



# Town of Jamestown

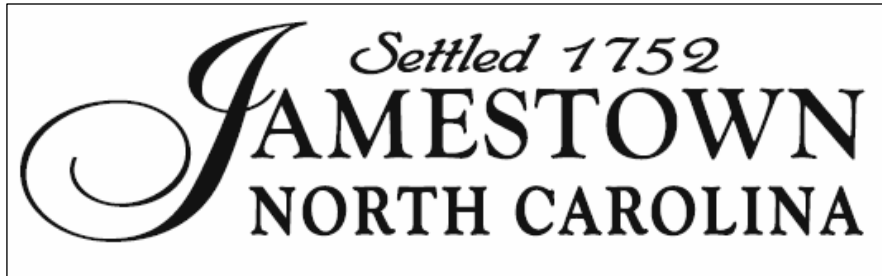
## 2020 Land Development Plan EXECUTIVE SUMMARY

December 2007

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# Town of Jamestown Land Development Plan

## EXECUTIVE SUMMARY



### **Town Council**

Keith L. Volz , Mayor	Larry M. Lain
R. Brock Thomas	Georgia N. Roney
J. Frank Gray	

### **Planning Board**

Steve Owen, Chairman	Vic Gilliland
Dot Perdue	Heath Carrier (ETJ Member)
Peggy Corey	Darrell Freeman (Alternate)
Kerry Miller	

### **Land Development Plan Advisory Committee**

Kathryn Billings (staff)	Kerry Miller - Chair
Al Clement	Gary Robbins
Vic Gilliland	Captain Lawrence Straughn
Frank Gray	Keith Volz
Nancy Hamilton	Martha Wolfe (staff)
Matthew Johnson (staff)	

### **Town Staff**

Kathryn Q. Billings	Town Manager
Matthew Johnson	Town Planner
Martha Wolfe	Town Clerk
Judy Gallman	Finance Officer
Connie Queen	Utility Billing Coordinator
Chuck Smith	Public Services Director
Jeff Thomas	Fire Captain

### **Piedmont Triad Council of Governments**

Paul M. Kron, ASLA, AICP	Regional Planning Director
Anne Edwards	Regional Data Center Director
Kristen Selikoff	GIS Planner
Russ Smith, AICP	Special Projects Planner
Jesse Day	Regional Planner

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# Town of Jamestown

## LAND DEVELOPMENT PLAN

### EXECUTIVE SUMMARY

The Town of Jamestown Land Development Plan was drafted with the cooperation of the citizens of Jamestown, and members of the Town Council, the Town's Planning & Zoning Board, the Town staff, and the Jamestown Land Development Plan Advisory Committee. This plan serves as a guide for the community in making land development decisions and is intended to provide for the orderly growth and development of the Town. The plan will be reviewed and revised periodically by the Town Council after formal adoption, as conditions within the Town's planning jurisdiction change over time.

#### □ Purpose of the Plan

1. A Source of Information
2. A Guide to Likely Government Decisions
3. An Opportunity for Community Involvement
4. An Outline for Strategic Actions

#### □ Planning Process

1. Map & Analyze the Facts: existing conditions, growth factors, opportunities & constraints affecting future growth.
2. Identify & Articulate Community Values: extensive citizen involvement through Advisory Committee & Town Meetings.
3. Integrate Community Values & Facts: draw conclusions, make recommendations, inform citizens, joint work sessions.

#### □ Organization of the Plan

Community Overview: Summary of historical context, plan purpose & planning process.

Existing Conditions: Detailed analysis of demographic, urban service, environmental and regulatory factors affecting the City's growth, now and in the future.

Community Values: Framework of values based on Advisory Committee and citizen input at community meetings and summarized in a vision statement for the year 2025.

Land Use Recommendations: Land development goals and policies, and recommended land use patterns.

Plan Implementation: Recommendations for implementing, using, and revising the plan.

#### □ Mission

*Establish a plan to help guide land development decisions that will build on our Town's historic heritage, diversify our local economy, fit our community's small-town character, preserve our cherished natural, cultural, and historic resources, enhance our quality of life, and be consistent with our ability to provide adequate public services and infrastructure.*

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## □ A VISION FOR THE TOWN OF JAMESTOWN IN 2020

*Jamestown has experienced a moderate amount of growth over the past thirteen years. Our Town's commitment to well-planned, quality land development has enabled us to manage this growth wisely, striking a reasonable balance between the good of the whole community and private property rights. Since the adoption of our plan in 2007, existing buildings and uses have been revitalized and new land development in and around Jamestown has been built to fit our community's character and heritage, and to attract a diversity of jobs and tax base. New growth has been designed to help preserve our cherished natural, cultural, and historic resources, and to coincide with our ability to provide adequate public services and infrastructure. The appropriate quantity, location, and quality of new land development has maintained and enhanced our Town's environment and high quality of life.*

*In the year 2020, Jamestown continues to enjoy its small-town character and charm. In fact, as our Town has grown over the last thirteen years, an even stronger sense of community has been built – Jamestown has become an even better place to live, work and shop - and many citizens are enthusiastically involved throughout the land development decision-making process. Designation of a mixed-use "Town Center" in the Town's plan has resulted in the gradual revitalization of downtown and the addition of a wide variety of new businesses, services, restaurants, offices, live-work units, and public spaces. Centered around a town square, downtown Jamestown is a lively, pedestrian-friendly destination for Town residents and visitors. In addition, small-scale business and office uses have been located in convenient clusters within designated Neighborhood Activity Centers. Each Neighborhood Activity Center has been carefully designed to preserve and blend with the character of surrounding neighborhoods, and our Town as a whole. Careful attention has been paid to maintaining and improving the safety, function and scenic quality of collector roads throughout our community. Regional transit stops and park and ride lots, along with a new train depot are strategically located to improve mobility, reduce congestion and improve air quality. High-quality, multi-purpose public buildings are graciously sited in prominent, locations to instill community pride and to conveniently serve Town residents.*

*Jamestown's Land Development Plan has helped our Town become a more livable and walkable community. New neighborhoods located most closely to activity centers have a more compact development pattern, and include a wider mix of housing types to accommodate the growing diversity of our community's residents and to maximize the efficient use of public services. Each new neighborhood includes green space and supports the Town's growing network of greenway trails in conservation corridors along streams. Both new and old neighborhoods throughout Jamestown are linked to one another, and to other parts of the Town through a network of roads, bike paths, sidewalks, and greenways. Excellent public infrastructure and services are provided at a reasonable cost. Residents enjoy access to a variety of public parks, greenways and open spaces, a more pedestrian-friendly environment with greater access to a variety of convenient businesses, services and jobs, and a deep sense of pride in their community.*

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## □ Land Development Goals and Policies

To help Jamestown achieve its vision for the future, goals and policies were established to express the overall strategic direction for the Town's growth over the next fifteen years. Created to highlight the major consensus points reached during the planning process, these goals and policies represent community ideals concerning how the Town should grow and develop. In conjunction with the *Growth Strategy Map* and the *Proposed Land Use Map*, these goals and policies help articulate the Town's vision for future growth, and provide a broad policy context for future land development decisions. The goals represent what the Town would like to accomplish. The policies serve as officially adopted positions of the Town of Jamestown, and provide guidance for evaluating and making decisions concerning future land development proposals.

### **GROWTH MANAGEMENT**

#### **GOALS:**

- A. Carefully manage growth, making smart growth decisions that maintain and enhance Jamestown's special community characteristics and heritage.
- B. Strategically locate new land development in the most appropriate places.
- C. Use infrastructure investments as efficiently as possible.
- D. Attract new businesses and jobs and a more diverse tax base.
- E. Preserve our natural, cultural & historic resources and open space as we grow.

#### **POLICIES:**

- 1.1 Revitalize Downtown Jamestown to be the center of community life and to provide opportunities for development of new retail, office and community service uses.
- 1.2 Rejuvenate and beautify Main Street to create a more inviting and pedestrian-friendly atmosphere with a wider variety of services and retail uses.
- 1.3 Carefully plan for appropriate land development along interchanges of the future Jamestown Bypass (TIP#: U-2412), preventing automobile oriented strip development at interchanges of Vickery Chapel, Harvey and Dillon Road.
- 1.4 Encourage property owners to improve commercial building facades and attract new businesses in the downtown area.
- 1.5 Carefully manage land development patterns along existing and planned major roads (e.g. Guilford College Road, High Point Road, future Bypass) to maintain their safety and function and create welcoming, aesthetically pleasing entranceways that reflect our small-town character.
- 1.6 Encourage the design of new activity centers to provide a wider mixture of uses and to serve as pedestrian-friendly community destinations and gathering areas
- 1.7 Encourage the development of new commercial uses within designated activity centers to be aesthetically pleasing and pedestrian-friendly and the renovation, maintenance and creative re-use of existing commercial buildings to provide more retail, business and office uses in convenient locations.

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**GROWTH MANAGEMENT POLICIES (Continued):**

- 1.8 Encourage industrial uses which are environmentally friendly and generally limited to specific areas along High Point Road and Scientific Street. The renovation and adaptive reuse of empty industrial buildings is strongly encouraged.
- 1.9 Encourage office uses in convenient locations above shops and in the downtown area and other pedestrian-friendly areas along Main Street and at the corner of Scientific Road & High Point Road, to reduce traffic and to help build a sense of community.
- 1.10 Preservation and continued investment in key institutional & civic uses (e.g. YMCA, Town Hall, libraries, schools) is strongly encouraged throughout the community.
- 1.11 Continue to value, preserve and enhance existing residential uses and neighborhoods, to maintain the unique small-town character of Jamestown. Infill development is encouraged to efficiently use existing infrastructure, however, new buildings and the renovation of existing buildings should fit the scale and character and add value to existing neighborhoods.
- 1.12 Encourage new residential land uses and neighborhoods that strike a balance between quality and affordability, and add to the livability and character of Jamestown by providing mixed-use, pedestrian-friendly neighborhoods that are well-connected to the community via sidewalks & greenways and provide a mixture of appropriate uses and housing types in appropriate locations.
- 1.13 Encourage opportunities for adequate, affordable, attractive, quality housing to be provided for residents through the renovation of existing older homes, and the building of a balanced mixture of housing types to match a range of lifestyles and income levels.
- 1.14 Encourage open space, parks & squares to be a part of every new neighborhood, and encourage these amenities to be well-connected by greenways, sidewalks, and bike lanes, and to be added to existing neighborhoods whenever appropriate and feasible.
- 1.15 Carefully balance individual property rights with the good of the whole community by expecting new development to use the best design features of our favorite existing areas and by providing adequate buffers between incompatible uses.
- 1.16 Encourage alternative types and patterns of development [mixed-use, cluster, Planned Unit Developments (PUD), Traditional Neighborhood Developments (TND)] to reduce development costs, to reduce traffic, to increase convenience and a sense of community, to protect environmentally sensitive areas, and to provide more parks and open space close to where people live and work.
- 1.17 Encourage everyone in our community to use these land development plan goals and policies as guidelines for making smart growth decisions, to strategically locate land development in the most appropriate places, to use existing and future infrastructure investments efficiently, to reduce costly sub-urban sprawl, and to help maintain and enhance the community assets that make Jamestown special.



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## **PLANNING COORDINATION**

### **GOALS:**

Coordinate land development planning and decision-making with surrounding jurisdictions, so that future land development in Jamestown fits well into its regional context, and maintains and enhances the quality of life for citizens in and around its jurisdiction.

### **POLICIES:**

- 2.1 Take into account the future growth plans of surrounding jurisdictions (e.g. Guilford County Southwest Area Plan, proposed High Point & Greensboro By-Pass), so Jamestown's land use planning and growth management approaches are as compatible and mutually supportive as possible. Provide plan documents and outreach to neighboring jurisdictions.
- 2.2 Seek opportunities for collaboration with surrounding communities to plan and develop parks, greenways, water, sewer, roads and other community infrastructure.
- 2.3 Identify transitional areas (future growth areas) around the Town's borders, to manage future development that may eventually become part of the Town's municipal limits.
- 2.4 Build cooperative partnerships with local institutions, agencies and businesses to expand community amenities and services, to create jobs, to maintain a strong tax base, to encourage new development that fits our small-town character, and to prevent conventional strip development along major road corridors.
- 2.5 Encourage inclusion of Jamestown in county-wide economic development efforts to attract and recruit new retail and service uses to meet its local needs and to expand local jobs, and tax base when appropriate.
- 2.6 Establish and utilize annexation agreement lines to clarify and guide future growth.

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## **COMMUNITY APPEARANCE**

### **GOALS:**

Carefully preserve and enhance Jamestown's small-town character and community appearance as it grows.

### **POLICIES:**

- 3.1 Value and preserve Jamestown's small-town feel.
- 3.2 Create a downtown "village" feel along Main Street that enhances our community character and is used as a selling point to attract entrepreneurs (new shops, restaurants, and services) and visitors to our community. Use a market analysis study to determine what types of businesses and development would 'work' in downtown and include the entire historic district.
- 3.3 Maintain a strong sense of place and community pride as each new land use fits into our vision for the future – adding quality and value and enhancing our community character and quality of life.
- 3.4 Carefully consider the appearance and design of new buildings and site development, to insure a good fit, and to maintain and improve the appearance of our community, and to create a greater sense of harmony and compatibility among various uses throughout our community.
- 3.5 Beautify existing streetscapes, and encourage creation of new streetscapes that provide a pedestrian-friendly environment with adequate sidewalks and street trees, and attractive landscaping, signage and building facades.
- 3.6 Protect, improve and beautify the appearance and function of entrance road corridors, through the use of design guidelines, development standards, landscaping & beautification efforts, and overlay district regulations.
- 3.7 Carefully manage and regulate signs using design guidelines.
- 3.8 Enhance historic district guidelines to preserve and build upon the historical integrity, character and ambiance of our community. Seek historic district designation for historic places not currently designated.



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## **QUALITY OF LIFE**

### **GOALS:**

Carefully preserve Jamestown's natural, cultural and historic resources as we grow.

### **POLICIES:**

- 4.1 Carefully preserve Jamestown's numerous natural, cultural, and historic resources as the cornerstone of its identity – including preservation of the public school (library), the Mendenhall Plantation, and other important properties.
- 4.2 Preserve and utilize the Deep River corridor as an untapped natural “gem” – for recreational & educational benefits (paddle and hiking trail), wildlife habitat and water quality benefits.
- 4.3 Maintain & improve air quality by recruiting environmentally-friendly industry, and encouraging pedestrian-friendly, mixed-use land use patterns, more sidewalks, bike lanes & greenways, interconnected street patterns, and open space (cluster) development.
- 4.4 Maintain & improve water quality by carefully managing and restoring stream-banks, establishing minimum riparian buffer requirements along streams and creeks, encouraging cluster development to provide open space and avoid disturbance in riparian buffer areas, adopting low-impact design guidelines, implementing phase II storm water regulations, and by coordinating growth management efforts with the County and surrounding municipalities.
- 4.5 Provide a diverse open space & recreation system with an abundant variety of opportunities throughout our community – including small neighborhood parks and playgrounds; large active-recreational parks for soccer and softball (e.g. Jamestown Park and the YMCA); passive picnic, walking, and biking areas; and an extensive system of trails and greenways connecting each of these elements together. Gather feedback from the community on a regular basis to identify and meet recreation needs.
- 4.6 Encourage downtown revitalization to create a vibrant, attractive & pedestrian-friendly commercial destination for both Town residents and visitors – with easy parking and a wide variety of specialty shops and restaurants (e.g. jobs for GTCC Culinary Arts School students).
- 4.7 Protect our community from excessive noise, light, and vibration by placing new potentially noxious uses in the most appropriate places, and by strengthening and enforcing development regulations including requirements for adequate buffers and set-backs.
- 4.8 Preserve, protect and creatively re-use our historic buildings and properties to enhance our community's civic assets (e.g. investigate the use of tax increment financing and a partnership with GTCC to establish a downtown dinner theatre).

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## **PUBLIC SERVICES AND FACILITIES**

### **GOALS:**

Provide adequate public services as we grow, consistent with our ability to pay for them.

### **POLICIES:**

- 5.1 Provide adequate water services (i.e. quantity, quality and pressure) to keep pace with growth and to encourage new development in the most appropriate places. The Town joins the Randleman treatment partnership.
- 5.2 Provide adequate sewer services to accommodate existing land development and plan future sewer system extensions to support new land development in the most appropriate places. Continue on-going sewer system improvements and maintenance.
- 5.3 Update the MPO transportation plan to include priority road projects, as well as public transit and pedestrian options and opportunities - concentrating on connectivity across the lake and the railroad corridor.
- 5.4 Provide an adequate transportation system that supports new land development in the most appropriate places, keeps pace with the Town's growth, decreases congestion, increases mobility for people and goods, and provides a network of interconnected streets, sidewalks, greenways and bike lanes.
- 5.5 Create a multi-modal transportation system with a network of interconnected streets, sidewalks, greenways, bike lanes, designated bus stops and a train station - to provide better access and mobility for people of all ages and to support new land development in the most appropriate locations.
- 5.6 Carefully manage access along major thoroughfares and road entranceways, to protect public safety, road function, and community aesthetics.
- 5.7 Provide public buildings and facilities in prominent or central locations to conveniently serve the whole community (e.g. YMCA, post office, library, Town Hall, community center)
- 5.8 Provide an adequate solid waste disposal system and improve recycling efforts through curb collection and education within Town limits.
- 5.9 Develop and maintain a Townwide park, recreation and open space system that becomes an integral part of our community and provides a variety of active and passive recreation opportunities. Require each new neighborhood to provide common green space and connect neighborhoods to parks, schools, and other community-oriented uses through a network of greenway trails, bike lanes, and sidewalks. Partner with the County school Board to meet common educational and recreational goals. Continue to survey residents concerning their recreational needs and address on-going park maintenance issues.
- 5.10 Encourage better cooperation with the Guilford County School Board to build and operate schools that provide multiple educational, recreational and cultural benefits for the whole community (e.g. community centers, parks, theaters, meeting facilities, libraries)
- 5.11 Strongly discourage development of gated communities or neighborhoods in favor of community-wide street and pedestrian system connectivity.

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## □ Community Building Principals

Over the past 50 years most land development in the U.S. has utilized a conventional pattern of stand-alone, single-use residential subdivisions and commercial strip development along major thoroughfares. However, this plan provides the Town an opportunity to establish a new vision for Jamestown's growth that maintains the Town's livability and enhances its sense of community. Four community building principles are presented below, comparing the conventional development approach with recommended land development patterns necessary to achieve the Town's vision. These principles were used in drafting the Future Land Use Map, and are recommended for consideration in making future land development decisions.

- PRINCIPLE #1 – Move from "Strip Development" toward "Activity Centers"
- PRINCIPLE #2 – Move from "Unconnected Roads" toward a "Road Network"
- PRINCIPLE #3 – Move from "Separation of Uses" toward "Mixed Use Development"
- PRINCIPLE #4 – Move from "Conventional Development" to "Cluster Development"

## □ Growth Management Strategy

The descriptions below indicate where each of the strategic growth categories are likely to be designated, and the recommended level of support and encouragement the Town is likely to offer appropriate land development proposals within each category.

### STRATEGIC GROWTH AREAS

Primary Growth Areas – Areas located within existing Town limits and with water and sewer services currently available. Suitable land development within Primary Growth Areas will be given the highest level of encouragement and incentives for short-range development over the next 1 to 5 years.

Secondary Growth Areas – Areas located outside of, but adjacent to existing Town limits and with water and sewer services currently available. Suitable land development within Secondary Growth Areas will be given a high level of encouragement and incentives for short- to mid-range development over the next 5 to 10 years, and will be expected to request voluntarily annexation into the Town limits.

Adjacent Developed Areas (With Water &/or Sewer) – Areas with a high level of existing urban development located outside of, but adjacent to existing Town limits and currently provided with water and sewer services. These areas should receive careful consideration for annexation and full provision of urban services over the next 1 to 5 years.

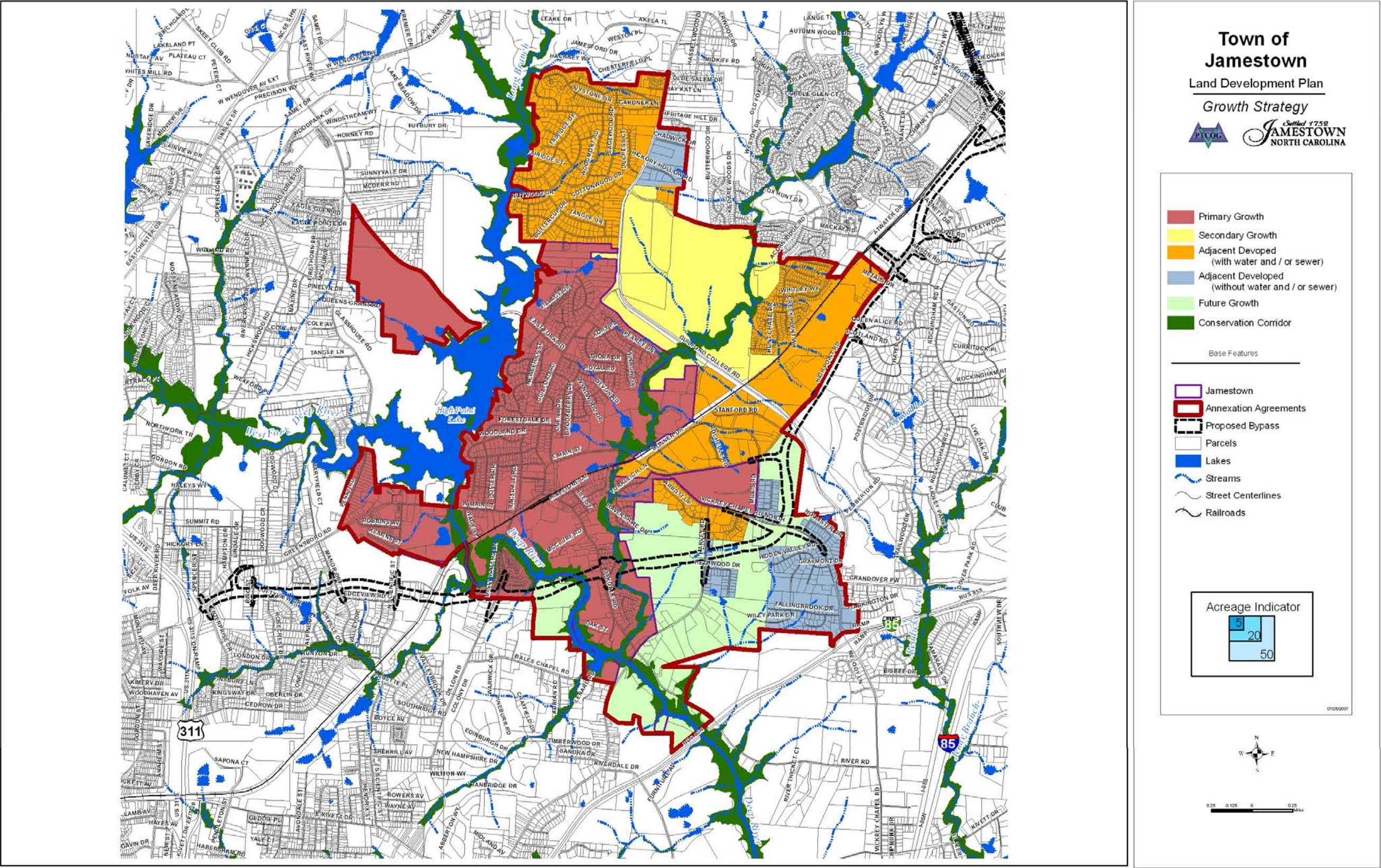
Adjacent Developed Areas (Without Water &/or Sewer) – Areas currently developed as medium-density residential neighborhoods, but located outside of town limits and not currently provided with sewer services. Because these existing neighborhoods are located down-stream from gravity sewer outfalls, they will require pump stations and force mains to receive sewer service. These areas may be considered for annexation and full provision of urban services over the next 5 to 10 years – or they may request voluntarily annexation as necessary, and will be expected to share in the cost of extending urban services.

Future Growth Areas – Areas located outside of and adjacent to existing Town limits, but remaining relatively undeveloped. These areas are not currently provided with sewer service. Because they are located down-stream from gravity sewer outfalls, they will require pump stations and force mains to receive sewer service. Suitable land development within Future Growth Areas will be given a low level of encouragement and incentives for long-range development over the next 10 to 15 years, and will be expected to share in the cost of extending urban services.

Conservation Corridors – Areas located throughout the Town's planning area, primarily along streams and rivers, and within areas containing floodplains, steep slopes and/or severe soil limitations. These areas will receive a very high level of encouragement and incentives to remain in or be restored to a natural state and/or to be maintained in very low-intensity open space, recreation or greenway uses in perpetuity. Property owners are encouraged to locate new land development outside of Conservation Corridors when ever feasible.



Growth Strategy Map





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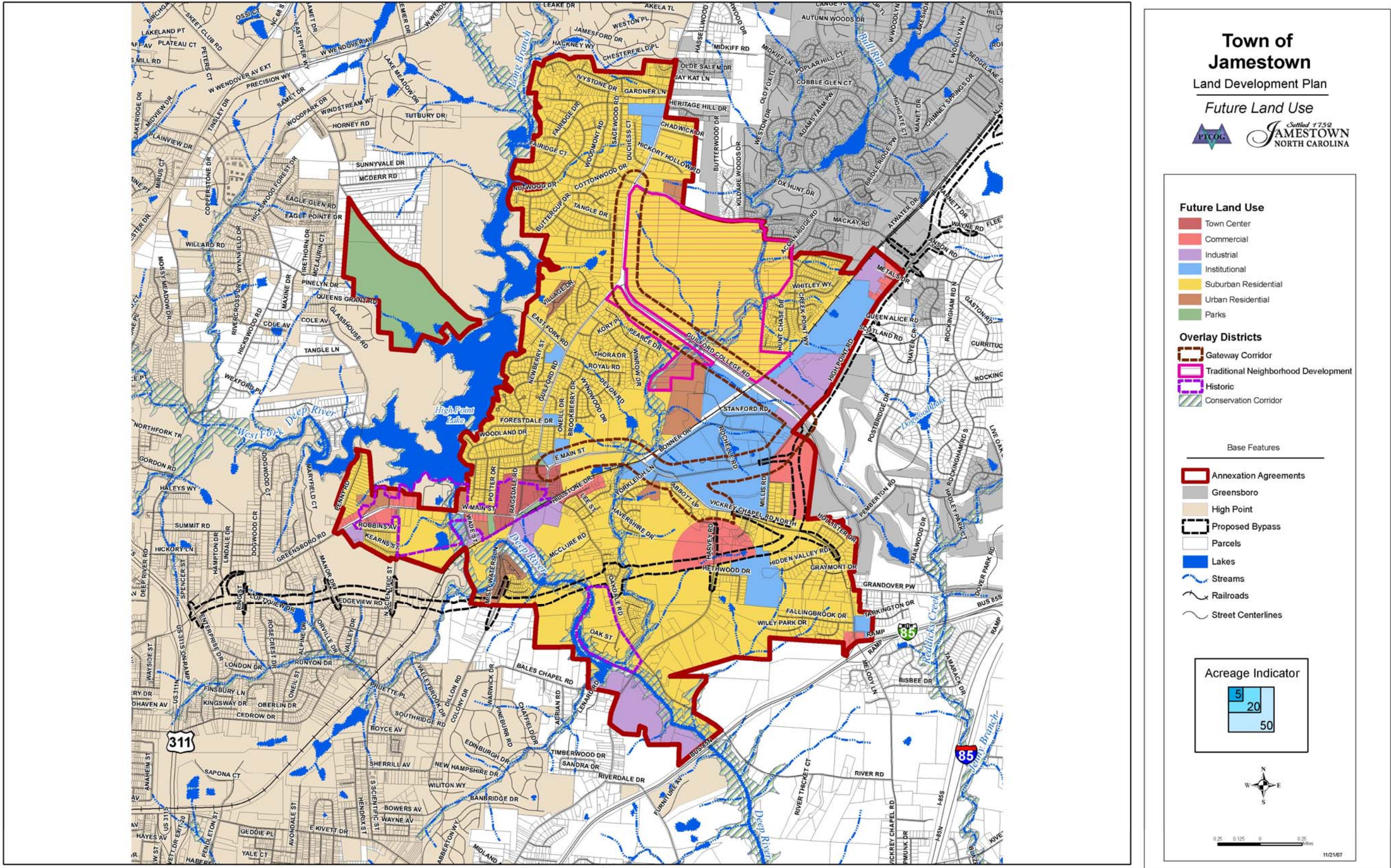
## □ Future Land Use Recommendations

The following land use categories were used to identify the desired future location, scale and mixture of uses within the Town's planning area. The brief descriptions below provide a general sense of the type and intensity of land uses desired within the areas shown on the *Future Land Use Map*. More detailed descriptions and illustrations follow, to further define the character and intent of each designation. Preliminary correlating zoning districts for each future land use category are outlined in the Appendix.

FUTURE LAND USE CATEGORIES	
<b>NEIGHBORHOOD CENTER</b>	– Small- to medium-scale, mixed-use, pedestrian-oriented activity centers in strategic locations to provide a variety of low-intensity commercial and office uses to serve nearby neighborhoods, residences and farms.
<b>TOWN CENTER</b>	– A medium- to large-scale mixed-use, pedestrian-oriented activity center located in Jamestown's historic downtown area to accommodate a variety of existing and appropriate new commercial, institutional & office uses to serve the entire community.
<b>COMMERCIAL</b>	– Areas designated to accommodate existing commercial & office uses, and limited new commercial & office development outside of designated Activity Centers. Most existing uses are located along major roads and intersections. Intended to minimize the expansion of commercial strip development by encouraging new retail uses to locate within mixed-use Activity Centers.
<b>INDUSTRIAL</b>	– Areas accommodating existing industrial uses, and some new light-industrial, commercial, office and service uses. This district accommodates existing industrial uses, and new office or business parks, research campuses, and new light-industrial uses.
<b>INSTITUTIONAL</b>	– Areas accommodating existing and new civic and institutional uses (e.g. schools, churches, libraries, community centers, fire stations, Town Hall). New civic uses should have convenient and prominent locations to provide key services that instill pride and serve as community focal points.
<b>RURAL RESIDENTIAL</b>	– Transition areas accommodating existing agricultural and both existing and new low-density residential uses and minor subdivisions with no public sewer services.
<b>SUBURBAN RESIDENTIAL</b>	– Areas accommodating existing medium-density, single family residential neighborhoods, while requiring new neighborhoods of similar density to be interconnected to surrounding neighborhoods and designed to be more pedestrian-friendly, with ample sidewalks, street trees, greenway trails and neighborhood parks.
<b>URBAN RESIDENTIAL</b>	– Areas accommodating existing multi-family residential uses, and encouraging new, medium- to high-density residential uses within walking distance of commercial areas and major thoroughfares. New urban residential developments should create a sense of place and a pedestrian-friendly atmosphere at a higher density. Design elements include smaller lots, building placement close to the street, interconnectivity between neighborhoods, and abundant sidewalks, street trees, greenway trails and neighborhood parks to serve the needs of local residents.
<b>PARKS, GREENWAYS AND OPEN SPACE</b>	– Areas set aside to incorporate parks, greenways and open space into the fabric of the City as it grows for use as active or passive recreation, and to preserve key natural and cultural resources.
<b>HISTORIC OVERLAY</b>	– Existing historic districts needing protection or enhancement.
<b>TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) OVERLAY</b>	– Indicates appropriate locations for new mixed-use Traditional Neighborhood Developments (TND) containing a variety of complementary residential, commercial and civic uses and public amenities, within easy walking distance. Traditional neighborhood design elements include smaller lots, building placement close to the street, narrower streets, alleys, interconnectivity among neighborhoods, abundant sidewalks and street trees, neighborhood parks to service the needs of local residents, and a mixture of uses and housing types.
<b>CONSERVATION CORRIDOR OVERLAY</b>	– Areas located throughout the planning area, primarily along streams and rivers within the 100-year flood plain, and in areas with steep slopes and/or severe soil limitations, to be preserved as natural areas, open space and linear greenway parks.
<b>GATEWAY CORRIDOR OVERLAY DISTRICT</b>	– Designated to protect and enhance the function and aesthetic character of existing and proposed major local roads that serve as gateways into the community through a variety of potential incentives and/or regulations.



# Future Land Use Map





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## □ Using and Updating the Plan

A new land use plan raises awareness in the community about its development potential, which often results in an increase in development interest and activities. A new plan can also be the catalyst for creating new public programs and initiatives.

Successful implementation of a land use plan requires cooperative action on the part of elected officials, property owners and the development community. The primary implementers of this plan will be the elected officials of Jamestown who will be responsible for interpreting and acting on the recommendations of the plan when considering development proposals and infrastructure investments, revising policies and ordinances and establishing new programs and initiatives.

The *Future Land Use Map* provides a graphic representation of the recommended arrangement of specific land uses. The map should be used to guide the general location, scale, type, pattern and relationship of development proposals. The boundaries between recommended future land use categories should be considered areas of transition, where good judgment and common sense guide interpretation based on the characteristics of the specific development proposal. As conditions change over time, individual land development decisions may differ from the land use vision represented on the map. Deviations from the recommendations should have a clear basis, and may trigger an update of the plan or map.

The vision, goals, policies and principles outlined in the plan provide a conceptual framework for considering individual land development decisions. These concepts should be referenced to help analyze the potential impacts of individual development decisions.

The horizon year for this plan is 2020. As growth and development occur within the Town over the next 15 years, it may be necessary to make periodic revisions to keep the plan up-to-date. Major changes in infrastructure, roads and development patterns may trigger an update of the plan. A periodic review of the document by staff, Planning and Zoning Board members and the Town Council will insure that the document remains a valuable reference and guide for growth in the community.



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## □ Implementing the Plan

Recommended actions resulting from this land development planning process include the following policies, program and projects:

### POLICIES

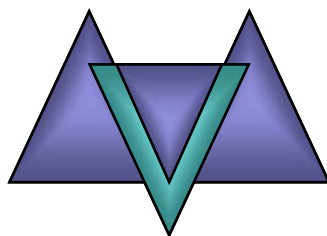
Action Item Description	Time Frame	Responsible Parties
Expand the Town's <u>extra-territorial zoning jurisdiction</u> - to coincide with its annexation agreement line – to better control land development in areas that may be annexed into the Town limits in the future.	0-2 Years	Staff and Planning and Zoning
Create & enforce <u>community appearance ordinances</u> – especially along major thoroughfares (e.g. Main Street) to improve and maintain appearance, function and safety along major roads.	0-2 Years	Staff and Consultant
Consider creation of a <u>gateway corridor overlay</u> – to preserve and enhance the beauty, scenic quality, and welcoming feel of our town's gateway corridors.	0-2 Years	Staff and Consultant
Encourage new development to adopt <u>green building principles</u> and explore incentive programs for green development.	0-2 Years	Staff, JBA and Consultant
Create & enforce <u>storm water management ordinances</u> (e.g. mandatory stream buffers).	Ongoing	Staff
Establish <u>open space, greenway &amp; riparian buffer dedication</u> requirements for all new land development, to help preserve open space, park land and greenways as the Town grows.	0-2 Years	Staff and Consultant
Establish <u>access management policies &amp; guidelines</u> along major thoroughfares.	0-2 Years	Staff and Consultant
Proactively plan for <u>appropriate land development for the Jamestown Bypass</u> (TIP #: 2412) interchanges and prevent automobile-oriented strip development.	3-5 Years	Staff, NCDOT and Consultant
<u>Review and up-date land development ordinances</u> on a regular basis to help the Town achieve its vision and goals as outlined in the Land Development Plan.	3-5 Years	Staff
Establish <u>street design guidelines</u> that include appropriate street widths, curb and gutter, planting/utility strip and sidewalk/sidepath specifications.	0-2 Years	Staff and Consultant
Enhance the <u>historic district guidelines</u> and expand the historic districts where needed.	0-2 Years	Staff and Consultant

## PROGRAMS

Action Item Description	Time Frame	Responsible Parties
Create an active, well-funded <u>sidewalk improvement and expansion program</u> – especially to improve pedestrian connectivity within residential areas, within downtown areas and to better connect residential, commercial, employment and recreational uses.	Ongoing	Staff and MPO
Establish and empower a Downtown Revitalization Committee that reports directly to the Town Council and serves to guide and oversee an active, well-funded downtown / main street revitalization program including the entire downtown and historic district.	3-5 Years	Staff & JBA
Establish an active, well-funded <u>greenway trail-building program</u> .	Ongoing	Staff & MPO
Establish an active, well-funded water and sewer improvements program.	Ongoing	Staff and High Point
Seek NCDOT funding for street and sidewalk improvements.	Ongoing	Staff
Establish communication with the County School Board and Administration to encourage <u>school revitalization efforts</u> .	Ongoing	Staff and Elected Officials

## PROJECTS

Action Item Description	Time Frame	Responsible Parties
Develop a Downtown Revitalization Master Plan to address safety, function and appearance issues and undertake a few pilot project improvements to build community interest and support.	0-2 Years	Staff and Consultant
Beautify downtown areas (sidewalks, street trees, decorative lighting, etc.)	Ongoing	Staff
Develop river access sites.	0-2 Years	DENR, Landowners, YMCA, Legacy Paddlesports
Develop a Pedestrian &/or Greenway Trail Master Plan to identify and set priorities for pedestrian improvements and implement several top-priority pedestrian projects.	0-2 Years	Staff & Consultant
Develop small pocket parks in strategic locations (e.g. downtown areas).	0-2 Years	Staff & Consultant



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