10th Annual New Partners for Smart Growth
Successful Multi-jurisdictional Planning Partnerships

February 3-5, 2011
Charlotte, North Carolina
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
Mrs. Lucy Penegar
Historic Preservation Commission
Loray Mill, Gastonia N.C.
Parkdale Mills Village, Gastonia N.C.
Lucy R. Penegar
Gaston County Historic Preservation Commission
704 866-3195
Adams Bluff
Belmont, NC
Hawthorne
Belmont, NC
McAdenville, NC
Garden Parkway

Legend
- Preferred Alternative Right of Way
- Preferred Alternative Study Corridor

Potential Interchange Locations:
1. I-85
2. US 29-74
3. Linwood Road
4. US 321
5. Robinson Road
6. NC 273 (Southpoint Road)
7. NC 274 (Union Road)
8. Dixie River Road
9. NC 279 (S. New Hope Rd)

Preferred Alternative DSA 9
Gaston East-West Connector
NCDOT STIP Project No. U-3321

Legend:
- Preferred Alternative Right of Way
- Preferred Alternative Study Corridor

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7. NC 279 (S. New Hope Rd)
Robert C. Clay – CCIM
Clay Realty Advisors
704 824-3311
James Henry Graham, Jr. – AICP
City of Gastonia
Dispute Resolution
MPO/RPO Chairs/TPB
Mngr./SCDOT Director for
PL&D/Peer Review Panel

Executive Committee
MPOs, RPOs, NCDOT, SCDOT

Model Custodian
CDOT

Planning and Applications
Oversight Committee
MPOs, RPOs, NCDOT, SCDOT, FHWA

Model Team
MPOs, RPOs, NCDOT, SCDOT, FHWA
Monroe Connector/Bypass is shown in this map. However, since it is being considered by MUMPO as a toll facility, it is not being studied as part of this Fast Lanes Analysis.
North Carolina Turnpike Authority is studying the Garden Parkway as a potential toll facility.
The Carolina Thread Trail is a regional network of greenways and trails that will reach 15 counties and 2.3 million citizens.

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.
Labor Day 1934 – City of Gastonia
Ghillie Dhu’s Enchantment
James Henry Graham, Jr. - AICP
Gaston MPO Principal Transportation Planner
704 854-6663
hankg@cityofgastonia.com
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

Gaston County Planning & Development Services
### DEMOGRAPHICS

**Population Distribution (Year 2010)**

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

**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**

<table>
<thead>
<tr>
<th>Town</th>
<th>Population</th>
</tr>
</thead>
<tbody>
<tr>
<td>Belmont</td>
<td>10,461</td>
</tr>
<tr>
<td>Bessemer City</td>
<td>5,637</td>
</tr>
<tr>
<td>Cherryville</td>
<td>5,795</td>
</tr>
<tr>
<td>Cramerton</td>
<td>3,504</td>
</tr>
<tr>
<td>Dallas</td>
<td>4,033</td>
</tr>
<tr>
<td>Gastonia</td>
<td>75,280</td>
</tr>
<tr>
<td>High Shoals</td>
<td>812</td>
</tr>
<tr>
<td>Kings Mountain (Part)</td>
<td>1,063</td>
</tr>
<tr>
<td>Lowell</td>
<td>2,779</td>
</tr>
<tr>
<td>McAdenville</td>
<td>606</td>
</tr>
<tr>
<td>Mount Holly</td>
<td>11,787</td>
</tr>
<tr>
<td>Ranlo</td>
<td>3,369</td>
</tr>
<tr>
<td>Spencer Mountain</td>
<td>53</td>
</tr>
<tr>
<td>Stanley</td>
<td>3,272</td>
</tr>
</tbody>
</table>

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

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 County Planning & Development Services

Land Use Service Areas

David Service Area
- Gastonia
- Dellview
- Cherryville
- High Shoals

Patrick Service Areas
- Belmont
- Cramerton
- McAdenville
- Spencer Mtn

Ron Service Areas
- Bessemer City
- Cherryville
- Dellview
- High Shoals

Willie Service Areas
- Dallas
- Kings Mtn
- Mt Holly
- Ranlo
- Stanley

Gaston County Land Use Extension - GLUE

Gaston County Planning & Development Services
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.
David Williams, AICP
Gaston County Planning Director
704 866-3195
david.williams@co.gaston.nc.us
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