

# 10<sup>th</sup> Annual New Partners for Smart Growth

## Successful Multi-jurisdictional Planning Partnerships

February 3-5, 2011  
Charlotte, North Carolina



# Bill Duston - AICP

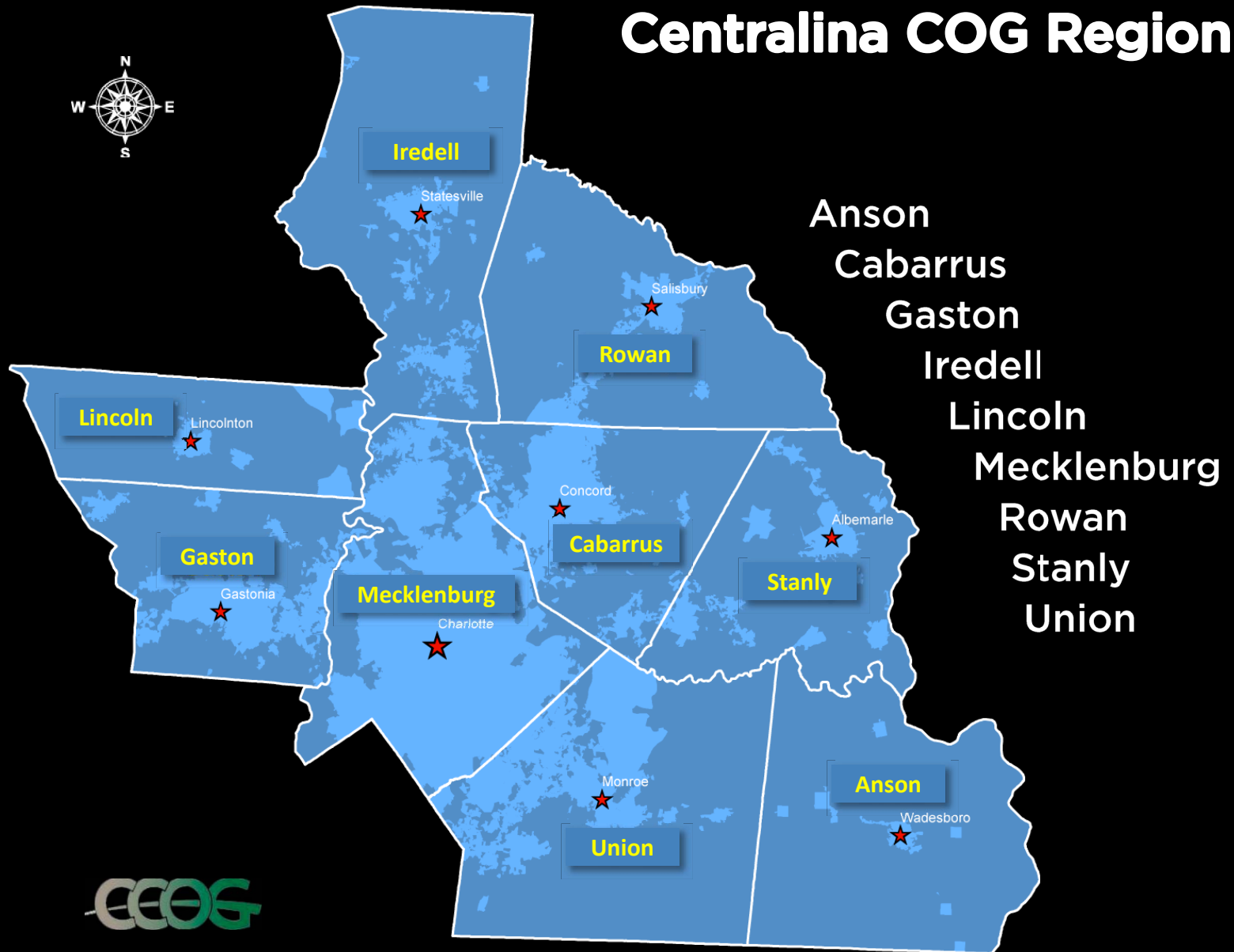


Centralina Council of Governments

# Charlotte Region - NC



# Centralina COG Region



# Gaston County, NC - Location and Geography

- Gaston County is located in the south central "Piedmont" section of North Carolina.
- Gaston County is:
  - ☞ midway between the Florida Keys and New England; and,
  - ☞ ~ 200 miles from the Atlantic Ocean, making it a strategic center for serving the entire Eastern United States.
- Gaston County has an area of ~365 square miles.
- The County's geography consists primarily of gently rolling hills.
- Average elevation is approximately 825 feet.
- The Catawba River and its South Fork tributary formerly were used for industrial purposes; now, being appreciated for its natural features (parks, greenways, boating, fishing, etc.)

# Economic And Demographic Data



## Demographic Projections Show County Population Over 200,000

**Projected population 2015:**  
224,723 - the second-largest  
county in the MSA

**Charlotte-Gastonia-Concord  
MSA Projected  
population 2013:**  
2,490,721

**Estimated  
per capita income 2015:**  
Gaston \$25,755

## Gaston County Key Economic Indicators

*August 2010 Data*

|                   |        |
|-------------------|--------|
| Labor Force       | 97,367 |
| Employed          | 86,827 |
| Unemployed        | 10,540 |
| Unemployment Rate | 10.8%  |

### **2009**

|                                  |               |
|----------------------------------|---------------|
| 2009 Average Employment          | 84,926        |
| 2009 Average Unemployment        | 14%           |
| 2009 Total Building Permit Value | \$250 million |



# Centralina Council of Governments

...the lead organization to coordinate regional solutions for growth and quality of life issues.

Bill Duston, AICP  
Planning Director  
704 348-2709  
[bduston@centralina.org](mailto:bduston@centralina.org)



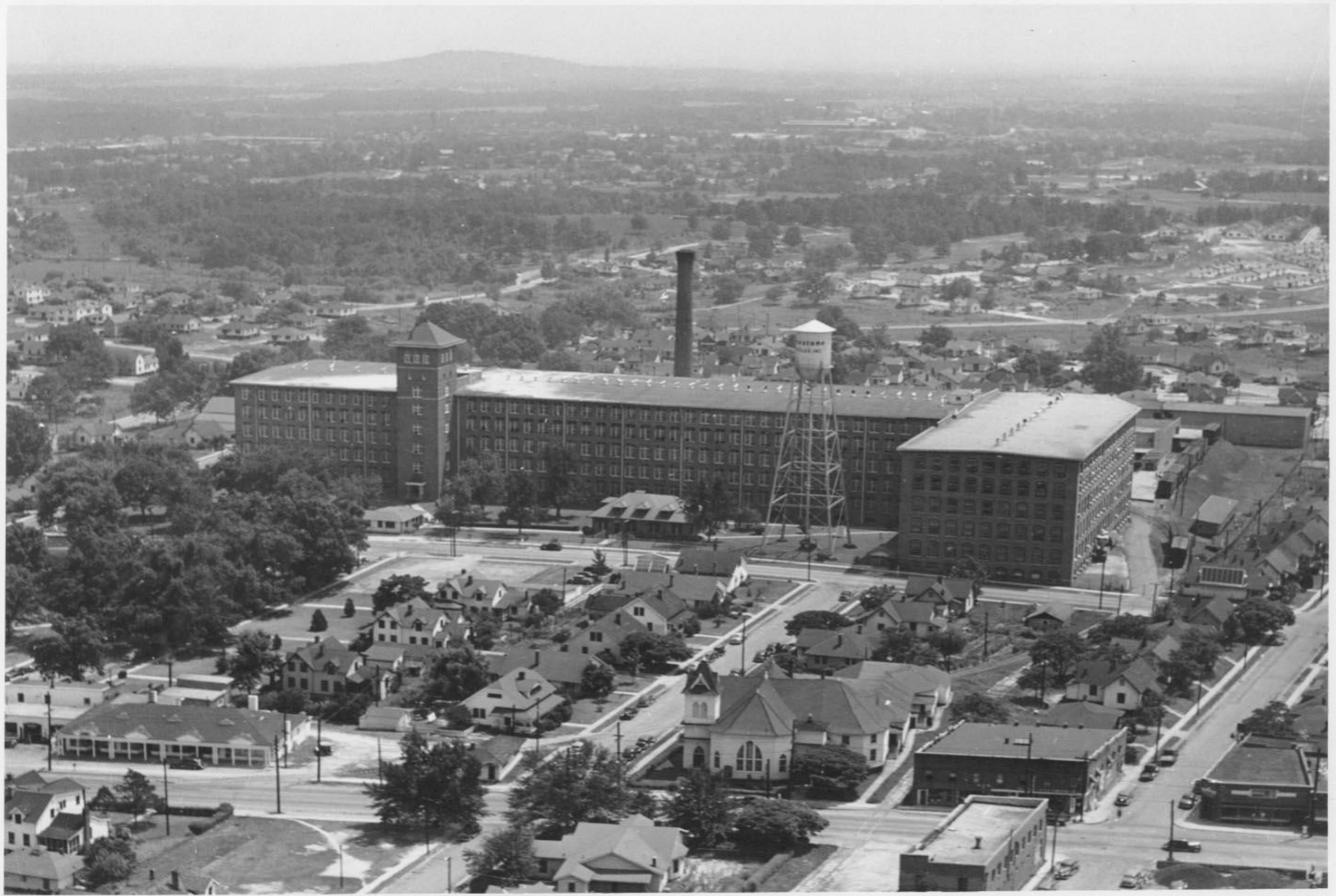
# Mrs. Lucy Penegar

## Historic Preservation Commission





*Stowe Manor, Belmont N.C.*



*Loray Mill, Gastonia N.C.*



*Parkdale Mills Village, Gastonia N.C.*



Lucy R. Penegar  
Gaston County Historic Preservation Commission  
704 866-3195



# Robert C. Clay – CCIM

**CLAY** | REALTY  
ADVISORS

Development. Brokerage. Counsel.

# Adams Bluff Belmont, NC

1/21/1994  
1993 2010

Navigation controls including a compass, a hand icon for panning, a person icon for street view, and a vertical zoom slider.



Image U.S. Geological Survey

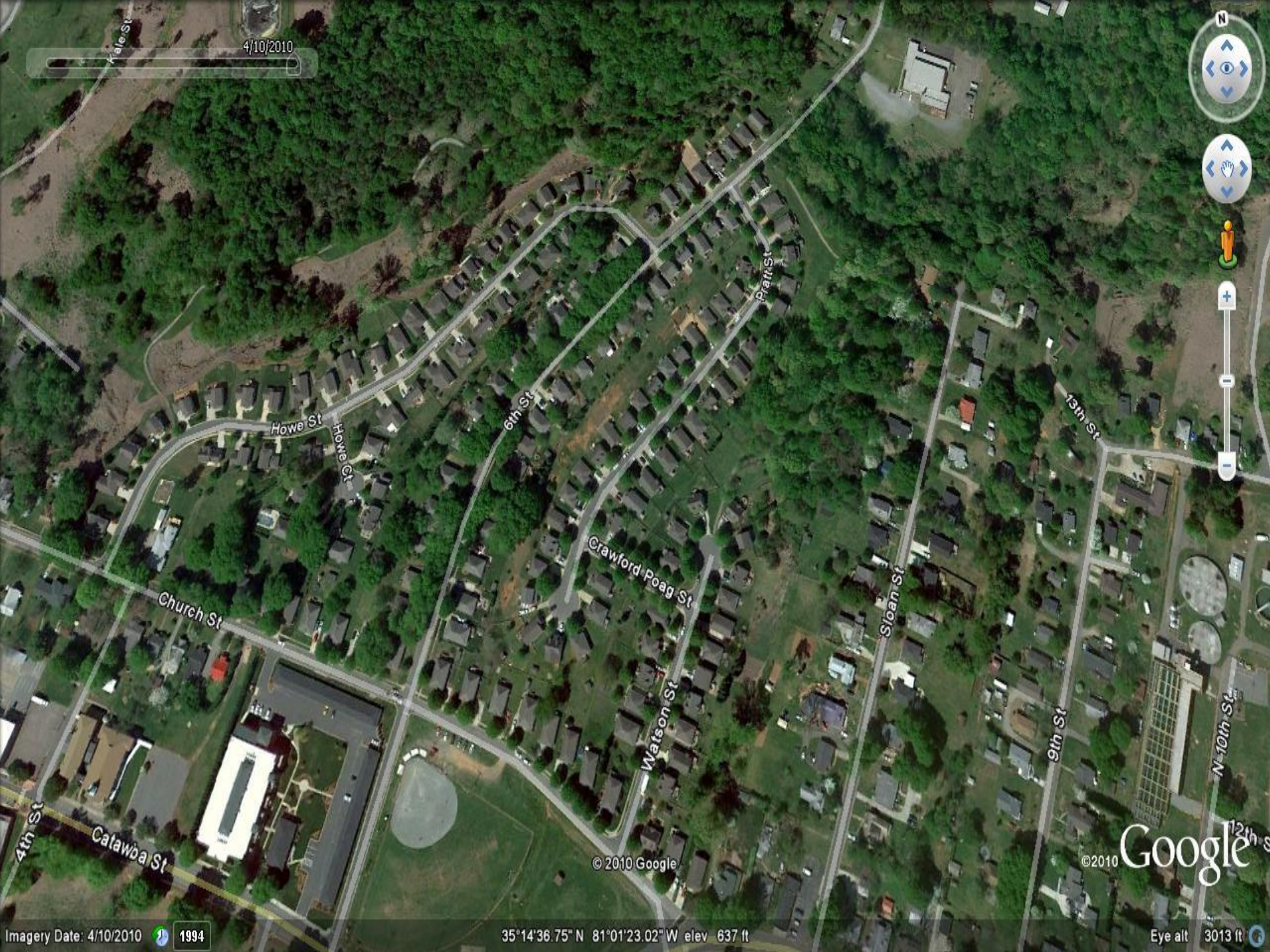
© 2010 Google

©2010 Google

Imagery Date: 1/21/1994 1994

35°14'38.65" N 81°01'22.48" W elev 637 ft

Eye alt 2694 ft



Kale St

4/10/2010

Howe St

Howe Ct

6th St

Crawford Poag St

Watson St

Sloan St

13th St

9th St

N 10th St

12th St

Church St

Catawba St

4th St

© 2010 Google

© 2010

Google

Imagery Date: 4/10/2010



1994

35°14'36.75" N 81°01'23.02" W elev 637 ft

Eye alt

3013 ft













Hawthorne  
Belmont, NC



Belmont

© 2010 Google

© 2010 Google

Imagery Date: 4/10/2010 1994

35°14'24.09" N 81°02'06.03" W elev 640 ft

Eye alt 6011 ft

1/21/1994



Image U.S. Geological Survey

© 2010 Google

©2010 Google

Imagery Date: 1/21/1994

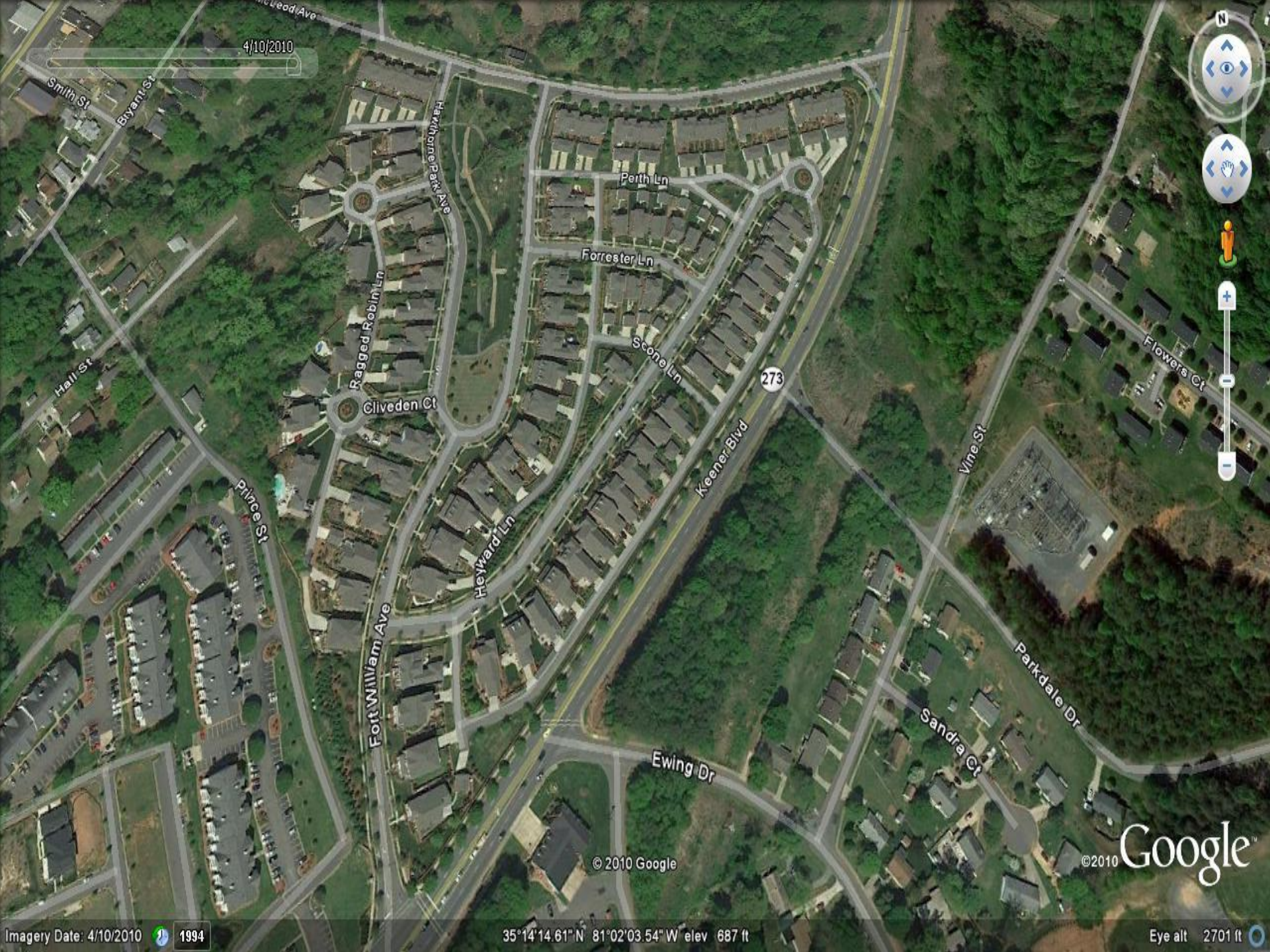


1994

35°14'15.71" N 81°02'04.36" W elev 688 ft

Eye alt 2886 ft





4/10/2010



© 2010 Google

© 2010

Google

Imagery Date: 4/10/2010



1994

35°14'14.61" N 81°02'03.54" W elev 687 ft

Eye alt 2701 ft













McAdenville, NC



McAdenville

© 2010 Google

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3/30/2004



Image © 2011 Orbis Inc  
© 2010 Google

©2010 Google

Imagery Date: 2/29/2004



1993

35°15'17.91" N 81°04'30.45" W elev 621 ft

Eye alt 2649 ft



Academy St

Robinette Ln

Cedar St

Lakeview Dr

Church St

© 2010 Google

©2010 Google



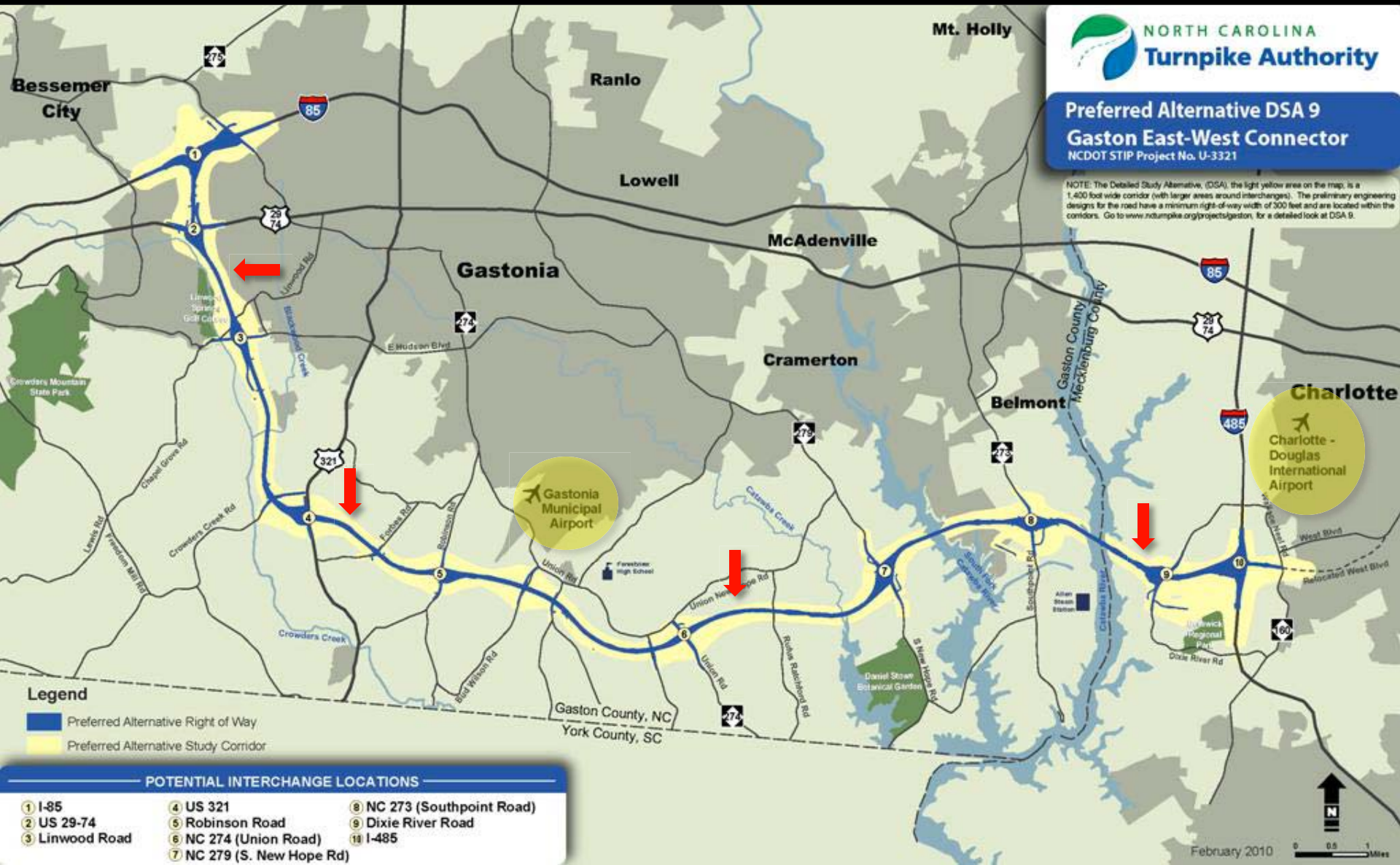








# Garden Parkway



**Robert C. Clay – CCIM**  
**Clay Realty Advisors**  
**704 824-3311**

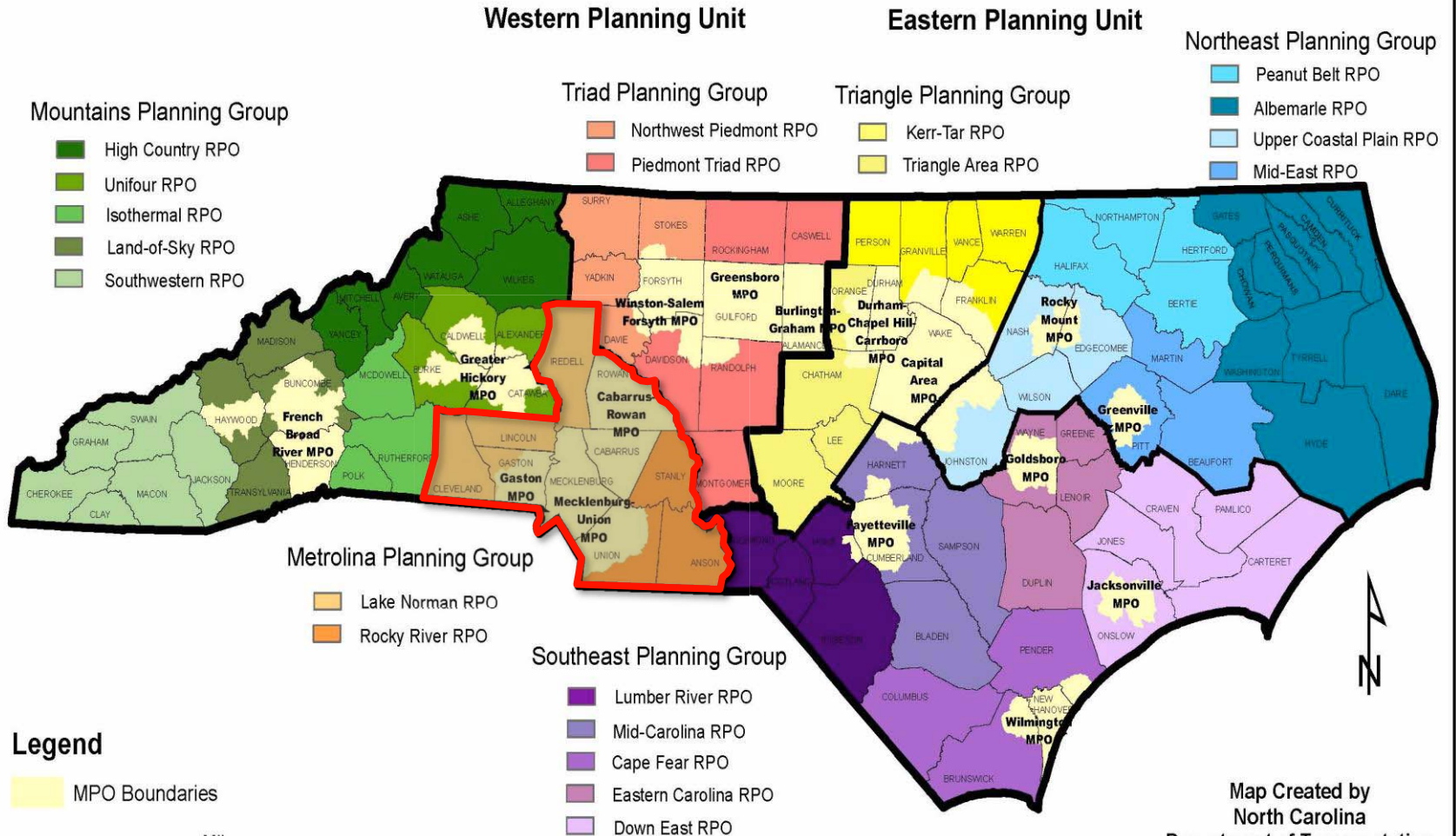


# James Henry Graham, Jr. – AICP

## City of Gastonia



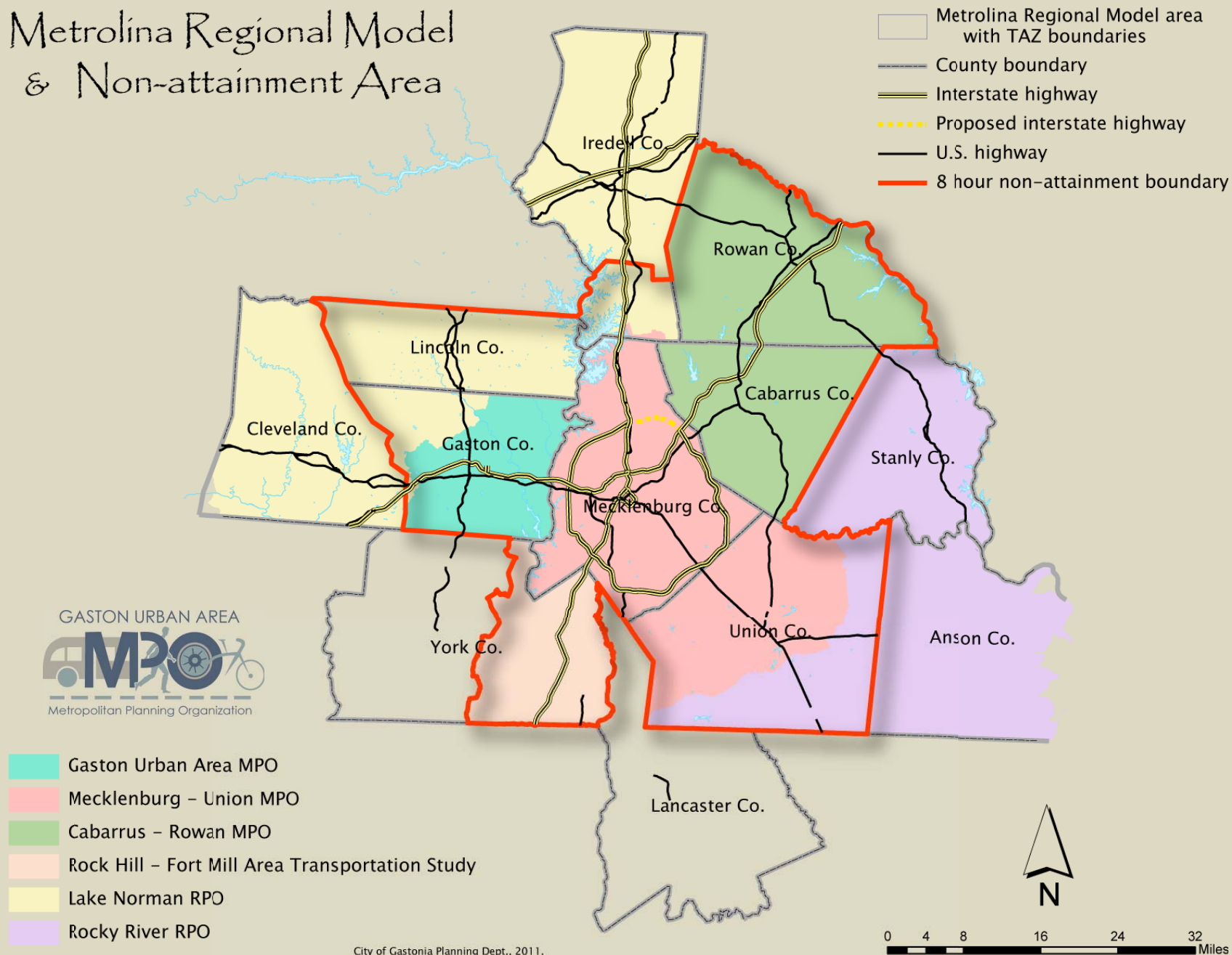
# North Carolina Metropolitan Planning Organizations and Rural Planning Organizations



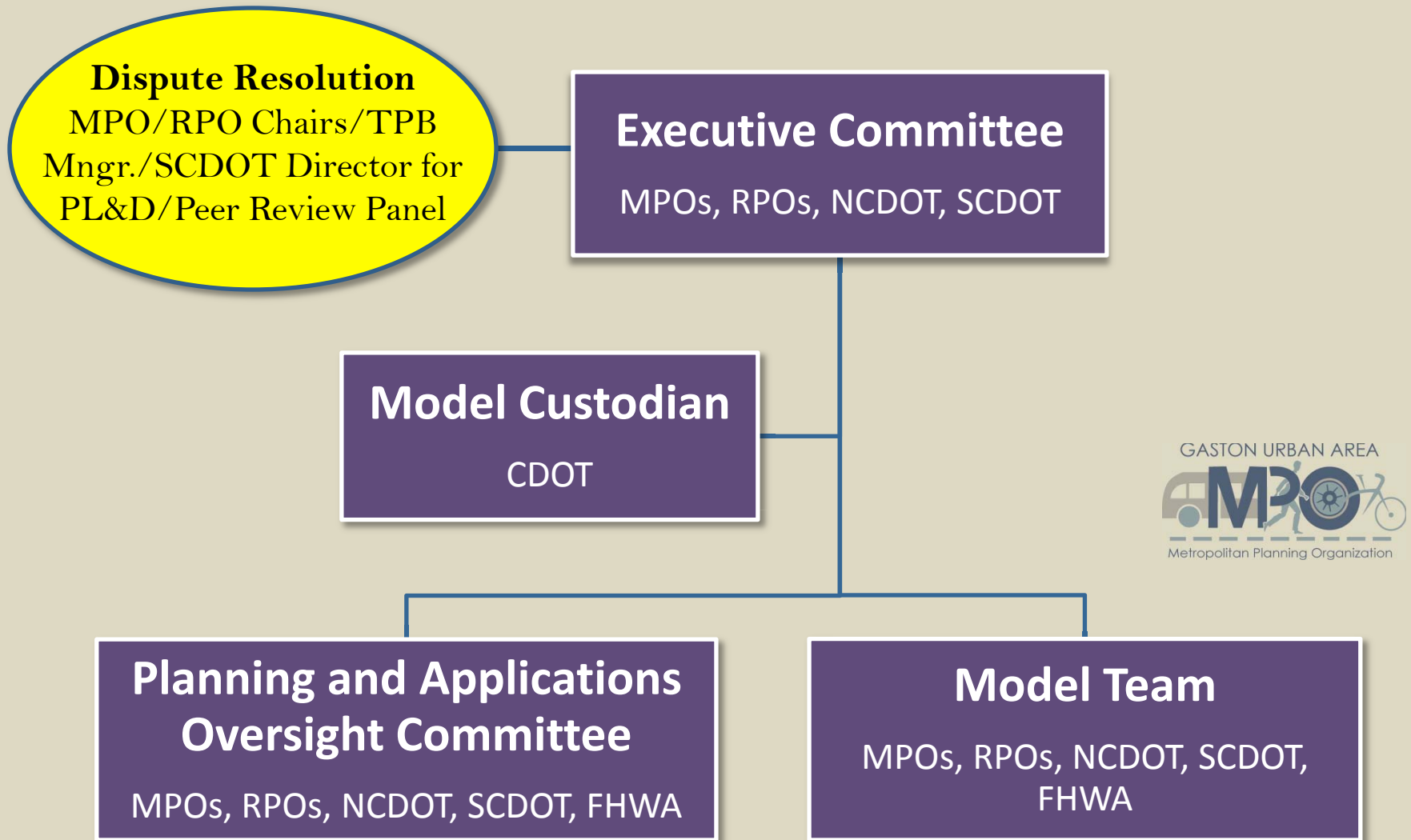
0 25 50 100 150 Miles

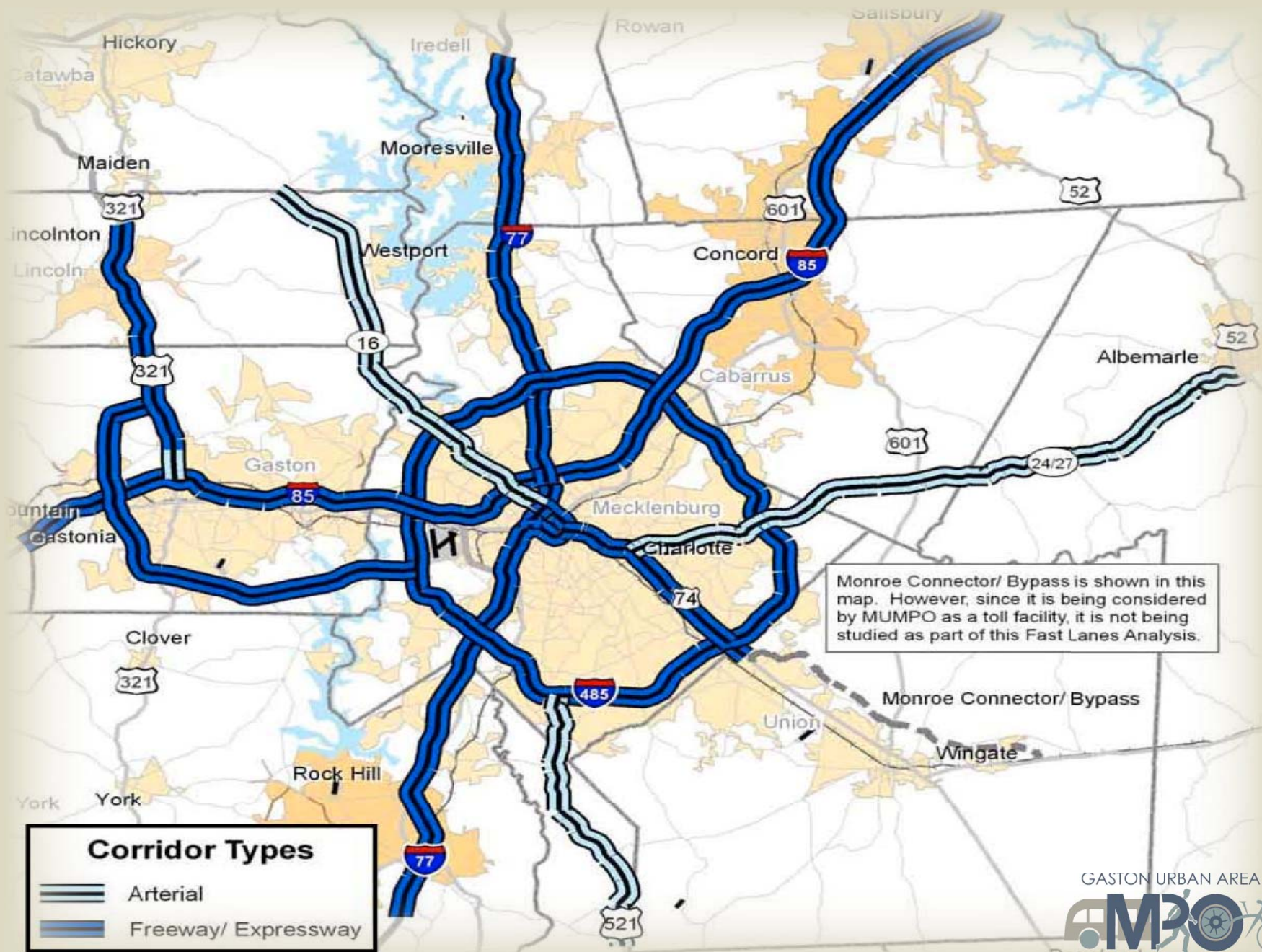
Map Created by  
North Carolina  
Department of Transportation  
Transportation Planning Branch  
January 2007

# Metrolina Regional Model & Non-attainment Area



# Metrolina Regional Model MOA Governance Structure



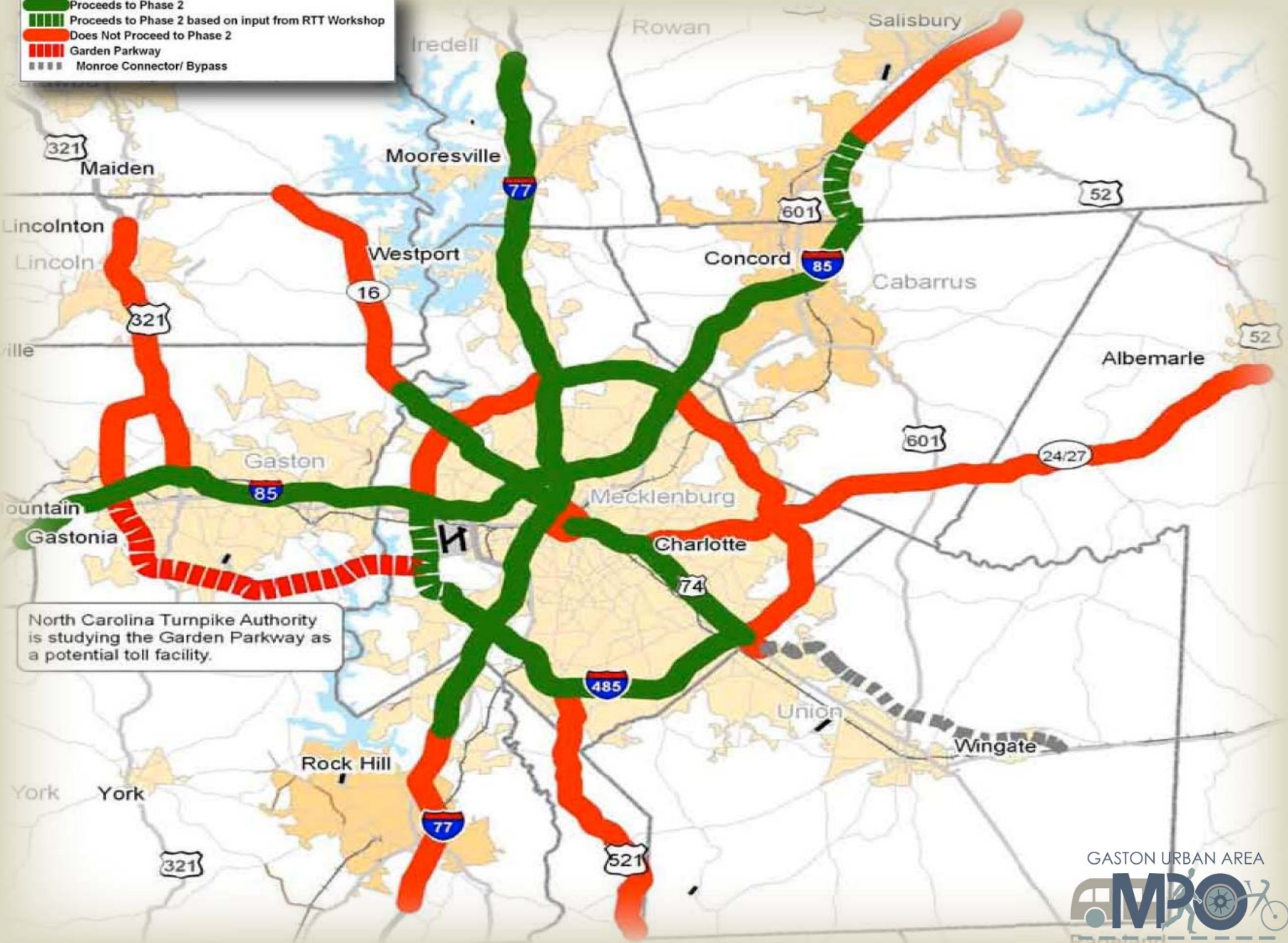


GASTON URBAN AREA



Metropolitan Planning Organization

- Proceeds to Phase 2
- Proceeds to Phase 2 based on input from RTT Workshop
- Does Not Proceed to Phase 2
- Garden Parkway
- Monroe Connector/ Bypass





*It will link people,  
places, cities, towns  
and attractions.  
It will link lives.*

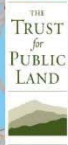
*The Thread will emerge over time as communities work together to plan and build trails reflecting community character, aspirations and priorities.*





# Carolina Thread Trail - Proposed Connections

## Gaston County, NC



Draft Copy  
10/2/08

- CTT - Proposed Connections**
- Proposed Connections
- Destination Priorities**
- Public Feedback
  - Gaston County Schools
  - Other Places of Interest
  - Parks and Open Space
- Trail Network**
- Existing
  - Proposed
  - Street Bike Routes
- Hydrology**
- Waterbodies
  - Perennial Stream
  - Intermittent Stream
- Transportation**
- Interstates / Limited Access
  - Highway
  - Major Road
- Railroads**
- In Service
  - Abandoned / Out of Service

Proposed Connections represent the best marriage of technical expertise and public interest in linking destinations as expressed in local community meetings.

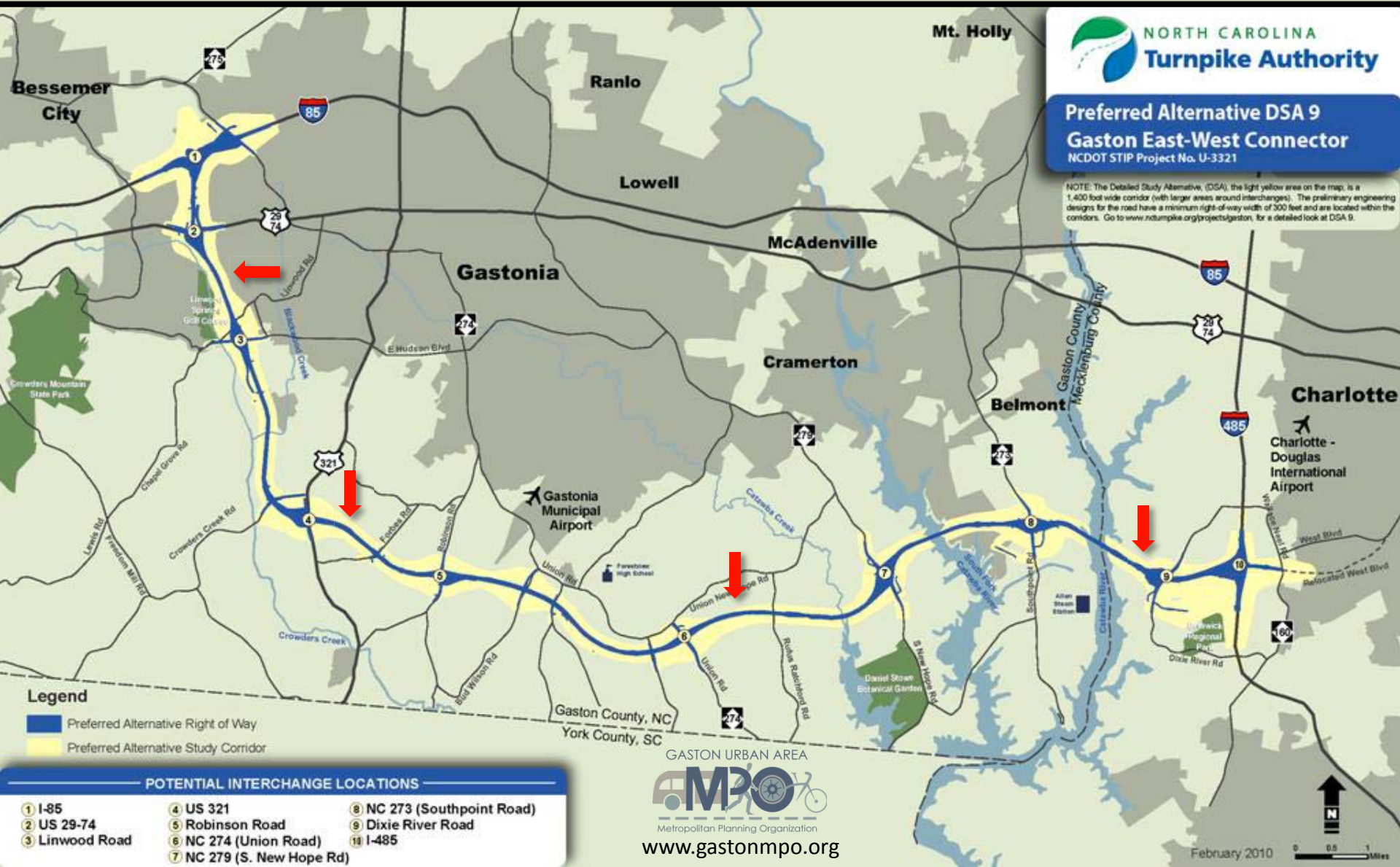
The routes depicted here illustrate connections between destinations, but not precise routes. Over time, exact routes will be determined, based on an ongoing dialogue with the community and interested potential landowners.



Special thanks to the following data providers: Gaston County, Charlotte Council of Governments, Greenville Incorporated, City of Charlotte, NC 2007, City of Mount Airy, NC, Charlotte, Charlotte and surrounding Landowners, Charlotte, and 2008. Map created by The Trust for Public Land on October 2, 2008. Created in ArcMap 9.3.1. Map Projection: NAD 1983, StatePlane\_Highway\_Mileage, FIPS 3200, Feet, 1195. The Trust for Public Land and the Trust for Public Land logo are trademarks of The Trust for Public Land. Copyright © 2008 The Trust for Public Land. www.tpl.org. Information on this map is provided for purposes of discussion and illustration only.



# Gaston East-West Connector



City of Gastonia – Circa 1897



City of Gastonia – Circa 1920



# Labor Day 1934 – City of Gastonia





City of Gastonia South Plaza

Ghillie Dhu's Enchantment



GASTONIA  
CONFERENCE CENTER



**James Henry Graham, Jr. - AICP**  
**Gaston MPO Principal Transportation Planner**  
**704 854-6663**  
**[hankg@cityofgastonia.com](mailto:hankg@cityofgastonia.com)**



# David L. Williams - AICP

## Gaston County Government



# GASTON COUNTY – NORTH CAROLINA

Located  
halfway  
between  
Atlanta and  
Washington  
DC

Located  
halfway  
between New  
York and  
Miami

Bounded on  
the east by  
the Catawba  
River and  
Mecklenburg  
County

The County  
has fifteen  
incorporated  
towns

Gaston County, NC



# DEMOGRAPHICS

## Population Distribution (Year 2010)

|                               | North Carolina | Gaston County | Gastonia | Percentage |
|-------------------------------|----------------|---------------|----------|------------|
| Total Population              | 9,552,054      | 210,477       | 75,771   |            |
| One Race                      | 9,380,117      | 207,714       | 74,612   | 99%        |
| White                         | 6,638,678      | 168,171       | 50,952   | 80%        |
| Black/African American        | 2,044,140      | 31,782        | 19,868   | 15%        |
| American Indian/Alaska Native | 114,625        | 631           | 156      | 0%         |
| Asian or Pacific Islander     | 191,041        | 2,525         | 1,028    | 1%         |
| Some other race               | 382,082        | 4,450         | 2,537    | 2%         |
| Two or More Races             | 171,937        | 2,763         | 1,159    | 1%         |
| Hispanic/Latino (Any Race)    | 792,820        | 13,470        | 7,856    | 6%         |

*Source: Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015 were effective as of July 1, 2009.*



# DEMOGRAPHICS

**2009 Gaston County Pop: 207,234**

|               |        |                       |        |
|---------------|--------|-----------------------|--------|
| Belmont       | 10,461 | Kings Mountain (Part) | 1,063  |
| Bessemer City | 5,637  | Lowell                | 2,779  |
| Cherryville   | 5,795  | McAdenville           | 606    |
| Cramerton     | 3,504  | Mount Holly           | 11,787 |
| Dallas        | 4,033  | Ranlo                 | 3,369  |
| Gastonia      | 75,280 | Spencer Mountain      | 53     |
| High Shoals   | 812    | Stanley               | 3,272  |

**2009 County Balance Pop.: 78,783**

**Estimated 2010 County Pop.: 212,000**

**With 15 Municipalities, Gaston County ranks #2  
in the State after Brunswick County with 19.**



# **ELECTED OFFICIALS SEMINAR**

- **Elected Officials Seminar was created in 1979.**
- **County and Municipal Elected Officials meet to discuss issues concerning their communities, including Land Use.**
- **EOS meets quarterly in different locations.**

Gaston County

# Comprehensive Planning Program

*Gaston County, North Carolina*

Enhancing the past while creating our future by planning wisely, funding responsibly, building thoughtfully, and growing together.



# COMPREHENSIVE PLAN

- Natural Features
- Land Cover
- Land Use and Urban Form
- Population and Housing
- Commerce and Industry
- Transportation
- Public Services and Facilities
- Cultural Resources



## 3 C's

**Communication      Cooperation      Coordination**

**This is the main strategy the Board of Commission felt important for all the local governmental units to consider when working together pertaining to growth and land use matters especially at adjoining jurisdictional boundaries.**



# **Gaston County and Municipal Planners - GCaMP**

## **GCaMP Goals:**

- **Serve as a support system**
- **Share practices**
- **Share information on changes in their communities**
- **Avenue for networking**

## **GCaMP Results:**

- **Members take information learned from a meeting and share it with their elected officials**
- **Shared information help officials to make more informed decisions**



# Gaston County and Municipal Planners - GCaMP

**GCaMP was created in November 2002**



**GCAMP encompasses 15 jurisdictions and includes their planners, Gaston County School Operations Director, Health Department representative and Law Enforcement representative.**

- **Meeting every other month since July of 2003.**
- **Each meeting is held in a different jurisdiction.**
- **Their meetings include a keynote speaker.**
- **Topics educate planners with a variety of issues.**
- **Typically between 12 and 17 people participate.**



# Unified Development Ordinance - UDO

The purpose of the Unified Development Ordinance (UDO) is to raise the standards for development in Gaston County by working with the municipalities to draft an ordinance that promotes more quality, uniformity, and consistency in development standards.



# Unified Development Ordinance - UDO

The UDO combines and integrates all the land use ordinances for Gaston County into one document to include:

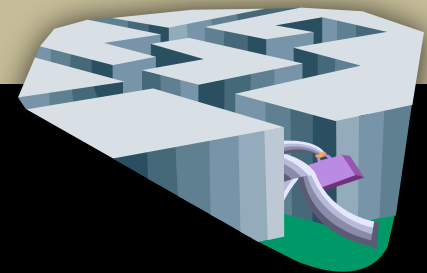
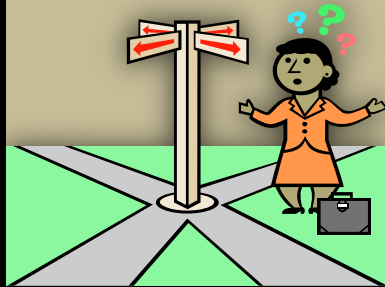
Zoning, Subdivision, Manufactured Home Park, Watershed Water Supply, and Flood Damage Prevention.

It includes in the Appendix the Street Numbering and Road Naming Ordinance.



# CAN YOU GUESS WHAT THESE ARE?

BC-D, GR, GR/TN-D, H-C, IC-D, IC-D/BCD, INF-R, MH-R, NC-C, NC-R, NC-RCU, R-C, R-R, TN-D, B-1, B-2, B-3, EXI-3, GI-1, GI-2, MHO, PO, R-10, R-15, R-5, RA-15, RMF, B-1, B-2, B-3, GMC, R-12, R-15, R-25, R-9, RMF, RO, B-1, B-2, B3, I, O-I, R-1, R-2, R-3, R-4, B-1, B-2, B-3, B3-P, BC-1, I-2, OI-1, R-10, R-12, R-15, R-6, R-8, BG, BN, BR, IG, IP, OI, RA, RR, RSM, RV, RAM, RNBS, AP, B1, B1C, B2C, B-3PC, B-4C, C1, C1A, C-2, C-3, C-4, C-B, C-C, C-P, EI-1C, I-1C, I-2C, I-2LC, IG, IP, IU, MO & IC, O-I, O-1, O-1, O-2, O-M, R-1, R-2, R-3, R-4C, R-6C, R-6S(C), R-8C, RA, RMF, RMF-HC, B-1, B-2, M-1, R-15, R-20, R-7, R-A, C-1, C-2, C-3, I-1, I-2, R-10, R-20, R-5, R-6, R-6A, R-8, C-B, G-B, M-I, N-B, R-A, R-10, R-20, R-20A, B-1, B-2, L-I, O-I, R-10, R-12, R-20, R-8, R-8SF, R-A, B-1, B-4, EI-1, I-2, R-12, R-8, C-B, G-B, M-1, M-U, R-12, R-20, R-8



# REDUCES THE NUMBER COUNTY WIDE ZONING DISTRICTS LIST IN UDO

**R-1, R-2, R-3, RLD, RS-20, RS-12, RS-8,  
R-MF, TMU, OLC, O-1, OM, CBD, UMU,  
GPX, NBS, C-1, C-2, C-3, I-1, I-2, I-3, I-U**

**23 TOTAL GENERAL ZONING DISTRICTS**



# Unified Development Ordinance - UDO

## Board of County Commission

Mickey Price, Chair  
Pearl Burris Floyd, Vice Chair  
Tom Keigher  
Jack Brown  
Joe Carpenter  
John Torbett  
Allen Fraley

Martha Jordan, Clerk to Commission

## County Management

Jan Winters County Manager  
Phil Ponder, Assistant County Manager  
Charles Moore, County Attorney  
Samuel C. Shames, Assistant County Attorney

## County Planning Board

L. E. Alford, Chair  
Jerry Campbell, Vice Chair  
Frank Ellington  
Phil Coyle  
Bill Craig  
C.E. "Spike" Stevens  
Betty Walker  
Larry Hurlocker  
Rev. Frank Milton  
Kenneth Lutz

## Steering Committee

Jerry Campbell  
Jim Stewart  
Bob Clay  
Jerry Fleeman  
Jack Kiser, City of Gastonia  
Michelle Nance, City of Gastonia  
Hank Graham, Gaston Urban Area MPO  
Greg Beal, City of Mount Holly  
Steve Baucom, Town of Cramerton  
Kevin Krouse, City of Bessemer City  
Richard Elam, City of Cherryville  
Chuck Webb, Town of Ranlo  
Ben Blackburn, Town of Lowell  
David Kahler, Town of Dallas  
Barry Webb, City of Belmont  
Elson Baldwin, City of Belmont  
Robert Greback, Town of Stanley  
Beth Usery, Town of High Shoals  
Sheila Shepherd, Town of McAdenville  
Kris Spivey, Gaston County Schools  
Willie King, Jr., Gaston County  
Ronald Smith, Gaston County  
David Williams, Gaston County  
Danny Garrett, Gaston County  
Larry Hurlocker, Gaston County

## Gaston County Planning and Development Services Staff

David L. Williams, Director  
Willie King, Jr. Senior Planner  
Ronald Smith, Land Use Administrator  
Laura Hamilton, Land Use Officer  
Patrick Armstrong, Senior Environmental Planner  
Jena Koone, Planning GIS Manager  
Sarah Carpenter, Planning GIS Specialist  
Juan Garcia, Planning GIS Data Analyst  
William Dean, Land Use Officer  
Tony Dye, Land Use Officer

Technical Assistance provided by:

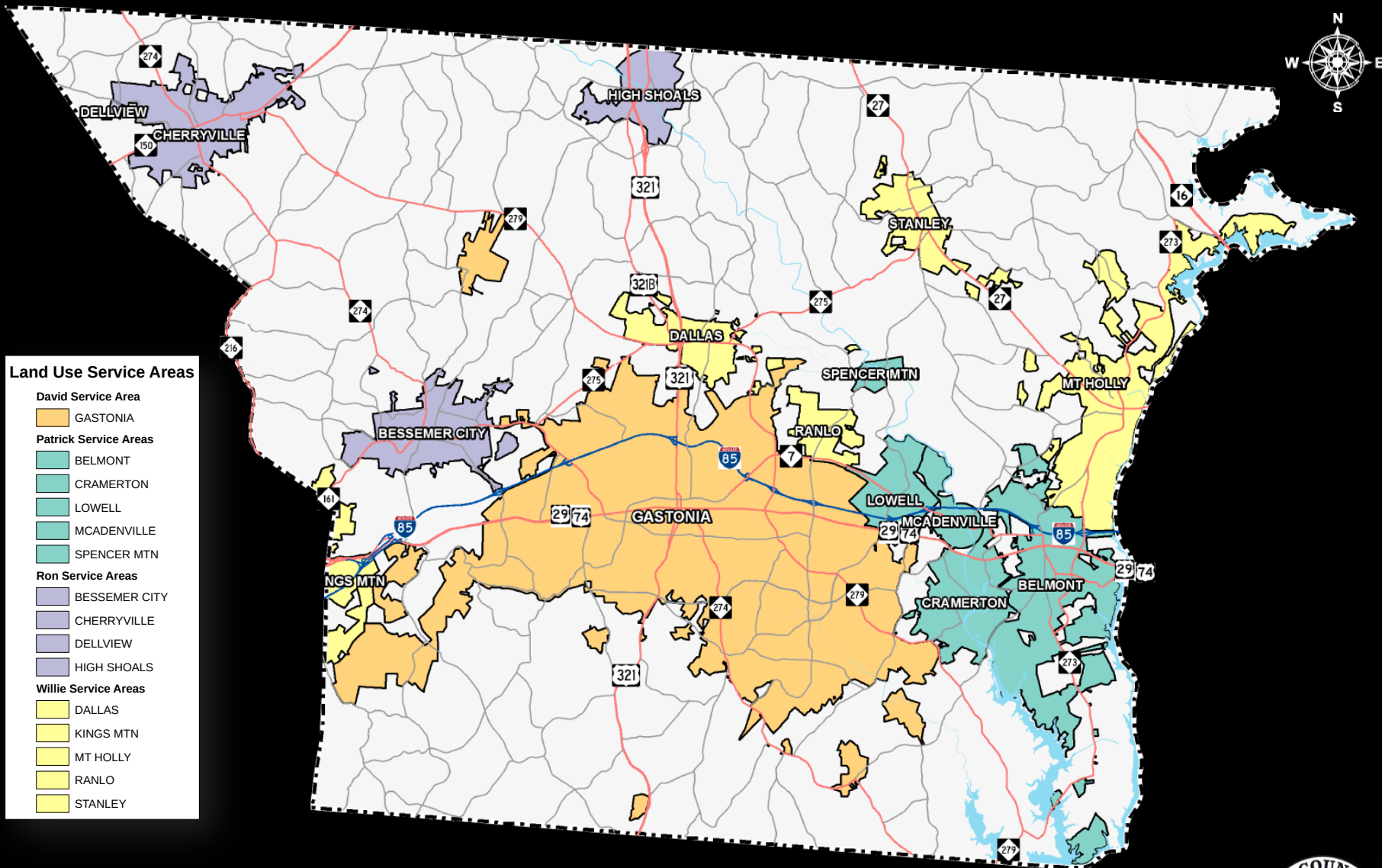


Centralina Council of Governments

Gaston County Planning & Development Services



# Gaston Land Use Extension - GLUE



# Gaston Land Use Extension - GLUE

- Gaston Land Use Extension was created in the County Planning Office between 2007 and 2008.
- This effort is a line of communication between the County Planning Office and all Municipal Planning Offices.
- The idea behind GLUE stems from the Gaston County and Municipal Planners (GCaMP) Group.



# Gaston County - North Carolina



Gaston County Planning & Development Services



David Williams, AICP  
Gaston County Planning Director  
704 866-3195  
[david.williams@co.gaston.nc.us](mailto:david.williams@co.gaston.nc.us)



# **10<sup>th</sup> Annual New Partners for Smart Growth**

## **Successful Multi-jurisdictional Planning Partnerships**

**February 3-5, 2011  
Charlotte, North Carolina**