

Applicable Professional Experience

The Green Heron Planning team brings a wealth of experience in land use planning, design, regulation, and funding, and a deep commitment to serving North Carolina communities.

Our credentials include the following:

1. **Long-range planning:** We have led projects ranging from small-area plans to comprehensive plans in communities of all sizes. In addition, we have successfully delivered a number of master plans, corridor studies, downtown revitalization plans, parks and recreation plans, and design projects. Our team includes five certified planners, including one member of the planning College of Fellows, three professional landscape architects, including one member of the American Society of Landscape Architecture College of Fellows, and two professional engineers with strong expertise in transportation planning and stormwater management. A number of our projects have won awards for planning excellence.
2. **Regulatory amendments:** Our team has prepared numerous text amendments at the municipal and county level. This includes extensive work on both zoning and subdivision regulations, including such topics as zoning districts, allowable uses, development review processes, infrastructure requirements, form-based codes, conservation subdivisions, historic preservation measures, walkability standards, and design guidelines. We've also prepared Unified Development Ordinances (UDOs) that bring these different development standards together into a single, more usable document. Our staff includes a fellow at the UNC School of Government (SOG) and certified zoning official who assists communities across the state with compliance with the North Carolina planning statutes in Chapter 160D.
3. **Grant funding and administration:** Our team has significant experience assisting local governments in securing federal, state, local, and private foundation funding for projects related to community development, water/wastewater, water resources, economic development, land use planning, transportation, and parks. We understand how to craft a compelling grant application, and how to meet the necessary grants management and reporting requirements.

Together, this team brings the depth and range of knowledge to serve the diverse needs of communities in the upper coastal plain!



Applicable Professional Experience

Green Heron Planning has assembled a team of outstanding planning, design, engineering, and funding professionals to assist communities in the UCPCOG region. We bring decades of experience to help you develop a shared community vision and implement it successfully on the ground. We love our work and would welcome the chance to assist your community with its planning needs.



Description of Firms



GREEN HERON PLANNING, LLC

Green Heron Planning was founded in 2019 to help local governments, state agencies, non-profits, and other organizations use the power of planning to realize their community visions.

Green Heron specializes in three areas:

1. Planning for Emerging Issues
2. Drafting Innovative Plans and Codes
3. Catalyzing Effective Project Implementation

Ben Hitchings, FAICP, CZO, is the award-winning principal of Green Heron Planning. A Past President of the NC Chapter of the American Planning Association (APA-NC), Ben has more than 30 years of experience engaging stakeholders, developing policies and plans, and implementing recommendations to solve community planning issues. He is a fellow at the UNC School of Government, providing guidance and training to planners across North Carolina. Ben is the former Planning Director for the Town of Chapel Hill and the Town of Morrisville, NC, and the former Land Use Program Manager for the Central Pines Regional Council.

Green Heron's commitment to planning is exemplified by Ben's service as a member of the APA National Board of Directors. In 2016, APA-NC recognized him with its highest honor, the Philip P. Green Distinguished Service Award.

Ben has considerable experience leading multi-disciplinary planning teams to prepare high-quality work products, including award-winning plans and codes.

RECENT PROJECT EXPERIENCE

- Project lead for *Creating a Central Gathering Place for Stantonsburg, NC: A Conceptual Design for the Seal Building Site* (2024)
- Project lead for Mebane, NC 2045 Comprehensive Plan (2024-present)
- Project lead for UNC School of Government report *Managing Disruption in a Rapidly Changing World: A Briefing Book for Decision-Makers in North Carolina* (2023-2024)
- Team member and implementation lead for Moncure, NC Small Area Plan (2023)
- Team member and implementation lead for City of Hendersonville, NC Comprehensive Plan (2023-2024)
- Team member, implementation lead for Town of Matthews, NC Comprehensive Plan (2023-2024)
- Project lead for Town of Valdese, NC Unified Development Ordinance (2022-2024)
- Co-project lead for Johnston County, NC Comprehensive Land Use Plan (2021-2023)
- Project lead for Town of Mebane, NC Updates to Unified Development Ordinance (2021-2023)
- Team member for plans for six towns in Brunswick County, NC (2021-2022)
- Project lead for Town of Butner, NC New Gateway Districts and Updates to Land Development Ordinance (2021-2022)
- Project lead for UNC School of Government *PlanNC Guidebook: A Practitioner's Guide to Preparing Streamlined Community Plans* (2021)
- Team member for Mint Hill, NC Comprehensive Plan (2021-2022)
- Project lead for Town of Angier, NC Growth Audit (2021)
- Project lead for Avery County, NC Chapter 160D Ordinance Updates (2021)
- Project lead for Johnston County, NC Chapter 160D Ordinance Updates (2021)
- Project lead for Town of Carthage, NC Ordinance Updates and Conditional Zoning Development Negotiations (2019-2020)

ADDRESS

Green Heron Planning, LLC
2018 Wilson Street, Durham, NC 27705
919-625-1250

Established: 2019

Size: 1

Ben Hitchings, FAICP, CZO, Principal and Owner
greenheronplanning.com



Description of Firms



Nealon Planning is a woman-owned consultancy assisting clients who seek creative ideas to strategically manage change. Established by Meg Nealon, AICP, PLA, an experienced community planner and landscape architect, Nealon Planning approaches each project with the intent of defining a realistic vision for the future. Nealon Planning specializes in developing public policy and design solutions, considering the natural and cultural heritage of each location to achieve economic stability. By balancing the desires of the community with the complexities of economic and environmental conditions, plans are created that are both aspirational and implementable.

We are guided by three basic tenets:

Change is inevitable.

Nealon Planning helps each client community anticipate changes on the horizon and strategically position itself for optimal growth.

People and places are intrinsically linked.

The natural and cultural heritage of a place provides the fundamental building blocks to create an authentic place and experience, to stand out, and to be memorable. Nealon Planning works with large and small communities to help each recognize its most valuable assets and devise strategies to leverage those assets for economic prosperity.

An engaged community is a resilient community.

Nothing moves a community forward more effectively than an empowered populace. Nealon Planning understands that each project must capture the attention of a wide range of stakeholders, give each a voice at key points during the process, and demonstrate the value of community input in shaping an effective plan.

RECENT PROJECT EXPERIENCE

- Team member and urban designer for *Creating a Central Gathering Place for Stantonsburg, NC: A Conceptual Design for the Seal Building Site* (2024)
- Team member and land use lead for *Mebane, NC 2045 Comprehensive Plan* (2024-present)
- Project lead and land use/development design lead for *Small Area Plan for Moncure, NC* (2023)
- Team member and land use lead for *City of Hendersonville Comprehensive Plan* (2023-2024)
- Team member, urban design lead for *Town of Matthews Comprehensive Plan* (2023-2024)
- Team member for *Knightdale Next (Comprehensive Plan), Knightdale, NC* (2024)
- Co-project lead for *Johnston County, NC Comprehensive Land Use Plan* (2021-2023)
- Project lead for plans for *Blueprint Brunswick (Comprehensive Plan) Brunswick County, NC* (2020-2023)
- Project lead for plans for six towns in *Brunswick County, NC* (2021-2022)
- Team member for *Mint Hill Comprehensive Plan* (2021-2022)
- Project lead for *Blueprint Wendell 2030 (Comprehensive Plan), Wendell, NC* (2023)
- Team member for *Garner Comprehensive Plan, Garner, NC* (2023)
- Team member for *Southern Pines Comprehensive Plan, Southern Pines, NC* (2023)
- Project lead for *Cramerton Land Use Plan, Cramerton, NC* (2022)
- Team member for *Fuquay-Varina Comprehensive Plan, Fuquay-Varina, NC* (2018)
- Project lead for *Envision Elon 2040 (Comprehensive Plan), Elon, NC* (2018)

ADDRESS

Nealon Planning, PLLC
2258 US Hwy 70 SE, Hickory, NC 28602
704-904-0219

Established: 2015

Size: 1

Meg Nealon, AICP, PLA, Principal and Owner
megnealon@nealonplanning.com



Description of Firms



Real People. Real Solutions.

We believe all people should live in safe, sustainable, and beautiful communities and we take pride in our ability to make that happen. It's why we get out of bed every morning.

The Bolton & Menk planning and urban design team helps clients plan and design their futures. We bring fresh perspective to complex problems, leveraging our relationship-based approach to uncovering contextually driven solutions. We have been committed to communities since our beginning, and our firm has exceptional planning and urban design experience with dozens of municipal and county governments across South Carolina and North Carolina.

Like you, Bolton & Menk takes great pride in designing and implementing projects that are safe, sustainable, and beautiful. We are creative problem solvers—which means our team listens, collaborates, embraces challenges, and strategically applies the right tools to meet a community's needs.

We have an unmatched dedication to providing creative design and planning solutions for a broad variety of civic municipal projects including streetscapes, civic buildings, transportation improvements, signature urban parks, and city and county infrastructure systems. Our planning, landscape architecture, and civil engineering play a significant role in supporting large and small communities. As a company, we have a track record of building and maintaining strong, genuine relationships with our clients. We have always done this by being honest, authentic, and delivering on our promises.

We have more than 1,000 employees, including a professional staff of more than 350 planners, landscape architects, engineers, and surveyors—with more than 50 licensed professionals serving the Carolinas.

Our team brings national and regional experience having partnered with communities across the Carolinas helping them envision futures based on implementation and action.

SOLUTIONS PROVIDED

- Civil/Municipal Planning and Engineering
- Water and Wastewater Engineering
- Transportation Planning and Engineering
- Structural Services
- Aviation Services
- Planning and Urban Design
- Water Resources Engineering
- Environmental Planning and Permitting
- Construction Administration and Inspection
- Land Surveying
- Geographic Information Systems
- Project Funding Support
- Project Communication
- Creative Studio Services
- Development Negotiations (2019-2020)

CONTACT US

Bolton & Menk, Inc.
1308 US-258, Kinston, NC 28504
(252) 549-4398
Established: 1949
Size: 1,000+
Grant Meacci, PLA, FASLA, LEED AP
Bolton-Menk.com



Staff Resumes



GREEN HERON PLANNING, LLC

Ben Hitchings, FAICP, CZO Principal, Green Heron Planning, LLC

Ben Hitchings, FAICP, CZO, is an award-winning planner who founded Green Heron Planning to help local governments and non-profits use the power of planning to realize their community visions. A Past President of the N.C. Chapter of the American Planning Association (APA-NC), Ben has more than 30 years of experience working on planning issues. He is a fellow at the UNC School of Government (SOG), providing guidance and training to planners across North Carolina. He is the former Planning Director for the Town of Chapel Hill and the Town of Morrisville, N.C., and has managed and developed award-winning plans at the local and regional level. He co-authored SOG's *PlanNC Guidebook (2021)*.

Ben serves on the APA National Board of Directors. In 2016, APA-NC recognized him with its highest honor, the Philip P. Green Distinguished Service Award. In 2018, he was inducted into the College of Fellows of the American Institute of Certified Planners. He has extensive experience managing planning projects.

EDUCATION

Masters in City and Regional Planning,
University of North Carolina at Chapel
Hill (1997)

Bachelor of Arts, History and French,
Amherst College (1990)

CERTIFICATIONS

Fellow, American Institute of Certified
Planners (#016711)

N.C. Certified Zoning Official

PROFESSIONAL SERVICE

Member, Board of Directors, American
Planning Association (APA) (2018-
present)

Chair, Vice Chair, APA Chapter
Presidents Council (2016-2019)

President, Past President, President-
Elect, N.C. Chapter of the American
Planning Association (2011-2015)

Member, APA National Legislative &
Policy Committee (2007-2011)

Legislative Chair, APA-NC (1999-2007)

Chair, Member, Leadership Triangle
(2001-2005)

RELEVANT EXPERIENCE

Principal, Green Heron Planning, LLC (2019-present)

Consults with local governments and others on land use and planning issues; serves as fellow at UNC School of Government providing guidance and training to planners across N.C.

Planning Director, Town of Chapel Hill, NC (2016-2019)

Led Planning Dept. of 14 staff with 3 divisions and annual budget of \$2.1 million for town of 60,000 that is home to UNC and UNC Health Care; managed portfolio of planning projects.

Planning Director, Town of Morrisville, NC (2005-2016)

Led Planning Dept. of 7 staff with annual budget of \$875,000 for town of 23,000 next to Research Triangle Park and Raleigh-Durham Airport; managed and led numerous planning projects.

Land Use Program Manager, Principal Planner, Triangle J Council of Governments (1997-2005)

Managed land use planning program, including municipal, county, and regional projects to assist local govts. and partners.

SELECTED RECENT PROJECTS

- Creating a Central Gathering Place for Stantonsburg, NC: A Conceptual Design for the Seal Building Site (2024-present)
- City of Mebane, NC 2045 Comprehensive Plan (2024-present)
- Moncure, NC Small Area Plan (2023)
- City of Hendersonville, NC Comprehensive Plan (2023-2024)
- Town of Valdese, NC Unified Development Ordinance (2022-2024)
- Johnston County, NC Comprehensive Plan (2021-2023)
- Town of Butler, NC Gateway Zoning Districts (2021-2022)



Staff Resumes



Meg Nealon, AICP, PLA Principal, Nealon Planning, PLLC

Meg Nealon, a community planner and landscape architect, has been assisting clients in the public and private sectors with complex planning and design efforts for more than 30 years. She is the founder of Nealon Planning. She combines her analytical capabilities, knowledge, and experience derived from a wide range of projects, which include plans that define sound public policies, establish regulatory frameworks, convey direction through scenario planning and conceptual design plans, initiate change with effective implementation strategies, and are based on inclusive public engagement programs. She is focused on helping communities manage change while respecting the natural and cultural assets upon which their identities and economic opportunities are based.

Meg is committed to the communities where she lives and works. She has served as a member of the N.C. Board of Landscape Architects (former Chair), the Charlotte-Mecklenburg Planning Commission, and the City of Charlotte Historic District Commission. She is currently the Vice Chair of the Board of Directors for the Foothills Conservancy of North Carolina.

EDUCATION

Masters in City and Regional Planning,
University of North Carolina at Chapel Hill (1998)

Bachelor of Landscape Architecture,
University of Georgia (1991)

CERTIFICATIONS

American Institute of Certified Planners
(#015044)

Landscape Architect, NC 827

PROFESSIONAL SERVICE

NC Board of Landscape Architects
(2010-2018, Chair 2016-2018)

Charlotte-Mecklenburg Planning
Commission (2010-13)

City of Charlotte Historic District
Commission (2004-09)

City of Hickory Appearance
Commission (2015-2021)

Foothills Conservancy Board of
Directors (January 2019 – Present, Vice
Chair 2024)

RELEVANT EXPERIENCE

Principal, Nealon Planning, PLLC (2015-present)

Consults with local governments and regional agencies on land use planning and development design.

Partner, LandDesign, Inc. (1991-1996, 1998-2015)

Worked initially as a landscape architect for private developers preparing master plans and writing detailed zoning conditions as part of each entitlement process. After completing graduate school, built the public sector planning practice for the Charlotte-based firm.

SELECTED RECENT PROJECTS

- Moncure Small Area Plan, Chatham County, NC*
- Blueprint Brunswick (Comprehensive Plan), Brunswick County, NC plus plans for six towns (within County Comprehensive Plan)*
- Envision Johnston ((Comprehensive Plan), Johnston County, NC*
- Envision Matthews Comprehensive Plan, Matthews, NC
- Gen H Comprehensive Plan, Hendersonville, NC
- Blueprint Wendell 2030 (Comprehensive Plan), Wendell, NC*
- Cramerton Land Use Plan, Cramerton, NC*
- Mint Hill Land Use Plan, Mint Hill, NC
- Knightdale Next (Comprehensive Plan), Knightdale, NC
- Fuquay-Varina Comprehensive Plan, Fuquay-Varina, NC

Asterisk () indicates project management role.*



Staff Resumes



Lorna Allen, PLA, ASLA LANDSCAPE ARCHITECT, URBAN DESIGNER, AND ENGAGEMENT LEAD

Lorna is a landscape architect project manager who began her career in 2010. Prior to rejoining our team, Lorna was a senior urban designer for the Charlotte Urban Design Center, for the City of Charlotte Planning, Design, and Development Department. Having experience practicing in the nonprofit, private, and public sectors, Lorna provides extensive planning, urban design, and placemaking experience building consensus through community input and engagement. Her work has been published and has won state and national awards in master planning, communication, and site design. In addition to her professional achievements, Lorna was named an 8 80 Cities Knight Foundation Emerging City Champion and is a member of Leadership Charlotte Class 42.

EDUCATION

Master of Landscape Architecture -
Landscape Architecture
North Carolina State University at
Raleigh

Bachelor of Science - Horticultural
Sciences
North Carolina State University at
Raleigh

REGISTRATION

Professional Landscape Architect, NC
Professional Landscape Architect, SC

PROFESSIONAL SERVICE

8 80 Cities Knight Foundation -
Emerging City Champion

Partner for Parks Board Member

Leadership Charlotte Class 42

SELECTED RECENT PROJECTS

- Rural Renewal Master Plan City of West Pelzer, NC
- Land Use Plan Update, Town of Boiling Springs, NC
- Comprehensive and Downtown Plan, Town of Matthews, NC
- Downtown Master Plan, City of Westminster, SC
- Comprehensive and Downtown Master Plan, Hendersonville, NC
- Economic and Downtown Master Plan, City of Loris, SC
- Multimodal Station Area Plan (MSAP) for Charlotte Gateway Station Project, Charlotte Area Transit System, City of Charlotte, NC
- LYNX Silver Line Corridor Study (Southeast Corridor), Charlotte Area Transit System, City of Charlotte, NC
- West Boulevard Playbook, Corridors of Opportunity, City of Charlotte, NC
- Ablemarle Road Playbook, Corridors of Opportunity, City of Charlotte, NC
- Center City Vision Plan 2040, City of Charlotte, NC
- Uptown Connects Mobility Study, City of Charlotte, NC
- 6th Street Cyclelink, City of Charlotte, NC
- Stonewall Street Streetscape, City of Charlotte, NC
- West Boulevard Placemaking Master Plan, City of Charlotte, NC
- Belmont Avenue Corridor Study, City of Charlotte, NC
- Fayetteville Multimodal Transit Center, City of Fayetteville, NC
- First Ward Park, City of Charlotte, NC
- Union County Human Services Building, City of Monroe, NC
- Bearden Promenade-3rd Street Linear Park, Charlotte, NC
- Gadsdenboro Park, City of Charleston, SC
- McColl Park, City of Charlotte, NC
- Arts and Innovation District Streetscape, City of Myrtle Beach, SC
- Collector Street Plan, Grand Strand Area Transportation Study, SC



Sample Projects



Moncure Small Area Plan (2023)

Chatham County, NC

How do you empower community residents and other stakeholders to develop a shared vision for conservation and development around a new electric vehicle manufacturing facility that was the largest economic development project in the history of North Carolina? Develop a Small Area Plan with the community for how land should be used and growth should occur in this semi-rural part of Chatham County, NC! In response to a March 2022 announcement that automaker VinFast had selected Chatham County as the location of its first North American assembly plant for electric vehicles, the County engaged a team of consultants that included Nealon Planning and Green Heron Planning to conduct a small area planning process with the community. The project team documented existing conditions, drafted a market assessment, and conducted extensive public engagement, which was used to prepare four potential scenarios for conservation and development. Then the consulting team analyzed potential benefits and impacts from each scenario, and used this information and additional public input that it received to craft a recommended pattern for future land use. Next, Green Heron Planning worked with County staff and stakeholders to prepare an impactful and manageable portfolio of action steps to help the County move quickly and effectively from planning to implementation. The resulting plan, supported by stakeholders ranging from environmentalists to developers, defines a pattern of development that emphasizes natural resource protection while facilitating economic development opportunities.

Local reference: Jason Sullivan, Planning Director, Chatham County
(jason.sullivan@chathamnc.org; 919.542-8233)



Sample Projects



Belville

RECOMMENDED TO THE BOARD OF BELVILLE TO CONSIDER DEVELOPMENT THAT IS RESPONSIVE TO DEMANDS FOR housing, commercial services, and industrial space in the historic W. Higgins area. This plan builds on the work completed in the study area and updates it to reflect the demand for 500 to 1,000 new units and waterfront area. The plan also considers future and on-going development in the town's industrial area. This plan is supported by the town's 2019 Comprehensive Plan and the town's 2019 Comprehensive Plan. The plan also considers the town's 2019 Comprehensive Plan and the town's 2019 Comprehensive Plan. The plan also considers the town's 2019 Comprehensive Plan and the town's 2019 Comprehensive Plan.

Existing Land Use & Development Pattern

Belville is located in the heart of the town, adjacent to the waterfront area. The town's 2019 Comprehensive Plan identifies the town's 2019 Comprehensive Plan and the town's 2019 Comprehensive Plan. The town's 2019 Comprehensive Plan identifies the town's 2019 Comprehensive Plan and the town's 2019 Comprehensive Plan. The town's 2019 Comprehensive Plan identifies the town's 2019 Comprehensive Plan and the town's 2019 Comprehensive Plan.

Environment

The town's 2019 Comprehensive Plan identifies the town's 2019 Comprehensive Plan and the town's 2019 Comprehensive Plan. The town's 2019 Comprehensive Plan identifies the town's 2019 Comprehensive Plan and the town's 2019 Comprehensive Plan. The town's 2019 Comprehensive Plan identifies the town's 2019 Comprehensive Plan and the town's 2019 Comprehensive Plan.



Land Use Plans for Six Small Towns in Brunswick County (2023) Brunswick County, NC

How do you help six small towns in Brunswick County meet the planning requirements of Chapter 160D in a timely and meaningful manner? Conduct special community workshops to include them in the planning process underway for the County, and then prepare a special section for each of them in the resulting plan. Nealon Planning led the project with help from Green Heron Planning. Together, they conducted impactful and efficient data collection, community outreach, and land use planning, and then prepared a thoughtful and manageable list of implementation strategies. The resulting town plans were adopted as part of Blueprint Brunswick to provide a well-coordinated planning framework for the county moving forward.

Local references: Kirstie Dixon, Planning Director, Brunswick County (kirstie.dixon@brunswickcountync.gov; 910.253-2027) or Helen Bunch, Planner III, Brunswick County (helen.bunch@brunswickcountync.gov; 910.253-2035)

Sample Projects



Envision Johnston 2040 Comprehensive Land Use Plan (2023)

Johnston County, NC

How do you help a fast-growing county on the urban fringe manage change? Update its ordinances to comply with state law and draft a new Comprehensive Plan. A suburbanizing rural county on the urban fringe, Johnston County was the fastest growing county in North Carolina from 2010 to 2020, with a 29% increase in population. As a result, the county is undergoing a transformation from sweet potatoes to subdivisions, particularly in its northwestern quadrant, but many residents have expressed a desire to maintain the county's rural character and agricultural way of life for future generations as this change occurs. As a result, Nealon Planning and Green Heron Planning worked with an advisory committee and community stakeholders to direct growth to areas that could best support it with infrastructure and services, and protect natural resources and the working landscape in other locations. In August 2023, the Commissioners adopted an updated Comprehensive Plan for how to grow in the years ahead, developed with input from thousands of stakeholders in Johnston County.

Local reference: Braston Newton, Planning Director, Johnston County
(braston.newton@johnstonnc.com; 919.989-5150)



Sample Projects

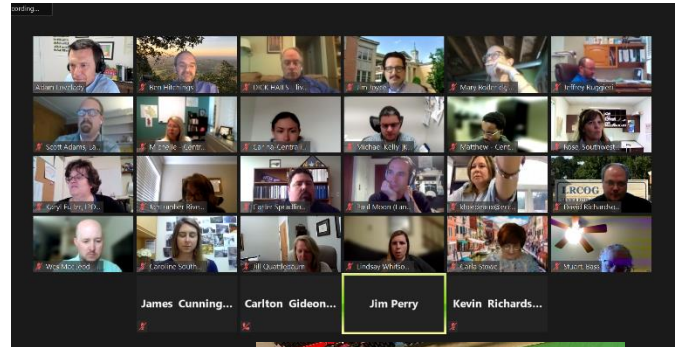


PlanNC Guidebook

A Practitioner's Guide to Preparing Streamlined Community Plans



UNC SCHOOL OF GOVERNMENT



Chapter 160D Ordinance and Planning Guidance (2022)

North Carolina

How do you help local governments across North Carolina comply with the largest update to the N.C. planning statutes since 1923? Develop and deliver a multi-media training program composed of publications, workshops, and customized technical assistance to help local governments update their development ordinances. The UNC School of Government (SOG) followed this by launching the PlanNC initiative to help communities draft a streamlined and impactful community plan to comply with the Chapter 160D planning requirements. As an SOG fellow, Ben Hitchings helped lead 160D training workshops, conducted customized code scans, was the lead author of the *PlanNC Guidebook: A Practitioner's Guide to Preparing Streamlined Community Plans*, and provided technical guidance to help planners and communities comply with the requirements of Chapter 160D. SOG won an outstanding planning award from the N.C. Chapter of the American Planning Association for this work.

Local reference: Adam Lovelady, Professor of Public Law and Government, UNC School of Government (adamlovelady@sog.unc.edu; 919.962-6712)



Sample Projects



Economic and Downtown Development Master Plan

Loris, SC

The City of Loris, a historic small Town that acts as a gateway for those heading to the beach, is experiencing significant growth. In response to rapid growth, the City of Loris' leaders wanted to develop an Economic and Downtown Master Plan to guide the revitalization of its downtown district and encourage new business and residential development opportunities. This planning effort was completed in conjunction with the Waccamaw Council of Governments' Comprehensive Plan. Both teams worked together to prepare and distribute a public survey to understand the community's needs and desires to make the City of Loris an attractive place to live and work. The Bolton & Menk team worked with the city and stakeholders to create a master plan document to provide a framework for immediate and future revitalization and redevelopment efforts through achievable and actionable implementation strategies.

See how the City of Loris is bringing their vision to life! Click here to watch the video showcasing key redevelopment sites identified in the Economic and Downtown Master Plan. <https://youtu.be/PgciEvTyzfs?si=a05Od7cFAOL0oDjR>

Local reference: William (Clay) Young, City Administrator, City of Loris, SC (williamyoung@cityofloris.org; 843.756.4004)



Sample Projects



Downtown Master Plan

Westminster, SC

Bolton & Menk is leading the planning, urban design, engagement, and placemaking of this project. We partnered with Studio Main to assist with design and engagement and Retail Strategies/Downtown Strategies to prepare the economic market analysis for development opportunities. The master plan involves a robust engagement effort including multiple steering committee meetings, stakeholder conversations, and an in-person public workshop. The final report includes identification of catalyst projects that can ignite redevelopment and investment within the downtown area. The final presentation to the council will include recommendations and big ideas with suggestions and strategies for implementation.

Since adoption in 2023, the city has begun implementing recommendations from the plan which includes downtown branding, Main Street streetscape project, festival street project, and public space implementation.

Local reference: Kevin Bronson, City Administrator, City of Westminster, SC
(kbronson@westminstersc.org; 864.647.3200)



Sample Projects



Downtown Design Guidelines

Florence, SC

Developed in 2005, the Florence Downtown Design Guidelines serve as the standards for city staff, residents, and appointed design review board members tasked with reviewing projects in Florence's historic districts. Since then, the city's ordinance has been regularly updated and the Downtown Design Guidelines have remained unaltered since their adoption nearly two decades ago.

Bolton & Menk is working with the City of Florence to develop a new image-based design guideline document that provides updates to the district base maps, addresses new materials, technologies and building applications, expands on and clarifies the approval process, and provides updated historic standards. A robust public engagement process that involves downtown business owners, historic neighborhood residents, and the general public will be conducted to ensure that this plan meets the community needs and that the final product provides clear, concise, and implementable strategies and processes.

Local reference: Clint Moore, Assistant City Manager, City of Florence, SC
(cmoore@cityofflorence.com; 843.665.2047)



Sample Projects



Yadkin River District Small Area Plan

Spencer, NC

Bolton & Menk worked with the Town of Spencer to develop a small area plan and development plan called the Yadkin River District. This study focuses on the area around the Wilcox Bridge, the Town's new Trailhead Park, the old NC Finishing Company property, the properties along US Highway 29, and other properties in the area. Bolton & Menk provided planning and economic development services in connection with the development of the Yadkin River District. By looking closely at the site's physical aspects, market-supported uses, and the Town's capacity to assist in the redevelopment of the former NC Finishing Company site, the team crafted a compelling and implementable strategy.

Local reference: Peter Franzese, Town Manager, Town of Spencer, NC (704-633-2231)

