



PIEDMONT TRIAD
REGIONAL COUNCIL

Pleasant Garden Comprehensive Land Use Plan Update – Kick-Off

CREATIVE REGIONAL SOLUTIONS

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The PTRC Regional Planning Department serves as a planning resource to our members, citizens and local, state and federal organizations. We coordinate regional initiatives and provide technical assistance to our member communities.

Our services include, but are not limited to:



Land Use Planning
& Mapping



Transportation
Planning



Grant Administration
& Assistance



Water Resources &
Environmental Planning



Regional
Food Systems

To learn more about PTRC Regional Planning Department, please visit:

www.ptrc.org/services/regional-planning



What is a Comprehensive Land Use Plan?

- The comprehensive plan, also known as a land-use plan, is **a document designed to guide the future actions of a community.**
- It presents a **vision for the future**, with long-range goals and objectives for all activities that affect the local government.
- This includes **guidance** on how to make decisions on public and private land development proposals, cooperative efforts, and issues of pressing concern, such as:
 - Infrastructure & Utilities, Economic Development, Farmland Preservation, Neighborhood and Downtown Revitalization, and much more.
- Most plans are written to provide direction for future activities over a **10- to 20-year period** after plan adoption.
- **Required by NC General Statutes (160-D)** – States that local governments must have a “reasonably up-to-date Plan”



Why is a Comprehensive Land Use Plan important?

- Plan embodies the **collective vision** of the town through public dialogue. (Public officials, residents, business owners, community organizations/churches, etc.)
- It's a **guiding tool** when making land use decisions and/or public improvements
 - Provides justification for making such decisions
- It **organizes** the Town's goals and objectives for the next 20 years
 - It is a great reference tool for future grant applications/funding opportunities
- Promotes economic development
- It provides guidance for **shaping the Town's appearance** – Ordinance Changes
- It is the means by which a community can **balance competing private interests**



A comprehensive plan is:

- A vision for the future
- A decision-making guide
- A basis for policy
- A basis for zoning
- Flexible and adaptive

A comprehensive plan is not:

- A zoning ordinance
- Rigid, unchanging policy
- Specific in scope
- The only planning tool used by the City



Purpose of Steering Committee

- “Steer” the process – Make sure the plan is headed in the right direction
- Provide advice and local “Town” insight and expertise
- Be a sounding board for draft policies and recommendations
- Be an advocate for the Plan
- Assist with public input and engagement of Town residents





Current Land Use Plan

- Currently adopted Plan was adopted in June 10, 2008 (16 years ago)
- **The Town's current vision statement is the following:**

"The Town of Pleasant Garden is a small town oasis in the midst of booming growth, offering an exceptional place to live and recreate in a rural atmosphere. Development is occurring slowly and steadily, and is supported by sustainable planning practices and adequate infrastructure. Retail, businesses, and restaurants are available on a small scale to serve the immediate needs of residents. Pleasant Garden is continuously working to preserve its rural heritage and natural resources, and the built environment is enhanced to maintain a strong, enduring community for all ages."



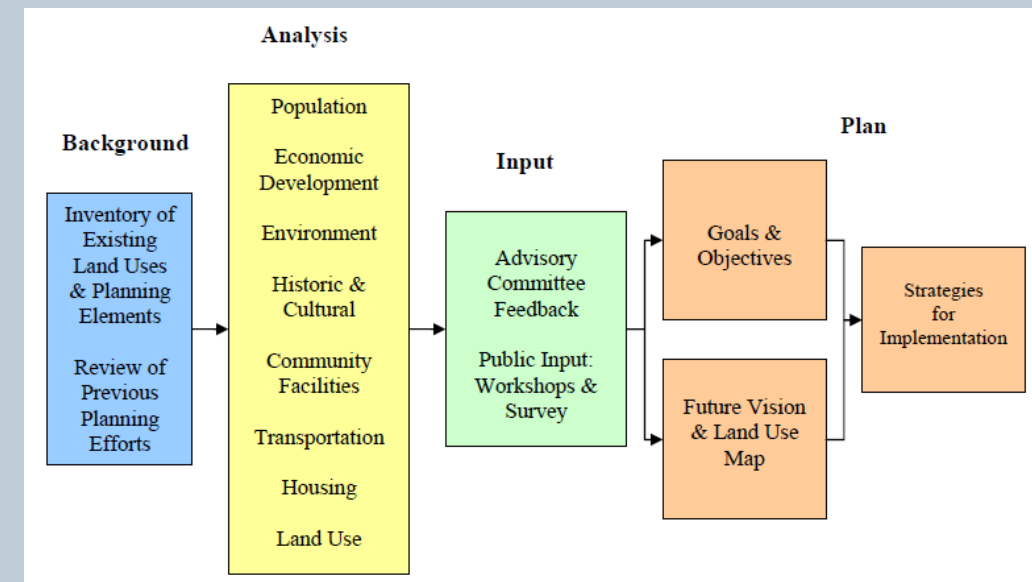
Town of Pleasant Garden



Comprehensive Land Use Plan

Adopted June 10, 2008

**"Remembering
the Past
While Moving
Towards
the Future"**
Town Slogan





Current Land Use Plan

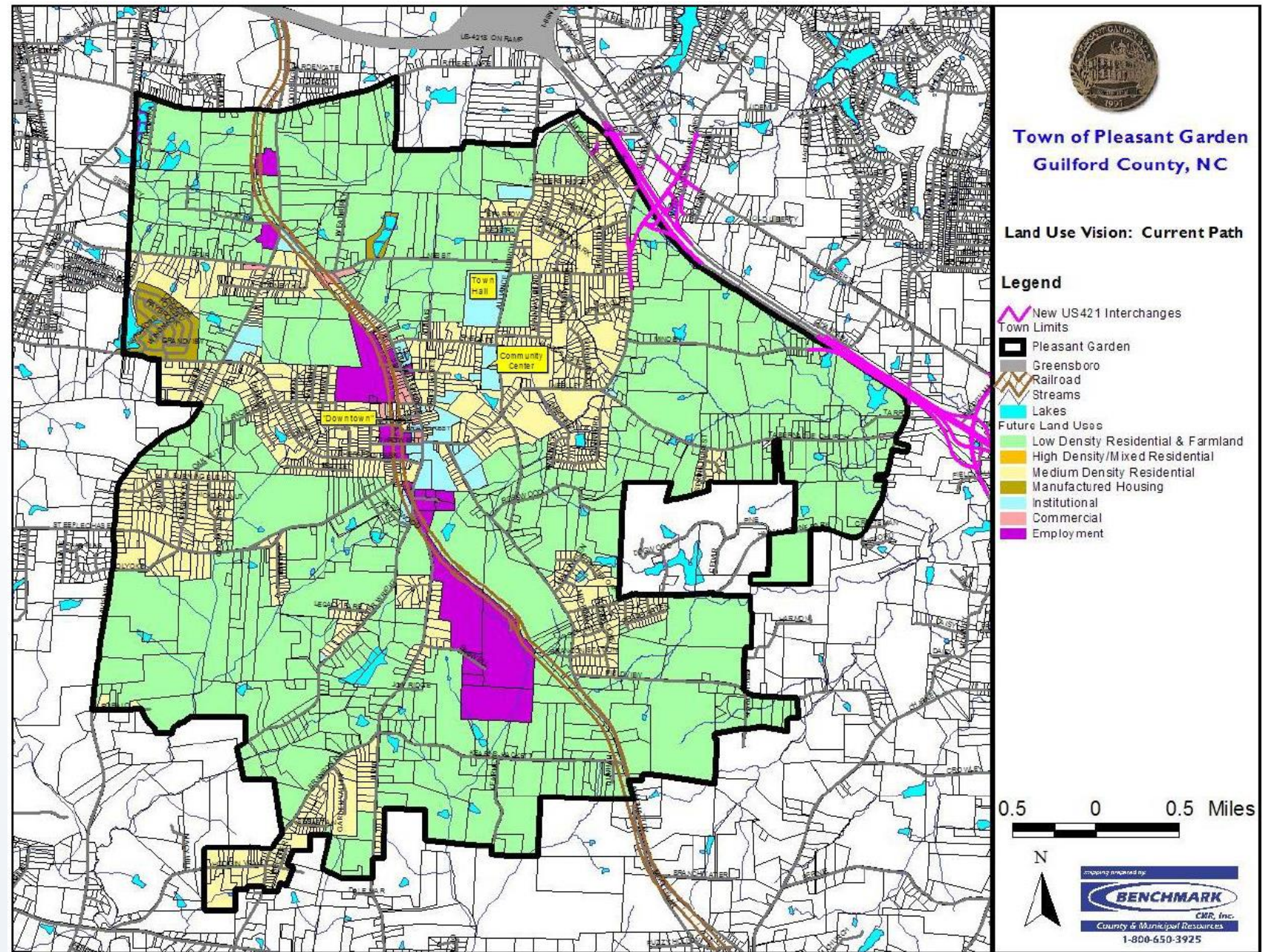
- Organized by the following **eight elements**
 - *See chart on right->*
- *250+ pages (including Appendix and public input summary)*
- As steering committee members, **please review/peruse existing Comprehensive Land Use Plan**
 - Hard copies of Executive Summary and Implementation Strategy/Policies has been provided in your packet





Future Land Use Map

- Existing Future Land Use Map for Pleasant Garden (Please see back page of the Executive Summary)
- **Not** a zoning map
 - Serves as a guiding tool for land development decisions
- This map will be reviewed as part of this update





Other Planning Efforts

- **Small Town Revitalization in Pleasant Garden, NC** – Report by UNCG MPA Students (2022)
- **North Carolina CORE** (*US-421/Future I-685*)
- **Guilford County Comprehensive Plan** (Ongoing)

PLANNING AND ENGAGEMENT PROCESS



SMALL TOWN REVITALIZATION IN PLEASANT GARDEN, NC

Report Prepared by That Htoo, Brantley Craft, Alex Shepherd, Samuel Hunter, and Kieran Bailey

NOVEMBER, 2022





Group Discussion/Exercise

- **Split into two groups**
 - Group #1 will discuss **Opportunities**
 - Group #2 will discuss **Challenges**

Topic

**Land Development and Growth in
The Town of Pleasant Garden.**





Meetings

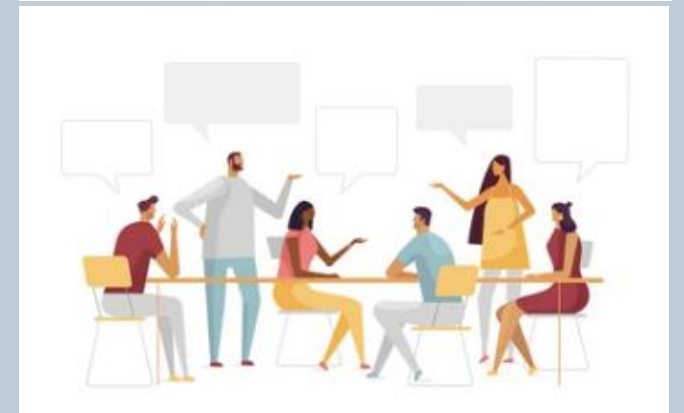
- **Total of four (4) Steering Committee meetings**
 - 6 pm on Tuesdays?
 - Or schedule each one independently as they come?





Update Process/Next Steps

- **Revisit Town Vision Statement**
 - Does it need to change? If so, in what way?
- **Policy Review** – Existing Policies and Recommendations
 - *What was accomplished/what needs more work?*
- **Future Land Use Map Review**
 - *Revisit Land Use Map and update, if necessary*
- **Public Engagement/Input Meetings**
 - *Public Meetings (2) – Location and date to be determined*
 - *Online Survey*





**Thank you for your commitment
and contribution to this process!**

**If you have any questions or concerns,
please feel free to contact me.**

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