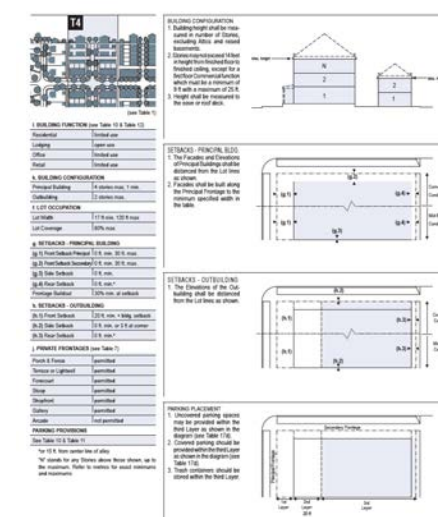
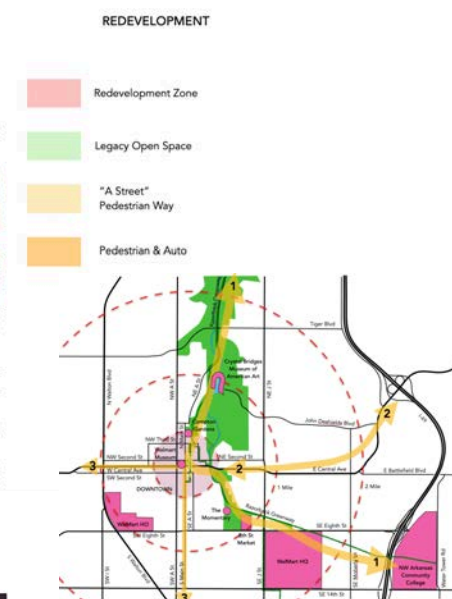
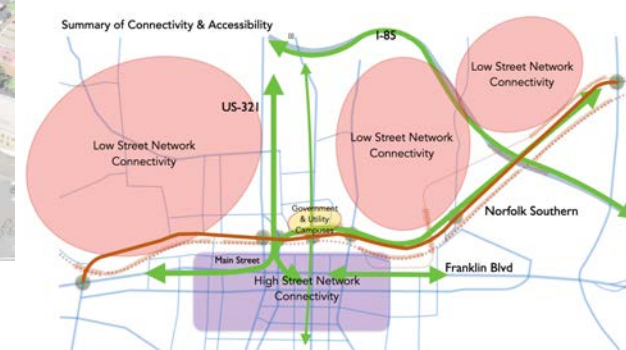
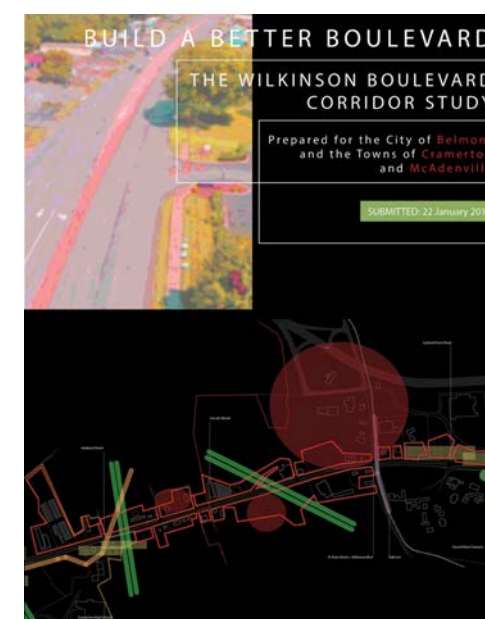


DEMETRI IS THE FOUNDER AND MANAGING PRINCIPAL OF METROCOLOGY INC., A UNITED STATES BASED CONSULTANCY, DEDICATED TO RESILIENT, ADAPTIVE URBAN PLANNING, ZONING, AND DESIGN.

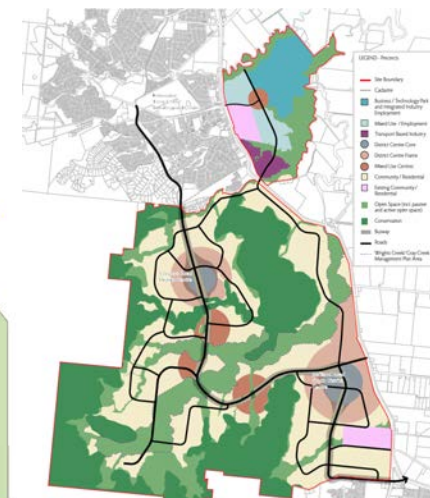
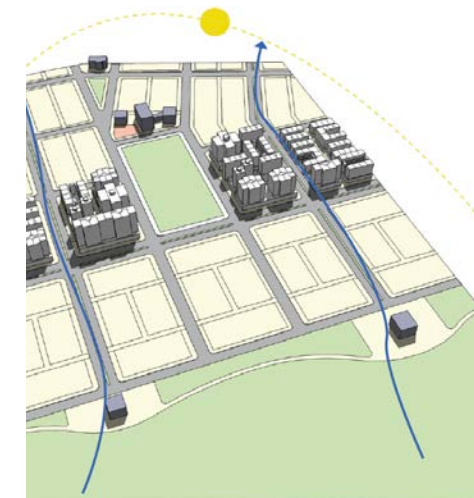
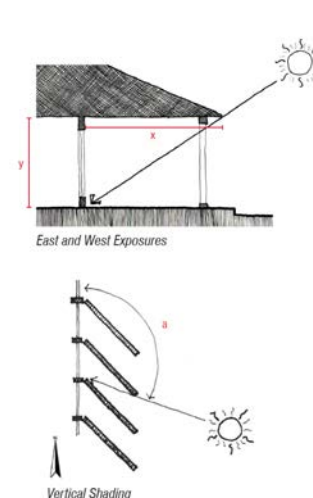
- * CREATED THE OFFICE OF CIVIC INVESTMENT TO ENABLE A MUNICIPAL STRUCTURE CAPABLE OF ENGAGING IN A CITY WIDE, MULTI-YEAR CIVIC MASTER PLANNING & CAPITAL IMPROVEMENTS EFFORT FOR BEAUFORT, SC. ORGANIZED CONSULTANT TEAM, AND CITY REDEVELOPMENT AUTHORITY TO EXECUTE AND OVERSEE PROJECTS. DIRECTOR IN CHARGE OF “ON-THE-GROUND” OPERATIONS FOR THE CITY, IN PARTNERSHIP WITH CO-LEAD, THE LAWRENCE GROUP.
- * TEAMED WITH URBAN3 TO DEVELOP MODELING THAT EXAMINES PUBLIC INFRASTRUCTURE ALLOCATION IN RELATION TO ENVIRONMENTAL COSTS & BENEFITS FROM MIXED USE ZONING IN ORDER TO OPTIMIZE MULTI-MODAL CORRIDOR PLANNING.
- * RETAINED BY WALTON ENTERPRISES TO ASSESS THE IMPACTS OF PEDESTRIANIZING STREET CORRIDORS IN DOWNTOWN BENTONVILLE, AR. PREPARED MASTER PLAN FOR “NORTH A STREET” TO ILLUSTRATE APPLICATION OF BEST PRACTICES WITHIN THE CONTEXT OF BENTONVILLE AND SURROUNDING METROPOLITAN AREA.
- * RETAINED BY SIXROCK GROUP, ROCKEFELLER FAMILY OFFICE, TO ASSESS DEVELOPMENT AND/OR REPURPOSING OPPORTUNITIES FOR ECONOMICALLY & ENVIRONMENTALLY UNDERPERFORMING GOLF COURSE PROPERTIES IN THE STATES AND ABROAD.
- * RETAINED BY HUGHS DEVELOPMENT TO WRITE CODE AND PLANNING DOCUMENTS AND NEGOTIATE WITH CITY OF COLUMBIA, SC TO APPROVE PLAN APPLICATION FOR BULL STREET, THE CITY’S LARGEST EVER PRIVATE DEVELOPMENT PROJECT.



- * LEAD MASTER PLANNER FOR WEITI, A MIXED USE PRECINCT IN NORTH AUCKLAND, NZ, AND CONTINUES TO PARTICIPATE AND MAKE MODIFICATIONS TO EACH NEW PHASE OF DEVELOPMENT ASSESSED AGAINST TRANSPORTATION INVESTMENTS, RESIDENTIAL MARKET PERFORMANCE AND CLIMATE CHANGE IN CONJUNCTION WITH BOFFA MISKELL, AND WOODS & PARTNERS.
- * RETAINED TO REVIEW AND IMPROVE THE “KEY ACTIVITY CENTRE PLANNING” PROCESS OF CHRISTCHURCH, NZ, TO ESTABLISH CRITERIA FOR THE SELECTION OF REGIONAL AND SUB REGIONAL CENTERS BASED ON TRANSPORTATION ACCESS AND TRANSIT PLANNING, AS PART OF A PROPOSED MIXED USE DEVELOPMENT SUBMISSION IN HALSWELL.
- * RETAINED BY OPPENHEIM ARCHITECTS AND PORT MIAMI, TO LEAD THE DEVELOPMENT OF A MASTER PLAN FOR THE NEW WORLD TRADE CENTER AND SURROUNDING MIXED USE URBAN DISTRICT AT THE PORT OF MIAMI, FL.
- * ESTABLISHED THE NEED FOR AND SECURED APPROVALS TO CONDUCT A MULTI-JURISDICTIONAL TRANSPORTATION CORRIDOR MASTER PLAN FOR BELMONT, CRAMERTON, AND MT HOLLY, NC, IN ADVANCE OF NORTH CAROLINA DEPARTMENT OF TRANSPORTATION IMPROVEMENTS TO AN ADJOINING INTERSTATE, AND THE CITY OF CHARLOTTE’S PROPOSED LIGHT RAIL EXTENSION INTO THE GASTON COUNTY.
- * LEAD MASTER PLANNER FOR THE NC-7 CORRIDOR STUDY AND MASTER PLAN FOR THE CITY OF GASTONIA, NC. METROCOLOGY APPROACHED THE TASK FROM OF IMPROVING THIS IMPORTANT GATEWAY INTO THE CITY’S DOWNTOWN CONDUCTING A STUDY OF TRANSPORTATION CONNECTIVITY, STREET IMPROVEMENTS, AND MARKET DYNAMICS, IN ORDER TO DOCUMENT FOR THE CITY A FULL SPECTRUM ANALYSIS OF RECOMMENDATIONS IMPLEMENTATION STEPS.



- * PARTICIPATED IN THE FIVE YEAR APPROVALS PROCESS OF PACIFIC VIEW ESTATES, THE LARGEST MIXED USE DEVELOPMENT ON THE GOLD COAST OF AUSTRALIA.
- * RETAINED BY WRS TO MASTER PLAN THE REDEVELOPMENT OF LAKE FOREST MALL, A FAILED RETAIL CENTRE IN GAITHERSBURG, MD.
- * ESTABLISHED THE NEED FOR AND SECURED APPROVALS TO CONDUCT A MULTI-YEAR RE-WRITE OF THE CITY OF GASTONIA'S URBAN DEVELOPMENT ORDINANCES. THE RE-WRITE INCLUDES A SERIES OF SMALL AREA PLANS TO ILLUSTRATE THE IMPACTS THE NEW ORDINANCE WILL HAVE ON COMMERCIAL, INDUSTRIAL, AND HOUSING DEVELOPMENT. THE WORK PAYS PARTICULAR ATTENTION TO HOUSING AFFORDABILITY AND EQUITY AS THEY RELATE TO BUILDING TYPES AND TRANSPORTATION ACCESS.
- * RETAINED BY TAK & ASSOCIATES AND CHINA HORSE CLUB AS LEAD MASTER PLANNER FOR PEARL OF THE CARIBBEAN INTEGRATED BUSINESS, RESORT, AND EQUINE CENTER IN SAINT LUCIA. THE PROJECT REPRESENTS A US\$ 2 BILLION INVESTMENT TO PROPEL SAINT LUCIA INTO THE TOP TIER OF CARIBBEAN RESORT AND BUSINESS DESTINATIONS, TAKING ADVANTAGE OF ITS FAVORABLE, LOW RISK HURRICANE LOCATION, AND PROXIMITY TO THE RECENTLY DISCOVERED OIL FIELDS OF TRINIDAD AND TOBAGO. STAGES ONE AND TWO CONSIST OF DEVELOPMENT OF THE ROYAL SAINT LUCIA TURF CLUB, MASTER PLAN FOR THE HOME PORT FOR ROYAL CARIBBEAN, AND EXPANSION OF THE COUNTRY'S INTERNATIONAL AIRPORT.
- * RETAINED BY CAIRNS REGIONAL COUNCIL TO DEVELOP AN ARCHITECTURE AND URBAN DESIGN MANUAL FOR THE DEVELOPMENT OF MOUNT PETERS IN QUEENSLAND AUSTRALIA. THE MANUAL DESCRIBES THE PRINCIPLE & TECHNIQUES NECESSARY TO DEVELOP SUSTAINABLE, MIXED USE, URBAN PLACES IN TROPICAL CLIMATES.



* PROJECT DIRECTOR AND LEAD PLANNER OF THE HIGHER GROUND INITIATIVE, (HGI) FOR THE NATION OF NAURU. WORKING WITH AN INTERDISCIPLINARY TEAM SPANNING FOUR COUNTRIES A STRATEGIC REDEVELOPMENT PLAN WAS ESTABLISHED FOR THE ENTIRE NATION, FOCUSED ON HOUSING DESIGNS THAT MEET THE NEEDS OF THE POPULATION, AND A DELIVERY PROCESS THAT ALIGNS WITH THE NATION’S CAPACITY TO DEVELOP NEW COMMUNITIES ON LANDS REQUIRING ENVIRONMENTAL REHABILITATION ON THE ISLAND’S INTERIOR, CALLED TOPSIDE, TO MITIGATE DECADES OF PHOSPHATE MINING.

AN ISLAND WIDE MASTER PLAN WAS PREPARED TO PHASE THE ENVIRONMENTAL IMPROVEMENTS NEEDED TO ALLOCATE NEW LANDS ON “TOPSIDE” FOR SETTLEMENT MASTER PLANNING NOT IMPACTED BY CLIMATE CHANGE AND SEA LEVEL RISE. TO SUPPORT THE POPULATION AND INSURE NATIONAL SOVEREIGNTY IN THE DECADES TO COME AN AGRICULTURAL PLAN WAS PREPARED TO PROVIDE STRATEGIC GUIDANCE FOR ESTABLISHING AN “ON ISLAND” AGRICULTURAL INDUSTRY CAPABLE OF PROVIDE 15% TO 20% OF THE CALORIC NEEDS OF THE POPULATION.

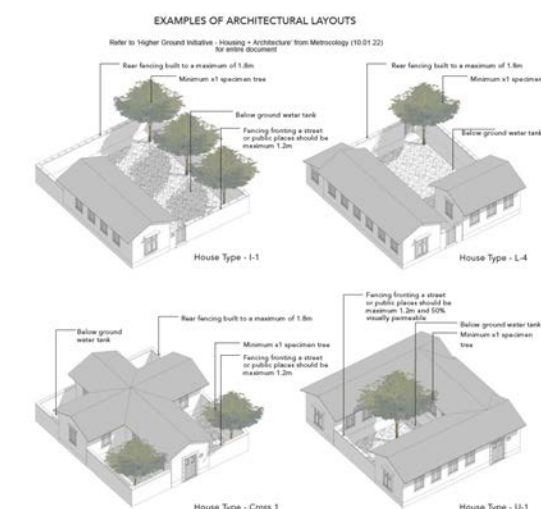
A SITE SPECIFIC MASTER PLAN FOR THE INAUGURAL COMMUNITY ON “TOPSIDE” WAS PREPARED AND PRE ENGINEERED TO INITIATE INVESTOR OUTREACH. THE DEVELOPMENT SERVES AS THE “PILOT PROJECT” FOR THE HIGHER GROUND INITIATIVE, SHOWCASING THE NATION’S NEW HOUSING PLANS, INFRASTRUCTURE UPGRADES, ENVIRONMENTAL REHABILITATION, AND AGRICULTURAL INITIATIVES.



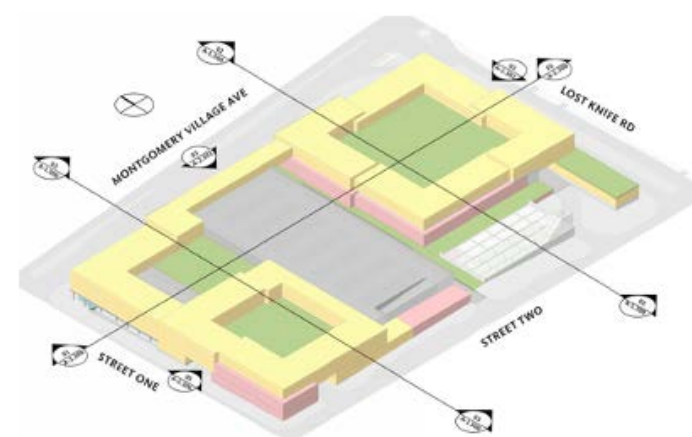
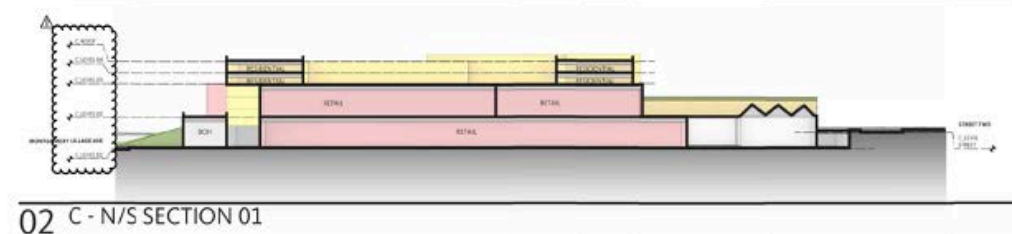
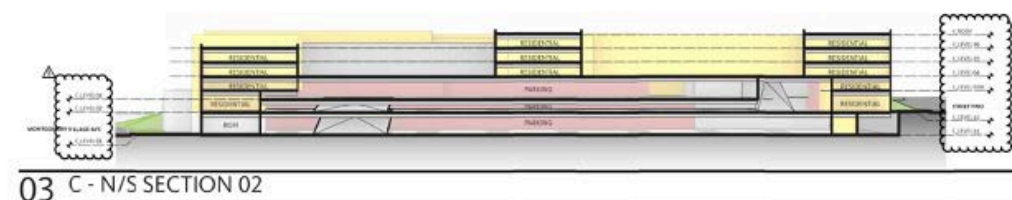
LEGEND:

- Island District Boundaries
- Possible Shoreline 2100
- Managed Migration 2025 - 2050
- Managed Migration 2050 - 2075
- Existing Development to Remain with Voluntary Migration
- Airport/Boat Harbors
- Buada Lagoon

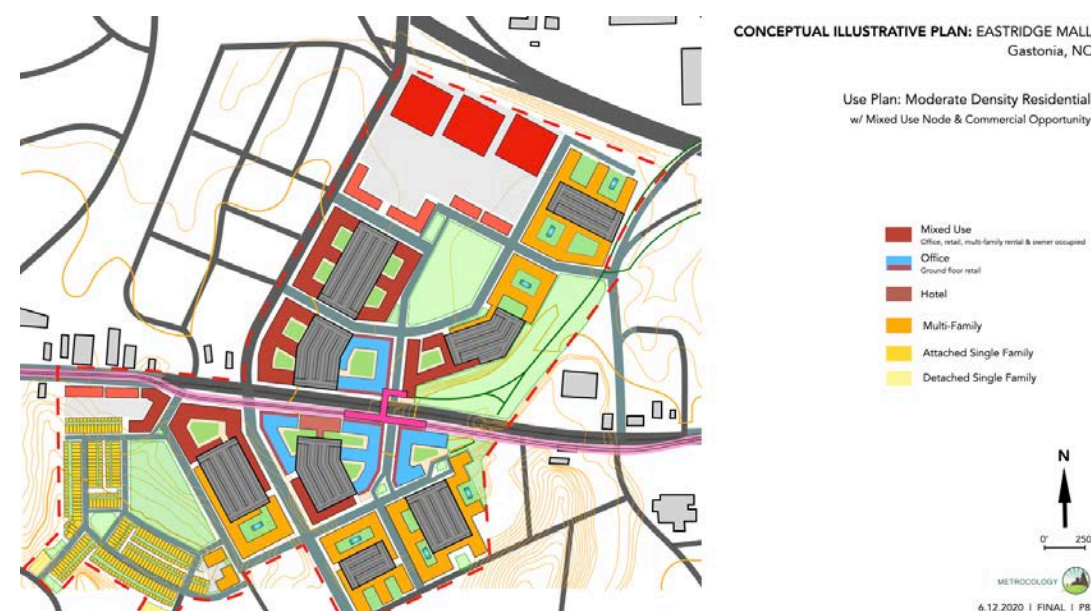
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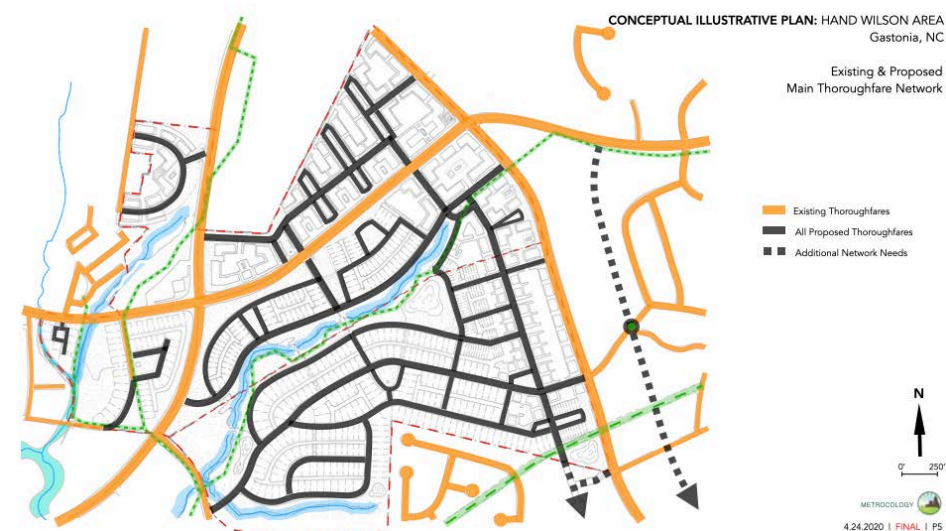
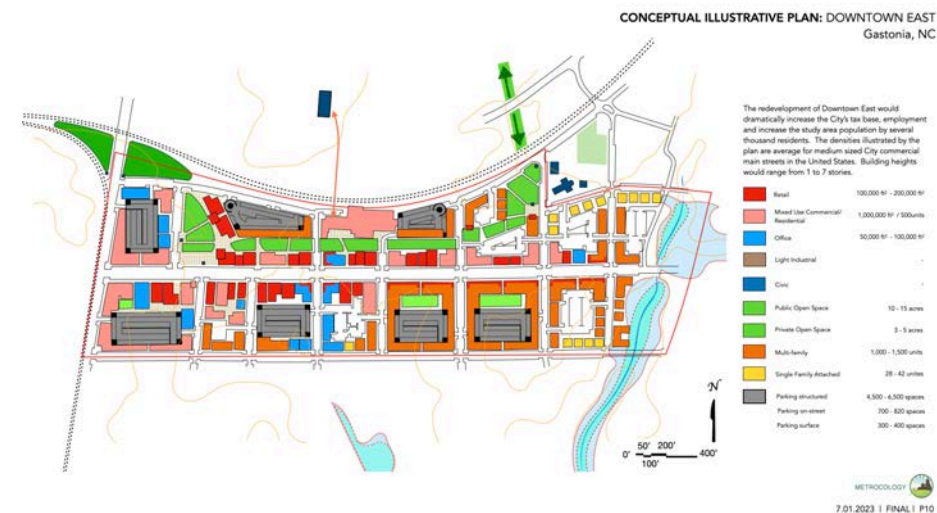
* RETAINED BY WRS DEVELOPMENT TO LEAD THE MASTER PLANNING PROCESS AND DESIGN FOR THE REDEVELOPMENT OF LAKEFOREST MALL IN GAITHERSBURG, MD. THE REDEVELOPMENT PROGRAM INVOLVES THE DEMOLITION OF AN EXISTING 1.2 MILLION SQUARE FOOT MALL AND THE CONSTRUCTION OF A MIXED USE, TOWN CENTER, ENCOMPASSING UP TO 600,000 SQUARE FEET OF RETAIL/COMMERCIAL USES, 800,000 SQUARE FEET OF OFFICE, 50,000 SQUARE FEET OF CIVIC USES, AND OVER 1,600 RESIDENTIAL UNITS RANGING FROM MULTI FAMILY, TOWNHOMES, AND SINGLE FAMILY.



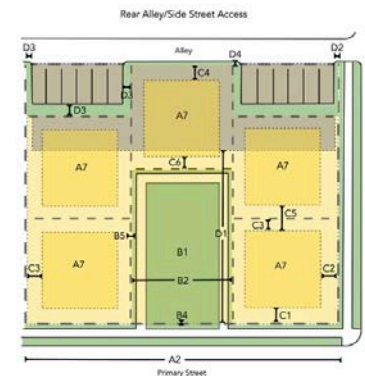
* HIRED BY THE CITY OF GASTONIA, NC TO INITIATE A MULTI YEAR SMALL AREA PLANNING, ZONING ORDINANCE UPGRADE, AND COMPREHENSIVE PLAN REVISION TO PROMOTE WALKABLE, MIXED USE DEVELOPMENT WITHIN THE CITY. OVER THE COURSE OF FIVE YEARS, SEVEN SMALL AREA PLANS WERE DEVELOPED ON STRATEGICALLY SELECTED SITES WITHIN EACH COUNCIL DISTRICT TO SHOWCASE THE IMPACTS OF ZONING CODE REVISIONS ON DEVELOPMENT. THE PLANS AND ZONING ESTABLISHED A FRAMEWORK FOR THE 2040 COMPREHENSIVE PLAN, WHICH UPDATED THE CITY'S OLDER COMPREHENSIVE PLAN, PROVIDING UPDATED MAPS AND POLICIES FOR IMPLEMENTING RESILIENT GROWTH STRATEGIES.



* HIRED BY THE CITY OF GASTONIA, NC TO INITIATE A MULTI YEAR SMALL AREA PLANNING, ZONING ORDINANCE UPGRADE, AND COMPREHENSIVE PLAN REVISION TO PROMOTE WALKABLE, MIXED USE DEVELOPMENT WITHIN THE CITY. OVER THE COURSE OF FIVE YEARS, SEVEN SMALL AREA PLANS WERE DEVELOPED ON STRATEGICALLY SELECTED SITES WITHIN EACH COUNCIL DISTRICT TO SHOWCASE THE IMPACTS OF ZONING CODE REVISIONS ON DEVELOPMENT. THE PLANS AND ZONING ESTABLISHED A FRAMEWORK FOR THE 2040 COMPREHENSIVE PLAN, WHICH UPDATED THE CITY'S OLDER COMPREHENSIVE PLAN, PROVIDING UPDATED MAPS AND POLICIES FOR IMPLEMENTING RESILIENT GROWTH STRATEGIES.



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D. Single Family Attached Lot Development Standards

Single Family Attached R-4 and R-5 District Standards within these Supplemental Regulations shall adhere to the requirements of Section 8.1.17, Tables A(1) and C(1).

E. Subdivision Design Standards

The following apply to R-1, R-2, R-3, R-4 and R-5 Districts. For additional requirements specific to Attached Single Family R-4 and R-5 Districts see Section 8.1.17.

1. Site Grading, Streets, Alleys and Blocks Requirements:

- Grading shall provide for smooth grade transitions in accordance with the most recent version of the "Subdivision Grading Minimum Design Standards" to avoid abrupt "v" ditches, swales and other disruptions to the landscape, particularly between buildings where open space enhancements for use by persons actively utilizing the landscape and/or yard area. The use of crawl space, skim walls, and raised slab construction techniques in attached residential structures and professional landscape design are required to meet this characteristic of site development to establish a Finished Floor Elevation (FFE) as measured from the top of curb of fronting street to the minimums established for each building type, See Table 1, in Section 8.1.11 and Tables 1 and 2 in Section 8.1.17.
- Primary pedestrian access into the building shall be from a street frontage line, sidewalk, or parking area. Primary Pedestrian entry for buildings fronting an open space may be located from the open space. For Townhomes facing onto a common open space, entrances to other units



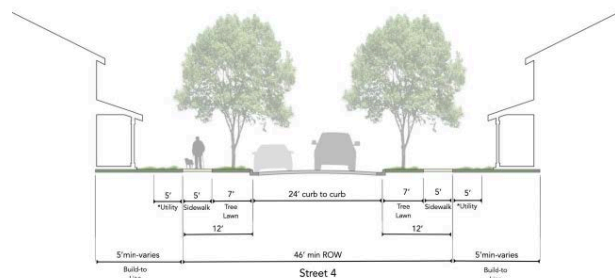
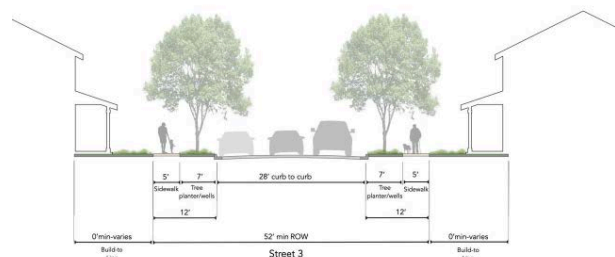
B. Perimeter Screening

All surface parking lots with frontage on any portion of a street right-of-way, not including an alley, must be screened with the following:

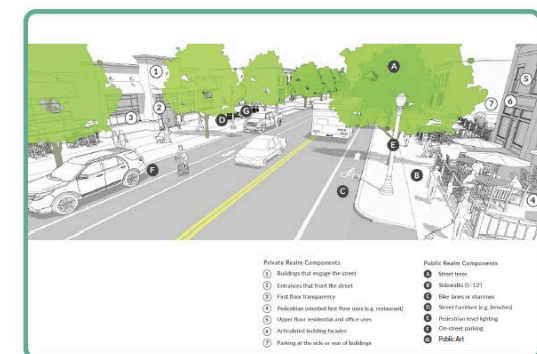
- A minimum of ten (10) feet wide, (five (5) feet max in CBD, TMU, UMU, C-1, I-U and RMF District), landscaped area with a continuous row of shrubs must be provided between the street and parking lot.
- Shrubs must be a minimum of eighteen (18) inches in height when planted and must reach a minimum size of thirty-six (36) inches in height within three (3) years of planting. Shrubs used in any screening or landscaping must be evergreen, at least two (2) to two and one-half (2½) feet tall with a minimum spread of two (2) feet when planted and no further apart than five (5) feet. The average expected height shall be no more than four (4) feet for screening along public streets.
- A wall between three (3) feet and four (4) feet in height in a minimum five (5) feet planting strip may be substituted for the continuous row of shrubs. Up to fifty (50) percent of the total length of such wall may be designed as a seating wall. If so, the minimum wall height may be adjusted up to one foot lower or higher. No plantings shall be permitted in front of a seating wall.
- Breaks for pedestrian and vehicle access are allowed.

C. Interior Islands

- A landscaped interior island must be provided every ten (10) parking spaces. Interior islands must be distributed evenly throughout the parking area. Interior islands may be consolidated or intervals may be expanded in order to preserve existing trees. Surface parking lots within CBD, TMU, UMU, and IU one acre or less in size, and/or containing 4, or less single bays of parking, may provide a landscaped interior island every 12 parking space.
- An interior island abutting a double row of parking spaces must be a minimum of eight and one-half (8.5) feet in width and three hundred (300) square feet in area.
- An interior island abutting a single row of parking spaces must be a minimum of eight and one-half (8.5) feet in width and two hundred (200) square feet in area.



URBAN PATTERNS AND FORM



Urban form is fundamental to the growth framework in Gastonia.

For Gastonia to achieve its goals, it must embrace a physical form that extends beyond Downtown. Today, much of the city is shaped by auto-centric suburban design—separated land uses, strip centers, and buildings pushed back behind parking lots—making it difficult to get around without a car. If this pattern continues, growth and progress will stall. Gastonia must instead look, feel, and function like a true urban place, with streets, parking, and buildings designed to engage people and the public realm.

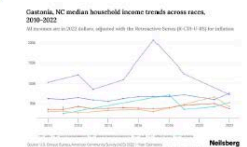
* HIRED BY THE CITY OF GASTONIA, NC TO INITIATE A MULTI YEAR SMALL AREA PLANNING, ZONING ORDINANCE UPGRADE, AND COMPREHENSIVE PLAN REVISION TO PROMOTE WALKABLE, MIXED USE DEVELOPMENT WITHIN THE CITY. OVER THE COURSE OF FIVE YEARS, SEVEN SMALL AREA PLANS WERE DEVELOPED ON STRATEGICALLY SELECTED SITES WITHIN EACH COUNCIL DISTRICT TO SHOWCASE THE IMPACTS OF ZONING CODE REVISIONS ON DEVELOPMENT. THE PLANS AND ZONING ESTABLISHED A FRAMEWORK FOR THE 2040 COMPREHENSIVE PLAN, WHICH UPDATED THE CITY'S OLDER COMPREHENSIVE PLAN, PROVIDING UPDATED MAPS AND POLICIES FOR IMPLEMENTING RESILIENT GROWTH STRATEGIES.

ECONOMY

The economy of Gastonia, NC employs 38k people. The largest industries in Gastonia, NC are Manufacturing (5,505 people), Health Care & Social Assistance (5,311 people), and Retail Trade (4,819 people), and the highest paying industries are Utilities (\$77,857), Information (\$67,733), and Finance & Insurance (\$66,925).

HOUSING

Gastonia's housing market continues to show limited activity and price growth as of late 2024. The reasons for this are predominantly a factor of the concentration of housing stock in either older single family product, and multi-family products.

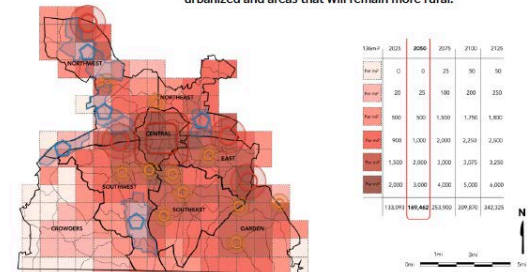


INTRODUCTION

20

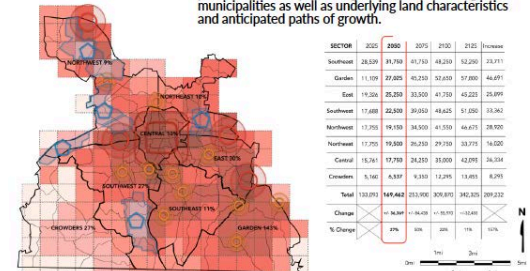
POPULATION DENSITY

Population density will increase over time within the Study Area based on areas that will become more urbanized and areas that will remain more rural.



POPULATION PROJECTION

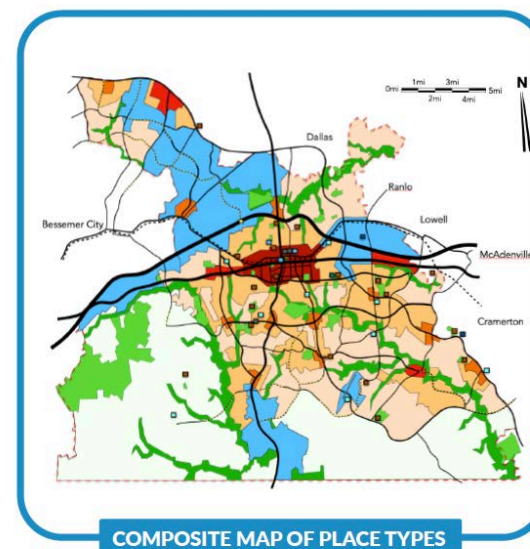
Population growth is projected using an analytical process based on previous growth of surrounding municipalities as well as underlying land characteristics and anticipated paths of growth.



PLACE-BASED PLANNING

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* Map shown is for illustrative purposes only. See the official Future Place Type Map on pages 63/64



COMPOSITE MAP OF PLACE TYPES

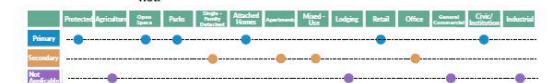
The Composite Map of Place Types illustrates the location and character of future Place Types across the Study Area.

MIXED USE CENTERS

Lands set aside predominantly for the development of service uses in support of the surrounding residential population catchments. The type of Center reflects the size of the residential catchment it services. Depending on their type, Mixed Use Centers will include appropriately designed residential building types, and resource protection and open space lands, set aside for active and passive recreation, and environmental buffers to mitigate storm water runoff, and preservation of important natural habitat and tree cover. The size and catchment of Mixed-Use Centers are listed below from smallest to largest.

Neighborhood Center:

Walkable, convenience-oriented development providing for limited retail and office uses servicing adjoining neighborhoods. Residential uses include attached townhomes and duplexes, with their accompanying ADU's, and small multi-family buildings of up to 18 units per building. Housing densities may range from 12 to 36 units per acre net.

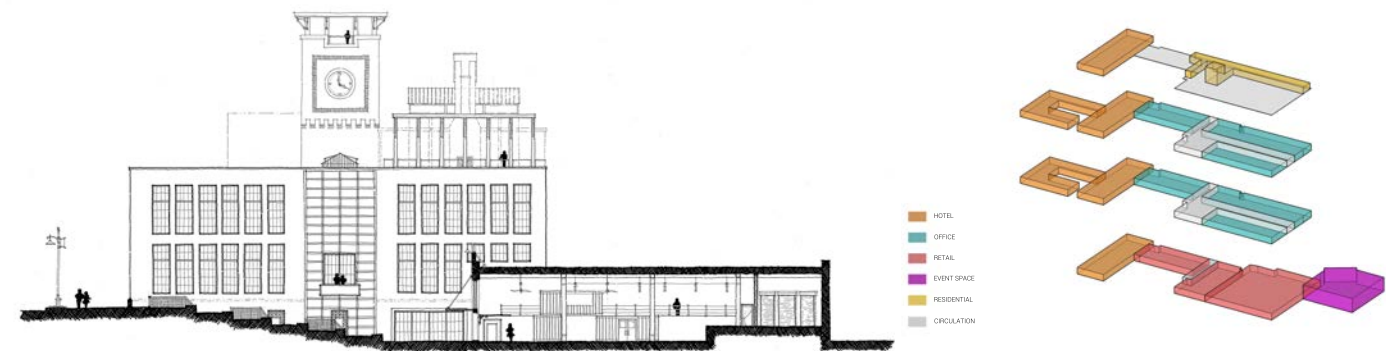
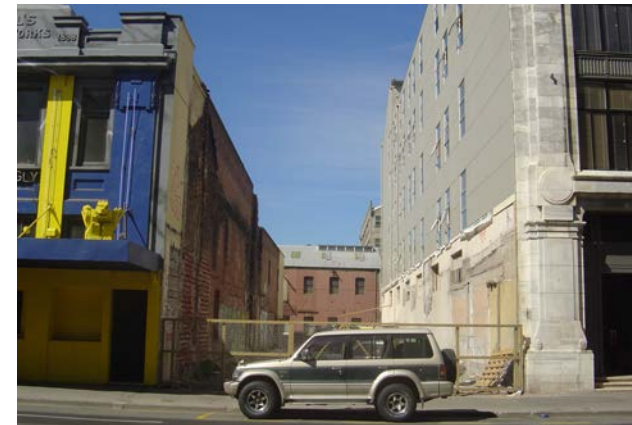


Secondary Center:

Walkable, destination-oriented development, providing goods, services, and entertainment to a group of surrounding Neighborhoods and Districts. Residential uses include a mix of predominantly multi-family buildings not to exceed 12 floors, and attached townhomes. Single-family detached homes and accessory dwelling units (ADUs) are limited to small lot, cluster developments with a minimum of 18 units per acre. There are no density caps for other residential uses.



- * LED THE MULTI-YEAR MASTER PLANNING AND DEVELOPMENT OF SOUTH OF LITCHFIELD, AN URBAN REDEVELOPMENT PROJECT IN DOWNTOWN CHRISTCHURCH NZ, FOR PROPERTY VENTURES. THE PLAN RENOVATED SEVERAL HERITAGE BUILDINGS, AND CONSTRUCTED INFILL DEVELOPMENT TO CREATE AN ENTERTAINMENT AND RESIDENTIAL DISTRICT.
- * CONVINCED WATERSTONE CAPITAL TO REDEVELOP RATHER THAN DEMOLISH THE HISTORIC CHRONICLE MILL IN DOWNTOWN BELMONT NC. MANAGED THE CONSULTANT TEAM AND LED THE MASTER PLANNING OF THE MILL PROPERTY AND SURROUNDING NEIGHBORHOODS, AND PREPARED THE SITE PLAN FOR THE MILL PROPERTY.

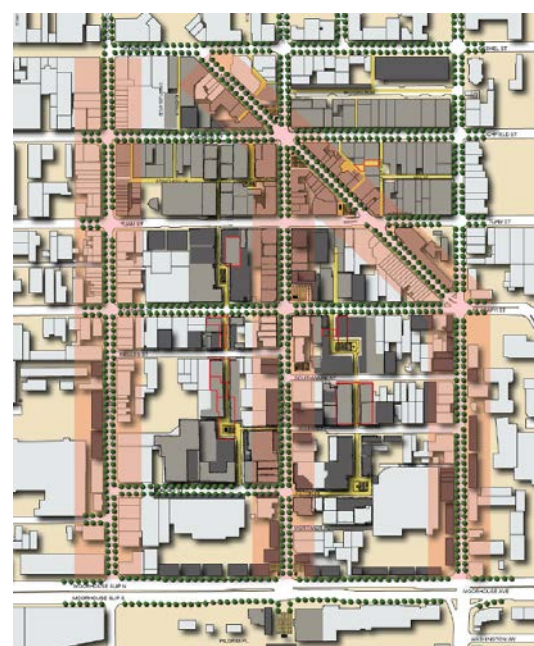
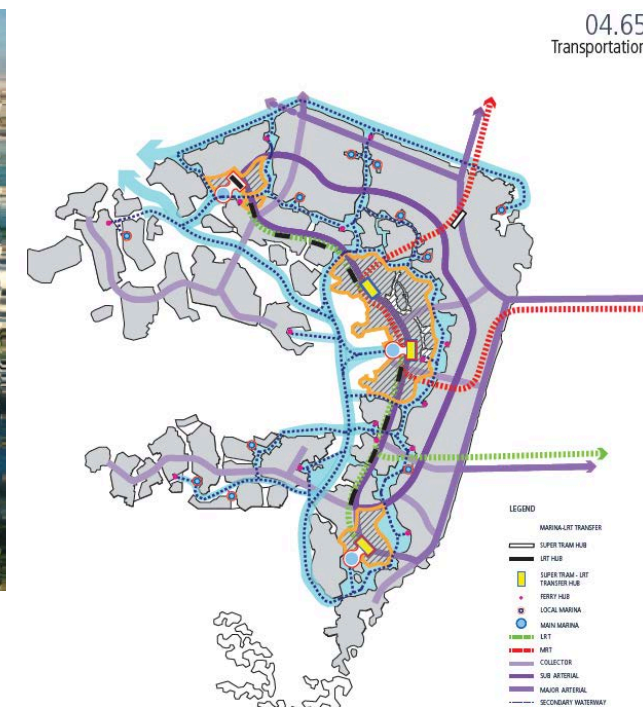
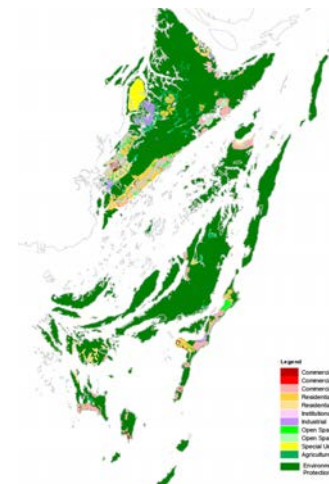
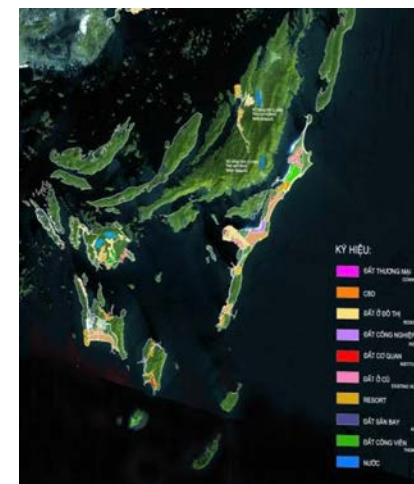


PREVIOUSLY, HE WAS THE CO-FOUNDER AND MANAGING PARTNER OF DPZPACIFIC, THE FIRST AFFILIATE OFFICE OF DPZ & COMPANY, BASED IN KUALA LUMPUR, MALAYSIA.

- * WON FIRST PLACE IN INTERNATIONAL DESIGN COMPETITION FOR THE NEW CITY EXTENSION OF DAIJEON, SOUTH KOREA.
- * IN PARTNERSHIP WITH ROBERTSDAY AND TAK & ASSOCIATES PREPARED THE MASTER PLAN FOR THE NEW CITY OF MADINAT AL ARAB, FOR UAE VICE PRESIDENT, SHEIKH MOHAMMED BIN RASHID AL MAKTOUM.

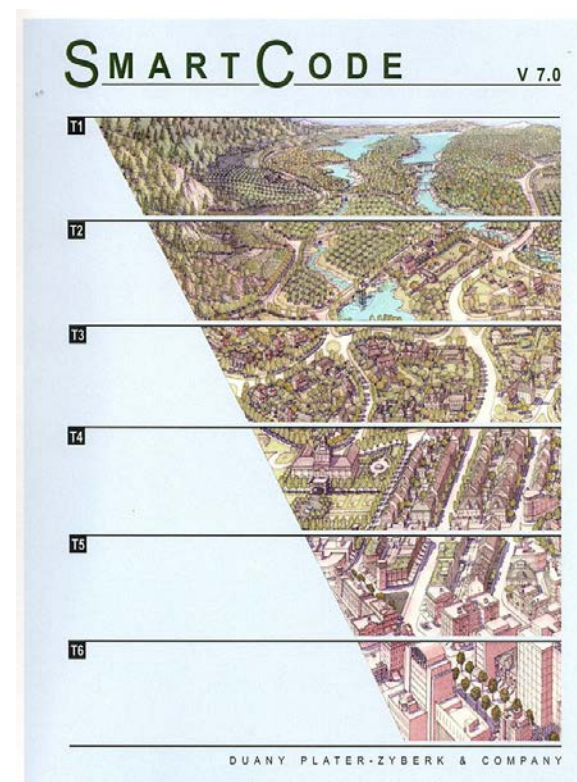


- * TOGETHER WITH ROBERTSDAY DEVELOPED THE DOWNTOWN MASTER PLAN FOR IPSWICH, AUSTRALIA, PROPOSING NEW DEVELOPMENT SITES BE COORDINATED WITH IMPROVED TRANSPORTATION AND OPEN SPACE INFRASTRUCTURE, WITH PEDESTRIAN CONNECTIVITY INTO SURROUNDING NEIGHBORHOODS.
- * LED A MULTI-DISCIPLINARY TEAM FOR EAGA CORP., TO PREPARE THE REGIONAL MASTER PLAN FOR A THE VAN DON ECONOMIC ZONE IN NORTHERN VIETNAM. WORKING IN CLOSE CALIBRATION WITH THE VIETNAM INSTITUTE OF ARCHITECTURE AND THE QUANG NINH PROVINCIAL GOVERNMENT THE MASTER PLAN'S MAIN GOAL WAS TO ILLUSTRATE THE BALANCE BETWEEN PRESERVATION AND DEVELOPMENT OF THIS UNESCO WORLD HERITAGE DESIGNATED SITE.
- * RETAINED BY OPPENHEIM ARCHITECTURE TO MASTER PLAN THE URBAN EXTENSION OF ABU DHABI ONTO EXISTING HUDAYRIAT ISLAND AND EXPANSION OF THE ISLAND THROUGH LAND RECLAMATION AND BAY REPLENISHMENT TO IMPROVE MANGROVE HEALTH AND WATER QUALITY.
- * LEAD MASTER PLANNER FOR PACIFIC VIEW ESTATES IN SURFERS PARADISE, QUEENSLAND AUSTRALIA. LOCATED JUST OUTSIDE THE URBAN GROWTH BOUNDARY, THE MASTER PLAN ENVISIONS A SERIES OF NEIGHBORHOODS RANGING IN DENSITY FROM A COMMERCIAL MIXED USE DISTRICT ALONG THE PACIFIC MOTORWAY TO HILLSIDE LOW DENSITY NEIGHBORHOODS ON THE LOWER SLOPES OF THE BLUE MOUNTAINS. THE PROJECT REPRESENTS THE LARGEST EXPANSION OF THE COUNCIL'S URBAN GROWTH BOUNDARY.
- * LEAD MASTER PLANNER FOR CENTRAL CITY SOUTH, IN CHRISTCHURCH NEW ZEALAND. THE PLAN CENTERS ON THE SOUTHEAST QUADRANT OF DOWNTOWN CHRISTCHURCH WHICH IS HOME TO THE LARGEST CONCENTRATION OF HERITAGE LISTED BUILDINGS IN THE CITY. THE PLAN SEEKS TO INTERCONNECT BLOCKS WITH A SYSTEM OF PEDESTRIAN LANES TO PROVIDE BETTER ACCESSIBILITY AND ENCOURAGE BUSINESS DEVELOPMENT.



PRIOR TO THAT, DEMETRI WAS DIRECTOR OF PROJECTS WITH DUANY PLATER-ZYBERK & COMPANY RESPONSIBLE FOR SOURCING NEW WORK AND LEADING THE FIRM'S INITIATIVES AROUND THE WORLD.

- * PROJECT MANAGED THE DEVELOPMENT, PROMOTION AND DISTRIBUTION OF THE SMARTCODE LED BY ANDRES DUANY AND IN PARTNERSHIP WITH MUNICODE.
- * PROJECT MANAGED UPDATES TO THE LEXICON OF NEW URBANISM, LED BY ANDRES DUANY AND ELIZABETH PLATER-ZYBERK.
- * PROJECT MANAGED THE MASTER PLANNING OF THE DIPLOMATIC NEIGHBORHOOD AND REGIONAL CENTRE FOR PUTRAJAYA, THE NEW ADMINISTRATIVE CAPITOL OF MALAYSIA, IN COLLABORATION WITH TAK & ASSOCIATES.
- * DIRECTED THE ULI'S MILLENNIUM PROJECT, IN 2000 IN COLLABORATION WITH BEAZER HOMES AND HGTV, LOCATING AND DEVELOPING THREE INFILL LIVE WORK UNITS DESIGNED BY ANDRES DUANY IN THE CASTLEBERRY HILL NEIGHBORHOOD OF ATLANTA, GA.
- * PROJECT MANAGED THE MASTER PLAN FOR ATLANTIC STATION LOCATED IN ATLANTA, GA. THE LARGEST BROWNFIELD RECLAMATION AND INFILL DEVELOPMENT IN THE CITY'S HISTORY AT THE TIME.
- * PROJECT MANAGED THE EL TORRO MARINE BASE CONVERSION AND MASTER PLAN IN COLLABORATION WITH THE PLANNING CENTER, IN ORANGE COUNTY, CA
- * DIRECTED THE DEVELOPMENT OF AFFORDABLE HOUSING PROTOTYPE, DESIGNED BY ANDRES DUANY, FOR MIGRANT FARMER WORKERS, IN WIMAUMA, FLORIDA.

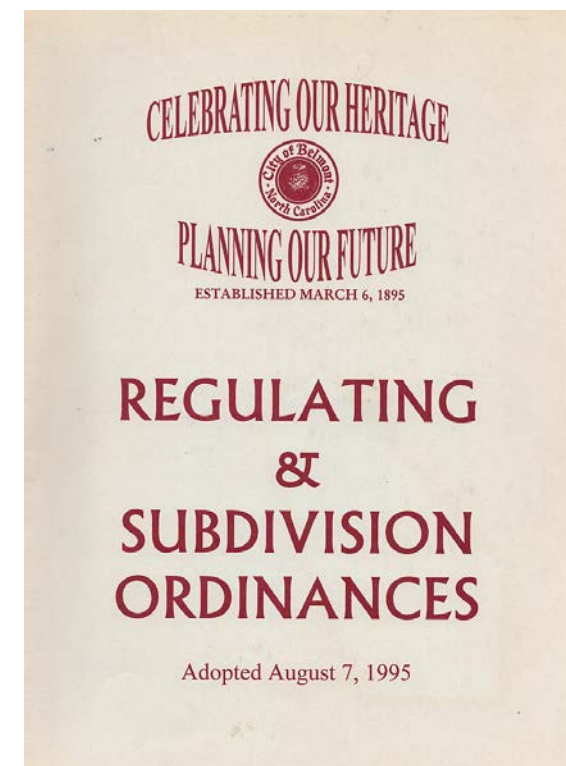
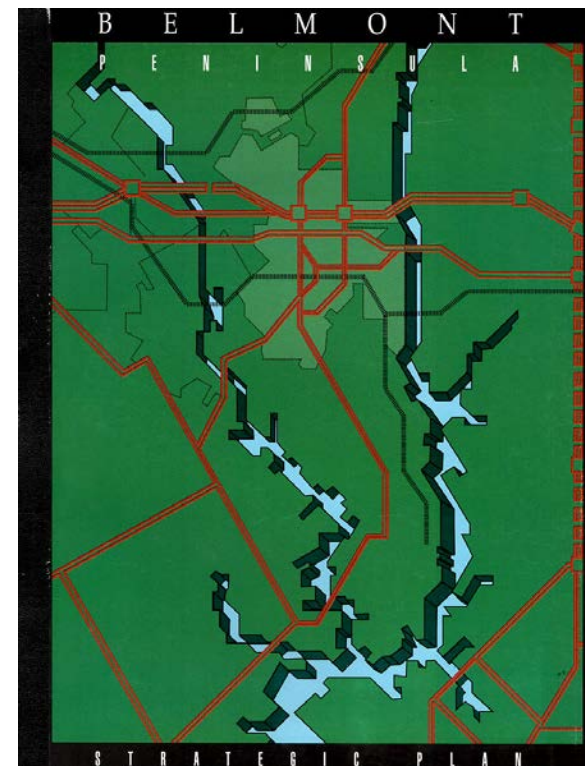


- * PROJECT DIRECTOR FOR LEGACY TOWN CENTER, IN PLANO TX, THE FIRST SUBURBAN RETROFIT IN METROPOLITAN DALLAS. THE MASTER PLAN PROVIDED FOR THE REDEVELOPMENT OF EDS CORPORATE PROPERTY UNDERUTILIZED AS PARKING AND LANDSCAPE BUFFERING INTO A WALKABLE, TRANSIT READY, MIXED USE TOWN CENTER. DEMETRI WORKED WITH THE EDS TEAM WHICH INCLUDED ROSS PEROT, THE FOUNDER OF THE COMPANY.
- * PROJECT DIRECTOR FOR ATLANTIC STATION, IN ATLANTA GEORGIA, ONE OF THE LARGEST BROWNFIELD RECLAMATION PROJECTS IN THE UNITED STATES. THE PROJECT WAS A PUBLIC-PRIVATE PARTNERSHIP BETWEEN THE CITY OF ATLANTA AND JACOBY DEVELOPMENT/AIG ENGAGED TO ADDRESS THE US ENVIRONMENTAL PROTECTION AGENCY'S POTENTIAL REDUCTION IN FUNDING TO THE CITY DUE TO AIR POLLUTION VIOLATIONS. THE PROJECT WON THE EPA'S 2004 PHOENIX AWARD FOR BEST BROWNFIELD REDEVELOPMENT.
- * PROJECT MANAGED HABERSHAM, IN BEAUFORT SC, A MIXED USE NEW TOWN OF OVER 400 ACRES AND 1,000 UNITS. THE MASTER PLAN HAS WON NUMEROUS AWARDS INCLUDING THE NATIONAL HOME BUILDERS ASSOCIATION'S "BEST IN LIVING" PLATINUM AWARD, FOR ITS DESIGN AND UNIQUE MIX OF INNOVATIVE HOUSING TYPES.
- * PROJECT MANAGED I'ON, IN CHARLESTON SC WHICH, SINCE ITS DEVELOPMENT, HAS ACHIEVED PER ACRE TAX VALUATIONS EQUAL TO THOSE OF DOWNTOWN CHARLESTON.
- * PROJECT MANAGED BELLE CHASE, IN NEW ORLEANS LA, A DEVELOPMENT IN PARTNERSHIP WITH THE US NAVY'S NATIONAL EFFORT TO PROVIDE NEW AND REDEVELOPED ON-BASE HOUSING FOR SERVICE MEMBERS.
- * DIRECTED THE FIRM'S NEGOTIATIONS WITH THE CITY OF MIAMI TO DEVELOP THE PURPOSE & NEED, SCOPE & BUDGET, FOR MIAMI21, THE CITY'S FORM BASED CODE PROJECT.



AND BEFORE THAT, DEMETRI WAS THE PLANNING DIRECTOR FOR THE CITY OF BELMONT, NC.

- * INAUGURATED THE CITY'S FIRST PLANNING DEPARTMENT
- * PREPARED AND IMPLEMENTED THE CITY'S FORM BASED CODE TO REPLACE ITS ZONING ORDINANCE, THE FIRST SUCH CODE FOR AN EXISTING MUNICIPALITY IN THE UNITED STATES.
- * PLANNED AND DIRECTED THE CITY'S DOWNTOWN MAIN STREET IMPROVEMENT PROJECT, CONSISTING OF TWO COMPONENTS, 1- REPLACEMENT AND EXTENSION OF AGING INFRASTRUCTURE TO ENCOURAGE BUILDING REDEVELOPMENT, AND 2- STREETScape IMPROVEMENTS TO WIDEN SIDEWALKS, INSTALL STREET TREES, AND INCORPORATE DECORATIVE LIGHTING AND SIGNAGE.
- * LED EFFORT TO INCLUDE BELMONT INTO THE NORTH CAROLINA MAIN STREET PROGRAM, WHICH, ALONG WITH THE MAIN STREET PROJECT, REVITALIZED THE CITY'S STRUGGLING DOWNTOWN.
- * PARTICIPATED IN THE CATAWBA RIVER CORRIDOR STUDY, LED BY THE CENTRALINA COUNCIL OF GOVERNMENTS TO PLAN FOR REGIONAL GROWTH ALONG BELMONT'S EXTENSIVE CATAWBA RIVER FRONTAGE.
- * MANAGED THE BELMONT PENINSULA STUDY, LED BY MICHAEL GALLIS & ASSOCIATES CONSULTANTS, TO IDENTIFY STRENGTHS AND CHALLENGES TO THE CITY'S FUTURE GROWTH AND TRANSPORTATION NEEDS RESULTING FROM THE CITY'S UNIQUE GEOGRAPHY BETWEEN TWO RIVERS.
- * LED THE CITY'S EFFORTS TO PRESERVE EXISTING MILL NEIGHBORHOODS IN COLLABORATION WITH PHARR YARNS INC. FIRST SUCCESSFUL PROJECT WAS THE REDEVELOPMENT OF THE ADAMS BLUFF MILL NEIGHBORHOOD FOR WORKFORCE HOUSING.



IN ADDITION TO
COUNTLESS PROJECT
SPECIFIC BOOKLETS
AND PUBLICATIONS,
DEMETRI HAS,
LECTURED,
PRESENTED, BEEN
INTERVIEWED,
QUOTED, AND
AWARDED OFTEN
OVER THE COURSE
OF HIS CAREER BY
THE MEDIA, AT
CONFERENCES, AND
IN PROFESSIONAL
PUBLICATIONS. A
SAMPLING ARE
LISTED HERE:

- 2025: SHAPING CHARLOTTE PODCAST: "DESIGNING TRANSIT TO MOVE & SHAPE CITIES", SEPT. 25 2025
- 2024: CONGRESS FOR THE NEW URBANISM: CHARTER AWARD - "THE HIGHER GROUND INITIATIVE"
- 2021: THE POWER OF DESIGN PODCAST #55, OSSA STUDIO: "DESIGNING THE PERFECT CITY"
- 2018: WBT RADIO: "CHARLOTTE SCENE", DEVELOPMENT IN GASTON COUNTY AND BELMONT, APRIL 2018
- 2017: NPR INTERVIEW: WABE RADIO, CLOSER LOOK WITH ROSE SCOTT, "UNDERGROUND ATLANTA", SEPT 7 2017
- 2016: CONGRESS FOR THE NEW URBANISM: CHARTER AWARD - "BEAUFORT CIVIC MASTER PLAN"
- 2015: NCAPA "BUILD A BETTER BOULEVARD" MARVIN COLLINS OUTSTANDING PLANNING AWARD
- 2014: SCAPA "BEAUFORT DOWNTOWN MASTER PLAN" OUTSTANDING PLANNING PROJECT AWARD
- 2011: URBAN LAND INSTITUTE, TAP MEMBER, CARTA INTERMODAL TRANSPORTATION ANALYSIS, CHARLESTON SC
- 2010: AFFORDABLE HOUSING & THE TRANSECT, PLANNING INSTITUTE OF AUSTRALIA, BRISBANE, AUSTRALIA
- 2010: URBAN LAND INSTITUTE, FORM BASED CODING IN REAL ESTATE DEVELOPMENT, WEBINAR, USA
- 2010: CRISIS AND BEYOND: THE PATH TO A POST-CARBON HUMAN HABITAT, GOLD COAST CITY COUNCIL, AUSTRALIA
- 2007: AUCKLAND REGIONAL COUNCIL PLANNING CONFERENCE, SPEAKER, AUCKLAND, NEW ZEALAND
- 2006: RADIO NEW ZEALAND, IDEAS SEGMENT, "URBAN COOL" INTERVIEW, AUCKLAND
- 2005: DAIJEON NEW CITY MASTER PLAN, COMPETITION WINNER, SOUTH KOREA
- 2004: NEW ZEALAND CUBES MAGAZINE, INTERVIEW, "THINKING OUTSIDE THE BOX", ISSUE 004, NEW ZEALAND
- 2004: GOLD COAST TRANSPORTATION PLANNING ADDRESS, GOLD COAST COUNCIL, SURFER'S PARADISE, AUSTRALIA
- 2003: PLANNING AND NEW URBANISM, FORUM, KEYNOTE, CHRISTCHURCH, NEW ZEALAND
- 2002: NEW URBAN NEWS, NATIONAL RADIOCAST, SMARTCODE, USA
- 2002: HGTV INTERVIEW, LIVE WORK HOUSING, TELEVISED SEGMENT, ATLANTA GA
- 2002: ROLLING STONE MAGAZINE, INTERVIEW, ASBURY PARK MASTER PLAN REDEVELOPMENT, NEW YORK NY
- 2001: CONGRESS FOR ASIAN NEW URBANISM, PRESENTER/PANELIST, MANILA, THE PHILIPPINES
- 2001: URBAN LAND INSTITUTE DEVELOPMENT AND TRANSPORTATION SUMMIT, PRESENTER AND PANELIST, MIAMI FL
- 1997: ARCHITECTURAL RECORD MAGAZINE, "THE NEW URBANISTS: THE SECOND GENERATION," USA
- 1996: ASIAN DEVELOPMENT CONFERENCE, PRESENTER/PANELIST, HARVARD GSD, CAMBRIDGE MA

1,248 PRESENTATIONS
ATTENDED

894 OF THOSE PRESENTATIONS
DELIVERED

DEMETRI GROUNDS ALL HIS WORK AROUND A SINGLE BELIEF: URBAN PLANNING, ARCHITECTURE AND THE BUILT ENVIRONMENT HAVE A PROFOUND AND LASTING EFFECT ON PEOPLE'S LIVES AND MEMORIES.



171 PROJECTS
WORLDWIDE

23 COUNTRIES
REPRESENTED

DEMETRI'S EXTENSIVE
PLANNING EXPERIENCE
REPRESENTS A BROAD
CATALOGUE OF
PLANNING ENDEAVORS
IN THE UNITED
STATES AND ACROSS
THE GLOBE. A
SAMPLING ARE LISTED
HERE:

SELECTED UNITED STATES EXPERIENCE

DOWNTOWN MASTER PLANS

Stallings Small Area Plans, Stallings NC
Cramerton 2050 Plan, Cramerton NC
Civic Master Plan, Beaufort SC
Downtown Statesboro, Statesboro
Downtown Sarasota Plan, Sarasota FL
Plan Baton Rouge, Baton Rouge LA
Town Center Extension, Cornelius NC
Downtown Revitalization, Fort Myers FL
Coral Gables, Coral Gables FL
West Palm Beach, West Palm Beach FL
Downtown Birmingham, Birmingham MI
Naples Plan, Naples FL

URBAN INFILL/TOD MASTER PLANS

PortMiami/WTC, Miami FL
Kline Property, Columbia SC
Civic Master Plan, Beaufort SC
Wilkinson South, Cramerton SC
Morris Square, Charleston SC
Atlantic Station, Atlanta GA
Stallings 2040, Stallings NC
Underground Atlanta, Atlanta GA
Gastonia's Other Main St., Gastonia NC
Legacy Town Center, Plano TX

SPECIAL PROJECTS

"Gastonia's Other Main Street": NC-7 Corridor Master Plan, Gastonia NC
Greenville Downtown Design Guidelines, Greenville SC
"Build a Better Boulevard": Corridor Master Plan, Belmont, Cramerton, McAdenville NC
Office of Civic Investment, Beaufort SC
Miami 21, Zoning Code, Miami FL
NAHB/ULI Live Works, Beazer Homes, Castleberry Hill, Atlanta GA
2012 Olympic Village Master Plan, Tampa FL

CODING & ZONING

Gastonia UDO Upgrade, Gastonia NC
Cramerton Code, Cramerton NC
Belmont Code Update, Belmont NC
Bull Street Redevelopment, Columbia SC
City of Statesboro, Statesboro GA
Sandy Point Code, Edenton NC
Cherokee Farms Code, Beaufort SC
Downtown Sarasota Code, Sarasota FL
Plan Baton Rouge Ordinance, Baton Rouge LA
Fallschase Code, Tallahassee FL
TOD Code, Cornelius NC
Downtown Code, Fort Myers FL
Craig Ranch Code, McKinney TX
Atlantic Station Code, Atlanta GA
Coral Gables Code, Coral Gables FL
Grangmoor Code, Montgomery AL
Downtown Birmingham Code, Birmingham MI
Naples Code and Master Plan, Naples FL
I'On Code, Mt Pleasant SC
Vermillion Code, Huntersville NC
Salamanca Code, Miami FL
Habersham Code, Beaufort SC
Lakelands Code, Gaithersburg MD
Belmont LMO, Belmont NC

NEIGHBORHOOD MASTER PLANS

Civic Master Plan, Beaufort SC
Wilkinson South, Cramerton NC
Cherokee Farms, Beaufort SC
Merry, Aiken SC
Fallschase, Tallahassee FL
TOD Master Plan, Cornelius NC
Craig Ranch, McKinney TX
Celadon, Beaufort SC
Anchor Mill TOD, Huntersville NC
Cheshire, Black Mountain NC
Hannibal Square Revitalization, Winter Park FL
Coconut Grove Revitalization, Miami FL
I'On, Mt Pleasant SC
Vermillion, Huntersville NC
Salamanca, Miami FL
Lakelands, Gaithersburg MD

VILLAGE, TOWN & CITY MASTER PLANS

Sandy Point, Edenton NC
Grangmoor, Montgomery AL
Trillium, Cashiers, NC
Habersham, Beaufort SC

REGIONAL & COMPREHENSIVE PLANS

Burton Regional Plan, Beaufort SC
Beaufort Civic Master Plan, Beaufort SC
Hillsborough County Comprehensive Plan, FL
Onondaga County Plan, NY

408 CHARRETTES
ATTENDED

157 OF THOSE
DIRECTED

(PROJECTS CONTINUED): SELECTED INTERNATIONAL EXPERIENCE

DOWNTOWN MASTER PLANS

Haikou Waterfront Plan, Haikou, China
 Ripley Urban Core, Ipswich, QLD, Australia
 Central City South, Christchurch, New Zealand
 Five Mile, Queenstown, New Zealand
 Bin Hai Waterfront, Dalian, China
 Downtown Taiyuan, Taiyuan, China

URBAN INFILL/TOD MASTER PLANS

Abu Dhabi Marina, United Arab Emirates
 Haikou Waterfront Plan, Haikou, China
 Lang Fang, Lang Fang China
 Pacific View, Surfers Paradise QLD, Australia
 Salacia Waters, Surfers Paradise QLD, Australia
 Hope Island, Surfer's Paradise, QLD, Australia
 SOL, Christchurch, New Zealand
 Turners + Growers, Christchurch, New Zealand
 Exelsa Village, Tauranga, New Zealand
 Sydenham Square, Christchurch, New Zealand
 Blacktown, Sydney, NSW, Australia

NEIGHBORHOOD MASTER PLANS

Haven, Providenciales, Turks & Caicos
 Zheng Zhou, Zheng Zhou China
 Zhong Yi Garden, Beijing China
 Diplomatic Enclave, Putrajaya, Malaysia
 Pacific View, Surfers Paradise, QLD, Australia
 Salacia Waters, Surfers Paradise, QLD, Australia
 Hope Island, Surfer's Paradise, QLD, Australia
 Jindee, Perth, WA, Australia
 Modena Beach, Tauranga, New Zealand
 Blacktown, Sydney, NSW, Australia
 Sydenham Square, Christchurch, New Zealand

VILLAGE, TOWN & CITY MASTER PLANS

La Primavera Resort, Leon, Mexico
 Googong New Town, Canberra, ACT, Australia
 ECO Island Master Plan, United Arab Emirates
 Madinat al Arab, United Arab Emirates
 New City, Beirut, Lebanon
 Five Mile, Queenstown, New Zealand
 New City Extension, Nanning, China
 Guan Town Extension, Guan, China
 Guilin New Township, Guilin, China
 Nusajaya City, Malaysia
 Dos Rios, Laguna, The Philippines
 Daijeon New City, South Korea
 Bulacan City Extension, Manila, The Philippines
 Lang Fang City Extension, Lang Fang, China
 Bin Hai Waterfront, Dalian, China
 Boydtown, Bega Valley Shire, NSW, Australia
 Ripley, Ipswich, QLD, Australia
 Sweetwater, Hunter Valley NSW, Australia
 Weiti Villages, Auckland, New Zealand

RESORT MASTER PLANS

ESCAP Village, St Lucia
 Piripai, Whakatane, New Zealand
 Ocean Beach, Hawkes Bay, New Zealand
 Wire Station, Kerikeri, New Zealand
 Weiti Villages, Auckland, New Zealand

SPECIAL PROJECTS

Mount Peter Tropical Architecture, Cairns, QLD, Australia
 Weiti Housing Types, Auckland, New Zealand
 Worker Housing Units and Neighborhood Design, Iraq Reconstruction, Iraq
 Laverton Air Base Redevelopment, Melbourne, VIC

CODING & ZONING

Zheng Zhou Code, Zheng Zhou, China
 Mount Peter Sector Plan, Cairns, QLD, Australia
 Ripley, Ipswich, QLD, Australia
 Jindee, Perth, WA, Australia
 Sweetwater, Hunter Valley NSW, Australia
 Hope Island, Surfer's Paradise, QLD, Australia
 Weiti Villages, Auckland, New Zealand
 Modena Beach, Tauranga, New Zealand
 Excelsa Village, Tauranga, New Zealand
 Central City South, Christchurch, New Zealand
 Ocean Beach, Hawkes Bay, New Zealand
 Five Mile, Queenstown, New Zealand
 Platinum City, Bangalore, India
 Wiroa Station, Kerikeri, New Zealand

REGIONAL & COMPREHENSIVE PLANS

Van Don Plan, Ha Long Bay, Vietnam
 Guilin New Township, Guilin, China
 Ripley Valley, Ipswich, QLD, Australia
 New City Extension, Nanning, China
 Daijeon New City, South Korea

ALL DEMETRI'S PROFESSIONAL CERTIFICATIONS AND AFFILIATIONS REMAIN CURRENT AND IN GOOD STANDING.



CERTIFICATIONS & AFFILIATIONS

2012: CONGRESS FOR THE NEW URBANISM – ACCREDITED

1999: URBAN LAND INSTITUTE

1996: AMERICAN INSTITUTE OF CERTIFIED PLANNERS

1993: CONGRESS FOR THE NEW URBANISM

1992: AMERICAN PLANNING ASSOCIATION

ACADEMIC

1992: MASTERS PROGRAM – URBAN PLANNING & GEOGRAPHY
UNIVERSITY OF NORTH CAROLINA, CHARLOTTE

1988: BACHELOR OF ARTS – POLITICAL SCIENCE & BUSINESS
UNIVERSITY OF NORTH CAROLINA, CHAPEL HILL