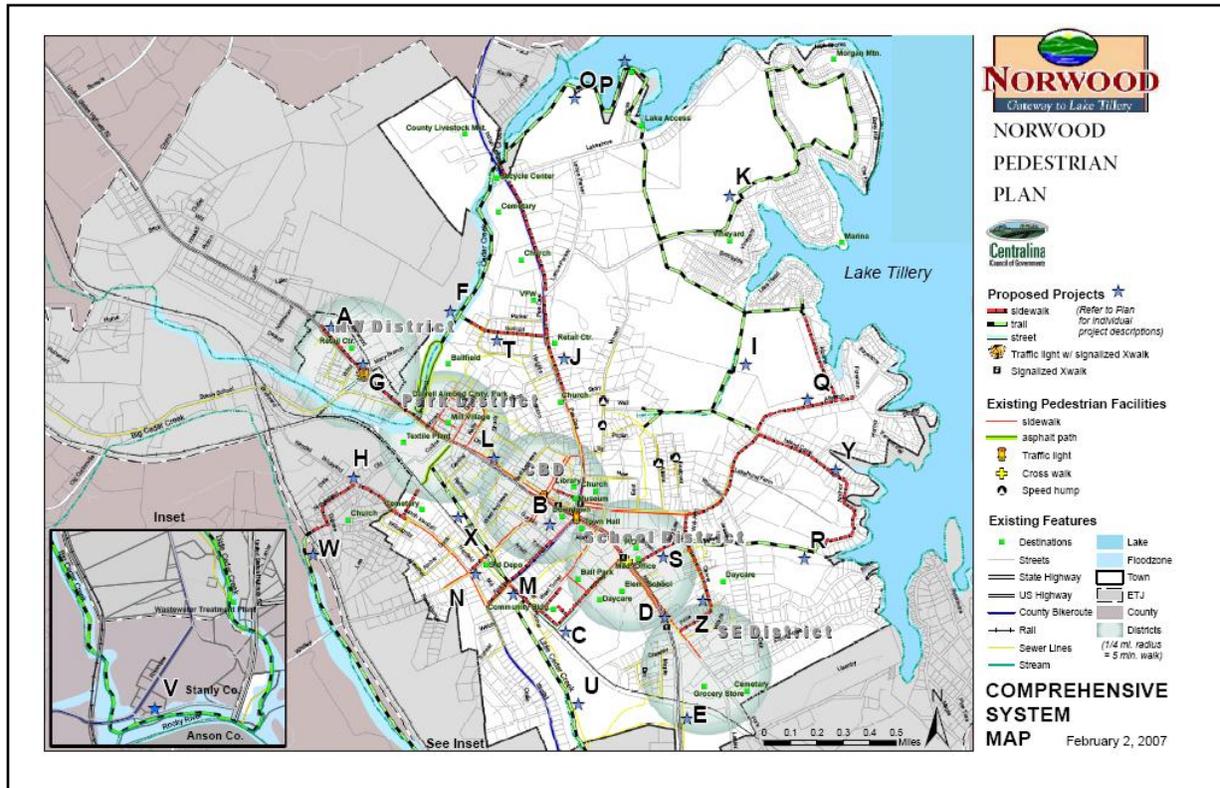
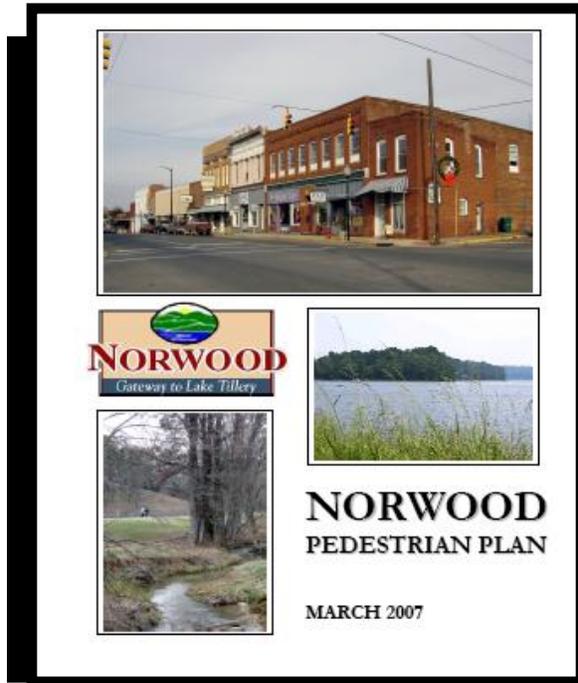


Lake Tillery

Pedestrian Plan

The Norwood Pedestrian Plan was adopted by the Town in March 2007. The plan recommends the following actions to promote walkability and connectivity throughout the Town:

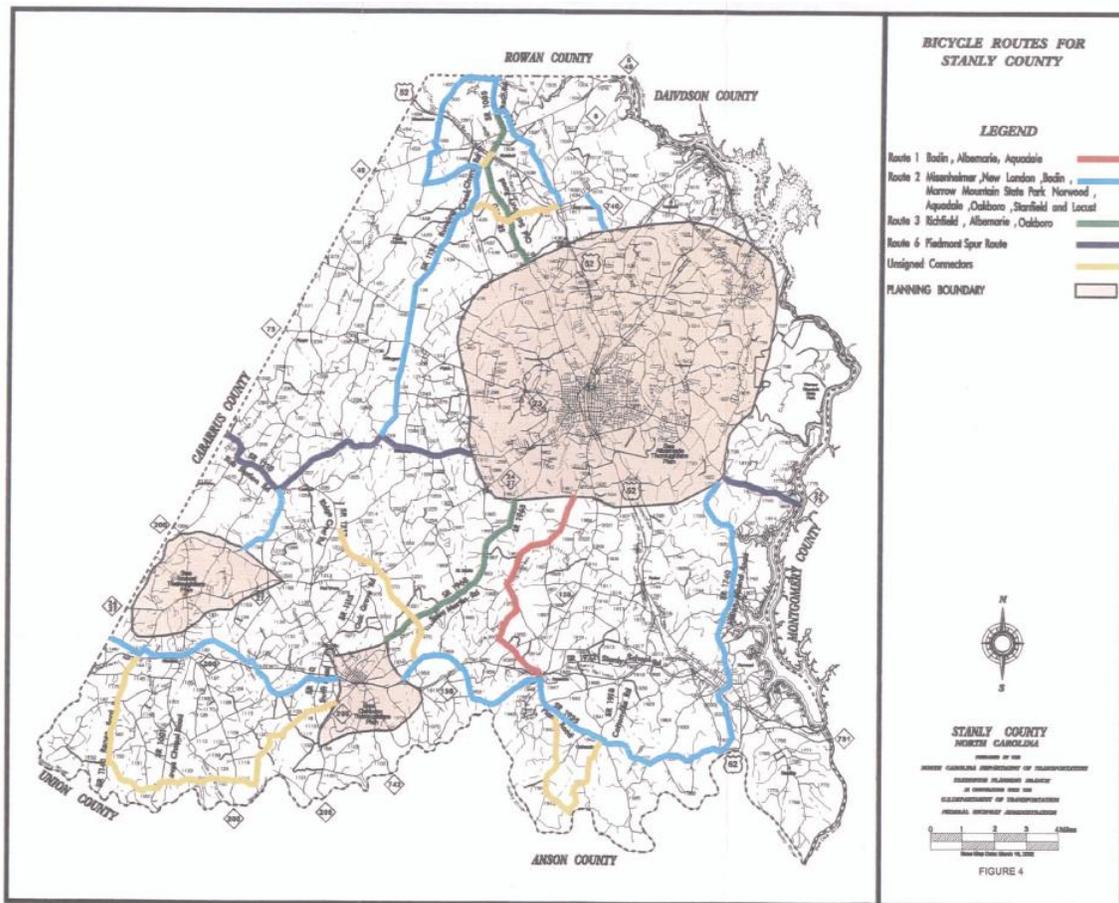
- Form a Pedestrian Needs Committee
- Develop and adopt a Comprehensive Land Use Plan
- Engage in community planning for infill of large underdeveloped parcels in town
- Coordinate with Stanly County on development of areas outside Norwood's ETJ
- Address consistent transportation planning
- Coordinate with Norwood community stakeholders
- Enact policy and ordinance changes.



Stanly County Thoroughfare Plan

The Stanly County Thoroughfare Plan adopted in July 2003 recommends the widening of US 52 from Albemarle to US 74 in Anson County. This will have an impact on Norwood as US 52 (Main Street) runs through the middle of town. Currently NCDOT is studying the options for a bypass around downtown Norwood. Main Street through downtown is at near capacity and NCDOT projects that the highway will be over capacity by 2030.

The plan also identifies bicycle routes throughout Stanly County. Norwood is located along a bike route running from Stanfield and Locust in southwestern Stanly County east to Norwood then north through Albemarle and Misenheimer.



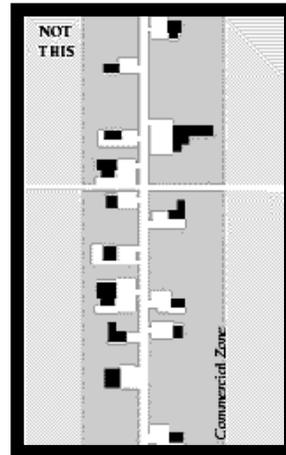
Section 4: Comparison of Development Patterns

The Norwood Land Use Plan also seeks to provide a formal document that will reflect a unified Town policy toward growth and development. In some ways this document provides a new vision for the development of Norwood and the surrounding area and in some ways it reinforces current efforts to change previous development patterns. This section provides a general explanation of the differences between previous approaches toward land development and the desired development patterns. This section will also provide a point of reference and confirmation of the Town's efforts to avoid further strip development, insure greater connectivity in its road networks, encourage a mix of appropriate land uses and provide for open space development

STRIP DEVELOPMENT vs. COMMERCIAL CENTERS

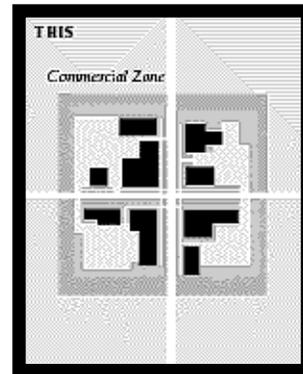
Strip Development: The characteristics of strip development include:

- Automobile oriented
- Large parking lots
- Large front yard setbacks
- Single use (i.e. only commercial)
- Numerous curb cuts
- No interconnectivity between uses
- Poor design characteristics



Commercial Center: The Commercial Center is based on applying the attributes of a traditional downtown to a new site that is smaller in scale. The characteristics of a Commercial Center include:

- Pedestrian and automobile friendly
- Few curb cuts or limited access
- Buildings built to a pedestrian scale
- Building closer to the road
- Interconnectivity between uses and shared parking
- Mixed use (i.e. commercial, office, multi-family residential)
- High quality design characteristics

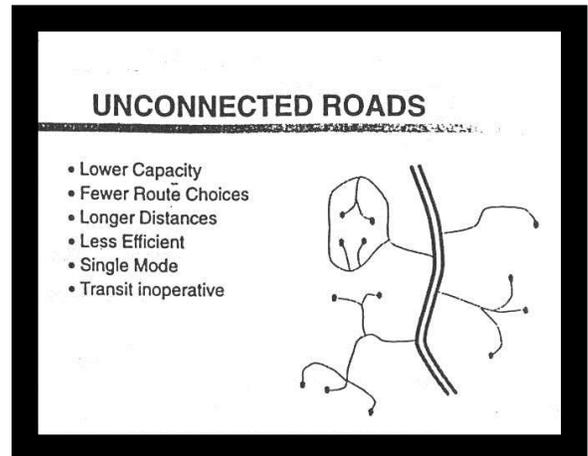


The Norwood Land Use Plan supports utilization of Commercial Centers as a viable alternative to Strip Development.

UNCONNECTED ROADS vs. ROAD NETWORK

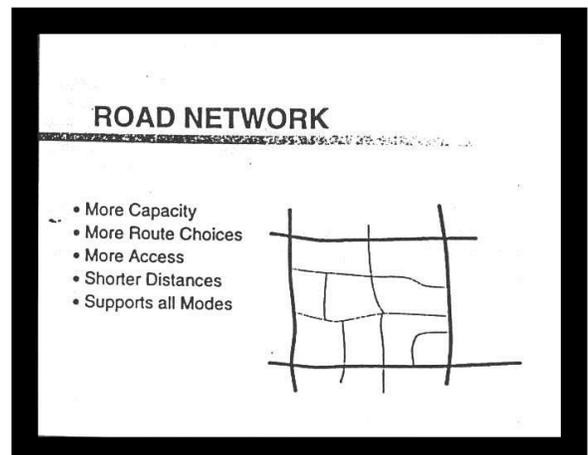
Unconnected Roads: Proliferation of cul-de-sac subdivisions will result in a transportation network that limits the number of ways through town. In addition to the residential subdivision, commercial development has also been guilty of providing no connectivity between uses. The characteristics of Unconnected Roads include:

- Lower capacity
- Fewer route choices
- Longer driving distances
- Less efficiency
- Single mode of transportation



Road Network: A transportation system based on a Road Network will help aid in the avoidance of traffic congestion that may otherwise result on some of Town's major thoroughfares. Increasing the number of choices will help to disperse traffic throughout the Town. The utilization of a Road Network will result in:

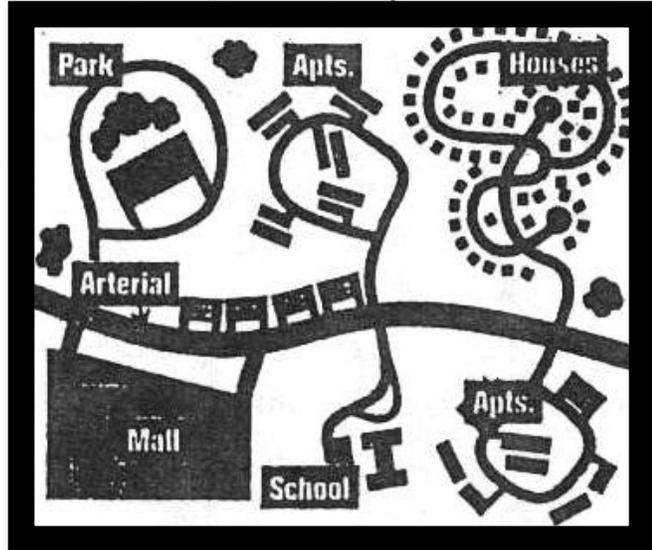
- More capacity
- More route choices
- More access
- Shorter distances
- Support for all modes of transportation



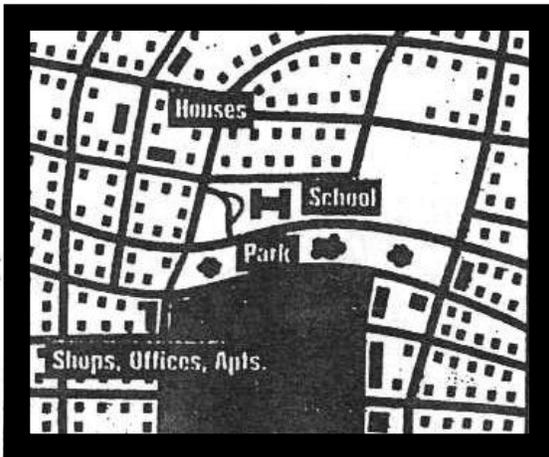
The Norwood Land Use Plan supports the use of Road Networks within new residential and commercial areas to provide Norwood with more transportation options throughout the Town. The Road Network can be incorporated into new subdivisions, new commercial centers and even office parks.

SEPARATION OF USES vs. MIXED USE

Separation of Uses: The standard zoning ordinance has created a situation in which all uses must be segregated from one another. This has the potential to result in the destruction of lively neighborhoods that may include a neighborhood store for example. Also this outmoded form of development may result in the removal of residences from the Central Business District (or Downtown). While some uses need to be separated from one another, many others would work well together if designed properly. For example, the construction of five three-story multi-family apartment buildings in the middle of a single-family residential district may not be appropriate. However, a multi-family townhouse development that is designed to compliment the surrounding neighborhood, could fit in.



The Separation of Uses has the potential to result in the creation of “pods” of development. The diagram highlights the problems associated with separation of uses: all traffic must travel out onto the main road to go anywhere.



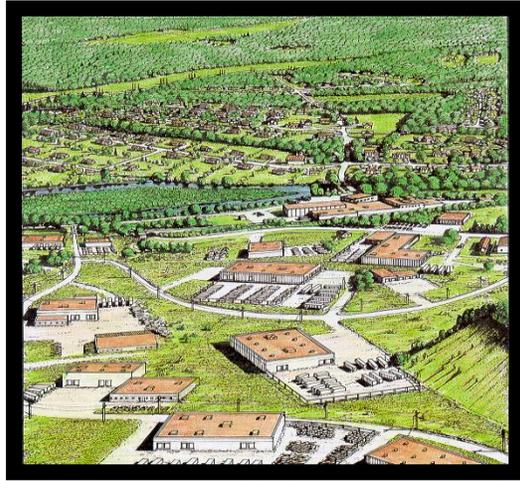
Mixed Use: The concept of Mixed Use goes back to the time before zoning when many uses were found in a neighborhood. By encouraging a mix of uses a town can decrease traffic, allow people opportunities to walk to work or the store, and promote commercial development that has a residential market built into the development. The Central Business District is an excellent development model of mixed-use development that intertwines offices, retail establishments, and residences to serve multiple needs.

The Norwood Land Use Plan encourages mixed-use developments especially within and around the central part of the Town.

CONVENTIONAL DEVELOPMENT vs. OPEN SPACE DEVELOPMENT

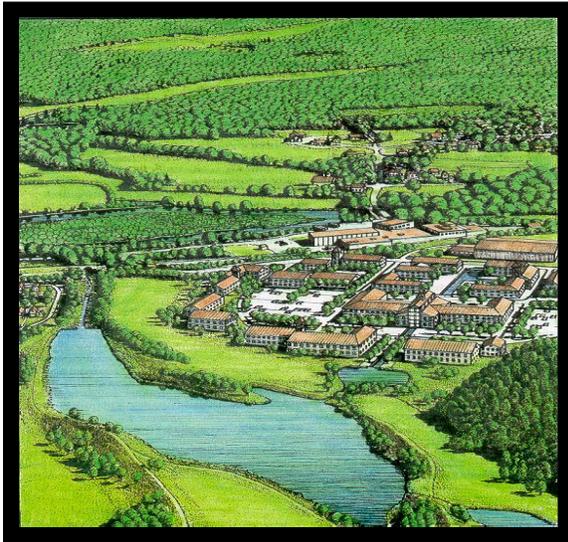
Conventional Development:

Conventional Development maximizes the number of lots or retail space that can be created out of any piece of land. This method of development pays little attention to environmental factors, small town atmosphere, neighborhood design or open space. The goal of conventional development is to place as many houses or businesses on the site as allowed under the current zoning ordinance. As a result land that could be preserved due to environmental conditions or topography gets turned into a backyard or graded for parking.



Illustrations from Rural By Design, Randall Arendt

In addition, this type of development places a greater burden upon the Town because it does not provide recreational space for the residents and results in overcrowding at parks and other recreational facilities. In many communities conventional business development is often aesthetically unpleasing, results in increased runoff to other properties, and increases traffic. Also, the unique and valuable scenic qualities found in Norwood could be adversely impacted by conventional development as it steadily consumes the landscape.



Open Space Development:

Open Space Development looks to provide a designated area as open space within the development. This land is permanently protected from development and can be used by the neighborhood as a recreation amenity. The developer that chooses to develop in this manner can still build the same number of units, but on smaller lots and with less infrastructure to construct as a result of clustering the development. By encouraging Open Space Development the Town can increase the recreational opportunities for its residents, decrease the amount of infrastructure that needs to be maintained, and increase the attractiveness of the overall community.

The Norwood Land Use Plan supports utilizations of open space development in order to maintain Norwood's small town atmosphere, encourage efficiency in the delivery of services and protect environmentally sensitive areas and the surrounding rural landscape.

Section 5: Growth Strategy

OVERVIEW

For any plan to be effective it is important that the plan have an overall direction or objective. For the Norwood Land Use Plan the overall objective is...

“To improve the quality of life of Norwood citizens by encouraging responsible growth management decisions, developing and maintaining an attractive community, town services that meet the needs of the citizens and industry, insuring a healthy local economy, and protecting the community’s unique small town character. ”

(Norwood Land Use Plan Mission Statement)

These policies and the Future Land Use Plan Map set forth in the Plan communicate a growth strategy for Norwood. In general terms, the Norwood Land Use Plan...

- Encourages new economic development when such development will enhance the quality of life of existing residents.
- Seeks to maintain Norwood’s small town atmosphere through continued revitalization of the downtown and surrounding neighborhoods.
- Seeks to ensure a safe and efficient thoroughfare system.
- Supports cost efficient, high-quality public services (water/sewer, police/fire, etc.)
- Calls for improved planning coordination among local governments, developers, and the public in making growth and development decisions.
- Seeks to promote community appearance as an important economic and quality of life indicator.
- Seeks to establish a pattern of quality development that is attractive and strengthens Norwood’s tax base.
- Calls for increased efforts to encourage a pedestrian-friendly community.

The above statements serve to highlight some of the broadest and most significant policies contained in the Land Use Plan. The reader is encouraged to consult the full text of the plan, however, to determine specific policy positions of the Town of Norwood.

1. BUSINESS AND INDUSTRIAL DEVELOPMENT

GOAL: Continue to provide a good environment for a broad range of industrial and commercial uses that builds on the area's economy and strengthens Norwood's overall quality of life.

- Objective 1.1** – Promote existing industrial sites including Norwood Industrial Park and Bowers Industrial Park, with Stanly County Economic Development Corporation.
- Objective 1.2** – Encourage new and expanding industries that provide Norwood residents an opportunity to work in the community.
- Objective 1.3** – Provide residents with a diverse range of workforce opportunities.
- Objective 1.4** – Encourage small business development in Norwood.
- Objective 1.5** – Support the re-use of former manufacturing and/or warehousing buildings and sites.
- Objective 1.6** – Balance development regulations and guidelines for new commercial and industrial development with individual property rights for the good of the whole community.

Strategies –

- Encourage new industries and businesses to locate in areas already served by adequate infrastructure.
- Analyze the most effective means to use the Town's water and sewer capacity to attract and retain business and industry throughout the region.
- Develop policies and/or programs that encourage the revitalization and reuse of unused or under-utilized commercial or industrial structures and sites.
- Continue to plan for water and sewer infrastructure improvements in order for Norwood to actively recruit industry and new business uses.
- Continue to advocate for transportation improvements with NCDOT that will improve efforts to attract commercial and industrial development.

2. WATER AND SEWER SERVICES

GOAL: Ensure that water and sewer services continue to be provided in an economical, efficient, and safe manner to Norwood’s citizens, businesses, and industries.

- Objective 2.1** – Utilize town policies that address extension of water and sewer services as a critical growth management tool and catalyst for new and expanding businesses or industries.
- Objective 2.2** – Clearly write town policies for extensions of the Town’s water and sewer system.
- Objective 2.3** – Expansions of the Town’s water and sewer system are well-planned and economically feasible due to the continued updating of the Town’s Capital Improvements Plan.
- Objective 2.4** – Deliver high-quality water and sewer services to citizens, businesses, and industries at affordable rates.

Strategies –

- Continue to update and implement the Town’s Capital Improvements Plan for water and sewer infrastructure improvements in order for Norwood to actively recruit industry and new business uses.
- Encourage development in areas where water and sewer service currently exists.
- Determine where extension of water and sewer services should not occur to discourage development in environmentally sensitive areas.
- Engage regional, County, and other municipal leaders to explore further development of regional water and sewer distribution options.
- Develop and modify policies for extension of water and sewer services.
- Continue to pursue grant funding such as the North Carolina Rural Center’s Clean Water Partners Infrastructure Grants Program for water and sewer system improvements.

3. TRANSPORTATION

GOAL: Ensure a safe and convenient transportation system exists that maximizes the ability of existing roadways to serve the needs of vehicular traffic as well as the needs of alternative modes of travel such as bicycle and pedestrian oriented travel.

Objective 3.1 – Maintain a safe and efficient transportation system that promotes economic development and livability.

Objective 3.2 – Increase safety and reduce traffic congestion in and out of commercial areas.

Objective 3.3 – Maintain thoroughfares to present an attractive appearance while improving safety and functionality.

Objective 3.4 – Provide additional recreation opportunities and transportation alternatives with bikeways, sidewalks, and pedestrian ways.

Objective 3.5 – Support policies set forth in the *Norwood Pedestrian Plan*.

Strategies –

- Prioritize local and regional transportation improvements with NCDOT and the Rocky River Rural Planning Organization.
- Develop and implement an access management ordinance that would require limiting curb cuts, requiring common access points and/or requiring shared driveways.
- Explore amending development ordinances to require landscape buffer strips to improve appearance of major town thoroughfares.
- Form a Pedestrian Needs Committee to implement Norwood Pedestrian Plan recommendations.
- Update 2008 Norwood *Land Use Plan* and development ordinances when route for Highway 52 bypass is determined.

4. COMMUNITY APPEARANCE

GOAL: Promote community appearance as an important indicator of the Town's economy and quality of life.

- Objective 4.1** – Display positive community image through attractive and well-maintained Town entrances.
- Objective 4.2** – Preserve Norwood's unique character through good building and site design as well as attractive landscaping, signage, and other visual improvements.
- Objective 4.3** – Continue to make public improvements along town Thoroughfares, such as planting street trees, adding additional landscaping, and extending and widening sidewalks.
- Objective 4.4** – Develop an awareness that the preservation and appearance of historic resources and natural features around Norwood, particularly Lake Tillery and historic downtown buildings contribute significantly to the Town's distinct and unique character.

Strategies –

- Amend the *Zoning Ordinance* to include additional development standards for commercial and residential development (attractive signage, building design, placement, orientation, etc.).
- Continue adding street trees, landscaping, greenspaces, and maintaining and repairing sidewalks.
- Require residential developments to preserve the natural features of Lake Tillery where possible.
- Develop plans to improve signage and landscaping at entrances into Town.
- Study and explore options to increase effectiveness of code enforcement (review ordinances, enforcement methods, etc.).

5. RESIDENTIAL DEVELOPMENT

GOAL: Preserve, enhance, and create satisfying living environments that create and maintain strong neighborhoods.

- Objective 5.1** – Encourage high-quality, low and moderate income housing continues in appropriate locations.
- Objective 5.2** – Protect residential neighborhoods from incompatible commercial and industrial development and traffic patterns.
- Objective 5.3** – Encourage well-planned, walkable neighborhoods.
- Objective 5.4** – Ensure a variety of housing types (single-family detached, single-family attached, condominiums, townhouses, and apartments) are available to citizens that make moving out of the community unnecessary as citizens age.

Strategies –

- Revise development ordinances to require new residential development to provide more open space and recreation area in proportion to the demand created by the development.
- Prohibit the encroachment of incompatible, non-residential uses in established neighborhoods.
- Encourage residential development to be connected with parks, greenways, and other recreation amenities.
- Ensure that development regulations allow a diverse mix of housing opportunities.
- Require all new residential subdivisions to be connected to public utilities where possible.
- Develop design standards for non-single family uses located in residential areas (schools, condominiums, apartments, etc.)
- Explore rezoning residential properties located in the Lake Tillery watershed to reflect state watershed density limitations.
- Explore development of cluster provisions in residential areas located in the Lake Tillery watershed to preserve environmentally sensitive areas and allow greater development flexibility.

6. COMMERCIAL DEVELOPMENT

GOAL: Encourage attractive commercial development that benefits the economy of Norwood, provides job opportunities, and is convenient for residents.

- Objective 6.1** – Minimize the potential negative impacts of commercial development.
- Objective 6.2** – Present a high-quality image to both visitors and residents with new commercial development.
- Objective 6.3** – Improve internal and external traffic safety and flow of commercial development sites.
- Objective 6.4** – Increase bicycle and pedestrian access to new commercial developments.

Strategies –

- Require greater connectivity among planned commercial developments.
- Encourage sidewalk connectivity between commercial developments sites and residential areas that allows greater pedestrian access.
- Prohibit encroachment of new or expanded commercial uses into viable existing residential areas.
- Encourage additional landscaping of large, unlandscaped parking areas in commercial developments.
- Review development regulations to ensure that new development reflects Norwood’s small town character in terms of design, scale, appearance, etc.
- Explore the feasibility of adding design standards and landscaping requirements for new commercial development.
- Explore requiring sidewalks to be added with new commercial developments.
- Explore development of a highway corridor overlay to promote quality design and a positive community identification.

7. DOWNTOWN

GOAL: Improve the economic, social, and cultural vitality of Norwood's Downtown.

- Objective 7.1** – Continue to maintain and improve the attractiveness and viability of downtown as a place of business and community center for the Town.
- Objective 7.2** – Continue to place a priority on making public improvements in downtown such as landscaping, sidewalks, street trees, and streetlights.
- Objective 7.3** – Promote a pedestrian-friendly atmosphere downtown.
- Objective 7.4** – Encourage the rehabilitation of buildings and structures in the downtown.

Strategies –

- Continue to Invest in public space improvements such as street trees, landscaping, benches, sidewalks, streetlights, decorative banners, and greenspaces in the downtown.
- Repair existing sidewalks and extend them where feasible to provide a comprehensive pedestrian network.
- Encourage the rehabilitation of downtown commercial properties through incentives such as creation of a facade grant program or providing design assistance.
- Work with downtown businesses to collaboratively plan for downtown revitalization efforts.
- Explore development of design guidelines for infill development and rehabilitation of existing structures to ensure that improvements are in harmony with surrounding structures and the overall character of the downtown area.
- Continue efforts to revitalize downtown through downtown planning efforts, streetscape improvements, and applying to become part of the North Carolina Small Town Main Street program community.

8. NATURAL RESOURCES AND RECREATION

GOAL: Preservation of the natural resources, landscapes, and agricultural areas located in the Town's jurisdiction.

- Objective 8.1** – Expand the amount of open space and recreation areas throughout Town, including land around Lake Tillery.
- Objective 8.2** – Continue to maintain passive and active recreational facilities such as the Darrell Almond Community Park and Norwood Memorial Park.
- Objective 8.3** – Direct growth toward areas most suitable for development.
- Objective 8.4** – Protect the Town's sensitive environmental resources including stream corridors, floodplains, watersheds, and groundwater supplies.
- Objective 8.5** – Continue to protect the Lake Tillery watershed.

Strategies –

- Explore opportunities to partner with Stanly County to protect the shoreline of Lake Tillery and expand recreation opportunities.
- Continue to seek funding from a variety of sources, such as Parks and Recreation Trust Fund (PARTF), to ensure Norwood's recreation facilities are continually improved and maintained.
- Continue to enforce Lake Tillery watershed development regulations in cooperation with Stanly County.
- Explore programs that would encourage the provision of adequate open space and recreation areas in new residential development.
- Explore adding provisions to the *Norwood Subdivision Ordinance* for developers of smaller residential subdivisions to make a payment to the Town for recreation and open space improvements in-lieu of providing on-site recreation and open space areas.

9. PLANNING COORDINATION

GOAL: **Maintain and enhance communication and project coordination between the Town, adjacent communities, the County and the region.**

- Objective 9.1** – Partner with Stanly County to preserve Lake Tillery’s scenic shoreline.
- Objective 9.2** – Coordinate intergovernmental planning with Stanly County and other local governments in the areas of land use, economic development, water and sewer, tourism, and historic preservation.
- Objective 9.3** – Ensure that planning initiatives are reviewed and incorporated into development decisions.
- Objective 9.4** – Encourage public involvement in the land use decision making process.

Strategies –

- Continue to explore opportunities to coordinate land use planning and economic development efforts with Stanly County and other local governments.
- Explore opportunities to partner with Stanly County to protect the shoreline of Lake Tillery and creating additional recreation facilities.
- Identify areas, neighborhoods, growth areas, etc. where small area plans and/or corridor plans are needed.
- Explore ways to increase public involvement in the land use planning process.
- Develop small area plans for special planning areas identified on the Future Land Use Map and downtown.
- Continue to coordinate planning for Highway 52 bypass with NCDOT and Rocky River RPO.

Section 6: Norwood Land Use Plan Map

Future Land Use Map

The Future Land Use Map for the Town of Norwood depicts generalized land use patterns for the Town, its extraterritorial jurisdiction (ETJ) and surrounding areas for the next 10-20 years. Like all future land use maps, it is general in nature and should be used only as a guide by decision-makers in making future land use decisions. No attempt has been made to identify land use patterns on a lot-by-lot basis. Rather, land use decisions should be made using the map as a guide together with the goals, objectives, and strategies contained in this plan.



Groups completing Future Land Use Map exercise

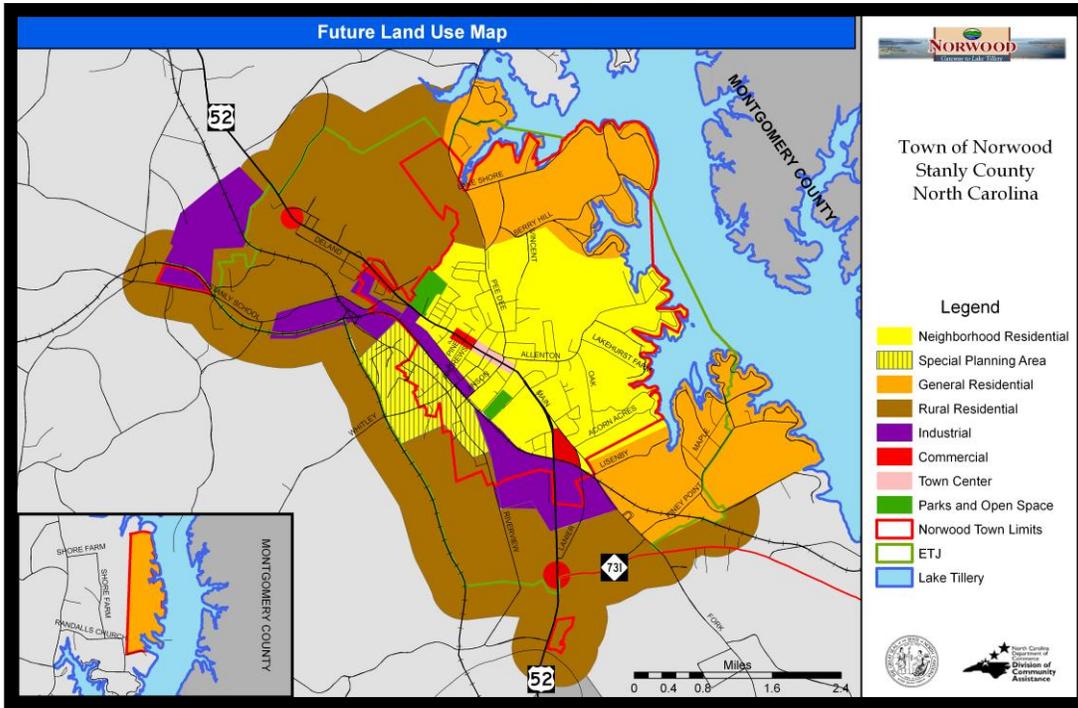
The Future Land Use Map is broken up into eight (8) land use classifications. What follows is a description of each of these classifications and areas.

- 1. Town Center** – This area encompasses Norwood’s downtown and contains a variety of office and retail uses and general services. Central to the success of downtown is its unique architectural features, historic integrity, attached buildings, pedestrian atmosphere, and symbiotic uses.
- 2. Industrial** – These areas are intended to accommodate traditional industrial uses on individual tracts of land or on land located within coordinated industrial parks. Such uses may constitute health or safety hazards, have greater than average impacts on the environment, or diminish the use and enjoyment of nearby property by generation of noise, smoke, fumes, odors, glare, vibration, industrial vehicle traffic, or similar nuisances. Development considerations include access to adequate highways, water and sewer capacity and minimizing impacts to adjoining uses.
- 3. Commercial** – These areas are generally located along major thoroughfares that contain a wide array of commercial uses. Typical retail uses include shopping

centers, restaurants, and convenience stores. Other heavier uses may include mini-warehouses and automobile sales lots

4. **Neighborhood Residential** – These areas are located within the town’s corporate limits and include many mature neighborhoods. Public utilities are available and an extensive road network already exists. These areas are intended to provide for residential infill development with a wide range of housing types surrounding the central business area. Development considerations include minimum lot size requirements in areas located in the Lake Tillery (WS-IV) watershed.
5. **General Residential** – These areas are primarily located within the town’s corporate limits and public utilities may or may not be provided. Generally, land classified as moderate density has already been developed as a conventional subdivision or been approved for a conventional subdivision.
6. **Rural Residential** - These areas are primarily located outside of the town’s corporate limits and public utilities may or may not be provided. Intense subdivision development is not recommended in these areas due to water supply concerns and lack of infrastructure to support growth.
7. **Parks and Open Space** – These are areas where parks, recreation areas, greenways, or conservation areas either exist or have been identified as possibilities in the future. Development considerations include the desirability of the land for recreation use as well as how the property fits into the future recreation plans of the town.
8. **Special Planning Areas** – These areas have a need for more detailed study due to the current development of the area and the external impacts.

MAP 6.1 – FUTURE LAND USE MAP



INSERT 11 x 17 FUTURE LAND USE MAP ON THIS PAGE

Section 7: Implementation of the Plan

Recommendations for Implementing the Plan

1. Hold workshops for the Town Board and Planning board on how the can be used upon adoption. These meetings can look at different aspects of the plan at different meetings.
2. Refine the staff recommendation process for all land development proposals, rezoning requests, conditional use permits, special use permits and planned unit developments. The staff recommendation will include a short analysis of how the proposed development will meet or not meet the Land Use Plan Growth Strategy goals and policies as well as the Future Land Use Map.
3. Make necessary changes to the Town's Zoning Ordinance to allow for the type of development desired by the community. For example, changing the Town's sign regulations or requiring shared driveways and connected parking lots between adjoining lots.
4. Encourage the Town Council and Planning Board to use the Comprehensive Land Use Plan on a regular basis, to serve as a helpful guideline for making decisions on rezoning requests, conditional use permits, special use permits and subdivision proposals.

How to Use the Plan

Use of the Future Land Use Map

The Future Land Use Map should be used as the first step in evaluating development proposals. The Future Land Use Map and the supporting information in Section 6 outline appropriate locations, types and patterns of land development. When reviewing a proposed development, the developer, staff, citizens, Planning Board and Town Board should determine first if that type of development is desired in the location that is first proposed.

Use of the Growth Strategy Goals and Policies

The general Growth Strategy goals and policies outlined in Section 5 of the Plan should be used as the second check in evaluating how well proposed developments are supported by the Comprehensive Land Use Plan. The goals and policies represent general principles that affect all development within the Town. If a proposed development does not appear to be supported by these goals and policies, it should be returned to the developer for revisions.

How Can the Land Use Plan Be Used By Various Users?

To aid in the effective use of the *Norwood Land Use Plan*, the following examples, illustrate how different users can employ the goals, objectives, and strategies as well as the Future Land Use Plan Map in evaluating a rezoning request:

As Used by the Town Planning Board

Prior to the regular meeting, each Planning Board member can make his or her own determination as to the consistency of the proposed rezoning with the Town's adopted growth strategies and future development policies. As always, the Planning Board should take into account the recommendations of the Plan, but may choose to give different weight to different policies.

As Used by the Town Board

In its legislative authority to rezone property, the Town Board has the final word as to whether the rezoning request is consistent with the various plans and ordinances that affect the property in question. As customary, the Board should take into account and weigh the interpretation of policy as employed by the property owner, the Norwood Planning Board, staff, and the general public. Over time, a track record of policy interpretation forms a consistent foundation for decision-making.

As Used by the Town Staff

The Town of Norwood staff reviews zoning petitions, recommends that the petition be approved or denied, and prepares a written zoning report for the Planning Board. In making their decision and writing the report, the staff reviews relevant planning documents, including plans adopted by the Town. Using the adopted policies in this plan will facilitate the Town staff's review of the rezoning request. The staff will be able to point out those policies that support the rezoning, and those that are in conflict with the rezoning, thereby shaping the overall staff recommendation.

As Used by the Developer

The developer or property owner can petition for a rezoning request that is consistent with Town policy, thereby increasing the chances for rezoning approval, and minimizing guess work and time wasted.

As Used by the General Public

Residents of the Town can and should reference specific policy statements when speaking in favor of or in opposition to a rezoning request.

Recommendations for Monitoring and Revising the Plan

As the Norwood Land Use Plan is used and development occurs in Norwood, it will be necessary to make revisions to the plan in order to keep it updated. A major development, new road or water and sewer extensions can drastically change an area of the planning jurisdiction. It is recommended that the Town convene a meeting of the Norwood Land Use Plan Committee every other year to look at changes that need to be addressed and to provide an opportunity to monitor the Town's progress in implementing the plan. It should be noted that Town Staff, the Planning Board and Town Board play a vital role in monitoring and revising the plan as well. The Norwood Land Use Plan will only be a document worth using if it is kept up to date and used on a regular basis by the Town Board, Planning Board, staff and citizens of Norwood.

Appendix

NORWOOD LAND USE PLAN

QUESTIONNAIRE

For each individual statement in the questionnaire, please indicate your level of agreement or disagreement by checking (X) the appropriate column. If you do not understand the statement or aren't sure, use the "Don't Know" column. Please respond to all elements, for example you should have 7 responses to the first question on **Economic Development**.

1. ECONOMIC DEVELOPMENT

Norwood's Role in the regional economy should be as a...

	Agree	Disagree	Don't Know
...Bedroom community.	50%	46%	4%
...Second home community.	58%	31%	12%
...Regional manufacturing center.	46%	31%	23%
...Regional historic and tourism center.	58%	19%	15%
...Regional commercial/retail center.	42%	35%	23%
...Regional distribution center.	42%	46%	4%
...Regional agricultural center.	62%	27%	12%

2. WATER

Public water and sewer lines should be extended to serve development as follows...
development as follows...

	Agree	Disagree	Don't Know
...Don't extend services any further; just maintain what we have.	8%	85%	8%
...Extend services to a pre-planned areas close to the existing town.	65%	31%	4%
...Extend services on a case-by-case basis, depending upon the particular area or project.	69%	19%	12%
...Extend services throughout the whole County; it's worth the cost.	31%	42%	23%

3. INDUSTRIAL DEVELOPMENT

Regarding industrial development in Norwood...

	Agree	Disagree	Don't Know
...We should recruit only recruit clean industries.	65%	23%	12%
...We need more industry, whether it's clean or not.	35%	46%	19%
...We should give tax breaks and other incentives to get industry to come here.	69%	8%	23%
...New industries should be required to locate in industrial parks.	27%	65%	8%
...We should promote the cultural aspects of our area as a factor in industrial recruitment.	85%	8%	8%

4. COMMERCIAL DEVELOPMENT

With regard to commercial development...

	Agree	Disagree	Don't Know
... "Strip" commercial development is not a problem in Norwood.	73%	15%	12%
... Encroachment of commercial development into residential areas is a problem.	15%	65%	19%
... Buffering and landscaping requirements for commercial development needs to be strengthened.	62%	19%	19%
... Most new commercial developments seem to have plenty of parking.	73%	8%	19%

5. OFFICE AND INSTITUTIONAL

Office and institutional development should be...

	Agree	Disagree	Don't Know
... Used as a buffer between residential areas and heavy commercial development.	69%	12%	19%
... Used as a buffer between residential development and major thoroughfares.	65%	8%	27%
... Encouraged to locate in the downtown central business district.	54%	35%	12%
... Located to a limited degree near residential areas and major thoroughfares.	69%	12%	19%

6. RESIDENTIAL DEVELOPMENT

To better meet the housing needs of the Norwood area, we should...

	Agree	Disagree	Don't Know
... Encourage more public housing.	0%	85%	15%
... Encourage more low-income (affordable) housing.	23%	69%	8%
... Encourage more elderly housing.	81%	8%	12%
... Encourage more middle-income housing	96%	0%	4%
... Encourage more multi-family development in planned developments.	42%	35%	19%
... Encourage more single-family housing.	85%	0%	15%
... Encourage more development along Lake Tillery.	54%	31%	15%
... Encourage more mobile homes.	0%	81%	19%
... Encourage more high-income housing.	62%	23%	15%

7. AGRICULTURAL PRESERVATION

With regard to agricultural preservation...

	Agree	Disagree	Don't Know
... Zoning should be used to help protect agricultural area in and around the town.	65%	23%	12%
... Tax and other incentives should be provided to help farmers resist pressures to sell their land for development.	38%	31%	31%
... Protecting farm land from development is not something that local government should be involved in.	54%	38%	8%
... A rural lifestyle is no longer realistic in the Norwood area.	19%	69%	12%

8. OPEN SPACE & RECREATION

To meet the park, recreation, and other open space needs of the Norwood area, we should...

	Agree	Disagree	Don't Know
...Do nothing more. We have plenty of parks and open space.	38%	54%	4%
...Create more new parks as the area grows.	65%	27%	8%
...Provide for permanent open space "greenways" along our area's creeks and streams.	77%	4%	19%
...Provide parks that are linked together by a trail system.	50%	31%	15%
...Reserve areas around Lake Tillery for public open space	77%	12%	12%

9. HISTORIC PRESERVATION

Regarding historic and cultural efforts in the Norwood area...

	Agree	Disagree	Don't Know
...We should enact historic controls over certain areas in Norwood.	50%	27%	23%
...Saving historic buildings is more trouble than what it's worth.	23%	62%	15%
...Certain historical structures should be protected.	88%	8%	4%

10. COMMUNITY APPEARANCE

With regard to the appearance of our community...

	Agree	Disagree	Don't Know
...Our town entrances need to be beautified.	85%	12%	4%
...We need more street trees and landscaping.	81%	15%	4%
...Most new developments do a good job of protecting trees.	35%	19%	46%
...Moving overhead wires underground isn't worth the cost.	23%	54%	23%

11. ENVIRONMENTAL QUALITY

To improve the quality of our environment in Norwood we should...

	Agree	Disagree	Don't Know
...Recruit only clean industry.	58%	31%	12%
...Better control our storm water runoff into streams.	77%	8%	15%

12. PLANNING COORDINATION

With regard to planning for our area, we need better Town/County coordination on:

	Agree	Disagree	Don't Know
...Water and sewer services and service areas.	92%	0%	8%
...Public transit services.	23%	38%	35%
...Land use and zoning controls.	69%	15%	15%
...Provision of low cost housing.	27%	46%	27%
...Promotion of heritage tourism and other attractions.	85%	8%	8%
...Transportation improvements.	77%	8%	15%
...Promotion of cultural activities.	77%	12%	12%
...Strategic action planning for problem solving.	77%	0%	23%
...Economic development.	88%	0%	8%

13. DOWNTOWN

Regarding downtown Norwood...

	Agree	Disagree	Don't Know
...The town should make the downtown a priority for continued public improvement...	88%	0%	0%
...We should encourage more residential living in the downtown...	58%	23%	19%
...There is a problem with the amount of downtown parking...	50%	38%	12%
...We should create more public parking areas...	50%	38%	12%
...The revitalization of downtown would improve the tax base of Norwood...	77%	0%	23%

14. GROWTH RATE

In your opinion, the growth rate of the Norwood area over the last 10 years has been...

(Please check appropriate box below)

Way too slow	A little slow	Just about right	A little too fast	Too fast	Don't know
19%	38%	23%	4%	0%	15%

MISCELLANEOUS

Finally, please answer the following questions so that we can make comparisons among all the people who have completed the questionnaire.

15. How long have you lived in the Norwood area?

(Please check appropriate box below)

Less than 5 years	6-10 years	11-20 years	More than 20 years
12%	15%	15%	54%

16. Your age group is...

(Please check appropriate box below)

Below 18	18-34	35-49	50-64	65 and over
0%	4%	27%	46%	23%

In your opinion, the single greatest growth problem that will face the Norwood area between now and the year 2020 is:

- Wastewater Treatment
- The deterioration of the existing infrastructure as new developments and annexation force the implementation of new infrastructure. Upkeep of the old lines is a constant battle.
- Traffic congestion
- Same problem as past 10 years. No industry for middle class that will entice a population growth.
- Housing
- Transportation and roads

- Lack of industry: Need something to attract young working people and keep present residents from finding employment elsewhere, after finishing school
- No 4 lane roads/highways for industry and easier commute to larger towns.
- Tax Base. Multi family along Lake Tillery
- Providing water and sewer for residents
- Sewer
- Highway 52 By-Pass would allow Norwood to attract many more commercial properties and allow for more growth.
- Lack of roads and location.
- Utilize the Beach Traffic - more food establishments
- No jobs for people to work at, no major 4 lane road.
- The lack of employee's to cover the Town services that are provided.
- No good paying jobs.
- Water lines, traffic, hiring more employees to work for the Town.
- Maintaining current infrastructure while expanding to serve new areas.
- Lack of adequate highway/railway/airport facilities. Future leadership is not visible.
- Lack of employment and lack of businesses in Norwood.
- Not enough businesses and opportunity for employment. Need nicer restaurants also.
- Traffic control/speeding in residential areas and more grocery stores.