



GASTONIA 2025 COMPREHENSIVE PLAN OUR PLACE IN THE FUTURE





TABLE OF CONTENTS

| | | | | | | | | | | | |
|------------|--|------------|--|------------|---|------------|--|------------|---|------------|--|
| <h2>1</h2> | <h3>Gastonia 2020 Comprehensive Plan</h3> <p>Introduction 1-1 The Planning Process 1-8</p> <p><i>Key Guiding Principles</i></p> <p>Executive Summary 1 The Key Guiding Principles 2 Key Issues and Guiding Principles - In Depth 3 The Photo Assignment 10 Community Character Survey 12</p> | <h2>2</h2> | <h3>Growth Patterns & Direction</h3> <p>Growth, Population & Demographic Trends 2-1 Population Growth and Population Distribution 2-6 Population Projections 2-14</p> | <h2>3</h2> | <h3>Housing & Neighborhoods</h3> <p>Neighborhoods - Why are they Important 3-1 Background 3-2 Neighborhood Characteristics 3-3 Existing Housing Stock 3-4 Future Trends & Needs 3-14 Issues 3-16 Objectives & Needs 3-17</p> | <h2>4</h2> | <h3>Economic & Human Development</h3> <p>Trends and Future Direction 4-1 Human Resource Development 4-13 Business and Industrial Outlook 4-16 Issues 4-26 Objectives & Tools 4-27</p> | <h2>5</h2> | <h3>Public Utilities & Community Services</h3> <p>Overview 5-1 Public Utilities 5-1 Community Services 5-15 Issues 5-30 Objective & Tools 5-32</p> | <h2>6</h2> | <h3>Open Space, Parks & Recreation</h3> <p>Why is it Important? 6-1 Gastonia's Recreational Infrastructure 6-3 Greenways 6-12 Land Assembly and Funding Sources for Parks, Open Spaces, and Greenways 6-14 Issues 6-19 Objectives & Tools 6-20</p> |
|------------|--|------------|--|------------|---|------------|--|------------|---|------------|--|



7 The Center City

| | |
|-------------------------------|------|
| Overview | 7-1 |
| Center City's Planning Legacy | 7-4 |
| Components of the Center City | 7-11 |
| Center City Neighborhoods | 7-21 |
| Achieving a Vision | 7-25 |
| Issues | 7-28 |
| Objectives & Tools | 7-29 |

8 Franklin Boulevard Corridor

| | |
|--|------|
| Introduction | 8-1 |
| Location and Context | 8-2 |
| Existing Conditions | 8-4 |
| Land Use | 8-6 |
| Redevelopment Scenarios | 8-8 |
| Transportation Strategies | 8-17 |
| Issues & Opportunities | 8-19 |
| Implementation Plan & Policy Framework | 8-24 |

9 Regional Planning & Interjurisdictional Coordination

| | |
|-----------------------------------|------|
| Introduction | 9-1 |
| Regional Collaboration | 9-2 |
| Emerging Regional Planning Issues | 9-5 |
| Looking Ahead | 9-8 |
| Issues | 9-10 |
| Objectives & Tools | 9-12 |

10 Environmental Quality

| | |
|-------------|------|
| Overview | 10-1 |
| Air Quality | 10-2 |

| | |
|--|-------|
| Water Quality | 10-4 |
| Areas of Significance | 10-14 |
| Summary: Environmental Problems & Concerns | 10-16 |
| Issues | 10-17 |
| Objectives & Tools | 10-18 |

11 Community Appearance & Identity

| | |
|---------------------------------------|-------|
| Overview | 11-1 |
| Background & Trends | 11-2 |
| Purpose & Vision | 11-3 |
| Community Character Areas | 11-7 |
| Community Design & Cultural Character | 11-13 |
| Policy Implications | 11-17 |
| Issues | 11-18 |
| Objectives & Tools | 11-19 |

12 Transportation

| | |
|--|-------|
| Introduction | 12-1 |
| Challenges to a Growing Region | 12-2 |
| Transportation Network | 12-10 |
| Land Use & Transportation Coordination | 12-18 |
| Issues | 12-19 |
| Objectives & Tools | 12-20 |

13 Land Use & Development

| | |
|---------------------|-------|
| Overview | 13-1 |
| Land Use Trends | 13-6 |
| Land Use Principles | 13-10 |
| Existing Land Use | 13-13 |
| Future Land Use | 13-20 |



| | |
|----------------------------------|--------------|
| Issues | 13-22 |
| Objectives & Tools | 13-24 |
| Addendum: Sector Profiles | 13-31 |
| East Sector | 13-32 |
| Northeast Sector | 13-36 |
| Southeast Sector | 13-41 |
| Northwest Sector | 13-45 |
| Garden Sector | 13-49 |
| Crowders Sector | 13-53 |
| Southwest Sector | 13-57 |

