



PIEDMONT TRIAD
REGIONAL COUNCIL

Pleasant Garden Comprehensive Land Use Plan Update Steering Committee #1

CREATIVE REGIONAL SOLUTIONS

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Summary from Kick-Off Meeting (1/30/24)

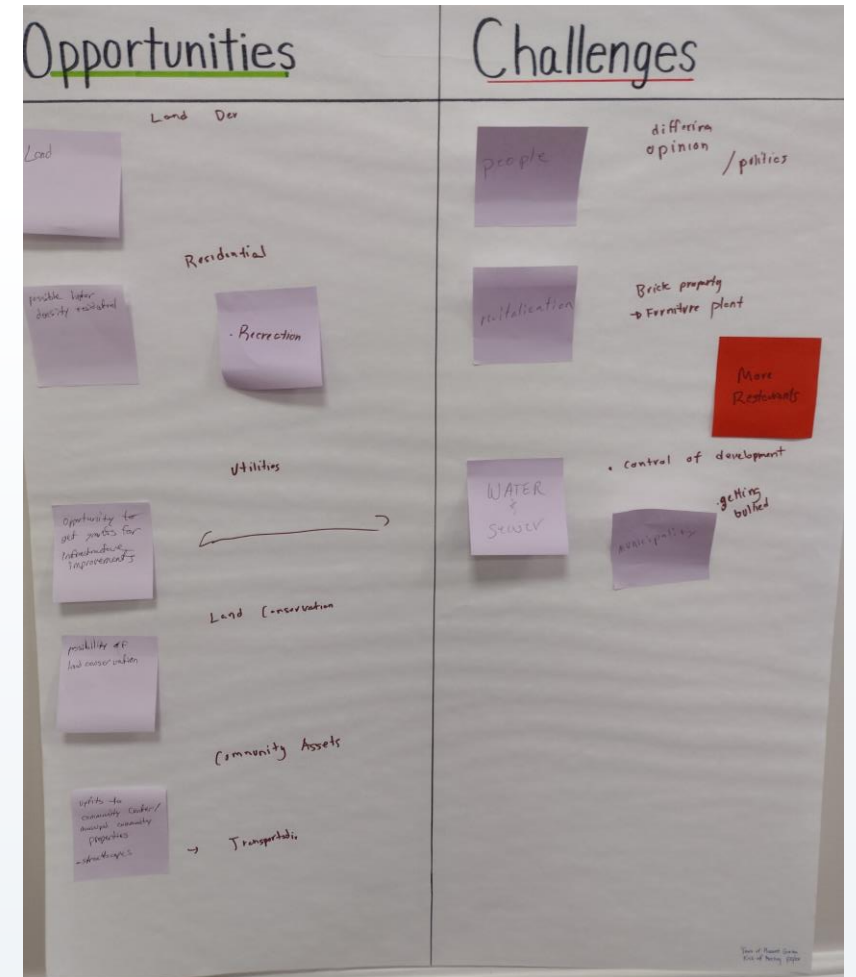
- What is a Comprehensive/Land Use Plan?
- Purpose of Steering Committee
- Summary of Current Land Use Plan, Vision Statement, Policy Areas, and Future Land Use Map
- Other Planning Efforts (UNCG Study, NC Core, and Guilford County Comp. Plan)
- Group Discussion (Opportunities and Challenges related to Growth/Development in Pleasant Garden)





Input from Kick-Off Meeting

Opportunities	Challenges
<ul style="list-style-type: none">• Land• Possible higher density residential• Recreation• Opportunity to get grants for infrastructure improvements• Possibility for land conservation• Upfits to community center/ municipal community properties• Streetscapes	<ul style="list-style-type: none">• People- Differing opinion/politics• Revitalization• Need for more restaurants• Water and Sewer (Control of development)• Municipality (control)





Today's meeting will focus on:

- **Discussing the policies (goals and objectives) for the following three existing policy areas:**
 - Community Facilities
 - Historic and Cultural Resources
 - Environment and Natural Resources

- **Reminder:** These goals and objectives were adopted in **June 2008 (16 years ago)**





Goals vs. Objectives

The main differences between goals and objectives are:

- **Goals** refer to the desired outcome, while **objectives** refer to the specific actions and accomplishments that lead to the outcome.
- **Goals** are more broad and general, while **objectives** are more specific and measurable.
- **Goals** require conceptual thinking, while **objectives** require strategic thinking.
- **Goals** can be either tangible or intangible, while **objectives** are always tangible.

[What is the difference between goals and objectives? | Indeed.com UK](#)



Feedback needed:

- *Are these policies a good fit for current & future environment/pressures?*
- *Have some of these goals/objectives already accomplished by the Town?
(Staff)*
- *Are there new objectives the Town/community should focus on?*
- Objectives in the existing plan are broad/general in nature, but more detailed steps can be found in the [Implementation Strategies \(p.144\)](#) section:
 - *Think of additional ways and actions to accomplish the objective.*

We may not have all of the information, and that is ok!
Comment on what you feel comfortable with.



Community Facilities

GOAL

- To provide effective, efficient, and safe community facilities to sustain quality-of-life for Pleasant Garden residents.

CF1. Provide adequate and cost effective public services and facilities.

CF2. Ensure the provision of adequate utilities to meet the basic needs of Pleasant Garden residents.

CF3. Provide parks and recreational opportunities for all ages within walking distance to all neighborhoods, and increase access to recreational facilities with sidewalks, bikeways, and greenways.

CF4. Fully utilize Town Hall and property to provide a range of recreation and services to town citizens.



Historic and Cultural Resources

GOAL

- To preserve, protect, and promote the historic and cultural resources of Pleasant Garden for future generations.

HC1. Encourage the preservation of historic structures in Pleasant Garden.

HC2. Preserve historic artifacts and oral history.

HC3. Provide additional cultural opportunities for Pleasant Garden residents and visitors.



Environment and Natural Resources

GOAL

- To encourage environmentally sound development and protect the rural atmosphere and abundant open space in the town.

EN1. Protect water quality and quantity.

EN2. Preserve open space with innovative site planning and subdivision design.

EN3. Encourage farmland preservation.

EN4. Promote litter control and community clean-up.



Community Facilities – Implementation Strategies

COMMUNITY FACILITIES						
GOAL: To provide effective, efficient, and safe community facilities to sustain quality-of-life for Pleasant Garden residents.						
Reference #	Objective	Implementation Strategy	Priority	Resources	Timeframe	Responsible Party
CF1	Provide adequate and cost effective public services and facilities.	Once every 5 years, conduct a services audit to determine if there are any services that the town could provide more cost effectively than other outside entities with whom the town currently contracts or relies upon.	medium	\$	ongoing	Town Administrator, Town Council
		Monitor the workload and response times of police, fire, and EMS.	low	\$	ongoing	Town Administrator, Town Council
CF2	Ensure the provision of adequate utilities to meet the basic needs of Pleasant Garden residents.	Work with Guilford County HERA to conduct a study to determine how the installation of water lines in parts of town with existing sewer lines and/or service would impact groundwater recharge rates.	medium	\$\$\$	intermediate term	Engineer/Consulting Firm, Guilford County HERA, Town Council
		Develop a system for residents to report problems with well and septic quality to determine if there are certain areas of town where problems are prevalent.	high	\$	short term	Town Administrator



COMMUNITY FACILITIES

GOAL: To provide effective, efficient, and safe community facilities to sustain quality-of-life for Pleasant Garden residents.

Reference #	Objective	Implementation Strategy	Priority	Resources	Timeframe	Responsible Party
CF3	Provide parks and recreational opportunities for all ages within walking distance to all neighborhoods, and increase access to recreational facilities with sidewalks, bikeways, and greenways.	Amend the Development Ordinance to require the reservation and/or of right-of-way or easements for new developments that are in the areas delineated by the Bicycle, Pedestrian, and Greenway Master Plan. (2015)	high	\$	short term	Guilford County Planning Dept., Zoning Board, Town Council
		Amend the Development Ordinance to require usable open space for residential developments over a certain size.	high	\$	short term	Guilford County Planning Dept., Zoning Board, Town Council
		Work with the Pleasant Garden Community Center to provide programs and events that meet the needs of residents of all age groups (volunteer, funding, etc).	low	\$\$\$	ongoing	Town Council, Pleasant Garden Community Center
CF4	Fully utilize Town Hall and property to provide a range of recreation and services to town citizens.	Complete a Master Plan for the remainder of the Town Hall property which includes a park with passive and active recreational opportunities.	high	\$\$\$	short term	Town Council, Consulting Firm, Long Range Planning Board, Recreation Board
		Create a "Library" area of Town Hall with books and computer(s) with internet access, and fee system for use of copier, fax machine, etc.	low	\$\$	long term	Town Council, Town Administrator
		Create a "Visitor's Center" area of Town Hall where information about the town, its history, and its amenities is available.	medium	\$\$	long term	Town Council, Town Administrator
		Provide a space at Town Hall for the display of artifacts by the Pleasant Garden Historical Society.	low	\$\$	intermediate term	Town Council, Pleasant Garden Historical Society



Historic and Cultural Resources – Implementation Strategies

HISTORIC AND CULTURAL RESOURCES						
GOAL: To preserve, protect, and promote the historic and cultural resources of Pleasant Garden for future generations.						
Reference #	Objective	Implementation Strategy	Priority	Resources	Timeframe	Responsible Party
HC1	Encourage the preservation of historic structures in Pleasant Garden.	Join the Guilford County Historic Preservation Commission by paying fee, adopting procedures, and requesting representation and continue participating annually.	medium	\$\$	short term & ongoing	Town Council, Guilford County Historic Preservation Commission, Guilford County Commission
		Mail brochures that outline the benefits of Local Historic Landmark designation and National Register Designation to owners of historic properties and keep	low	\$	short term	Town Administrator, Guilford County Historic Preservation Commission
		Review, revise, and update inventory of historic properties located within town every five years.	medium	\$	ongoing	Guilford County Historic Preservation Commission
HC2	Preserve historic artifacts and oral history.	Provide a space at Town Hall for the display of artifacts by the Pleasant Garden Historical Society.	low	\$\$	intermediate term	Town Council, Pleasant Garden Historical Society
HC3	Provide additional cultural opportunities for Pleasant Garden residents and visitors.	Pursue joint use partnerships with schools and churches to share land for soccer fields, playgrounds, and parks.	medium	\$\$	short term	Town Council, Town Administrator, Guilford County Schools
		Continue to support functions including the farmers market and parade and look for opportunities to offer other annual festivals and events	low	\$\$	ongoing	Town Council, Town Administrator
		Create a "Visitor's Center" area of Town Hall where information about the town, its history, and its amenities is available.	medium	\$\$	long term	Town Council, Town Administrator



Environment and Natural Resources – Implementation Strategies

ENVIRONMENT AND NATURAL RESOURCES						
GOAL: To encourage environmentally sound development and protect the rural atmosphere and abundant open space in the town.						
Reference #	Objective	Implementation Strategy	Priority	Resources	Timeframe	Responsible Party
EN1	Protect water quality and quantity.	Encourage residents to have their wells tested annually to ensure safe drinking water.	low	\$	short term	Town Council, Long Range Planning Board
		Work with the Guilford County Health Department to determine the best wells and septic tanks to install and the incentives used to influence residents to install these systems when existing tanks age out.	low	\$	intermediate term	Town Administrator, Guilford County Health Dept.
		Implement Phase II Stormwater regulations as required by the North Carolina Division of Water Quality.	high	\$	short term	Guilford County Planning Dept., Zoning Board, Town Council
		Support the Guilford County Health Risk & Assessment (HERA) Team in their effort to monitor groundwater changes in Guilford County. Continue to review their findings.	high	\$	ongoing	Town Administrator, Town Council, Guilford County HERA
		Work with Guilford County HERA to conduct a study to determine how the installation of water lines in parts of town with existing sewer lines and/or service would impact groundwater recharge rates.	medium	\$\$\$	intermediate term	Engineer/Consulting Firm, Guilford County HERA, Town Council
		Depending on the outcome of the groundwater recharge study listed above, conduct a second water feasibility study to install water lines to those neighborhoods that already have sewer service.	low	\$\$\$	long term	Engineer/Consulting Firm, Guilford County HERA, Town Council
		Stay up-to-date on the status of the Jordan Lake watershed regulations and budget money to retrofit existing development if required.	high	\$-status \$\$\$-implement	ongoing	Town Administrator, Guilford County Planning Dept., Zoning Board, Town Council



Environment and Natural Resources – Implementation Strategies

EN2	Preserve open space with innovative site planning and subdivision design.	Amend the Development Ordinance to allow and encourage conservation subdivision design which employs the preservation of primary and secondary conservation areas while clustering the allowable number of housing units on the developable portions of the property.	high	\$	short term	Guilford County Planning Dept., Zoning Board, Town Council
		Amend the Development Ordinance to require the reservation and/or of right-of-way or easements for new developments that are in the areas delineated by the Bicycle, Pedestrian, and Greenway Master Plan.	high	\$	short term	Guilford County Planning Dept., Zoning Board, Town Council
EN3	Encourage farmland preservation.	Encourage farmers to participate in the Guilford County Voluntary Farmland Preservation Districts by sending targeted mailings, having brochures available at Town Hall, and making formal presentations at Town Council meetings to those who have chosen to participate.	medium	\$	ongoing	Long Range Planning Board
		Invite representatives from preservation groups to speak annually or bi-annually about the preservation options available to farmers and landowners in Pleasant Garden.	low	\$	ongoing	Long Range Planning Board
EN4	Promote litter control and community clean-up.	Seek out boy scout troops, church organizations, and similar organizations to undertake annual or bi-annual clean up efforts.	low	\$	ongoing	Town organizations, Town Administrator, Town Council
		Participate in the bi-annual NCDOT Litter Sweep in April and September.	low	\$	ongoing	Town residents, Town organizations, Town Administrator, Town Council



Update Process/Next Steps

- **Policy Review** – Existing Policies and Recommendations **(40%)**
- **Revisit Town Vision Statement**
 - Does it need to change? If so, in what way?
- **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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