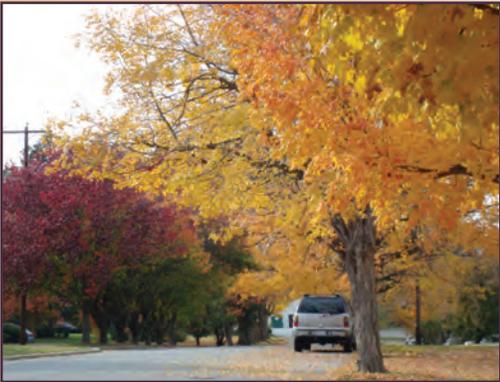




Clemmons Community Compass **THE 2030 COMPREHENSIVE PLAN**

PLAN SUMMARY

April 2010



Prepared for the Village of Clemmons by

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A New Vision for Clemmons

The Clemmons Community Compass is our community master plan – a blueprint for the objectives we will set out to achieve over the next 20 years. This plan provides us with policy guidance and an action plan to guide our decisions in the future. Through implementation of this Plan, Clemmons will realize our collective community vision -- to recapture the spirit and charm of a modern American village.

OUR VISION...

VILLAGE INSPIRED COMMUNITY FORM

The Village of Clemmons uses its historical agrarian and village roots as inspiration for community form in the modern era. The community is tied together through a transportation network linking neighborhoods and activity centers. These commercial centers provide access to citizens traveling by foot, bike, car, or bus. They provide human-scale development that reinforces Village history, a sense of community, a sense of place, and interaction with the natural environment.

ACTIVE NEIGHBORHOODS

Neighborhoods provide housing opportunities for all members of the community. A system of inter-connected sidewalks, bike paths, and greenways connects neighborhoods to points of interest and meets the recreational needs of residents. Nearby parks provide fun opportunities for neighborhood events.

VIBRANT ECONOMY

A wide variety of employment opportunities are provided in the Village at activity and employment centers. New clean growth industries and innovative businesses employ residents and are committed to investment in the community.

ENGAGED COMMUNITY

Residents have regular opportunities for interaction at community and civic events and recreational activities. Visitors that experience Clemmons are left with a clear impression of the Village – one that values history, family, nature, community, and civic responsibility.



**TOGETHER WE CAN RECAPTURE
THE SPIRIT AND CHARM OF AN
AMERICAN MODERN VILLAGE!!**

Plan Highlights

IMPROVING OUR COMMERCIAL “STRIP”

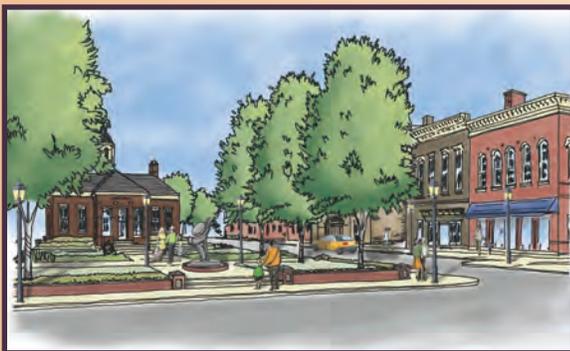
The Lewisville-Clemmons Road corridor will be reshaped to make it safer and easier to navigate, more aesthetically pleasing, and more easily accessible for pedestrians and bicyclists. Enhancements to the corridor include:

- Installation of a tree-lined road median
- Construction of parallel roads to reduce traffic and improve access to businesses
- Burying utility lines to reduce visual clutter
- Creating cycling and walking lanes to provide better access to adjacent neighborhoods and between businesses
- Transitioning development types from larger scale commercial near the interstate to lower-density Village-scale development near Highway 158



CREATING A NEW VILLAGE CENTER

A new Village Center will be developed that generates pride, civic engagement, and interaction among our citizens. The Center will provide a mix of civic, commercial, housing, and recreational opportunities organized around a village green.

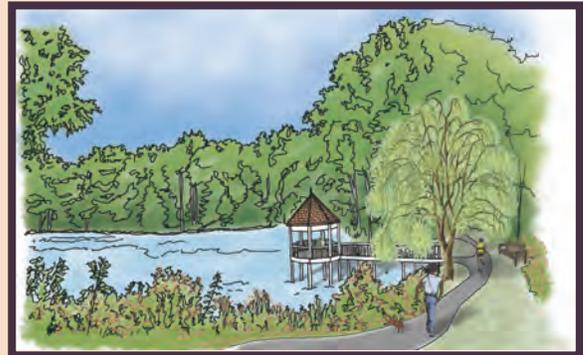


FOCUSING DEVELOPMENT IN ACTIVITY CENTERS

Four activity centers will be located along Lewisville-Clemmons Road, allowing residents to access employment, shopping, and recreational sites close to home. These centers will be accessible by car, bike, and foot and will be designed to reflect the character of adjacent neighborhoods.

GREENING THE COMMUNITY

New parks and greenways will be developed in Clemmons, providing natural linkages between new activity centers and places of interest, such as Tanglewood, the Yadkin River, Village Point, YMCA, shopping destinations, parks, schools, and neighborhoods. Gateways into the community will be enhanced by trees, landscaping, and improved design standards, providing a more enhanced sense of arrival.



MANAGING GROWTH

Clemmons will work with Winston-Forsyth County to manage the lands surrounding the community. Specific objectives include:

- Protecting rural areas by promoting low density development and rural road buffer development standards
- Ensuring that infrastructure improvements, such as extension of sewer lines, are coordinated with the Village's future land use plan and are in place before development occurs
- Protecting long-term development opportunities along the future Idols Road Extension corridor

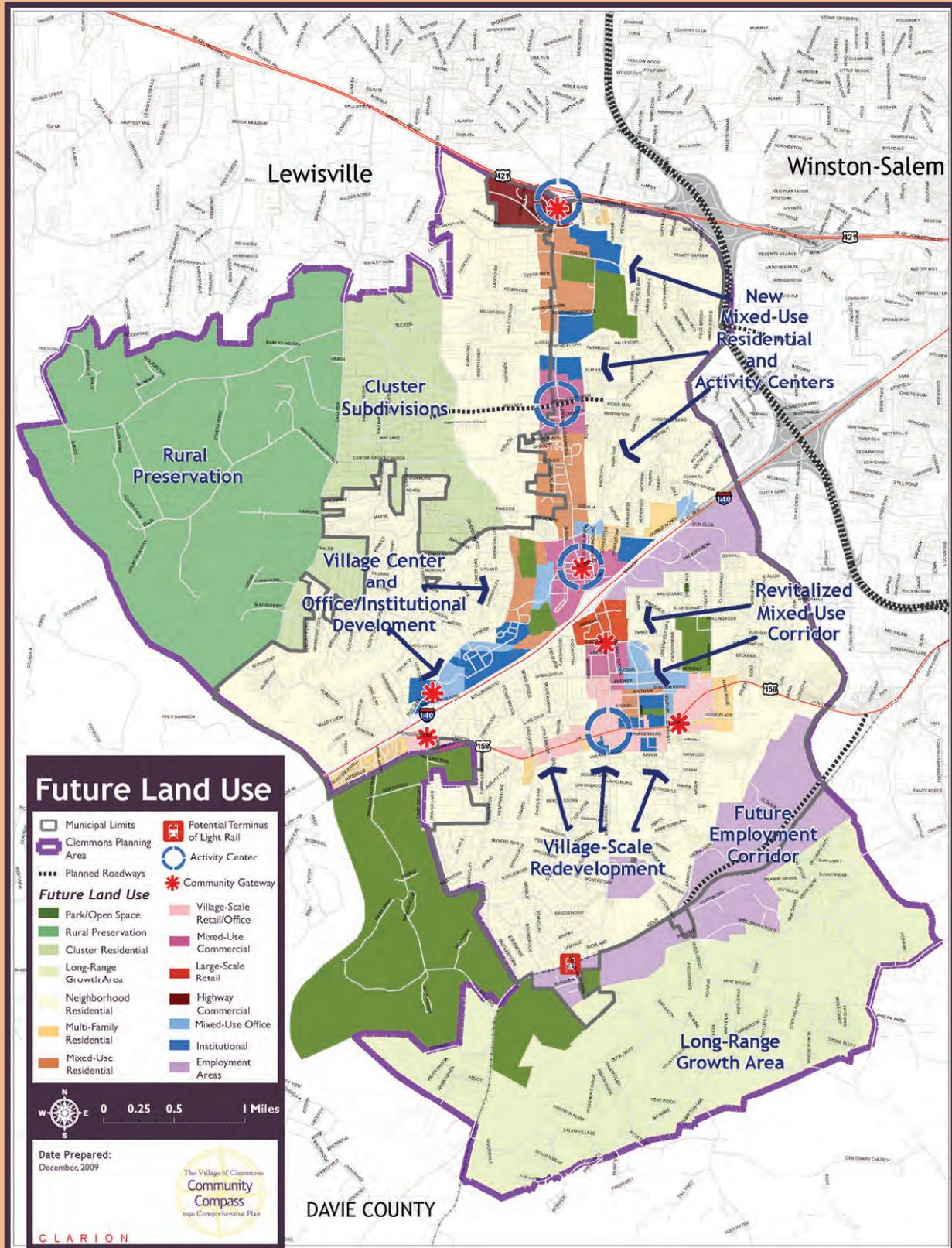
CREATING A SUSTAINABLE FUTURE

Embracing the concept of “sustainability,” Clemmons envisions many changes to improve the natural environment in the Village, as well as providing a more efficient and livable community. This includes new community gardens, development of a recreational greenway and park system, bicycle routes and sidewalks, new recycling opportunities, reducing energy use, more environmentally-friendly development practices, and protecting natural resources.



Future Land Use

New development in Clemmons and redevelopment in existing areas of the Village will be guided by the Future Land Use Plan that organizes development into four activity centers, provides new mixed-use opportunities, preserves existing neighborhood character, and protects rural and future growth areas.



Plan Implementation

The Village Council, advisory boards, and Village staff will use this Comprehensive Plan as a guide for decisions they make concerning the physical development of Clemmons, and for new and expanded community facilities and other public programs and improvements. A set of priority implementation actions will guide implementation of this Plan. The Village is setting out to achieve the top five actions first, and then proceed on to implement the other priority actions listed below.

TOP 5 PRIORITY IMPLEMENTATION ITEMS

1-Develop a 10-Year Capital Improvement Plan

A Capital Improvement Plan (CIP) is a tool used by local governments to plan for and fund prioritized short and long range public improvements, such as development of a Village Center, parks and greenways, expansion of public services, and other potential infrastructure costs. Clemmons does not currently have an established CIP process and has limited resources for implementing the community's vision. The Village should undertake development of a 10-year CIP to set priorities for future public expenditures and to identify resources available to fund initiatives. Once a CIP is adopted, the recommendations of the plan should be reviewed annually for their incorporation into the CIP.

2-Develop a Village Center

Establishment of a civic-oriented Village Center is a critical implementation strategy for this plan and one that has been a priority for the community for over a decade. Design concepts and strategies included in the plan should guide development of formal plans for a future Village Center.

3-Update the Unified Development Ordinance

The Clemmons Unified Development Ordinance (UDO) was originally developed from the County's zoning ordinance. These districts and standards can be refined to better achieve the future land use set out in this plan and guide development to occur at a scale and intensity that is appropriate for a village context.

4-Design and Redevelopment of the Lewisville-Clemmons Corridor

Improving the Lewisville-Clemmons corridor includes objectives to foster economic growth, improve safety and access, improve the visual character of the corridor, and maintain a fiscal balance of land uses. Realizing the redevelopment, infill, and economic development objectives for the corridor will require the input and energy of both the public and private sector. Specific initiatives include establishing access management standards, developing a design overlay district to address parking, trees, and site design, providing incentives for redevelopment, and developing sidewalks and road improvements in the corridor.

5-Implement the Village Transportation Plan

Implementation of the Village Transportation Plan will require coordination with the Winston-Salem Urban Area Metropolitan Planning Organization and the North Carolina Department of Transportation. Many of the implementation strategies included within the plan are major road improvements

that will be planned and funded in the future by the North Carolina DOT in cooperation with the Village. Given the status of state and federal transportation budgets, many of these projects may take years before projects are initiated. In the meantime, the Village should continue to advocate for priority transportation projects, such as improvements to the southern section of Lewisville-Clemmons Road and development of the Peace Haven – Styres Ferry connector road.

OTHER PRIORITY IMPLEMENTATION ITEMS

Developing Parks and Greenways

Creating a new system of parks and greenways in Clemmons will require a comprehensive strategy that includes partnerships with neighboring jurisdictions, seeking out new funding sources (such as grants) to support development of parks and greenways, and establishing new development requirements to include parks as part of new developments, and other initiatives.

Managing Future Growth

Managing future growth in the northwest and southern growth areas will require coordination with Forsyth County. The Village will coordinate with the county to plan for areas of joint interest and will consider developing formal agreements for coordinating planning in these areas.

Improving Design of Highway 158

The Highway 158 corridor will continue to be the historic village corridor. Protection of this area will include a new overlay zoning district to ensure that new development enhances the village-scale design of the corridor. New standards should address orientation, design, and scale of buildings, trees and landscaping, sidewalks and bicycle facilities, parking, and signage.

Construct Gateway Improvements

A program will be designed to develop a specific design for the Village's gateway areas. These new designs will be incorporated in identified gateway locations through private development opportunities and public improvements.

Developing Sustainability Programs

Sustainable development initiatives to be undertaken by the Village include establishment of formal sustainability policies for the Village, providing incentives for developers to use green design practices, developing a local community garden program, conducting a community-wide energy audit, and exploring ways to reduce waste.



GET INVOLVED!!

Community assistance is needed to help implement the Clemmons Community Compass plan. The first step is to stay abreast of implementation of this plan through the Village website and local media updates. These updates will provide you with opportunities to engage in community advisory groups that will assist with implementing the actions in this plan.

Implementation opportunities include membership on the following groups:

- **Village Center Task Force**
- **Lewisville-Clemmons Redevelopment Task Force**
- **Parks and Greenways Advisory Board**
- **Community Gardening Program**
- **Comprehensive Plan Oversight Committee**

For more information, contact:

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