

## HOW TO USE THE STONEVILLE LAND DEVELOPMENT PLAN

To aid in the effective use of this document, the following explains for example, how different users can employ the strategies and policies in deciding upon a typical development requests and planning for the future of Stoneville:

### **As Used by the Developer**

The developer or property owner can submit a development request that is consistent with Town policy, thereby increasing the chances for approval, and minimizing guess work and time wasted.

### **As Used by Town Staff**

The Town of Stoneville staff reviews development requests, recommends that the request be approved or denied, and prepares a report for the Planning Board. In making their decision and report, the staff reviews relevant planning documents, including plans adopted by the Town and County. Using the adopted policies will facilitate the Town staff's review of the request. The staff will be able to point out those policies that support the request, and those that are in conflict with the request, thereby shaping the overall staff recommendation.

### **As Used by the Stoneville Planning Board**

Prior to the regular meeting, each Planning Board member can make his or her own determination as to the consistency of the proposed request with the Town's adopted Land Development Plan. As always, the Planning Board should take into account the true intent of the policies, but may choose to give different weight to different policies.

### **As Used by the General Public**

Residents of Stoneville can and should reference specific policy statements when speaking in favor of or in opposition to a development request and other growth related issues.

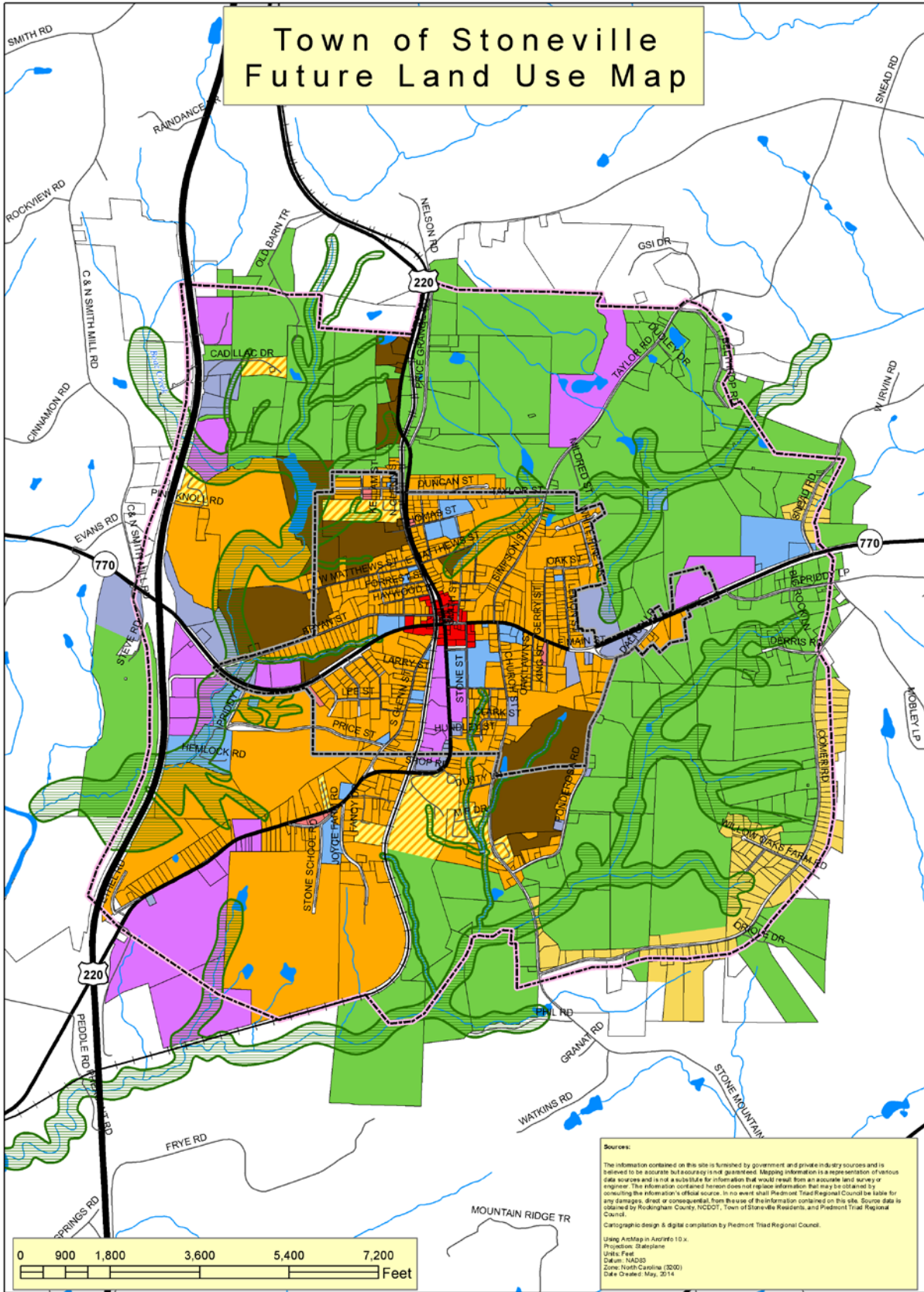
### **As Used by the Stoneville Town Council**

The Town of Stoneville Council can and should reference the Land Development Plan when making decisions on future funding of programs (i.e. parks, recreation, schools, transportation etc.), reviewing potential development regulations, determining important community issues, and for guiding the overall development of Stoneville. Over time, a track record of policy interpretation forms a consistent foundation for decision-making.

## THE FUTURE LAND USE MAP

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.

# Town of Stoneville Future Land Use Map



- Land Use Categories**
- Rail
  - Roads
  - Highways
  - Town Limit
  - ETJ
  - Parcels
  - Residential Agriculture
  - Residential Rural
  - Residential Suburban
  - Residential Mixed
  - Mobile Home Park Overlay
  - Conservation Overlay
  - Central Business
  - Neighborhood Business
  - Highway Business
  - Office and Institutional
  - Industrial



# TOWN OF STONEVILLE COMPREHENSIVE LAND DEVELOPMENT PLAN EXECUTIVE SUMMARY



## INTRODUCTION

In Stoneville, centuries old traditions are facing the demands of the global economy. Like many small communities across the state, Stoneville seeks to preserve its heritage, while expanding economic opportunities for its 1,056 residents. The Town's interest in addressing economic and quality of life issues coincided with the Community Transformation Grant (CTG) Project's desire to improve the health and wellness of Piedmont Triad residents. Consequently, this Comprehensive Land Development Plan was developed with funding assistance from the CTG Project. Public involvement, surveys and critical analysis of local assets, challenges and opportunities guided the planning effort and Comprehensive Land Development Plan report.

## PAST PLANNING EFFORTS

The Town of Stoneville has participated in several local, County and regional planning efforts over the years, including the Rockingham County Comprehensive Transportation Plan (CTP), Rockingham Pathways Plan, annexation studies, economic development studies and others. Selected ideas from these past planning efforts are incorporated into this plan.

## PURPOSE OF THE PLAN

The Stoneville Comprehensive Land Development Plan is a guide for making strategic decisions about the orderly growth and development of the community. The plan serves as:

1. **A Source of Information** - containing information on local demographics, housing, environmental constraints and development suitability, infrastructure, and existing and proposed land use patterns and policies.
2. **A Guide to Likely Government Decisions** - including growth strategies and specific goals, policies, and recommendations to help guide public and private development decisions, giving greater insight and predictability concerning likely government actions.
3. **An Opportunity for Community Involvement** - active participation of the Town Council, Planning Board, staff, and citizens during plan preparation help to ensure community values are represented and embodied in the plan.
4. **An Outline of Strategic Actions** - a guide for potential ordinance recommendations and revisions and a range of activities to implement the vision, goals, policies, and recommendations outlined in the plan.

## **ISSUES AND GOALS**

### **HEALTHY AND ACTIVE LIVING**

- A. Promote active living by building upon existing recreational programs and developing additional walking trails, bicycle routes, and outdoor recreational facilities.
- B. Encourage policies that assure a healthy environment and maintain Stoneville's air quality.

### **FRESH AND HEALTHY FOODS**

- A. Promote fresh, healthy local produce and goods in farmers markets and local stores.

### **QUALITY OF LIFE, HEALTH AND ECONOMIC DEVELOPMENT**

- A. Carefully manage and encourage appropriate development that maintains and enhances Stoneville's special community characteristics and heritage.
  - Strategically locate new land development in the most appropriate places.
  - Use existing infrastructure investments efficiently.
- B. Make strategic infrastructure investments to accommodate new businesses and industries.
- C. Attract new jobs and a more diverse tax base

### **PLANNING AND PROMOTION COORDINATION**

- A. Utilize strategic partnerships and resources to plan and promote Stoneville's assets

### **RESOURCE PRESERVATION & COMMUNITY APPEARANCE**

- A. Carefully preserve Stoneville's natural, cultural, and historic resources as we grow.
- B. Carefully preserve & enhance Stoneville's character and community appearance as we grow.

### **PUBLIC SERVICES & INFRASTRUCTURE**

- A. Provide adequate public services and infrastructure to facilitate growth.

## **ACTION RECOMMENDATIONS**

These are specific actions recommended to address the issues and goals outlined above.

### **POLICIES**

- Combine, organize, modernize and simplify the Town's zoning and subdivision regulations.
- Create & enforce community appearance ordinances – especially along major thoroughfares to improve and maintain appearance, function and safety along major roads.
- Provide incentives and/or strategic infrastructure investments to encourage the development of employment and activity centers in the most appropriate areas.
- Consider stormwater management ordinances to improve water quality.
- Consider open space, greenway & riparian buffer dedication.

### **PROGRAMS**

- Create a sidewalk improvement and expansion program to increase connectivity in residential areas and downtown, and to better connect residential, commercial, employment and recreational uses.
- Establish an active, well-funded downtown / main street revitalization program.
- Establish an active, well-funded greenway trail-building program.
- Establish an active, well-funded water and sewer improvements program.
- Seek NCDOT funding for street and sidewalk improvements.

### **PROJECTS**

- Develop an Entrance Corridor Master Plan to address safety, function and appearance issues and undertake a few pilot project improvements to build community interest and support.
- Beautify downtown areas (sidewalks, street trees, decorative lighting, etc.)
- Develop a Pedestrian Master Plan to identify and set priorities for pedestrian improvements and implement several top-priority pedestrian pilot projects.
- Develop small pocket parks in strategic locations (e.g. downtown areas).