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Some residents want to keep N.C. 3 rural

By [Karen Cimino Wilson](#) | Independent Tribune

Some of the Cabarrus County residents who attended a meeting about how to develop N.C. 3 between Kannapolis and Mooresville said they do not want to see the highway become four lanes with a mix of commercial and residential development.

Growth is expected along that portion of the corridor as the N.C. Research Campus is developed in Kannapolis. Centralina Council of Governments, Cabarrus County and the City of Kannapolis are examining how the corridor should develop over the next 10 to 15 years.

They had two public forums Thursday to gather input from residents about transportation and land-use plans for the N.C. 3 corridor between Kannapolis and Mooresville. Both were held at Bethpage Presbyterian Church.

The information gathered will be used to determine the best policies and regulations local governments could enact to support the plan's recommendations.

Bill Duston with Centralina Council of Governments presented two options for development along the highway.

The first maintains N.C. 3 as a two-lane road from the Kannapolis Parkway to the Cabarrus-Iredell county line. That plan maintains low-density development for the area, allowing only one home per three acres in all areas along the corridor except those recently annexed by the City of Kannapolis between Davidson and Odell School roads. The city is planning for commercial development in that area.

The second option would widen N.C. 3 to four lanes and develop it as a rural parkway with limited non-residential and mixed-commercial/residential development near the intersection of N.C. 3 and Odell School Road. This option also recommends medium-density residential development on the west side of N.C. 3 between Odell School Road and the Cabarrus County line and low density-development elsewhere along the N.C. 3 corridor to Kannapolis Parkway. Iredell County and Mooresville are backing the four-lane highway option for their piece of the highway.

Residents said they worry that plans could eat up some of their front yards and disrupt the rural ambiance that first drew them to the area.

"We moved to the sticks for a reason," said Bill Snyder, who lives on N.C. 3 west of Kannapolis. Snyder and his wife live in a small subdivision called Cedarbrook Acres that only has about six to eight houses.

Snyder said he'd like to see the highway remain a rural two-lane road with little development.

Fred Wally, who lives on 10 acres along N.C. 3, said he does not believe four lanes would be good for the area.

"If the four-lane road concept gets approved, a lot of people's homes are going to be torn down," Wally said, pointing to how close some homes already are to the existing two-lane road.

"Maybe we need to think about a bypass of some sort that goes around the backside of the reservoir," he said. "I just don't see (four lanes) being a very good option."

Wally said he wishes Cabarrus County and Kannapolis would work together to form a plan like the one the county just approved with Concord. Cabarrus County commissioners recently approved the Central Area Plan, which down-zones 24,500 acres to preserve agricultural and open space and restrict development in Concord's eastern growth district.

"I commend the county for trying to maintain a rural atmosphere," Wally said.