TOWN OF GAMEWELL

LAND USE PLAN

JUNE 2022

WPCOG

Creative Regional Solutions Since 1968

ACKNOWLEDGMENTS

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1. INTRODUCTION

INTRODUCTION

PURPOSE OF A LAND USE PLAN

According to North Carolina General Statutes, every local government must base their zoning decisions on a long-range plan, which describes policies for land-use and growth management issues. These decisions range from rezoning decisions to transportation regulations to policies governing the uses and subdivision of land. The Town of Gamewell Council and the Town of Gamewell Staff set the creation of this Plan in motion by partnering with the Western Piedmont Council of Governments to assist in its development.

The Town of Gamewell Land Use Plan is a fundamental policy document that will help guide the Town's growth and development over the next ten to twenty years. The Plan provides a vision of how the Town should look in the future and clearly defines the steps that should be taken in order to realize that vision. The Plan identifies areas where investments should occur and what type of growth should be encouraged in which areas. It establishes a roadmap for how the Town should change - and how the Town should remain unchanged. Town Council, Planning Board and Staff can use this land use plan as a guide for developing regulations, deciding rezoning cases, developing capital improvement plans, applying for grants, developing its transportation network, extending water and sewer infrastructure, amending its zoning ordinance, drafting its budget, and planning for parks. By following this Plan, the Town of Gamewell will continue to create the conditions that encourage orderly growth and economic development well into the future.

THE PLANNING PROCESS

The Town of Gamewell Plan was developed by the Town of Gamewell Steering Committee, which was composed of Planning Board members, Council members, and town residents. The Committee conducted a community outreach, education, discussion and strategic thinking process which resulted in the creation of a draft version of this Plan. At the heart of the Plan is a series of recommended growth management strategies in the areas of land use, transportation, public services, and natural and cultural resources. Upon adoption of this Plan by the Town Council, the Planning Board and the Town's planning staff will be charged with prioritizing and implementing the strategies proposed in this document.

CITIZEN INVOLVEMENT

There are many steps to creating a land use plan for a local government. Planners must collect and analyze data, review maps and charts, consider economic trends and geographic features, consult with dedicated stakeholder teams, and connect with other governments or organizations to check how their plans may affect the one in progress. The plan will always fall critically short, however, if it does not include the input, feedback and wisdom of the public. The citizens of a place are the ones who know it best. They know its greatest assets and its hardest challenges. They know the highest priorities for an area, and when the plan is done, they are the ones tasked with helping to implement its goals. The Western Piedmont Council of Governments and its planning staff understand the importance of public input and engagement, both for giving a plan legitimacy and for creating a true, community-led and community-oriented document.

WPCOG hosted two public input sessions during the planning process. The first one was held on January 27th at Town Hall. A second public input meeting was held on May 19th where citizens dropped in and out of a presentation room, reviewed illustrated boards and maps, and spoke to planners and other citizens about the contents and recommendations of the plan. Public engagement meetings like these allow citizens to come together and talk with staff, local officials, and each other to help guide the creation of a plan and to help review it once it is drafted.

THE APPROVAL PROCESS

The Town of Gamewell Steering Committee and Planning Board were presented the draft plan on May 19th, 2022. The Planning Board voted unanimously to approve the document and to send a recommendation for approval of the draft plan to the Town Council. The draft plan was then reviewed by the Town Council, and a public hearing was held to discuss the adoption of the draft plan at the June 2022 Council meeting. The draft plan was approved by the Town Council during the June meeting.

PLANNING AREA

The geographic area included in this Plan includes land located within the Town's limits. The Town of Gamewell does not have an Extraterritorial Planning Jurisdiction (ETJ). (See Map: Planning Area).

NEXT STEPS

Upon adoption of this Plan, appropriate changes will be made to the Town's Zoning and Subdivision Ordinances, and the Future Land Use section of the plan should be referenced when considering rezoning requests. Land Use plans are intended to be living documents. Revisions of this Plan may be necessary based on state law and changing economic conditions. The Planning Board and Town planning staff should review this document periodically to evaluate its effectiveness and to determine if revisions are necessary.

GAMEWELL
LAND USE PLAN

PLANNING AREA

Legend
- Gamewell Town Limits
- Parcels
- Lenoir City Limits
- Lenoir ETJ
- Major Roads

SHEELY RD

ROCKY RD

CALICO RD

HARTLAND RD

ROCKY RD

MILLER HILL RD

CALICO RD

64

18

N
0 0.125 0.25   0.5
Miles

GAMEWELL

Western Piedmont
Council of Governments
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This map is a graphic representation and should only be used for illustrative purposes. Map created with data provided by Caldwell County GIS and ESRI.

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2·DEMOGRAPHICS

DEMOGRAPHICS

POPULATION

The Census count in 1980 for Gamewell was 2,910 (Figure 1). As of 2020, the U.S. Census Bureau shows that the population of Gamewell is 3,702. Table 1 shows population changes between 2000 and 2020 for Gamewell, Caldwell County, the Hickory Metropolitan Statistical Area or MSA (Alexander, Burke, Caldwell and Catawba Counties), North Carolina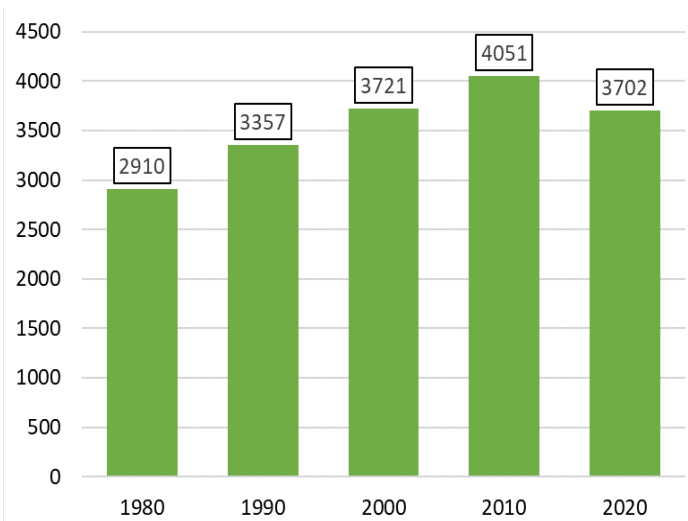 and the United States. Gamewell added 330 people between 2000 and 2010, an increase of 8.9%. The percentage growth was higher than the Caldwell County (6.8%) and the Hickory MSA (6.5%), and lower than the North Carolina (18.5%) or the US (9.7%) population growth rate. Estimates from the US Census Bureau indicate that Gamewell lost population between 2010 and 2020. The 2020 Gamewell population estimate (3,702) is slightly lower than the Census 2000 population count

Figure 1 - Gamewell Population, 1980-2020

Source: 1980-2020 Census, US Census Bureau and WPCOG Data Center. 2022.

(3,721). Since 2010, Caldwell County experienced a population loss of -349 people, an 8.6% decrease. This may be due to inability to reach some residents due to issues with Covid-19. From 2010 to 2020, the population of the Hickory MSA decreased by just 0.1%. North Carolina's population grew 9.5% between 2010 and 2020 to 10.4 million. The number of persons in the United States has increased 7.4% from 308.8 million in 2010 to 331.5 million in 2020.

Table 1 - Population Comparison, 2000-2020							
Location	2000 Census	2010 Census	Change 2000-2010	% Inc.	2020 Census	Change 2010-2020	% Inc.
Gamewell	3,721	4,051	330	8.9	3,702	-349	-8.6
Caldwell County	77,708	83,029	5,321	6.8	80,652	-2,377	-2.9
Hickory MSA	341,851	365,497	23,646	6.5	365,276	-221	-0.1
NC	8,049,313	9,535,483	1,486,170	18.5	10,439,388	903,905	9.5
US	281,421,906	308,745,538	27,323,632	9.7	331,449,281	22,703,743	7.4

Sources: 2000, 2010 and 2020 Census, US Census Bureau.

Whites are the largest race group in Gamewell. Over 85% of the Town's population is White (Table 2). Between 2010 and 2020, however, the number of Whites decreased by 455 persons to 3,172. African American is the Town's largest minority group (5.4% of Gamewell' population in 2020). The Town's African American population decreased from 214 persons in 2010 to 201 in 2020. Since the 2010 Census, Gamewell's two or more population has increased by 141 to 212.

Table 2 - Gamewell Population by Race/Ethnic Group, 2010-2020						
Race/Ethnic Group	2010 Census	% of Pop.	2020 Census	% of Pop.	Change 2010 to 2020	% Change 2010 to 2020
Total Population	4,051	100.0	3,702	100.0	-349	-8.6%
White	3,627	89.5	3,172	85.7	-455	-12.5%
African American	214	5.3	201	5.4	-13	-6.1%
American Indian	2	0.0	26	0.7	24	1200.0%
Asian American	10	0.2	16	0.4	6	60.0%
Two or More Races	71	1.8	212	5.7	141	198.6%
Some Other Race	127	3.3	74	2.0	-53	-41.7%
Hispanic (Any Race)	183	4.5	162	4.4	-21	-11.5%
White, (Not Hispanic)	3,583	88.4	X	X	X	X

Sources: 2010 and 2020 Census, US Census Bureau.

Age group population data for Gamewell from 2010 to the 2016-2020 ACS is displayed in Table 3. Some age groups gained population between 2010 and 2016-2020, while others experienced declines. The older age groups in Gamewell have had the some of the most significant population gains since 2010 due to the aging of the "Baby Boomers." The number of people in the 65 to 74 age group, for example, grew by 140 between 2010 and 2016-2020 to 506 persons. The population of the 85 and older cohort increased 29.2% from 48 in 2010 to 62 in 2016-2020.

Table 3 - Gamewell Population by Age Group, 2010 Census to 2016-2020 American Community Survey (ACS)				
Age Group	2010 Census	2016-2020 ACS Estimate	Change 2010 Census to 2016-2020 ACS	% Change 2010 Census to 2016-2020 ACS
Under 5 Years	215	193	-22	-10.2%
5 to 9 Years	264	156	-108	-40.9%
10 to 14 Years	264	123	-141	-53.4%
15 to 19 Years	270	186	-84	-31.1%
20 to 24 Years	209	287	78	37.3%
25 to 34 Years	414	539	125	30.2%
35 to 44 Years	578	587	9	1.6%
45 to 54 Years	631	570	-61	-9.7%
55 to 59 Years	294	274	-20	-6.8%
60 to 64 Years	287	173	-114	-39.7%
65 to 74 Years	366	506	140	38.3%
75 to 84 Years	211	218	7	3.3%
85 Years and Over	48	62	14	29.2%
Total	4,051	3,874	177	4.4%

Source: 2010 Census and 2016-2020 (5-Year) American Community Survey, US Census Bureau.

The largest population loss between 2010 and 2016-2020 was in the age 10 to 14 group. The population of the 10 to 14 group decreased from 264 in 2010 to 123 in 2016-2020. Besides population losses in the 60 to 64 age cohort, population declines also has occurred in two of the youngest age groups (the under age 5, and 5 to 9 cohorts). The population of the under age 5 and age 5 to 9 groups in Gamewell decreased by 10.2% and 40.9% respectively between

2010 and 2016-2020. Significant population growth, meanwhile, occurred in the age 85 years and over cohort. The number of persons in this groups grew from 48 in 2010 to 62 in 2016-2020.

The impacts of the increasing older labor force (age 60 to 64) and elderly (age 85 and older) populations on median age can be seen in Table 4. Between 2000 and 2010, the median age in Gamewell rose by 2.3 years to 41.5. Gamewell's median age has decreased 7% since 2010 to 39.7 years. The Town's median age is currently less than Caldwell County and the Hickory MSA, but is slightly higher than North Carolina and the United States.

Table 4 - Median Age, 2000 Census to 2016-2020 ACS					
Location	2000 Census	2010 Census	% Change	2016-2020 ACS	% Change
Gamewell	39.2	41.5	5.9	39.7	-7.0
Caldwell County	37.5	41.3	10.1	45.1	5.3
Hickory MSA	36.7	40.5	10.4	43.2	5.9
NC	35.3	37.4	5.9	39.1	3.7
US	35.3	37.2	5.4	38.5	2.4

Source: 2000, 2010 Census and 2016-2020 (5-Year) ACS, US Census Bureau.

Age group projections are not available for Gamewell. The NC Office of State Management and Budget, however, has generated age group projections for Caldwell County (Table 5). The population of the 65 to 74, 75 to 84 and 85 years and over age cohorts will continue to grow over the next 20 years as the "baby boomers" grow older. The loss of 25 to 44 year-olds in the County from 2000 to 2010 will lead to population declines in the 55 to 59 and 60 to 64 groups through 2041. The population of the age 20 to 24 and 25 to 34 cohorts is anticipated to decrease by more than 13.3% and 1.8% respectively between 2021 and 2041.

Table 5 - Caldwell County Population by Age Group, 2021-2041				
Age Group	2021 Estimate	2041 Projection	Change 2021-41	% Change 2021-41
Under 5 Years	4,076	4,361	285	7.0
5 to 9 Years	4,157	4,682	525	12.6
10 to 14 Years	4,791	5,187	396	8.3
15 to 19 Years	5,224	5,373	149	2.9
20 to 24 Years	5,684	4,930	-754	-13.3
25 to 34 Years	10,362	10,178	-184	-1.8
35 to 44 Years	8,914	12,171	3,257	36.5
45 to 54 Years	11,773	12,112	339	2.9
55 to 59 Years	6,288	5,085	-1,183	-18.9
60 to 64 Years	5,942	5,388	-554	-9.3
65 to 74 Years	10,130	11,572	1,442	14.2
75 to 84 Years	5,465	8,398	2,933	53.7
85 Years and Over	1,726	3,181	1,455	84.3
Total	84,512	92,618	8,106	9.6

Source: NC Office of Management and Budget, 2022.

HOUSEHOLD INCOME

Gamewell household income data from the 2016-2020 American Community Survey (ACS) is revealed in Table 6. Gamewell has experienced an 83.4% increase in median household income from $29,257 in 2006-2010 to $53,667 in 2016-2020. Gamewell 2020 median household income is $7,573 more than the Caldwell County median ($46,094), $3,961 more than the Hickory MSA median ($49,706), and is $2,975 less than the State median ($56,642). About 26% of Gamewell' households in 2016-2020 earn less than $25,000 a year while 24% of households earn between $25,000 and $50,000 per year. Another 41% of households had incomes between $50,000 and $100,000 per year. About nine percent (9%) of Gamewell' households make more than $100,000 per year.

| Table 6 - Gamewell Income Statistics, 2016-2020 American Community Survey (ACS)		
Households	2016-2020 ACS	% of Households
Total Households	1,544	100.0
Households Earning Less than $25,000	401	25.9%
Households Earning between $25,000 and $50,000	364	23.6%
Households Earning between $50,000 and $100,000	639	41.4%
Households Earning more than $100,000	140	9.1%
Median Household Income	$53,667	

Source: 2016-2020 (5-Year) American Community Survey, US Census Bureau.

According to the Census website, the Bureau "uses a set of money income thresholds that vary by family size and composition to determine who is in poverty. If a family's total income is less than family's threshold, then that family and every individual in it is considered in poverty." Results from the 2020 American Community Survey for Gamewell show that 425 persons, or 11% of the population, were at or below the poverty level (Figure 2). The Town's all persons poverty rate and Under Age 18 Poverty Rate was much lower than the Caldwell County, Hickory MSA, the North Carolina or the United States poverty rate. The Gamewell poverty rate for persons over age 65 was much higher than the Caldwell County, Hickory MSA, North Carolina or United States over age 65 poverty rate.

EMPLOYMENT

Employment by industry of Gamewell residents from the 2016-2020 ACS is shown in Table 7. About 36% of total employment in 2016-2020 was in the Manufacturing Industry. Another 16% of employed persons worked in the Arts/Entertainment/Recreation Industry. About 13% of workers were in the Retail Trade Industry and 10% worked in the Education and Health Care Industry.

Figure 2 - Poverty Rate Comparison, 2016-2020 ACS
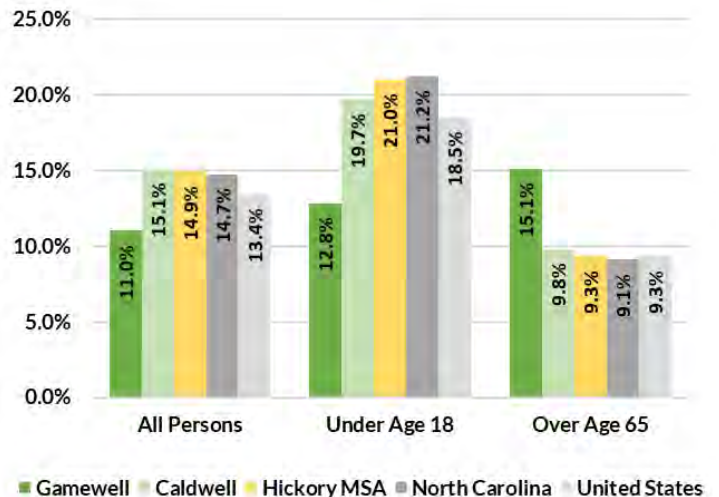
Source: 2016-2020 (5-Year) American Community Survey, US Census Bureau.

| Table 7 - Gamewell Employment by Industry, 2016-2020 ACS		
Industry	**2016-2020 ACS**	**% of Employed Population**
Employed Population	**2,070**	**100.0**
Agriculture	4	0.2
Construction	127	6.1
Manufacturing	741	35.8
Wholesale Trade	43	2.1
Retail Trade	271	13.1
Transportation/Warehousing/Utilities	81	3.9
Information	12	0.6
Finance/Insurance/ Real Estate	71	3.4
Professional Services	29	1.4
Education and Health Care	214	10.3
Arts/Entertainment/Recreation	322	15.6
Other Services	7	0.3
Public Administration	148	7.1

Source: 2016-2020 (5-Year) American Community Survey, US Census Bureau.

Between third quarter 2010 and third quarter 2014, Caldwell County employment fell from 24,237 to 22,507 (Figure 3). The economic recovery led to a 2,545 employment increase in Caldwell County between third quarter 2014 (22,507) and third quarter 2019 (25,052). Between third quarter 2019 and third quarter 2021, Caldwell County employment decreased by 756 positions to 24,296, more than likely due to the Covid-19 virus.

Since third quarter 2010, the biggest employment losses in Caldwell County have occurred in warehousing and storage (254), health and personal care stores (106) and food and beverage stores (61) (Figure 4). The largest employment gains occurred in plastics and rubber products manufacturing (682), specialty trade contractors (168) and gasoline stations (168) (Figure 4).

Figure 3 - Caldwell County Employment Third Quarter 2010-2021
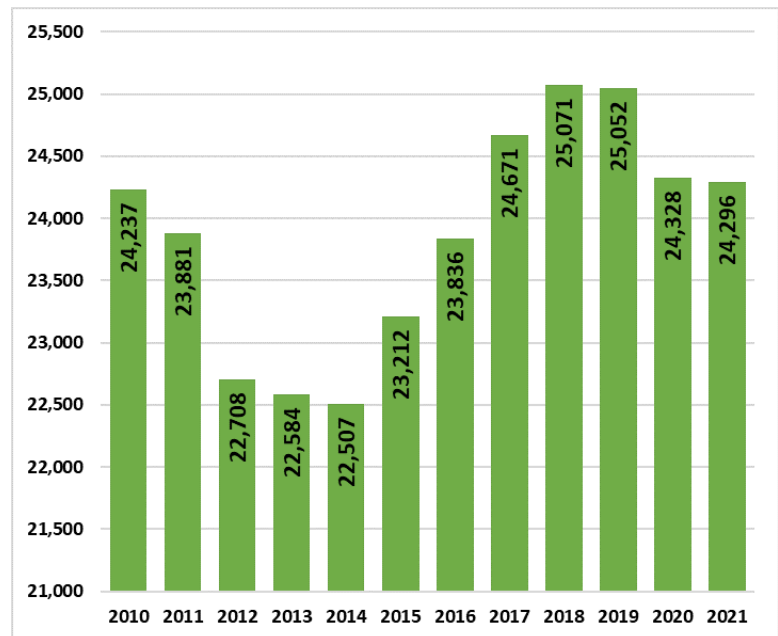
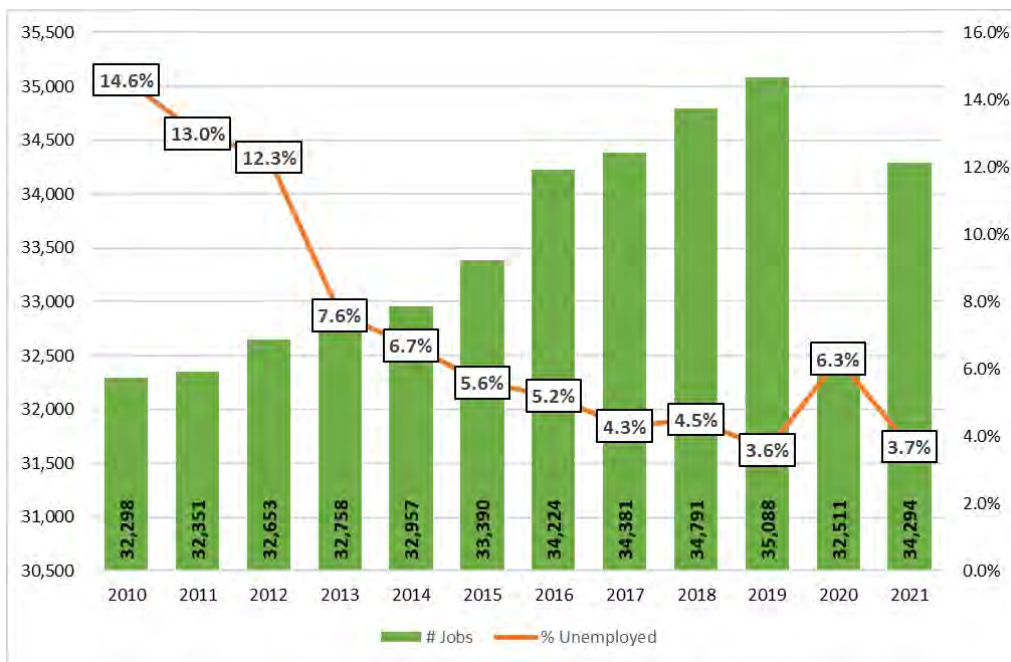Source: NC Labor and Economic Analysis Division, 2022.

Figure 4

**Caldwell Co. Employment Gains and Losses by Industry Sector, 3rd Qtr. 2010-2021**
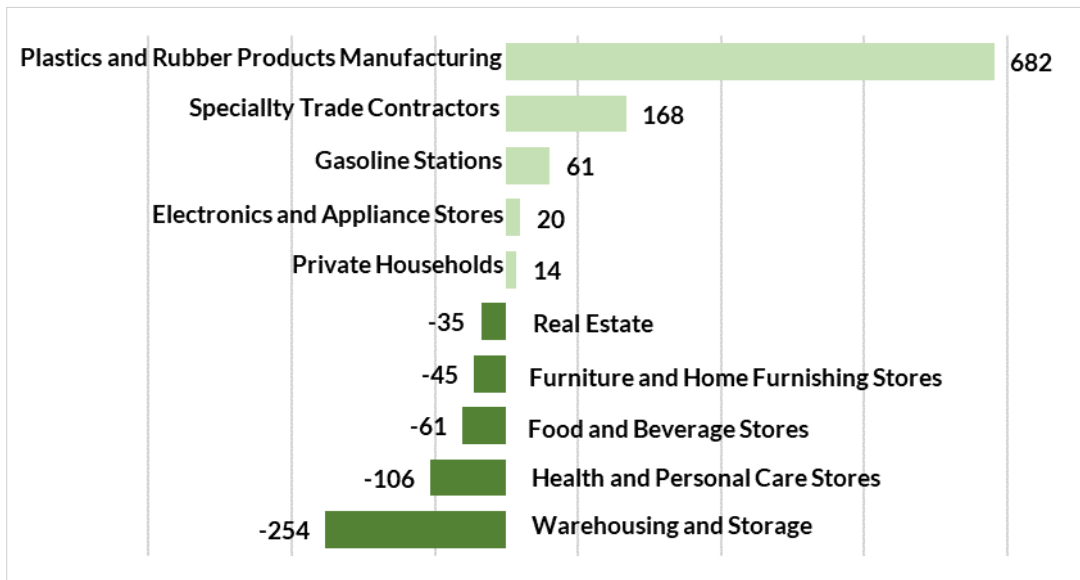
Source: NC Labor and Economic Analysis Division, 2022.

One of Caldwell County's success stories over the past decade is the dramatic drop in its unemployment rate. The County's unemployment fell from 14.6% in January 2010 to 3.7% in January 2021 (Figure 5). The number of employed Caldwell County residents grew from 32,298 in January 2010 to 34,294 in January 2021. Also note that there are about 10,000 more working residents in Caldwell County than the number of Caldwell County jobs. This is due to out-commuting workers from Caldwell seeking employment, mainly in Catawba and Burke Counties (Figure 6).

Figure 5 - Caldwell County Employed Residents and Unemployment Rate, January 2010 to January 2021


Source: NC Labor and Economic Analysis Division, 2022.

2019 Hickory MSA Job Flows
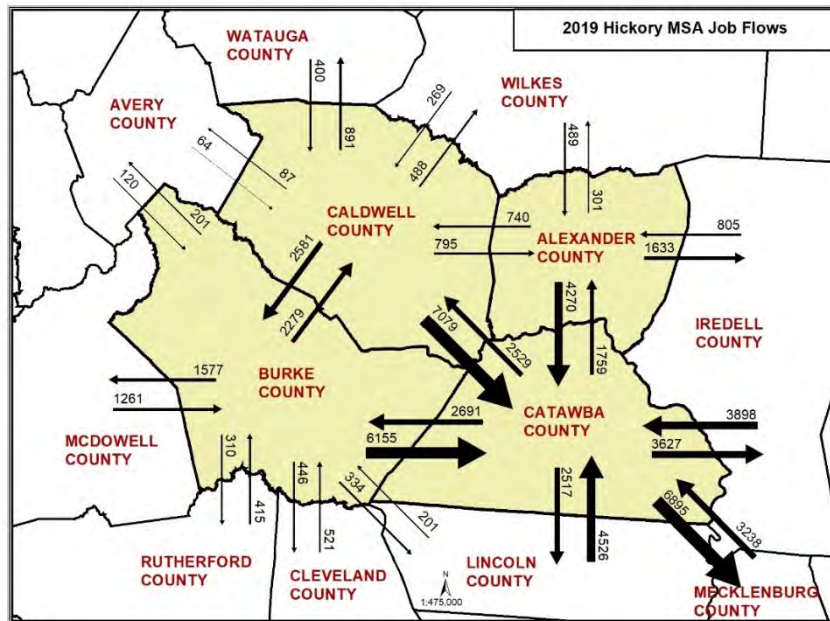
EDUCATIONAL ATTAINMENT

Educational attainment levels of the population age 25 and over for Gamewell, Caldwell County, the Hickory MSA, North Carolina and the United States are shown in Figure 7. Data from the 2016-2020 ACS indicates that 82.7% of Gamewell' population age 25 and older has an educational attainment level of high school (or equivalent) or higher with 15.2% having a bachelor's degree or higher. Gamewell has is very similar to the (over age 25) educational attainment rate of Caldwell County and the Hickory MSA, and a much lower high school or higher (over age 25) than North Carolina and the United States. Gamewell had a lower Bachelor's Degree or higher (over age 25) education attainment percentage than Caldwell County or the Hickory MSA, but the Gamewell percentage was much less than the North Carolina or United States rate.

**Figure 7 - Educational Attainment, 2016-2020 ACS**
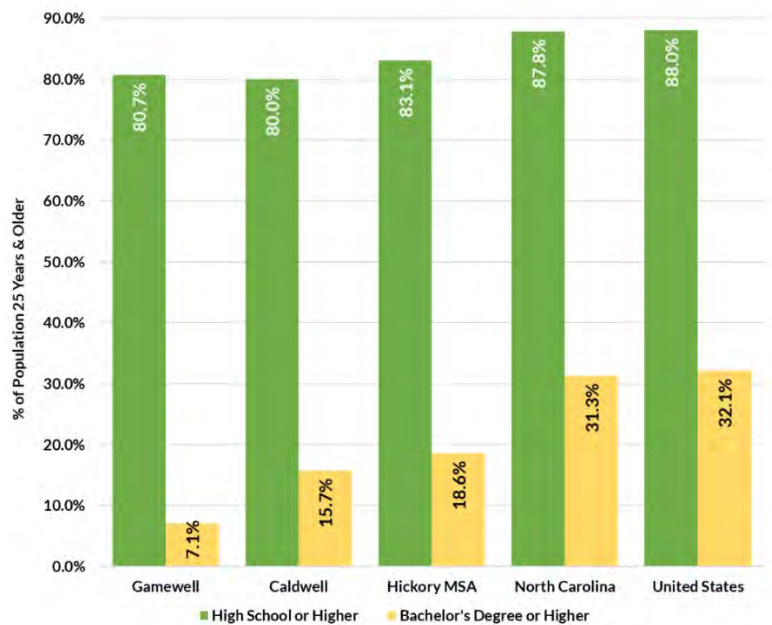
Source: 2016-2020 (5-Year) American Community Survey, US Census Bureau.

HOUSING

The number of housing units in Gamewell increased from 1,351 in 1990 to 1,683 in 2020 (Figure 8). Most of the housing growth occurred between 1990 and 2010. From 1990 to 2010, about 427 housing units were added in Gamewell (Table 8). Gamewell's 10.6% percentage housing growth between 2000 and 2010 was lower than Caldwell County, the Hickory MSA, the State and the US. The 2020 census showed that Gamewell lost 103 housing units between 2010 and 2020. This count may have been low due to poor response during the Covid-19 epidemic. Gamewell housing growth rate (-6.1%) between 2010 and 2020 was lower than Caldwell County, the Hickory MSA, the State or the US.

Figure 8 - Gamewell Housing Units, 1980-2020
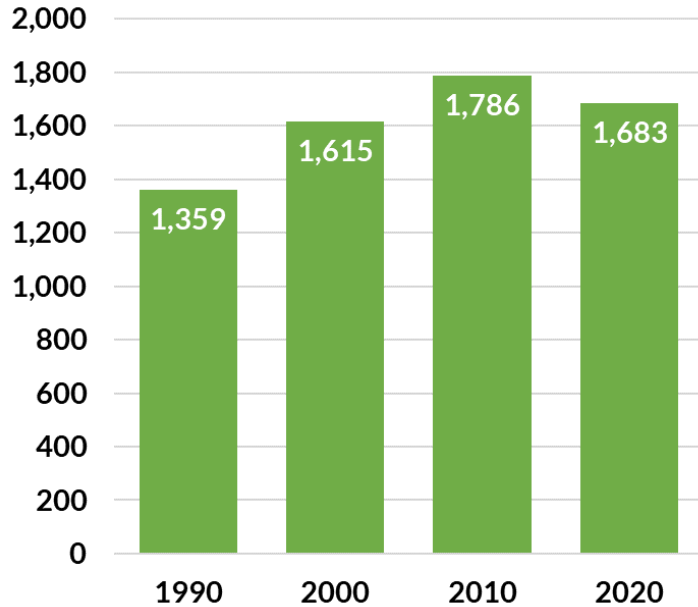
Source: 1980-2020 Census, US Census Bureau.

Table 8 - Housing Units, 2000-2020							
Location	2000	2010	Change 2000-2010	% Inc.	2020	Change 2010-2020	% Inc.
Gamewell	**1,615**	**1,786**	**171**	**10.6**	**1,683**	**-103**	**-6.1**
Caldwell County	33,430	37,659	4,229	12.7	36,931	-728	-1.9
Hickory MSA	144,874	162,613	17,739	12.2	163,160	547	0.3
NC	3,523,944	4,327,528	803,584	22.8	4,708,710	381,182	8.8
US	115,904,641	131,704,730	15,800,089	13.6	140,498,736	8,794,006	6.7

Source: 1980-2020 Census, US Census Bureau.

Data in Table 9 reveals that the percentage of renter-occupied units in Gamewell has increased between 1990 and the 2016-2020. The percentage of renter-occupied housing in Gamewell rose from 21.3% of occupied units in 1990 to 25.7% in 2020. This is due to increase in single-family construction and annexation, particularly in the 1990s. As of 2016-2020, Gamewell had a lower percentage of renter-occupied housing than Caldwell County and the Hickory MSA, North Carolina and the United States.

Table 9 - Percent Renter-Occupied Units, 1990 Census to 2016-2020 American Community Survey (ACS)				
Location	1990 Census	2000 Census	2010 Census	2016-2020 ACS
Gamewell	21.3	19.1	31.5	**25.7**
Caldwell County	25.2	25.1	26.1	26.7
Hickory MSA	25.3	25.7	26.6	26.6
NC	28.6	27.2	33.3	34.3
US	35.8	33.8	34.9	35.6

Source: 1990-2010 Census and 2016-2020 (5-Year) ACS, US Census Bureau.

Table 10 shows an increase in the median value of owner-occupied housing units in Gamewell between the 2000 Census and the 2006-2010 ACS (22.4%). Median housing value rose another 8.2% to $107,800 between the 2006-10 ACS and the 2016-2020 ACS. Median home values gained 37.3% and 27.8% in Caldwell County and the Hickory MSA respectively from 2006-10 to 2020. The 2016-2020 ACS Gamewell median housing value was lower than Caldwell County, the Hickory MSA, the North Carolina and United States median value.

Table 10 - Median Value of Owner-Occupied Units, 2000 to 2016-2020					
Location	2000	2006-2010 ACS	% Change	2016-2020 ACS	% Change
Gamewell	**$81,400**	**$99,600**	**22.4**	**$107,800**	**8.2**
Caldwell County	$86,700	$106,900	23.3	$146,800	37.3
Hickory MSA	$93,500	$118,600	26.8	$151,600	27.8
NC	$108,300	$149,100	37.7	$202,200	35.6
US	$119,600	$188,400	57.5	$251,700	33.6

Source: 2000 Census, 2006-2010 and 2016-2020 (5-Year) American Community Survey, US Census Bureau.

3·TRANSPORTATION

TRANSPORTATION

Land use decisions have a big impact on how people move. Transportation and land use go hand in hand: roads, sidewalks and shared use paths all give land value – and also influence the way in which land is developed. At the same time, the way that land is used often creates pressure to either improve existing transportation infrastructure or construct new roads, sidewalks, and shared use paths.

Good land use & transportation planning can:
- Improve accessibility between community destinations (neighborhoods, parks, schools, and work locations) for all users (vehicles, pedestrians, bicyclists and wheel chair users).
- Reduce congestion on main roads by improving local street connectivity.
- Reduce the costs of transportation projects by encouraging growth in existing job centers.
- Reduce the costs of water/sewer infrastructure extensions by encouraging growth in existing job centers.
- Provide more travel choices during peak travel times.

By conducting land use planning and transportation planning together, Gamewell will be better able to ensure that the current and future transportation needs of each land use area are met.

TRANSPORTATION IMPROVEMENT PROJECTS

Jointly adopted in 2018, the 2045 Metropolitan Transportation Plan (MTP) and the Comprehensive Transportation Plan (CTP) recommended several transportation improvement projects in Gamewell. Both the MTP and CTP are developed by the Greater Hickory Metropolitan Planning Organization (GHMPO), in consultation with locally elected/appointed officials, Town of Gamewell staff, and NCDOT staff. The MTP is a document that identifies transportation projects in the region within a 25+ year time frame. It is "fiscally constrained", which means that the costs for projects identified in the MTP must balance with forecasted state revenues. The CTP looks much farther into the future (30+ years), and identifies projects in a more general way based on projected long-term growth trends and anticipated land use changes. Unlike the MTP, there are no cost constraints in the CTP – it is more of a long-term wish list.

MTP RECOMMENDED PROJECTS:

Calico Road at US 64/NC 18
- Intersection improvements. This project would replace the existing skewed, acute-angle intersection with two offset, perpendicular intersections and add new turn lanes. The intersection project is currently identified in NCDOT's 2020-2029 State Transportation Improvement Program (STIP) as a funded project.

US 64/NC 18
- Widen corridor to a four-lane divided facility from Rocky Road in Gamewell to US 64 in Morganton. This project is currently not included in NCDOT's 2020-2029 State Transportation Improvement Program (STIP).

CTP RECOMMENDED PROJECTS

Rocky Road from US 64/NC 18 to Miller Hill Road

- Recommended for improvements

Crump Road from Miller Hill Road to Crump Road

- Recommended for realignment

The Town of Gamewell should work closely with the GHMPO to identify future projects that will address the Town's land use and transportation needs – and will also align with NCDOT's ability to provide funding. For example, smaller – but impactful – projects that improve safety, accessibility, efficiency and connectivity should be identified. These projects could include turn lanes, multiuse paths for pedestrians and bicyclists, and intersection improvements. In addition, identifying improvements to shorter road segments that will address multiple needs are more likely to be considered by NCDOT. Each project should be selected based on the Town's adopted land use map and plan. Overall, the projects that provide the most "bang for the buck" are the ones that will have a better chance to secure funding from NCDOT.
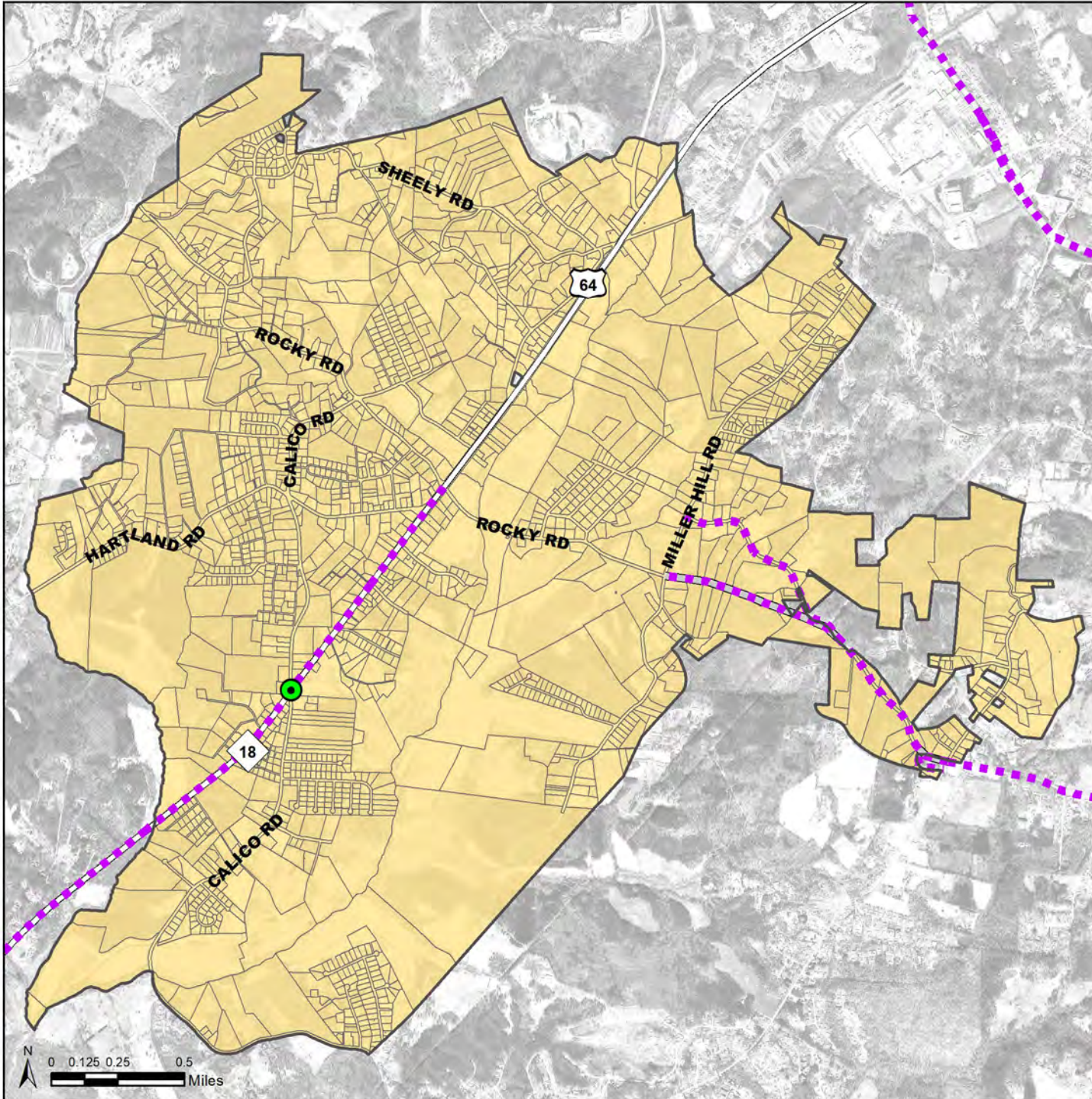
The Transportation Projects Map shows the transportation improvement projects listed above. The Town should consult the CTP, MTP, and this land use plan when considering transportation improvement projects and potential land use impacts.

GAMEWELL

LAND USE PLAN

TRANSPORTATION PROJECTS

Legend

Gamewell Town Limits

Parcels

Projects Under Development

CTP Projects

Major Roads

Projects for Delivery

SHEELY RD

ROCKY RD

CALICO RD

HARTLAND RD

ROCKY RD

MILLER HILL RD

CALICO RD

64

18

N

0   0.125 0.25   0.5
                                    Miles

GAMEWELL

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This map is a graphic representation and should only be used for illustrative purposes. Map created with data provided by GHMPO, NCDOT, Caldwell County GIS and ESRI.

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NCDOT COMPLETE STREETS POLICY

NCDOT's Complete Streets Policy requires that requires NCDOT planners and designers consider and incorporate multimodal facilities in the design and improvement of all appropriate transportation projects. Examples of multimodal facilities include roads with sidewalks, side paths, bike lanes, and safe wheelchair accommodations.

When a state-maintained road is identified for improvements through the project prioritization process – and a locally adopted plan contains specific recommendations for complete street facilities on that road, NCDOT will fully fund the cost of designing, acquiring right of way, and constructing those facilities (not including elements identified as betterments). *However, the local government is required to enter in to a long-term maintenance agreement for all complete street improvements.*

COMPLETE STREET COST SHARE			
FACILITY TYPE	**IN PLAN**	**NOT IN PLAN, BUT NEED IDENTIFIED**	**BETTERMENT**
Pedestrian Facility	NCDOT Pays Full	Cost Share	Local
On Road Bicycle Facility	NCDOT Pays Full	NCDOT Pays Full	Local
Separated Bicycle Facility	NCDOT Pays Full	Cost Share	Local
Greenway Crossing	NCDOT Pays Full	Cost Share	Local
Transit Facility	NCDOT Pays Full	Cost Share	Local

If an improvement is identified during the project prioritization process, but is not included in a local plan, a cost sharing arrangement can be implemented. The amount of cost share is based on the local government's population:
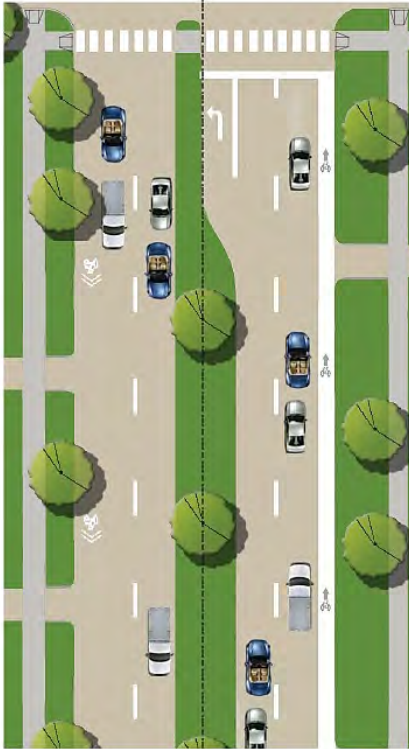
COST SHARE FORMULA		
JURISDICTION POPULATION*	**COST PARTICIPATION**	
	NCDOT	**LOCAL**
> 100,000	80%	20%
50,000 to 100,000	85%	15%
10,000 to 50,000	90%	10%
<10,000	95%	5%

For counties, the non-municipal county population, OSBM

Transportation infrastructure requirements should be considered when evaluating requests from developers to alter existing land use and zoning plans. Because projects that are potentially eligible for complete street improvements are identified during the project prioritization process, the Town should work closely with the GHMPO throughout all phases of that process.

LAND USE & TRANSPORTATION DISCUSSION

Land use patterns make a significant impact on how people travel within a community. For example, an office will likely generate trips that begin in residential areas and end at the office. The type of trips that occur are the result of the office's location relative to the residential area. If the office is a long distance from residential areas, then employees will likely use their vehicles to get to work. If the office is nearby, employees may decide to walk or ride their bicycles – provided that sidewalk, shared use paths or bicycle lanes are in place. This is just one example of how decision makers in Gamewell can think about land use – and how it relates to transportation planning.

While the locations of different land uses relative to one another is a significant factor in planning for accessibility, so is development density. Dense residential neighborhoods or areas with a high concentration of office, institutional or manufacturing uses require careful consideration of vehicular access needs as well as the needs of pedestrians and/or bicyclists. Where feasible, Gamewell should encourage mixed land usage as a way to reduce vehicle trips, lower the costs of transportation projects, and expand access to a wider range of transportation options. The Town should also encourage growth where there are existing job concentrations or in clusters along existing regional transportation corridors (like along US 64/NC 18).

Carefully planned transportation infrastructure can provide residents (and visitors) with a variety of options to safely travel to a local park, to school, or to visit friends and family. Transportation infrastructure can also expand access to jobs, shopping, and recreation destinations – which could lead to economic development. In short, evaluating the needs of all transportation users when engaging in land use planning can improve the community's overall quality of life - by laying the foundation for efficient movement between and amongst different land uses.

Rendering of potential improvements to US 64/NC 18 with landscaping, trees, sidewalk and multi-use path.

The design and function of roads can have a significant impact on the identity and character of neighborhoods, roadway corridors, and even entire cities or towns. While multilane roads may efficiently move large volumes of vehicular traffic, they are less desirable to pedestrians and bicyclists from the standpoint of safety and comfort. Pedestrians and bicyclists often feel unsafe when walking next to or riding on roads with heavy, higher speed traffic. Studies have shown that incorporating landscape and streetscape elements (trees, shrubbery, benches) along roads can reduce speeding. These elements can also create a sense of civic pride and provide a pleasant experience for visitors.

LAND USE, ACCESS MANAGEMENT, & BUILDING SITES

Drivers need safe and effective ways to access roads from adjacent land uses. The way in which this access is provided can have a significant impact on traffic flow, crashes, and bicycle/pedestrian safety. Access Management is the term used by planners to describe this process. For example, determining the number and spacing of driveway cuts at a new shopping plaza which is located along a main road is a type of access management.
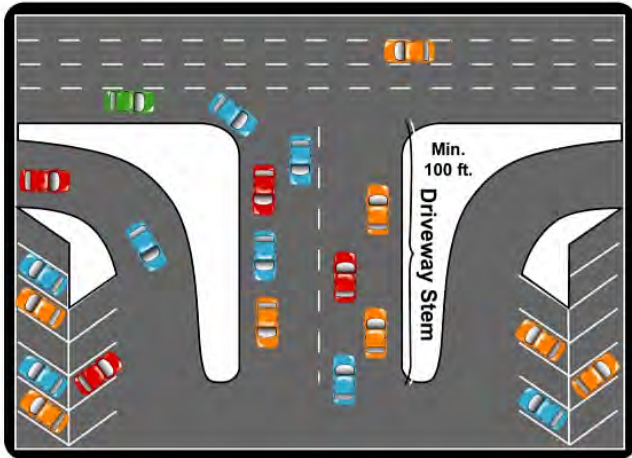
If a shopping plaza with only one entry/exit point leading to an adjacent main road is built, drivers on the main road would only have to focus on the vehicles which are using that one entry/exit point. Conversely, if a shopping plaza has multiple entry/exit points, drivers on the main road will have to focus on all of the vehicles using each of those entry/exit points. In this example, using one access point would likely reduce the potential for crashes, while also improving traffic flow on the main road.

The type of Access Management needed will vary significantly based on land uses and road types. Land use plans need to take into account how vehicular access requirements will be influenced by individual land uses.

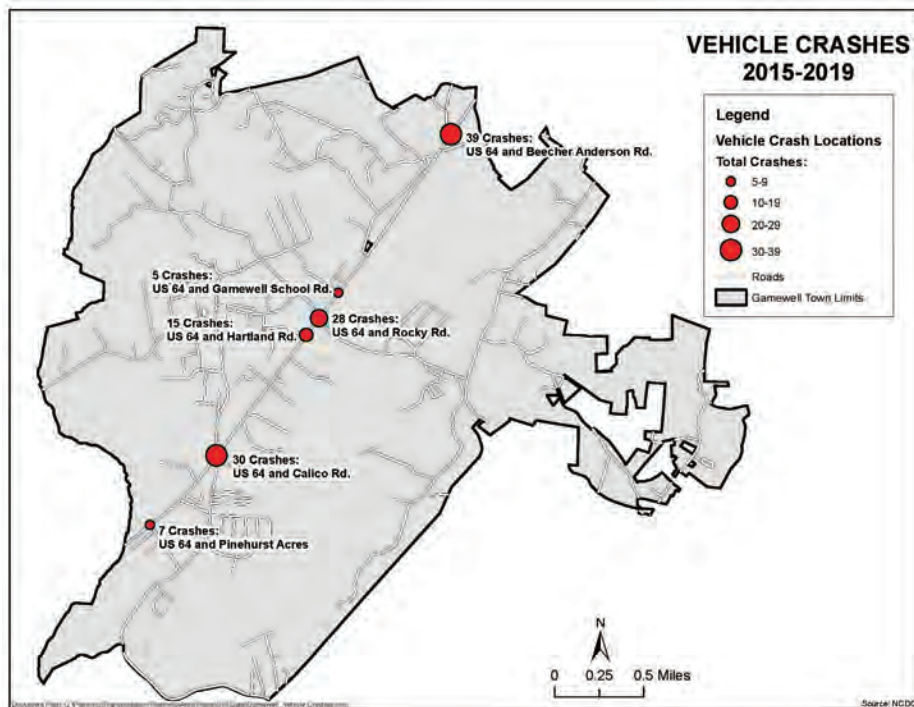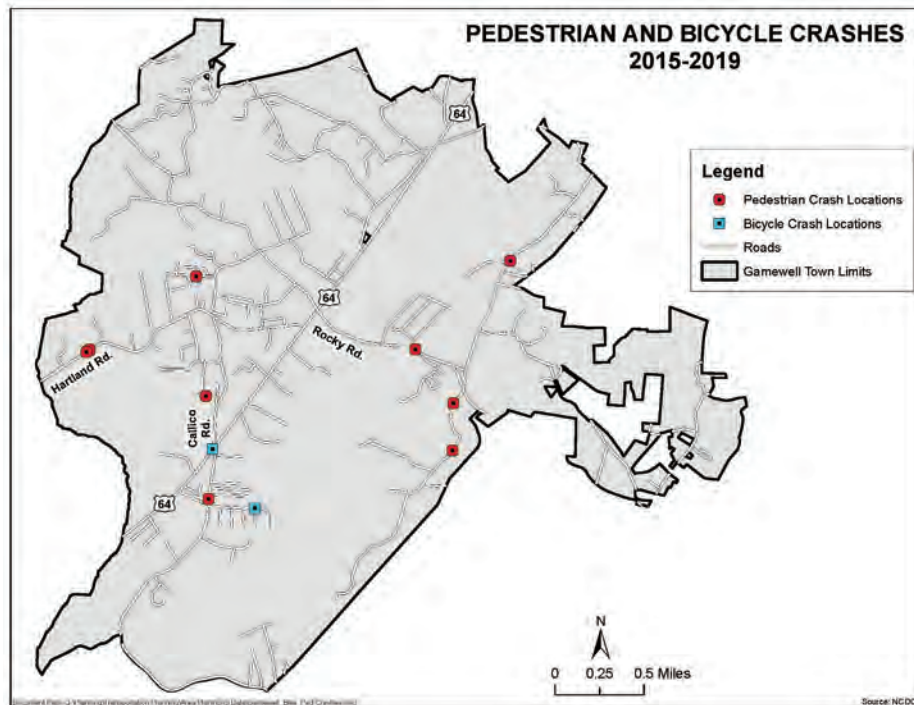**Effective access management methods include:**
- Limiting driveway cuts along main roads
- The placement of medians to prevent unsafe turning
- Constructing safe vehicle turn lanes
- Allowing vehicles to move between adjacent developments via parking lots or access roads, rather than getting back on the main road to do so

The location and design of building sites (next to roads) can also significantly impact traffic flow. When buildings are located closer to roads, drivers tend to slow down – because the closer proximity to the buildings makes drivers more aware of their surroundings. Drivers feel more "friction" because buildings are closer. Conversely, buildings placed farther back from the road, behind parking lots, often make drivers feel that they can exceed speed limits. Gamewell should encourage developers to locate buildings closer to main corridors (like along US 64/NC 18), while also placing parking lots behind buildings. This will have the added benefit of creating a green space between roads and buildings, which can be used to build safer sidewalks or multi-use paths – as well as landscaping.

TRANSPORTATION SAFETY

Safety is the most important aspect of transportation planning. It is vital to examine how the safety of the Town's transportation network may be affected by current and future land uses. Safety improvement projects (referred to as "modernization projects" by NCDOT) can include the construction of new turn lanes, the straightening of curves, the installation of rumble strips, and intersection improvements.

Map Vehicle Crashes shows vehicle crashes in Gamewell from 2015 to 2019, and Map Pedestrian Bicycle Crashes shows pedestrian and bicycle crashes for the same period. The Town should consult these maps when considering requests for new developments, land use changes and when developing new transportation improvement projects.

OTHER NCDOT POLICIES

Policy	Policy Description
Greenway Accommodations	In 2015, NCDOT approved guidelines for the accommodation of future greenways under bridges. The guidelines include a decision-making approach and cost-sharing recommendations.
Bicycle Policy	This policy details guidelines for the planning, design, construction, maintenance and operation of bicycle facilities and accommodations.
Pedestrian Policy Guidelines	These policies allow NCDOT to work with local governments to add sidewalks in coordination with highway improvement projects. State funds are available on a sliding scale to match funds provided by the local government, which will be responsible for maintaining the sidewalk.
Administrative Action to Include Greenway Plans	In 1994, the NCDOT adopted administrative guidelines to consider greenways and greenway crossings during the highway planning process. This policy was incorporated so that critical corridors, which have been adopted by localities for future greenways, will not be severed by highway construction.
Bridge Policy	NCDOT's Bridge Policy establishes design elements for new and reconstructed bridges on the state road system. It includes requirements for sidewalks and bicycle facilities on bridges, including minimum handrail heights and sidewalk widths.

STEERING COMMITTEE DISCUSSIONS

During the preparation of this plan, Steering Committee members focused on the need for safety improvements on US 64/NC 18 (turn lanes, reduced speed limits, difficulties turning on to US 64/NC from intersections, driveways, etc.). The Committee discussed the opportunities that the Town may have to use NCDOT's Complete Streets Policy and/or NCDOT's Locally Administered Projects Program (LAPP) to improve sidewalk/multi-use path connections between adjoining land uses, like residential areas, schools, churches, businesses and Gamewell Park.

Also discussed was the need to improve traffic flow on Gamewell School Road, and the need for sidewalk connections on Hartland Road between the Dollar General Store and Ivey Stine Road.

PLAN RECOMMENDATIONS

1. Work closely with the GHMPO to plan transportation projects that will align with current and future land use needs while also remaining cost competitive.

    b. Work with the GHMPO to identify projects that will improve safety along US 64/NC 18 (including intersections).
    c. Enhance safety along US 64/NC 18 by working with DOT limiting the number of driveway cuts for new commercial developments.
    d. Continue to work with the Caldwell County School District to improve traffic flow on Gamewell School Road.
    e. Work with the GHMPO to develop a Pedestrian and Bicycle Plan.
    f. Reduce vehicle speeds along US 64/NC 18 by encouraging new commercial developments to locate buildings closer to the roadway, and to put parking lots in the rear of buildings.

2. Improve connectivity between adjacent land uses/community destinations/retail locations by:

    a. Extending sidewalks and/or multi-use paths along US 64/NC 18 from Town Hall (near Gamewell Park) to Sheely Road and on to Rocky Road.
    b. Extending sidewalks and/or multi-use paths along Rocky Road from Gamewell Elementary School to the residential areas at the Rocky Road/Ivey Stine Road intersection.
    c. Extending sidewalks and/or multi-use paths along Gamewell School Road from Gamewell Middle School to the residential area at Morningside Lane and to the intersection of Gamewell School Road and Rocky Road.
    d. Extending sidewalks and/or multi-use paths along Hartland Road to Ivey Stine Road.

4. PUBLIC SERVICES

PUBLIC SERVICES

The Town of Gamewell's water is supplied by Caldwell County Caldwell County provides water services to its citizens through a distribution network that consists of three separate water systems; the North System in the U.S. 321 N-Patterson area, the West System in the Gamewell-Collettsville area, and the Southeast System in the Kings Creek-Oak Hill-Dudley Shoals Grace Chapel area. In total, this water system consists of more than 350 miles of water mains and provides service to a significant portion of the County. Sewer is primarily provided by the Town, with some portions of the sewer system that belongs to Lenoir. Water and sewer provides service to a significant portion of the Town (See Figure 4-1: Gamewell Sewer and Water Lines).

The Town of Gamewell plans to prioritize aging infrastructure in need of maintenance or repair and to use the Future Land Use Map as a guide for expansion, including sewer on Kincaid Hill Road, Gamewell Heights, Spencer Heights, and connection of sewer line along Calico Road and Highland Way. They also intend on expanding sewer to areas that will see future development or to properties that do not perk. There are also sewer problems in the Lower Creek area that need to mitigated. The Town will continue to monitor for potential grants from federal, state, and local and nonprofit organizations for infrastructure improvements.

The committee discussed ways to make sewer infrastructure and maintenance more sustainable, including requiring mandatory tap fees for sewer, utilizing the infrastructure plan funds based on population to expand and repair sewer, and creating more sewer connections to become more self-sustaining though requiring new development to tap in or through incentives and marketing.

EDUCATION

The Caldwell County School System includes six high schools - three traditional high schools, an alternative school, and two innovative high schools located on the campus of Caldwell Community College and Technical Institute (CCC&TI). Students are enrolled in 12 elementary schools, four middle schools serving grades 6-8, and four K-8 schools. There are several institutions of higher education in the area that provide excellent opportunities for advanced learning: Caldwell Community College and Technical Institute, Catawba Valley Community College, Western Piedmont Community College, Appalachian State University, and Lenoir-Rhyne University. Gamewell Elementary and Gamewell Middle School are located within Town Limits.

PUBLIC SAFETY AND EMERGENCY SERVICES

Fire protection in Caldwell County is provided by both paid and volunteer firefighters. There are fifteen (15) fire departments placed throughout the county and incorporated areas. Fire protection services within the municipalities include the City of Lenoir, and the towns of Gamewell, Sawmills, and Hudson. There are three (3) additional departments from outside the county that respond to calls within cross-jurisdictional fire districts between Alexander, Burke and Watauga County.

The Caldwell County Sherriff's Department handles law enforcement and correctional facility needs for the Town. The Town has also adopted ordinances (which are enforced by the Gamewell Town Planner) that control issues such as refuse and junked vehicles.

Caldwell County provides several public services, including Caldwell Emergency Services, Caldwell County Building Inspections and the Environmental Health Department. These entities ensure that the appropriate standards are followed in new and existing residential, commercial and industrial developments.

COMMUNITY PARKS AND FACILITIES

GAMEWELL TOWN PARK

The Gamewell Town Park is located on Gamewell School Road directly across from the Town Hall. This provides recreational opportunities for the citizens of Gamewell. The park has a 0.4-mile track with picnic tables, playground and ball fields. The Town plans to continue to pursue grant opportunities for recreational funding with PARTF to improve the Park over time.

The park is part of Caldwell County Pathways, Inc., a local nonprofit organization, that works within the County to develop a network of greenways and trails. Caldwell County Pathways began as a commissioner-appointed committee before establishing themselves as a nonprofit. Twenty members, including local citizens, community leaders, and representatives of local governments make up Caldwell County Pathways, Inc.
The committee agreed that partnerships with the Caldwell County Board of Education to utilize and maintain the ball field and track of the Middle and Elementary Schools, and with Optimist Park on expanding recreational opportunities would be beneficial.
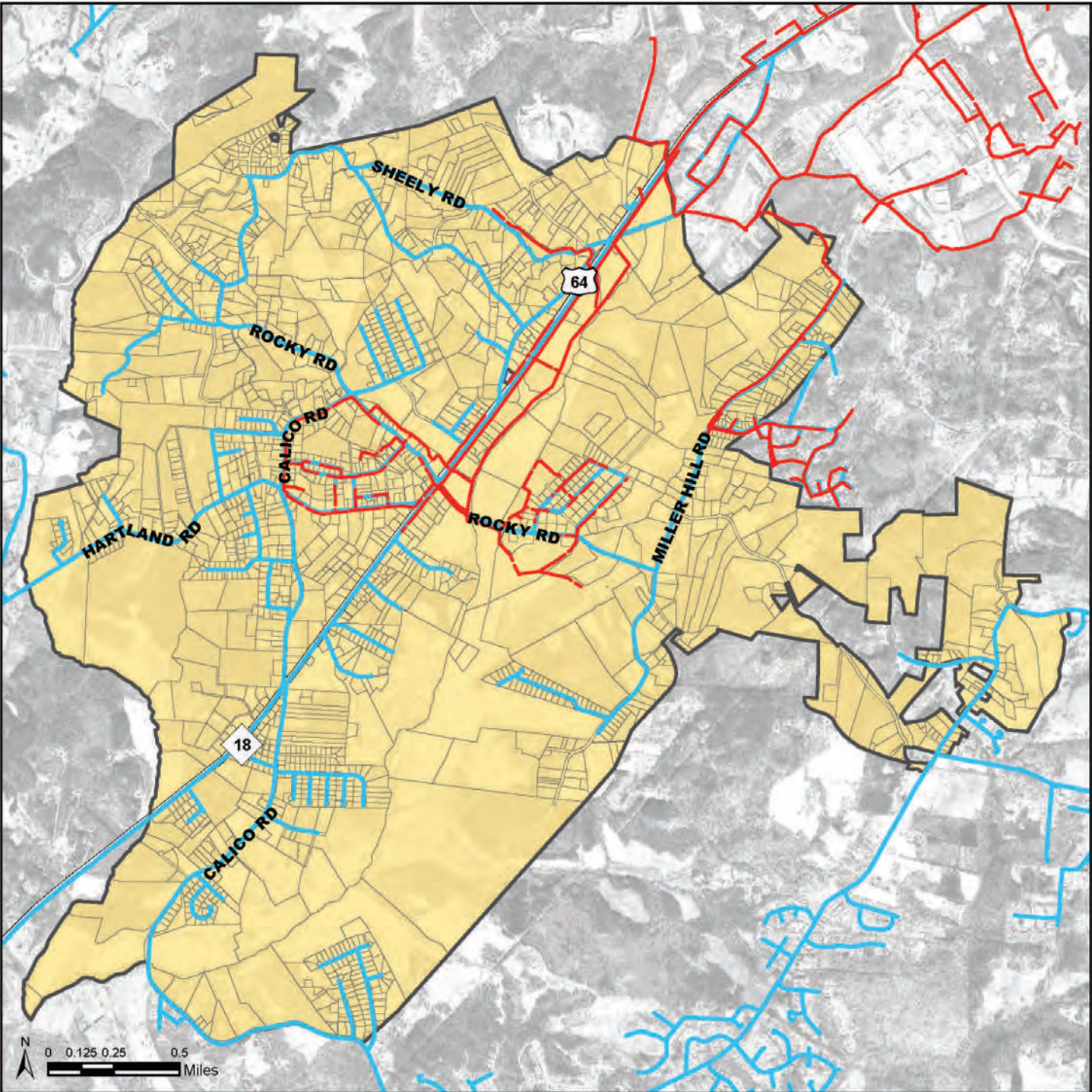
The Town should also continue to support the efforts of the Overmountain Victory Trail which goes through the Town. The Overmountain Victory Trail is a multi-jurisdictional master planning process to establish a multi-use National Historic Trail from the Abington, VA to the Kings Mountain State Park in South Carolina.

GAMEWELL
LAND USE PLAN

WATER &
SEWER

Legend
- Gamewell Town Limits
- Parcels
- Major Roads
- Sewer Lines
- Water Lines

SHEELY RD

ROCKY RD

CALICO RD

HARTLAND RD

MILLER HILL RD

ROCKY RD

CALICO RD

64

18

N

0 0.125 0.25   0.5
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GAMEWELL

Western Piedmont
Council of Governments
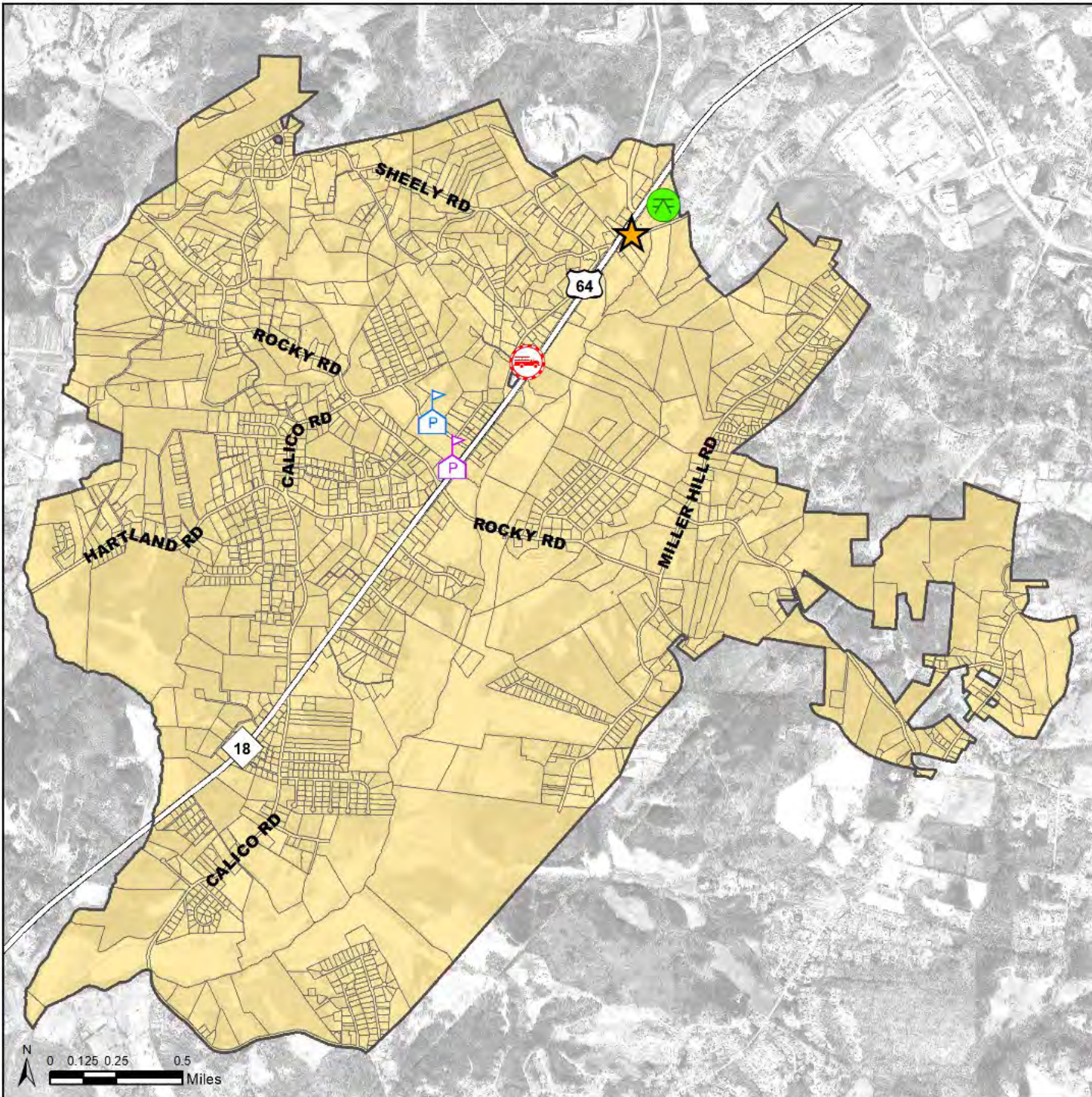Creative Regional Solutions Since 1968

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GAMEWELL
LAND USE PLAN

COMMUNITY FACILITIES

Legend

- Gamewell Town Limits
- Parcels
- Major Roads
- Gamewell Park
- Gamewell Town Hall
- Gamewell Fire Department
- Gamewell Elementary School
- Gamewell Middle School

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0   0.125 0.25   0.5
Miles

GAMEWELL

Western Piedmont
Council of Governments
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SHEELY RD
ROCKY RD
CALICO RD
HARTLAND RD
ROCKY RD
MILLER HILL RD
CALICO RD
64
18

GAMEWELL

LAND USE PLAN

PARKS AND RECREATION

Legend

Gamewell Town Limits

Parcels

Parks

Major Roads

Existing Hiking/Walking Trails

Planned State Trail

Western Piedmont Bike Plan (WPBP) Recommendations

Widening Shoulders

WPBP Commonly Used Bicycle Routes

SHEELY RD

ROCKY RD

CALICO RD

HARTLAND RD

TUTTLE EDUCATIONAL STATE FOREST

64

ROCKY RD

MILLER HILL RD

GAMEWELL PARK

OVERMOUNTAIN VICTORY TRAIL

18

CALICO RD

N

0 0.125 0.25   0.5
Miles

This map is a graphic representation and should only be used for illustrative purposes. Map created with data provided by Town of Gamewell, Caldwell County GIS, and ESRI.

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PUBLIC SERVICES RECOMMENDATIONS

1. Prioritize aging infrastructure in need of maintenance or repair.
   a. Expansion of sewer on Kincaid Hill Road, Gamewell Heights, Spencer Heights, and connection of sewer line along Calico Road and Highland Way.
   b. Refer to areas in the Future Land Use Map to estimate for new future utility demand.
   c. Inventory current capacity of utility infrastructure servicing Gamewell for future development.
   d. Create a mitigation plan to aid with sewer problems in the Lower Creek area.

2. Determine ways to make sewer infrastructure and maintenance more sustainable.
   a. Begin requiring mandatory tap fees for sewer.
   b. Utilize the infrastructure plan funds based on population to expand and repair sewer.
   c. Create more sewer connections to become more self-sustaining though requiring new development to tap in or through incentives and marketing.
   d. Monitor for potential grants from federal, state, and local and nonprofit organizations for infrastructure improvements.

3. Maintain and enhance existing recreational facilities in the Town.
   a. Create a partnership with the Caldwell County Board of Education to utilize and maintain the ball field and track of the Middle and Elementary Schools.
   b. Support the efforts of the Overmountain Victory Trail which goes through the Town.
   c. Continue to pursue grant opportunities for recreational funding.
   d. Continue to work with local schools and Optimist Park on expanding recreational opportunities.

4. Improve services that the Town could provide that are currently lacking.
   a. Improve the Town's ability to advertise and promote through the website and social media.
   b. Work with Caldwell County Sheriff's office to provide law enforcement specifically for the Town.

5. NATURAL & CULTURAL RESOURCES

NATURAL & CULTURAL RESOURCES

This chapter will evaluate the Town's existing natural characteristics. For example, development within floodplain areas should be restricted or not allowed because flooding can have disastrous impacts, both in terms of private property damage and the use of tax dollars for clean-up and debris removal. Specifically, this chapter will examine the environmental factors related to land use planning including watershed and floodplain development, Stormwater, water quality, and historic resources.

WATERSHEDS

A watershed is an area of land that drains into a body of water such as a river, lake, or stream. It is separated from other watersheds by high points on the land such as hills or ridges. A water supply watershed is an area where water drains to a point and is collected and held then used as a public drinking water source.

Watershed regulations, which were established by State of North Carolina, protect the County's drinking water supply by limiting the amount of impervious surface that can be developed within a watershed – which in turn reduces the amount of stormwater runoff that enters streams or lakes. Impervious surfaces prohibit water from reaching and percolating into the ground and also facilitate the flow of pollutants such as oil and road salt into nearby bodies of water. Examples of impervious surfaces include paved roads and parking lots, rooftops, sidewalks, and even gravel parking lots.

The entirety of Caldwell County, and therefore Gamewell, is in the drainage area for the Catawba River watershed. The County's streams and creeks drain into the Catawba River, which then drains into Lake Rhodhiss and into the Catawba River Basin. A portion of the planning jurisdiction of Gamewell is subject to the WS-IV (Water Supply Watershed) Catawba River Protected Area (See Figure 6-1: Water Resources). The lake is a major source of drinking water for hundreds of thousands of people throughout the region. More stringent development regulations are imposed in the WS-IV Protected Area and the WS-IV Critical Area. The regulations are a requirement of the North Carolina Division of Environmental Quality, and are based on a template ordinance provided by the State and administered by Caldwell County. The density, or amount, of proposed development is governed by these watershed regulations. Developers may apply for the right to develop more property if they install engineered controls to mitigate stormwater runoff. These laws are designed to protect drinking water from the polluted stormwater runoff that flows into streams, lakes, and rivers from impervious surfaces. In general, development will be more restricted on lands that are closer to drinking water sources.

FLOODPLAIN

Floodplain regulations are another example of locally-enforced, state-mandated laws. Both the County and the State have an interest in discouraging development in the floodplain for public safety reasons. In Gamewell, floodplain areas can be found primarily along Lower Creek (See Figure 6-1: Water Resources). Within Granite Fall's planning

jurisdiction, there are two types of designated flood zones with distinct sets of rules: the Floodway and the Flood Hazard-AE Zone.

The Town participates in FEMA's Flood Damage Prevention and Insurance Program as outlined in the Flood Damage Prevention Ordinance. Floodplain management is generally defined as a comprehensive program of preventative and corrective measures to reduce losses associated with flooding. Floodplain management measures may include, but are not limited to, land use regulations (including new development and construction policy), construction of flood control projects, flood-proofing, floodplain preservation, acquisition of flood-prone properties, education, and implementation of early warning systems.

The floodway is the channel of a river, or any waterway, and the adjacent land that must be reserved in order to pass the base flood discharge without increasing the identified base flood elevation (BFE). To avoid the risk of sediment, construction, or plant debris being swept downstream, the floodway is classified as a "non- encroachment area" (NEA), meaning that no land-disturbing activity should occur there without the completion of a detailed hydrologic study which proves that the activity will not affect downstream water levels. As a general rule, no structures, other than public bridges, are allowed in the floodway.

The Flood Hazard-AE Zone denotes areas that have a one percent probability of flooding in any given year. New structures are allowed within the AE Zone if a floodplain permit is obtained. A floodplain permit requires all new construction to meet certain standards. The basement and/or foundation (the lowest floor level) must be elevated to or above the BFE. Many property owners choose to build outside of the floodplain to avoid carrying the necessary flood insurance.

STORMWATER

EPA's Stormwater Phase II Ordinance is intended to improve water quality by reducing the number of pollutants that are picked up by stormwater, carried into municipal separate storm sewer systems (MS4s), and ultimately discharged into local rivers streams without being treated.

These pollutants can include oil and grease from roadways, pesticides from lawns, sediment from construction sites, and carelessly discarded trash, such as cigarette butts, paper wrappers, and plastic bottles. These pollutants can impair the waterways when deposited through MS4 discharges and discourage recreational use of the resource, contaminate drinking water supplies, and interfere with the habitat for fish, other aquatic organisms, and wildlife.

IMPAIRED STREAMS

Lower Creek and several of its feeder streams are on North Carolina's 2012 list of impaired waters — Lower Creek, Zacks Fork, Spainhour Creek, Greasy Creek, and Bristol Creek. These streams suffer from excess sedimentation, degraded habitat for aquatic organisms, fecal coliform bacteria contamination, excessive stormwater flows, and pollutants such as nutrients, metals, and other toxicants from various non-point pollution sources. In addition, Lake Rhodhiss, into which Lower Creek flows, is on the 303(d) list due to factors related to excess nutrients.

In 1998, the Western Piedmont Council of Governments published the Lower Creek Watershed Project, which documented water quality problems and named watershed protection recommendations and urban stormwater recommendations. This effort included a study of fecal coliform bacteria levels, stormwater outfall mapping, and benthic macroinvertebrate monitoring. Stakeholders were involved in early stages of identifying problems areas and potential management strategies.

In 2003, the North Carolina Ecosystem Enhancement Program (EEP) started follow-up planning in the Lower Creek watershed. The plan expanded on the efforts of the previous work, developing more information on the health of streams in the watershed and identifying causes of degradation. Its goals were to: (1) to assess stream quality in the watershed, identifying key sources of degradation and pollution, and (2) to develop a comprehensive strategy to address watershed needs. The plan is the result of three years of effort involving in-stream data collection on water quality, habitat, and channel stability, Geographic Information System (GIS) data analysis, and development of ecologically and locally relevant management strategies to restore and preserve stream health. A Technical Advisory Committee (TAC) aided the planning team in reviewing data, identifying plan recommendations, and developing implementation priorities. The TAC, comprised of natural resource and planning staff from Lenoir, Caldwell and Burke Counties, non-profit organizations, and regional and state government entities, was essential to the development of a watershed plan that incorporates priorities of the local community.

The Lower Creek Advisory Team (LCAT) was formed in August of 2006 at the end of the EEP local watershed planning (LWP) initiative. The LCAT was established as a subgroup of Caldwell County Pathways and represents a continuation of the Lower Creek Technical Advisory Committee (TAC) that supported earlier phases of the LWP effort. The LCAT membership consists of representatives from most of the same groups represented on the original Lower Creek TAC.

In 2012 the Lower Creek Source Water Protection Plan (LCSWPP) was completed is to build on the Lower Creek Watershed Management Plan that was written in 2006 by providing updated information on monitoring; listing Potential Contaminant Sources in the Watershed, and providing new strategies and priorities in the Watershed that improve water quality as it relates to drinking water sources. The plan acts as a first step for larger, more comprehensive Source Water Protection Plan's for the area.

CULTURAL & HISTORIC RESOURCES

The National Register of Historic Places is the official list of the Nation's preservation-worthy historic places. The Register includes significant properties, which are further divided into buildings, sites, districts, structures, or objects. The National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

The North Carolina State Historic Preservation Officers (SHPO) carries out many historic preservation responsibilities including surveying, evaluating and nominating properties for inclusion in the National Register.

If a property meets the criteria to be on the National Register, the National Park Service designates the property as "Determined Eligible" for listing. However, a property so designated will not yet be formally listed in the Register. Properties that are eligible for the National Register, but not listed, do not qualify for federal rehabilitation tax

incentives, federal tax incentives for preservation easements on historic buildings and sites, or National Park Service grants.

In North Carolina, the placement of a property or district on a "Study List" constitutes the first step toward nomination to the National Register. The Study List identifies properties and districts that are likely to be eligible for the National Register, giving the green light to sponsors and staff to proceed with a formal nomination with reasonable assurance that the property can be successfully nominated.

According to the State Historic Preservation Office, there are seven (7) sites in Gamewell that have been surveyed. There is one site that is listed as on the Study List. Figure 6-4: Historic Sites illustrates where those places are located, and Table 6-1 below indicates their description and status.

North Carolina State Preservation Office - Register of Historic Places		
Site Name	Property/District Status	Location
Jackson Corpening House	Surveyed, Gone	West end Virginia St. Gamewell vicinity
Barn	Surveyed, Gone	3121 Morganton Blvd
Magruder Hill Tuttle House	Surveyed Only	North side Virginia St, 2.6 miles SW of NC 18 Gamewell vicinity
Corpening-Suddreth House	Surveyed Only	East side Calico Rd, 0.9 miles S jct w/NC 18 Gamewell vicinity
House	Surveyed Only	3113 Rocky Rd
Ollie's Family Restaurant	Surveyed Only	4635 Hartland Rd
House	Surveyed Only	3028 Morganton Blvd
House	Surveyed Only	3036 Morganton Blvd
House	Surveyed Only	3042 Morganton Blvd
House	Surveyed Only	3052 Morganton Blvd
House	Surveyed Only	3077 Morganton Blvd
House	Surveyed Only	3118 Morganton Blvd
House	Surveyed Only	4648 Calico Rd
House	Surveyed Only	4655 Calico Rd
Augustus Little House	Study List Individual Entry	345 Calico Rd, Gamewell vicinity

GAMEWELL

LAND USE PLAN

WATER RESOURCES

Legend

- Gamewell Town Limits
- Parcels
- Lake Rhodhiss WS-IV Protected Area

Flood Hazards

- 0.2% Chance Annual Flood Hazard
- AE
- Floodway (AE)
- Impaired Streams
- Major Roads

SHEELY RD

ROCKY RD

CALICO RD

HARTLAND RD

ROCKY RD

MILLER HILL RD

CALICO RD

Lower Creek

Lower Creek

64

18

0   0.125 0.25   0.5
Miles

GAMEWELL

Western Piedmont
Council of Governments
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GAMEWELL

LAND USE PLAN

HISTORIC SITES

Legend

- Gamewell Town Limits
- Parcels
- Major Roads

State Historic Preservation Office Status

- Study List individual entry
- Surveyed Only
- Surveyed, Gone
- Surveyed Area center point

0 0.125 0.25   0.5 Miles

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Western Piedmont
Council of Governments
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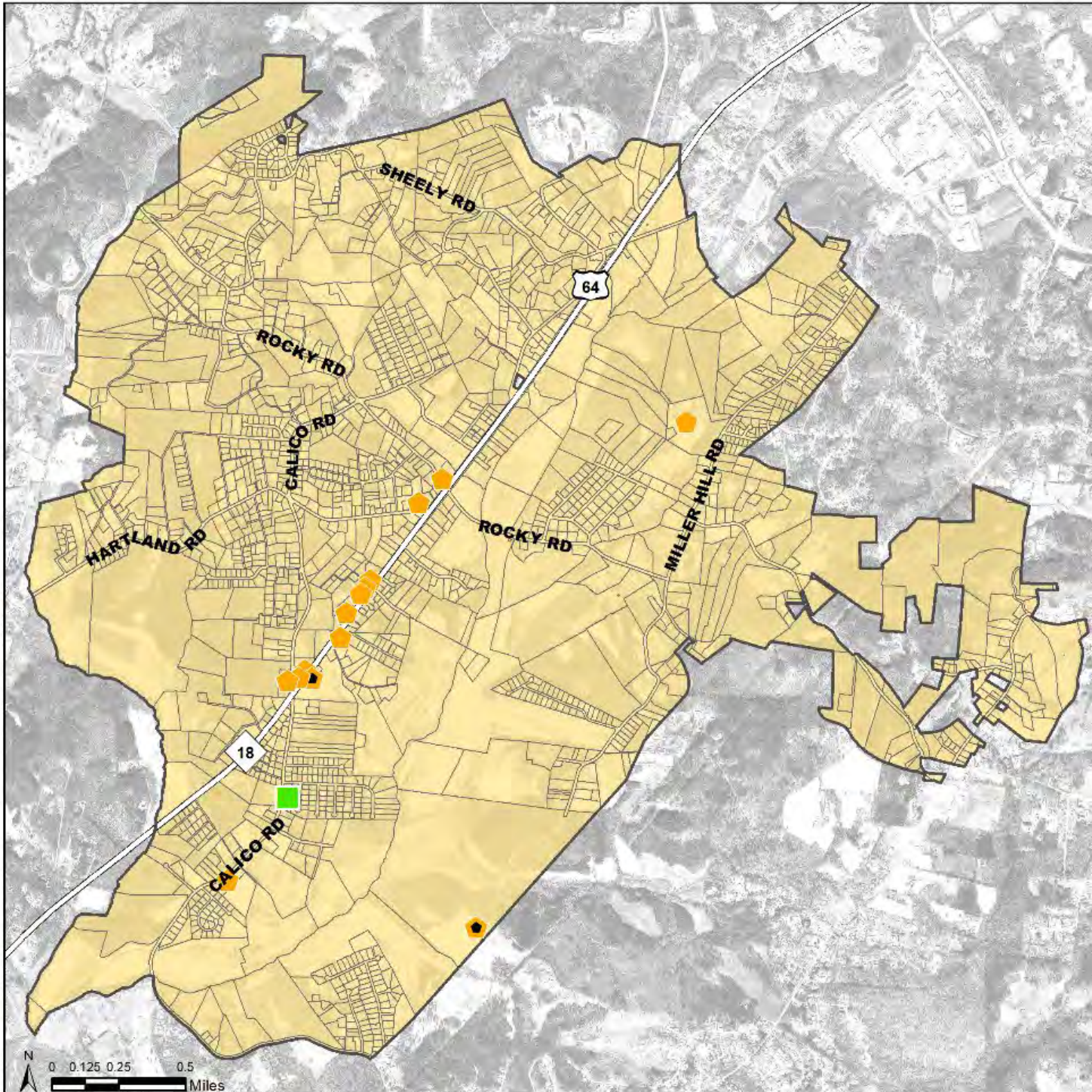
NATURAL & CULTURAL RESOURCES

1. Protect the natural resources of the Town through regulation, incentives, and Planning.
   a. Continue to enforce the Phase II NPDES Stormwater Ordinance and Water Supply Watershed Ordinance to ensure the protection of water quality and resources within the town.
   b. Continue to support the efforts of the Lower Creek Advisory Committee.
   c. Work with the Foothills Conservancy to preserve areas of critical importance to Water Quality.

2. Protect the historic fabric of the Town through preservation and by assigning importance to structures and/or districts of know historical value.
   a. Maintain structures of value if they become determined eligible or are on the study list for the National Register of Historic Places.
   b. Evaluate districts to be surveyed for historical significance so that property owners may apply for state and federal grants and other funding opportunities should they be determined eligible.
   c. Transform and promote the former Town Hall into a history museum.

6: LAND USE & GROWTH MANAGEMENT

LAND USE & GROWTH MANAGEMENT

LAND USE & GROWTH MANAGEMENT

Good land use planning leads to orderly growth and the efficient provision of Town services to residents, businesses, and visitors. Land use planning helps create neighborhoods where daily needs are located within walking distance. It also helps support or create closer knit neighborhoods and contributes to a sense of community by ensuring that residents have access to a range of activities and amenities that encourage interaction and physical activity (sidewalks, walking trails, and parks). Finally, land use planning helps create the conditions that will encourage economic growth without sacrificing the Town's scenic beauty, farmland, or other natural assets. The desire of the Town of Gamewell is that growth and development is well planned, dictated by a community vision, and defined by a clean environment and the preservation of community character.

The manner in which the land is currently being used, the availability of land which is suitable for future development or redevelopment, and Town of Gamewell's land use regulations each play a part in determining which type of land use will occur in each zoning district. The Town's overall responsibility is to ensure that land is developed in the most effective and appropriate way in order to promote the health, welfare and public interest of the Town of Gamewell residents and stakeholders.

ZONING DISTRICTS

The Town of Gamewell has planning jurisdiction both within Town limits, which consists of approximately 4,909 acres. Zoning in Gamewell is predominately zoned as a residential, accounting for approximately 96% of the areas planning jurisdiction. The remaining 4% of the Town's planning jurisdiction is zoned as an industrial, office, or commercial district.

As Table 8-1, "Town of Gamewell Zoning" shows, the Town's current zoning districts closely parallel existing land use patterns. General Manufacturing District (G-M) allow for industrial land uses. The Highway Business District (H-B), and Neighborhood Business (N-B) are the main commercial districts that provide suitable locations for those commercial activities which serve primarily the traveling public and local residents. Highway Business zones provide commercial space along Highway 64 through the center of Town. There is very little Neighborhood Business, which is a district intended to provide for businesses and other uses which are properly located near residential areas and which cater to the everyday needs of a limited residential area. The office and institutional (O-I) district is predominantly used for civic uses like parks, churches and Town offices.

Of the three residential zoning districts established by the Gamewell Zoning Ordinance, about the same proportion of land is zoned RA-20 or R-20, with very slightly (1.5%) more zoned R-20. The R-20 district is the Residential Low

Density District, intended to promote quiet, low density residential sections of the community. Manufactured homes are not permitted in this district.

The RA-20 district is the Residential Medium Density District, intended to promote medium density residential development and open areas of farmland and woodland. It includes single-family dwellings, manufactured and modular homes on individual lots and related uses necessary for a sound neighborhood. The regulations for this district are designed to stabilize and encourage a healthful environment for family life in areas where either or both public water or sewer facilities are available.

The third residential district is R-15, the Residential High Density District, which makes up about 20.5% of the Gamewell planning area. This district is intended to be for single-family, two-family, and, manufactured homes and modular homes on individual lots, with access to municipal water and sewer available. This also means the minimum lot size is smaller than other districts, as there is less need for septic repair areas.

TABLE 8-1: TOWN OF GAMEWELL ZONING

Gamewell Zoning	Total Area (acres)	% Total Area
G-M	41.11	0.84%
H-B	132.86	2.71%
N-B	0.32	0.01%
O-I	12.30	0.25%
R-15	1015.26	20.68%
R-20	1890.95	38.52%
RA-20	1816.83	37.01%
Total	4,909.63	100%

GAMEWELL

LAND USE PLAN

ZONING DISTRICTS

Legend

⬚ Gamewell Town Limits

⬚ Parcels

Zoning

G-M General Manufacturing

H-B Highway Business
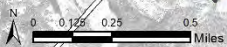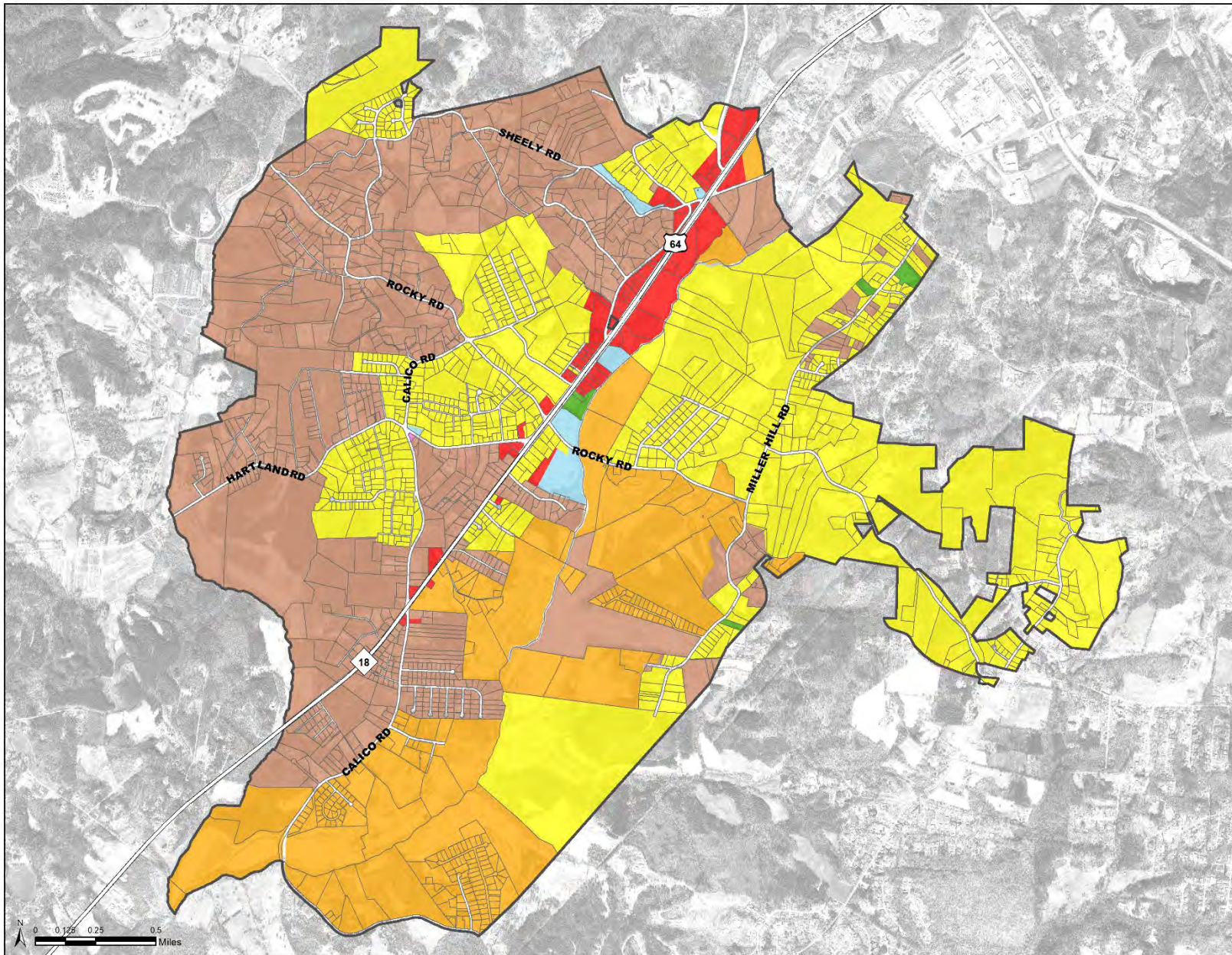
N-B Neighborhood Business

O-I Office Institutional

R-15 Residential High Density

R-20 Residential Low Density

RA-20 Residential Agricultural

Major Roads

This map is a graphic representation and should only be used for illustrative purposes. Map created with data provided by Town of Gamewell, Caldwell County GIS, and ESRI.

EXISTING LAND USE

A land use survey of all properties in the Town of Gamewell Planning Area was completed in 2020. Land uses were categorized according to the following primary uses:

Residential	A parcel containing a residence, including multifamily.
Institutional or Office	A parcel containing any type of medical use concerned with the diagnosis, treatment, and care of human beings. This category also includes public services, and may be operated by a federal, state, or local governments, public or private utilities, public or private schools or colleges, churches, public agencies, or tax-exempt organizations.
Commercial	A parcel containing any type of activity involving the sale of goods or services for financial gain (commercial activity), but does not include parcels containing home occupations or medical offices.
Industrial or Warehouse	A parcel containing any type of business use or activity at a scale greater than home industry involving manufacturing, fabrication, assembly, warehousing, and/or storage.
Open Space or Park	A parcel designated for recreation or deemed open space.
Agriculture or Undeveloped	A parcel not in use or containing agriculture and/or abandoned buildings.
Undeveloped (*Federal, State, Local, or Private Ownership)*	A parcel that is undeveloped, owned and maintained by a Federal, State, or Local Government, or private organization dedicated to protecting and conserving lands.

Figure 8-2: Town of Gamewell Existing Land Use, displays types of land use across the Town; a quick glance reveals the overwhelming amount of land either developed as residential or agricultural or designated as undeveloped. Residential uses occupy the largest percentage of land use at 54.5%. Another 40.7% is occupied by agriculture uses or is undeveloped and could be used for agriculture purposes in the future. Table 8-2 summarizes these land uses by acreage and number of parcels.

TABLE 8-2: EXISTING LAND USE

Land Use	Number of Parcels	Total Area (in Acres)	% Total Area (in Acres)	Minimum Parcel Size (in Acres)	Maximum Parcel Size (in Acres)	Average Parcel Size (in Acres)
Commercial	21	56.74	1.16%	<0.1	14.61	2.70
Industrial / Warehousing	11	60.2	1.23%	0.38	23.29	5.47
Multi-Family (mobile homes parks, apartments)	23	125.28	2.55%	<0.1	60.75	5.45
Office	1	0.39	0.01%	0.39	0.39	0.39
Public / Institutional (including parks)	27	114.7	2.34%	<0.1	15.41	4.25
Single-Family Residential	**1447**	**2,553.5**	**52.01%**	**<0.1**	**118.61**	**1.76**
Undeveloped / Agriculture	**491**	**1,998.74**	**40.71%**	**<0.1**	**196.88**	**4.07**
Total	**2021**	**4,909.63**	**100%**			

GAMEWELL

LAND USE PLAN

EXISTING LAND USE

Legend

Gamewell Town Limits

Parcels

Existing Land Use

Commercial

Industrial / Warehousing

Multi-Family (mobile home parks, apartments)

Office

Public / Institutional (including parks)

Single-Family Residential

Undeveloped / Agriculture

Major Roads
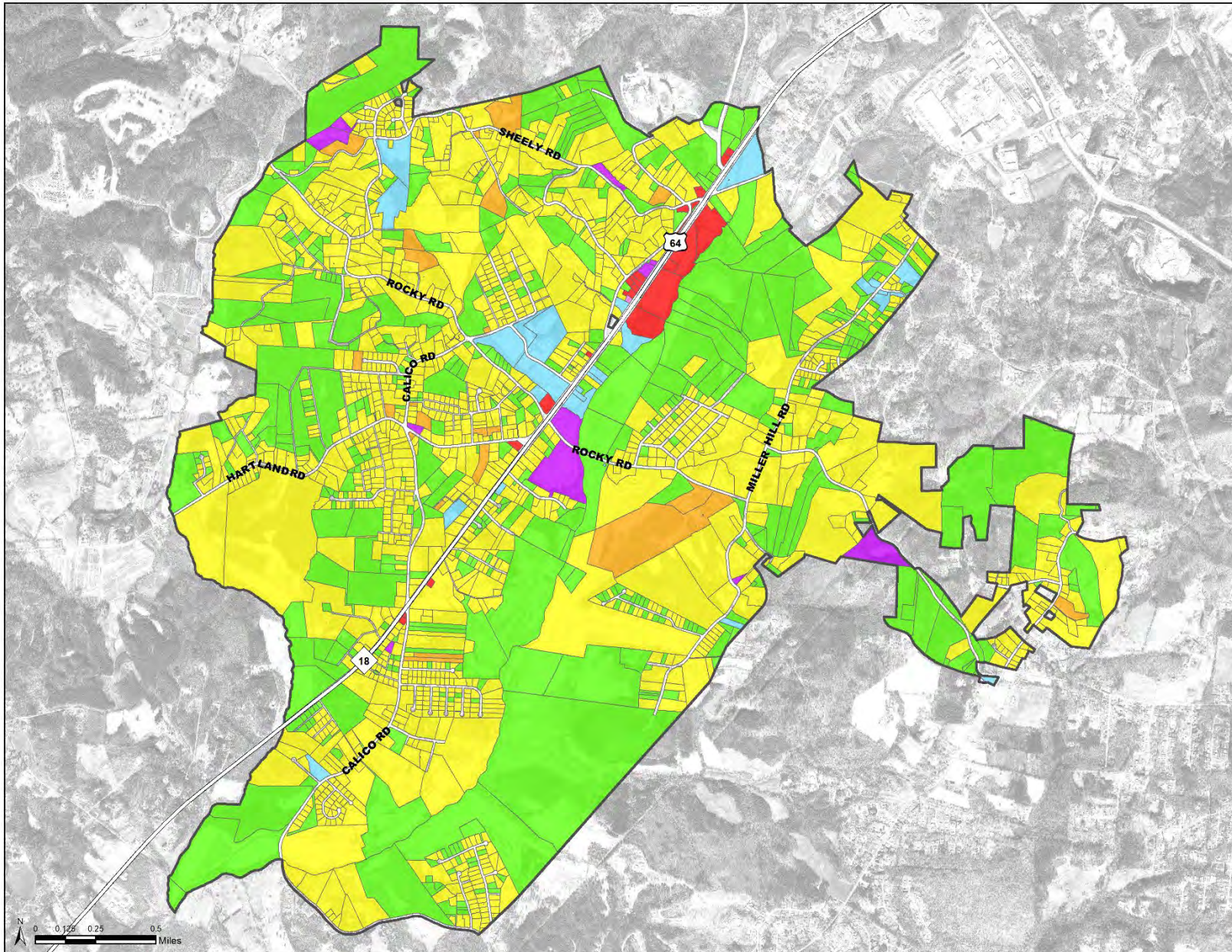
This map is a graphic representation and should only be used for illustrative purposes. Map created with data provided by Caldwell County GIS and ESRI.

FUTURE LAND USE & GROWTH

Members of the Steering Committee were asked to aid in the determination of what types of future development would be appropriate for the Town of Gamewell, where development should be located, and what development standards it should be held to.

The Future Land Use Map was developed to guide zoning and development decisions. Town of Gamewell Staff, Planning Board and Town Council rely on the Future Land Use Map to guide policy decisions related to zoning, watershed regulations, and infrastructure needs. Gamewell Planning staff and the Planning Board should review and update land use regulations to ensure their compatibility with desired types of development as recommended by the Steering Committee.

FUTURE LAND USE MAP

During the preparation of this plan, the Steering Committee expressed that they envision their town remaining consistent with its current land use designations as shown on the zoning map. The members focused on preserving the existing commercial designated parcels along Hwy 18/64. Should areas along 18/64 become available for commercial, the committee would like to see more restaurants and small local businesses. There is difficulty in developing new commercial along 18/64 due to vacant land availability that is not within the Lower Creek floodplain.

Future Land Use Designations: The following future land use designations defined below are shown on the Future Land Use Map on the following page.

- **Residential-Low:** Composed of certain quiet, low density residential sections of the community, plus certain open areas where similar residential development appears likely to occur. Single-family dwellings, exclusive of class B, C, or D manufactured homes.

- **Residential-Agriculture:** Composed of medium density residential development and of open areas which are used for farmland and woodland. Residential-Medium consist of single-family dwellings, manufactured and modular homes on individual lots and related uses necessary for a sound neighborhood

- **Residential – High**: Composed of single-family, two-family, and, manufactured homes and modular homes on individual lots.

- **Industrial:** Provides a place for the location of industrial and other uses which would be inimical or incompatible with general business or residential areas

- **Office-Institutional**: Designed to provide a wide range of professional and economic office space, as well as space for public and quasi-public uses.

- **Highway Commercial:** Located on major thoroughfares and collector streets. Intended to provide for offices, personal services, and the retailing of durable and convenience goods for the community.

- **Neighborhood Business:** Intended for the use of those businesses and other uses which are properly located near residential areas and which cater to the everyday needs of a limited residential area.

LAND USE & GROWTH MANAGEMENT RECOMMENDATIONS

1. Update zoning and subdivision regulations to ensure they are compatible with the designated land uses outlined in this plan.
   a. Encourage commercial development within the Town, specifically retail and boutique establishments, restaurants, grocery stores, medical offices and recreational opportunities.
   b. Expand Development of the Commercial District along Hwy 64 to provide more opportunity for development in town.
   c. Encourage continued use of existing manufacturing sites, and limit new manufacturing to appropriate places.

2. Evaluate appropriate types of residential dwellings within residential zoning districts.
   a. Preserve established neighborhoods and encourage infill development.
   b. Continue to encourage low and medium density developments as well as allowing high density development with adequate site improvements such as providing open space, paved parking, landscaping, and buffering.
   c. Research options to discourage vacant housing issues.
   d. Explore instituting a minimum housing program and commercial nuisance district.

7. RECOMMENDATIONS

RECOMMENDATIONS

The Town of Gamewell Land Use Plan is intended to be an ever-changing document. The Plan should be evaluated to ensure it stays relevant as the Town grows and changes. The Plan's essential guiding principles, goals and policies should remain largely unchanged to prevent undermining the overall intentions and integrity of the long-range planning process. Any changes to the Land Use Plan should be facilitated through the Advisory Committee and Planning Board and recommended to the Town Council.

TRANSPORTATION RECOMMENDATIONS

TR-1		
STRATEGY NARRATIVE:	Work closely with the GHMPO to plan transportation projects that will align with current and future land use needs while also remaining cost competitive.	
KEY ACTIONS:		**PROJECT INITIATOR(S):**
1. Work with the GHMPO to identify projects that will improve safety along US 64/NC 18 (including intersections). 2. Enhance safety along US 64/NC 18 by working with DOT limiting the number of driveway cuts for new commercial developments. 3. Continue to work with the Caldwell County School District to improve traffic flow on Gamewell School Road. 4. Work with the GHMPO to develop a Pedestrian and Bicycle Plan. 5. Reduce vehicle speeds along US 64/NC 18 by encouraging new commercial developments to locate buildings closer to the roadway, and to put parking lots in the rear of buildings.		Those serving on the Transportation Advisory Committee (TAC) and Technical Coordinating Committee (TCC) for the Town of Gamewell WPCOG MPO
POTENTIAL PARTNERS:	**RESOURCES/TECHNICAL ASSISTANCE NEEDED:**	**TIMEFRAME**
• NCDOT • WPCOG • Staff	• Staff • GIS/Mapping • Planning	Ongoing
MEASUREABLE PERFORMANCE INDICATORS:	Updated streets, new streets, pedestrian improvements.	

TR-2		
STRATEGY NARRATIVE:	Improve safety and connectivity between adjacent land uses/community destinations/retail locations by:	
KEY ACTIONS:		**PROJECT INITIATOR(S):**
1. Extending sidewalks and/or multi-use paths along US 64/NC 18 from Town Hall (near Gamewell Park) to Sheely Road and on to Rocky Road. 2. Extending sidewalks and/or multi-use paths along Rocky Road from Gamewell Elementary School to the residential areas at the Rocky Road/Ivey Stine Road intersection. 3. Extending sidewalks and/or multi-use paths along Gamewell School Road from Gamewell Middle School to the residential area at Morningside Lane and to the intersection of Gamewell School Road and Rocky Road. 4. Extending sidewalks and/or multi-use paths along Hartland Road to Ivey Stine Road.		• Those serving on the Transportation Advisory Committee (TAC) and Technical Coordinating Committee (TCC) for Town of Gamewell • WPCOG MPO
POTENTIAL PARTNERS:	**RESOURCES/TECHNICAL ASSISTANCE NEEDED:**	**TIMEFRAME**
• NCDOT • WPCOG • Staff	• Staff • GIS/Mapping	Ongoing
MEASUREABLE PERFORMANCE INDICATORS:	New roadway modernizations as recommended by adopted plans.	

RESOURCES & SERVICE RECOMMENDATIONS

RS-1	
STRATEGY NARRATIVE:	Prioritize aging infrastructure in need of maintenance or repair.

KEY ACTIONS:	PROJECT INITIATOR(S):
1. Expansion of sewer on Kincaid Hill Road, Gamewell Heights, Spencer Heights, and connection of sewer line along Calico Road and Highland Way. 2. Refer to areas in the Future Land Use Map to estimate for new future utility demand. 3. Inventory current capacity of utility infrastructure servicing Gamewell for future development. 4. Create a mitigation plan to aid with sewer problems in the Lower Creek area.	• Town Council • Town Manager • Town Staff

POTENTIAL PARTNERS:	RESOURCES/TECHNICAL ASSISTANCE NEEDED:	TIMEFRAME
• Town Engineer • WPCOG Community Development	• Staff • GIS/Mapping • Engineering services • Grant Writing	3-5 years

MEASUREABLE PERFORMANCE INDICATORS:	Inventory utilities, expansion, look for and obtain grants, new infrastructure.

RS-2		
STRATEGY NARRATIVE:	Determine ways to make sewer infrastructure and maintenance more sustainable.	
KEY ACTIONS:		**PROJECT INITIATOR(S):**
1. Begin requiring mandatory tap fees for sewer. 2. Utilize the infrastructure plan funds based on population to expand and repair sewer. 3. Create more sewer connections to become more self-sustaining though requiring new development to tap in or through incentives and marketing. 4. Monitor for potential grants from federal, state, and local and nonprofit organizations for infrastructure improvements.		• Town Council • Town Manager
POTENTIAL PARTNERS:	**RESOURCES/TECHNICAL ASSISTANCE NEEDED:**	**TIMEFRAME**
• Town Engineer • WPCOG Community Development	Staff GIS/Mapping Engineering services Grant Writing	3-5 years
MEASUREABLE PERFORMANCE INDICATORS:	Inventory utilities, create prioritization plan, look for and obtain grants, new infrastructure.	

RS-3		
STRATEGY NARRATIVE:	Improve services that the Town could provide that are currently lacking.	
KEY ACTIONS:		**PROJECT INITIATOR(S):**
1. Improve the Town's ability to advertise and promote through the website and social media. 2. Work with Caldwell County Sheriff's office to provide law enforcement specifically for the Town.		• Town Council • Town Manager
POTENTIAL PARTNERS:	**RESOURCES/TECHNICAL ASSISTANCE NEEDED:**	**TIMEFRAME**
• Caldwell County • WPCOG	• Communication with Caldwell County • Website developer	3 years to ongoing
MEASUREABLE PERFORMANCE INDICATORS:	County services improved, social media sites/websites created	

PARKS AND RECREATION RECOMMENDATIONS

PR-1	
STRATEGY NARRATIVE:	Maintain and enhance existing recreational facilities in the Town.

KEY ACTIONS:	PROJECT INITIATOR(S):
1. Create a partnership with the Caldwell County Board of Education to utilize and maintain the ball field and track of the Middle and Elementary Schools. 2. Support the efforts of the Overmountain Victory Trail which goes through the Town. 3. Continue to pursue grant opportunities for recreational funding. 4. Continue to work with local schools and Optimist Park on expanding recreational opportunities.	• Town Council • Town Staff

POTENTIAL PARTNERS:	RESOURCES/TECHNICAL ASSISTANCE NEEDED:	TIMEFRAME
• WPCOG • PARTF • LWTF	• Facilitation of ideas • Grant Writing	Ongoing

MEASUREABLE PERFORMANCE INDICATORS:	• Grants obtained • New park equipment

NATURAL RESOURCES RECOMMENDATIONS

NR-1	
STRATEGY NARRATIVE:	Protect the natural and cultural resources of the Town through regulation, incentives, and Planning.

KEY ACTIONS:		PROJECT INITIATOR(S):
1. Continue to enforce the Phase II NPDES Stormwater Ordinance and Water Supply Watershed Ordinance to ensure the protection of water quality and resources within the town. 2. Continue to support the efforts of the Lower Creek Advisory Committee. 3. Work with the Foothills Conservancy to preserve areas of critical importance to Water Quality.		• Town Council • Town Staff •

POTENTIAL PARTNERS:	RESOURCES/TECHNICAL ASSISTANCE NEEDED:	TIMEFRAME
• PARTF • LWTF • WPCOG • Foothills Conservancy	• WPCOG Water Resources Program • WPCOG grant writing assistance	Ongoing

MEASUREABLE PERFORMANCE INDICATORS:	• Measures put in place to protect natural resources. • Water quality/conservation initiatives implemented

NR-2	
STRATEGY NARRATIVE:	Protect the historic fabric of the Town through preservation and by assigning importance to structures and/or districts of know historical value.

KEY ACTIONS:	PROJECT INITIATOR(S):
1. Maintain structures of value if they become determined eligible or are on the study list for the National Register of Historic Places. 2. Evaluate districts to be surveyed for historical significance so that property owners may apply for state and federal grants and other funding opportunities should they be determined eligible. 3. Transform and promote the former Town Hall into a history museum.	• Town Council • Town Staff

POTENTIAL PARTNERS:	RESOURCES/TECHNICAL ASSISTANCE NEEDED:	TIMEFRAME
• PARTF • LWTF • WPCOG • NC SHPO	WPCOG Water Resources Program WPCOG grant writing assistance	Ongoing

MEASUREABLE PERFORMANCE INDICATORS:	• Properties on National Register. • History Museum created

LAND USE RECOMMENDATIONS

LU-1	
STRATEGY NARRATIVE:	Update zoning and subdivision regulations to ensure they are compatible with the designated land uses outlined in this plan.

KEY ACTIONS:	PROJECT INITIATOR(S):
1. Encourage commercial development within the Town, specifically retail and boutique establishments, restaurants, grocery stores, medical offices and recreational opportunities. 2. Expand Development of the Commercial District along Hwy 64 to provide more opportunity for development in town. 3. Encourage continued use of existing manufacturing sites, and limit new manufacturing to appropriate places.	• Town Council • Town Manager • Planning Board

POTENTIAL PARTNERS:	RESOURCES/TECHNICAL ASSISTANCE NEEDED:	TIMEFRAME
• WPCOG Planning • Developers	• Facilitation • GIS/Mapping • Ordinance writing	3-5 years

MEASUREABLE PERFORMANCE INDICATORS:	• New commercial uses. • Zoning Amendments

LU-2	
STRATEGY NARRATIVE:	Evaluate appropriate types of residential dwellings within residential zoning districts.

KEY ACTIONS:	**PROJECT INITIATOR(S):**
1. Preserve established neighborhoods and encourage infill development. 2. Continue to encourage low and medium density developments as well as allowing high density development with adequate site improvements such as providing open space, paved parking, landscaping, and buffering. 3. Research options to discourage vacant housing issues. 4. Explore instituting a minimum housing program and commercial nuisance district.	• Town Council • Town Manager • Planning Board

POTENTIAL PARTNERS:	**RESOURCES/TECHNICAL ASSISTANCE NEEDED:**	**TIMEFRAME**
• WPCOG Planning • WPCOG Code Enforcement • Developers	• Staff • Ordinance writing • GIS/Mapping	3-5 years

MEASUREABLE PERFORMANCE INDICATORS:	• Ordinance Amendments • Number of new multi-family developments. • Diversification of housing.

APPENDIX · A

STEERING COMMITTEE SWOT ANALYSIS

WPCOG staff led the committee through an interactive SWOT analysis to compile input regarding the committee's perception of the Town of Gamewell's strengths, weaknesses, opportunities and threats. The results of this analysis will be taken into consideration while drafting the Land Use Plan.

A SWOT (strengths, weaknesses, opportunities, and threats) is defined as the following. Strengths are internal and supportive characteristics that are the foundation of a community and provide stability. Weaknesses are internal and harmful characteristics to the community's stability. Opportunities are external and helpful characteristics for continued growth. Threats are external and harmful characteristics that weaken community stability. Depending on an individual's perspective, what may be considered as a strength to one may be a weakness or threat to another. Therefore, topics discussed can be listed in multiple areas of the SWOT analysis.

A WPCOG staff member moderated a discussion between the committee members on each SWOT category and recorded the topics that the committee members identified. After the discussion the committee members voted on the individual topics under each SWOT category. Each committee member was allowed to cast up to 8 votes on the topics that were discussed. Committee members were instructed to vote on the topics that they felt were most important or were in highest agreement with. They were allowed to vote on a topic more than once and were not limited to a number of votes per SWOT category.

Below are the results of the SWOT analysis. Those that received zero (0) votes were identified in the discussion, but were not voted on in the later part of the analysis. This does not mean that these topics are to be ignored during the planning process.

Of the 40 total votes cast, 4 (10%) were on the topics of community strengths. Making this the fourth and last voted on SWOT category. While multiple strengths were identified, there was no particular strength that substantially outweighed the rest. See Table 1 – Strengths for all topics and votes.

Table 1 - Strengths	
Votes	Topic
1	Parks
1	Housing
1	Sense of community
1	Museum
0	School Quality / Engagement
0	Fire Service / Utility Services
0	Natural Beauty
0	Location on the way to the mountains
0	Close to "bigger" areas / cities
0	Comfortable (lots of room, low density)
0	Quality of medical services
0	Close to airport (Caldwell County)
0	New town hall
0	Civic organizations (optimist, etc.)
4	Total Votes

The weakness SWOT category received 20 (50%) of the total votes, making it the most voted on category. The top three topics included: lack of full services, minimum housing standards, and maintenance costs for private streets. See Table 2 – Weaknesses for all topics and votes.

Table 2 – Weaknesses	
Votes	Topics
5	Lack of full utility services
5	Lack of minimum housing standards
5	Maintenance / Cost of private streets
3	Lack of dedicated police
2	Lack of developable land (largely due to floodplain)
0	Cost / Return on housing
0	Blighted housing
0	Streetlights
0	Park by school in disrepair
20	Total Votes

The opportunity category received 7 (18%) of the total votes, making it the third most voted on category. See Table 3 – Opportunities for all topics and votes.

Table 3 - Opportunities	
Votes	Topics
3	Extend sewer lines to open new development and replace septic
3	Litter Enforcement / Recycling ("Keep Gamewell Beautiful")
1	More commercial development (restaurants)
0	Renovate park by schools
0	Recreational Trail
0	Old town hall (museum)
0	Wayfinding, Welcome signage
7	Total Votes

The threat category received 9 (23%) of the total votes, making it the second most voted on category. See Table 4 – Threats for all topics and votes.

Table 4 - Threats	
Votes	Topics
5	Substance abuse
2	Lack of housing standards
2	High poverty among children and seniors
0	Increase in crime
0	Blight
0	Disruptive industry coming in
0	Housing quality deters young adults/families from moving here
9	Total Votes

A combined list of all of the topics from each of the SWOT categories are listed below in Table 5. Those that received at least one vote are listed above the red dashed line. The top 7 topics (highlighted in yellow) received about three-quarters of the vote (73%) of the total vote and were split between to top 2 most voted on topics. These topics are largely concerned over weaknesses in the community.

Votes	% Votes	Topic	SWOT
Table 5 – Combined SWOT Category Topics
5	13%	Lack of full utility services	Weakness
5	13%	Lack of minimum housing standards	Weakness
5	13%	Maintenance / Cost of private streets	Weakness
5	13%	Substance abuse	Threat
3	8%	Lack of dedicated police	Weakness
3	8%	Extend sewer lines to open new development and replace septic	Opportunity
3	8%	Litter Enforcement / Recycling ("Keep Gamewell Beautiful")	Opportunity
2	5%	Lack of developable land (largely due to floodplain)	Weakness
2	5%	Lack of housing standards	Threat
2	5%	High poverty among children and seniors	Threat
1	3%	Parks	Strength
1	3%	Housing	Strength
1	3%	Sense of community	Strength
1	3%	Museum	Strength
1	3%	More commercial development (restaurants)	Opportunity
0	0%	School Quality / Engagement	Strength
0	0%	Fire Service / Utility Services	Strength
0	0%	Natural Beauty	Strength
0	0%	Location on the way to the mountains	Strength
0	0%	Close to "bigger" areas / cities	Strength
0	0%	Comfortable (lots of room, low density)	Strength
0	0%	Quality of medical services	Strength
0	0%	Close to airport (Caldwell County)	Strength
0	0%	New town hall	Strength
0	0%	Civic organizations (optimist, etc.)	Strength
0	0%	Cost / Return on housing	Weakness
0	0%	Blighted housing	Weakness
0	0%	Streetlights	Weakness
0	0%	Park by school in disrepair	Weakness
0	0%	Renovate park by schools	Opportunity
0	0%	Recreational Trail	Opportunity
0	0%	Old town hall (museum)	Opportunity
0	0%	Wayfinding, Welcome signage	Opportunity

1st (brace spanning first 4 rows)
2nd (brace spanning Lack of dedicated police and Extend sewer lines rows)

0	0%	Increase in crime	Threat
0	0%	Blight	Threat
0	0%	Disruptive industry coming in	Threat
0	0%	Housing quality deters young adults/families from moving here	Threat

40	**100.0%**

APPENDIX · B

PUBLIC MEETING SWOT ANALYSIS

The same SWOT analysis that was conducted with the Steering Committee in Appendix A was also conducted with the attendees at the first Public Meeting. Below are the results of the Public Meeting SWOT analysis. Those topics that received zero (0) votes were identified in the discussion, but were not voted on in the later part of the analysis. This does not mean that these topics are to be ignored during the planning process.

Of the 85 total votes cast, 11 (13%) were on the topics of community strengths. Making this the fourth and least voted on SWOT category.

Table 1 - Strengths	
Votes	Topic
8	Goods and Services provided by the Town (Fire/Parks)
1	Friendly People
1	Schools
1	Rural
0	Room for development
0	Town Hall
0	Loose Regulations
0	Locations to Lenoir / Morganton / Hickory
11	Total Votes

The weakness SWOT category received 37 (44%) of the total votes, making it the most voted on category.

Table 2 – Weaknesses	
Votes	Topics
11	Lack of sewer
8	Town website / social media / sign
8	Speed of legal decisions
4	No minimum housing standards
3	Condition of private streets
1	No recycling offered by Republic Services
1	Traffic around the schools
1	Ability to repair septic on small lots
0	Locations to Lenoir / Morganton / Hickory
37	Total Votes

The opportunity category received 12 (14%) of the total votes, making it the third most voted on category.

Table 3 - Opportunities	
Votes	Topics
6	More restaurants
4	Town website / social media / sign
2	Old Town Hall historical museum
0	General services (bank / pharmacy / etc.)
0	Private soccer facility
12	Total Votes

The threat category received 25 (29%) of the total votes, making it the second most voted on category.

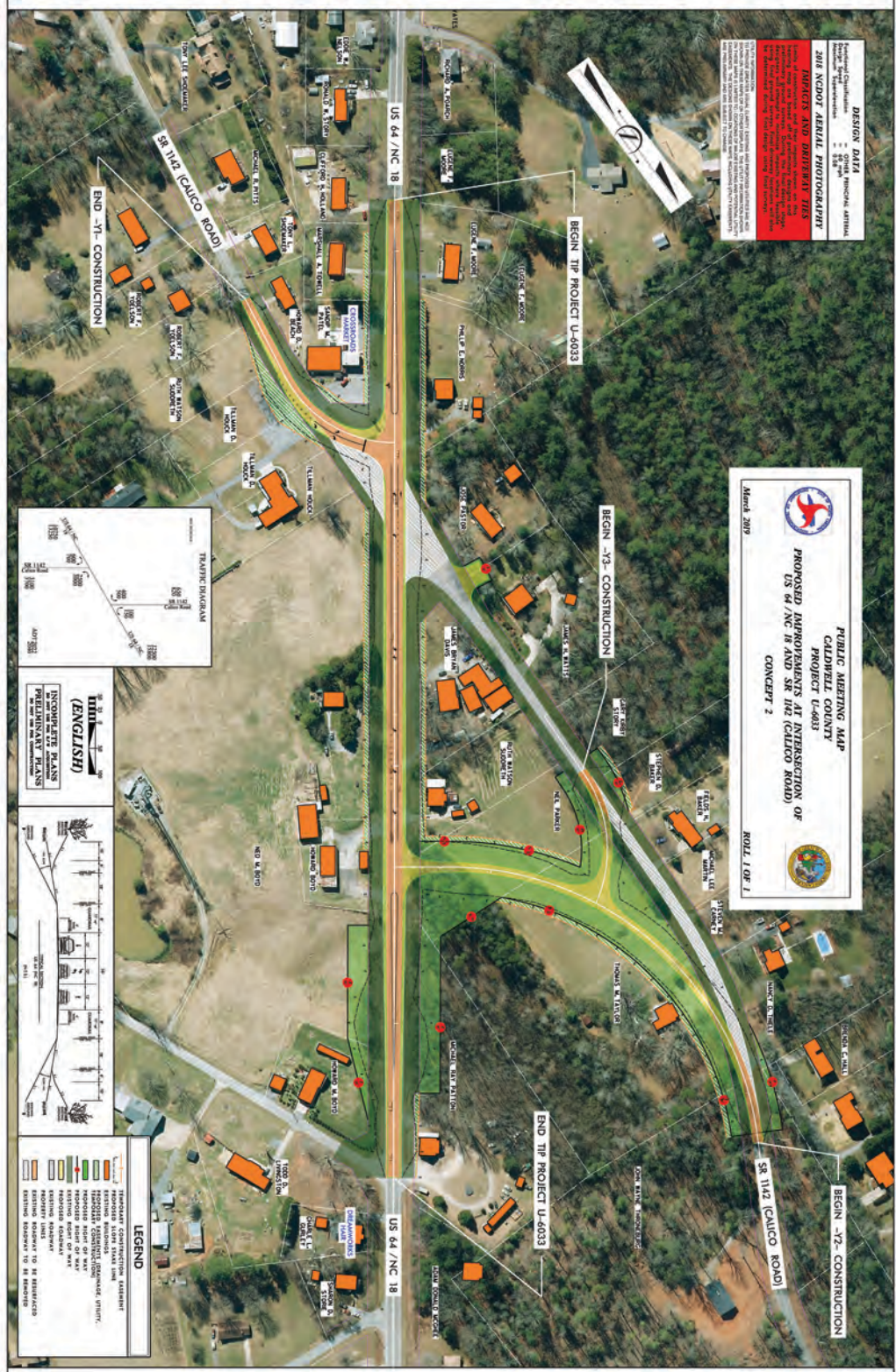| Table 4 - Threats	
Votes	Topics
7	Vacant homes
6	Drugs
6	Lack of police / No local police
6	Roadside trash
0	Homeless
25	Total Votes

A combined list of all of the topics from each of the SWOT categories are listed below in Table 5. Those that received at least one vote are listed above the red dashed line. The top 4 topics (highlighted in yellow) received about three-quarters of the vote (78%) of the total votes. These topics are largely concerned over weaknesses and threats in the community.

Table 5 – Combined SWOT Category Topics			
Votes	% Votes	Topic	SWOT
11	13%	Lack of sewer	Weakness
8	9%	Goods and Services provided by the Town (Fire/Parks)	Strength
8	9%	Town website / social media / sign	Weakness
8	9%	Speed of legal decisions	Weakness
7	8%	Vacant homes	Threat
6	7%	More restaurants	Opportunity
6	7%	Drugs	Threat
6	7%	Lack of police / No local police	Threat
6	7%	Roadside trash	Threat
4	5%	No minimum housing standards	Weakness
4	5%	Town website / social media / sign	Opportunity
3	4%	Condition of private streets	Weakness
2	2%	Old Town Hall historical museum	Opportunity
1	1%	Friendly People	Strength
1	1%	Schools	Strength
1	1%	Rural	Strength
1	1%	No recycling offered by Republic Services	Weakness
1	1%	Traffic around the schools	Weakness
1	1%	Ability to repair septic on small lots	Weakness
0	0%	Room for development	Strength
0	0%	Town Hall	Strength
0	0%	Loose Regulations	Strength
0	0%	Locations to Lenoir / Morganton / Hickory	Strength
0	0%	Locations to Lenoir / Morganton / Hickory	Weakness
0	0%	General services (bank / pharmacy / etc.)	Opportunity
0	0%	Private soccer facility	Opportunity
0	0%	Homeless	Threat
85	100%		

APPENDIX · C

PUBLIC MEETING MAP
CALDWELL COUNTY
PROJECT U-6033
PROPOSED IMPROVEMENTS AT INTERSECTION OF
US 64 / NC 18 AND SR 1142 (CALICO ROAD)

CONCEPT 2

March 2019

ROLL 1 OF 1

SR 1142 (CALICO ROAD)

US 64 / NC 18

END -Y1- CONSTRUCTION

BEGIN TIP PROJECT U-6033

BEGIN -Y3- CONSTRUCTION

2018 NCDOT AERIAL PHOTOGRAPHY

IMPACTS AND DRIVEWAY TIES

DESIGN DATA

PUBLIC MEETING MAP
CALDWELL COUNTY
PROJECT U-6033
PROPOSED IMPROVEMENTS AT INTERSECTION OF
US 64 / NC 18 AND SR 1142 (CALICO ROAD)
CONCEPT 2
March 2019
ROLL 1 OF 1

TRAFFIC DIAGRAM

INCOMPLETE PLANS
PRELIMINARY PLANS
(ENGLISH)

END TIP PROJECT U-6033

SR 1142 (CALICO ROAD)

BEGIN -Y2- CONSTRUCTION

LEGEND

PUBLIC MEETING MAP
CALDWELL COUNTY
PROJECT U-6033
PROPOSED IMPROVEMENTS AT INTERSECTION OF
US 64 / NC 18 AND SR 1142 (CALICO ROAD)
CONCEPT 2
March 2019
ROLL 1 OF 1