## Contents

1 - PLAN OVERVIEW ................................................................. 1
   What is the Clemmons Community Compass Update? ......................... 1
   Planning Area ........................................................................ 1
   Planning Process ..................................................................... 2
   Key Themes ........................................................................... 4
      Theme #1: Transportation and Parks ........................................... 5
      Theme #2: Future Land Use ....................................................... 5
      Theme #3: Quality of Life ........................................................ 6
      Theme #4: Economic and Community Development ....................... 6

2 - VISION AND GOALS ................................................................. 7
   Vision ...................................................................................... 7
   Village Goals ........................................................................... 7
      Goal 1: Managed Growth and Balanced Land Use ......................... 7
      Goal 2: Revitalized Commercial Corridors .................................... 7
      Goal 3: Multi-Modal Transportation Options ................................. 7
      Goal 4: Wide Range of Housing Opportunities ............................... 8
      Goal 5: A Vibrant Community Center ......................................... 8
      Goal 6: Environmental Stewardship ........................................... 8
      Goal 7: Diverse Employment Opportunities ................................... 8
   Plan Objectives ....................................................................... 8

3 - SUMMARY OF KEY TRENDS AND CONDITIONS ............................. 9
   Regional Context ..................................................................... 9
   Demographic Trends ................................................................. 12
   Land Use and Development Trends ................................................ 13
      Existing Land Use .................................................................. 13
      Development Trends .............................................................. 14
      Transportation Trends ............................................................ 15
      Environmental Features .......................................................... 16
   Public Facilities and Community Services ..................................... 18
      Facilities/Services Provided by Village of Clemmons ................. 19
      Facilities/Services Provided by Forsyth County ......................... 20

4 - FUTURE LAND USE PLAN ......................................................... 25
   Overview of Future Land Use Plan ............................................... 25
      Part 1: Future Land Use Map and Classifications ......................... 25
      Part 2: Strategic Planning Areas ............................................... 25
      Forsyth County Lands in Planning Area ...................................... 25
   Future Land Use ..................................................................... 26
      Parks and Open Space .............................................................. 27
      Rural Preservation .................................................................. 28
      Cluster Residential ................................................................ 29
      Neighborhood Residential ....................................................... 30
      Multi-Family Residential ......................................................... 31
      Mixed-Use Residential ........................................................... 32
      Village-Scale Office and Retail .................................................. 33
<table>
<thead>
<tr>
<th>Section</th>
<th>Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed-Use Commercial</td>
<td>34</td>
</tr>
<tr>
<td>Highway Commercial</td>
<td>35</td>
</tr>
<tr>
<td>Mixed-Use Office</td>
<td>36</td>
</tr>
<tr>
<td>Institutional</td>
<td>37</td>
</tr>
<tr>
<td>Employment Area</td>
<td>38</td>
</tr>
<tr>
<td>Future Growth Area</td>
<td>39</td>
</tr>
<tr>
<td>Strategic Planning Areas</td>
<td>40</td>
</tr>
<tr>
<td>Lewisville-Clemmons Road Corridor</td>
<td>41</td>
</tr>
<tr>
<td>US-158 Corridor</td>
<td>49</td>
</tr>
<tr>
<td>Village Point Area</td>
<td>52</td>
</tr>
<tr>
<td>Idols Road Area</td>
<td>55</td>
</tr>
<tr>
<td>5 - TRANSPORTATION AND MOBILITY</td>
<td>59</td>
</tr>
<tr>
<td>Transportation and Mobility</td>
<td></td>
</tr>
<tr>
<td>6 - COMMUNITY AMENITIES &amp; CHARACTER</td>
<td>66</td>
</tr>
<tr>
<td>Community Services</td>
<td>66</td>
</tr>
<tr>
<td>Historic Preservation</td>
<td>66</td>
</tr>
<tr>
<td>Parks and Recreation</td>
<td>67</td>
</tr>
<tr>
<td>Greenspaces</td>
<td>69</td>
</tr>
<tr>
<td>Arts &amp; Culture</td>
<td>70</td>
</tr>
<tr>
<td>Schools</td>
<td>72</td>
</tr>
<tr>
<td>Gateways</td>
<td>73</td>
</tr>
<tr>
<td>Concept Plan Ideas</td>
<td>73</td>
</tr>
<tr>
<td>7 - ENVIRONMENTAL SUSTAINABILITY</td>
<td>77</td>
</tr>
<tr>
<td>Sustainability in Clemmons</td>
<td>77</td>
</tr>
<tr>
<td>Sustainability Policies and Objectives</td>
<td>78</td>
</tr>
<tr>
<td>Promoting Mobility and Access for Pedestrians and Bicyclists</td>
<td>78</td>
</tr>
<tr>
<td>Protecting the Community’s Water Resources</td>
<td>78</td>
</tr>
<tr>
<td>Encouraging Sustainable Development Practices</td>
<td>79</td>
</tr>
<tr>
<td>Conserving Energy and Saving Money</td>
<td>79</td>
</tr>
<tr>
<td>Waste Management: Reducing Waste and Promoting Recycling</td>
<td>80</td>
</tr>
<tr>
<td>Protecting Natural Resources</td>
<td>80</td>
</tr>
<tr>
<td>8 - IMPLEMENTATION</td>
<td>83</td>
</tr>
<tr>
<td>Priority Action Items</td>
<td>83</td>
</tr>
<tr>
<td>Secondary Action Items</td>
<td>83</td>
</tr>
<tr>
<td>Plan Monitoring and Amendment</td>
<td>83</td>
</tr>
<tr>
<td>Priority Action Items</td>
<td>84</td>
</tr>
<tr>
<td>Top Five Priority Action Items</td>
<td>84</td>
</tr>
<tr>
<td>Monitoring and Updating the Plan</td>
<td>86</td>
</tr>
<tr>
<td>Plan Monitoring</td>
<td>86</td>
</tr>
<tr>
<td>Evaluating Consistency with the Plan and Other Village Policies and Actions</td>
<td>87</td>
</tr>
<tr>
<td>Plan Updating</td>
<td>87</td>
</tr>
<tr>
<td>Opportunities for Citizen Involvement in Plan Implementation</td>
<td>87</td>
</tr>
</tbody>
</table>
Figures
Figure 1: Planning Area Boundary .................................................. 2
Figure 2: Forsyth County Planning Areas ........................................ 9
Figure 3: Surrounding Area Plans .................................................. 10
Figure 4: Growth Management Areas ............................................ 11
Figure 5: Water Supply Watershed ................................................ 17
Figure 6: Environmental Features ................................................. 18
Figure 7: Public & Community Facilities ........................................ 19
Figure 8: Forsyth County’s Community Tax Rates, 2013-2017 ........... 22

Objectives
Objective #1: Monitor Changing Demographics in Clemmons .......... 12
Objective #2: Monitor Jobs-Housing Imbalance in Clemmons .......... 13
Objective #3: Focus Commercial Development within Activity Centers .... 15
Objective #4: Ensure Future Industrial Sites Have Adequate Facilities .... 15
Objective #5: Promote Development of Transit Service to Clemmons and
              Provide Needed Amenities to Support Service ....................... 15
Objective #6: Protect Critical Environmental Assets ....................... 17
Objective #7: Use Environmental Assets ....................................... 17
Objective #8: Coordinate Utilities Planning with Forsyth County ........ 21
Objective #9: Develop a “Clemmons Schools” Task Force ................. 21
Objective #10: Joint-Use of School Parks and Ballfields ................... 27
Objective #11: Expansion of Linear Parks – Trail Plans .................... 27
Objective #12: Prohibit Private Sewage Package Plants in Rural Areas ... 28
Objective #13: Identify Infill Opportunities for Parks ....................... 30
Objective #14: Develop Overlay Zoning District for US-158 Corridor ... 33
Objective #15: Continue to Provide Incentives for Mixed-Use Commercial
              Development ........................................................................ 34
Objective #16: Encourage Sidewalk Development on Lewisville-Clemmons Road .... 35
Objective #17: Amend the UDO to Encourage Master Planned Developments
              (partially complete) .............................................................. 35
Objective #18: Adopt Formal Policy Requiring Adequate Infrastructure... 38
Objective #19: In Future, Identify Mixed Use Center ......................... 39
Objective #20: Amend the UDO to Encourage Master Planned Developments 46
Objective #21: Amend the UDO .......................................................... 46
Objective #22: Research Funding Options for Blanket Bottom Multi-Use Path 46
Objective #23: Work with Forsyth County and FUCC to Create a Joint Guide
              for Future Development ...................................................... 46
Objective #24: Develop a US-158 Overlay Zoning District .................. 50
Objective #25: Consider Historic District Designation for Portions of Corridor 50
Objective #26: Develop Plan for Streetscape Restoration .................... 50
Objective #27: Provide Incentives for Greening of Parking Lots .......... 50
Objective #28: Use Village Point Design Guidelines .......................... 53
Objective #29: Develop Formal Policy Requiring Infrastructure Before
              Employment Development .................................................. 55
Objective #30: Encourage Very Low-Density Development in Short-Term and More Intense Development When Infrastructure is in Place

Objective #31: Advocate for Regional Beltway (I-40 Bypass)

Objective #32: Adopt Idols Road Design Guidelines as Overlay District

Objective #33: Create a Multi-modal Transportation System

Objective #34: Safe Operation of Existing Facilities

Objective #35: Promote a Bicycle and Pedestrian-Friendly Environment

Objective #36: Identify Financing Mechanisms for Improvements

Objective #37: Facilities Should Uphold Community Character

Objective #38: Build Community Consensus Through Planning

Objective #39: Improve Environmental Quality Through Transportation Choices

Objective #40: Develop a Transportation Planning Tool to Assist in Evaluating the Impact of New Development on Existing Roadways

Objective #41: Create a Transportation Advisory Committee

Objective #42: Establish Mechanisms to Account for External Growth

Objective #43: Maintain and Improve Municipal Services

Objective #44: Review Existing Historic Properties List and Identify Additional Steps for Preservation

Objective #45: Work with County and MPO to Seek Park Access Solutions

Objective #46: Work with Neighboring Jurisdictions to Create Access to the Yadkin River

Objective #47: Establish a Parks and Recreation Advisory Board

Objective #48: Provide Incentives to Further Protect Riparian Buffers

Objective #49: Seek Public Easements for Greenways

Objective #50: Conduct a Feasibility Study for Muddy Creek and Blanket Bottom Creek Trail

Objective #51: Enhance Cultural Arts Events and Programming

Objective #52: Develop an Older Adult Resource Center

Objective #53: Evaluate Communications Strategy

Objective #54: Encourage Public Schools to Enhance Programs and Facilities

Objective #55: Jointly Plan for New Schools

Objective #56: Incorporate Village Branding Into Future NCDOT Improvements

Objective #57: Utilize Newly Created Recreation Advisory Board to Guide the Design and Implementation of Planned Gateways

Objective #58: Implement the Village Transportation Plan

Objective #59: Work with Concerned Citizens on Community Water Issues

Objective #60: Develop Framework for Citizens and Community Organizations to Partner with the Village of Clemmons on Water Resource Issues

Objective #61: Assist Citizens and Community Organizations in Obtaining External Grant Funding for Local Water-Related Projects

Objective #62: Incentivize LED and Sustainable Lighting

Objective #63: Hold Additional Community Events to Increase Recycling and Reduce Waste Production

Objective #64: Encourage the Expanded Protection of Natural Resources

Objective #65: Protection of Open Space/Rural Areas