



Town of Gatesville, North Carolina

CAMA LAND USE PLAN

Adopted by the Gatesville Town Council: February 5, 2025
Certified by the Coastal Resources Commission: March 10, 2025



TABLE OF CONTENTS

CHAPTER 1: INTRODUCTION	1
Plan Purpose	1
Planning Process	2
Regional Location	3
History	5
Past Planning Efforts	5
Document Guide	6
Plan Elements	6
Community Concerns & Aspirations	7
Vision Statement	7
CHAPTER 2: DEMOGRAPHIC PROFILE	9
Introduction	9
Population	9
Regional Population Growth	9
Seasonal Population	9
Population Forecast	10
Population by Race	11
Gender Composition	11
Age Composition	12
Educational Attainment	12
Housing	13
Housing Unit Trends by Type	13
Housing Occupancy	13
Housing Age	14
Housing Value	15
Housing Affordability	16
Units in Structure	16
Economic Factors	17
Income and Poverty	17



Labor Force Characteristics	17
Employment by Industry.....	18
Commuting Patterns	19
Economic Conditions.....	20
CHAPTER 3: ENVIRONMENTAL RESOURCES	21
Natural Systems.....	21
Climate.....	21
Topography/Geology	22
Flood Zones	22
Hazard Mitigation and Preparation	24
Soils.....	24
Surface Waters	27
Chowan River Basin.....	30
Environmentally Fragile Areas	30
Areas of Resource Potential.....	36
Historic and Archaeological Sites	39
Existing Land Use & Methodology.....	42
CHAPTER 4: COMMUNITY FACILITIES & SERVICES.....	45
Introduction	45
Administration	45
Solid Waste.....	46
Public Safety & Emergency Services.....	46
Fire Protection.....	46
Police Protection.....	46
Health Services.....	47
Education	48
Library	48
Recreation	49
Public Access to Public Trust Waters	49
Water	50
Sewer	50



Stormwater	50
State Stormwater Management Program	50
Transportation	50
Impact on Land Use Patterns	51
ADT, Projections, Congestion	51
Bicycle and Pedestrian Facilities	51
Airport Facilities	51
Roadway Facilities	51
Rail Facilities & Public Transit	52
Summary	52
CHAPTER 5: FUTURE LAND USE	55
Introduction	55
Future Land Use Designations	55
Commercial Land Use Designation	56
Industrial Land Use Designation	56
Office Institutional	57
Mixed Use Designation	58
Medium/High Density Designation	58
Low-Density Agriculture	59
Conservation Designation	60
Future Land Use Map	60
CHAPTER 6: GOALS, OBJECTIVES, & POLICIES	63
Introduction	63
Strengths	63
Issues	64
Opportunities	64
Goals, Objectives, & Policies	65
Land Use	65
Housing	67
Transportation	68
Community Facilities & Services	70
Parks & Recreation	71



Environment & Natural Resources.....	72
Historic & Cultural Resources	75
Economic Development	76
Grants, Capital Improvements, Fiscal Year Budget.....	77
CHAPTER 7: TOOLS FOR MANAGING DEVELOPMENT	79
Introduction	79
Existing Development Program	79
Town of Gatesville Structure	80
Town Administration.....	80
Planning Board	80
Board of Adjustment	80
Town Council.....	80
Program Description	80
Zoning Ordinance.....	80
Subdivision Ordinance	80
Gates County Comprehensive Transportation Plan	80
Albemarle Regional Bicycle Plan	81
North Carolina State Building and Electrical Code Regulations.....	81
North Carolina State Stormwater Regulations	81
North Carolina State Sediment and Erosion Control Regulations.....	81
Coastal Area Management Act.....	81
Chowan River Basin Water Resources Plan	81
National Flood Insurance Program	81
Section 404 Wetland Regulations	81
Albemarle Regional Hazard Mitigation Plan	82
Flood Damage Prevention Ordinance	82
Continuing Planning Process.....	82
Land Use Amendments	84
Citizen Participation	84
Action Plan and Implementation Schedule.....	85

Tables

Table 1. Regional Population Growth, 2000-2020	9
Table 2. Seasonal Population, 2000-2020.....	10
Table 3. Permanent & Seasonal Population Projections, 2020-2050.....	10
Table 4. Racial Composition, 2000 to 2020	11
Table 5. Gender Composition, 2000 to 2020.....	11
Table 6. Educational Attainment 2021 (Population 25 Years and Over)	13
Table 7. Housing Units by Type, 2020	13
Table 8. Housing Units by Occupancy Status, 2020	14
Table 9. Owner-Occupied Housing Units Value, 2020	15
Table 10. Percent of Household Income Spent on Housing 2020.....	16
Table 11. Units in Structure (Owner & Renter Occupied)	16
Table 12. Household by Income, 2021	17
Table 13. Civilian Labor Force 2020	18
Table 14. Percent of Workers by Industry in 2020.....	18
Table 15. Soils.....	26
Table 16. NC Division of Water Resources Water Body Classifications.....	27
Table 17. Waterbodies	28
Table 18. Areas of Environmental Concern	31
Table 19. Wetlands	32
Table 20. Existing Land Use.....	42
Table 21. Future Land Use	60
Table 22. Action Plan & Implementation Schedule.....	85

Maps

Map 1. Regional Location.....	4
Map 2. Flood Hazard Areas	23
Map 3. Soils.....	25



Map 4. Surface Water Classifications	29
Map 5. Wetlands	33
Map 6 Natural Heritage Areas	35
Map 7 Anadromous Fish Spawning Area.....	37
Map 8 Historic Properties	41
Map 9 Existing Land Use.....	44
Map 10 Community Facilities	53
Map 11 Future Land Use.....	61

Charts

Chart 1. Age Composition, 2020.....	12
Chart 2. Occupancy Status, 2000-2020.....	14
Chart 3. Year Structure Built, 2020.....	15
Chart 4. Commuting Patterns, 2020	19

Matrix for Land Use Plan Elements – 15A NCAC 7B .0702	
ORGANIZATION OF THE PLAN	Page Reference(s)
<ul style="list-style-type: none"> Matrix that shows the location of the required elements as set forth in this Rule 	vii-x
COMMUNITY CONCERNS AND ASPIRATIONS	
<ul style="list-style-type: none"> Description of the dominant growth-related conditions that influence land use, development, water quality and other environmental concerns in the planning area 	10, 50-52, 55-60
Description of the land use and development topics most important to the future of the planning area, including:	
<ul style="list-style-type: none"> Public Access 	49, 69, 71, 76
<ul style="list-style-type: none"> Land Use Compatibility 	42-44, 55-62
<ul style="list-style-type: none"> Infrastructure Carrying Capacity 	46, 50-52
<ul style="list-style-type: none"> Natural Hazard Areas 	22, 30-34, 36-38
<ul style="list-style-type: none"> Water Quality 	27-30
COMMUNITY VISION	
<ul style="list-style-type: none"> Description of the general physical appearance and form that represents the local government's plan for the future. It shall include objectives to be achieved by the plan and identify changes that may be needed to achieve the planning vision. 	7
EXISTING AND EMERGING CONDITIONS	
Population, Housing and Economy	
Discussion of the following data and trends:	
<ul style="list-style-type: none"> Permanent population growth trends using data from the two most decennial Censuses 	9-10
<ul style="list-style-type: none"> Current permanent and seasonal population estimates 	10
<ul style="list-style-type: none"> Key population characteristics including age and income 	11-13
<ul style="list-style-type: none"> Thirty-year projections of permanent and seasonal population in five-year increments 	10
<ul style="list-style-type: none"> Estimate of current housing stock, including permanent and seasonal units, tenure, and types of units (single-family, multifamily, and manufactured) 	13-17
<ul style="list-style-type: none"> Description of employment by major sectors and community economic activity 	17-19
Natural Systems	
Description of natural features in the planning jurisdiction to include:	
<ul style="list-style-type: none"> Areas of Environmental Concern (AECs) as set forth in Subchapter 15A NCAC 07H 	31-38
<ul style="list-style-type: none"> Soil characteristics, including limitations for septic tanks, erodibility, and other factors related to development 	24-26
<ul style="list-style-type: none"> Environmental Management Commission (EMC) water quality classifications and related use support designations 	27
<ul style="list-style-type: none"> Division of Marine Fisheries (DMF) shellfish growing areas and water quality conditions 	36-38
<ul style="list-style-type: none"> Flood and other natural hazard areas 	22, 30-34, 36-38
<ul style="list-style-type: none"> Storm surge areas 	23-24
<ul style="list-style-type: none"> Non-coastal wetlands, including forested wetlands, shrub-scrub wetlands and freshwater marshes 	32-33
<ul style="list-style-type: none"> Water supply watersheds or wellhead protection areas 	28, 34
<ul style="list-style-type: none"> Primary nursery areas 	36
<ul style="list-style-type: none"> Environmentally fragile areas, such as wetlands, natural heritage areas, areas containing endangered species, prime wildlife habitats, or maritime forests 	31-38
<ul style="list-style-type: none"> Additional natural features or conditions identified by the local government 	N/A

	Page Reference(s)
Environmental Conditions	
Discussion of environmental conditions within the planning jurisdiction to include an assessment of the following conditions and features:	
• Status and changes of surface water quality; including:	
- Impaired streams from the most recent Division of Water Resources (DWR) Basin Planning Branch Reports	28
- Clean Water Act 303 (d) List	28
- Other comparable data	N/A
• Current situation and trends on permanent and temporary closures of shellfishing waters as determined by the Report of Sanitary Survey by the Shellfish Sanitation and Recreational Water Quality Section of the DMF	36-38
• Areas experiencing chronic wastewater treatment malfunctions	50
• Areas with water quality or public health problems related to non-point source pollution	30
• Areas subject to recurrent flooding, storm surges and high winds	22-24
• Areas experiencing significant shoreline erosion as evidenced by the presence of threatened structures or public facilities	34
• Environmentally fragile areas (as defined in Part (c)(2)(A)(ix) of this Rule) or areas where resources functions are impacted as a result of development	31-38
• Natural resource areas that are being impacted or lost as a result of incompatible development. These may include, but are not limited to the following: coastal wetlands, protected open space, and agricultural land.	32, 36
Existing Land Use and Development	
MAP of existing land use patterns	44
• Description of the existing land use patterns	42-43
• Estimates of the land area allocated to each land use category	42
• Characteristics of each land use category	42-43
MAP of historic, cultural, and scenic areas designated by a state or federal agency or by the local government	41
• Descriptions of the historic, cultural and scenic areas	39-40
Community Facilities	
Evaluation of existing and planned capacity, location and adequacy of community facilities to include:	
MAP of existing and planned public and private water supply service areas	53
• Description of existing public and private water supply systems to include:	
- Existing condition	50
- Existing capacity	50
- Documented overflows, bypasses or other problems that may degrade water quality or constitute a threat to public health as documented by the DWR	N/A
- Future water supply needs based on population projections	53
MAP of existing and planned public and private wastewater service areas	N/A
• Description of existing public and private wastewater systems to include:	
- Existing condition	N/A
- Existing capacity	N/A
- Documented overflows, bypasses or other problems that may degrade water quality or constitute a threat to public health as documented by the DWR	N/A
- Future wastewater system needs based on population projections	53
MAP of existing and planned multimodal transportation systems and port and airport facilities	51-52
• Description of any highway segments deemed by the NC Department of Transportation (NCDOT) as having unacceptable service as documented in the most recent NCDOT Transportation and/or Thoroughfare Plan	N/A

Community Facilities, contd.	Page Reference(s)	
• Description of highway facilities on the current thoroughfare plan or current transportation improvement plan	51	
• Description of the impact of existing transportation facilities on land use patterns	51	
• Description of the existing public stormwater management system	50	
• Identification of existing drainage problems and water quality issues related to point-source discharges of stormwater runoff	30	
	Policy Citation(s)	Page Reference(s)
Future Land Use		
Policies		
• Policies that exceed the use standards and permitting requirements found in Subchapter 7H, State Guidelines for Areas of Environmental Concern	N/A	N/A
Policies that address the Coastal Resources Commission's (CRC's) management topics:		
Public Access Management Goal: <i>Maximize public access to the beaches and the public trust waters of the coastal region.</i>		
The planning objectives for public access are local government plan policies that:		
• Address access needs and opportunities	5.1.5	71
• Identify strategies to develop public access	3.2.4, 5.1.3, 5.1.7, 8.1.7	68, 71, 76
• Address provisions for all segments of the community, including persons with disabilities	1.2.1, 1.2.3, 3.2.5, 3.2.6	66, 68-69
• For oceanfront communities, establish access policies for beach areas targeted for nourishment	N/A	N/A
Land Use Compatibility Management Goal: <i>Ensure that development and use of resources or preservation of land balance protection of natural resources and fragile areas with economic development, and avoids risks to public health, safety, and welfare.</i>		
The planning objectives for land use compatibility are local government plan policies that:		
• Characterize future land use and development patterns	1.1.1, 1.1.2, 1.1.3, 1.1.6	65
• Establish mitigation criteria and concepts to minimize conflicts	1.1.4, 1.1.7, 1.2.2, 1.2.3	65-66
Infrastructure Carrying Capacity Management Goal: <i>Ensure that public infrastructure systems are sized, located, and managed so the quality and productivity of AECs and other fragile areas are protected or restored.</i>		
The planning objectives for infrastructure carrying capacity are local government plan policies that:		
• Establish service criteria	1.3.2, 4.2.1, 4.2.2, 9.3.2, 9.3.3	66, 70, 77
• Ensure improvements minimize impacts to AECs and other fragile areas	6.1.2, 6.1.6, 6.2.3, 6.2.4	72-73

Natural Hazard Areas Management Goal: <i>Conserve and maintain barrier dunes, beaches, floodplains, and other coastal features for their natural storm protection functions and their natural resources giving recognition to public health, safety, and welfare issues.</i>				
The planning objectives for natural hazard areas are local government plan policies that:				
<ul style="list-style-type: none"> Establish mitigation and adaptation concepts and criteria for development and redevelopment, including public facilities 			6.1.8, 6.1.9, 6.2.1, 6.2.2	72-73
<ul style="list-style-type: none"> Minimize threats to life, property and natural resources resulting from erosion, high winds, storm surge, flooding, or other natural hazards 			6.3.1, 6.3.3, 6.3.4, 6.3.6, 6.5.2, 6.5.6	73-74
Water Quality Management Goal: <i>Maintain, protect and where possible enhance water quality in all coastal wetlands, rivers, streams, and estuaries.</i>				
The planning objectives for water quality are local government plan policies that:				
<ul style="list-style-type: none"> Establish strategies and practices to prevent or control nonpoint source pollution 			1.1.1, 6.1.1, 6.1.2, 6.1.3, 6.1.8, 6.2.4	65, 72
<ul style="list-style-type: none"> Establish strategies and practices to maintain or improve water quality 			6.1.3, 6.1.4, 6.1.5	72
Future Land Use Map			Page Reference(s)	
MAP of future land uses that depicts the policies for growth and development and the desired future patterns of land use and development with consideration given to natural system constraints and infrastructure			61	
<ul style="list-style-type: none"> Descriptions of land uses and development associated with the future land use map designations 			55-60	
Tools for Managing Development				
<ul style="list-style-type: none"> Description of the role of plan policies, including the future land use map, in local decisions regarding land use and development 			80-84	
<ul style="list-style-type: none"> Description of the community's development management program, including local ordinances, codes, and other plans and policies 			79-80	
Action Plan and Implementation Schedule				
<ul style="list-style-type: none"> Description of actions that will be taken by the local government to implement policies that meet the CRC's management topic goals and objectives, specifying fiscal year(s) in which each action is anticipated to start and finish 			85-98	
<ul style="list-style-type: none"> Identification of specific steps the local government plans to take to implement the policies, including adoption and amendment of local ordinances, other plans, and special projects 			85-98	



CHAPTER 1: INTRODUCTION

“An hour of planning can save you 10 hours of doing.”
-Dale Carnegie



Plan Purpose

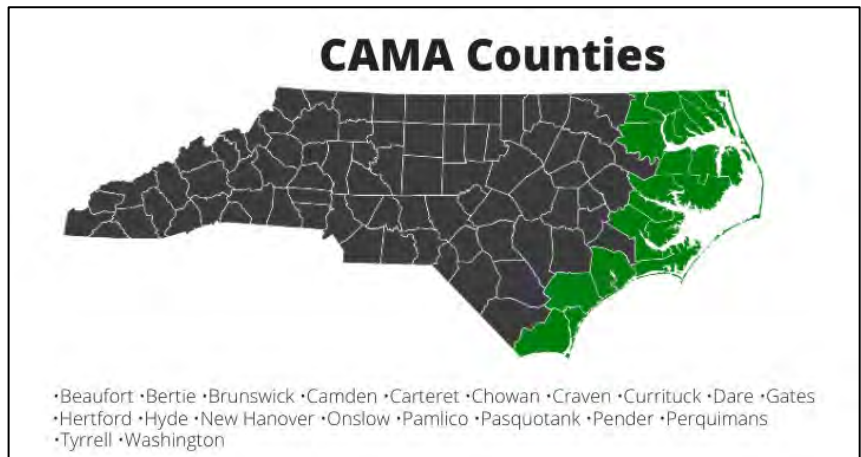
The Town of Gatesville CAMA Land Use Plan provides the framework for future growth, conservation, redevelopment, and future policy throughout the town's planning jurisdiction. This plan has been designed to be used as an advisory document that will serve as guidance for the Town of Gatesville Governing Board, Planning Board, residents, and property owners within the jurisdiction of Gatesville. This plan should be consulted and considered by the Governing Board in making decisions regarding zoning map amendments, ordinance amendments, and when performing quasi-judicial review as the Board of Adjustment, specifically related to Special Use Permits. Town staff should refer to this plan on a regular basis when advising the Governing Board as well as when making recommendations on future land use policy and development.

The plan will not change existing conditions or current regulations; however, future development proposals will be assessed to determine their consistency with the plan's guiding principles and future land use categories. Implementation tools, such as development regulations and incentives, administrative procedures, and capital improvement planning should continue to be utilized to promote responsible growth. Proper use of this plan will aid in promoting sustainable growth and development in the Town of Gatesville. This plan will emphasize the protection and enjoyment of natural resources and place emphasis on the public health, safety, and welfare of the Town of Gatesville and strive to create conditions conducive to creating an enjoyable quality of life for all residents of the Town. It is paramount that consistency with this plan be the primary goal for the decision makers of the Town of Gatesville.

The plan is designed to be adaptable and able to respond to changing conditions. Ideally the plan should be reviewed and updated every 10 to 15 years to ensure that current trends, changing demographics, and ongoing development are accounted for. This time period is an estimate based on the current state of Gatesville, and this projected update timeline could vary based on future growth among other factors. This plan should be used to guide and complement the future actions of the community. It presents a strategy for the future, with long range goals and objectives to make the community vision a reality. By evaluating and striving for consistency with this Comprehensive Plan when making decisions, the Town of Gatesville will experience the highest and best use of properties within its planning jurisdiction.

Planning Process

This CAMA Land Use Plan was developed to comply with the format outlined in the NCAC 7B CAMA planning guidance. A CAMA Land Use Plan is a long-range policy document with a particular time horizon that generally will span twenty years but may require updating sooner. The plan will include an assessment of existing conditions, a summary of public input, projection of future needs for topics relating to land use and development,



and a comprehensive listing of goals, policies, and strategies. Because the Town of Gatesville is located in one of North Carolina's twenty Coastal Area Management Act (CAMA) counties, the plan will also address issues relating specifically to growth and development. In North Carolina, a Land Use, or Comprehensive, Plan is the legal foundation for development regulations. Since zoning was first authorized in North Carolina, state law required that zoning be "in compliance with a comprehensive plan." In 2006, state law started requiring that local governing boards consider plan consistency for zoning amendments, but there was still no mandate that jurisdictions adopt a comprehensive plan. With the adoption of NCGS Chapter 160D in 2019, which consolidates the previous county enabling statutes and city enabling statutes into a single, unified document, local governments are now required to have a current comprehensive plan in place to legally enforce zoning. This CAMA Land Use Plan is intended to establish policy regarding land use and development. This document is non-regulatory, except for development proposals situated within Areas of Environmental Concern (AECs). Regulatory permits must be issued by the NC Department of Environmental Quality (NCDEQ) for all development within AECs, upon compliance with the standards outlined within this plan. These permits are issued by NCDEQ and CAMA local permit officers.

CAMA Land Use Plan Process Components

- 1 Community and Demographic Profile
- 2 Assessment of Existing Conditions
- 3 Projection of Future Population and Supporting Infrastructure Needs
- 4 Future Land Use and Transportation Needs
- 5 Goals and Implementing Strategies

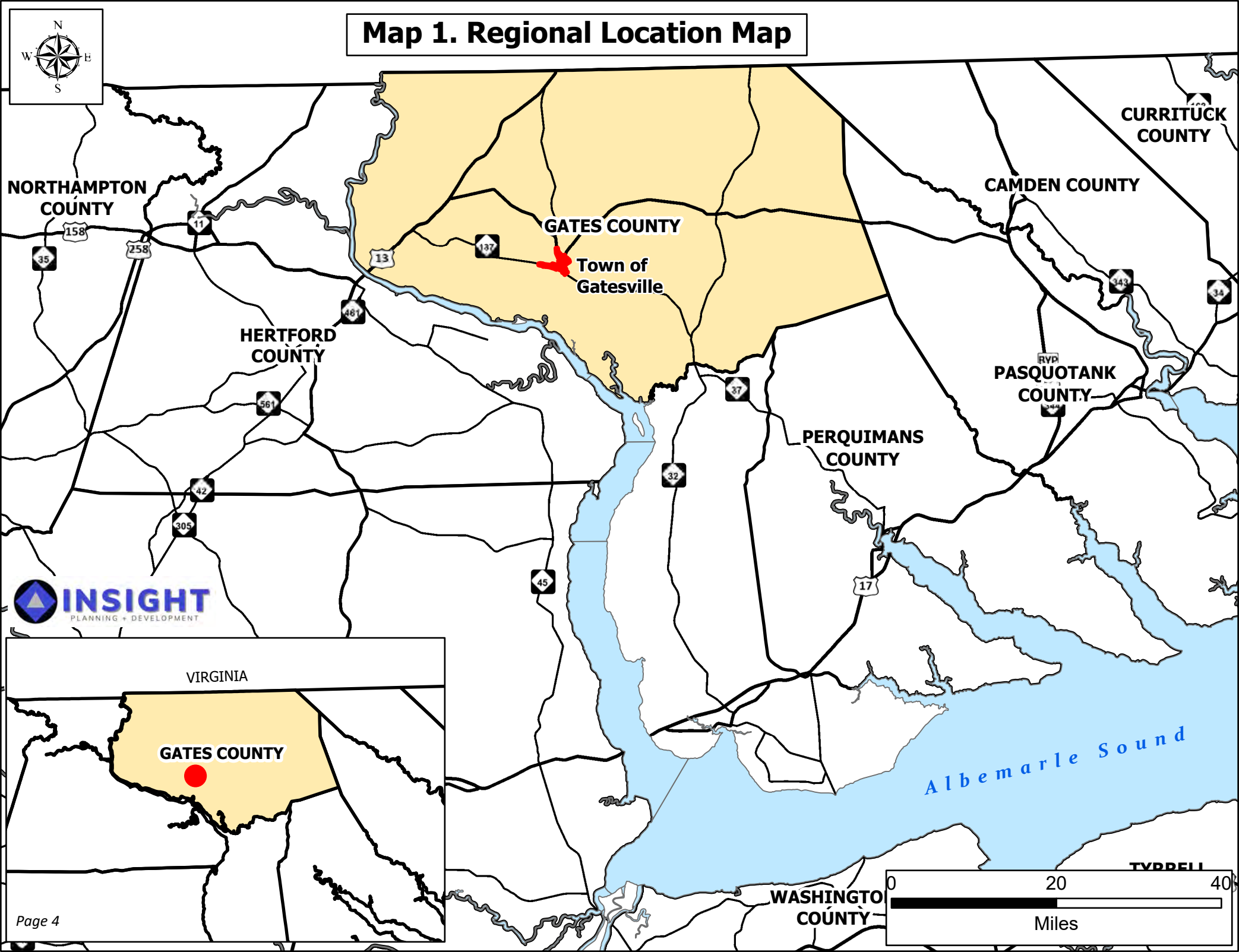
Preparation of the Town's CAMA Land Use Plan was guided by a Citizen Participation Plan (CPP) adopted by the Town Council on December 6, 2023 (see Appendix A). The CPP provided a framework for development of the plan, including opportunities for public involvement throughout the planning process. These opportunities included work sessions with the Town Council and Planning Board, a public visioning and issues identification workshop, and a public hearing for presentation of the final plan. Public outreach facilitated through the CPP was used to document community concerns and aspirations for the Plan, present key findings, and develop a long-term vision for the Town.

Regional Location

The Town of Gatesville is located in the South-Central portion of Gates County, and also serves as the County seat. Gates County is located in the Northern Coastal Plain of North Carolina on the North Carolina/Virginia state line. The county is adjacent to Suffolk, Virginia, and immediately southwest of Chesapeake, Virginia. US 13 extends north-south through the western portion of the county. Greenville, North Carolina, is approximately 56 miles south of the county. Primary east/west access to the county is provided by US 158, which provides access to Elizabeth City, NC. The I-95 corridor is located approximately 50 miles west of the county via US 158. NC 37 and NC 32 provide access to Edenton in Chowan County, NC, which is located southeast of Gates County. The adjacent counties are Hertford, Chowan, Perquimans, Pasquotank, Camden, and Suffolk (Virginia). See Map 1 Regional Location.

According to the US Census Bureau, the Town of Gatesville is approximately 0.4 square miles. Bennetts Creek, a tributary of the Chowan River comprises the southern border of the Town.

Map 1. Regional Location Map



History



The Town of Gatesville was established in the period between 1830-1831 when the NC Legislature passed an act changing the name of the county seat from Gates Courthouse to Gatesville.

Gates County was formed in 1779 from Chowan, Hertford, and Perquimans counties. It was named in honor of Continental Army Major General Horatio Gates, who commanded the American Army at the Battle of Saratoga, NY. The Town of Gatesville is home to multiple National Register of Historic Places sites, including Elmwood Plantation, Eure-Roberts House, and the Gates County Courthouse. The Town of Gatesville is the only incorporated Town in Gates County and has always been a community that values agriculture, education, and its history.

Past Planning Efforts

As part of the planning process, past policy documents and plans were analyzed for significant findings related to the Town of Gatesville's future. These past planning efforts help to provide a broader sense of understanding for the issues facing Gatesville today. Planning projects which were utilized during this planning process include the Town of Gatesville Zoning Ordinance and the Gates County, NC: Comprehensive Plan.

Document Guide

Plan Elements

Chapter 1. Introduction

This plan element provides a general overview of the plan, planning process, and enabling legislation regarding the establishment and use of comprehensive/CAMA Land Use Plans in local government decision-making.

Chapter 2. Community Profile

This chapter provides a general overview of demographic information for the Town of Gatesville such as population, housing age and condition, and economic indicators. This section serves as an overview of the town's current situation and as a baseline for discussion regarding growth, development, and public policy.

Chapter 3. Environmental Resources

This plan element focuses on existing environmental and land use conditions throughout the Town of Gatesville. The documentation provided in this chapter will provide the necessary data and analysis needed to develop the Town's Future Land Use Map.

Chapter 4. Community Facilities & Services

This chapter provides an overview of the Town's existing community facilities and services, with a focus on future growth and demand which may have an impact on land use and transportation.

Chapter 5. Future Land Use

The Future Land Use section defines the framework for future growth and development within the Town of Gatesville.

Chapter 6. Goals, Policies, & Implementing Strategies

The discussion of goals, policies, and strategies will serve as a guide for the integration of the CAMA Land Use Plan into the Town's day-to-day decision-making process. The goals and policies defined within this chapter will establish a thorough listing of implementation strategies intended to provide for sound principles relating to future growth, economic development, environmental factors, modifications of service delivery, and infrastructure expansion. Citizen input, collected throughout the planning process, will guide the goal and policy recommendations.

Chapter 7. Tools for Managing Development

This plan element provides narrative and tools for implementing the strategies outlined in Chapter 6 of the plan. It is intended that this document be an integral part of the Town of Gatesville decision-making process concerning future land use.

Community Concerns & Aspirations



Citizens' concerns and aspirations unique to the Town of Gatesville were identified early in the planning process and referenced often, helping ensure the document remains specific to the community's expectations and needs. The initial list of concerns and aspirations to be addressed in this planning process was developed during the initial project kickoff meeting with the Town Council and Planning Board. This list was presented to the public during subsequent work sessions throughout the planning process and revised to reflect comments expressed during these meetings. Final revisions to the list were made after responses were received from a citizen survey disseminated via the project website and available in hard copy format at the NC Cooperative Extension Office (see Appendix B). The following provides the final list of community concerns and aspirations which would guide future decisions in the planning process:

- ✚ Preserve the small-town charm of Gatesville
- ✚ Maintain the sense of community
- ✚ Address the lack of economic opportunity and deficient facilities/infrastructure
- ✚ Keep Gatesville safe
- ✚ Explore opportunities for tourism
- ✚ Preserve the history of Gatesville
- ✚ Maintain the appearance of Gatesville
- ✚ Attract a grocery store or develop a temporary market for food
- ✚ Expand upon recreational areas

Vision Statement

Gatesville will continue to be a town that values safety and provides its citizens with a sense of community and fellowship that is unique to Gatesville. The Town of Gatesville supports tourism and will make efforts to collaborate with Gates County to further develop interest in both Gatesville and Gates County. The future for Gatesville will include pursuits designed to attract sensible economic development and infrastructure expansion that allow for its citizens to enjoy a high quality of life and maintain the integrity of all that Gatesville offers.



(This page intentionally left blank.)



CHAPTER 2: DEMOGRAPHIC PROFILE

Introduction

The Demographic Profile section outlines various demographic information, including population, housing, and economic indicators. Gates County is utilized for comparison purposes throughout this section. For the purposes of this plan and for the sake of consistency, demographic data are sourced primarily from the US Census Bureau American Community Survey. Census data may also be supplemented with figures from the NC Office of State Budget and Management (NCOSBM).

Population

Regional Population Growth

Table 1 provides a summary of population growth for the Town of Gatesville, Gates County, and the State of North Carolina. According to the US Census Bureau, the Town of Gatesville has a 2020 population of 267 people, a -4.6% decrease since 2000. Gatesville did experience 14.6% growth from the period of 2000 to 2010; however, from 2010 to 2020, Gatesville saw its population decrease to near 2000 levels. North Carolina has grown at a rate of 29.7% from 2000 to 2020. Gatesville and Gates County have not experienced the same rate and sustained growth as that of North Carolina.

Table 1. Regional Population Growth, 2000-2020

Jurisdiction	2000	2010	2020	% Change '00 to '10	% Change '10 to '20	% Change '00 to '20
Gatesville	280	321	267	14.6%	-16.8%	-4.6%
Gates County	10,516	12,197	10,478	15.9%	-14.09%	-0.36%
North Carolina	8,049,313	9,535,483	10,439,388	18.5%	9.5%	29.7%

Source: 2000, 2010, and 2020 US Census.

Seasonal Population

There is not a significant amount of seasonal population located in the Town of Gatesville. According to the US Census Bureau, Gatesville's 5 seasonal housing units in 2020 housed 12 people. This seasonal population represented 33.3% of Gates County's 36 seasonal residents. This is a positive trend for Gatesville as it has shown improvement from having 0 seasonal residents in 2010 and is showing growth where Gates County is showing a significant decrease.

Table 2. Seasonal Population, 2000-2020

Jurisdiction	2000	2010	2020	2000-2010 Change		2010-2020 Change	
				Number	Percent	Number	Percent
Gatesville	7	0	12	-7	-100%	12	1200%
Gates County	190	209	36	19	10%	-173	-82.7%
North Carolina	342,569	463,438	535,310	120,869	35.2%	71,872	15.5%

Source: 2000 US Census, 2010 & 2020 American Community Survey 5-Year Estimates.

Population Forecast

Forecasting future populations for municipalities can be difficult. Local population growth is largely dependent on regional economic conditions. Further changes in state legislation can impact the ability of a community to expand. In 2013, North Carolina General Statute Articles established new annexation criteria, including proximity requirements and elimination of involuntary petitions. Therefore, restraining boundary growth opportunities for North Carolina cities, including Gatesville.

North Carolina State Office of Budget and Management (NCSOBM) provides an annual population projection for the state of North Carolina and its 100 counties. The projections utilized in this report have been modified to incorporate pre-pandemic trends in fertility, mortality, and migration.

The NCSOBM projections indicate that Gates County's population will experience a gradual decrease of 477 residents between 2020 and 2050. Gatesville is also projected to experience a similar level of decrease.

Table 3. Permanent & Seasonal Population Projections, 2020-2050

Year	Gatesville		Gates County		North Carolina	
	Permanent	Seasonal	Permanent	Seasonal	Permanent	Seasonal
2020 (Census)	267	12	10,476	36	10,439,388	535,310
2025 (Projected)	254 ¹	11 ²	10,153	35 ³	11,038,826	551,941 ⁴
2030 (Projected)	251 ¹	11 ²	10,047	34 ³	11,526,716	576,335 ⁴
2035 (Projected)	250 ¹	11 ²	10,012	34 ³	12,221,349	611,067 ⁴
2040 (Projected)	250 ¹	11 ²	10,003	34 ³	12,817,720	640,886 ⁴
2045 (Projected)	250 ¹	11 ²	10,000	34 ³	13,414,872	670,744 ⁴
2050 (Projected)	250 ¹	11 ²	9,999	34 ³	14,012,819	700,641 ⁴

¹Projections based on current demographics, indicating the Town of Gatesville encompasses 2.5% of the county population.

²Projections based on current demographics, indicating the Town of Gatesville's seasonal population encompasses 4.4% of the town's total population.

³Projections based on current demographics, indicating Gates County's seasonal population encompasses 0.34% of the county's total population.

⁴Projections based on current demographics, indicating North Carolina's seasonal population encompasses 5.0% of the state's total population.

Source: North Carolina Office of State Budget and Management (NCSOBM), 2020 US Census DEC Demographic Profile

Population by Race

According to 2020 Census data, approximately 86.5% of the Town's residents are White, 10.5% are Black or African American, 0.74% are listed in the Census data as "some other race," and 2.25% of the population are listed as being of two or more races. The White population decreased 8.3% from 2010 to 2020, while the percentage of the population identified as being of Two or More Races increased 100% from 3 persons to 6 persons. Table 4 provides the racial composition for Gatesville from 2000 to 2020.

Table 4. Racial Composition 2000 to 2020

Race	2000	2010	2020	% Change '00 to '10	% Change '10 to '20	% Change '00 to '20
White	245	252	231	2.9%	-8.3%	-5.7%
Black or African American	31	66	28	112.9%	-57.5%	-9.6%
Other	1	0	2	-100.0%	200.0%	100.0%
Two or More Races	3	3	6	0.0%	100.0%	100.0%
Total Population	280	321	267	14.6%	-16.8%	-4.6%

Source: 2000, 2010 & 2020 US Census.

Gender Composition

From 2000 to 2010, Gatesville experienced an increase in both female and male population male population. However, there has been a significant decrease in population from 2010 to 2020 placing Gatesville's population numbers below the number they were at in 2000 (a decrease from 280 to 267). The female population has experienced the largest decrease over this time period equating to 9.7% female population lost.

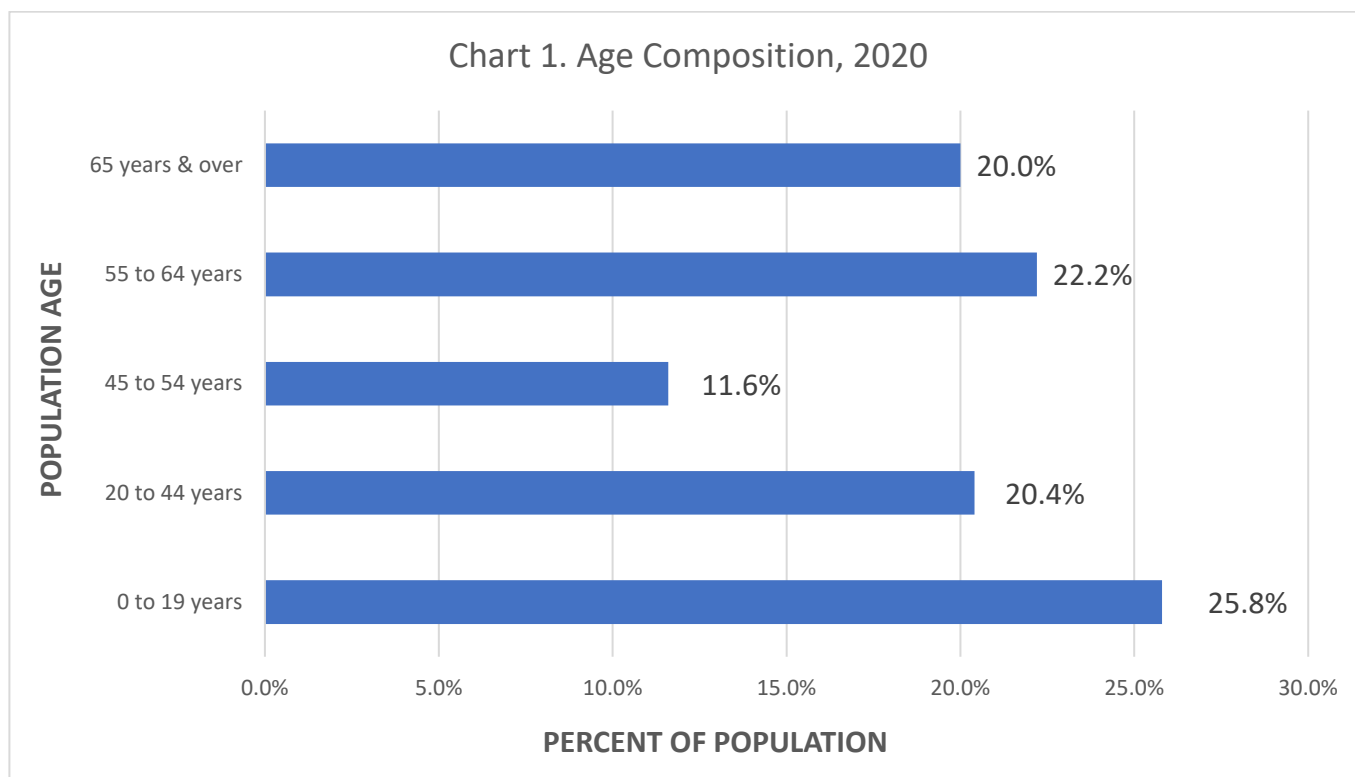
Table 5. Gender Composition 2000 to 2020

Gender	2000	2010	2020	% Change '00 to '10	% Change '10 to '20	% Change '00 to '20
Male	126	156	128	23.8%	-17.9%	1.5%
Female	154	165	139	7.1%	-15.7%	-9.7%
Total Population	280	321	267	14.6%	-16.8%	-4.6%

Source: 2000, 2010 & 2020 US Census.

Age Composition

The table below provides a description of the population by age group. The largest age group in Gatesville in 2020 was the 0 to 19 years age group which was a little over a quarter of the total population at 25.8%. There is also a significant portion of the population within the 20- to 44-year-old age group (20.4%). Future efforts should be made to provide services that allow these citizens to enjoy Gatesville and grow and thrive in the community. With the 55- to 64-year-old age group occupying 22.2% of the population and the 65-year-old and over age group comprising 20.0% of the population, efforts should also be made to provide future services that allow for the population to age in place.



Educational Attainment

In 2021, almost 88% of Gatesville's population age 25 years or older had attained a high school diploma or higher degree compared to almost 90% of Gates County and 89% of North Carolina. While most employment opportunities will require at least a high school diploma, higher paying positions will require additional training and education at colleges or universities. Higher education opportunities are available at either Roanoke-Chowan Community College, College of the Albemarle, Elizabeth City State University, or East Carolina University.

Table 6. Educational Attainment 2021 (Population 25 years and over)

Education	Gatesville	Gates County	North Carolina
Less than 9 th grade	5	283	292,419
9 th to 12 th grade, no diploma	15	539	484,267
High school graduate (includes equivalency)	48	3,173	1,787,594
Some college, no degree	48	2,068	1,474,628
Associate degree	22	809	706,805
Bachelor's degree	28	507	1,481,848
Graduate or professional degree	11	340	857,315
Total Population 25 Years & Over	177	7,719	7,084,876

Source: US Census Bureau, 2021 ACS 5-Year Estimates.

Housing

Housing Unit Trends by Type

According to the 2020 American Community Survey, 82.1% of Gatesville's 174 total units were single-family houses. Gates County and North Carolina had lower single-family shares of 66.6% and 69.5%, respectively. Gatesville falls in between Gates County and North Carolina with 17.2% of the housing type being manufactured homes which is less than Gates County (35.7%) but exceeds the total for the state of 12.4%.

Table 7. Housing Units by Type, 2020

	Gatesville		Gates County		North Carolina	
Housing Type	Number	% of Total	Number	% of Total	Number	% of Total
Single-Family Residential	143	82.1%	3,496	66.6%	3,260,996	69.5%
Multi-Family Residential	1	0.5%	55	1%	842,064	17.9%
Manufactured Homes	30	17.2%	1,877	35.7%	581,328	12.4%
Boat, RV, Van, etc.	0	0%	0	0%	2,734	0.05%
Total Units	174	100%	5,428	100%	4,687,122	100%

Source: US Census Bureau, 2020 American Community Survey 5-Year Estimates Data Profiles.

Housing Occupancy

In 2020, Gatesville had 174 housing units, which represented 3.2% of the 5,428 units in Gates County. Gatesville also has a significantly lower occupancy rate than Gates County with only 108 of the 174 housing units (62.1%) being occupied in comparison to 4,690 of 5,428 units (86.4%) being occupied in the County.



Seasonal housing units are units used or intended for occupancy only during certain seasons of the year. Of the 66 vacant housing units in Gatesville in 2020, 5 were considered seasonal.

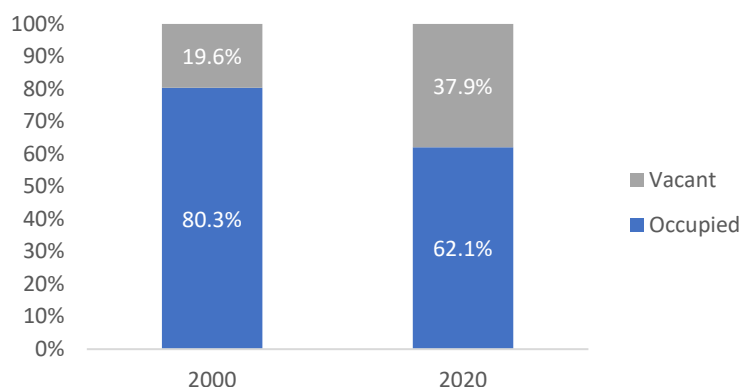
Table 8. Housing Units by Occupancy Status 2020

	Gatesville		Gates County		North Carolina	
Occupancy Status	Total	%	Total	%	Total	%
Occupied Housing Units	108	62.1%	4,690	86.4%	4,031,592	86.0%
Owner-Occupied	79	45.4%	3,631	66.8%	2,649,849	56.5%
Renter-Occupied	29	16.6%	1,059	19.5%	1,381,743	29.5%
Vacant	66	37.9%	738	13.5%	655,530	14.0%
For Rent	0	0.0%	18	2.4%	102,026	15.5%
For Sale Only	11	16.6%	109	14.7%	39,970	6.0%
Rented or Sold, Not Occupied	0	0.0%	134	18.4%	41,952	6.3%
For Seasonal, Recreational, or Occasional Use	5	7.5%	15	18.1%	208,292	31.7%
For Migrant Workers	0	0.0%	0	0.0%	1,398	0.2%
Other	50	75.7%	462	62.6%	257,614	39.2%
Total	174	100.0%	5,428	100.0%	4,687,122	100.0%

Source: US Census Bureau, 2020 American Community Survey 5-Year Estimates.

The 2020 American Community Survey shows there are approximately 42 more housing units than in 2000. The survey also indicates the steady increase in vacant housing units that has occurred since 2000 with 40 more vacancies in 2020 than in 2000. While there has been a minimal increase in housing, the increasing vacancies have been the predominant trend observed in the Gatesville housing market since 2000 based off the US Census Bureau Data.

Chart 2. Occupancy Status, 2000-2020

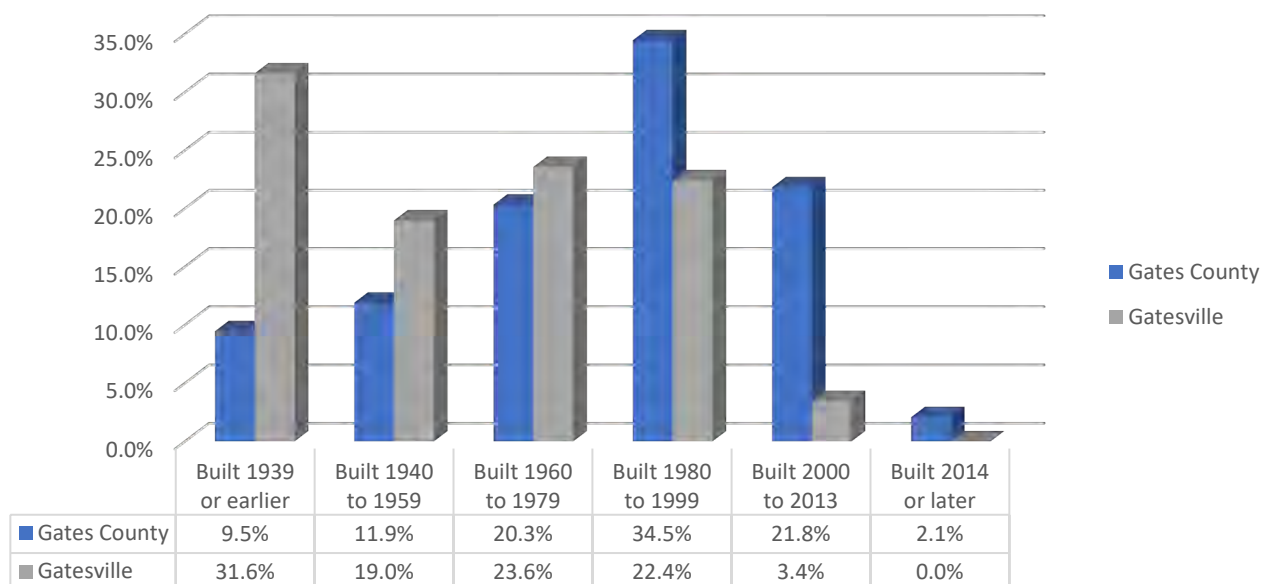


Housing Age

The Town of Gatesville has an aging housing stock. According to 2020 American Community Survey data, 96.6% of the houses in Gatesville were built prior to 2000, as opposed to Gates County which had approximately 76.1% of its housing stock built prior to 2000. Approximately 31% of Gatesville's houses were built in 1939 or earlier.



Chart 3. Year Structure Built, 2020



Housing Value

According to the 2020 American Community Survey 5-Year Estimates, the median home value in Gatesville is \$145,800. For comparison, the median home value for Gates County is \$142,400 and \$182,100 for North Carolina. The majority of owner-occupied homes fall within the \$100,000-\$199,999 range for Gatesville.

Table 9. Owner-Occupied Housing Units Value, 2020

Value	Gatesville		Gates County		North Carolina	
	Total	% of Total	Total	% of Total	Total	% of Total
Less than \$50,000	0	0%	516	14.2%	198,779	7.5%
\$50,000-\$99,999	17	21.5%	607	16.7%	376,424	14.2%
\$100,000-\$199,999	45	54.1%	1,624	57%	879,777	33.2%
\$200,000-\$299,999	12	18.1%	647	15.2%	543,549	20.5%
\$300,000-\$499,999	5	9.7%	171	6.3%	446,134	16.8%
\$500,000-\$999,999	0	0%	33	0.9%	171,898	7.6%
\$1,000,000 or more	0	0%	33	0.9%	33,288	1.3%
Total Owner-Occupied Units	79	100%	3,631	100%	2,649,849	100%

Source: US Census Bureau. 2020 American Community Survey 5-Year Estimates Detailed Tables Value

Housing Affordability

The United States Department of Housing and Urban Development (HUD) defines affordable housing as housing in which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities. Households that exceed this threshold are considered by HUD to be cost burdened and may not be able to meet other basic living costs, including food, clothing, healthcare, and transportation. With 22% of owner-occupied housing spending more than 30% of their income on housing costs, the Town of Gatesville has a lower percentage of owners that are experiencing a cost burden than Gates County (39.9%).

Table 10. Percent of Household Income Spent on Housing 2020

Income	Gatesville		Gates County		North Carolina	
	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied	Renter-Occupied	Owner-Occupied
Less than 30%	100%	78%	53.4%	60.1%	53.2%	75.7%
More than 30%	0%	22%	46.6%	39.9%	46.8%	24.3%

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

Units in Structure

Most of the housing structures in Gatesville are single-family homes (82.1%). Multi-family units make up 0.5% of the structures in town, while manufactured homes account for 17.2% of structures. Table 11 provides a summary of the number of units in structure for Gatesville, Gates County, and North Carolina.

Table 11. Units in Structure (Owner & Renter Occupied)

Units in Structure	Gatesville		Gates County		North Carolina	
	Total	%	Total	%	Total	%
1 unit, detached	143	82.2%	3,496	64.4%	3,061,131	65.3%
1 unit, attached	0	0.0%	0	0.26%	199,865	4.3%
2 units	1	0.6%	42	0.8%	95,150	2.0%
3 or 4 units	0	0.0%	0	0.0%	124,765	2.7%
5 to 9 units	0	0.0%	13	0.2%	198,142	4.2%
10 to 19 units	0	0.0%	0	0.0%	196,748	4.2%
20 or more units	0	0.0%	0	0.0%	227,259	4.8%
Manufactured homes	30	17.2%	1,877	34.6%	581,328	12.4%



Units in Structure	Gatesville		Gates County		North Carolina	
	Total	%	Total	%	Total	%
Boat, RV, van, etc.	0	0.0%	0	0.0%	2,734	0.1%
Total	174	100.0%	5,428	100.0%	4,687,122	100.0%

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

Economic Factors

Income and Poverty

The 2021 American Community Survey 5-Year Estimates reported that the median household income in Gatesville was \$70,714, which is 16.8% higher than the North Carolina average of \$60,516. The majority of households in Gatesville earn between \$50,000-\$74,999 annually.

The 2021 American Community Survey 5-Year Estimates reported that 0.8% of Gatesville's population lives below the poverty line which is significantly lower than the North Carolina reported percentage of 13.7%. There is not a strong reliance within the community on federal and state services to meet basic living needs.

Table 12. Household by Income, 2021

Income	Gatesville	Gates County	North Carolina
Less than \$25,000	2.2%	22.9%	19.3%
\$25,000-\$49,999	28.9%	26.5%	22.6%
\$50,000-\$74,999	30%	17.4%	17.6%
\$75,000-\$99,999	23.3%	14.7%	12.7%
\$100,000-\$149,999	8.9%	12.9%	14.8%
\$150,000-\$199,999	6.7%	3.8%	6.1%
\$200,000 or more	0%	1.9%	6.9%
Total	100%	100%	100%

Source: American Community Survey 5-Year Estimates

Labor Force Characteristics

The civilian labor force is described by the US Census as nonmilitary persons 16 years or older who are either workers or actively employed. Table 13 shows that 62.4% of Gatesville's eligible persons participated in the town workforce in 2020, which was slightly higher than Gates County's 57.3% and the statewide average of 61.2%.

The local, county, and state labor force was impacted by pandemic related closures in 2020. However, the town's workforce average only slightly declined from 63.2% participation in 2000 to 62.4% in 2020.

**Table 13. Civilian Labor Force 2020**

	Gatesville		Gates County		North Carolina	
Labor Force	Total	%	Total	%	Total	%
Persons 16 years +	202	100.0%	9,416	100.0%	8,352,255	100.0%
Civilian Labor Force	126	62.4%	5,399	57.3%	5,112,231	61.2%
• Employed	119	58.9%	4,881	51.8%	4,833,887	57.9%
• Unemployed	7	3.5%	518	5.5%	278,344	3.3%
Not in Labor Force	76	37.06%	4,008	42.6%	3,141,955	37.6%

Source: US Census Bureau, 2020 ACS 5-Year Estimates.

Employment by Industry

Most of Gatesville's working employees participate in either the Construction or Education, Health Care, Social Assistance categories with Manufacturing and Public Administration being the next highest reported category. Diversifying the employment base will make the town less dependent on certain types of employment and will mitigate the impact that an economic downturn in one industry could have on the local economy. The evolving economy and new work methods that have emerged since the pandemic should aid in this diversification and allow for new types of work to take place. Work should also not be so dependent on location due to the widespread ability to work from home for certain types of professions.

Table 14. Percent of Workers by Industry in 2020

Industrial Sector	Gatesville	Gates County	North Carolina
Agriculture, forestry, fishing and hunting, mining	2.5%	2.0%	1.2%
Construction	28.6%	11.5%	7.0%
Manufacturing	10.1%	15.8%	12.1%
Wholesale trade	0.0%	3.9%	2.5%
Retail trade	4.2%	9.0%	11.6%
Transportation and warehousing, and utilities	4.2%	5.8%	4.8%
Information	1.7%	1.9%	1.7%
Finance and insurance, and real estate and rental and leasing	7.6%	5.6%	6.7%
Professional, scientific, and management, and administrative and waste management services	3.4%	4.9%	11.2%
Educational services, and health care and social assistance	22.4%	24.4%	22.8%
Arts, entertainment, and recreation, and accommodation and food services	0.0%	4.7%	9.3%
Other services, except public administration	5.9%	4.0%	5.0%
Public Administration	9.2%	6.7%	4.1%

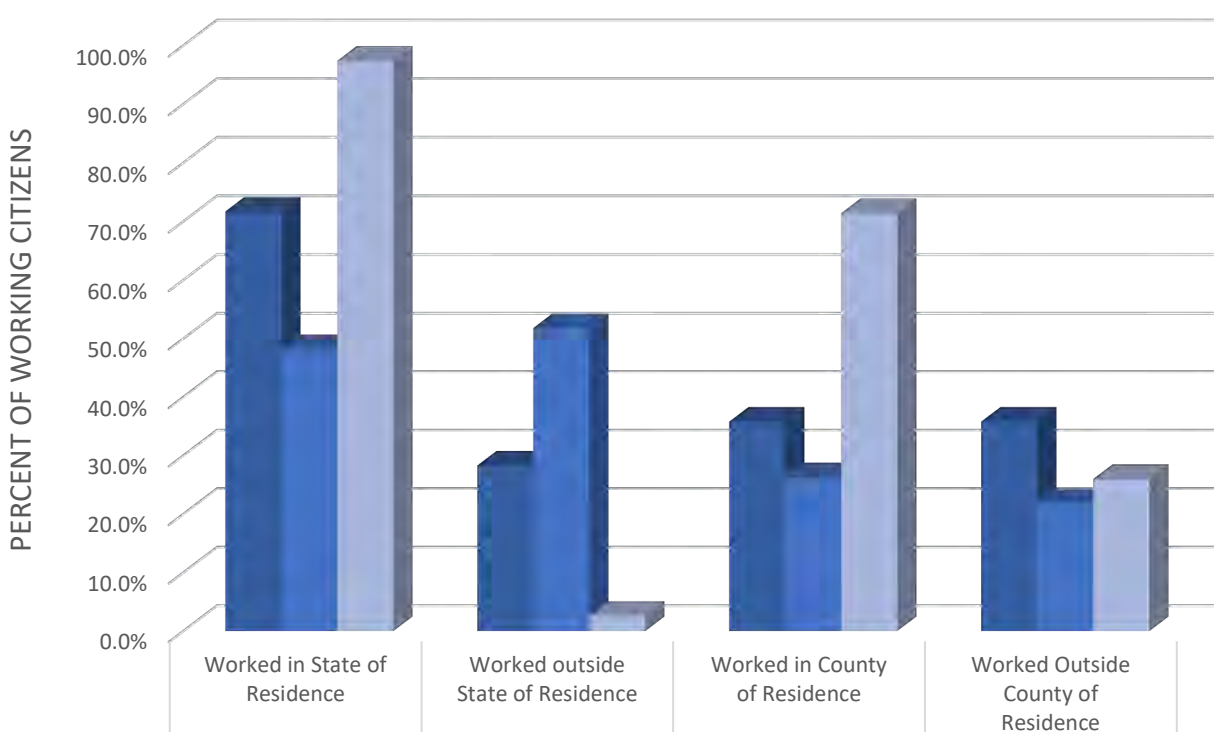
Source: US Census Bureau, 2020 ACS 5-Year Estimates.



Commuting Patterns

The 2020 ACS Estimates report that 35.8% of Gatesville workers worked within Gates County, only a slightly higher percentage than the 28.3% that worked outside of North Carolina. In comparison, Gates County reports 51.8% of workers worked outside of North Carolina. Due to the geographic location of Gatesville and Gates County, a portion of the residents makes the commute to the tidewater region of Virginia for employment. As the tidewater region of Virginia grows, the number of workers who make this commute may increase.

Chart 4. Commuting Patterns, 2020





Economic Conditions

Each of the North Carolina counties are assigned a tiered rank by the North Carolina Department of Commerce based on economic well-being. The tier system is incorporated into various state programs to encourage economic activity in less prosperous areas across the state. The evaluation criteria for the tier designation includes average unemployment rate, median household income, percentage growth in population, and adjusted property tax base per capita. The forty most distressed counties are designated as Tier 1, the next 40 as Tier 2, and the 20 least distressed as Tier 3.

2023 tier designations



source: North Carolina Department of Commerce

Gates County has been consistently rated as a Tier 2 county under the system. While conditions within individual municipalities in a county sometimes vary, the 2020 ACS estimate data on income and poverty indicate the economic climate in Gatesville is overall consistent with that of a Tier 2 county.

However, the unemployment rate in Gatesville has experienced very minimal change from 2000 to 2020 and the median average income in Gatesville is significantly higher than the average for Gates County as a whole.

CHAPTER 3: ENVIRONMENTAL RESOURCES

Natural Systems

Climate

Climate is the description of the long-term pattern of weather in a place. The climate in Gatesville is generally a mild and enjoyable climate with brief periods of extreme heat in the summer months and periods of extreme cold weather in the winter months. When observing climate data for Gatesville, data from the National Oceanic and Atmospheric Administration (NOAA) was used to determine the existing climate within the town. The North Carolina State Climate Office (NCSCO) located at NC State University has arranged NC into 8 separate divisions to better determine climate by region in North Carolina. NCSCO utilizes NOAA data for their climate records. The Town of Gatesville falls within the Northern Coastal Plain Division. When observing the average temperature for the month of July in this region over a time span of 20 years from 2003-2023, the average temperature was 79.5 degrees. When observing the average temperature for the month of January in this region over a time span of 20 years from 2003-2023, the average temperature was 41.4 degrees.



Precipitation is either rain, sleet, snow, or hail that falls to the ground. For precipitation to be counted, there must be at least 0.01 inches on the ground to measure. When observing the yearly precipitation rate for the Northern Coastal Plain Division over a period from 2002 to 2022 (due to 2023 data not yet being complete), there was an average of 50.78 inches per year. The National Weather Service, a division of NOAA, provided data specific to snowfall for Murfreesboro, NC, which is located within the Northern Coastal Plain Division. Gatesville is located roughly 23 miles east of Murfreesboro. When observing the yearly average snowfall for Murfreesboro over a time span of 20 years from 2003-2023, the yearly average snowfall was 3.1 inches, this average does include 13 inches which occurred in 2004-2005, which inflates this dataset. For 15 of the years between 2003-2023, there was no accumulation of snow.

Topography/Geology

The Town of Gatesville is located in Gates County, which lies in the northern half of the coastal plain region of North Carolina. Gatesville is approximately 23 feet above sea level based on United States Geological Survey data. The topography of Gatesville and the surrounding area is mainly flat agricultural and forestry land with low lying wetland areas around Bennett's Creek and the Chowan River. Bennett's Creek drains into the Chowan River, which eventually feeds into the Albemarle Sound.

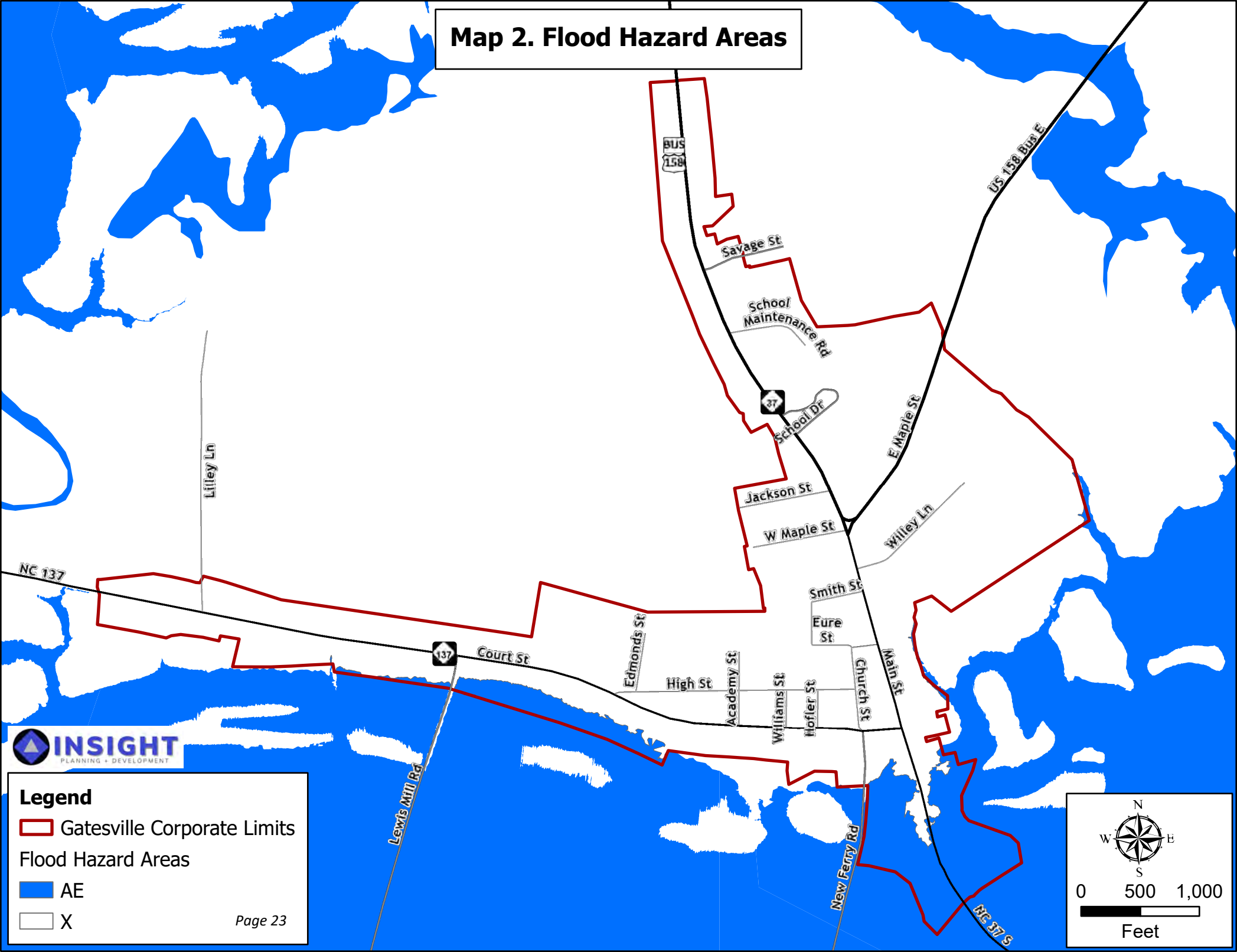
Flood Zones

According to effective flood maps, approximately 9.52% of the Town of Gatesville is inundated by a Special Flood Hazard Area (SFHA). A SFHA is an area that will be inundated by a flood event having a 1% chance of being equaled or exceeded in any given year. The only regulated flood zone within the municipal limits of Gatesville is the AE Flood Zone, or the areas subject to the 1% annual chance flood event, commonly known as the 100-year floodplain or the base flood. Although, throughout time, this term has misled many people. The 100-year floodplain does not mean that you will only experience a flood event every 100-years. This means that the chances of the 100-year flood occurring have a 1% chance of occurrence every year, a better way to think of this is over the lifespan of a 30-year mortgage, there is a 26% chance that properties within this flood zone will be affected by a flood. The remaining area within the municipal limits of Gatesville is Zone X, the area determined to be outside the 500-year flood. See Map 2.

Special Flood Hazard Areas are indicated on Flood Insurance Rate Maps (FIRMs), which are considered the most reliable and consistent source for delineating SFHAs and are the source used to determine whether the purchase of flood insurance is mandatory for developed properties with a mortgage. The Town of Gatesville's SFHA falls within lands that are adjacent to Bennett's Creek; however, Bennett's Creek is not the sole flood source for the town as it experiences flood events due to the Chowan River as well. Digital FEMA Flood Insurance Rate Maps may be reviewed at www.fris.nc.gov. The North Carolina Flood Risk Information System (NCFRIS) is an excellent resource for current and future land management.

Due to its geographic location, the threat of a flood event will always be a reality and something that the Town of Gatesville will need to be aware of. The Sea, Lake, and Overland Surges from Hurricanes (SLOSH) model is a computerized numerical model developed and utilized by the National Weather Service to estimate storm surges resulting from historical, hypothetical, and predicted hurricanes. Storm surge is not just an issue that communities located along the coastline experience as the effects of storm surge can be felt several miles inland depending upon the characteristics of the storm. The model takes into account atmospheric pressure, size, forward speed, and track data. Due to Gatesville's relatively low elevation above sea level and proximity to Bennett's Creek, it is susceptible to experiencing significant impact from storm surge. Depending upon the category of the storm and other existing factors, Gatesville could experience surge and inundation at depths up to 9 feet or more above ground.

Map 2. Flood Hazard Areas



Legend

- Gatesville Corporate Limits
- Flood Hazard Areas AE
- X

Page 23

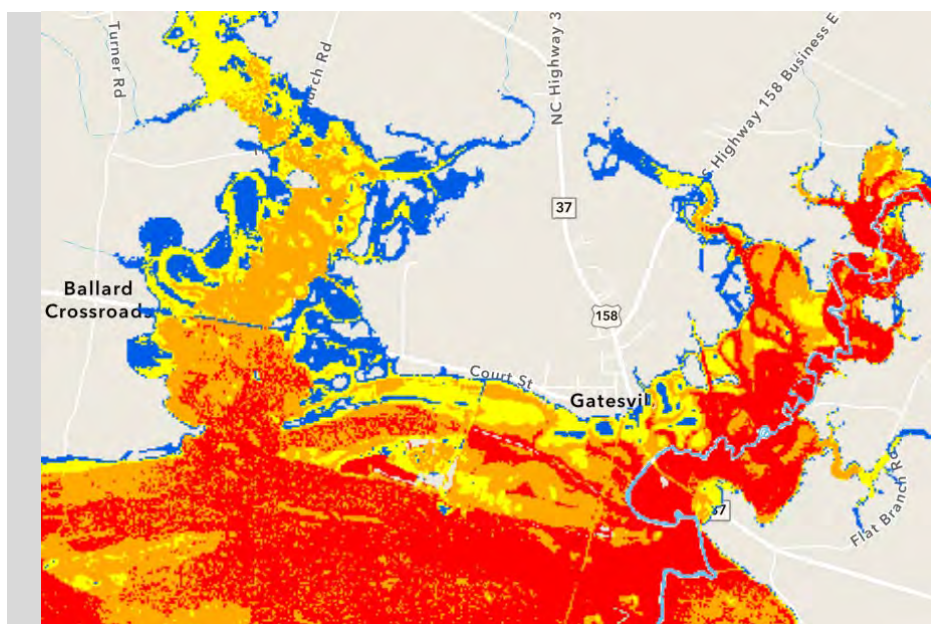
N
W
E
S

0

500

1,000

Feet



Potential storm surge impacts to the Town of Gatesville from a **Category 5** hurricane. *Image Source: National Hurricane Center Storm Surge Risk Maps.*

Hazard Mitigation and Preparation

Gatesville falls under the jurisdiction of the Albemarle Regional Hazard Mitigation Plan. This plan involves the participation of Camden, Chowan, Gates, Hertford, Pasquotank, and Perquimans County and their municipalities. The plan identifies existing land use patterns in relation to the existing built environment, including what measures should be taken to reduce the risk of life and property throughout the region because of natural hazard activity. Development and update of this plan is a requirement imposed by both the Federal (Disaster Mitigation Act of 2000) and State (NC Senate Bill 300) governments. The Albemarle Regional Hazard Mitigation Plan was approved by FEMA on June 17, 2020, and adopted by the Town of Gatesville on May 6, 2020. The Albemarle Regional Hazard Mitigation Plan has an expiration date of June 16, 2025.

The full regional Hazard Mitigation Plan is available for review on the Emergency Management page of the Gates County website at <https://gatescountync.gov/>. Additionally, the mitigation strategies developed by Gates County and Gatesville through this process can be found in Appendix C.

Soils

According to the Natural Resources Conservation Service Web Soil Survey, there are 13 soil series located within Gatesville's planning jurisdiction and areas directly adjacent to it. The locations of these soil series are delineated on Map 3. Table 15 provides a summary of soil characteristics including a delineation of prime farmland soils and hydric soils. The majority of soils that exist within Gatesville do not drain well and are not desirable for supporting septic systems, which results in an increased amount of stormwater runoff and the effect of ponding within Gatesville.

Map 3. Soils

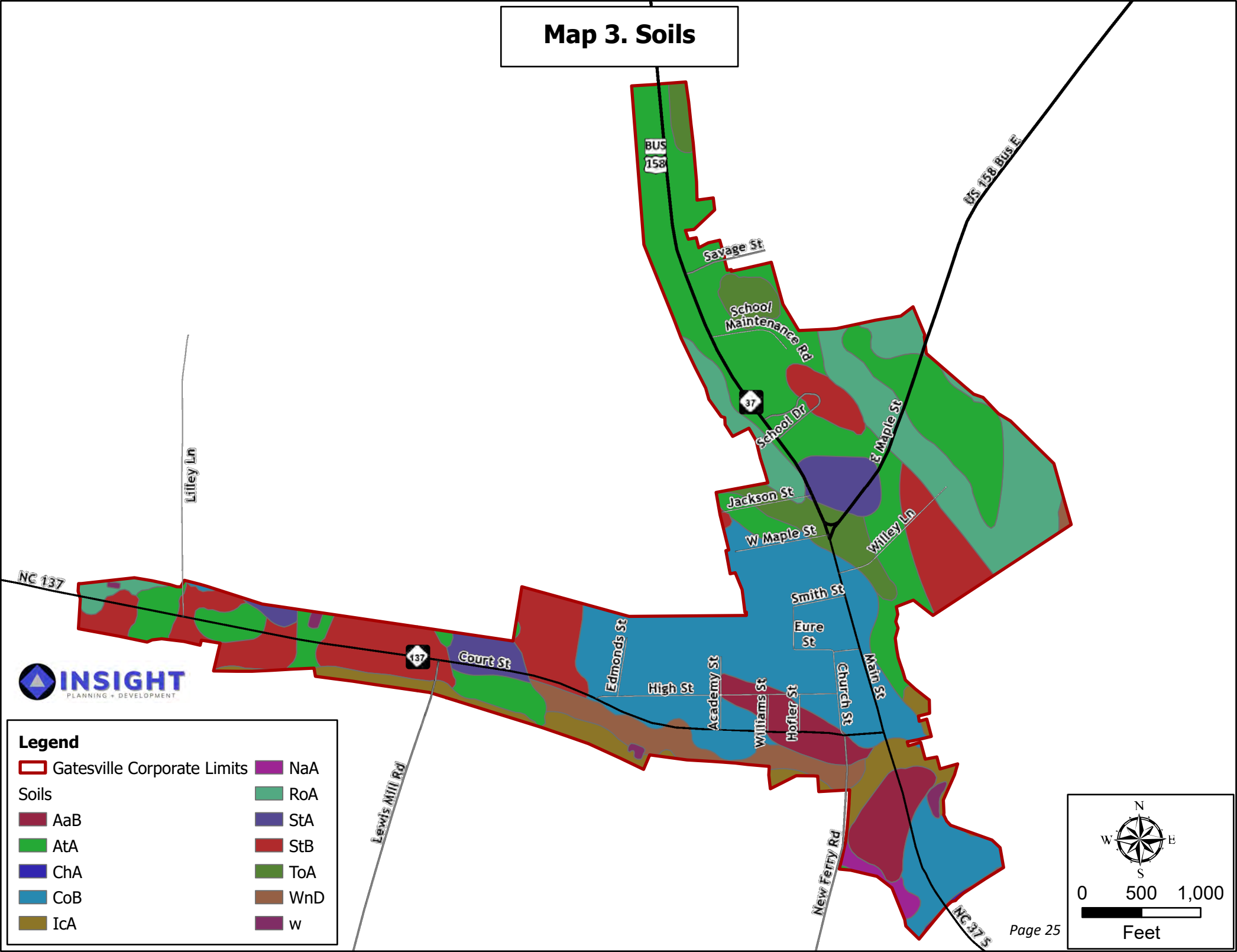


Table 15. Soils

Map Symbol	Soil Series	Slope	Dwelling w/o Basements	Streets and Roads	Septic Tanks	Prime Farmland	Hydric Soils
AaB	Alaga Sand	0-5%	Not limited	Not limited	Very limited	No	No
AtA	Altavista fine Sandy Loam	0-3%	Somewhat limited	Somewhat limited	Very limited	Yes	No
ChA	Chowan Loam	0-2%	Very limited	Very limited	Very limited	Yes, if protected from flooding or not frequently flooded	Yes
CoB	Conetoe fine Sand	0-5%	Not limited	Not limited	Very limited	Yes, statewide importance	No
IcA	Icaria fine Sandy Loam	0-2%	Very limited	Very limited	Very limited	Yes, prime if drained	Yes
NaA	Nawney Loam	0-2%	Very limited	Very limited	Very limited	No	Yes
PaA	Pactolus Sand	0-3%	Somewhat limited	Somewhat limited	Very limited	No	No
RoA	Roanoke Loam	0-2%	Very limited	Somewhat limited	Very limited	Yes, statewide importance	Yes
StA	State fine Sandy Loam	0-2%	Not limited	Not limited	Very limited	Yes	No
StB	State fine Sandy Loam	2-6%	Not limited	Not limited	Very limited	Yes	No
ToA	Tomotley fine Sandy Loam	0-2%	Very limited	Very limited	Very limited	Yes, prime if drained	Yes
W	Water		Not rated	Not rated	Not rated	No	No
WnD	Winton fine Sandy Loam	8-15%	Somewhat limited	Somewhat limited	Very limited	Yes, statewide importance	No

Source: Natural Resources Conservation Service.



Surface Waters

Every stream mile of water in North Carolina is evaluated and rated by the NC Division of Water Resources. The classifications are based upon existing or contemplated best usage of the various streams and segments of streams within a basin, as determined through studies, evaluations, and comments received at public hearings. The state water classification system is summarized in Table 16.

**Table 16. NC Division of Water Resources
Water Body Classifications**

PRIMARY FRESHWATER AND SALTWATER CLASSIFICATIONS*	
Class	Best Uses
C and SC	Aquatic life propagation/protection and secondary recreation
B and SB	Primary recreation and Class C uses
SA	Waters classified for commercial shellfish harvesting
WS	<i>Water Supply Watershed.</i> There are five WS classes ranging from WS-I through WS-V. WS classifications are assigned to watersheds based on land use characteristics of the area. Each water supply classification has a set of management strategies to protect the surface water supply. WS-I provides the highest level of protection and WS-V provides the least protection. A Critical Area (CA) designation is also listed for watershed areas within a half-mile and draining to the water supply intake or reservoir where an intake is located.
SUPPLEMENTAL CLASSIFICATIONS	
Sw	<i>Swamp Waters:</i> Recognizes waters that will naturally be more acidic (have lower pH values) and have lower levels of dissolved oxygen.
Tr	<i>Trout Waters:</i> Provides protection to freshwaters for natural trout propagation and survival of stocked trout.
HQW	<i>High Quality Waters:</i> Waters possessing special qualities including excellent water quality, Native or Special Native Trout Waters, Critical habitat areas, or WS-I and WS-II water supplies
ORW	<i>Outstanding Resource Waters:</i> Unique and special surface waters that are unimpacted by pollution and have some outstanding resource values.
NSW	<i>Nutrient Sensitive Waters:</i> Areas with water quality problems associated with excessive plant growth resulting from nutrient enrichment.
*Primary classifications beginning with an "S" are assigned to salt waters. Source: NC Department of Environmental Quality.	

North Carolina Water Quality Basics

What Are Surface Water Classifications?

Surface Water Classifications are designations applied to surface water bodies, such as water streams, rivers, and lakes, which define the best uses to be protected within these waters (for example swimming, fishing, drinking water supply) and carry with them an associated set of water quality standards to protect those uses. Surface water classifications are one tool that state and federal agencies use to manage and protect all streams, rivers, lakes, and other surface waters in North Carolina. Classifications and their associated protection rules may be designed to protect water quality, fish and wildlife, the free-flowing nature of a stream or river, or other special characteristics.

How Do They Affect Me?

Before you buy property, plan a new development project, construct a new road or undertake other land use activities, you should check with local, state, and federal agencies about the assigned surface water classification for the waterbody on your property. Many of the newer classifications, especially those designed to protect drinking water supplies and certain high quality waters, have protection rules which regulate some land or disturbance and other human activities.

Why Do They Sometimes Overlay?

Many streams, rivers, and lakes may have several classifications applied to the same area. This is because surface waters are classified to protect different uses or special characteristics of the waterbody. For example, a stream or specific stream segment may be classified as Class WS-III Tr HWQ by the NC Division of Water Resources (DWR). This protects it as a drinking water supply (WS-III), as Trout Waters (Tr), and as High Quality Waters (HWQ). The stream segments upstream or downstream may have different classifications based on other water uses or stream characteristics.

Stream's Classification?

DWR classifies all surface waters. A waterbody's classification may change at the request of a local government or citizen. DWR reviews each request for a reclassification and assesses the waterbody to determine the appropriateness of the reclassification. DWR also conducts periodic waterbody assessments which may result in a recommendation to reclassify the waterbody. In order for a waterbody to be reclassified it must proceed through the rule-making process.



The closest significant bodies of water are the Chowan River and Bennett's Creek. The Chowan River is approximately 6 miles south of Gatesville. Bennett's Creek serves as the southern border of the municipal district of Gatesville. See Map 4.

Table 17. Waterbodies

Waterbody	Description	Classification
Bennett's Creek (from Merchants Millpond)	From source to Chowan River	C; NSW
Chowan River	From NC-VA state line to mouth defined by a line extending in a southerly direction from Reedy Point on the north shore of the Albemarle Sound to a point of land on the south side of the mouth of the Black Walnut Swamp	B; NSW

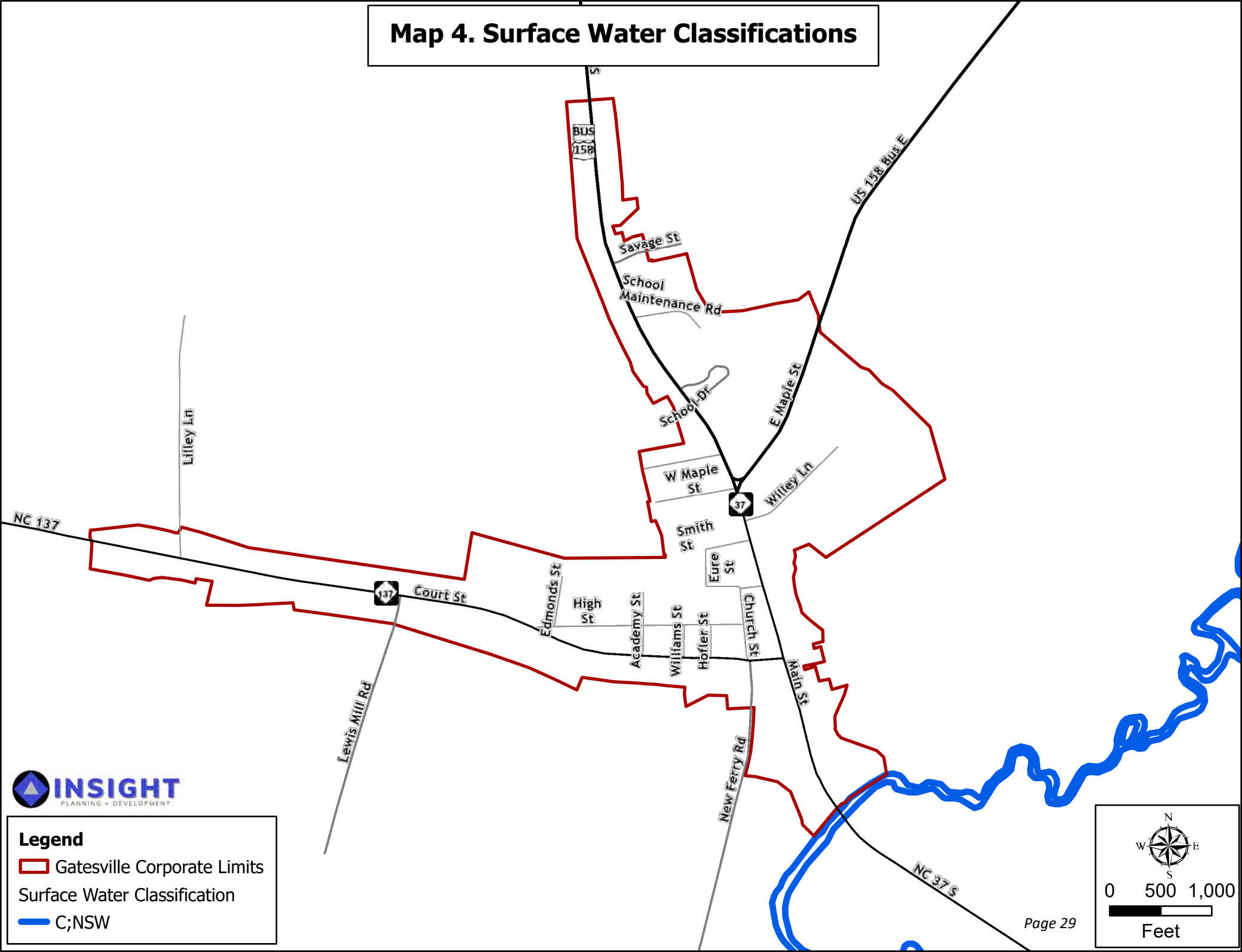
Impaired Streams

Under section 303(d) of the Clean Water Act, states, territories, and authorized tribes (included in the term State here) are required to submit lists of impaired waters. These are waters that are too polluted or otherwise degraded to meet water quality standards. The most recent Final 303(d) list is from 2022; the list indicated that the condition of Bennett's Creek is "Condition Unknown" due to insufficient information. Condition Unknown is defined as when a waterbody is identified for a specific use but not assessed for that use.

Wellhead Protection Plan

The Gates County Water System Wellhead Protection Plan was approved on September 12, 2023. This plan aids in reducing the susceptibility of wells to contaminants. The Safe Drinking Water Act Amendments of 1986 established requirements for states to develop Wellhead Protection Programs (WHPPs). A WHPP is a pollution prevention and management program used to protect underground sources of drinking water. These programs were intended by Congress to be a key part of a national groundwater protection strategy to prevent contamination of groundwaters that are used as public drinking water supplies. In North Carolina, development of a local Wellhead Protection Plan is not mandatory; however, it is viewed as a valuable supplement to existing state groundwater protection programs. North Carolina's WWHP is intended for city and county governments and water supply operators who wish to provide added protection to their local groundwater supplies.

Map 4. Surface Water Classifications



Chowan River Basin

The Town of Gatesville is also regulated by the Chowan River Basin Water Quality Plan which was approved in March of 2021. This plan provides data related to the quality and quantity of water within the basin. The Chowan Basin extends from Virginia southward to the waters of the Chowan River. The basin is comprised of diversity of valuable species.

Point & Non-Point Source Pollution

Point source pollution refers to pollutants that enter the surface waters directly through an instrument such as a pipe, ditch, or channel. Common sources of point source pollution are either stormwater or wastewater discharges that directly flow into the water body. Point source pollutants are regulated through the National Pollutant Discharge Elimination System Permitting Program. Gatesville Elementary School possesses a Minor NPDES permit, and Ashton Lewis Lumber Company also possesses a Minor NPDES permit. These are the two identified sources that pose the greatest risk of point source pollution to Bennett's Creek within the municipal limit of Gatesville.

Non-point source pollution is all other forms of water pollution that does not fit the criteria of being considered point source. This type of pollution is difficult to measure and to determine the exact extent of the pollution that is taking place. Potential contributors to the non-point source pollution within Gatesville can be attributed to runoff from agriculture, land clearing, and the pollutants introduced to Bennett's Creek from stormwater runoff. It is important to use stormwater BMP's as well as leave natural buffers around Bennett's Creek to reduce the negative impacts of non-point source pollution. Development should incorporate BMP's (Best Management Practices) in an effort to minimize the impact.

Bennett's Creek Watershed (HUC: 0301020305)

The watershed encompasses 107 square miles with the Town of Gatesville being a minor portion of its geographic boundary. The primary uses of land within the watershed include forest, wetlands, and agriculture. The monitoring stations within the watershed indicate that the biological quality of the watershed is meeting criteria. The Bennett's Creek (Merchants Millpond) monitoring site was removed in 2010 due to proximity to the Merchant's Millpond impoundment, which results in data that is not representative of the desired measurement criteria.

Environmentally Fragile Areas

15A NCAC 07B defines Environmentally Fragile Areas as being wetlands, natural heritage areas, areas containing endangered species, prime wildlife habitats, or maritime forests. The following subsections have been identified in the heading as to whether or not they are classified as an Environmentally Fragile Area. The Town of Gatesville recognizes the importance of preserving and protecting these areas and is committed to supporting preservation minded policy and regulating the intensity of development within these areas. These areas contribute value to the natural environment; by making concerted preservation efforts, the Town of Gatesville will contribute to the sustainability and enjoyment of life within its municipal jurisdiction. All types of environmentally fragile areas do not exist within Gatesville but may exist within the region and should still be considered. The Town should periodically evaluate the impact that decisions regarding land use are having upon the environment and what affect it is having upon the Town and region.



Areas of Environmental Concern

Two of the responsibilities of North Carolina's Coastal Resources Commission (CRC) are to establish policies for the Coastal Management Program and to adopt implementation rules for the Coastal Area Management Act (CAMA). The Commission designates areas of environmental concern (AECs), adopts rules and policies for coastal development within those environmentally fragile areas, and reviews and certifies local land-use plans as compliant with CAMA regulations. The Division of Coastal Management (DCM), which is contained within North Carolina's Department of Environmental Quality, implements the Coastal Resources Commission's rules for development permits in CAMA-compliant areas.

The foundation of the Coastal Resource Commission and Division of Coastal Management's coastal development permitting programs is the designation of Areas of Environmental Concern (AECs). According to the Division of Coastal Management's website, "AEC is an area of natural importance: It may be easily destroyed by erosion or flooding; or it may have environmental, social, economic or aesthetic values that make it valuable to our state." The Coastal Resource Commission designates areas as AECs to preserve their value for the good of current and future state residents. This categorization is designed to protect sensitive areas from irreversible damage to property, public health, or the environment caused by uncontrolled development. Development in almost all coastal waters and in nearly 3% of land in the 20 CAMA-compliant coastal counties is subject to review under the AEC definitions. There are four types of areas of environmental concern: estuarine and oceanic system, ocean hazard system, public water supply, and natural and cultural resources. Identified AECs in Gatesville are the areas that are directly adjacent to Bennett's Creek, including portions of the land within the flood zone as well as wetlands, known as Public Trust Areas. There are also non-AEC fragile areas which must be identified, and their impacts discussed.

Table 18. Areas of Environmental Concern

AEC and Subsections	Abbreviated Definition or Note	Presence in Gatesville
<i>Estuarine and Ocean System</i>		
Public Trust Areas	All waters of the Atlantic Ocean and the lands underneath. All navigable natural bodies and the lands underneath, to the normal high watermark, not including privately owned lakes where the public does not have access	Bennett's Creek, Chowan River (not in municipal limits)
Estuarine Waters	Oceans, sounds, tidal rivers and their tributaries, which stretch across coastal North Carolina and link to the other parts of the estuarine system: public trust areas, coastal wetlands, and coastal shorelines.*	Bennett's Creek, Chowan River (not in municipal limits)
Coastal Shorelines	All lands within 75 feet of the normal high-water level of estuarine waters. This definition also includes lands within 30 feet of the normal high-water level of public trust waters located inland of the dividing line between coastal fishing waters and inland fishing waters	None



AEC and Subsections	Abbreviated Definition or Note	Presence in Gatesville
<i>Natural and Cultural Resource Areas</i>		
Coastal Complex Natural Areas	Lands that support native plants and animal communities, providing habitats essentially unchanged by human activity.	Bennett's Creek (wetland areas), Chowan Swamp (not in municipal limits)
<p><i>*NOTE: For regulatory purposes, the inland, or upstream boundary of estuarine waters is the same line used to separate the jurisdictions of the Division of Marine Fisheries and the Wildlife Resources Commission. However, many of the fish and shellfish that spend parts of their lives in estuaries move between the "official" estuarine and inland waters.</i></p>		

Wetlands (Environmentally Fragile Area)

Wetlands are defined as being lands that are saturated or covered with shallow depths of water for portions of the year and may not be in a permanently wet condition. The majority of wetlands will occur in areas where underground water is expelled to the surface, or surface water and precipitation accumulates and remains for extended periods. Wetlands include a variety of naturally occurring systems such as marshes, swamps, bottomland hardwoods, pocosins, and wet flats. While certain classifications of wetlands may look and function differently, there are certain elements that are present in all wetland systems. These elements include characteristic wetland vegetation, hydric soils, and hydrologic features. Wetlands are home to multiple varieties of plant species with some of the most common being in the marsh grass and tree family. Plants that thrive in wetlands do so because of their ability to survive in extremely saturated soil limiting the plants' ability to receive oxygen during certain times of the growing season.

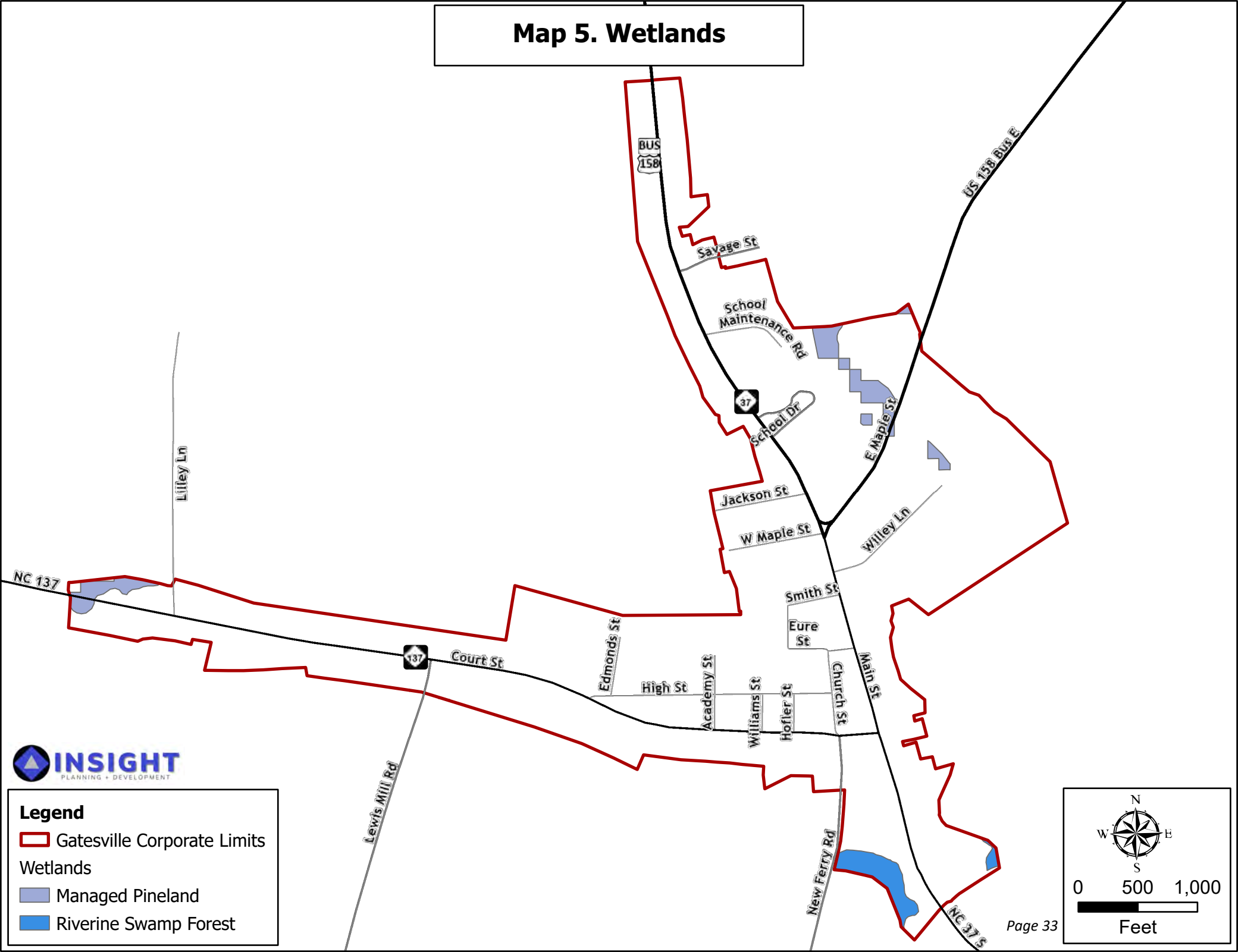
Different types of wetlands perform various natural functions which are important to not only Gatesville, but Gates County and the entire North Carolina coastal region. Wetlands serve as an extremely valuable habitat for wildlife, including certain endangered and protected species. Wetlands also serve a valuable role in water quality protection, flood protection, shoreline stabilization, and as a natural buffer between stormwater runoff and bodies of water. The importance of wetlands with regard to flood management cannot be understated, as flood events are projected to be more intense due to the increased potential for more severe storms, the conservation of wetlands is paramount. The specific locations of wetlands areas must be determined by an on-site analysis when land is proposed to be developed. Certain wetlands and Areas of Environmental Concern fall under the jurisdiction of both the US Army Core of Engineers and the Coastal Area Management Act.

Table 19. Wetlands

Type	Acres	% of Planning Jurisdiction
Managed Pineland	6.32	1.91%
Riverine Swamp Forest	3.89	1.18%
Total	10.21	100.00%

Source: National Wetlands Inventory.

Map 5. Wetlands



Natural Resource Fragile Areas (Environmentally Fragile Areas)

Natural resource fragile areas are generally recognized to be of educational, scientific, or cultural value because of the natural features of the particular site. Features in these areas serve to distinguish them from the vast majority of the landscape. These areas include complex natural areas, areas that sustain remnant species, pocosins, wooded swamps, prime wildlife habitats, or registered natural landmarks. The North Carolina Natural Heritage Program of the Division of Parks and Recreation works to identify and facilitate protection of the most ecologically significant natural areas remaining in the state. Natural areas may be identified because they provide important habitat for rare species or because they contain outstanding examples of the rich natural diversity of this state.

The significant protected lands and natural heritage areas of Gatesville are the Chowan Swamp and wetland areas of Bennett's Creek (see Map 6). While all the designated natural heritage area of the Chowan Swamp is not within the municipal boundary of Gatesville, its importance and function should not be unrecognized. Proper protection of such areas and regulatory practice is an issue that must always be addressed in future planning and land decisions.

Water Supply Watershed

As previously stated in this chapter, all surface waters in North Carolina are assigned a primary classification by the NC Division of Water Sources (DWR). There are no waters in Gatesville's jurisdiction or adjacent area designated by DWR as a water supply watershed (WS).

Slopes in Excess of 12%

Slopes in excess of 12% located within the Town of Gatesville planning jurisdiction include Winton fine sandy loam which has an 8 to 15% slope – it is identified as being valuable farmland and drains moderately well. This excess slope should have little to no impact on land use or development within Gatesville.

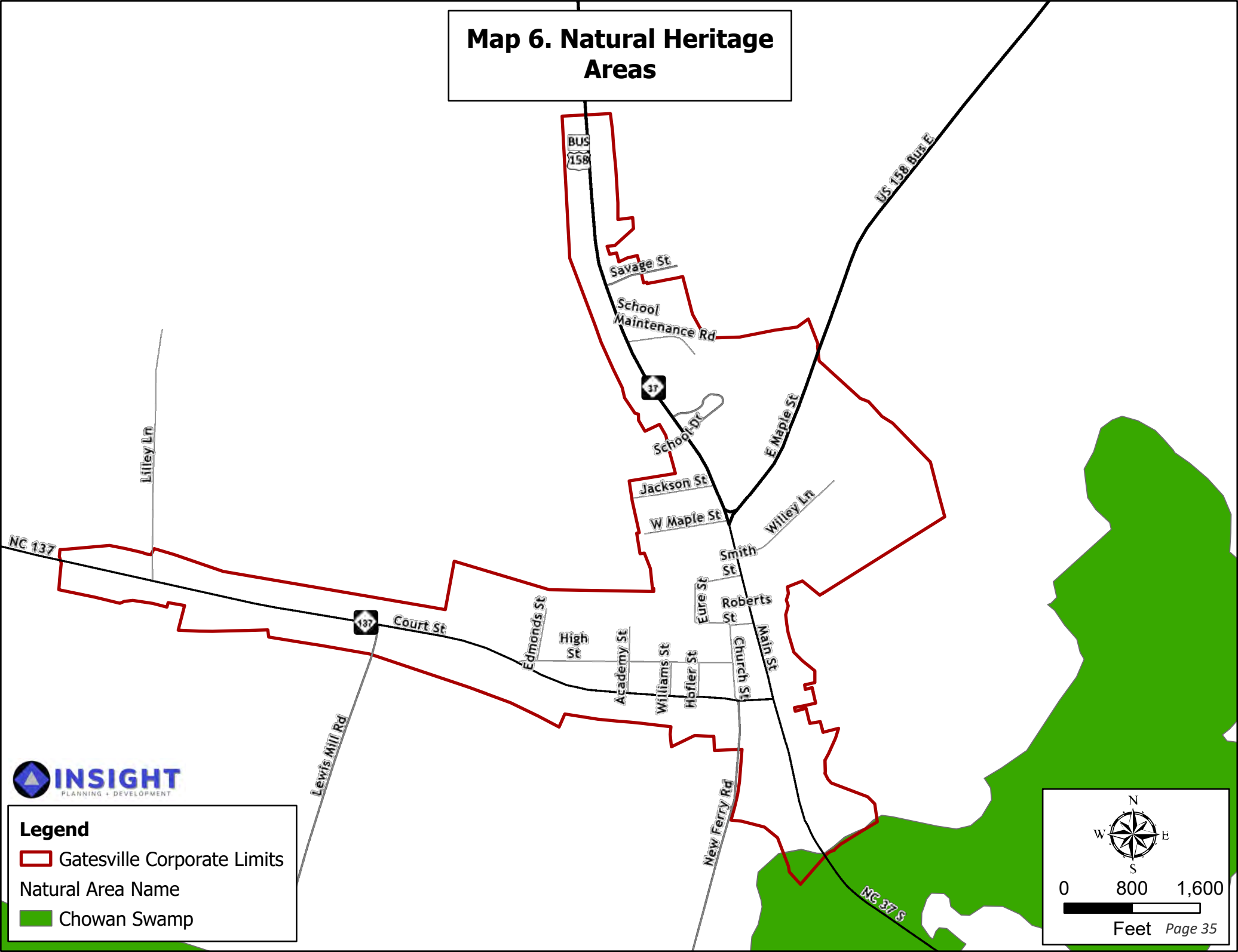
Shoreline Erosion

There has been no evidence of excessive erosion along the shoreline of Bennett's Creek. There are no structure or other areas within Gatesville that are threatened by shoreline erosion or its effects.

Erosion and Sedimentation

Erosion and sedimentation have long been recognized as water quality concerns. The North Carolina legislature passed laws to curb sedimentation in 1973; however, sedimentation remains the number one pollutant in NC waters. Structural devices can also help curb pollution issues caused by erosion and sedimentation. These structural devices, known as Best Management Practices (BMPs), can be constructed to treat runoff, thereby reducing the amount of pollutant that enters the waterways. These BMPs include wet ponds, storm water wetlands, infiltration trenches, wells, sand filters, bioretention rain gardens, rubble spreaders, riparian buffers, and reinforcing grassy swells. The North Carolina Department of Environmental Quality should be consulted, and permits should be obtained when applicable to address erosion and sedimentation concerns within the Town of Gatesville for both existing and new projects.

Map 6. Natural Heritage Areas



Areas of Resource Potential

Agricultural and Forestlands (Environmentally Fragile Area)

The soils that are present within the jurisdiction of Gatesville and the immediate adjacent area that are considered by the US Department of Agriculture to be prime farmland agricultural soils include Altavista fine sandy loam and State fine sandy loam (type StA and StB). Chowan loam is considered to be prime farmland agricultural soil if protected from flooding or not frequently flooded. Conetoe fine sand and Roanoke loam are considered to be prime farmland agricultural soils and of statewide importance. Icaria fine sandy loam and Tomotley fine sandy loam are considered to be prime farmland agricultural soils, if drained.

Proper management and use of these prime farmland agricultural soils are necessary to meet the agricultural production that North Carolina is known for. Gatesville and its immediate surrounding area serve as a host to numerous crops and forestland that is a valuable commodity in the agricultural and forestry industries.

Regionally Significant Parks

There are no regionally significant parks located within the municipal limits of Gatesville; however, Merchants Millpond State Park is located 6 miles from Gatesville and is further discussed in Chapter 4: Community Services and Facilities.

Primary Nursery Areas (Environmentally Fragile Area)

Primary Nursery Areas, as defined by the Marine Fisheries Commission, are those areas in the estuarine system where initial post larval development takes place. These areas are usually located in the uppermost sections of a system where populations are uniformly very early juveniles. The Division of Marine Fisheries is responsible for preserving, protecting, and developing Primary Nursery Areas for commercially important finfish and shellfish. High productive values in the estuarine waters are the result of three essential processes: (1) circulation patterns caused by tidal energy, freshwater flow, and shallow depth; (2) nutrient trapping mechanisms; and (3) protection offered to many species. Important features of the estuary system are mud and sand flats, eel grass beds, salt marshes, submerged vegetation flats, clam and oyster beds, and important nursery areas. While there are no primary nursery areas identified in Gatesville by the North Carolina Marine Fisheries Commission, the importance of Bennett's Creek should be recognized as it does perform many identical functions of a nursery area.

Anadromous Fish Spawning Area (Environmentally Fragile Area)

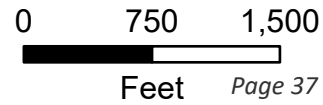
"Anadromous" fish are those that migrate up rivers (or into estuaries) from the sea to breed in freshwater. The NC Marine Fisheries Commission (MFC) defines anadromous fish spawning areas as those where evidence of spawning of anadromous fish has been documented by direct observation of spawning, capture of running trip females, or capture of eggs or early larvae. Bennett's Creek is recognized as an anadromous fish spawning area, the nearby Chowan River has also been identified as an anadromous fish spawning area (see Map 7).

Map 7. Anadromous Fish Spawning Area



Legend

- Gatesville Corporate Limits
- Anadromous Fish Spawning Area
- WRC - 15A NCAC 10C .0603





Submerged Aquatic Vegetation (Environmentally Fragile Area)

Grasses that grow to the surface of, but do not emerge from shallow water are called submerged aquatic vegetation (SAV). One of the most important ecosystem services of these shallow waters adjacent to the shoreline is to provide refuge in which small fish and shellfish can hide from larger finfish predators. The habitat value of shallow water is greatly enhanced when it has a structure that provides additional cover, and the structure provided by SAV provides some of the greatest habitat value for many species. There is no submerged aquatic vegetation located within the Gatesville planning jurisdiction.

Shellfishing Waters (Environmentally Fragile Area)

The Shellfish Sanitation and Recreational Water Quality Section is responsible for monitoring and classifying coastal waters as to their suitability for shellfish harvesting for human consumption. Recommendations are made to the Division of Marine Fisheries to close those waters that have the potential for causing illness and open those that are assured of having clean, healthy shellfish. Up-to-date information about open and closed shellfishing areas is posted daily on the NC Division of Marine Fisheries website. As this information is always evolving, current closure locations have not been included in the plan.

“Shellfish growing areas” are management units that help to subdivide the coast into smaller geographic areas for monitoring purposes and to help track where shellfish are being harvested from. I-13 is the name of the growing area located along the Chowan River and its tributaries (including Bennett’s Creek). There are no harvestable populations of shellfish in the I-13 growing area, so the entire area is classified as prohibited for shellfish harvesting as of October 2023. Classifications are subject to change under the authority of the North Carolina Division of Marine Fisheries.

Aquaculture

As defined under N.C. General Statute 106-758, aquaculture is the propagation and rearing of aquatic species in controlled or selected environments. There is no significant aquaculture in Gatesville’s planning jurisdiction.

Historic and Archaeological Sites

Based on the North Carolina State Historic Preservation Office, there are three structures of historic/archaeological significance located within the Town of Gatesville which are listed on the National Register of Historic Places (see Map 8).



National Register of Historic Places

Eure Roberts House – 2006
(pictured)

Gates County Courthouse –
1976

Reid's Grove School – 2011

There are several other structures within the municipal limits of Gatesville that have been surveyed only and are not yet on the Study List. If added to the Study List and deemed eligible by the State Historic Preservation Office and the National Register of Historic Places, they could then become National Registered Historic Properties. The following structures have been surveyed only except for the Gatesville Historic District which is on the Study List:

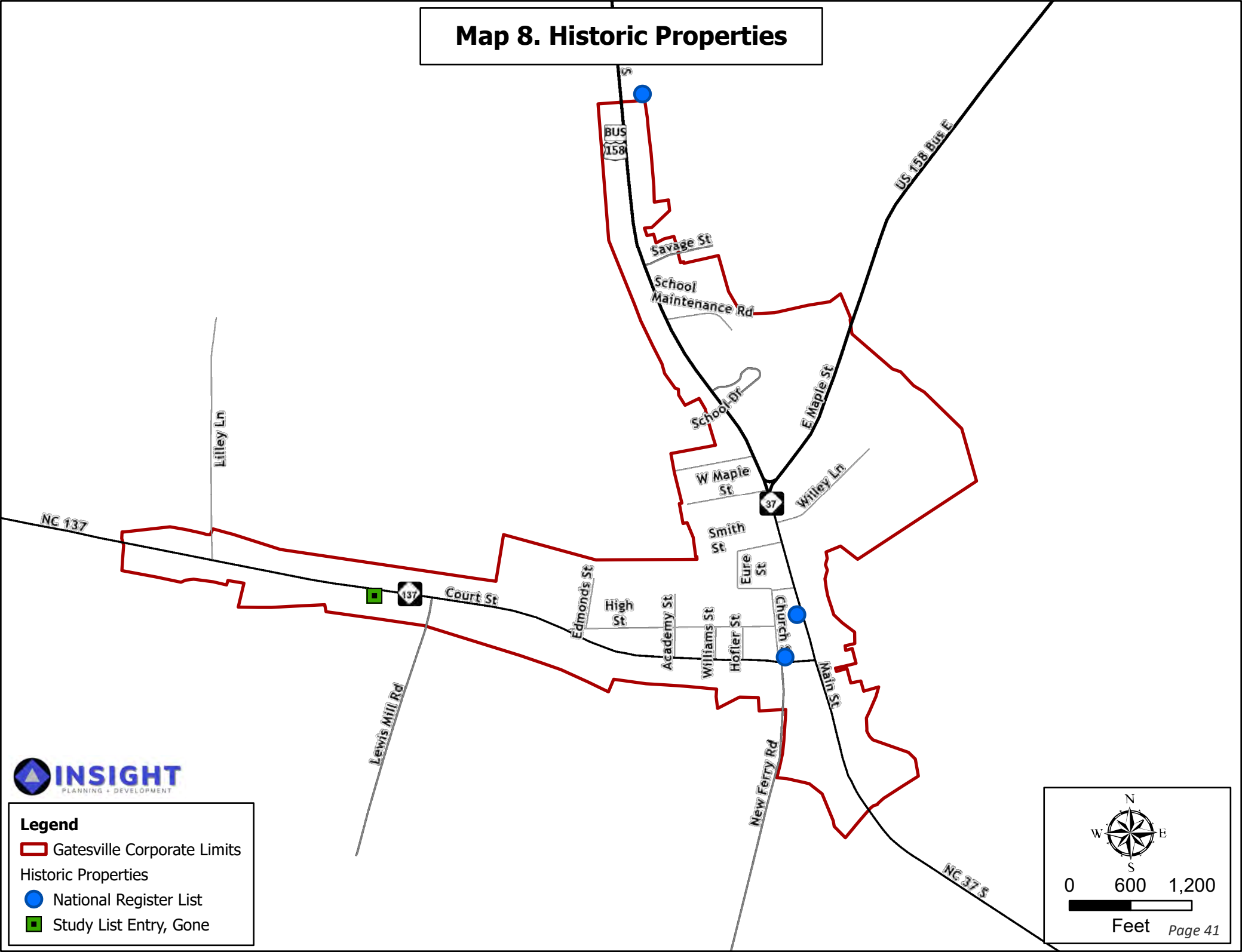
- Gatesville Historic District (Study List)
- Hofler-Hand House
- Adolphus P. Godwin House
- Hubert Eason House
- Dr. Elbert Wills House
- Simon Peter Cross Home
- Eason-Sawyer House
- Henry A. Wolfley House
- Willis Hofler House
- Parker-Glenn House
- Hinton-Green House
- R.D. Williams House
- W.H. Standin House



- Worrell Slave House
- Lycurgus Hoffler House
- Parker Estate Rental House
- Gates County Courthouse & Office Building (new)
- Gatesville Baptist Church
- Rufus Riddick Store
- Bank of Gates
- Parker Rental Store
- Horace B. "Pete" Baines House
- Edwards Hotel
- Cowper-Eason Store
- Worrell-Cowper-Costen House
- Richard H. Williams House
- Wingate Cross House
- William R. Cowper House
- William T. Cross, Sr. House
- Hofler House (former)
- Turner Eure House
- Cross Lawrence House
- Emmitt L. Riddick House
- Smith-Riddick-Rountree House
- Gatesville United Methodist Church
- Riddick-Wiley-Williams House
- Eure-Deans-Ward House
- Dr. Thomas L. Carter Rental House
- Dr. Thomas L. Carter House
- Cowper House
- Gates County Ive & Coal Co. Managers' House

Demolition of the older housing stock in Gatesville should be and is encouraged to be in coordination with the North Carolina State Historic Preservation Office to ensure the preservation of historically and/or architecturally significant structures.

Map 8. Historic Properties



Existing Land Use & Methodology

To begin the process and discussion which will be the basis for forming the future vision of Gatesville, an analysis and study of the current land uses are necessary. To accurately determine the current existing land use in Gatesville, an inventory of use was collected by conducting site visits through all of Gatesville's jurisdiction, as well as observing aerial imagery and tax records to ensure that all existing uses were included in the analysis. Map 9 shows the existing relationship and proximity of land uses within Gatesville, the designations shown on this map include Commercial, Conservation, Industrial, Office/Institutional, Residential, Rural Residential, Vacant, and Rights-of-Way.

Table 20. Existing Land Use

Land Use Category	Acres	% of Planning Jurisdiction
Commercial	11.68	3.54%
Conservation	1.50	0.45%
Industrial	6.59	2.00%
Office/Institutional	43.28	13.11%
Residential	112.19	33.99%
Rural Residential	45.27	13.71%
Vacant	79.51	24.09%
ROW	30.09	9.12%
Total	330.10	100.00%

Source: Gates County Tax Office; Insight Planning & Development.

Residential

Gatesville's primary land use is for residential purposes with 112.19 acres of the town's total of 330.10 acres being utilized as residential land use, which equates to 33.99%. This predominant utilization of land for residential purposes is not uncommon due to the minimal amount of acreage within the planning jurisdiction. The residential designation includes uses such as single-family dwellings and any multi-family dwellings or manufactured homes.

Vacant

The second highest utilization of land within Gatesville is the Vacant designation which includes land within the jurisdiction that has not been developed or has the absence of structures. The Vacant designation does not mean that this land is invaluable, as it may currently be in the planning phases, or it may be wooded or forested areas. Vacant land is of value to the town and important for future planning efforts as this vacant land potentially could be used to provide areas, amenities, or services that would be beneficial for the citizens of Gatesville in the future.



Rural Residential

The Rural Residential land uses comprise 13.71% of Gatesville's jurisdiction and includes predominantly agricultural areas within the town that have limited residential use.

Office & Institutional

The Office Institutional land use comprises 13.11% of Gatesville's jurisdiction and includes offices, government buildings, churches, non-profit organizations, and professional services.

Commercial

Commercial land use comprises 3.54% of Gatesville's jurisdiction and includes gas stations and consumer retail establishments within the town, including restaurants.

Industrial

The Industrial land use designation comprises 2% of Gatesville's jurisdiction and includes uses of high intensity such as machines which involve manufacturing, processing, and distribution of products and services.

Conservation

The Conservation land use designation comprises 0.45% of Gatesville's jurisdiction and includes environmentally sensitive areas such as creeks, rivers, and other wetland areas.

Right-of-way

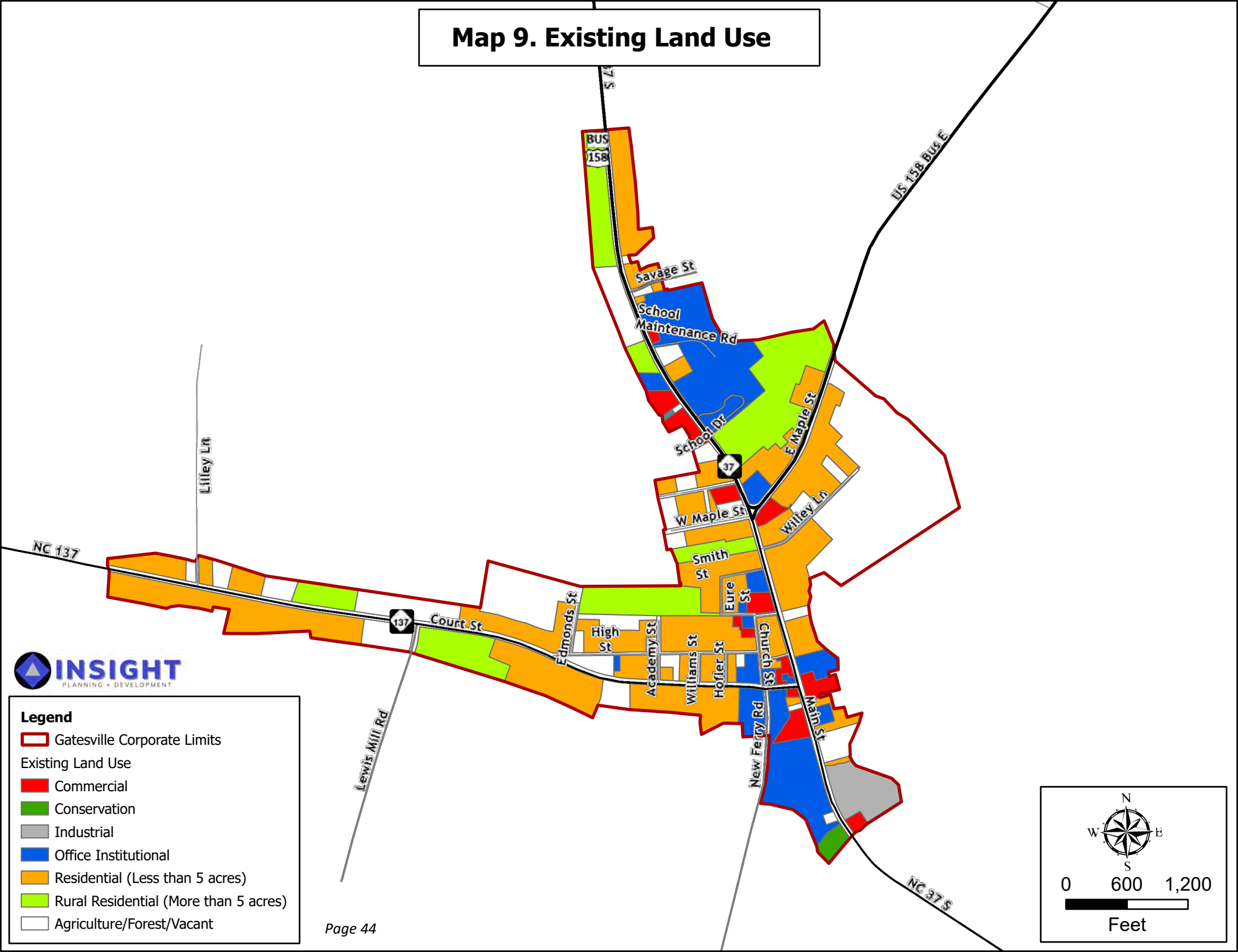
Rights-of-way comprise 9.12% of Gatesville's jurisdiction and includes all public and private existing rights-of-way within Gatesville.

Existing Land Use Summary

The existing land use of Gatesville reveals that there is not an issue of overdevelopment, as less than half of its jurisdiction is being utilized for residential use while there is more commercial development and designated areas of conservation to be desired. It will be important when forming the vision for the future of Gatesville to determine what the best potential and realistic use would be for vacant land within the Town as we examine its current land use and how it may be developed in its highest and most beneficial form in the future. A missing land use that would be ideal for the future is Parks & Recreation.

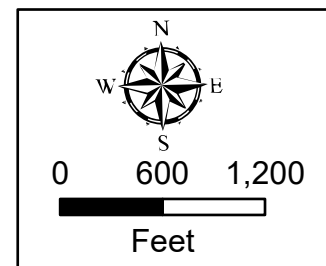
Map 9 illustrates the location of existing land uses in Gatesville.

Map 9. Existing Land Use



Legend

- Gatesville Corporate Limits
- Existing Land Use
- Commercial
- Conservation
- Industrial
- Office Institutional
- Residential (Less than 5 acres)
- Rural Residential (More than 5 acres)
- Agriculture/Forest/Vacant



CHAPTER 4: COMMUNITY FACILITIES & SERVICES

Introduction

The following provides important information at a general level about facilities and services that are available to the Town of Gatesville. The facilities and services described below, and their efficient operation, are necessary for residents and visitors to have an enjoyable experience in the Town of Gatesville. The components of this section include existing public facilities, Town services, County services and facilities, and regional services and facilities that are currently provided to Gatesville.

Administration

The administrative services for the **Town of Gatesville** are housed and operate at 127 Main Street, Gatesville, NC. The town operates under the Mayor-Council form of government, where the Mayor serves as a strong role in the governance of the town. Under this form of government, the Mayor handles the local government administration while the Town Council, whom the Mayor is a member of, serves as the policy making governing board. The Town Council is comprised of four (4) members who are elected by the citizens of Gatesville.



The Mayor acts as the official head of the government and spokesperson for the Town Council. The Mayor presides at all Town Council meetings and signs all documents authorized by the Council. The Mayor Pro Tem is selected by each newly elected Council. This person assumes mayoral duties in the absence of the Mayor. The Mayor and Town Council are responsible for establishing general policies for the operation of the Town as well as for the establishment of the Planning Board and other boards or commissions that the Town Council may deem necessary. The Town Council enacts ordinances, resolutions, and orders; adopts the annual budget and approves the financing of all Town operations. The Mayor and Town Council Members serve four-year terms with non-partisan elections held every other November, in odd years. Candidates run for office under a system electing five Council Members and the Mayor at-large.

The Town of Gatesville has no full-time employees but does have 2 part-time employees.

The Town of Gatesville Planning Board is made up of five (5) regular members and two (2) alternate members.

Solid Waste

The Town provides trash collection services to its residents on a weekly basis with scheduled collection days being Tuesday. The town does provide an option for citizens to recycle, and these goods are collected bi-weekly on Thursdays.

Public Safety & Emergency Services

Fire Protection

The Town of Gatesville houses a fire station within the municipal boundary, located at 127 Main Street, Gatesville, NC. The service area includes the municipal limits of Gatesville and the surrounding areas of Gates County when they are needed for mutual aid and assistance. The town has mutual aid agreements for fire service with other volunteer fire departments within Gates County such as Gates Volunteer Fire Department and Eure Volunteer Fire Department. Mutual aid agreements are necessary to have in place in the event of a catastrophe.



The department would not be able to operate if it wasn't for the service of its volunteers. The department currently has approximately 31 volunteer firefighters, but this number is subject to fluctuation. Calls are dispatched out of the Gates County Emergency Services Department. The department averages 6 fire calls per month. The North Carolina Department of Insurance ISO Rating is 6 within 5 road miles of the fire department. This rating is used by insurance carriers to identify opportunities for writing new business, to manage the quality of community fire protection, to review loss experience, and to offer coverages and establish deductibles for individual homes and businesses. The fire department has five (5) trucks that are in service.

Police Protection

The Town of Gatesville currently does not employ a Police Department. Police protection is provided to the town by the Gates County Sheriff's Office. The Gates County Sheriff's Office has 13 full-time officers, 3 auxiliary officers, office support staff, and covers all 337 square miles of Gates County. The Gates County



Sheriff's Office is located at 202 Court Street, Gatesville, NC. The Gates County Sheriff's Office has mutual aid agreements with adjacent counties as well as federal and state agencies. The Gates County Sheriff's Office keeps records of calls responded to throughout the County, these records vary from traffic stops, license checks, public administration, fires, service calls, etc. From October 2022 to October 2023, there were a total of 2,940 calls within the municipal limits and surrounding area of Gatesville.

Health Services

The citizens of Gatesville have two medical providers located within their municipal limits which are Berry Personalized Primary Care and Gateway Community Health Center. These local facilities have the ability to serve the citizens of Gatesville and the surrounding area with basic day-to-day medical needs and emergency needs on a case-by-case basis.

ECU Health Roanoke-Chowan Hospital, in Ahoskie, NC, is the closest general hospital to the Town of Gatesville, located approximately 21 miles from the town. ECU Health Roanoke-Chowan is a 114-bed community hospital and is a member of the ECU Health Network.

The Town of Gatesville also has regional access to both Sentara Albemarle Medical Center in Elizabeth City, NC; The Naval Medical Center in Portsmouth, VA; and the ECU Health Medical Center in Greenville, NC.

Sentara Albemarle Medical Center is located approximately 38 miles east of the Town of Gatesville. The Sentara Albemarle Medical Center is home to a variety of outpatient services including cardiac rehab, family medicine, and radiation oncology. Sentara Albemarle plans to open a state-of-the-art hospital in 2025.

The Naval Medical Center in Portsmouth, VA is the nearest trauma center to the Town of Gatesville at a distance of approximately 50 miles. This center is the US Navy's oldest, continuously operating hospital, having been in operation since 1830. In August of 2023, Naval Medical Center Portsmouth received its designation as a Level II Trauma Center, meaning they are capable of handling most all emergency cases with the exception of severe cases which must be handled by a Level I Trauma Center. As of October 2023, Naval Medical Center Portsmouth had a staff of roughly 4,300 personnel.

ECU Health Medical Center is the second nearest trauma center to the Town of Gatesville. ECU Health Medical Center is approximately 75 miles from the Town of Gatesville. ECU Health Medical Center serves as the flagship teaching hospital for the Brody School of Medicine at East Carolina University. For those living in eastern North Carolina, ECU Health Medical Center provides access to a Level I Adult Trauma Center and Level II Pediatric Trauma Center. With 974 licensed beds, ECU Health Medical Center offers extensive inpatient and outpatient services to more than 1.4 million people across 29 counties.

Citizens of Gatesville and Gates County also have local access to the Gates County Health Department located at 29 Medical Center Road, Gates, NC. The Gates County Health Department is a member of the Albemarle Regional Health Services group.

Education

The Town of Gatesville is served by the Gates County School System. The following schools serve students within the Town of Gatesville and its jurisdiction as well as those citizens of Gates County who have been given a Gatesville address.

Gatesville Elementary School, 239 students

Central Middle School, 349 students

Gates County High School, 459 students
(1A High School Classification)

*2023 ADM numbers, per Gates County
Board of Education



Higher education opportunities are available locally through College of the Albemarle located at 1208 N. Road Street, Elizabeth City, NC. College of the Albemarle has four campuses located across seven counties and is dedicated to providing excellent educational programs serving the Albemarle region. The closest College of the Albemarle location to Gatesville is the Edenton-Chowan campus located at 118 Blades Street, Edenton, NC. College of the Albemarle is accredited by the Southern Association of Colleges and Schools Commission on Colleges.

Major 4-year universities of the region, including the tidewater region of Virginia, include East Carolina University (77 miles from Gatesville), Elizabeth City State University (38 miles from Gatesville), Old Dominion University (55 miles from Gatesville), and Norfolk State University (54 miles from Gatesville).

Library

The Town of Gatesville does not have a library located within its municipal limits; however, the Gates County Public Library is only located 4 miles outside of its jurisdiction. The Gates County Public Library is part of the Albemarle Regional Library System and provides a variety of activities for learning and recreation for members of the community. Members of the library have access to Hoopla Digital which provides a collection of eBooks and resources available at no charge to its members. Members also have access to the North Carolina Digital Library & Libby which provides audiobooks as well as eBooks.



Recreation

The Town of Gatesville currently does not have a Parks & Recreation Department. The town is home to the Gatesville Creekside Park located at 113 Main Street, Gatesville, NC.

The Gates County Community Center & Recreation located at 130 US-158, Gatesville, NC, provides other recreation opportunities to the citizens of Gatesville and Gates County. Founded in 1978 by a joint effort between the Gates County Board of Education and the Gates County Board of Commissioners, the center provides a playground and other athletic fields for the enjoyment and use of the citizens of Gatesville.

Although not within the municipal limits, Merchants Millpond State Park is only 6 miles from Gatesville. Merchants Millpond State Park, located at 176 Mill Pond Road, Gatesville, NC, is the site of a 760-acre millpond which is estimated to be more than 190 years old. The state park serves as an excellent opportunity to recreate and enjoy its many trails, water activities, learning opportunities, camping, and natural beauty and wildlife.

Another nearby area that provides recreation and enjoyment opportunities is the Gatesville Boat Ramp located at 700 New Ferry Road, Gatesville, NC. This site provides direct access to the Chowan River which feeds into the Albemarle Sound.



Public Access to Public Trust Waters

Public Trust Waters are defined as being all waters of the Atlantic Ocean from its normal high-water mark to an extent off the coast 3 miles, at which point you are within international waters. These waters also include the inland bodies of water that are navigable and ultimately connect to the waters of the Atlantic through sounds, marshes, estuaries and river systems. The Town of Gatesville recognizes the importance of public access to these waters. The Town will continuously pursue ventures in which expanded public access is provided and a top priority of development when occurring along Bennetts Creek. The Gatesville Creekside Park provides CAMA public water access to Bennetts Creek, walking trails, and a covered picnic area.



Water

The Gates County Water Department provides water to approximately 3,700 customers plus the Town of Gatesville, which has a capacity of 125,000 gallons per day. The Water Department pumps its water from three deep wells located on Water Plant Road which are monitored and maintained twenty-four hours a day. The County has three overhead storage tanks consisting of two 250,000-gallon and one 400,000-gallon. There are approximately 400 miles of water main and 4,200 meters to service and read, plus 200 fire hydrants.

Sewer

The Town of Gatesville does not currently have any sewer service or capacity. The town does not have a wastewater treatment facility.

Stormwater

The Town of Gatesville currently does not have a stormwater management plan. Stormwater runoff is managed through a curb and gutter system with ditches also used to collect stormwater within the area.

State Stormwater Management Program

All twenty coastal counties and their respective municipalities are included in the State Stormwater Management Program. This program is designed to target Total Suspended Solids (TSS) as the water quality criteria. All development is subject to regulations that disturb one or more acres requires a CAMA major permit. Subject developments are required to establish a maximum amount of impervious surface for low density developments and install best management practices for high density developments. All permit review and approval are done at the State level.

Transportation

The Town of Gatesville is located within the jurisdiction of the Albemarle Regional Planning Organization (ARPO). This jurisdiction includes Camden, Chowan, Currituck, Dare, Gates, Hyde, Pasquotank, Perquimans, Tyrrell, and Washington counties. The lead planning agency for ARPO is the Albemarle Commission Council of Governments. The Albemarle Commission is responsible for interaction with the Town of Gatesville and taking future transportation needs into consideration for prioritization for the State Transportation Improvement Program (STIP). The Albemarle Commission will continuously consult with the Town and strategically plan future transportation that will benefit the safety and improved connectivity of Gatesville.

Impact on Land Use Patterns

The development of land has traditionally had a correlation with the transportation networks that exist within its geographic region. The ability to access land has been a primary factor regarding the marketability and use of the property. As transportation routes receive improvements that expand capacity or improve the transportation surface, the land served by the route typically will be identified as more preferable for utilization. Gatesville is served by NC 37, NC 137, & US 158 Business. These minor arterial rights-of-way have not been included in any NCDOT expansion projects and have only received necessary maintenance to remain in good working order and condition. There are no existing or planned transportation improvements within or in the general vicinity of Gatesville anticipated to have a significant impact upon land use patterns.

ADT, Projections, Congestion

The 2014 Gates County Comprehensive Transportation Plan shows that NC 37, NC 137, & US 158 Business were well below the roadway design capacity both in 2014 and for the 2040 volume and capacity projection. There are no congestion issues that exist within the transportation network in and around Gatesville based upon the data and evidence that can be found in the 2014 Gates County Comprehensive Transportation Plan.

Bicycle and Pedestrian Facilities

The 2012 Albemarle Regional Bicycle Plan identified the great opportunities that exist within Gatesville to implement road diets or the restriping of rights-of-way to incorporate bicycle facilities due to the width of the existing roadways. A bicycle lane with restriping would be the most affordable way to accomplish adding bicycle facilities to Gatesville. The plan also recognizes the benefits that a multi-use trail could serve that connected Gatesville to nearby Merchants Millpond State Park. The 2014 Gates County Comprehensive Transportation Plan identified the need for a multi-use path within the municipal limits of Gatesville as well.

Airport Facilities

There are no existing public airports within Gatesville. Regional options for air transit include Pitt-Greenville Airport (Greenville, NC), Norfolk International Airport (VA), Newport News/Williamsburg International Airport (VA), and Northeastern Regional Airport (Edenton, NC).

Roadway Facilities

As previously noted, the transportation corridors that serve Gatesville are NC 37, NC 137, and US 158 Business. US Hwy 158 and US 13 are the major arterials within the region that are used to travel to Gatesville. The Town of Gatesville has approximately 1.78 miles of roads. Some of these roads are within the NCDOT system and maintained by NCDOT, the remainder of the streets are maintained by the Town of Gatesville. Maintenance services provided by the Town include sidewalks, curb and gutters, ditches and swales, and street sweeping. Brinkley Lawn Care maintains the mowing and beautification of the rights-of-way for the town including properties owned by the town.



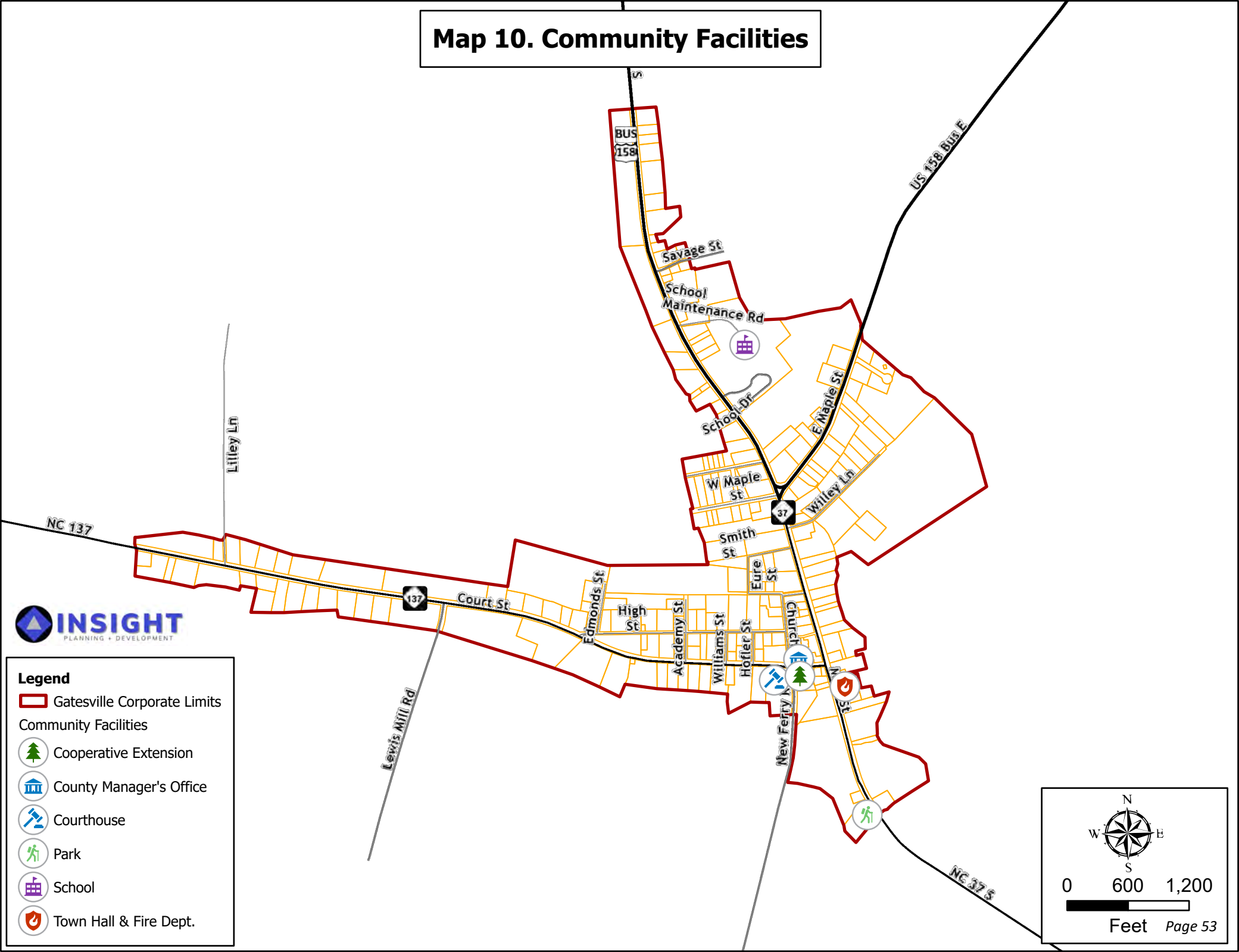
Rail Facilities & Public Transit

There are no rail facilities in the Town of Gatesville. Public transportation is provided by the Gates County Inter-Regional Transportation System.

Summary

The Town of Gatesville has services and community facilities available that it provides for residents and visitors to the town. What services and facilities that Gatesville lacks, or services and facilities that may not be as encompassing as they potentially could be, the town has agreements in place with Gates County and other local entities so the need for these services are met. An evaluation of the existing services and facilities within Gatesville allows the town to identify what is needed and what services could be improved upon. Gatesville has a small government that does not have any full-time employees as well as a limited budget. Due to these factors, some services and facilities are impractical for the town to plan to provide. Essential needs such as water and sewer service should be addressed by Gatesville in future budgeting efforts and strategic plans to provide this infrastructure to the town and improve upon what exists. Gatesville should consider partnerships with Gates County as well as explore grant and funding opportunities to provide this infrastructure. It will be necessary to receive financial assistance from the State or Federal Government to provide services and facilities that are lacking within the town due to the financial constraints the town faces. The town should prioritize services and facilities based on basic need and those such services and facilities that contribute to the overall enjoyment and quality of life for its residents. See Map 10 for location of community facilities.

Map 10. Community Facilities



- Legend**
- Gatesville Corporate Limits
 - Community Facilities**
 - Cooperative Extension
 - County Manager's Office
 - Courthouse
 - Park
 - School
 - Town Hall & Fire Dept.

0 600 1,200

Feet

Page 53

(This page intentionally left blank.)

CHAPTER 5: FUTURE LAND USE

Introduction

The Town of Gatesville Future Land Use Map (Map 11) was developed through public input, analysis of existing conditions, observation of existing and future infrastructure, realization of future opportunities, and the current strengths and weaknesses of land and how its future designation will best benefit the Town of Gatesville and its citizens. In the map development process and exercise, citizens developed three separate future land use maps. The first map developed was a map that considered conservative future projections of land for the Town of Gatesville. This conservative projection considered minimal change and the designation of future uses of land in a manner that was most consistent with how Gatesville currently exists today. The second map developed was a map that considered aggressive future projections of land which were determined based on the assumption that water and sewer service were in existence. The third and final map, which is the official Future Land Use Map, was a blended approach that considered elements of both the aggressive and conservative method. This map is intended to guide the future development of Gatesville in a manner that most closely resembles the preferable outcomes and strategies to achieve them. This map is not regulatory, and the designations do not follow specific parcel lines. This map is intended to guide growth to the areas that are identified as having the highest potential to support certain future uses of land. The fact that the future projected use of land may not align with how it is proposed to be utilized shouldn't prohibit such use from taking place; however, the users of this map should adhere to its recommendation and designation. The arrangement of designations in this map and their function have been assigned in a manner intended to support a high quality of life that fosters sustainable and sensible growth for the Town of Gatesville. This map was also designed to be consistent with NCGS 160D-501 and guide coordinated, efficient, and orderly development within the Town of Gatesville based on its present and future needs.

Future Land Use Designations

Per NCGS 160D-605, this future land use map and land use plan must be reviewed by the Town of Gatesville when decisions are being made regarding zoning map changes, future land use map changes, or text amendments. Any amendment made to the Town of Gatesville Zoning Map that does not align with this future land use map and its designations, effectively amends the future land use map to a designation that aligns with the new zoning district.

Each land use designation identified on the map has been assigned preferred corresponding zoning districts, desirable uses, and narratives outlining appropriate development for the designation. Certain uses have been identified within each designation that would not be consistent with the goals of the land use plan and that could potentially result in the location of uses within Gatesville that marginalizes a particular area or locate certain uses in undesirable locations based on the identified goals of this plan and the surrounding land use.



The zoning districts, uses, and narratives provided in this section are examples and are not limited to the specifics that are described. These examples should be used as guidelines and interpreted within reason.

Commercial Land Use Designation

The Commercial land use designation has been designed and is intended to support a range of commercial uses including commercial retail, commerce, business, shopping, entertainment and other retail uses that will serve not only the citizens of Gatesville but be of service to the residents who live within the unincorporated areas of Gates County as well as people visiting the region for recreational or other use. The Commercial designation is designed and best suited to be located upon the primary transportation routes providing the ability for access. Sufficient infrastructure and adequate capacity should be in place to support commercial use. Uses in the commercial designation within Gatesville should be carefully considered to ensure the nature of the commercial use does not detract from the history of Gatesville and its existing commerce as well as such use should be determined a necessary convenience for the citizens of Gatesville.

Preferred Zoning Districts

- General Business (GB)
- Highway Commercial (HC)

Desired Uses

- Commercial Retail
- Entertainment
- Restaurants
- Grocery Stores
- Hardware Stores
- Outdoor Stores/Sporting Goods
- Offices

Inappropriate Uses

- Residential (low-medium density)
- Residential (high-density discouraged unless part of a planned commercial development center)
- Industrial

Industrial Land Use Designation

The Industrial land use designation is designed with the intent to provide areas for uses that involve the production, manufacture, assembly, utilities, processing, or warehousing of materials and equipment that may produce noise, dust, odors or other by-products that should be located in planned areas and such industrial uses should provide measures designed to mitigate impacts on other land uses, the environment, designated conservation areas, and the citizens of Gatesville. Industrial designations desire access to primary transportation routes and require adequate infrastructure in existence to support such operations.

Preferred Zoning Districts

- Industrial (no industrial uses currently exist within Gatesville)
- Conditional Highway Commercial (industrial uses permitted through conditional rezoning)

Desired Uses

- Industrial and Light Industrial
- Manufacturing
- Utility Substations
- Wastewater Treatment
- Warehousing
- Assembly Uses
- Heavy machinery and implement operations

Inappropriate Uses

- Residential
- Office & Commercial
- Recreational

Office Institutional

The Office Institutional land use designation is designed to provide for areas that personal business offices, professional services, and institutional offices may compatibly mix and locate in a proximity that is easily accessible to the surrounding community and residential areas within Gatesville. The uses in this area are not designed to operate on the schedule and intensity of those that may be found within the Commercial designation in Gatesville. Office and Institutional designations are to be located in proximity to the residential areas they serve with convenient access to public right-of-way.

Preferred Zoning Districts

- General Business (GB)

Desired Uses

- Professional Offices and Services
- Medical Offices
- Government Buildings
- Personal Svices Businesses

Inappropriate Uses

- Commercial
- Industrial
- Residential

Mixed Use Designation

The Mixed-Use Designation is intended to accommodate for a mixture of commercial, office, and residential uses. The Mixed-Use Designation encourages a mix of uses rather than focusing upon one use type. Mixed-Use Designation's should have access to infrastructure to support such mixtures of use and a variety of development. The Mixed-Use Designation is also designed to serve as a transitional buffer between commercial use and residential use. Multimodal transportation and open space are desired components of mixed-use development. The designation prefers mixed-use development that will provide a variety of convenient services to the residents living within the planned development or general area.

Preferred Zoning Districts

- Residential (R-1, R-2)
- General Business (GB)
- Highway Commercial (HC)

Desired Uses

- Medium/High Density Residential
- Retail
- Offices
- Personal Services
- Restaurants
- Cafes
- Recreation
- Entertainment

Inappropriate Uses

- Residential (low density)
- Industrial

Medium/High Density Designation

The Medium/High Density Designation is designed to accommodate residential use occurring at densities between 10,000 and 15,000 square feet per lot and between 3 to 5.5 units per acre, unless approved otherwise and dependent upon the available infrastructure to support such density. As infrastructure is available within Gatesville's jurisdiction, medium to high density residential development is encouraged. The designation supports a variety of housing types including single-family dwellings, two-family dwellings, duplexes, townhouses, as well as multi-family development and planned residential development. The designation encourages the provision of open space and multi-modal transportation within residential developments. The designation allows for low-density residential development in the absence of sewer service.

Preferred Zoning Districts

- Residential supporting a medium to high density (until Gatesville receives sewer service, no such zoning districts exist).

Desired Uses

- Medium/High Density Residential
- Planned Residential Development
- Creative Development that preserves natural areas and provides ample open space and walkability

Inappropriate Uses

- Low Density Residential development
- Non-residential development

Low-Density Agriculture

The Low-Density Agriculture designation is designed to accommodate low-density residential dwellings that may have limited access to infrastructure to support medium and higher density settings. Development in this designation is traditionally located in undeveloped or sparsely developed agricultural or environmentally sensitive areas. Density in these areas occurs at a minimum of 20,000 square feet per lot. As these areas receive water and sewer, medium to high density development may be considered dependent upon their potential impact to existing low-density residential development and agricultural use or environmentally sensitive areas.

Preferred Zoning Districts

- Residential (R-1, R-2)

Desired Uses

- Low Density Residential Development, including a mix of single-family homes, manufactured homes, and modular homes that provide a variety of housing types to accommodate all income levels and housing needs. Manufactured homes should be required to conform to design standards.

Inappropriate Uses

- Medium/High Density Residential that detracts from the agricultural or environmentally sensitive nature of the area
- All non-residential uses

Conservation Designation

The Conservation designation is designed to protect the environmentally sensitive areas of Gatesville, including areas within the special flood hazard areas, identified 404 wetlands, Bennetts Creek, and the species that inhabit them. These areas should be preserved and protected as they serve paramount value and development of these natural areas should be prohibited.

Preferred Zoning Districts

- Conservation (zoning district does not currently exist in Gatesville)

Desired Uses

- Open Space
- Parks
- Natural Areas
- Agriculture

Inappropriate Uses

- Any type of development that has a negative effect upon the identified areas of conservation that are environmentally sensitive and need protection.

Future Land Use Map

Map 11 displays the land use designations and their boundaries in relation to how Gatesville exists today. The boundaries of this map are not parcel specific. Parcels that may be split between separate designations require an evaluation of the existing zoning districts, as well as any adjacent uses that should be considered when determining which designation that the parcel falls within, or which designation standards should apply for decisions of land use. This land use map sets forth the framework for the future development of Gatesville to align with what has been identified in the planning process as the most preferred future for Gatesville.

Table 21. Future Land Use

Land Use Category	Acres	% of Planning Jurisdiction
Commercial	23.96	7.26%
Conservation	30.67	9.29%
Industrial	44.46	13.47%
Low Density/Agricultural	36.64	11.10%
Medium/High Density	125.26	37.94%
Office Institutional	52.46	15.89%
Mixed Use	16.72	5.06%
Total	330.17	100.00%

Source: Insight Planning & Development.

Map 11. Future Land Use



Legend

Gatesville Corporate Limits

Future Land Use

Commercial

Conservation

Industrial

Low Density

Medium Density

Mixed Use

Office and Institutional



0 600 1,200

Feet Page 61



The Future Land Use Map includes seven land use designations that span the existing municipal limits of Gatesville. Of the total jurisdiction, the majority of future land use is designated as Medium-High Density Residential (37.94%) with 15.89% of the jurisdiction being designated for Office Institutional.

Even though the Town doesn't currently provide sewer service, Gatesville should still plan for a future where sewer service is available. The eventual provision of such services will make more dense development not only a real possibility but a preferred and desirable method for development to occur. If developed in a sustainable manner, the result should be concentrations of dense development and large preserved tracts of open space. Gatesville is aware of the future infrastructure needs and the development pressures that face them and is in the process of planning for exploring the provision of sewer within the municipal limits. The eventual provision of sewer service should have a positive effect in attracting some of the services and businesses that the citizens of the town desire to see located within the municipal limits of Gatesville. These designations have been assigned in an effort to see a distribution of land use types and to not benefit one particular area of the jurisdiction, rather to provide the jurisdiction as a whole with areas for strategic growth that is attractive and benefits all citizens. The Mixed-Use Designation has the potential to satisfy multiple needs of the town and its residents by allowing people to live near the goods and services necessary for their quality of life. The Mixed-Use designation should also be beneficial for convenience as well as minimizing travel. The future residential designations provide ample space and opportunity for equitable and affordable development to occur at several different densities that are inclusive of many housing types.

The areas given the Conservation designation should remain in an undisturbed state as they currently are today. The natural ecosystems within Gatesville located along Bennett's Creek serve an important role including, but not limited to, improving overall environmental health, capturing floodwaters, and serving as recreation areas for the citizens of Gatesville. Efforts should continuously be made to identify new areas for conservation within Gatesville and restore existing conservation areas to serve in their highest capacity.

CHAPTER 6: GOALS, OBJECTIVES, & POLICIES

Introduction




The Town of Gatesville CAMA Land Use Plan has been developed with a thorough planning process in an effort to identify the factors that exist within Gatesville that present opportunities for its citizens as well as conditions in existence that present potential threats or issues. Such threats or issues require proper analysis and planning in order to mitigate the possibility of detrimental impacts. These opportunities and threats have been identified through public input as well as the evaluation of technical data within Gatesville that can be found in Chapters 1-4 of this CAMA Land Use Plan.

The observation of all data in addition to input received from the public has allowed the Town of Gatesville to develop goals, measurable objectives, and policies to achieve them. These goals, objectives, and policies are required to be reviewed by the Town of Gatesville when making decisions on proposed zoning map or Ordinance text amendments. The adherence to the recommended goals, objectives, and policies within this chapter should have a direct correlation to Gatesville's ability to develop and/or remain consistent with the vision of this plan in the future.

The contents of this Chapter were developed with the sole purpose of protecting the public health, safety, and welfare of the community. The context of this chapter is advisory in nature and not regulatory, the goals, objectives, and policies shall not discriminate against any specific race, nor create situations that place one's social justice at jeopardy. The implementation of identified policies should only benefit and improve the quality of life of all citizens of Gatesville and the Town Council should make conscious efforts to ensure that this is met.

Strengths

Citizens, stakeholders, and members of the Town Council and Planning Board were provided with the opportunity to participate in surveys and public engagement to provide their thoughts, general ideas, and concerns related to Gatesville today and their future desires for Gatesville. The evaluation of the data collected from these surveys and during the planning process allows us to determine the existing strengths within Gatesville. The identification of the strengths that exist within Gatesville is of importance when determining what future opportunities may be and what other steps shall be taken to ensure that strengths remain as such and do not become future issues. Gatesville strengths include the following:

-  Gatesville has a rich history which includes historical structures that are valued by its citizens.
-  The small-town charm and sense of community that is the main identity of Gatesville.
-  Geographic location related to Merchant's Millpond State Park and other natural features that cater towards outdoor recreation.



- ✚ A safe community for all citizens.
- ✚ A hub for timber and lumber production.

Issues

The input received through surveys and public engagement also exposed the issues and areas of concern that exist within Gatesville. Gatesville faces issues that are common for towns of its size throughout North Carolina. The identification of these issues and the development of realistic goals, policies, and objectives to address them should provide Gatesville with a path to begin eliminating issues and potentially turn an issue into a strength. Identified issues within Gatesville include the following:

- ✚ Lack of infrastructure including sewer service and water service in certain areas of the town.
- ✚ Vacant structures and dilapidated structures.
- ✚ Missing links of sidewalks and multi-modal transportation options.
- ✚ There are very few commercial business establishments and certain commercial businesses such as grocery stores are non-existent within Gatesville.
- ✚ Few parks and public open spaces are useable by the citizens of Gatesville.
- ✚ Lack of housing options.

Opportunities

After evaluating the identified Strengths and Issues within Gatesville, and reviewing input received from its citizens, realistic opportunities that exist for Gatesville that the town should strive to achieve can be determined. The development and identification of these opportunities also takes into consideration the data that is described within Chapter 2: Demographic Profile. The timeline for seeing these opportunities become a reality is dependent upon the way the policies and implementation segment of this plan are executed. Identified opportunities for Gatesville include the following:

- ✚ Partnership with Gates County in economic development efforts as well as efforts to provide infrastructure to Gatesville.
- ✚ Partnership with Merchants Mill Pond State Park and pursue opportunities to expand upon environmental tourism and the town's potential to support it.
- ✚ Become a desirable bedroom community for the Tidewater region of Virginia and Eastern North Carolina.
- ✚ Increase public involvement in governmental actions and regional planning efforts to voice needs and opinions.
- ✚ Support initiatives and encourage infill development of vacant structures within Gatesville.
- ✚ Provide alternative forms and different types of housing to allow the population to age in place.
- ✚ Concentrate on the value that Bennett's Creek provides to the town and pursue its revitalization.
- ✚ Invest in the history of Gatesville.
- ✚ Increase and provide job opportunities.

Goals, Objectives, & Policies

Land Use

Goal 1: *To preserve and protect the areas within Gatesville so that its small-town charm and community identity is not lost and that its environmental features are preserved.*

Objective 1.1: *Land use decisions within Gatesville shall take into consideration the potential impacts that the development of land will have upon its environment, existing land use, and its citizens.*

Policies:

- 1.1.1** Land that is utilized for agricultural purposes or that is part of a bona-fide farming operation should be protected and remain undeveloped or be developed in a sustainable manner that protects its agricultural character and the surrounding area.
- 1.1.2** When agricultural land is proposed to be developed, it shall be done in a manner that clusters development so that the ability of the land to be utilized for agriculture is not completely lost.
- 1.1.3** The subdivision of land should be done in a manner that first and foremost considers the sustainability of the existing environment and preserving as much of the existing environment as possible.
- 1.1.4** Land use decisions shall take into consideration existing and established neighborhoods.
- 1.1.5** Uses of land that have a high potential of being detrimental to the citizens of Gatesville adjacent to such uses shall be discouraged.
- 1.1.6** Continue to enforce the Flood Damage Prevention Ordinance requirements and comply with its recommendations in the interest of the protection of land use and the minimization of damages from flood events and catastrophe.
- 1.1.7** Continue to comply with CAMA regulations in relation to land use and future land use decisions.
- 1.1.8** Prioritize the use of land for facilities that contribute to the overall well-being and quality of life of its citizens, such as grocery stores, medical centers, education centers, etc.



Objective 1.2: *The rights of citizens and social equity should be considered when making land use decisions.*

Policies:

- 1.2.1** Land use decisions should not be made that would have an adverse impact or would result in a negative targeted effect towards a certain group of people or properties.
- 1.2.2** Land use decisions should not result in use types having the potential to locate in a manner that is not harmonious.
- 1.2.3** Land use decisions should not be made that result in inequitable or discriminatory zoning practices.

Objective 1.3: *Gatesville will explore ways to maximize the potential of the land within its jurisdiction.*

Policies:

- 1.3.1** Land use designations that support conservation and environmental tourism should receive consideration for investment and promotion of such activities.
- 1.3.2** Land with access to primary transportation routes and infrastructure should receive priority for investment and development.
- 1.3.3** Proposals for development that do not take advantage of the highest and best use of land should be discouraged.

Housing

Goal 2: *To ensure that affordable, adequate, diverse, and well-maintained housing is always available to the citizens of Gatesville and for persons who desire to relocate and call Gatesville home.*

Objective 2.1: *Protect the existing housing stock within Gatesville.*

Policies:

- 2.1.1** Implement minimum housing and fitness standards for structures to ensure that the existing housing stock is in a safe and habitable condition.
- 2.1.2** Enforce regulations upon dilapidated structures to ensure that they are either repaired or demolished.
- 2.1.3** Enforce solid waste regulations upon properties to ensure that conditions do not exist upon property that detract from housing structures and general quality of life.
- 2.1.4** Apply for Community Development Block Grant Neighborhood Revitalization and North Carolina Housing Finance Agency Program funds.

Objective 2.2: *Promote and actively work to attract multiple housing options in an attractive, affordable, and equitable manner.*

Policies:

- 2.2.1** Support the use of accessory dwelling units and other diverse housing options as a method to encourage aging in place.
- 2.2.2** Allow for multi-family development at affordable price points.
- 2.2.3** Encourage the use of smaller structures and lot sizes in hopes of providing affordable housing.
- 2.2.4** Consider the requirement of design standards for multi-family and manufactured home developments.
- 2.2.5** Support the provision of housing near the goods and services necessary for the citizens that reside within the housing.
- 2.2.6** Support rental rooms within residential dwellings as an affordable housing option.

Transportation

Goal 3: *To provide and maintain safe and efficient transportation routes within Gatesville that support a high-quality of life as well as multiple options for transportation.*

Objective 3.1: *Gatesville will be supportive of NCDOT efforts as well as the efforts of the Albemarle RPO (ARPO).*

Policies:

- 3.1.1** Support and provide input to ARPO regarding the town's desire to see more multi-modal transportation routes provided within Gatesville that contribute to an enhanced feel of community as well as the overall safety of the town.
- 3.1.2** Support ARPO in their submission of projects into the prioritization system for the NCDOT STIP.
- 3.1.3** Actively communicate with NCDOT regarding the rights-of-way with Gatesville and the town's desire to see speed reduction and the overall improvement of safety, specifically a request for speed humps and signage in certain locations that may contribute to public health, safety, and welfare of Gatesville.
- 3.1.4** Support the goals and recommendations of the Albemarle Regional Bicycle Plan and require that its contents be executed when applicable.

Objective 3.2: *Provide alternative non-motorized transportation options that contribute to the overall health, safety, well-being, and enjoyment of the citizens of Gatesville.*

Policies:

- 3.2.1** Pursue funding to complete missing links of sidewalks within the town that would benefit the overall connectivity of the sidewalk network.
- 3.2.2** Require new development, both residential and non-residential, to include multi-modal transportation options on the site and provide connection to adjacent properties.
- 3.2.3** Pursue the development of a Bicycle and Pedestrian Plan for the Town of Gatesville.
- 3.2.4** Require new subdivisions to provide for multi-use paths and a network of sidewalks within them.
- 3.2.5** Provide safe routes to school for Gatesville Elementary School. Upon formal request by the citizenry and determination of adequate funding, Gatesville will contact the Gates County Board of Education and work cooperatively to evaluate existing walking conditions around the school consistent with guidance from the Manual on Uniform Traffic Control Devices (MUTCD) Chapter 7A for preparing individual school traffic control plans. The Town will act upon the reasonable conclusions and recommendations from the study with goals to develop a budget and funds to ensure safe walking conditions are maintained for students.



- 3.2.6** Pursue funding to implement projects that make non-motorized transportation safe for handicapped or walking impaired persons by providing safe and convenient crossings at intersections.
- 3.2.7** Pursue funding to implement complete street policies set forth by NCDOT.
- 3.2.8** Pursue multi-modal transit options that link all of Gatesville to Bennetts Creek, such as greenway systems or multi-use paths.



Community Facilities & Services

Goal 4: *Provide the necessary services and facilities that allow the citizens of Gatesville to enjoy a high quality of life while actively seeking the ability to provide such services that may not exist.*

Objective 4.1: *Support the essential facilities and services needed for the overall well-being of the community and plan for future needs.*

Policies:

- 4.1.1** Prioritize funding for emergency services as well as fire and police service to ensure that the “close-knit” and “safe” sense of community is always upheld for the citizens of Gatesville.
- 4.1.2** Provide community facilities and programs for citizens to engage and interact and that provide opportunities for them to be involved in programs and activities.
- 4.1.3** Support initiatives from the Gates County Board of Education as well as welcome all other institutions of education for primary, secondary and higher learning.
- 4.1.4** Provide services that keep citizens in Gatesville and do not require them to leave the jurisdiction for such services.
- 4.1.5** Develop a Capital Improvement Plan to address facility and service needs.

Objective 4.2: *Plan for the provision of missing links of infrastructure based on the community’s need and maintain the infrastructure, facilities, and services that exist.*

Policies:

- 4.2.1** Pursue grant funding for water, sewer, natural gas, internet, and other infrastructure for areas within Gatesville that have developed or have the potential to.
- 4.2.2** Partner with Gates County for the provision of infrastructure and the ability to share capacity to maximize potential.
- 4.2.3** Create a prioritization list of facilities and infrastructure with timelines for maintenance and repairs based upon necessity and severity of defects.
- 4.2.4** Pursue state and federal funding to assist with maintenance and repairs of facilities and infrastructure.
- 4.2.5** Explore opportunities to upfit or replace existing facilities and infrastructure in part or whole so that they operate in a more efficient manner.

Parks & Recreation

Goal 5: *To provide parks and open spaces as well as recreational opportunities for the citizens of Gatesville.*

Objective 5.1: *Maintain existing parks and facilities and plan for the expansion and establishment of new facilities.*

Policies:

- 5.1.1** Pursue funding to dredge Bennett's Creek and improve upon its ability and capacity to support watercraft and recreationists.
- 5.1.2** Explore partnership opportunities with Merchants Mill Pond State Park and the incorporation of Bennett's Creek into its recreation.
- 5.1.3** Acquire land around Bennett's Creek and the existing Gatesville Creekside Park to expand upon recreational opportunities and the park's ability to attract environmental enthusiasts and tourists.
- 5.1.4** Explore opportunities for education through recreation and the ability to partner with institutions of higher education to study the environment of Bennett's Creek and its species and the areas that surround Gatesville, with Gatesville serving as the hub for research.
- 5.1.5** Provide new types of recreational activities such as facilities or designated areas for walking, running, hiking and biking in a safe and enjoyable manner.
- 5.1.6** Encourage the provision of parks and open space for new developments within Gatesville.
- 5.1.7** Develop a Parks & Recreation Master Plan.

Environment & Natural Resources

Goal 6: *To protect and maintain the existing environment and natural resources within Gatesville through the regulation of existing and new development to ensure that it is conducted in a sustainable manner and in compliance with applicable state regulations. Bennett's Creek is a specific identified environmental feature that must be conserved as well as other streams, tributaries, and wetlands within the jurisdiction.*

Objective 6.1: *Ensure that the water quality within Gatesville is maintained in a safe condition that does not pose threats to the environment or people.*

Policies:

- 6.1.1** Gatesville's policy is to conserve its surficial groundwater resources by supporting CAMA and the NC Division of Water Quality stormwater runoff regulations, and by coordinating local development activities involving chemical storage or underground storage tank installation/abandonment with Gates County Emergency Management personnel and the Groundwater Section of the North Carolina Division of Water Quality.
- 6.1.2** Support the policy that all State of North Carolina projects should be designed to limit to the extent possible stormwater runoff into coastal waters.
- 6.1.3** Support the Chowan River Basin Water Resources Plan.
- 6.1.4** The Town of Gatesville opposes the disposal of any toxic wastes, as defined by the US Environmental Protection Agency's Listing of Hazardous Substances and Priority Pollutants (developed pursuant to the Clean Water Act of 1977) within its planning jurisdiction.
- 6.1.5** Support the enforcement of current state, federal, and local regulations to improve water quality.
- 6.1.6** Monitor development proposals for compliance with Section 404 of the Clean Water Act and continue to enforce local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands.
- 6.1.7** Cooperate with the US Army Corps of Engineers in the regulation/enforcement of the 404 wetlands permit process.
- 6.1.8** Require buffers to be installed adjacent to bodies of water to aid in the reduction of nutrients and contaminants into the water body.
- 6.1.9** Support the NC Division of Coastal Management and accept guidance and recommendations from the Division.

Objective 6.2: *Protect the existing environmental features.*

Policies:

- 6.2.1** Identified environmental features of importance shall be incorporated into the design for development.
- 6.2.2** Work with environmental groups and receive annual reports of identified environmental features that should be conserved and addressed in future planning efforts.
- 6.2.3** Enforce state and federal laws and policies regarding land use and development for Areas of Environmental Concern identified in the Town.
- 6.2.4** The design and construction of public facilities, including but not limited to roads, water, sewer, or stormwater control, should utilize best management practices to minimize impacts on sensitive areas, open space, and conservation areas.

Objective 6.3: *Protect and preserve identified wetlands, including those that are identified federally, locally, or at the state level, from acts that have the potential of harming them and the species that live within them.*

Policies:

- 6.3.1** Require that wetland areas be surveyed and delineated on all preliminary and final subdivision plats and site plans.
- 6.3.2** Coordinate all development review with the appropriate office of the US Army Corps of Engineers and the Soil Conservation Service.
- 6.3.3** Encourage the dedication of conservation easements and formation of land trusts.
- 6.3.4** Recognize and support the valuable role that wetlands play in the role of stormwater management, flood mitigation, and as a biodiverse habitat for multiple species.
- 6.3.5** Support the pursuit of state and federal funding to research, classify, and map wetlands and their functions and to assist with mitigation procedures.
- 6.3.6** Support the US Army Corps of Engineers' regulations and the applicable guidelines of the Coastal Area Management Act and the use of local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands.

Objective 6.4: *Protect endangered, threatened and specially recognized plants and other living species.*

Policies:

- 6.4.1** Cooperate with county, state, and federal agencies in protecting wildlife and plant species listed as endangered, threatened, rare, or of special concern, and support their efforts to protect and conserve the habitats in which they reside.
- 6.4.2** Revise the Town's Land Use Regulations to protect wildlife and vegetative habitats that are endangered, threatened, or species of special concern. The Town shall further protect these habitats by promoting public acquisition and the dedication of conservation easements or reservations.
- 6.4.3** Increase public appreciation and awareness of native flora and fauna in and around the community through newspaper articles, brochures, presentations, workshops, and other means of education, and how residents can help enhance those habitats.

Objective 6.5: *Prepare for the impact of naturally occurring environmental events through proactive planning and mitigation efforts and post-disaster support and activity.*

Policies:

- 6.5.1** Host Hurricane preparedness educational events for the citizens of Gatesville on an annual basis.
- 6.5.2** Enforce the Flood Damage Prevention Ordinance and participate in the Community Rating System (CRS) of the National Flood Insurance Program (NFIP).
- 6.5.3** Partner with Gates County for emergency planning, disaster recovery, and evacuation efforts.
- 6.5.4** Pursue state and federal funding for post-disaster recovery efforts.
- 6.5.5** Apply for Hazard Mitigation Grant Program funding as applicable and as it becomes available.
- 6.5.6** Encourage design that mitigates the impact from disaster and major flooding events.

Historic & Cultural Resources

Goal 7: *Preserve and promote the rich history and historical structures located within Gatesville.*

Objective 7.1: *Support the preservation and restoration of historic structures and sites that are recognized at a local, national, and state level.*

Policies:

- 7.1.1** Promote activities which involve historical tourism and make efforts to market the history of Gatesville and attract institutions of higher learning to visit and conduct studies of the historical places within Gatesville.
- 7.1.2** Support efforts to have properties included within the National Register of Historic Places.
- 7.1.3** Guide development to protect historic and potentially historic properties in the town and to perpetuate the town's cultural heritage.
- 7.1.4** Consider undertaking a survey of historical sites within its planning jurisdiction by local volunteers or state and federal agencies and seek grant monies to complete an inventory of historically significant structures and sites.
- 7.1.5** Encourage and support minorities and marginalized groups to celebrate significant sites, structures, and events that have historical importance and recognize such events.

Economic Development

Goal 8: *Gatesville will encourage economic development to occur in a manner that does not jeopardize the charm and small-town community that is its core identity. Gatesville will partner with Gates County when necessary for economic development opportunities and initiatives.*

Objective 8.1: *Attract commercial development that will provide “essential” services and goods for the citizens of Gatesville and Gates County.*

Policies:

- 8.1.1 Actively recruit a grocer to locate within Gatesville.
- 8.1.2 Develop farmers markets and pop-up produce sales to provide food near its residents.
- 8.1.3 Continue to support the timber and lumber industry within and around Gatesville and activities that aid in its success and growth.
- 8.1.4 Continue to support agricultural activities within and around Gatesville.
- 8.1.5 Support the location of commercial services that allow Gatesville to establish itself as the commercial hub of Gates County and provide goods and services to the tourist within the area, mainly those that cater to recreation and outdoor tourism enjoyed at Merchants Mill Pond State Park.
- 8.1.6 Encourage tourism and development that will enhance tourism and attraction to the Town.
- 8.1.7 Support development that increases public access to shoreline areas, provided it is done in an environmentally acceptable manner.
- 8.1.8 Support small businesses and family-friendly businesses that provide entertainment and activities for its citizens.
- 8.1.9 Support the growth of tourism and its ability to provide jobs.

Objective 8.2: *Gatesville will support Industrial development and encourage it to locate within its jurisdiction, provided it does not degrade from the quality of life of its citizens or have negative environmental impacts.*

Policies:

- 8.2.1 Recruit industries that are environmentally conscious.
- 8.2.2 Encourage the location of industries that will employ the working age population of the Town.
- 8.2.3 Support the industrial economic development efforts of Gates County.

Grants, Capital Improvements, Fiscal Year Budget

Goal 9: *Gatesville will pursue grants and funding opportunities to continuously address deficiencies and provide services to its citizens. Gatesville will develop a Capital Improvements Program to address the mid-long term needs of the town and develop a plan to incrementally budget for the needed construction and improvements within its jurisdiction. The fiscal year budget for Gatesville each year should address improvements when fiscally possible.*

Objective 9.1: *Provide necessary infrastructure, services, and facilities that are essential to the operation of the Town of Gatesville.*

Policies:

- 9.1.1** Coordinate with road, utility, and school providers in the area to ensure necessary capital projects are scheduled concurrent with anticipated growth patterns.
- 9.1.2** Repair and upgrade public facilities and services managed by the Town according to generally accepted engineering principles and guidelines and ensure that facilities and service providers operating in the Town are held to the standard.

Objective 9.2: *Develop a Capital Improvements Plan.*

Policies:

- 9.2.1** The Town Council will take the steps necessary to identify capital improvements and develop a plan for their completion.

Objective 9.3: *Responsibly address and handle debt management.*

Policies:

- 9.3.1** Incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the Town's ability to pay for new capital assets or to significantly extend the life expectancy of a capital asset.
- 9.3.2** Any increase in operating costs for a new or enhanced capital project shall be considered when evaluating debt incurred for a new public facility or service.
- 9.3.3** The Town shall not provide a public facility or service, nor accept ownership from others, if it cannot pay for the subsequent annual operation and maintenance costs of the facility or service.

(This page intentionally left blank.)

CHAPTER 7: TOOLS FOR MANAGING DEVELOPMENT

Introduction

In order to successfully implement the identified goals and policies of this Comprehensive Land Use Plan, the Town of Gatesville should frequently review the contents of this plan, Chapters 6 and 7 specifically, and work towards the implementation of the goals, objectives, and policies that have been established based on the input received from the citizens of Gatesville. Implementation should be encouraged as new development or redevelopment occurs in addition to including identified implementation actions in the Fiscal Year Budget or in a medium- to long-range Capital Improvements Plan. The successful implementation of this plan should result in improving not only the physical environment within Gatesville, but the quality of life for its citizens as well.

Existing Development Program

These are the existing regulations and advisory documents for the Town of Gatesville, as well as other State of North Carolina regulations that are enforced by the Town of Gatesville as of May 2024:

- Town of Gatesville Zoning Ordinance
- Town of Gatesville Subdivision Ordinance
- Gates County Comprehensive Transportation Plan
- Albemarle Regional Bicycle Plan
- North Carolina State Building and Electrical Code Regulations
- North Carolina State Stormwater Regulations
- North Carolina State Sediment and Erosion Control Regulations
- Coastal Area Management Act
- Chowan River Basin Water Resources Plan
- National Flood Insurance Program
- Section 404 Wetland Regulations
- Albemarle Regional Hazard Mitigation Plan
- Flood Damage Prevention Ordinance

Future amendments to the regulations and advisory documents listed above should be conducted in a manner that takes into consideration the recommendations and actions listed in this land use plan. The Town of Gatesville should review the above-listed documents as well as this land use plan when making recommendations and decisions on proposed land usage and development. The Town Council and Planning Board of Gatesville should also refer to these documents for guidance in an effort to ensure that best development practices are being followed.



Town of Gatesville Structure

The existing structure within Gatesville for determining development decisions and approval is as follows:

Town Administration

- Responsible for daily review of development proposals and permit applications.
- Ensuring that proposals meet the UDO requirements and other requirements as applicable.
- Preparation of materials for the Board of Adjustment, Planning Board, and Town Council.
- Working with citizens and various groups on land use questions and decisions.

Planning Board

- Serves as the planning advisory board to the Town Council and may be involved in other administrative, legislative, or quasi-judicial land use matters as required by the Town of Gatesville Zoning Ordinance.

Board of Adjustment

- Serves in the capacity of the quasi-judicial review board for the Town of Gatesville and may be involved in special use permits, appeals, and variances as required by the Town of Gatesville Zoning Ordinance.

Town Council

- Responsible for the final decision in all legislative matters.
- Responsible for the overall direction, growth, and decisions of Gatesville.

Program Description

Below are brief descriptions for the context of each existing Development Program.

Zoning Ordinance

A zoning ordinance is a code that allows local and national authorities to regulate and control land and property markets to ensure complementary uses.

Subdivision Ordinance

A subdivision ordinance is a regulatory document that controls land division and requires improvements for such division.

Gates County Comprehensive Transportation Plan

Adopted by the Town of Gatesville on June 3, 2015, and the NCDOT Board of Transportation on September 4, 2015, this plan recognizes the inherent relationships between land use and transportation and between



state and local governments. These plans help guide long-term investment and decision-making within the community based off transportation projections and identified needs.

Albemarle Regional Bicycle Plan

This plan's purpose is to identify multi-jurisdictional bicycle routes and trail corridors that will connect communities and destinations throughout the region.

North Carolina State Building and Electrical Code Regulations

State building and electrical codes govern the standards of construction in a municipality.

North Carolina State Stormwater Regulations

The North Carolina Department of Environmental Quality (NCDEQ) is responsible for administering the state's stormwater management program and all National Pollutant Discharge Elimination System (NPDES) permits. The program requires that stormwater be treated to the maximum extent practicable. All construction sites disturbing more than one acre, many industrial sites, and all designated Municipal Separate Storm Sewer Systems (MS4s) are required to obtain permit coverage and must establish a Storm Water Management Program (SWMP).

North Carolina State Sediment and Erosion Control Regulations

Sedimentation and erosion control regulations are triggered during certain land-disturbing activities to control accelerated erosion. The intent of this control is to prevent water pollution and damage to public and private property through sedimentation.

Coastal Area Management Act

The Coastal Area Management Act establishes a cooperative program for coastal management between local and state governments to protect coastal lands and waters.

Chowan River Basin Water Resources Plan

This plan explores water quality and water issues within the basin including the identification of impaired waters and areas that need additional protection.

National Flood Insurance Program

The NFIP is a federal program enabling property owners in participating communities to purchase insurance as protection against flood losses in exchange for floodplain management regulations that reduce future flood damages.

Section 404 Wetland Regulations

The Town recognizes the importance of protecting environmentally sensitive areas, which includes those lands designated as wetlands by the US Army Corps of Engineers. It is generally the policy of the Town of



Gatesville that all development within these areas conforms to federal, state, and local regulations and relevant development ordinances.

Albemarle Regional Hazard Mitigation Plan

This plan identifies mitigation goals and strategies to reduce/avoid long-term vulnerabilities in the Town from natural and manmade hazards.

Flood Damage Prevention Ordinance

A flood damage prevention ordinance promotes the health, safety, morals, and general welfare of a community by minimizing public and private losses due to flood conditions within flood prone areas.

Continuing Planning Process

This plan provides the framework upon which zoning, and land use regulations should be based. Additionally, prioritization of capital improvements should be coordinated with review of this plan. The preparation of a land use plan and map is mandated by North Carolina legislation as a prerequisite for zoning for towns and counties. Specifically, in implementing this plan, the following should serve as guiding land use and planning principles:

- Consider the future land use map as part of the policies included in this plan.
- Consult this plan, including the future land use map, during the deliberation of all rezoning requests and proposed text amendments, as well as when advising developers on potential future developments.
- Consider the following in deliberation of all zoning petitions:
 - All deliberations should consider this plan's goals, objectives, policies, and future land use map.
 - All uses that are allowed in a zoning district must be considered in general rezoning requests. A decision to rezone or not to rezone a parcel or parcels of property cannot be based on consideration of only one use, or a partial list of the uses allowed within a zoning district, except in the event of a conditional rezoning.
 - Access management should be considered in all land use and zoning decisions.
 - The concept of uniformity should be supported in all zoning deliberations. Uniformity is a basic premise of zoning which holds that all land in similar circumstances should be zoned alike; any different circumstances should be carefully balanced with a demonstrated need for such different treatment.

Specifically, the Planning Board and Town Council should ask the following questions:

- Is the request in accordance with this plan? (Zoning regulations shall be made in accordance with the Town's Land Use Plan. When adopting or rejecting any zoning amendment, the Town Council shall also approve a statement describing whether its action is consistent with the Town's Land Use Plan and any other officially adopted plan that is applicable, and briefly explaining why the Town Council considers the action taken to be responsible and in the best public interest. Will the request have a serious adverse impact on traffic circulation and other infrastructure?
- Will the request have an adverse impact on other Town services, including emergency services or public infrastructure?
- Will the request have an adverse impact on Gates County Schools?
- Is there a good possibility that the request, as proposed, will result in negative impacts of use on adjacent properties?
- Will the request, as proposed, cause serious noise, odors, light, activity, or unusual disturbances?
- Does the request raise legal questions such as spot zoning, hardship, or violation of precedents?
- Does the request adversely impact water quality or other natural resources?

Following adoption of this plan, the Town may implement the following to ensure effective citizen participation:

- Encourage diverse public participation and citizen input in all land use decisions and procedure development processes.
- Publicize all meetings of the Planning Board and Town Council through newspaper advertisements, public service announcements, and the Town's website.
- Utilize advisory committees to assess and advise the Town on special planning issues and needs, including implementation of this plan.
- Hold quarterly or monthly open meetings for the public to voice their concerns and address issues or acknowledge success.
- At a minimum, review this plan every five to ten years; review does not require the plan to be updated but it will allow Gatesville to measure the progress towards implementation of the plan.

Land Use Amendments

When factors and situations present themselves that result in the Town of Gatesville Comprehensive Land Use Plan requiring an amendment or displaying the need for an amendment, the Town will apply the guidelines for Land Use Plan Amendments under Subchapter 7B, Section 0800 of the North Carolina Administrative Code. A brief description of the guidelines is provided below.

- The Land Use Plan may be amended as a whole by a single resolution or in parts by successive resolutions. Successive resolutions may address geographical sections, county divisions, or functional units of subject matter.
- Amendments to the Land Use Plan shall comply with the provisions of NCGS 160D-601.
- The Town must hold a public hearing about which the public has been properly notified.
- Copies of the proposed amendments must be available for review at the Town Hall during designated hours.
- The executive secretary or designated agent of the Coastal Resources Commission shall be given notice of the public hearing, a copy of the proposed amendment(s), and a reason for the amendment(s).
- Amendment(s) must be consistent with the Coastal Resources Commission's Land Use Planning Guidelines (15A NCAC 7B) and, if possible, with the Land Use Plans of adjacent jurisdictions.
- If possible, the Town shall adopt plan amendments expeditiously following the close of the public hearing.
- The Town will provide the executive secretary of the Coastal Resources Commission with a copy of the amended text or maps, certification of local government adoption, and documentation that it has followed the public hearing process required in GS 113A-110.

Citizen Participation

For the preparation of this plan, the Town of Gatesville Council adopted a citizen participation plan. A copy of that plan is included as Appendix A. Following adoption of this plan, the Town of Gatesville will implement the following to ensure adequate citizen participation:

- The Town will encourage public participation in all land use decisions and procedural development processes while encouraging citizen input via its boards and commissions.
- The Town will advertise all meetings that require advertising by the North Carolina General Statutes and will publish meeting notices on the Town's website.

- The Town will, at least annually, conduct a joint meeting of the Town Council and the Planning Board for the sole purpose of discussing the current and future planning climate and any identified issues or needs.
- The Town will ensure that the membership of all planning-related and ad hoc advisory committees has a cross section of the Town of Gatesville's residents.
- The Town will host at least one public open house meeting a year for the sole purpose of the meeting for citizens to voice their opinions on desired implementation of the plan.

Action Plan and Implementation Schedule

The Action Plan and Implementation Schedule is a tool to help ensure that the Town sees the updated plan through to implementation. An implementing action, timeframe, and responsible party are provided for each policy. All policies/implementing actions are prioritized/scheduled by short-term, medium-term, or ongoing. The scheduling for these priorities following plan adoption is short term – within 2 to 5 fiscal years; medium term – 6 to 10 fiscal years; and ongoing – a daily implementing action.

Table 22. Action Plan & Implementation Schedule

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
LAND USE				
1.1.1	Land that is utilized for agricultural purposes or that is part of a bona-fide farming operation should be protected and remain undeveloped or be developed in a sustainable manner that protects its agricultural character and the surrounding area.	Adopt regulatory language that requires additional open space or for greater density allowances when open space is provided to protect agricultural areas.	Short term	Town Council, Planning Board, Town Administration
1.1.2	When agricultural land is proposed to be developed, it shall be done in a manner that clusters development so that the ability of the land to be utilized for agriculture is not completely lost.	Amend the Town's regulatory ordinances to provide for conservation subdivision and cluster development that provides emphasis and incentive on the preservation of open space.	Short term	Town Council, Planning Board, Town Administration
1.1.3	The subdivision of land should be done in a manner that first and foremost considers sustainability of the existing environment and preserving as much of the existing environment as possible.	Amend the regulations to require environmentally sensitive areas be included in a dedicated conservation easement	Ongoing	Town Council, Planning Board, Town Administration
1.1.4	Land use decisions shall take into consideration existing and established neighborhoods.	The Town should consider the impact that development approvals and legislative decisions may have on existing communities and neighborhoods.	Ongoing	Town Council, Planning Board, Town Administration

Table 22. Action Plan & Implementation Schedule

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
1.1.5	Uses of land that have a high potential of being detrimental to the citizens of Gatesville adjacent to such uses shall be discouraged.	Evaluate the future land use map and existing uses to determine whether proposed uses are in harmony with the existing environment and projected future environment.	Ongoing	Town Council, Planning Board, Town Administration
1.1.6	Continue to enforce the Flood Damage Prevention Ordinance requirements and comply with its recommendations in the interest of the protection of land use and the minimization of damages from flood events and catastrophe.	Require all types of development or structural modification to comply with the FDPO and encourage development to occur outside of the SFHA when practical.	Ongoing	Town Administration
1.1.7	Continue to comply with CAMA regulations in relation to land use and future land use decisions.	Enforce CAMA requirements on all development and land use decisions as applicable.	Ongoing	Town Administration
1.1.8	Prioritize the use of land for facilities that contribute to the overall well-being and quality of life of its citizens, such as grocery stores, medical centers, education centers, etc.	Carefully considered the proposed uses for land so that the highest, best, and most beneficial use of land is not lost to undesirable or unnecessary development.	Ongoing	Town Council, Planning Board, Town Administration
1.2.1	Land use decisions should not be made that would have an adverse impact or would result in a negative targeted effect towards a certain group of people or properties.	Evaluate land use proposals and determine the potential outcomes if executed, ensure that there are not other locations within the jurisdiction that may be more suitable for the use.	Ongoing	Town Council, Planning Board, Town Administration
1.2.2	Land use decisions should not result in use types having the potential to locate in a manner that is not harmonious	Evaluate the future land use map and existing uses to determine whether proposed uses are in harmony with the existing environment and projected future environment	Ongoing	Town Council, Planning Board, Town Administration
1.2.3	Land use decisions should not be made that result in inequitable or discriminatory zoning practices.	Ordinances and regulations within Gatesville shall provide for multiple opportunities and equal opportunities of land use, certain land uses that have the potential of having a direct negative effect on minority members or low-income members of the population should not be permitted.	Ongoing	Town Council, Planning Board, Town Administration
1.3.1	Land use designations that support conservation and environmental tourism should receive consideration for investment and promotion of such activities.	The Town of Gatesville should partner with Gates County and the State of North Carolina to market its tourism potential and Bennetts Creek.	Medium term	Town Council, Town Administration, State of North Carolina, Gates County

Table 22. Action Plan & Implementation Schedule

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
1.3.2	Land with access to primary transportation routes and infrastructure should receive priority for investment and development.	Provide infrastructure along the major transportation routes within Gatesville to make it most attractive and sensible for development to occur in these locations.	Short term	Town Council, Planning Board, Town Administration
1.3.3	Proposals for development that do not take advantage of the highest and best use of land should be discouraged.	Develop a scoring matrix for proposed development to have a measurable way of determining if the proposed use is the best use of land and would be the most beneficial for the citizens of Gatesville.	Short term	Town Council, Planning Board, Town Administration
HOUSING				
2.1.1	Implement minimum housing and fitness standards for structures to ensure that the existing housing stock is in a safe and habitable condition.	Amend land use regulations to include regulations regarding structural fitness and standards and enforce these regulations upon property owners or contract with a third party to conduct enforcement upon the properties.	Ongoing	Town Council, Planning Board, Town Administration
2.1.2	Enforce regulations upon dilapidated structures to ensure that they are either repaired or demolished.	Enforce the minimum housing provisions of the NCGS upon dilapidated structures at a staff level or through third party enforcement.	Ongoing	Town Council, Town Administration
2.1.3	Enforce solid waste regulations upon properties to ensure that conditions do not exist upon the property that detract from housing structures and general quality of life.	Ensure that land use regulations have language related to nuisances and enforce upon the nuisances at a staff level or through third party enforcement.	Ongoing	Town Council, Planning Board, Town Administration
2.1.4	Apply for Community Development Block Grant Neighborhood Revitalization and North Carolina Housing Finance Agency Program funds.	Town staff shall apply for these opportunities or contract through a third party to address housing revitalization within Gatesville.	Ongoing	Town Council, Planning Board, Town Administration
2.2.1	Support the use of accessory dwelling units and other diverse housing options as a method to encourage aging in place.	Provide for flexibility of housing type in land use regulations and eliminate exclusivity of housing type within certain zoning districts.	Ongoing	Town Council, Planning Board, Town Administration
2.2.2	Allow for multi-family development at affordable price points.	Include provisions within the ordinance that provide for a streamlined process for multi-family development and include incentives for multi-family housing designed to accommodate for workforce or low-moderate income persons.	Short term	Town Council, Planning Board, Town Administration

Table 22. Action Plan & Implementation Schedule

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
2.2.3	Encourage the use of smaller structures and lot sizes in hopes of providing affordable housing.	Allow for lot size reduction and density bonuses in efforts to reduce cost, preserve land, and foster an atmosphere that should provide more residential structures.	Short term	Town Council, Planning Board, Town Administration
2.2.4	Consider the requirement of design standards for multi-family and manufactured home developments.	Amend land use regulations to require specific design and maintenance standards for these types of residential developments so that it is conducted in a manner that is visually appealing and harmoniously blends with the existing built community of Gatesville.	Short term	Town Council, Planning Board, Town Administration
2.2.5	Support the provision of housing near the goods and services necessary for the citizens that reside within the housing.	Promote and actively recruit for mixed-use type development that provides commercial and other uses within or near residential settings.	Ongoing	Town Council, Planning Board, Town Administration
2.2.6	Support rental rooms within residential dwellings as an affordable housing option.	Amend land use regulations to provide flexibility in rentals, air bnb and alternative forms of residency for people of all income levels.	Short term	Town Council, Planning Board, Town Administration
TRANSPORTATION				
3.1.1	Support and provide input to ARPO regarding the town's desire to see more multi-modal transportation routes provided within Gatesville that contribute to an enhanced feel of community as well as the overall safety of the town.	Participate and provide input for ARPO planning efforts, be vocal at ARPO meetings. Assist in raising citizen awareness. Encourage developers to provide bicycle-pedestrian transportation methods. Explore grant opportunities.	Ongoing	Town Council, Planning Board, Town Administration
3.1.2	Support ARPO in their submission of projects into the prioritization system for the NCDOT STIP.	Provide projects within Gatesville's jurisdiction to ARPO during the prioritization period and offer support to the submitted projects.	Ongoing	Town Council, Planning Board, Town Administration
3.1.3	Actively communicate with NCDOT regarding the rights-of-way with Gatesville and the town's desire to see speed reduction and the overall improvement of safety, specifically a request for speed humps and signage in certain locations that may contribute to public health, safety, and welfare of Gatesville.	The policy is the implementing action.	Ongoing	Town Council, Town Administration

Table 22. Action Plan & Implementation Schedule

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
3.1.4	Support the goals and recommendations of the Albemarle Regional Bicycle Plan and require that its contents be executed when applicable.	Require developers to install components of the plan when possible and include monies in the FY budget for implementation of identified improvements within the plan.	Ongoing	Town Council, Planning Board, Town Administration
3.2.1	Pursue funding to complete the missing links of sidewalk within the town that would benefit the overall connectivity of the sidewalk network.	Pursue grant funding through state and federal organizations as well as budget for these improvements. Explore the option of creating a fee-in-lieu program to fund the construction of missing links in the multi-use path/sidewalk network.	Ongoing	Town Council, Planning Board, Town Administration
3.2.2	Require new development both residential and non-residential to include multi-modal transportation options on the site and provide connection to adjacent properties.	Amend land use regulations to require the inclusion of multi-modal transit.	Ongoing	Town Council, Planning Board, Town Administration
3.2.3	Pursue the development of a Bicycle and Pedestrian Plan for the Town of Gatesville.	Explore grant opportunities to fund the plan development and include monies in the FY budget for the development of a plan.	Ongoing	Town Council
3.2.4	Require new subdivisions to provide for multi-use paths and a network of sidewalks within them.	Amend land-use regulations to require for the installation of such facilities.	Ongoing	Town Council, Planning Board, Town Administration
3.2.5	Provide safe routes to school for Gatesville Elementary School. Upon formal request by the citizenry and determination of adequate funding, Gatesville will contact the Gates County Board of Education and work cooperatively to evaluate existing walking conditions around the school consistent with guidance from the Manual on Uniform Traffic Control Devices (MUTCD) Chapter 7A for preparing individual school traffic control plans. The Town will act upon the reasonable conclusions and recommendations from the study with goals to develop a budget and funds to ensure safe walking conditions are maintained for students.	Comprise a steering committee to evaluate existing conditions and appropriate funding sources to address the recommendations.	Medium term	Town Council, Board of Education, Steering Committee, Town Administration

Table 22. Action Plan & Implementation Schedule

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
3.2.6	Pursue funding to implement projects that make non-motorized transportation safe for handicapped or walking impaired persons by providing safe and convenient crossings at intersections.	The policy is the implementation action. Adopt ADA recommendations to become requirements within the regulations and ordinances of Gatesville.	Ongoing	Town Council, Planning Board, Town Administration
3.2.7	Pursue funding to implement complete street policies set forth by NCDOT.	The policy is the implementation action.	Ongoing.	Town Council, Planning Board, Town Administration
3.2.8	Pursue multi-modal transit options that link all of Gatesville to Bennetts Creek, such as greenway systems or multi-use paths.	Conduct a study which examines how the town may become more interconnected and have greater access to Bennett's Creek.	Short term	Town Council, Planning Board, Town Administration
COMMUNITY FACILITIES AND SERVICES				
4.1.1	Prioritize funding for emergency services as well as fire and police service to ensure that the "close-knit" and "safe" sense of community is always upheld for the citizens of Gatesville.	Ensure that funds are budgeted to provide the essential life safety services in Gatesville.	Ongoing	Town Council, Town Administration
4.1.2	Provide community facilities and programs for citizens to engage and interact and that provide opportunities for them to be involved in programs and activities.	Budget and invest in departments within the Town that have the ability to provide programs to citizens such as Parks and Recreation.	Ongoing	Town Council, Town Administration
4.1.3	Support initiatives from the Gates County Board of Education as well as welcome all other institutions of education for primary, secondary and higher learning.	Plan for future locations of schools, offer Town facilities for educational use and purposes as needed.	Medium term, Ongoing	Town Council, Town Administration, Gates County Board of Education
4.1.4	Provide services that keep citizens in Gatesville and do not require them to leave the jurisdiction for such services.	Encourage developers to provide services or uses that may not be within the jurisdiction. Budget for services that Gatesville lacks.	Ongoing	Town Council, Town Administration
4.1.5	Develop a Capital Improvement Plan to address facility and service needs.	The policy is the implementing action. Develop a comprehensive list of all facilities and services that need improvements, do not exist or need to be expanded upon and prioritize them within the CIP, include in the FY budget as possible.	Short term, Ongoing	Town Council, Town Administration

Table 22. Action Plan & Implementation Schedule

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
4.2.1	Pursue grant funding for water, sewer, natural gas, internet, and other infrastructure for areas within Gatesville that have developed or have the potential to.	Research and apply for state and federal funding. Explore these opportunities in partnership with Gates County.	Ongoing	Town Council, Town Administration, Gates County
4.2.2	Partner with Gates County for the provision of infrastructure and the ability to share capacity to maximize potential.	The policy is the implementing action.	Short term, Ongoing	Town Council, Town Administration, Gates County
4.2.3	Create a prioritization list of facilities and infrastructure with timelines for maintenance and repairs based upon necessity and severity of defects.	Appoint a subcommittee to evaluate a list of the facilities and infrastructure within Gatesville and develop a scoring matrix to determine priority and the highest necessity for improvement and repair.	Short term, Ongoing	Town Council, Town Administration, Subcommittee
4.2.4	Pursue state and federal funding to assist with maintenance and repairs of facilities and infrastructure.	The policy is the implementing action.	Ongoing	Town Council, Town Administration
4.2.5	Explore opportunities to upfit or replace existing facilities and infrastructure in part or whole so that they operate in a more efficient manner.	Replace existing infrastructure and facilities within Gatesville with more energy efficient or components that have an overall higher level of performance and efficiency.	Ongoing	Town Council, Town Administration
PARKS & RECREATION				
5.1.1	Pursue funding to dredge Bennett's Creek and improve upon its capacity to support watercraft and recreationists.	Communicate with NCDWM about opportunities to improve upon the overall quality of Bennett's Creek.	Ongoing	Town Council, Town Administration
5.1.2	Explore partnership opportunities with Merchants Mill Pond State Park and the incorporation of Bennett's Creek into its recreation.	Communicate with NC Division of Parks & Recreation and communicate Gatesville's desire to link Bennett's Creek with activities at Merchant's Mill Pond State Park and develop Bennett's Creek as an extension or accessory to the activities possible at Merchant's Mill Pond State Park.	Short term	Town Council, Town Administration, Gates County, NC Division of Parks & Recreation
5.1.3	Acquire land around Bennett's Creek and the existing Gatesville Creekside Park to expand upon recreational opportunities and the park's ability to attract environmental enthusiasts and tourists.	Budget for land purchases and offer property owners the ability to transfer development rights upon adjacent land to other areas within Gatesville to incentivize the release of the land.	Short term, Ongoing	Town Council, Town Administration

Table 22. Action Plan & Implementation Schedule

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
5.1.4	Explore opportunities for education through recreation and the ability to partner with institutions of higher education to study the environment of Bennett's Creek and its species and the areas that surround Gatesville, with Gatesville serving as the hub for research.	Provide facilities for research through planning and funding and actively work to attract researchers or internships to locate within Gatesville.	Short term, Ongoing	Town Council, Town Administration, Gates County
5.1.5	Provide new types of recreational activities such as facilities or designated areas for walking, running, hiking, and biking in a safe and enjoyable manner.	The policy is the implementing action.	Short term, Ongoing	Town Administration
5.1.6	Encourage the provision of parks and open space for new developments within Gatesville.	Require open space % for new development, make this a requirement within the land use regulations or ordinances.	Ongoing	Town Council, Planning Board, Town Administration
5.1.7	Develop a Parks & Recreation Master Plan.	Budget for Town Staff or a consultant to develop a Town of Gatesville Parks & Recreation Master Plan.	Short term, Ongoing	Town Council, Planning Board, Town Administration
ENVIRONMENT AND NATURAL RESOURCES				
6.1.1	Gatesville's policy is to conserve its surficial groundwater resources by supporting CAMA and NC Division of Water Quality stormwater runoff regulations, and by coordinating local development activities involving chemical storage or underground storage tank installation/abandonment with Gates County Emergency Management personnel and the Groundwater Section of the North Carolina Division of Water Quality.	Coordinate with County and State officials and agencies in the development review process.	Ongoing	Town Administration
6.1.2	Support the policy that all State of North Carolina projects should be designed to limit to the extent possible stormwater runoff into coastal waters.	The policy is the implementing action	Ongoing	Town Administration
6.1.3	Support the Chowan River Basin Water Resources Plan.	The policy is the implementing action. The Planning Department should review the water resources plan prior to development approval.	Ongoing	Town Administration

Table 22. Action Plan & Implementation Schedule

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
6.1.4	The Town of Gatesville opposes the disposal of any toxic wastes, as defined by the US Environmental Protection Agency's Listing of Hazardous Substances and Priority Pollutants (developed pursuant to the Clean Water Act of 1977) within the Town's planning jurisdiction.	Regulate against hazardous waste disposal inside of the jurisdiction	Ongoing	Town Administration
6.1.5	Support the enforcement of current state, federal, and local regulations to improve water quality.	Regularly attend meetings and stay up to date on policy to adequately enforce and support the enforcement efforts of other governmental agencies.	Ongoing	Town Administration
6.1.6	Monitor development proposals for compliance with Section 404 of the Clean Water Act and continue to enforce local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands.	Require that all wetland areas be delineated on a surveyed site plan.	Ongoing	Town Administration
6.1.7	Cooperate with the US Army Corps of Engineers in the regulation/enforcement of the 404 wetlands permit process.	Prohibit development within the 404 wetlands and report all violations of such to the USACE.	Ongoing	Town Administration
6.1.8	Require buffers to be installed adjacent to bodies of water to aid in the reduction of nutrients and contaminants into the water body.	Amend land use regulations to include buffer requirements in such locations.	Ongoing	Town Council, Planning Board, Town Administration
6.1.9	Support the NC Division of Coastal Management and accept guidance and recommendations from the Division.	The policy is the implementing action.	Ongoing	Town Administration
6.2.1	Identified environmental features of importance shall be incorporated into the design for development.	Encourage developers to not eliminate naturally occurring features in the design and construction process.	Ongoing	Town Council, Planning Board, Town Administration
6.2.2	Work with environmental groups and receive annual reports of identified environmental features that should be conserved and addressed in future planning efforts.	Involve environmental groups in the review process for certain types of development so that their concerns may be considered.	Ongoing	Town Administration
6.2.3	Enforce state and federal laws and policies regarding land uses and development for Areas of Environmental Concern identified in the Town.	Coordinate with state and federal agencies.	Ongoing	Town Council, Planning Board, Town Administration

Table 22. Action Plan & Implementation Schedule

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
6.2.4	The design and construction of public facilities, including but not limited to roads, water, sewer, or stormwater control, should utilize best management practices to minimize impacts on sensitive areas, open space, and conservation areas.	Comprehensively evaluate impacts to resources and add contingency to all CIP projects (develop CIP)	Short term, Ongoing	Town Administration
6.3.1	Require that wetland areas be surveyed and delineated on all preliminary and final subdivision plats and site plans.	Amend land use regulations so that this is required on all plans.	Ongoing	Town Council, Planning Board, Town Administration
6.3.2	Coordinate all development review with the appropriate office of the US Army Corps of Engineers and the Soil Conservation Service.	Include the USACE and the Soil Conservation service in technical development review groups and inform them of development activity.	Ongoing	Town Administration
6.3.3	Encourage the dedication of conservation easements and formation of land trusts.	Provide incentives to developers who dedicate wetlands.	Ongoing	Town Council, Planning Board, Town Administration
6.3.4	Recognize and support the valuable role that wetlands play in the role of stormwater management, flood mitigation and as a biodiverse habitat for multiple species.	Amend land use regulations to require/encourage the protection and preservation of the land around wetlands in development proposals.	Short term, Ongoing	Town Council, Planning Board, Town Administration
6.3.5	Support the pursuit of state and federal funding to research, classify, and map wetlands and their functions and to assist with mitigation procedures.	The policy is the implementing action.	Ongoing	Town Council, Planning Board, Town Administration
6.3.6	Support the US Army Corps of Engineers' regulations and the applicable guidelines of the Coastal Area Management Act and the use of local land use ordinances to regulate development of freshwater swamps, marshes, and 404 wetlands.	The policy is the implementing action. Continue to comply with CAMA regulations in enforcement of development activity.	Ongoing	Town Administration
6.4.1	Cooperate with county, state, and federal agencies in protecting wildlife and plant species listed as endangered, threatened, rare, or of special concern, and support their efforts to protect and conserve the habitats in which they reside.	Coordinate GIS mapping of known flora and fauna habitats and coordinate with agencies during the development review project if development will impact species or habitat	Ongoing	Town Administration

Table 22. Action Plan & Implementation Schedule

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
6.4.2	Revise the Town's Land Use Regulations to protect wildlife and vegetative habitats that are endangered, threatened, or species of special concern. The Town shall further protect these habitats by promoting public acquisition and the dedication of conservation easements or reservations.	Amend code to require developers to document habitats on site plans.	Short term	Town Council, Planning Board, Town Administration
6.4.3	Increase public appreciation and awareness of native flora and fauna in and around the community through newspaper articles, brochures, presentations, workshops, and other means of education, and how residents can help enhance those habitats.	Offer educational outreach in coordination with non-profit organizations.	Ongoing	Non-profit organizations, Town Administration
6.5.1	Host hurricane preparedness educational events for the citizens of Gatesville on an annual basis.	Coordinate with Gates County Emergency Services to promote emergency preparedness	Ongoing	Town Administration
6.5.2	Enforce the Town's Flood Damage Prevention Ordinance and participate in the Community Rating System (CRS) of the National Flood Insurance Program (NFIP).	The policy is the implementing action. Seek to become a CRS community.	Ongoing	Town Administration
6.5.3	Partner with Gates County for emergency planning, disaster recovery, and evacuation efforts.	The policy is the implementing action.	Ongoing	Town Administration
6.5.4	Pursue state and federal funding for post-disaster recovery efforts.	Actively pursue funding and grants that assist in disaster recovery.	Ongoing	Town Council, Planning Board, Town Administration
6.5.5	Apply for Hazard Mitigation Grant Program funding as applicable and as it becomes available.	The policy is the implementing action.	Ongoing	Town Administration
6.5.6	Encourage design that mitigates the impact from disaster and major flooding events.	Amend land use regulations to include resiliency in design.	Short term	Town Council, Planning Board, Town Administration
HISTORIC AND CULTURAL RESOURCES				
7.1.1	Promote activities involved around historical tourism and make efforts to market the history of Gatesville and attract institutions of higher learning to visit and conduct studies of the historical places within Gatesville.	Partner with Gates County and other historical groups on the state, regional, and local level to promote the history of Gatesville and attract visitors.	Ongoing	Town Council, Town Administration, Gates County, Other groups

Table 22. Action Plan & Implementation Schedule

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
7.1.2	Support efforts to have properties included on the National Register of Historic Places.	Conduct an inventory of historic structures and identify ones which may be eligible.	Ongoing	Town Administration
7.1.3	Guide development to protect historic and potentially historic properties in the town and to perpetuate the Town's cultural heritage.	Support historic overlay districts and encourage development that involves the revitalization of historic structures.	Ongoing	Town Administration
7.1.4	Consider undertaking a survey of historical sites within the Town's planning jurisdiction by local volunteers or state and federal agencies and seek grant monies to complete an inventory of historically significant structures and sites.	The policy is the implementing action. Aid groups as feasible.	Ongoing	Town Council, Planning Board, Town Administration
7.1.5	Encourage and support minorities and marginalized groups to celebrate significant sites, structures, and events that have historical importance and recognize such events.	Make efforts to recognize historic events and structures of importance of all cultures.	Ongoing	Town Council
ECONOMIC DEVELOPMENT				
8.1.1	Actively recruit a grocer to locate within Gatesville.	The policy is the implementing action. Actively recruit and ensure that ideal locations within Gatesville for a grocery store (commercial) do not become occupied with uses that would prevent a grocery store.	Ongoing	Town Council, Town Administration, Gates County
8.1.2	Develop farmers markets and pop-up produce sales to provide food near its residents.	Allow for these seasonal types of uses to occur on lands and accommodate and advertise appropriately for them. Capitalize on these events as opportunities to engage the citizens of Gatesville and generate interest for more types of commerce and activity.	Ongoing	Town Council, Town Administration
8.1.3	Continue to support the timber and lumber industry within and around Gatesville and activities that aid in its success and growth.	Allow for land uses and services that benefit this industry. Provide housing opportunities for employees within this industry.	Ongoing	Town Council, Planning Board, Town Administration
8.1.4	Continue to support agricultural activities within and around Gatesville.	The policy is the implementing action. Reserve prime agricultural land.	Ongoing	Town Council, Town Administration

Table 22. Action Plan & Implementation Schedule

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
8.1.5	Support the location of commercial services that allow Gatesville to establish itself as the commercial hub of Gates County and provide goods and services to the tourist within the area, mainly those that cater to recreation and outdoor tourism enjoyed at Merchants Mill Pond State Park.	Offer incentives to commercial developers to locate within Gatesville (tax incentives, lessened development restrictions, allowances, etc.). Actively work to attract services that cater to environmental recreation and tourism. Attract essential goods and services that serve the citizens of Gatesville and Gates County.	Short term, Ongoing	Town Council, Town Administration
8.1.6	Encourage tourism and development that will enhance tourism and attraction to the Town.	The policy is the implementing action.	Ongoing	Town Council, Town Administration
8.1.7	Support development that increases public access to shoreline areas, provided it is done in an environmentally acceptable manner.	The policy is the implementing action. Require easements for shoreline access and separation from the shoreline where feasible concerning structures to eliminate or reduce potential negative environmental impacts.	Ongoing	Town Administration, Town Council
8.1.8	Support small businesses and family-friendly businesses that provide entertainment and activities for its citizens.	Offer assistance and incentives to small business owners. Establish a Community Business Association.	Ongoing	Town Council, Town Administration
8.1.9	Support the growth of tourism and its ability to provide jobs.	The policy is the implementing action.	Short term, Ongoing	Town Council, Town Administration
8.2.1	Recruit industries that are environmentally conscious.	Recruitment efforts should include the study of organizational policies and practices to ensure they are sustainable and align with the city initiatives.	Ongoing	Town Council, Town Administration
8.2.2	Encourage the location of industries that will employ the working age population of the Town.	Actively market and create an incentives package for recruiting businesses that expand the economic base.	Ongoing	Town Administration, Town Council
8.2.3	Support the industrial economic development efforts of Gates County.	The policy is the implementing action.	Ongoing	Town Council
CAPITAL IMPROVEMENTS				
9.1.1	Coordinate with road, utility, and school providers in the area to ensure necessary capital projects are scheduled concurrent with anticipated growth patterns.	Coordinate local and regional planning initiatives to ensure adequate supply.	Ongoing	Town Administration

Table 22. Action Plan & Implementation Schedule

Policy #	Policy	Implementing Action	Timeframe	Responsible Party
9.1.2	Repair and upgrade public facilities and services managed by the Town according to generally accepted engineering principles and guidelines and ensure that facilities and service providers operating in the Town are held to the standard.	Assess existing system, prioritize improvements, and program funds for addressing system deficiencies. Adopt engineering technical and design standards	Ongoing	Town Administration
9.2.1	The Town Council will take the steps necessary to identify capital improvements and develop a plan for their completion.	The policy is the implementing action.	Short term, Ongoing	Town Council, Town Administration
9.3.1	Incur debt within generally accepted municipal finance principles and guidelines, and only in relation to the Town's ability to pay for new capital assets or to significantly extend the life expectancy of a capital asset.	Continuously monitor debt service and implement procedures to ensure prudent fiscal management.	Ongoing	Town Council, Town Administration
9.3.2	Any increase to operating costs for a new or enhanced capital project shall be considered when evaluating debt incurred for a new public facility or service.	Require candidate capital projects consider the associated operating costs.	Short term	Town Council, Town Administration
9.3.3	The Town shall not provide a public facility or service, nor accept ownership from others, if it cannot pay for the subsequent annual operation and maintenance costs of the facility or service.	Practice the principles of true cost accounting for estimating the total cost of a capital improvement including operating and maintenance costs.	Short term	Town Council, Town Administration

APPENDIX A. CITIZEN PARTICIPATION PLAN

TOWN OF GATESVILLE CAMA LAND USE PLAN CITIZEN PARTICIPATION PLAN

Introduction

The Town of Gatesville has initiated the preparation of a CAMA Land Use Plan (LUP) for the Gatesville planning jurisdiction. The final document will serve as a comprehensive plan for future public investment to achieve the community's overall vision. The intent of this project is to identify development goals, policies, and initiatives supported by the community.

Recognizing that a collaborative effort with the public is essential, the initial step in the planning process is the adoption of this Citizen Participation Plan (CPP) by the Gatesville Town Council. Approval of the CPP was accomplished on December 6, 2023.

Responsibility

The Gatesville Town Council and Planning Board will jointly supervise the preparation of the CAMA Land Use Plan. The town's consultant will serve in an advisory capacity to the Town Council and Planning Board. The CAMA Land Use Plan will be drafted by Insight Planning & Development, the town's consultant. Final approval will be by the Gatesville Town Council following review and recommendation by the Planning Board.

Meetings

All joint meetings of the Town Council and Planning Board will be conducted in an open format which will encourage public involvement/engagement. The Town Council/Planning Board will conduct up to seven (7) work sessions to prepare the draft CAMA Land Use Plan. At a minimum, the following meetings will be conducted throughout the plan preparation process:

- Joint work sessions with the Town Council and Planning Board. At each meeting, the location, date, and time of the succeeding meeting will be determined.
- Public visioning and issues identification workshop to identify key issues and concerns, develop a plan vision statement, and participate in a future land use map exercise.
- Submit the final draft plan to the Planning Board for review and recommendation to the Town Council for adoption.
- Present the final plan to the Town Council for public hearing and adoption.

Public Notification

As public bodies, all meetings of the Town Council/Planning Board are conducted in an open and transparent manner. All meetings are open to the public and Gatesville citizens are encouraged to attend and participate.

To ensure public awareness of the CAMA Land Use Plan project, meeting times and dates, project updates, and public participation opportunities, and to increase ease of access to CAMA Land Use Plan-specific information, the following are proposed:

- The project team will create and maintain an interactive LUP-dedicated website to both collect and disseminate information. Project progress, public notifications, and the draft documents will be posted on this website for ease of public review and comment.
- Advertisements will be placed on the specialized LUP-dedicated website and posted on the Town's website. An informational notice will be placed in the local newspaper at the outset of the project to inform the public about the planning process.
- Sign-up sheets will be available at the work sessions for interested persons and groups to register to receive electronic messaging, including meeting notifications, update information, and opportunities for review of the draft documents. Similar opportunities for registration will be placed on the project website. Individuals who place their names on this list will be emailed notices announcing meeting times for review of the CAMA Land Use Plan.

Dissemination of Information

The following procedures will be utilized to ensure the availability of information:

- Copies of the draft documents will be available for public review at the NC Cooperative Extension Office, 112 Court Street, Gatesville, NC.
- Using the sites and methods of public notification provided in the **Public Notification** section, the availability of the draft plan will be publicly announced, and the draft documents will be posted for public review and/or printing. Information regarding the location of the online documents will be included in any published notices of public meetings and communicated at all meetings of the Town Council and Planning Board.

Public Comment

Throughout the process, the public will have the following opportunities for input:

- At each Planning Board meeting, time will be allocated for public comment, both written and oral, which includes the opportunities for questions.

- At any time during the preparation of the draft documents, the public may submit written or email comments. Information on how to submit such comments will be provided on public notices and websites.
- The work sessions and public hearings will all provide additional opportunities for public input and questions.

Schedule

The planning process will utilize the following schedule:

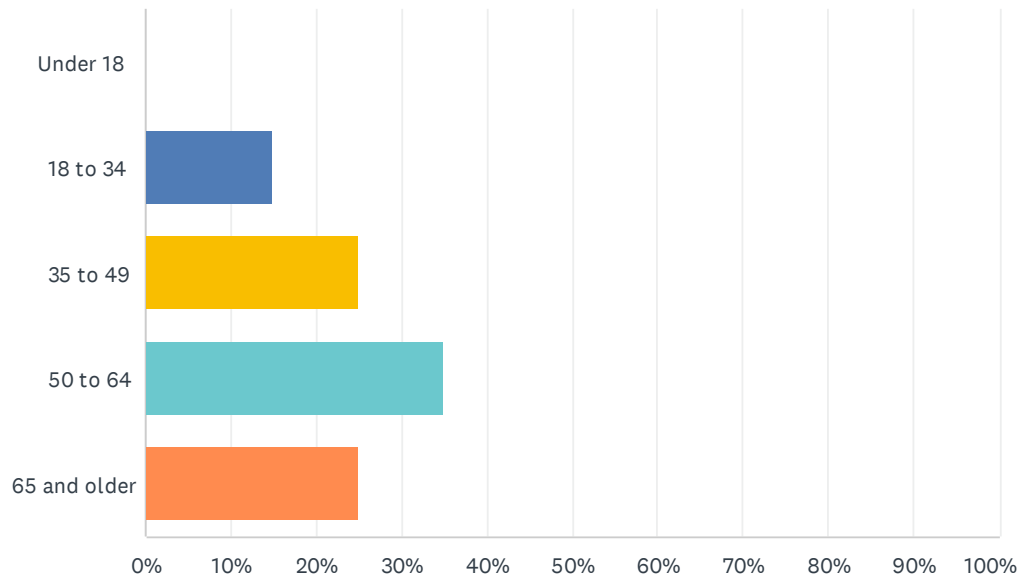
Phase	Project Task	Timeframe
Phase I:	• Contract Executed	July 2023
	• Project Startup Meeting	September 2023
Phase II:	• Plan Development/Public Engagement	October 2023 – August 2024
Phase III:	• Completion, Review, and Adoption*	September 2024 – December 2024

*Timing of adoption will be dependent on DCM Completeness Review timeframe.

APPENDIX B. CITIZEN SURVEY RESULTS

Q1 What is your age range (age of person completing this survey)?

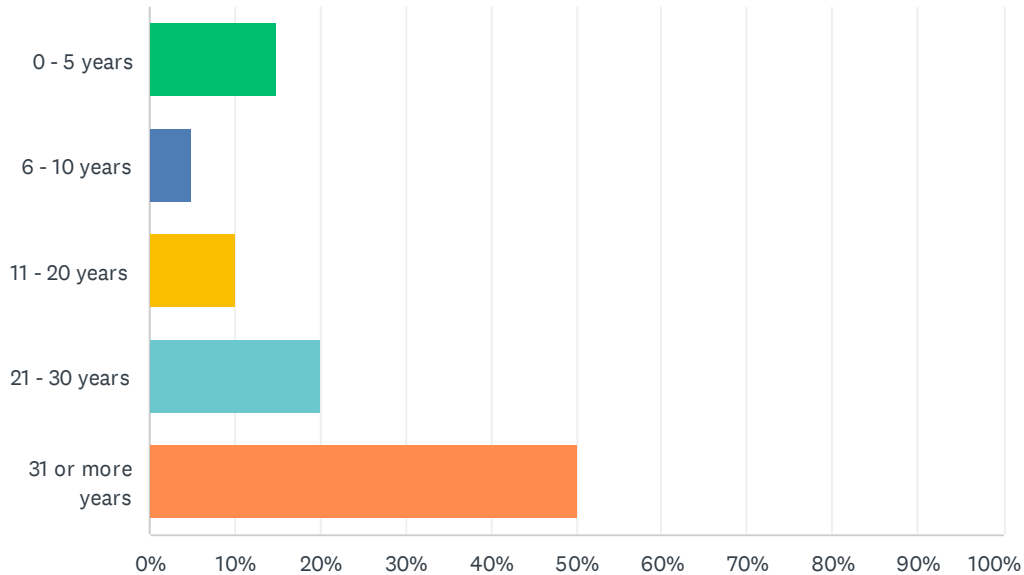
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18 to 34	15.00%	3
35 to 49	25.00%	5
50 to 64	35.00%	7
65 and older	25.00%	5
TOTAL		20

Q2 How many total years have you lived in, owned property, or worked in Gatesville?

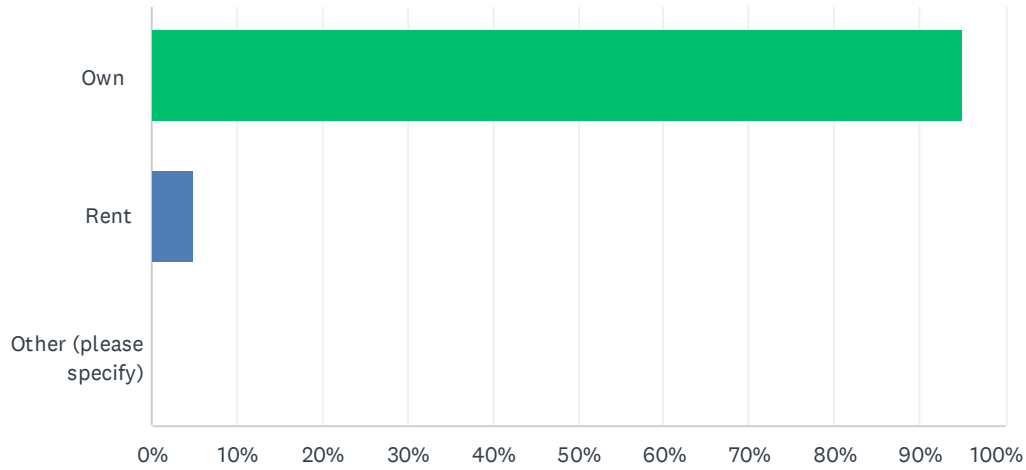
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
0 - 5 years	15.00%	3
6 - 10 years	5.00%	1
11 - 20 years	10.00%	2
21 - 30 years	20.00%	4
31 or more years	50.00%	10
TOTAL		20

Q3 Do you own or rent your home?

Answered: 20 Skipped: 0

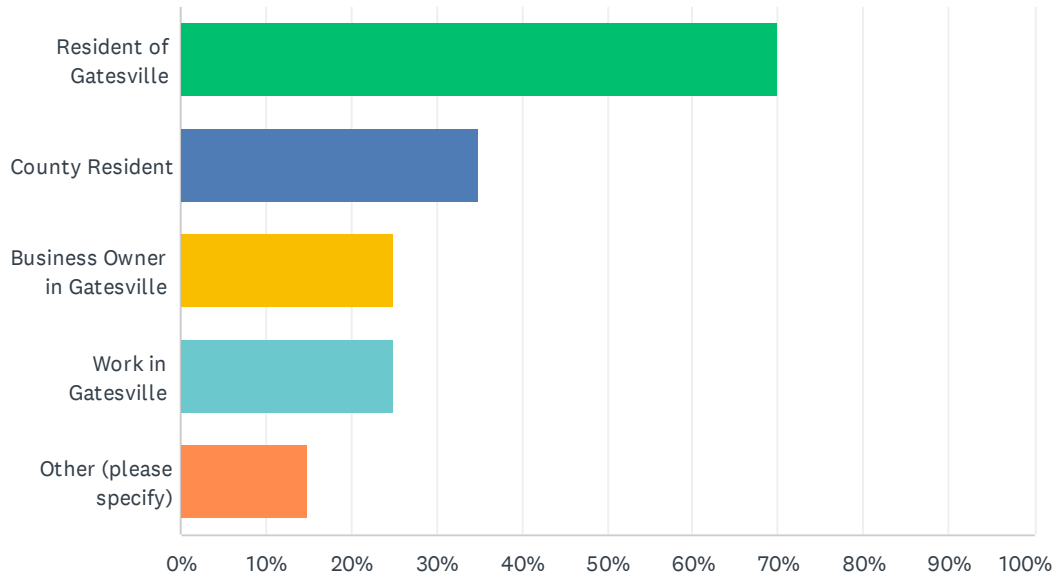


ANSWER CHOICES		RESPONSES
Own		95.00% 19
Rent		5.00% 1
Other (please specify)		0.00% 0
TOTAL		20

#	OTHER (PLEASE SPECIFY)	DATE
	There are no responses.	

Q4 What is your relationship to Gatesville? (Check all that apply)

Answered: 20 Skipped: 0

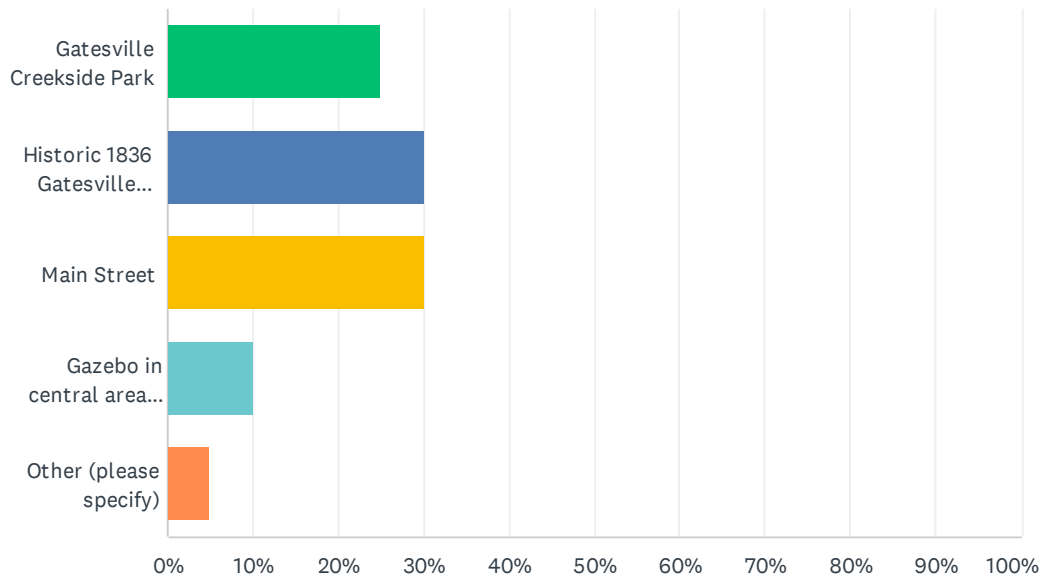


ANSWER CHOICES	RESPONSES	
Resident of Gatesville	70.00%	14
County Resident	35.00%	7
Business Owner in Gatesville	25.00%	5
Work in Gatesville	25.00%	5
Other (please specify)	15.00%	3
Total Respondents: 20		

#	OTHER (PLEASE SPECIFY)	DATE
1	Volunteer Fire Department	4/29/2024 4:54 PM
2	Member of Fire Department	4/29/2024 4:48 PM
3	Member of Fire Department	4/12/2024 1:15 PM

Q5 Which place do you feel is the best place in Gatesville?

Answered: 20 Skipped: 0



ANSWER CHOICES		RESPONSES	
Gatesville Creekside Park		25.00%	5
Historic 1836 Gatesville Courthouse		30.00%	6
Main Street		30.00%	6
Gazebo in central area of Town		10.00%	2
Other (please specify)		5.00%	1
TOTAL			20

#	OTHER (PLEASE SPECIFY)	DATE
1	Gatesville Baptist Church	4/12/2024 2:36 PM

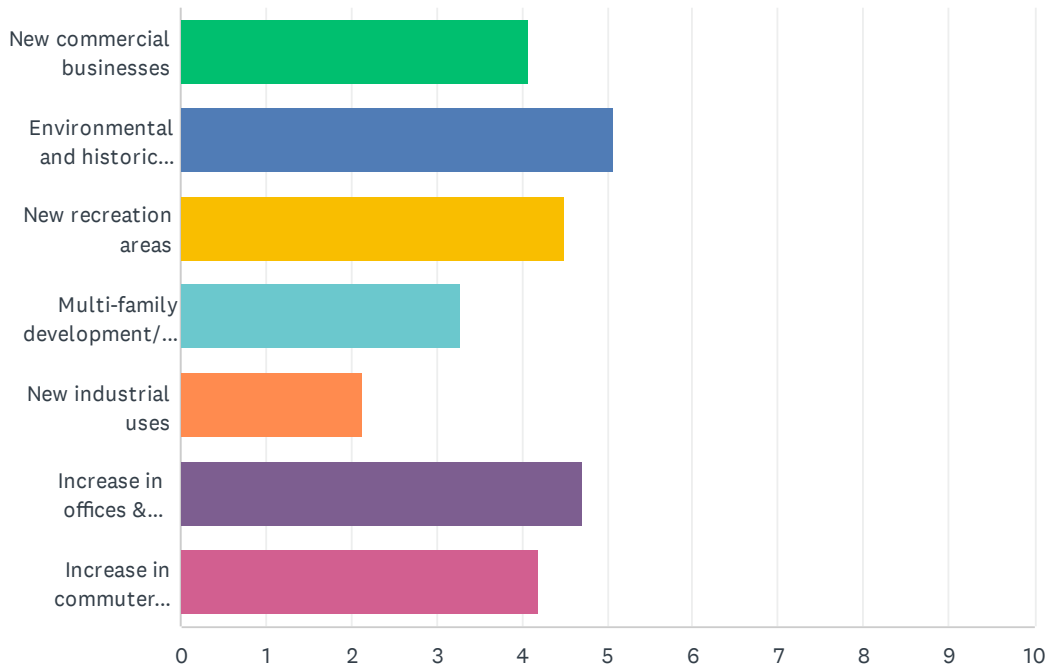
Q6 Which area of Gatesville do you feel needs to receive the most attention?

Answered: 20 Skipped: 0

#	RESPONSES	DATE
1	personal properties in disrepair.	4/29/2024 4:57 PM
2	N/A	4/29/2024 4:56 PM
3	Main Street	4/29/2024 4:54 PM
4	Burned out house on Main Street	4/29/2024 4:52 PM
5	Downtown	4/29/2024 4:50 PM
6	Water tower, central town, old FF is eyesore.	4/29/2024 4:48 PM
7	Main Street	4/29/2024 4:46 PM
8	Sidewalks in Gatesville	4/29/2024 4:43 PM
9	Burned out house	4/12/2024 2:43 PM
10	Old Family Foods building	4/12/2024 2:38 PM
11	Main Street - old Family Foods building, burned house, and old Dalore Fashions building	4/12/2024 2:36 PM
12	Old Family Foods	4/12/2024 1:20 PM
13	Sidewalks/crosswalks	4/12/2024 1:17 PM
14	The former Family Foods Store	4/12/2024 1:15 PM
15	Main Street	4/12/2024 1:09 PM
16	North end; corner of E Maple & Main Streets	4/12/2024 1:04 PM
17	Roadways, clean out drain lines, get rid of "burnt" house and develop things. Make room for need and improved things - garden & house, veggie center, open air market. Do something good with Lane's building.	4/12/2024 1:01 PM
18	Finding a use for the old Family Foods store.	2/22/2024 11:21 AM
19	Creek side park and the boat ramp	2/21/2024 2:31 PM
20	Main Street	1/3/2024 11:45 AM

Q7 Please rate what you believe is most realistic to happen in Gatesville and least likely to happen in Gatesville, with 1 representing the most realistic possibility and 7 representing the least realistic possibility.

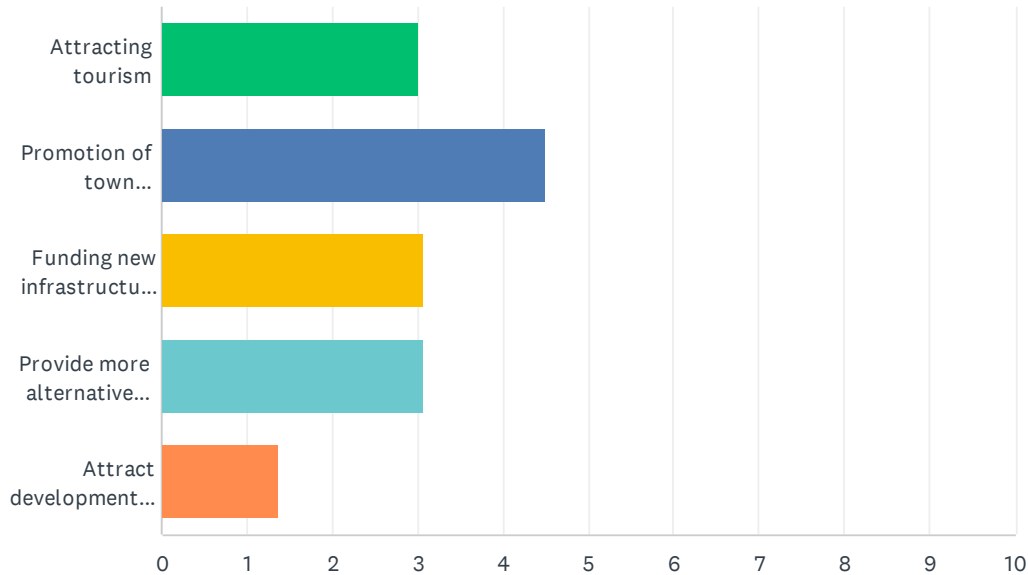
Answered: 14 Skipped: 6



	1	2	3	4	5	6	7	N/A	TOTAL	SCORE
New commercial businesses	21.43% 3	14.29% 2	7.14% 1	14.29% 2	14.29% 2	7.14% 1	21.43% 3	0.00% 0	14	4.07
Environmental and historic tourism	21.43% 3	21.43% 3	21.43% 3	21.43% 3	7.14% 1	7.14% 1	0.00% 0	0.00% 0	14	5.07
New recreation areas	14.29% 2	21.43% 3	14.29% 2	14.29% 2	21.43% 3	14.29% 2	0.00% 0	0.00% 0	14	4.50
Multi-family development/major subdivision	7.14% 1	14.29% 2	14.29% 2	14.29% 2	0.00% 0	14.29% 2	35.71% 5	0.00% 0	14	3.29
New industrial uses	0.00% 0	0.00% 0	7.14% 1	7.14% 1	14.29% 2	35.71% 5	35.71% 5	0.00% 0	14	2.14
Increase in offices & personal services	21.43% 3	7.14% 1	21.43% 3	21.43% 3	28.57% 4	0.00% 0	0.00% 0	0.00% 0	14	4.71
Increase in commuter population	14.29% 2	21.43% 3	14.29% 2	7.14% 1	14.29% 2	21.43% 3	7.14% 1	0.00% 0	14	4.21

Q8 Please rate what you think the Town of Gatesville should prioritize for the future, with 1 being most important and 5 being least important.

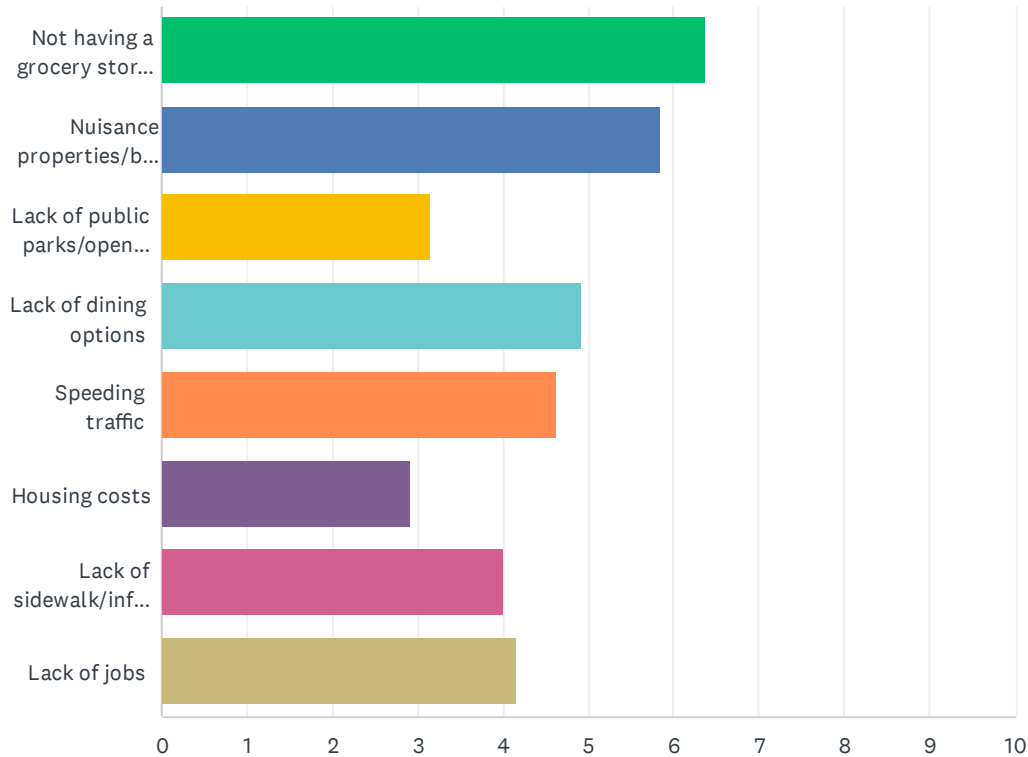
Answered: 14 Skipped: 6



	1	2	3	4	5	N/A	TOTAL	SCORE
Attracting tourism	14.29% 2	7.14% 1	57.14% 8	7.14% 1	14.29% 2	0.00% 0	14	3.00
Promotion of town beautification	71.43% 10	14.29% 2	7.14% 1	7.14% 1	0.00% 0	0.00% 0	14	4.50
Funding new infrastructure to attract growth	14.29% 2	28.57% 4	14.29% 2	35.71% 5	7.14% 1	0.00% 0	14	3.07
Provide more alternative transportation options (walking trails, sidewalks, biking paths)	0.00% 0	50.00% 7	7.14% 1	42.86% 6	0.00% 0	0.00% 0	14	3.07
Attract development that provides new diverse housing options	0.00% 0	0.00% 0	14.29% 2	7.14% 1	78.57% 11	0.00% 0	14	1.36

Q9 Please rank the following challenges facing the Town of Gatesville from 1 to 8, with 1 being the most important and 8 being the least important.

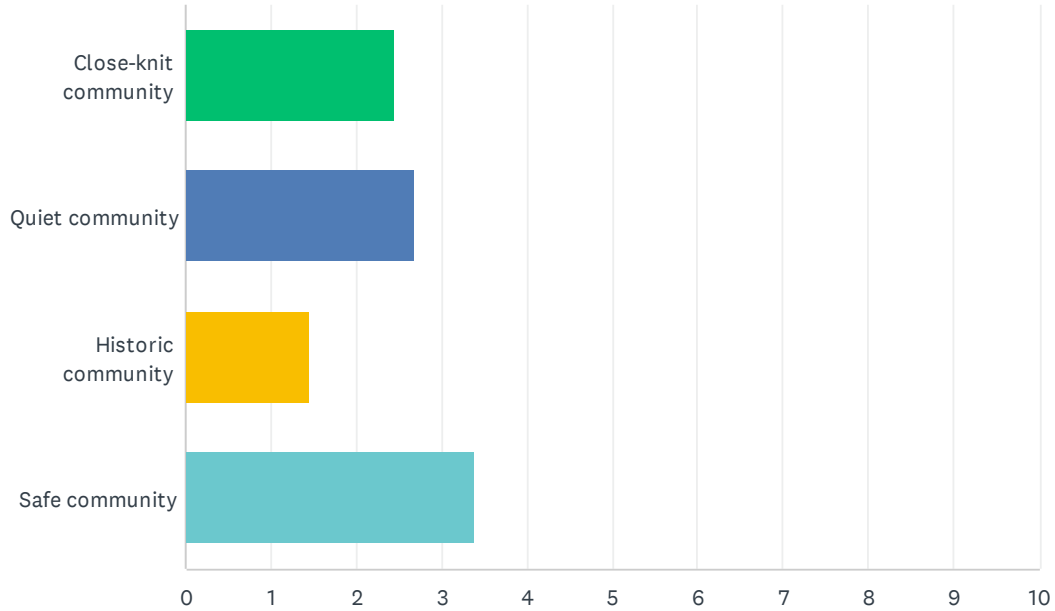
Answered: 13 Skipped: 7



	1	2	3	4	5	6	7	8	N/A	TOTAL	Score
Not having a grocery store nearby	61.54% 8	0.00% 0	15.38% 2	0.00% 0	7.69% 1	0.00% 0	7.69% 1	7.69% 1	0.00% 0	13	
Nuisance properties/burned, abandoned structures	15.38% 2	46.15% 6	15.38% 2	0.00% 0	0.00% 0	7.69% 1	7.69% 1	7.69% 1	0.00% 0	13	
Lack of public parks/open space/recreation areas	0.00% 0	0.00% 0	0.00% 0	23.08% 3	23.08% 3	15.38% 2	23.08% 3	15.38% 2	0.00% 0	13	
Lack of dining options	0.00% 0	30.77% 4	15.38% 2	15.38% 2	7.69% 1	23.08% 3	0.00% 0	7.69% 1	0.00% 0	13	
Speeding traffic	7.69% 1	7.69% 1	23.08% 3	15.38% 2	15.38% 2	7.69% 1	23.08% 3	0.00% 0	0.00% 0	13	
Housing costs	7.69% 1	0.00% 0	7.69% 1	0.00% 0	15.38% 2	15.38% 2	23.08% 3	30.77% 4	0.00% 0	13	
Lack of sidewalk/infrastructure	0.00% 0	7.69% 1	23.08% 3	23.08% 3	0.00% 0	15.38% 2	15.38% 2	15.38% 2	0.00% 0	13	
Lack of jobs	7.69% 1	7.69% 1	0.00% 0	23.08% 3	30.77% 4	15.38% 2	0.00% 0	15.38% 2	0.00% 0	13	

Q10 Please rank the most important attributes of the Town of Gatesville, with 1 being the most important and 4 being the least important.

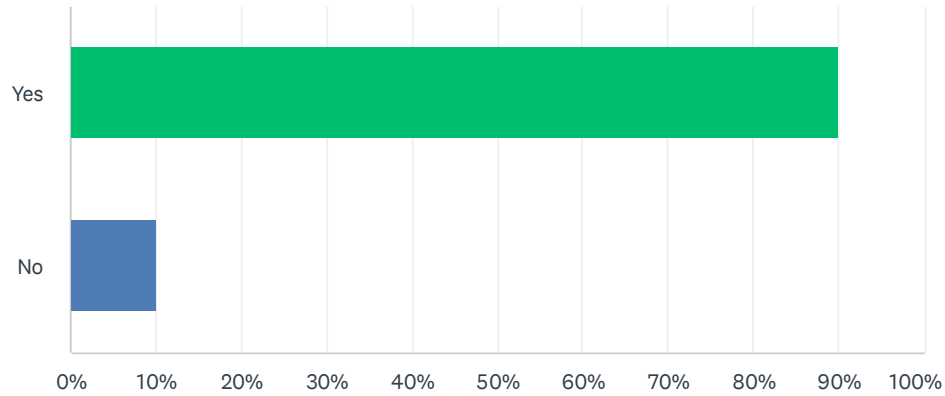
Answered: 13 Skipped: 7



	1	2	3	4	N/A	TOTAL	SCORE
Close-knit community	23.08% 3	15.38% 2	46.15% 6	15.38% 2	0.00% 0	13	2.46
Quiet community	30.77% 4	23.08% 3	30.77% 4	15.38% 2	0.00% 0	13	2.69
Historic community	0.00% 0	15.38% 2	15.38% 2	69.23% 9	0.00% 0	13	1.46
Safe community	46.15% 6	46.15% 6	7.69% 1	0.00% 0	0.00% 0	13	3.38

Q11 Do you think that the Town of Gatesville and Gates County should work closely together on projects and objectives?

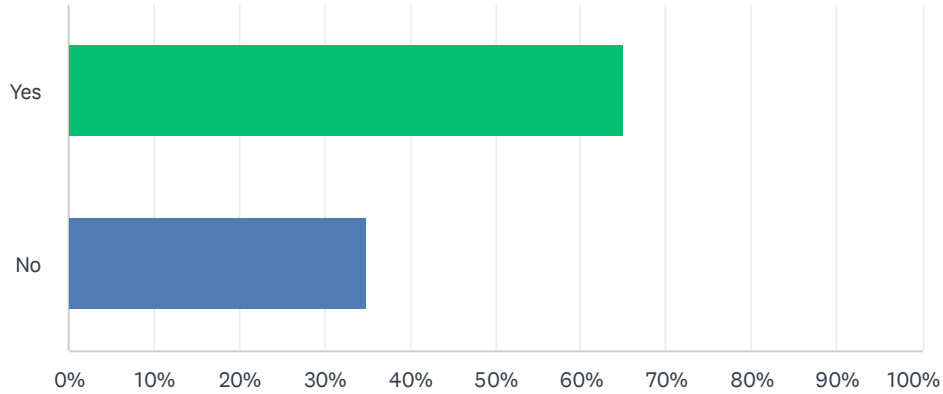
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	90.00%	18
No	10.00%	2
TOTAL		20

Q12 Do you keep up with what the Town of Gatesville government is doing?

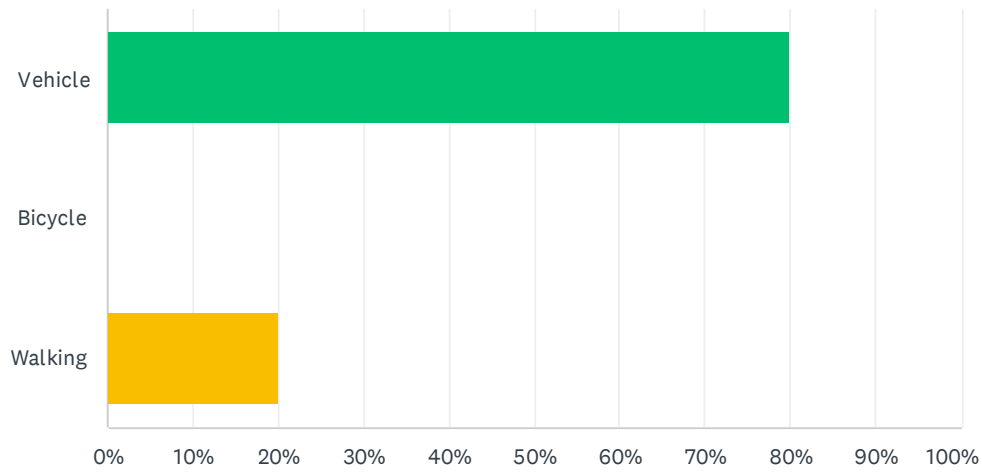
Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	65.00%	13
No	35.00%	7
TOTAL		20

Q13 What is your preferred method of transportation in Gatesville?

Answered: 20 Skipped: 0

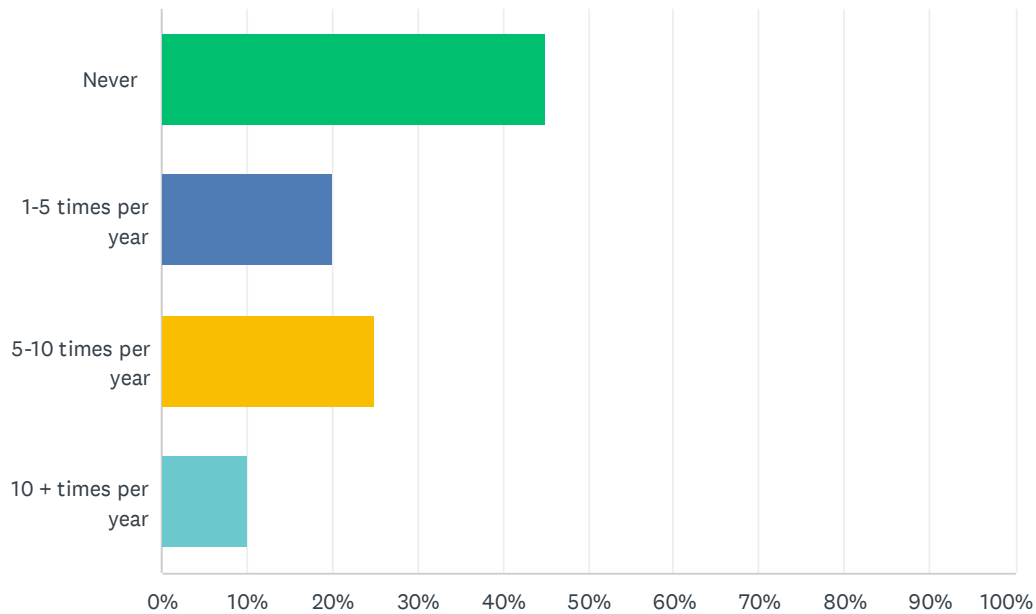


ANSWER CHOICES	RESPONSES
Vehicle	80.00% 16
Bicycle	0.00% 0
Walking	20.00% 4
TOTAL	20

#	IF THERE WERE MORE OPTIONS, WOULD THIS METHOD CHANGE (YES OR NO)?	DATE
1	No	4/29/2024 4:57 PM
2	No	4/29/2024 4:48 PM
3	Difficult because of sidewalk	4/29/2024 4:43 PM
4	Yes	2/22/2024 11:21 AM
5	yes	1/3/2024 11:45 AM

Q14 How frequently do you visit Gatesville Creekside Park?

Answered: 20 Skipped: 0

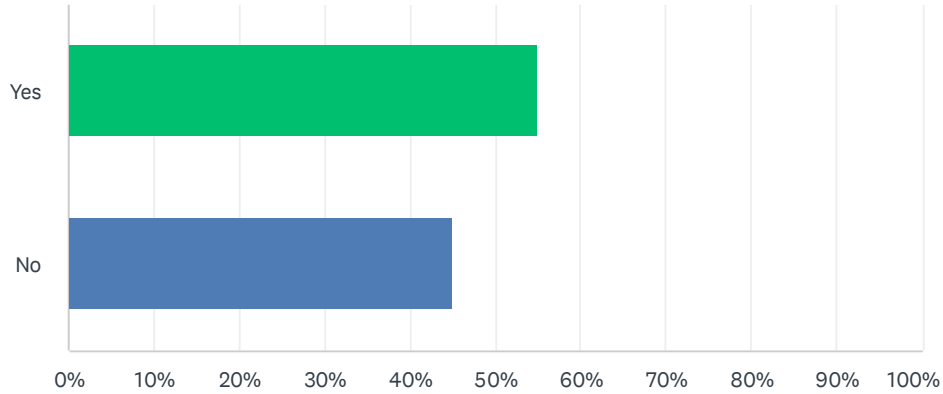


ANSWER CHOICES	RESPONSES
Never	45.00% 9
1-5 times per year	20.00% 4
5-10 times per year	25.00% 5
10 + times per year	10.00% 2
TOTAL	20

#	IF INVESTMENTS WERE MADE IN THE PARK, WOULD THIS NUMBER CHANGE (YES OR NO)?	DATE
1	Yes	4/29/2024 4:57 PM
2	Yes	4/29/2024 4:50 PM
3	Yes	4/29/2024 4:48 PM
4	Yes, not sure where it is located.	4/29/2024 4:46 PM
5	Yes	4/12/2024 1:17 PM
6	Yes	4/12/2024 1:01 PM
7	Yes	2/22/2024 11:21 AM
8	maybe	2/21/2024 2:31 PM
9	yes	1/3/2024 11:45 AM

Q15 Do you view Gatesville as a bedroom community/commuter community for the Tidewater region of Virginia?

Answered: 20 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	55.00%	11
No	45.00%	9
TOTAL		20

Q16 Finish this sentence: In 5 years, I wish the Town of Gatesville would...

Answered: 20 Skipped: 0

#	RESPONSES	DATE
1	have noise ordinances.	4/29/2024 4:57 PM
2	no answer	4/29/2024 4:56 PM
3	tear down or repurpose old unused buildings.	4/29/2024 4:54 PM
4	have a grocery store.	4/29/2024 4:52 PM
5	have a grocery store.	4/29/2024 4:50 PM
6	have more jobs and a grocery store.	4/29/2024 4:48 PM
7	develop more family oriented areas.	4/29/2024 4:46 PM
8	help obtain a place to provide timely adequate medical care.	4/29/2024 4:43 PM
9	add some sidewalks.	4/12/2024 2:43 PM
10	make people clean up their yards & houses.	4/12/2024 2:38 PM
11	clean up old buildings & houses.	4/12/2024 2:36 PM
12	grow and prosper.	4/12/2024 1:20 PM
13	include a grocery store.	4/12/2024 1:17 PM
14	do something.	4/12/2024 1:15 PM
15	no answer	4/12/2024 1:09 PM
16	consider replacement for Family Foods property.	4/12/2024 1:04 PM
17	get a grocery store, get our 911 back, and cut tree limbs.	4/12/2024 1:01 PM
18	Grow its potential as a tourist destination and embrace its history.	2/22/2024 11:21 AM
19	stay rural	2/21/2024 2:31 PM
20	Sidewalk improvement and bring a Grocery or Commercial options supporting County improvements	1/3/2024 11:45 AM

Q17 Please provide any additional comments you wish to share about Gatesville for this plan or any general comments.

Answered: 9 Skipped: 11

#	RESPONSES	DATE
1	I would like to see the town expand the Fire Station.	4/29/2024 4:54 PM
2	More funding for GVFD.	4/29/2024 4:52 PM
3	Very quiet & peaceful area.	4/29/2024 4:46 PM
4	Increase in rental houses is not good for town. Many are not well kept. We don't want to look like Town of Gates.	4/12/2024 2:36 PM
5	Planned growth for houses and land uses. More businesses and events for community, assist in funding of the Fire Department. The Town needs to clean up the water tower property, remove junk cars, and trash around and in the building.	4/12/2024 1:20 PM
6	Stick to the roots, but a small grocery store would be good.	4/12/2024 1:17 PM
7	Dollar General has helped us old folks so much; need more eating places and more come together activities for all town members.	4/12/2024 1:01 PM
8	Thank you for the survey, and I hope to see Gatesville thrive in the future with upgrades that keep the historic nature of the town but also keep us from falling behind the rest of the world. I understand it is a difficult line to walk, but I believe with the town and county working together - we will be amazed at the great things to come.	2/22/2024 11:21 AM
9	Keep it country! That's why I moved here	2/21/2024 2:31 PM

APPENDIX C. GATES COUNTY/GATESVILLE MITIGATION ACTION PLAN

SECTION 7: MITIGATION ACTION PLANS

Table 7.3 – Mitigation Action Plan, Gates County

Action #	Description	Applicable Jurisdictions	Hazards Addressed	Priority	Goal & Objective	Category	Lead/Participating Agencies (Lead Agency is in bold)	Estimated Cost	Potential Funding Sources	Implementation Schedule	2019 Status	Status Comments/Explanation
GAT1	Establish a county-wide program focused on clearing and snagging watercourses and arterial ditches to open waterways by clearing debris throughout the county to minimize localized flooding.	Gates County, Gatesville	Dam & Levee Failure, Flood, Hurricane & Tropical Storm	High	1.3	P	<ul style="list-style-type: none"> County Administration County Board of Commissioners Municipal Administration 	To Be Determined	GF, NCDEQ, NCDPS	Ongoing – next 5 years	In Progress – Carry Forward	Gates County carries this effort out annually and will continue to do so through implementation of this plan.
GAT2	Support the expansion of US Highway 13/158 to facilitate greater evacuation capacity.	Gates County, Gatesville	Dam & Levee Failure, Drought, Earthquake, Flood, Hurricane & Tropical Storm, Severe Weather (Thunderstorm Wind, Lightning, & Hail), Severe Winter Storm, Tornado, Radiological Incident	Low	1.1	ES	<ul style="list-style-type: none"> County Administration County Board of Commissioners Municipal Administration 	Function of NCDOT Regional Transportation Improvement Program	GF, NCDOT	Ongoing – As Funds Become Available	Not Started – Carry Forward	The County continues to support this strategy and will do so until the project is funded and constructed through efforts associated with the County Transportation Improvement Plan.
GAT3	Expand efforts to provide public awareness of local hazard mitigation planning and emergency response procedures through the use of social media, local news outlets, and public meetings.	Gates County, Gatesville	All Hazards	High	2.2	PIO	<ul style="list-style-type: none"> County Administration County Board of Commissioners Municipal Administration 	Staff Time	GF, NCDPS	Ongoing – next 5 years	In Progress – Carry Forward	The County currently undertakes these efforts and will continue to expand upon these efforts through implementation of this plan.
GAT4	Annually, or as deemed necessary, review and amend when necessary the flood damage prevention ordinance and ensure regulations are in place to mitigate potential losses from events.	Gates County, Gatesville	Dam & Levee Failure, Flood, Hurricane & Tropical Storm	Med	1.3	P	<ul style="list-style-type: none"> County Administration County Board of Commissioners Municipal Administration 	Staff Time	GF, NCDPS	Ongoing – As necessary	In Progress – Carry Forward	The County will amend the County Flood Damage Prevention Ordinance as necessary.
GAT5	Annually review hazard mitigation plan strategies and actions as they pertain to the County's Land Use Plan and Land Development Regulations, including incorporation of floodplain mapping.	Gates County, Gatesville	All Hazards	Med	1.3	P	<ul style="list-style-type: none"> County Administration County Board of Commissioners Municipal Administration 	To Be Determined	GF, NCDEQ, NCDPS	Ongoing - Annually	In Progress – Carry Forward	The County will continue to utilize the Hazard Mitigation Plan when making determinations and decisions regarding Land Use Policy.
GAT6	Increase emergency management training opportunities for local government personnel.	Gates County, Gatesville	All Hazards	Med	4.2	ES	<ul style="list-style-type: none"> County Administration County Board of Commissioners Municipal Administration 	Staff Time	GF, NCDPS	Ongoing - Annually	In Progress – Carry Forward	The County carries out this strategy; however, through implementation of this plan, the County will work to improve upon these efforts.
GAT7	Increase community awareness of wildlife-related issues and wildland fire safety by utilizing the Firewise program and its resources (www.firewise.org).	Gates County, Gatesville	Wildfire	High	4.1	P	<ul style="list-style-type: none"> County Administration County Board of Commissioners Municipal Administration 	Staff Time	GF, NC Forest Service, NCDPS	Ongoing - Annually	In Progress – Not Started	The County, through implementation of this plan, will work to incorporate Firewise recommendations into existing land development regulations, as well as land use policy.
GAT8	Further educate the public regarding methods to address structural mitigation and residing within the floodplain through public meetings and ongoing outreach efforts.	Gates County, Gatesville	Dam & Levee Failure, Flood, Hurricane & Tropical Storm	High	2.2	PP	<ul style="list-style-type: none"> County Administration County Board of Commissioners Municipal Administration 	Staff Time	GF, NCDPS, FEMA	Ongoing - Annually	In Progress – Carry Forward	The County currently undertakes these efforts but will improve upon this program through implementation of this plan.
GAT9	Increase EMS and law enforcement personnel resources through the County's annual capital improvement budgeting process.	Gates County, Gatesville	All Hazards	Med	1.1	ES	<ul style="list-style-type: none"> County Administration County Board of Commissioners Municipal Administration 	To Be Determined	GF, NCDPS	2 to 3 years	Not Started – Carry Forward	The County will consider increasing these staffing levels in association with annual budget deliberations.

SECTION 7: MITIGATION ACTION PLANS

Action #	Description	Applicable Jurisdictions	Hazards Addressed	Priority	Goal & Objective	Category	Lead/Participating Agencies (Lead Agency is in bold)	Estimated Cost	Potential Funding Sources	Implementation Schedule	2019 Status	Status Comments/Explanation
GAT10	Work closely with utility service providers to keep power/utility right-of-way clear by routinely pruning trees and clearing tree limbs.	Gates County, Gatesville	Dam & Levee Failure, Drought, Earthquake, Flood, Hurricane & Tropical Storm, Severe Weather (Thunderstorm Wind, Lightning, & Hail), Severe Winter Storm, Tornado, Radiological Incident	High	1.1	P	<ul style="list-style-type: none">County AdministrationCounty Board of CommissionersMunicipal Administration	Staff Time	GF, Utility Service Providers, NCDPS	Ongoing - Annually	In Progress – Carry Forward	This effort will continue to be carried out by the County in an effort to minimize the impacts of natural disasters on central services, most importantly the electrical grid.
GAT11	Investigate the potential advantages and disadvantages, if any, of joining the NFIP’s Community Rating System (CRS). Consider making application to the CRS program during the five-year implementation of this plan.	Gates County, Gatesville	Dam & Levee Failure, Flood, Hurricane & Tropical Storm	High	3.2	P	<ul style="list-style-type: none">County AdministrationCounty Board of CommissionersMunicipal Administration	To Be Determined	GF, NCDPS, FEMA	2 to 3 years	Not Started – Carry Forward	The County, as well as the Town of Gatesville will consider joining the Community Rating System program through implementation of this plan.
GAT12	Work to improve its emergency notification system in an effort to increase awareness regarding the locations of shelters and evacuation routes during natural hazard events.	Gates County, Gatesville	All Hazards	High	2.1	PIO	<ul style="list-style-type: none">County Emergency ManagementCounty Planning & Zoning	Staff Time	General Fund, NCDPS	Ongoing – next 5 years	New	N/A
GAT13	Continue to work towards the Implementation of all projects defined within the Hurricane Matthew Resilient Redevelopment Plan	Gates County, Gatesville	Dam & Levee Failure, Drought, Earthquake, Flood, Hurricane & Tropical Storm, Severe Weather (Thunderstorm Wind, Lightning, & Hail), Severe Winter Storm, Tornado	Med	1.3	P	<ul style="list-style-type: none">County AdministrationCounty Board of CommissionersMunicipal Administration	To Be Determined	General Fund, NCDPS, NCDEQ, NCDOT	Ongoing – As funding is available	New	N/A