

April 13, 2021
Steering Committee Meeting #11



Town of **Jamestown**

Comprehensive Plan

BENCHMARK

Meeting Agenda

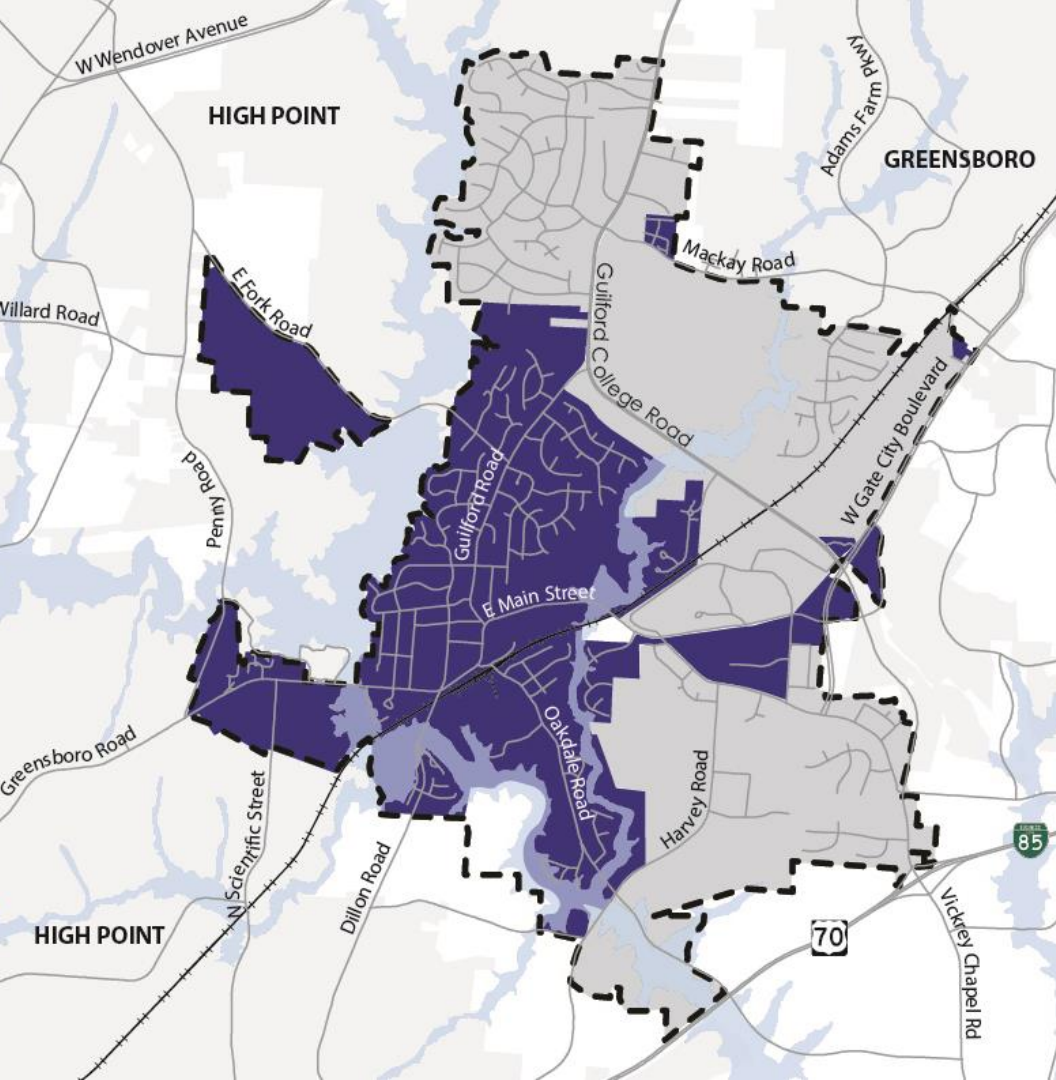
1. Welcome
2. Growth Management Workshop
3. Upcoming Public Growth Management Workshops
4. Adjourn



Growth Management Workshop

Workshop Goals

1. Develop a common understanding of the forces that influence growth and development in Jamestown.
2. Explore the opportunities and constraints that will impact growth in Jamestown.
3. Identify areas of change and stability - where are we most likely to grow?
4. Explore the tools that the Town has to manage its growth.

Study Area



-  Jamestown
-  Jamestown ETJ
-  Cities
-  Study Area
-  Roads
-  Railroad Track
-  Floodplains and Water Bodies

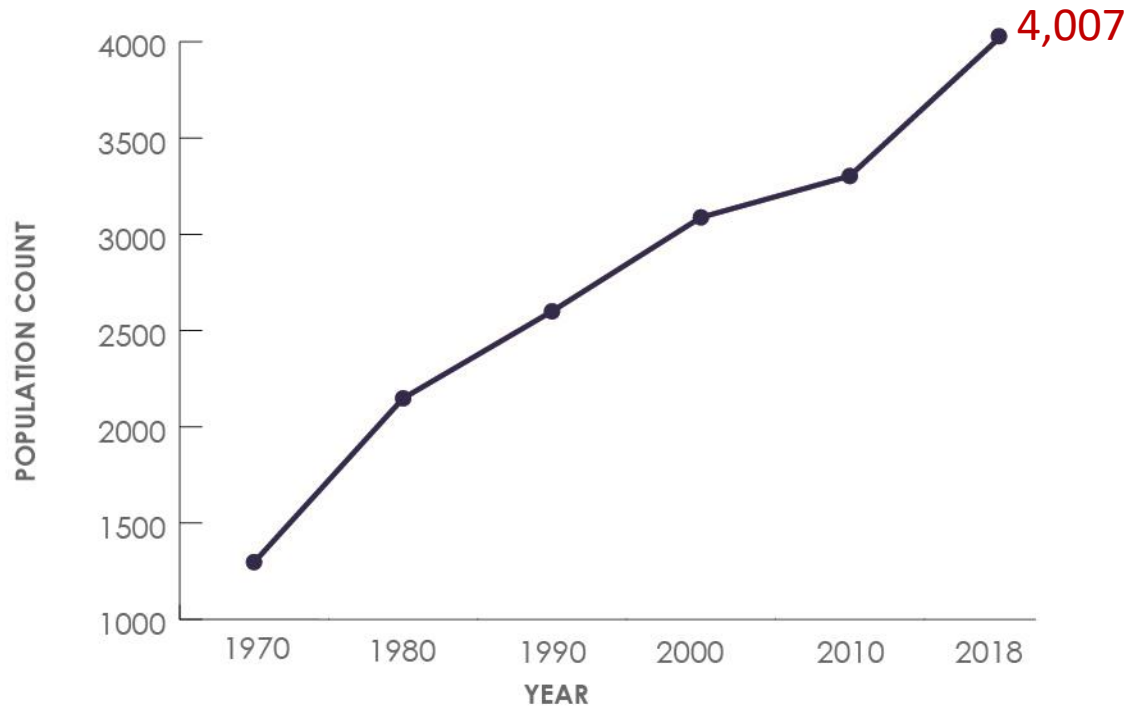
Factors Influencing Growth

- Market Demand - Location, Desirability, Existing Supply
- Land Supply (parcels that meet market needs)
- Land Availability (willing sellers, owner fragmentation)
- Transportation Access (local and regional)
- Utility Access (service lines and system capacity)
- Environment – Topography, Hydrology, Hazards, Protection
- Availability of Public Services
- Local Development Regulations and Growth Philosophy

Market Demand

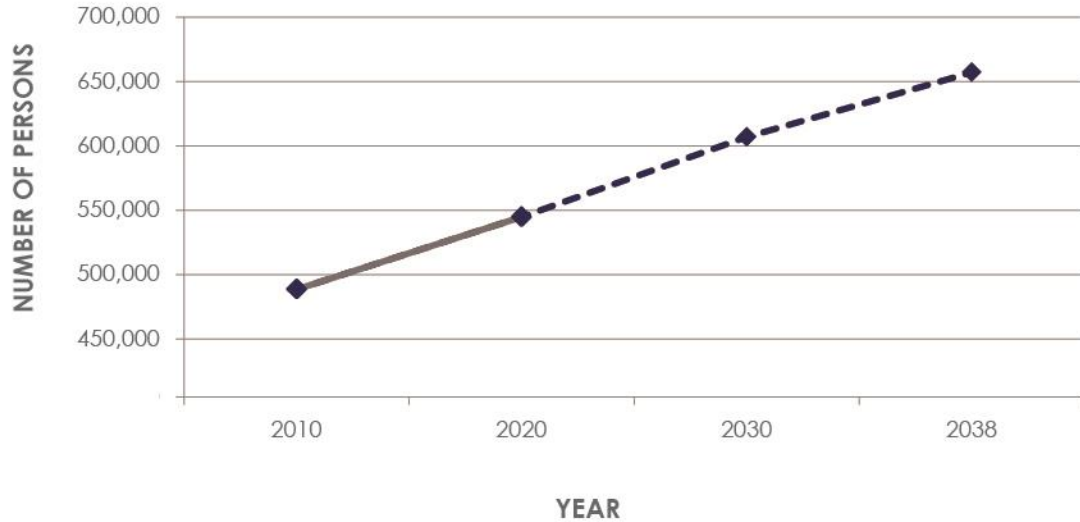
HISTORIC POPULATION GROWTH

Source: US Census Bureau, American Community Survey 2013-2018



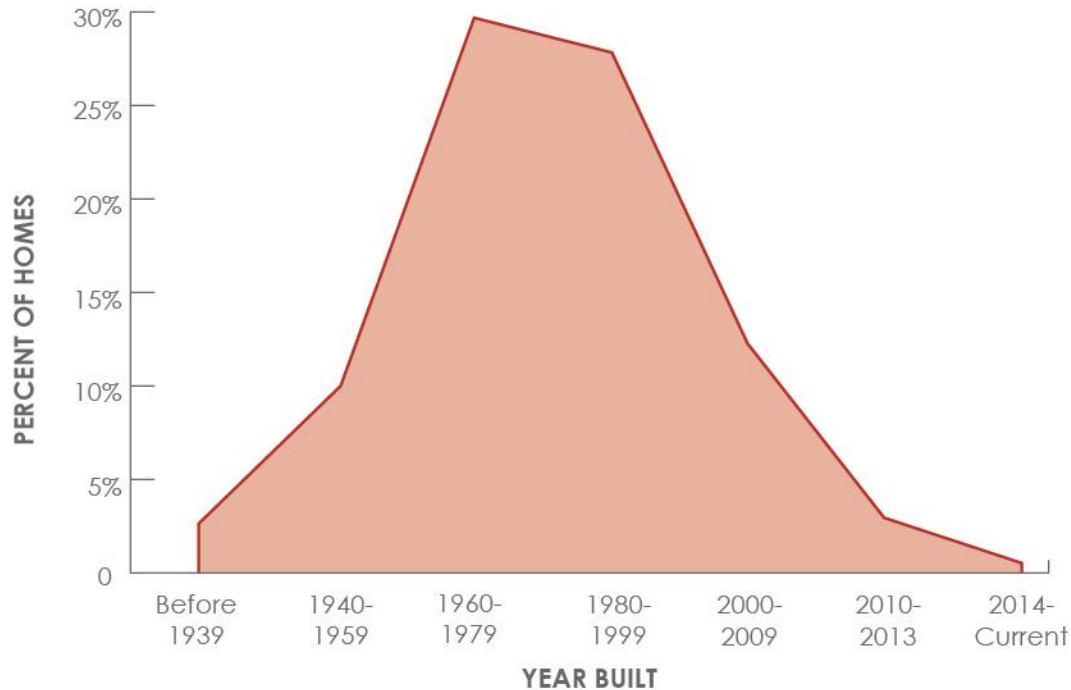
PROJECTED POPULATION GROWTH - GUILFORD COUNTY

Source: US Census Bureau & NC Office of State Budget & Management



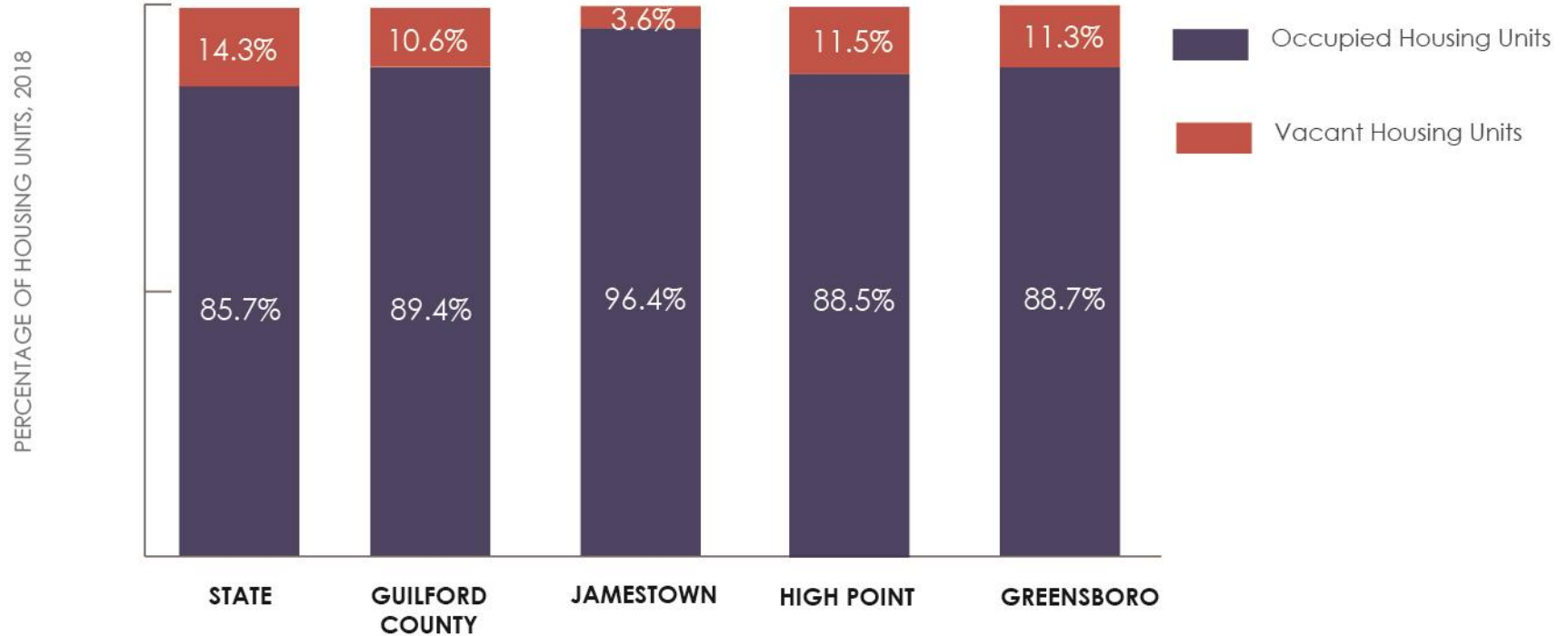
DISTRIBUTION OF HOUSING STOCK AGE

Source: US Census Bureau, American Community Survey, 2018



TOWN HOUSING OCCUPANCY

Source: US Census Bureau, American Community Survey, 2018



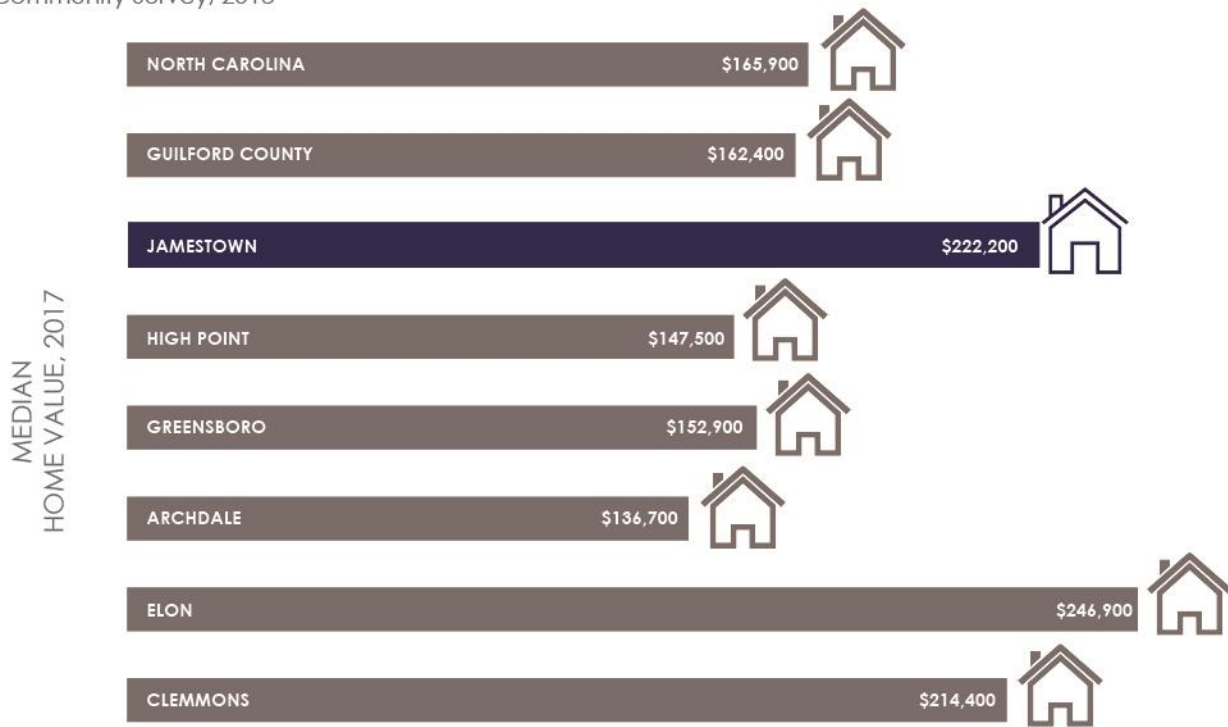
HOUSEHOLD INCOME COMPARISON

Source: American Community Survey, 2018



MEDIAN HOME VALUE

Source: American Community Survey, 2018



Land Supply and Availability

Land Supply and Availability

- Examined parcels within the study area to identify groupings of parcels that could meet potential market demand.
- 19 potential “Growth Areas” identified totaling +/- 1,100 acres of land.
- Determined the presumed future use based on location, size, quality – Residential, Commercial, Mixed Use, Industrial.

Land Supply and Availability

- Qualities Evaluated in Each Identified Growth Area:
 - Parcel Size and Configuration
 - Potential for Assemblage
 - Cohesive vs. Fractured Ownership Patterns
 - Private vs. Business Ownership
 - Current Use – Susceptibility to Change
 - Other Factors – Adjacent Use, Easements

Supporting Infrastructure – Transportation and Utilities

Transportation and Utilities

- Growth areas reviewed for accessibility to supportive transportation infrastructure:
 - Connections and adjacency to major external routes.
 - Route access and capacity limitations.
- Overall utility system capacity – subject to outside providers and their limits.
- Topography and other physical constraints to utility access

Environmental Factors – Opportunities and Constraints

Environmental Factors

- Does the topography support the type of presumed development?
- Do hydrologic features limit access or otherwise constrain development potential?
- How do flood hazards impact the area?
- Limitations of developing within water supply watersheds – protected vs. critical areas.
- Costs of mitigation and compliance with environmental protection regulation.

Public Services

Public Services

- Availability of adequate public safety resources?
- Provisions for parks and recreation.
- Ability to provide solid waste and sanitation services.
- Ability to maintain streets, sidewalks, and stormwater infrastructure.
- General government capacity – finance, administration, planning, permitting, etc.
- Quality and capacity of schools, health, and social services

Local Regulation and Growth Philosophy

Regulation and Growth Philosophy

- Local tools to manage growth:
 - Comprehensive planning – guiding growth
 - Land use regulation – zoning, subdivision, stormwater
 - Annexation and extraterritorial jurisdiction
 - Utility capacity development and allocation
- Local philosophy on growth – influencing outcomes:
 - Stances range from oppositional to active partners
 - Perception is reality

Review of Growth Areas

Growth Areas

- 19 Growth Areas Identified
 - +/- 1,200 acres in total
 - 100 acres presumed for primarily nonresidential use
 - 600 acres presumed mixed use (primarily residential)
 - 500 acres presumed to be residential
- Represents opportunity – not expected outcome.
- Market forces will determine demand and owners will determine availability.

Growth Areas

- Growth areas rated based on the opportunities and constraints present.
- Mixture of objective and subjective criteria.
- Scores used to model the presumed degree of development pressure that each will experience.
- Growth pressure is managed by the Town through its regulatory environment and fiscal actions.
- The community and outside entities have a voice.

Growth Areas - Questions

- Do these areas align with where you would anticipate growth? What did we miss?
- Do the presumed general development types correspond to your expectations?
- Do you agree with the expected degree of development pressure?
- What other opportunities and constraints impact growth?
- Does the Town have adequate tools and resources to manage the growth potential?

Public Workshops

- Following Steering Committee workshop, we will hold public workshops with managed attendance on Saturday May 1st and Tuesday May 4th.
 - Held over two days with 4 sessions per day.
 - Meetings to be held in the Civic Center to allow for both distancing and maximum participation.
- Advertising for the workshops - what worked best for our last public engagement activities.

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