



MCDOWELL COUNTY
LAND USE PLAN



ADOPTED (INSERT DATE) // PREPARED BY FOOTHILLS REGIONAL COMMISSION

TABLE OF CONTENTS

Table of Contents
Acknowledgements

Chapter 1: Introduction & Overview

- 4** The Planning Process
- 4** Study Boundary

Chapter 2: History & Geography

- 5** History of McDowell County
- 7** Geography
- 9** Climate

Chapter 3: Population & Economy

- 10** Population
- 11** Demographics
- 11** Economic Characteristics
- 12** Education & Employment

Chapter 4: Land Use Patterns & Resources

- 13** Existing Land Use
- 14** Transportation
- 17** Parks & Recreation

Chapter 5: Vision, Goals & Objectives

- 21** Goals & Objectives
- 22** Future Land Use

Appendix A: Summary of Public Input

- 24** Summary of Public Input

ACKNOWLEDGEMENTS

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The purpose of this plan is to provide a vision for the future growth and development of McDowell County, and to help execute that vision through adopted goals and policies. The County's previous land use plan was adopted several decades ago.

This 2022 McDowell County Land Use Plan is designed to assist public officials, citizens, and staff with evaluating the appropriateness of land development requests and to manage change in the built environment. As a guide, the plan is designed to provide direction while allowing for flexibility as the need arises. It is not a rigid ordinance and should be reviewed on a regular basis to remain true to the desires of the County and its citizens.

THE PLANNING PROCESS

McDowell County and its Planning Board led the development of this plan with technical assistance and support from the Foothills Regional Commission. The planning process started in the fourth quarter of 2021 with data gathering, engagement of appointed officials and staff, and solicitation of public input.

Public engagement kicked off with a community survey containing twenty-three questions covering

topics such as future vision, land use considerations, housing, transportation, recreation/open space, general topics, and demographics. The survey was open from December 2021 to February 2022. Two hundred and sixty-seven responses were received from community stakeholders.

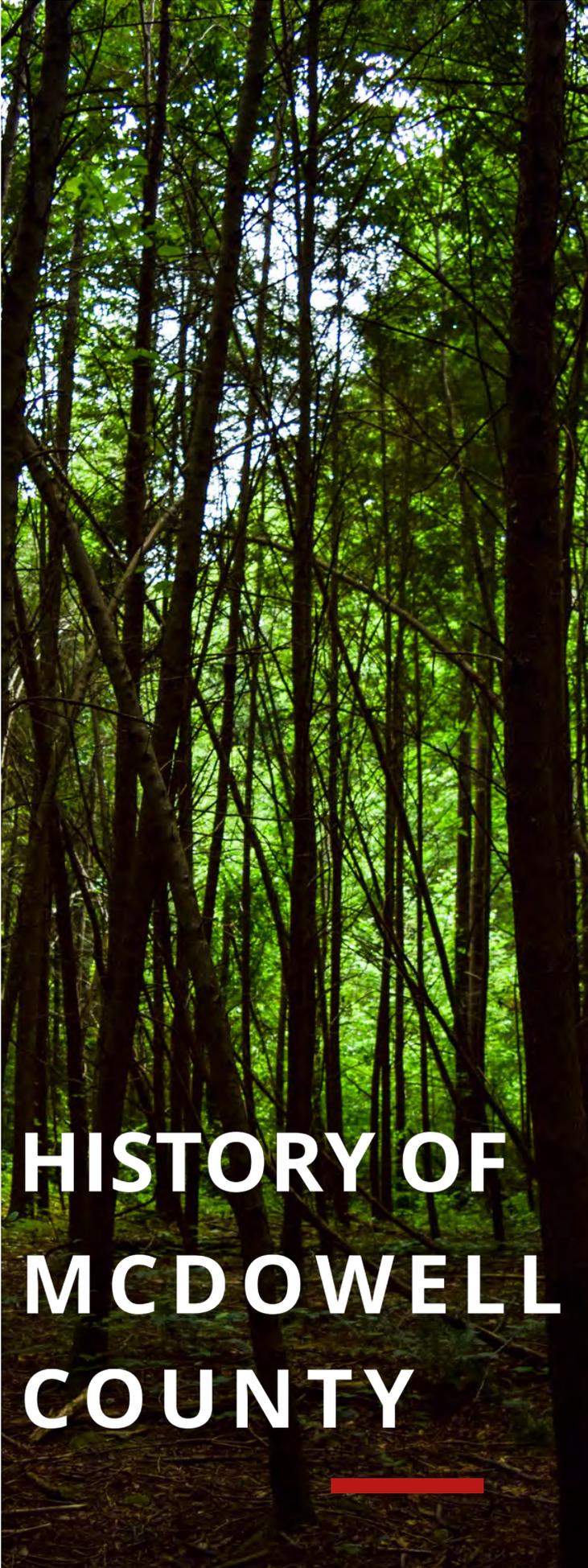
The planning process was included on the agenda of five different public meetings for the Planning Board and the Board of Commissioners. A special public comment session was held on April 25, 2022 following public notification, including use of social media. The Planning Board made its recommendation to the Board of Commissioners following that public comment session. A public hearing was held on _____ following notices published in the local newspaper and online. The Board of Commissioners voted to _____ the plan at their meeting on _____.

STUDY BOUNDARY

This plan covers all unincorporated lands in McDowell County.



INTRODUCTION & OVERVIEW



Archeologists estimate that McDowell County has been inhabited for nearly 2,000 years, and for many generations, it was home to both the Cherokee and Catawba peoples, according to Blue Ridge Traveler. Spanish explorers passed through in the 1500s, followed by European settlers in the mid-1700s.

According to “The formation of the North Carolina counties, 1663-1943,” compiled by David Leroy Corbitt, McDowell was formed in 1842 from Rutherford and Burke counties. It was named in honor of Colonel Joseph McDowell, an officer of the Revolution.

From NorthCarolinaHistory.org:

Known as the “Gateway to the Mountains,” McDowell [was] a safe-haven for those traveling and settling the western wilderness in the North Carolina mountains. Various forts and garrisons were constructed throughout the region to protect settlers from the hostile Cherokee. Two prominent forts in McDowell, Cathey’s Fort and the Frontier Fort, were used by General Rutherford during his fight against the Cherokee during the 1770s and 1780s. However, these forts no longer exist.

In the early nineteenth century, McDowell County was at the center of the statewide and national gold rush. The deposits of gold found and mined in McDowell County made North Carolina the leading state for gold production before California took the lead beginning in the late 1840s and 1850s.

...

The county seat [Marion] was established in 1844, and it is named in honor of Francis Marion, the famed “Swamp Fox” hero. Marion was known for his guerilla war tactics in South Carolina during the Revolutionary War.

HISTORY OF MCDOWELL COUNTY



In 1894, a fire destroyed much of downtown Marion, including the county courthouse in the town. At the time there was no fire department in the town so many citizens had to gather together in bucket lines, saving several historic homes in McDowell County. Many of the houses still stand in Marion and some of the structures are listed as historical significant structures in the McDowell County cultural institution, Main Street Historic District.



GEOGRAPHY



From NorthCarolinaHistory.org, written by Jonathan Martin:

A mountain county in North Carolina, McDowell remains a predominately rural county with forest land covering most of the region. Historian William Powell writes that “roughly 75 percent of the county remains forested and boasts a wide array of wildlife, waterfalls, and scenic vistas.” Some natural traits as well as historic commemorations serve as popular attractions in McDowell County. Linville Caverns, located underneath the McDowell-Avery County border, draws in numerous explorers and tourists each year.

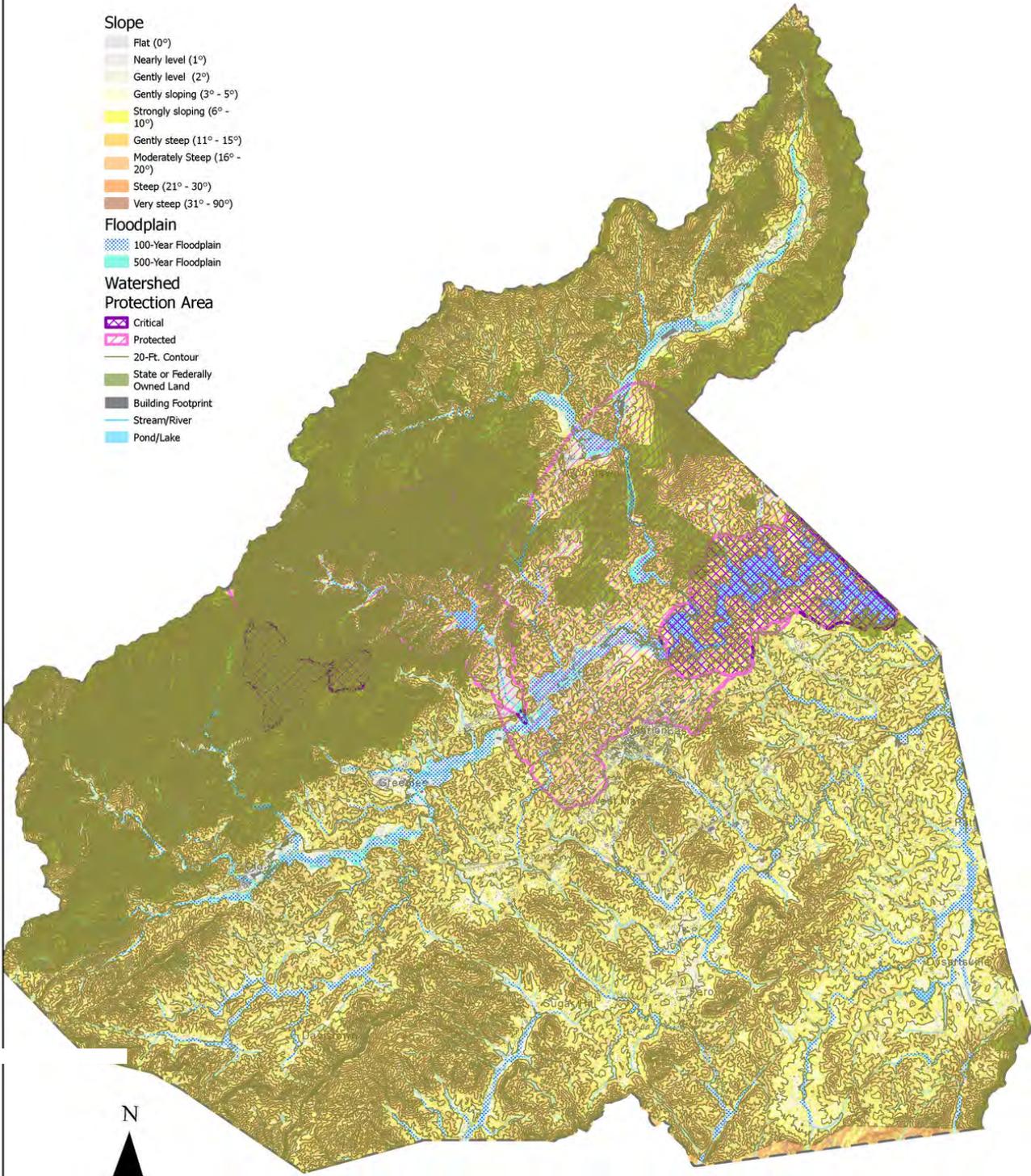
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Other important attractions in McDowell County include the Carson House and Andrews Geysers. Built in the late 1700s by politician John Carson, the house once operated as the courthouse of the early county. In addition to its purpose as a courthouse, the Carson House became a gathering place for politicians and other socialites during the 1800s. The Carson lineage continued to add and renovate the Carson House throughout the nineteenth century. Eventually several McDowell County residents purchased the house, and it became a public museum in 1964.

Andrews Geysers, a man-made waterspout finished in 1885, attracted railway passengers who passed through McDowell County. Created from a dam of Mill Creek, Andrews Geysers once spouted water 250 feet into the air every few minutes during the late nineteenth century. However, the original geysers deteriorated in 1903. George Baker, a prominent New York banker, sought to restore the man-made spout, moving it to land owned by the Southern Railway Company. Baker renamed the geysers in recognition of the owner of Southern Railway, Alexander Andrews. However, as the railway transportation service declined with the advent of automobiles Southern Railway let the spout dissipate. Eventually, a renovation fund was started, and the geysers were repaired in 1976.

Development Limitations Map: McDowell County

- Slope**
 - Flat (0°)
 - Nearly level (1°)
 - Gently level (2°)
 - Gently sloping (3° - 5°)
 - Strongly sloping (6° - 10°)
 - Gently steep (11° - 15°)
 - Moderately Steep (16° - 20°)
 - Steep (21° - 30°)
 - Very steep (31° - 90°)
- Floodplain**
 - 100-Year Floodplain
 - 500-Year Floodplain
- Watershed Protection Area**
 - Critical
 - Protected
 - 20-Ft. Contour
 - State or Federally Owned Land
 - Building Footprint
 - Stream/River
 - Pond/Lake

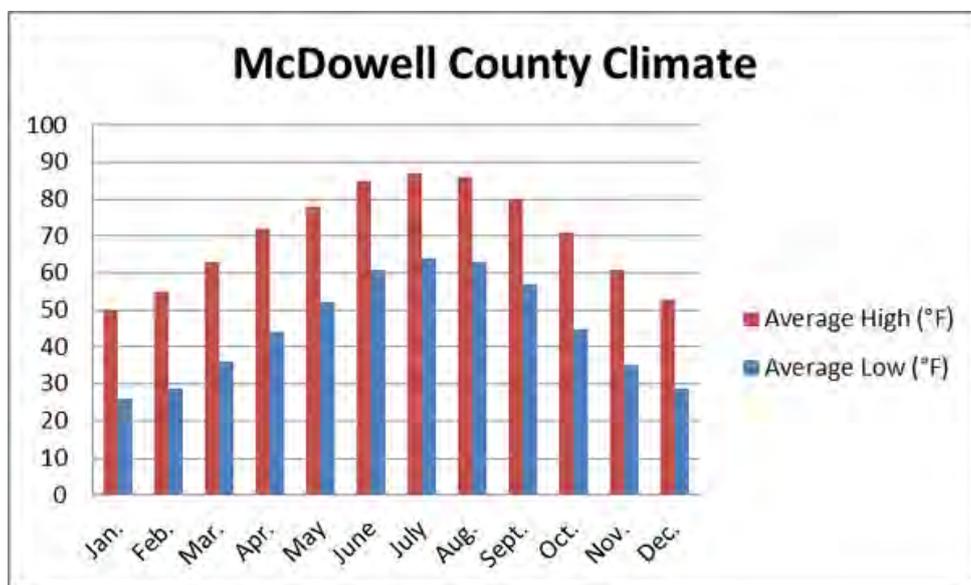


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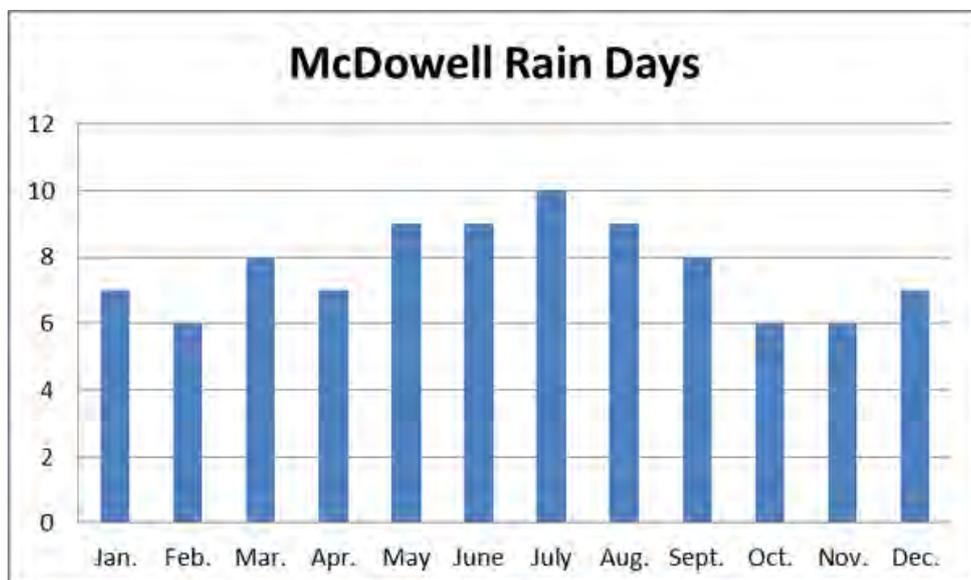
CLIMATE

According to the U.S. Census Bureau, McDowell County has a total area of 439.8 square miles of land area. A portion of Pisgah National Forest takes up nearly half the county, which contains a plethora of hiking and mountain biking trails, greenways, and waterfalls. The Catawba River winds through the county and Lake James State Park, framed by the Linville Mountains, straddles the McDowell/Burke county line on the eastern side of the county. Several smaller creeks and rivers cross the landscape, the elevation of which ranges from about 965 to more than 5,600 meters above sea level.

The following graph illustrates McDowell County's average monthly high and low temperatures, according to the National Oceanic and Atmospheric Administration:

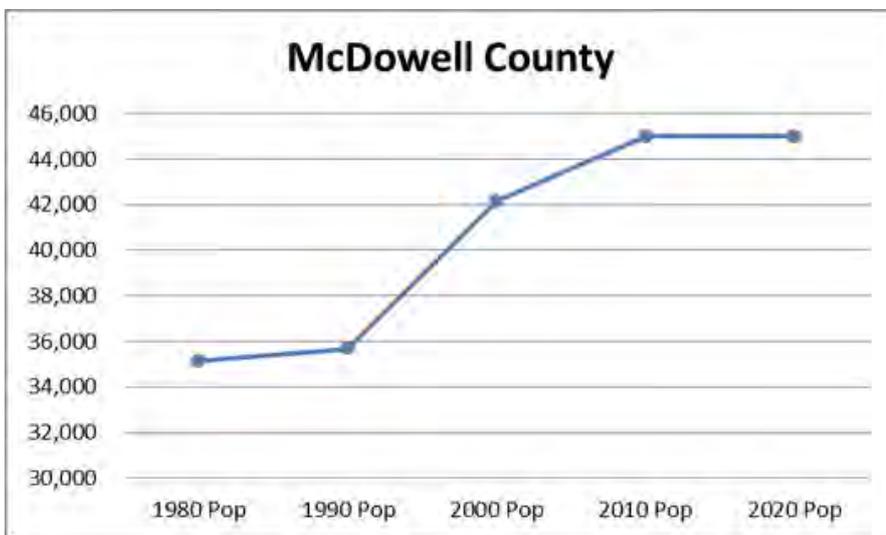


Precipitation in the county is spread out through the year, according to the NOAA. Days of rain each month is illustrated by the following graph:





POPULATION



Despite a slight decrease between 2010 and 2020, McDowell County's population has increased overall in the last 40 years, according to the U.S. Census. However, its growth has not been on par with state trends and has been slightly behind national trends.

In 1980, the county's headcount came in at 35,135 and in 2020, it was 44,996 — an increase of about 28%.

Meanwhile, North Carolina saw a nearly 44% increase in population with the 1980 count coming in at 5,811,766 and the 2020 count coming in at 10,439,388. The population of the United States as a whole grew about 32% in that time — from 225,545,805 in 1980 to 331,449,281 in 2020.

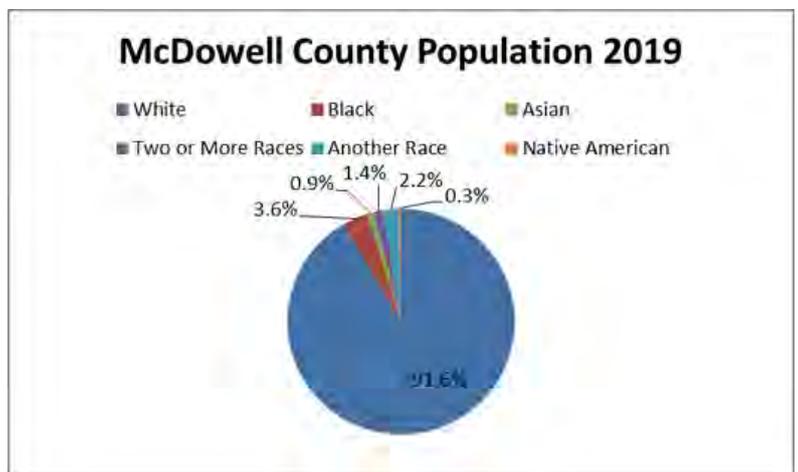


DEMOGRAPHICS

McDowell's population is slightly older than that of the state of North Carolina and the nation as a whole. Its median age — the age that divides the total age frequency into two equal parts (i.e. half of individuals are older than the median age and half are younger) — is 43.9 while the state's median age is 39.1 and the national median age is 38.5.

The under-18 age group makes up 20.5% of McDowell's population while 19.9% is above the age of 65. Comparatively, 22.4% of North Carolinians and 22.6% of US residents are under the age of 18; 15.9% of North Carolinians and 15.6% of US residents are older than 65.

American Community Survey numbers from 2019 indicated that McDowell County's population was 91.6% white, 3.6% Black, 0.9% Asian, 1.4% two or more races, 2.2% another race, 0.3% Native American, and 6.1% Latino.



North Carolina's population that year was 68.1% white, 21.5% Black, 3% Asian, 1.2% Native American, 2.8% two or more races, 3.4% another race and 9.8% Latino. The United States population was 72% white,

12.8% Black, 5.7% Asian, .9% Native American, 3.4% two or more races, 5% another race and 18.4% Latino.

The county's population is 50.2% female whereas North Carolina is 51.4% female, and the US is 50.8% female. McDowell has a relatively large community of individuals with disabilities — 20.5% of its population. In North Carolina, only 13.4% of the total population has a disability and only 12.6% of the US population does.

ECONOMIC CHARACTERISTICS

At \$43,646, McDowell County's median household income is significantly lower than that of the state and the nation. North Carolina's median household income is \$57,341 and the US's is \$65,712.

The county's poverty rate is 16.8% — the state's is 14.7% and the nation's is 12.3% — and 11.5% of the population lacks health insurance. The percentage of the state and national populations without health insurance are 10.7% and 8.8%, respectively.

A lower portion of McDowell households — 84.1% — have computers in them in comparison to North Carolina's 89.1% and the United States' 90.3%. And 26.5% of the county's households lack an internet subscription while only 18.9% of households in the state and 17% of households in the nation do.



EDUCATION & EMPLOYMENT

McDowell County also ranks lower than the nation and the state when it comes to educational attainment. Of its population, 83.9% have a high school degree or higher. Only 17.4% have a bachelor's degree or higher. In North Carolina, 87.8% of the population has a high school degree or higher and 31.3% has a bachelor's or higher. In the United States, 88% of the population has a high school degree or higher and 32.1% has a bachelor's or higher.

The **top economic sectors in McDowell County**, in order, are:

1. Manufacturing (with 6,536 people)
2. Government (2,563 people)
3. Retail (2,306 people)
4. Health Care & Social Assistance (1,484 people)

The county's top occupations are production, sales, office, and support staff. The percent of the population that is in the civilian labor force is 53.5%.

The top economic sectors in both the state and the nation are:

1. Government
2. Health Care and Social Assistance
3. Retail Trade
4. Manufacturing

Top occupations in the state and the nation are office staff, sales, and transportation. The percent of the population that is in the civilian labor force is 62.4% in the state and 63.6% in the nation.

The portion of McDowell County's female population that is in the labor force is 64.3%. The state percentage is 76.8% and the US percentage is 73.9%.

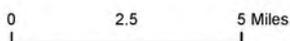
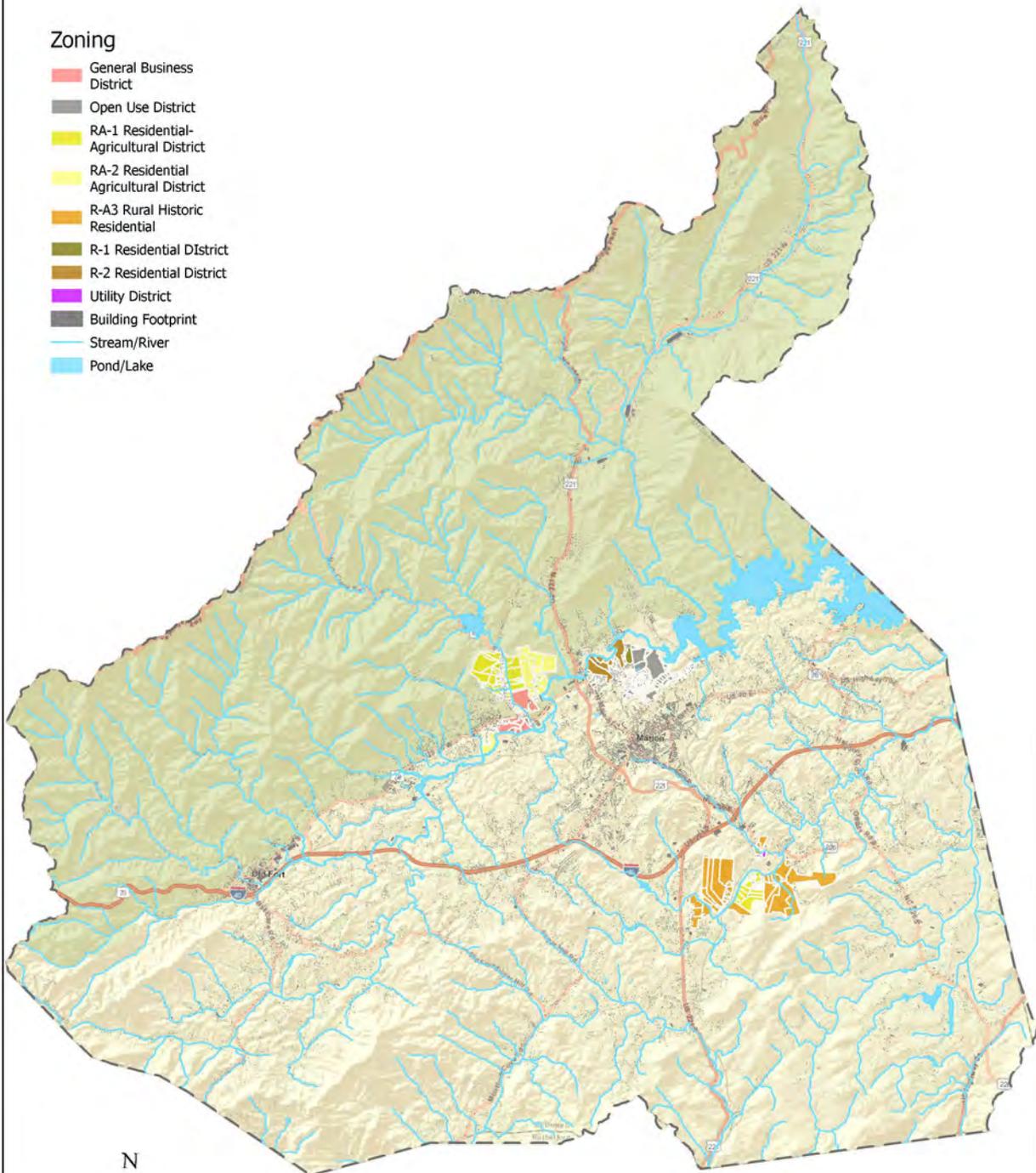


EXISTING LAND USE

Zoning Map: McDowell County

Zoning

- General Business District
- Open Use District
- RA-1 Residential-Agricultural District
- RA-2 Residential Agricultural District
- R-A3 Rural Historic Residential
- R-1 Residential District
- R-2 Residential District
- Utility District
- Building Footprint
- Stream/River
- Pond/Lake



TRANSPORTATION



McDowell has a robust transportation with convenient access to an east-west Interstate, I-40, major US routes: US 64, US 70 and US 221 and several NC routes including NC 80, NC 126, and NC 226. There is a vast network of state-maintained secondary routes or SRs, as a county does not own or maintain any roads in North Carolina. Besides NCDOT-maintained facilities, there are municipal streets in Marion and Old Fort and a significant number of private roads (shown in pink on the map on page 16 of this plan).

Besides highways, McDowell County also has existing rail line. CSX Transportation provides freight rail service in McDowell County. Though there is no current passenger service, there has been significant interest in reviving it from Salisbury to Asheville. The depots in Marion and Old Fort have been refurbished and are used as an event center and a museum, respectively.

Other modes of transportation include transit service. McDowell Transit offers free rides for county residents to-and-from medical appointments, pharmacies and grocery stores, college, in-county job interviews and shifts, and local government appointments, meetings and events. All rides must be scheduled at least three business days in advance.

The McDowell County Department of Social Services (DSS) coordinates Human Service transportation in McDowell County. The agency provides transportation or gas vouchers to assist Medicaid recipients in going

to medical appointments. Medicaid clients are transported using agency vehicles on a first come, first serve basis. Gas vouchers are issued per mile, round-trip from the address on a client's Medicaid card to their doctor's office.

The McDowell Senior Center, a department under McDowell County DSS, offers transportation primarily to individuals 60 years and older. These services include transportation to and from the Marion and Old Fort Senior Center sites, bill paying, shopping and to points of interest. Medical transportation is provided through the Senior Center to disabled adults in addition to those 60 years and older.

McDowell also has extensive bicycle and pedestrian networks, and that network is expanding rapidly. From the recently designated Fonta Flora State Trail to the even more recently proposed 42 miles of mountain biking trails in the Pisgah National Forest and Old Fort. McDowell County and its municipalities, as well as other state and Federal partners have planned extensively for these networks.

See below for a list of plans, that while long is not comprehensive.

- [Isothermal Bicycle Plan](#)
- [Isothermal Regional Trails Plan](#)
- [Isothermal Region-wide Comprehensive Transportation Plan \(draft - April 2022\)](#)
- [Marion Bicycle Plan](#)
- [North Main Street \(Marion\) Corridor Strategy Report](#)
- [Old Fort Pedestrian Plan](#)
- [Old Fort/Pisgah Mountain Bike Trails](#)
- [Peavine to Thermal Belt Rail Trail Connector Feasibility Study Report](#)

While not all of the planned improvements in the transportation networks are included or referenced in this plan, there are several proposed improvements that will be highlighted. These come from the 2020-2029 Statewide Transportation Improvement Program and are noted on the Proposed Transportation Map.

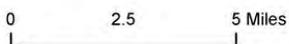
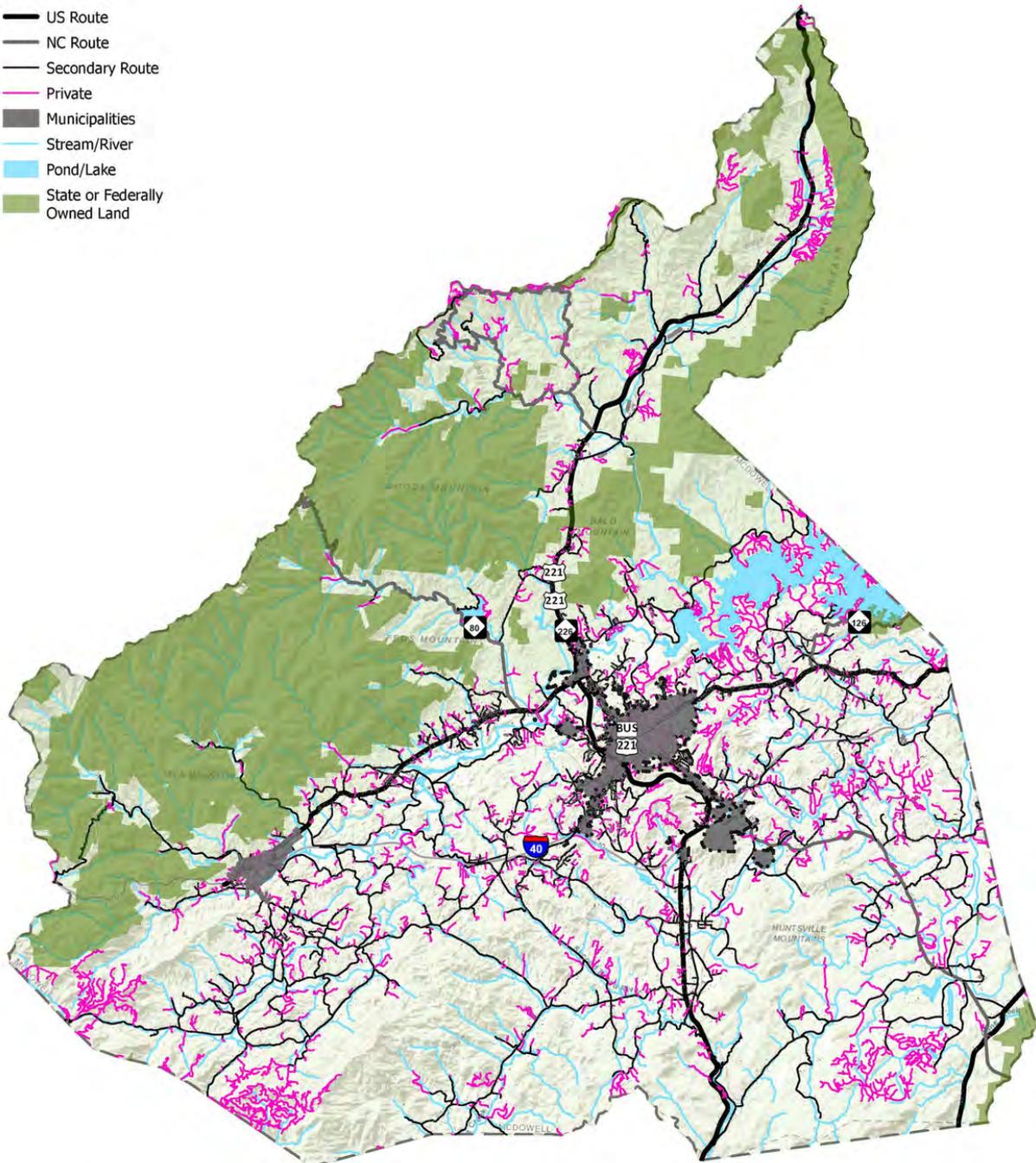
These proposals have been submitted to the Prioritization process and have been selected to be included. It should be noted that the STIP is a living document and so, all of these proposals are subject to change. Please see here for more information on these projects.

More information on these projects is available at: www.ncdot.gov/initiatives-policies/Transportation/stip/Pages/stip-projects-map.aspx

Existing Transportation Map: McDowell County

Road Class

- US Route
- NC Route
- Secondary Route
- Private
- Municipalities
- Stream/River
- Pond/Lake
- State or Federally Owned Land



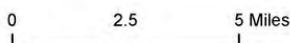
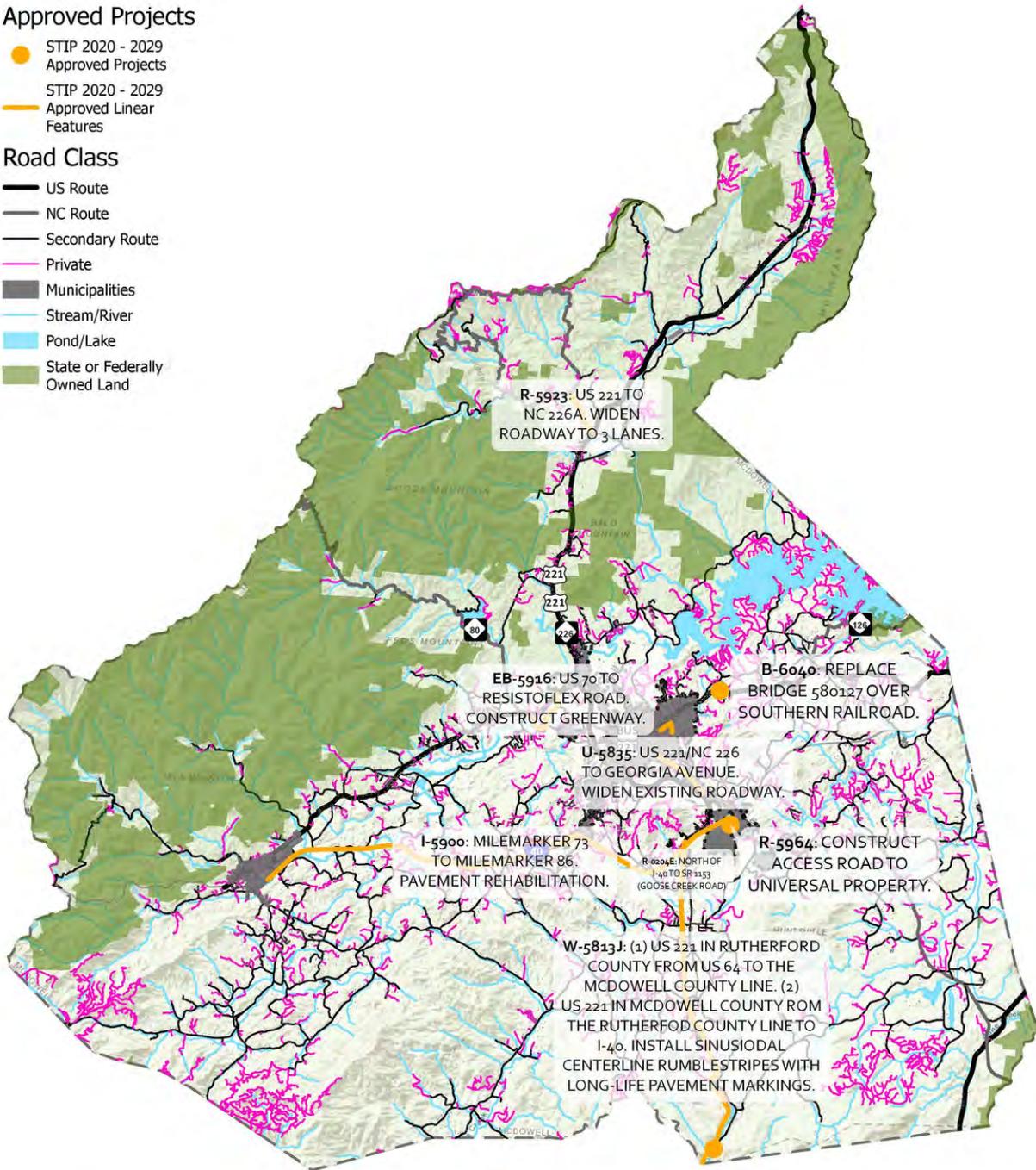
Proposed Transportation Map: McDowell County

STIP 2020 - 2029 Approved Projects

- STIP 2020 - 2029 Approved Projects
- STIP 2020 - 2029 Approved Linear Features

Road Class

- US Route
- NC Route
- Secondary Route
- Private
- Municipalities
- Stream/River
- Pond/Lake
- State or Federally Owned Land



PARKS & RECREATION

McDowell County maintains many acres of parks and recreational facilities for the public to enjoy.

Among these is a portion of **LAKE JAMES STATE PARK**, which is located in both McDowell and Burke counties, five miles northeast of Marion on NC 126.

Lake James State Park offers boating, swimming and fishing in the waters of the 6,812-acre lake, along with 25 miles of trails—15 of which are open to mountain biking.

There also are three campgrounds. The Catawba River Area has 20 walk-in campsites, many of which offer lake views. The Paddy's Creek Area has 33 drive-to, family-friendly campsites.

The remote boat-in campground on the Long Arm Peninsula offers a true outdoor adventure for those willing to paddle or steer their canoes, kayaks or powerboats to their own slice of heaven.

Boat ramps at Hidden Cove and Canal Bridge on NC 126 are located between the park's two day-use areas.

Canoe, kayak and paddleboard rentals are available at the Paddy's Creek Area concession stand from May through September.

Other parks and recreation options include:

YMCA TRAILS (Spaulding Road)

McDowell County has partnered with the Corpening YMCA and several additional partners to develop two greenway loops in the vicinity of the Corpening YMCA facility off of Sugar Hill Road. There is a small parking area on Spaulding Road which includes two handicap spaces.

Trail users may also park at the McDowell Senior Center after the center is closed or at the Corpening YMCA throughout the daytime. Both trail sections close at dusk. They are:

- George Hutchins Loop - The Hutchins Loop encircles the YMCA and is a total length of 0.8 miles. This loop is mostly easy with steady grade changes for most of the trail. There is one portion of the trail that has a steeper grade. The entire trail is paved asphalt.
- Bill Hendley Loop - The Hendley Loop connects with the Hutchins Loop in the vicinity of the McDowell Senior Center and proceeds to cross Spaulding Road, traversing the McDowell Medical Park, and the McDowell Hospital property before venturing into a wooded section with several picturesque stream crossings. Once crossing Spaulding Road again, the trail features several more water features and bridges. This trail is also mostly flat with one gradual grade change. The total length of this trail is also 0.8 miles.

POINT LOOKOUT TRAIL (Old Fort Picnic Grounds)

This route formerly served as the primary link between the Asheville area and the rest of North Carolina. NCDOT provided funds to clear the existing roadway and pave a portion of the road to provide a smooth surface for bicycles and hikers.

Today the 3.75-mile trail is open year round to non-motorized vehicles and hikers. The highlight of the trail is the view at the trail's namesake, Point Lookout. The preferred parking area is located on the eastern end near Old Fort either at the Old Fort Picnic Grounds or at the shoulder of the road a few hundred feet from the gate. Parking is available on the Ridgecrest side at the Kitsuma Trail parking lot, which is 1 mile from the upper gate. The trail is primarily located on US Forest property. A small portion of the trail crosses private property. This portion is clearly marked.

RECREATION CENTER (25 Academy Street)

Located in the heart of Marion, the Recreation Center offers a multitude of recreational opportunities. It features the Marion-McDowell County Skatepark, an outdoor swimming pool, and the center itself which houses a gym and multi-purpose room. Adjacent to the center is Hawkins-Waters Field, home to adult league softball and other team sports. Gymnastics, Taekwondo, and Zumba are offered at various times throughout the year.

MCDOWELL COUNTY SPORTS COMPLEX

The McDowell County Sports Complex is the county's main baseball/softball complex. The facility is comprised of four lighted fields and a concession stand/restroom building. The facility serves as the home field for youth teams from Marion, West Marion, Pleasant Gardens, Eastfield, and Nebo. Numerous tournaments are also held at the facility throughout the year. Use of the facility must be scheduled with the Recreation Department.

**SANDY ANDREWS PARK** (US 221 North)

Sandy Andrews Park is located in the community of North Cove. The facility consists of one lighted baseball field and a playground. There are also several picnic shelters located near the North Fork River. The facility serves as the home field for the North Cove area youth baseball/softball teams.

GLENWOOD PARK (Old US 221 South)

Glenwood Park is located in the Glenwood community. The facility is comprised of two baseball/softball fields, a concession stand/restroom building, and two batting cages. The facility is the home of the Glenwood youth baseball team.

LINDLEY PARK & OLD FORT POOL (1124 Catawba River Road)

These facilities are leased to McDowell County by the Town of Old Fort. Lindley Park features two lighted ballfields, one small ballfield, a playground area, tennis courts, two picnic shelters, and a concession stand. Across Catawba River Road from Lindley Park is the Old Fort Pool. This facility is open during the summer months for recreational swimming and pool parties.

GREENLEE PARK (Old Greenlee Road)

The park features approximately 1,500 feet of paved greenway, a natural surface trail, bank fishing, and a picnic pavilion.



GOALS & OBJECTIVES

The following are the goals and objectives laid out for the future of McDowell County:

Goal 1: Promote planned commercial, recreational, and residential growth in harmony with areas most suitable for development while preserving community character and protecting the County's natural resources

- **Objective 1.1:** Review and update the County Planning Ordinances as needed in accordance with the recommendations of this plan, changes in statutes, and other applicable requirements.
- **Objective 1.2:** Perform inventory and assessment of community infrastructure needed for current and future residents and businesses, including utilities, transportation, broadband service, water system expansion, etc.

Goal 2: Provide a balanced recreation and open space system that meets the current and future needs of all segments of the community.

- **Objective 2.1:** Coordinate efforts with the City of Marion and Town of Old Fort on trails and greenway plans for collaboration and connectivity.
- **Objective 2.2:** Pursue funding for design and construction of greenways, trails and parks. Funding would focus on new projects or additions to existing projects, with connectivity being the overall objective.
- **Objective 2.3:** Preserve natural resources, sensitive environmental areas, and scenic features of the landscape that have recreational, environmental, or aesthetic value.

Goal 3: Promote a range of affordable housing units to meet the diverse needs of existing and future County residents, to include senior, affordable and workforce housing.

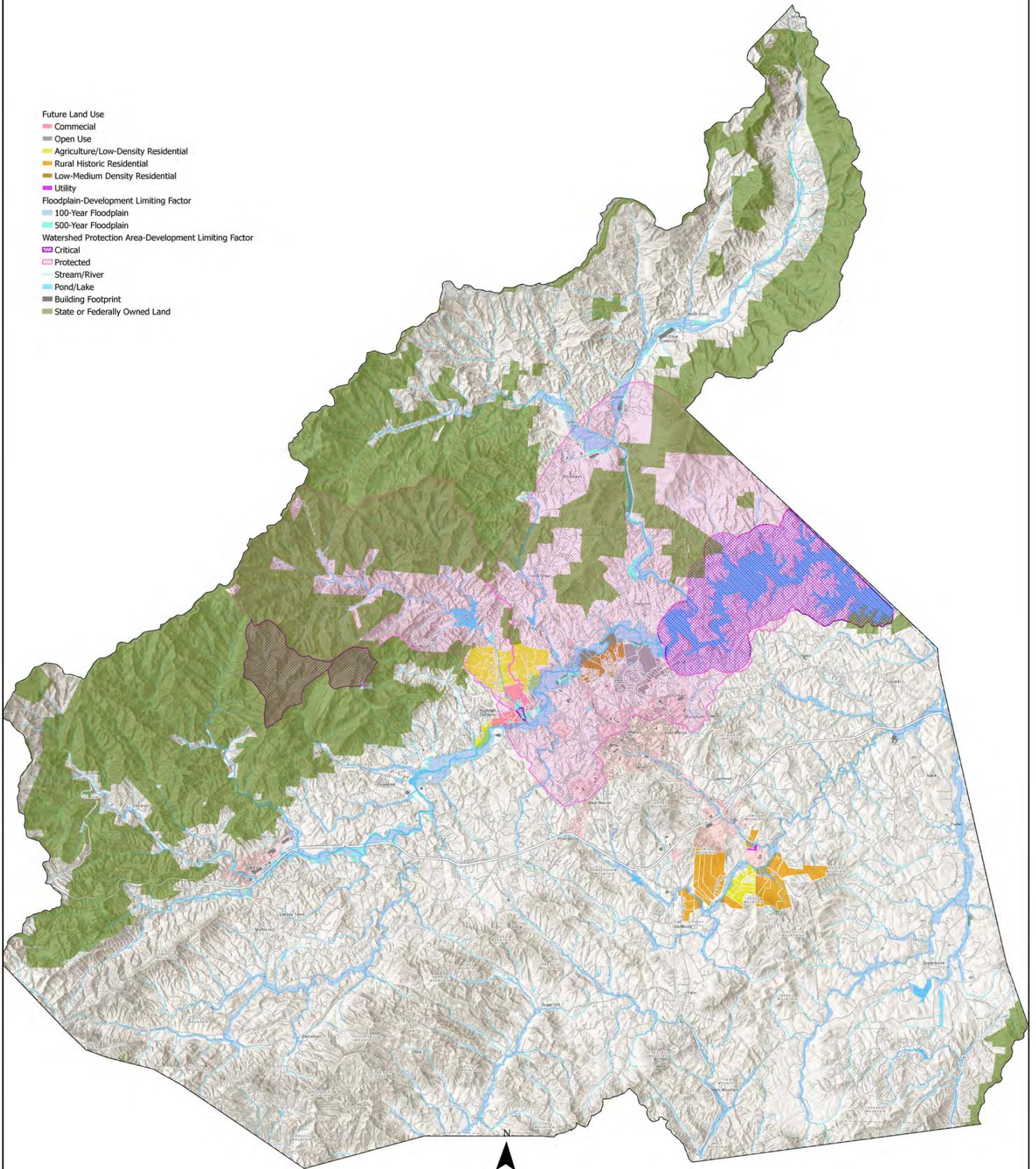
- **Objective 3.1:** Work with community partners for development of solutions to the housing issue.
- **Objective 3.2:** Identify opportunities to provide affordable workforce housing in areas of the County that are proximate to jobs and services.

- **Objective 3.3:** Support increased opportunities for workforce training and access to community-based services to help low-income residents reach self-sufficiency and affordable housing.

Goal 4: Provide a transportation system, which will allow for the safe, efficient, and convenient movement of people and goods.

- **Objective 4.1:** Continue involvement with the Regional Planning Organization (RPO) to ensure transportation coordination efforts continue throughout the County.
- **Objective 4.2:** Coordinate thoroughfare planning with City of Marion and Town of Old Fort.
- **Objective 4.3:** More effectively promote McDowell County Transit and the transportation opportunities provided.

Future Land Use Map McDowell County



McDOWELL COUNTY, NC. MAPS, GIS, AND DATA. 2022. 100% DATA. STATE OF NORTH CAROLINA. SOURCE: NCEM, GEOTECHNICAL SOLUTIONS, INC., METROPLAN CONSULTANTS, INC., 2022.

APPENDIX A: SUMMARY OF PUBLIC INPUT

Public engagement for the McDowell County Land Use Plan began with a community survey containing 23 questions covering topics such as future vision, land use considerations, housing, transportation, recreation/open space, general topics, and demographics.

The survey was open from December 2021 to February 2022. Two hundred and sixty-seven responses were received from community stakeholders. A summary of these responses is included on pages 25-29 of this appendix.

McDowell also held a public input session on April 25, 2022, from 3-5 p.m. in the County Services Building following advertising, including on social media. The advertising flyer is included on page 30 of this appendix. Attendance to the event was light.

[Information about the upcoming public hearing for this plan will be included here.](#)

Issues	Count
Keep scenic areas scenic	41
Clean up Nebo, Dysartsville, East Marion	13
McDowell is/can be a destination	16
Keep McDowell rural - keep distinction between city and town	18
Cleanup/beautification	39
Re-use, not new construction, first	42
Preserve mountains, natural/green/open spaces, waterways	70
Consider conservation, sustainability, environmental impact	24
Preserve historic houses and other historic structures	35
Prioritize agriculture/farm lands	50
Infrastructure needs	21
Commercial development near highway	12
Keep small town feel	65
No overdevelopment, be thoughtful	40
Development in Old Fort and Marion, maybe Nebo	32
No more development around Lake James	5
Abandoned or vacant buildings and property, barren strip malls	48
Retail, shopping in county	34
Small/local business	48
More restaurants, with variety	49
Suggest an aggressive approach to commercial growth	13
More walkability	10
No more bars and breweries	7
Pro-zoning	17
Anti-zoning	13

Top issues raised
Residents love and want to preserve the "small town feel" and community in McDowell
Preserving McDowell's natural beauty, green spaces, not overdeveloping
Addressing vacancies and prioritizing re-use over new construction
Protecting agriculture
Cleaning up, including by addressing litter on roadsides, trails, & parks
Residents leave town for retail, restaurants, activities
More diverse (non-fast food) restaurants are wanted
More retail, shopping is wanted
Affordable, workforce housing is desperately needed
Apartments and rentals are needed
Senior housing is needed
There is an overall housing shortage
Residents are unfamiliar with existing public transit
Residents aware of public transit find it inadequate and would like more/regular routes
Love existing trails/greenways and would like more
Preserve/protect Lake James
Would like more parks, outdoor recreation
Need for more activities and recreational space for both teens and children
People want more to do, more events, more regular activities for all ages
There are concerns about inadequate infrastructure, including broadband
Concerns about homelessness
Concerns about drugs/drug-use
Folks would like more and higher-paying jobs in the
People would like to see improvements to the education system

Move attorneys and bail bonds businesses off Main St	5
Protect the watershed	4
Development in Nebo	7
Development in Glenwood	4
Quality over quantity	5
Area not ADA compliant/accessible for handicapped	4
No more development, leave everything as is	14
Develop in Sugar Hill area	5
Improve downtown	7
Need to plan for growth	6
Keep commercial/residential separate	5
Maintain Andrew's Geyser	
More development in Nebo and Hankins	
Beautify East Court Street	10
Tighter development regulations	8
Reuse Drexel property	6
Agriculture/support local farmers	20
More business to Old Fort	
Grocery Store needed in SW McDowell	
Generally affordable, workforce housing needed, including for single family	90
Senior Housing	30
Increase quality of housing	18
Middle housing needed, including apartments	58
More housing and development standards	11
Multi-family in cities	6
More rentals	17
More single-family	11
Retirement communities	4
No more "low income"/income-based housing, apartments	10
Mobile homes, esp. parks, are disliked	15
Rehab or remove delapidated housing, address blight	26
Tiny House Communities	6
Housing shortage/need for more housing	50
Low-income housing is needed	15
More local owners/fewer vacation homes	2
Housing in old mills	6
Public transit is not well known	30

Sugar Hill road is an issue, esp bridge	27
traffic around Love's/MCC/exit 86	19
congestion in Marion	5
US 70/Main Street	12
Rutherford Road	12
Upgrade/expand public transit	46
Baldwin	3
Bike lanes	5
East Court Street	4
Taxi service	10
221 (several intersections mentioned)	14
Light rail	3
More crosswalks	3
Old Hwy 10	5
More parking in downtown areas	12
The 5 Lane	11
Hwy 226	7
Harmony Grove	2
Intersection in front of Ingles	5
Courthouse Hill	2
Back roads not well maintained	4
Generally not safe for cyclists, pedestrians	5
Uber/Lyft	8
Light needed at exit 85 off 40	4
140 & 226	2
Train to Asheville	8
Catawba & Commerce St/Catawba & Main Street	
Cove Road	3
Amelia Dr/Hankins, Baldwin Ave	
Airport Road	5
Inner trail system btw cities	9
More trails	58
Dog parks	17
Recreational growth	15
Golf	4
Complete Fonta Flora	13
Increased access to existing amenities including being open	15
More public access at Lake James	4
Youth and teen activities and spaces	54
Keep trails, rivers, and parks clean, better upkeep, parking lot improvements	15
More parks, outdoor recreation/playgrounds - including parks downtown	62

Protect/preserve Lake James and surrounding area more - including by keeping trash out of the lake	35
Something like Catawba Meadows	4
Picnic areas, gathering spaces	12
Water sports (river tubing, kayaking, etc)	4
Extend greenways/more greenways	21
Family activities	9
Finish the gun club/range	2
Off-road vehicle trails	2
Park in Nebo	2
Pool, water park or water feature	11
More sidewalks/bike paths	24
Gardens or community gardens	10
Ball fields	16
Make recreational areas accessible for handicapped	5
County Fairgrounds	4
Amusement park	2
Address flooding on greenway/trails	6
Disc golf	5
More rec in Old Fort	
Paddle trails	
Lake Life	3
More events, regular activities, things to do	
People driving out of town for food, shopping, activities	
Economic diversity	10
Drugs	41
Low taxes/low cost	20
Homelessness	23
Broadband	25
Cell service	3
More jobs	20
Higher paying jobs	23
More manufacturing	7
Attracting "clean" manufacturing	4
Crack down on litter	16
More businesses	21
Too much fast food, too many dollar stores	18
More family friendly	8
Trash and junk cars on privately owned land	15
Eyesore, other problems created by clearcutting/logging	8
Improve the school system	23
Keep/improve Farmers Market	8
Focus on people who already live here	9

Look at Black Mountain or Morganton	5
Culture, arts initiatives	10
Tourism	8
Market the outdoors/monetize Lake James	8
Live music	8
Animal help/control	3
Don't become Asheville	8
Privacy	
More youth-oriented	
Golf carts downtown	
New animal shelter	
Christmas events	