



PIEDMONT TRIAD
REGIONAL COUNCIL

Pleasant Garden Comprehensive Land Use Plan Update Steering Committee #3

CREATIVE REGIONAL SOLUTIONS

José Colón, AICP, CZO – Regional Planner





Summary from SC Meeting #1 (2/29/24)

- Discussed goals and objectives for the following three policy areas in groups:
 - ***Housing***
 - ***Economic Development***
 - ***Transportation***





Input Summary from SC Meeting #1 (4/18/2024)

Housing	Economic Development	Transportation
<ul style="list-style-type: none">• Townhomes could be a good fit over apartments• Variety of single-family homes• Redefine a “variety” of housing• Recognize historic properties, while not creating stringent requirements• Obtainable housing• Add language in ordinance for mixed use development• Appropriate language to interpret plans• Reflective of current eco system• Senior living and multi-use	<ul style="list-style-type: none">• We lost business and employment opportunities• Improvement to community center/disc golf course was a WIN• We want: restaurants, grocery store, small hardware store, etc.• Clearly identify downtown area• Food trucks/garden (i.e. Easley/Greenville)• Improve appearance of commercial properties• Street lights downtown	<ul style="list-style-type: none">• Preference for asphalt, not tar and gravel• Poor road conditions• Advocate for town – express the needs for maintenance improvements• Create a loop of sidewalk near downtown• Intersection points for railroad use• Put a turning lane at Appomatix• Need additional street width for bicyclists• Focus on intersection points and emergency access



Today's meeting will focus on:

- **Steering Committee Input Summary**
- **Future Land Use Map Discussion**
- **Planning for Public Meeting**
 - **Ask for assistance**





Housing

GOAL

- To ensure quality housing and safe neighborhoods while providing a variety of housing options that enhances the natural environments of the town.

H1. Encourage the restoration & preservation of historic residential properties.

H2. Encourage conservation subdivision design for new developments.



Economic Development

GOAL

- To promote a strong, diversified and sustainable local economy that meets the daily needs of residents while respecting the natural and cultural environment and enhancing the quality of life in the community.

ED1. Improve cooperation, communication, and coordination among all levels of government.

ED2. Improve the appearance of the downtown area.

ED3. Work to retain existing local businesses in town.

ED4. Attract visitors to Pleasant Garden by having some destination attractions and not just being a means to get to another place.



Transportation

GOAL

- To ensure a safe and effective transportation network that efficiently moves traffic, provides both local and regional access, is environmentally sensitive, and encourages alternative modes of transportation while minimizing disruption to existing roads.

T1. Participate in regional transportation and public transit planning.

T2. Ensure that new development improves and does not negatively impact the existing transportation network

T3. Develop an alternative network for pedestrian and bicycle movement.

T4. Establish a method for keeping Pleasant Garden's roads maintained in the future.



Housing– Implementation Strategies

HOUSING						
GOAL: To ensure quality housing and safe neighborhoods while providing a variety of housing options that enhances the natural environments of the town.						
Reference #	Objective	Implementation Strategy	Priority	Resources	Timeframe	Responsible Party
H1	Encourage the restoration & preservation of historic residential properties.	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 brochures on hand at Town Hall.	low	\$	intermediate term	Town Administrator, Guilford County Historic Preservation Commission
H2	Encourage conservation subdivision design for new developments.	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	\$	long term	Guilford County Planning Dept., Zoning Board, Town Council



Economic Development – Implementation Strategies

ECONOMIC DEVELOPMENT						
GOAL: To promote a strong, diversified and sustainable local economy that meets the daily needs of residents while respecting the natural and cultural environment and enhancing the quality of life in the community.						
Reference #	Objective	Implementation Strategy	Priority	Resources	Timeframe	Responsible Party
ED1	Improve cooperation, communication, and coordination among all levels of government.	Continue to have Town Council liasions attend the meetings of other boards and report back to the entire Town Council. Encourage attendance of other board members at Town Council meetings.	high	\$	ongoing	All town boards
ED2	Improve the appearance of the downtown area.	Develop and implement a downtown master plan which includes the installation of street trees, street lights, and pedestrian benches and the construction of sidewalks and crosswalks.	low	\$\$\$	intermediate term	Downtown Business Owners, Town Council
		Apply for a grant from the Safe Routes to School program.	low	\$	intermediate term	Town Administrator
ED3	Work to retain existing local businesses in town.	Continuously communicate with and ask for feedback from business owners in town to determine their needs and how to help meet them.	medium	\$	ongoing	Town Administrator, Town Council, Downtown Business Owners
		Strengthen relationship with Southeast Business Association by hosting SECBA representatives at meetings to learn of business activity happening in the region. Also arrange meetings between SECBA and Town Council to open lines of communication.	medium	\$	ongoing	president of SECBA, Mayor, Town Administrator
ED4	Attract visitors to Pleasant Garden by having some destination attractions and not just being a means to get to another place.	Improve recreation program facilities, increase town support of recreation programs, and host more festivals and town events.	low	\$\$	intermediate term	Town Council, Town Administrator



Transportation – Implementation Strategies

TRANSPORTATION						
GOAL: To ensure a safe and effective transportation network that efficiently moves traffic, provides both local and regional access, is environmentally sensitive, and encourages alternative modes of transportation while minimizing disruption to existing roads.						
Reference #	Objective	Implementation Strategy	Priority	Resources	Timeframe	Responsible Party
T1	Participate in regional transportation and public transit planning.	Continue sending a representative to MPO meetings to stay informed and express community concerns regarding transportation planning.	high	\$	ongoing	PG representative, Guilford County Planning Director (voting member)
		Determine interest in public transportation and work with the Greensboro Transit Authority to establish a Pleasant Garden Transit Stop for commuters.	medium	\$\$	intermediate term	Town Administrator, Town Council, Greensboro Transit Authority
T2	Ensure that new development improves and does not negatively impact the existing transportation network.	Amend the Development Ordinance to require a traffic impact analysis for new developments.	high	\$	short term	Guilford County Planning Dept., Zoning Board, Town Council
		Review the Long Range Transportation Plan in relationship to new developments to ensure that connections are made between major thoroughfares when new development takes place.	medium	\$	ongoing	Guilford County Planning Dept., Zoning Board, Town Council



Transportation (cont.) – Implementation Strategies

T3	Develop an alternative transportation network for pedestrian and bicycle movement.	Amend the Development Ordinance to require the reservation 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
		Construct sidewalks and crosswalks within the downtown area (as part of a Downtown Master Plan) to create safe pedestrian routes.	low	\$\$\$	long term	Town Council
		Apply for a grant from the Safe Routes to School program to focus on the area around the Pleasant Garden Elementary School.	low	\$	intermediate term	Town Administrator
T4	Establish a method for keeping Pleasant Garden's roads maintained in the future.	Re-establish partnership with NCDOT to maintain roads.	high	\$\$\$	short term	Town Council
		Stay aware of any legislation that shifts responsibility of road maintenance from the State to local governments and be prepared to make the Town eligible for Powell Bill money in order to maintain roads if required.	high	\$\$\$-potential if shift occurs and municipalities are required to	ongoing	Town Administrator, Town Council



Update Process/Next Steps

- **Policy Review** – Existing Policies and Recommendations **(100%)**

Next steps:

- **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*
- **Plan 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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