

APPENDIX A

Land Use Plan Survey with Results

Town Of Sims
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Town of Sims Land Use Plan Community Survey Results

The Town of Sims is undergoing the development of its first complete Land Use Plan. The Land Use Plan Advisory Committee needs and wants your thoughts. Since the Town has some jurisdiction beyond the town limits, the Town wishes to develop policies and a vision statement that includes input from both the Town and the surrounding area. We hope all of you consider Sims your hometown. **Please respond by April 4th.**

1. **The Committee would like to know if we are receiving input from both the Town's surrounding jurisdiction as well as Town residents. Please check one of the following:**

Jurisdiction	Number of Responses
Town Resident/household	31
Surrounding Area Resident/household	10

2. **Qualities and characteristics you like/enjoy about the Sims area? Check all that apply:**

Qualities and characteristics	Number of Responses
Friendly & caring	31
Mix of Older & New Homes	23
Trees/Plants	22
Safety Record	20
Rural Area Vistas of Surrounding Area	16
Community Events	7
<i>Other Suggestions from Residents:</i>	

Fix potholes	3
More community events	3
Close to larger cities	2
Charming; people; homes	2
Grocery	1
Large Convenient store	1
Keep poisonous plants out of Town Park	1
None: stop spending the Town's money	1
More stores/shopping centers, movie theatre	1
Flowers/shrubs around park area and Town Hall	1
Community Garden with section for a Childs' Garden	1
Traffic lights	1
More green areas	1
More sidewalks	1
Begin annual Christmas Tree lighting ceremony	1

3. What are some aspects of the community you would like for the Town to improve on? Please Specify:

Possible Town Improvements	Number of Responses
More Shopping Options	26
Certain appearance issues	22
New Business Incentives	18
Add'l Parks and recreation	12
Access to Town utility services	4
Your Suggestion(s)	Your Responses
Provide online utility payment	4
Grocery store and other independent shops	4
Continual litter removal and include newly developed areas in Sims, and along 264	4
Continual litter removal and include newly developed areas in Sims, and along 264	4
Dog park	3
Renovate or remove abandon bldgs.	3

Fix potholes permanently	3
Add a grocery store and other independent shops	3
Clean up and upgrade empty buildings', downtown buildings', and houses' appearances	3
Improve interior/exterior Post Office on Main Street	3
Provide Dog Park	3
Clean up residential/commercial lots	2
Improve Community Center	2
Curb appeal	1
More community social events	1
Bulk trash pick-up with no additional pick-up fees—call Town Hall, as needed	1
New Hardware Store	1
Better police protection	1
Incorporate program in schools and Town Park regarding how to keep environment clean and need to recycle.	1
More outdoor picnic areas	1
Provide computer stations for public usage	
Digital Literacy courses	
Increase Street lights on Main ST.	
Provide Cell tower/better WIFI	
Town Park upgrades; add walking trails	1
Add new Sims's sign(s)	1
Utilities cheaper than Duke Utilities	1
Please no more affordable housing along Flat Rock Rd	1

4. Community Facilities Check all that apply:

Community Facilities You Appreciate	Number of Responses
Town Park	27
Public Water/Sewer	18
Town Hall	13
Community Center	11
Any improvement(s) needed?	Number of Responses

Sidewalks	20
Community Center	9
<u>Residential Development</u> Please check those to be considered:	Number of Responses
Senior Housing	13
Townhouses	10
Garden Apartments	8
Bed & Breakfast Inn	8
Your Residential Suggestion(s):	Number of Responses
None small town feel 2	2
Senior Activity Center	2
Plant beautiful, flowering trees throughout the City and outlying areas can entice visitors to our City	2
Limit new apartments (increase in crime)	1

5. **Commercial Development** What commercial development(s) would you patronize or use if located in the Sims area? Please check all that apply:

Qualities and characteristics	Number of Responses
Grocery Store	33
Restaurant (Please no fast food 1)	30
Farmer's Market, Fruit & Vegetable Stand	27
Lawn & Garden Supplies	24
Hardware Store	22
Specialty Shops	17
Gift, Novelty & Souvenir Stores	12
ATM (BBT or Wells Fargo ATM--1)	12
Veterinary Clinic: 9	9
Professional Offices:	8
Personal Services	8
Home Furnishing	8
Lodging	7
Hobby, Toy Stores	7

Mini-Storage Units	6
Potholes need fixing	1
Prioritize downtown	1
Skating rink	1
Keep smalltown feel	1
None -- keep it rural	1
Small business	1
Hair salon; nail salon	1
Drugstore	1
Flower shop	1
Preschool with new development	1

Suggested locations for new commercial development? Please check those that apply:

Suggested Locations	Number of Responses
US 264 Alt (towards Wilson)	23
Downtown or near center Sims	21
Green Pond Rd & US 264 interchange	17
US 264 Alt (towards Bailey)	15
Other Suggested Area(s)	Number of Responses
Beef up development off exit ramps 34 & 36 to Sims—will draw more shoppers	1
Rock Ridge Sims Rd. (towards Stotts Cross Rd)	1

6. Amenities and Safety: Which of the following do you wish for improvements to - Check all that apply:

Amenities	Number of Responses
More Walking/Exercise Trails	21
Sidewalks	18
Welcome to Sims Signs	16
Library	12
Street Lights	12

Crosswalk Markings on 264 Alt	12
Another Park/Recreation Area	10
Benches throughout the Town and the Park	9
More Off-Street Parking	8
Park Activities for Those with Disabilities	7
Street Signs	7
Senior Activities	5
Other Suggestions Next Page	
Other Suggestions	Number of Responses
Library	2
Traffic lights throughout Town; Specifically named included: 264 Alt at Rockridge Rd.; Wall Rd & Wall St lights; and 264A at Main St	1 each
Make downtown destination- pavilion/live music/festivals	1
Post speed limit and enforce speed limit on 264 Alt and throughout Sims	1
Address trash, litter, household goods left along streets and highway	1
Increase Police protection as town grows	1
<u>Streets:</u> Keep trees trimmed back at intersections to increase visibility Keep storm ditches cleaned/clear to decrease flooding Fix potholes	1 each
Add signage throughout Town to promote exercise and safety along current and new walking spaces	1
Sports facilities & grounds	1
Stop spending money to prevent tax increase	1

VOLUNTEERS: The Town needs volunteers for a variety of projects. There are so many projects and ideas that will need volunteers with certain skills, time, and dedication to making this a better community.

There will be a need for additional planning and development of action plans; gathering of resources; working on beautification projects; helping our neighbors; welcoming our newcomers, and the list goes on. We do not ask a lot of our volunteers and respect each of their talents and schedules.

If you have a skill or desire to help your community and neighbors to make this a better place to live, play, and shop, please indicate so below and provide a means to contact you. Thank you!

Beautification Projects: _____ Community Center Improvement
Planning: _____

Park & Recreation Improvements: _____ Planning/Zoning Improvements: _____

Welcome Newcomers: _____ Events Organizing: _____

Senior Activities Planning: _____ Park Maintenance: _____ Community Vision
Statement _____

Any skills or time towards any other projects:

_____ Yes, I'm willing to do what I can to assist in some way! Here is how you
can best contact me:

Contact information:

APPENDIX B

**Town of Sims
Land Use Plan – 2032
Development of Future land Use Map & Strategies
Public Workshop Results & Factors by Neighborhoods**

The Pointe

Development Concept: **Preserve as it is (5);** Conserve & Enhance (3); Transform (1)

Positive Images: dog park; sidewalk; some slight improvements

Current Land Use: **Single-family Residential;** some vacant tracts

Current Zoning: **Mostly R-10;** some amount of R-15

Summary/Observations:

- This mostly built-out neighborhood did not receive a lot images or comments likely due not being able to add anything new to this neighborhood.
- Most responses were Preserve likely due to the recent development and construction.
- **Development Concept observation:** **Either Preserve or Conserve & Enhance.** It is suggested that the Advisory Committee consider enhancement strategy/tools, e.g., encourage sidewalks, additional vegetation, lighting, update signs, etc. as in what is suggested for other town subdivisions.

Flat Rock

Development Concept: **Preserve as it is (6);** Conserve & Enhance (2); Growth (1)

Positive Images: adjacent subdivision tore down trees; street lights; preserve nature, trees/bushes; space between homes; like the small-town feel; sidewalks; bike trails; keep rural area – worried about traffic if development

Current Land Use: **large vacant tracts; Rural Single-family Residential** (scattered along Flat Rock Rd.); **several active agricultural tracts**

Current Zoning: **RA= Rural Agriculture**

Summary/Observations:

- Fair amount of sizeable vacant land; and active agriculture land and rural residential homes, as described above.
- **Most of the images and comments lean towards Preserve.**
- **However, some comments reflected on the proximity of the eastern section to the town limits, more dense development and town services.**
- **Development Concept observation:** It is suggested that **Preserve** be considered. Larger lot sizes for RA Zoning and given the potential for additional

residential development within the eastern section, some enhancement strategies/tools (sidewalks, lighting, etc.) may be considered as well.

Stapleford

Development Concept: **Preserve as it is (6);** Conserve & Enhance (2); Transform (1)

Positive Images: less traffic _____ the better

Current Land Use: **Rural Single-family Residential** along with **subdivision development; large agricultural tracts; and vacant tract** (platted for subdivision)

Current Zoning: **RA= Rural Agriculture and R-10S**

Summary/Observations:

- Even with the active agriculture land and rural residential homes, residential development along Flat Rock Rd and Rock Ridge Sims Rd. will be the predominant image or view of this neighborhood.
- Only one image and comment, possibly because from these roads the area appears to be built out and/or a desire for no more development than what currently exists.
- Like Flat Rock neighborhood, the proximity of this neighborhood to town limits and services provides a "in town feel".
- Stapleford Park subdivision has preliminary plat approval for 61 lots. First phase of 17 already completed and built out. Second phase is under construction. Third phase likely to be developed if current housing market continues.
- **Development Concept observation:** It is suggested that Preserve be considered,

Winborne Neighborhood

Development Concept: **Preserve as it is (4);** Conserve & Enhance (1); Transform (2) Growth (1)

Positive Images: preserve county feel; prefer growth out here; residential development; small grocery store; preserve area near Stapleford; preserve agricultural area; taking food from family even if still non-residential

Current Land Use: **large vacant tracts; Rural Single-family Residential** (scattered along Flat Rock Rd.); **several agricultural tracts**

Current Zoning: **RA= Rural Agriculture**

Downtown Business

Development Concept: **Conserve & Enhance (3);** Growth (2) Preserve (2) Transform (1)

Positive Images: beautification/curb appeal; landscaping; clean/neat; traffic light and signage; sidewalk; New business
Downtown Goldsboro; curb appeal and beautification

Wendell – coffee shops & places to eat; trees, lights green bushes; street lamps (vs lights on power poles; fix Post Office wall & remove rocks from P.O. parking lot
Music, coffee shops, lighting, sidewalks, shops, outdoor eating, Internet! Bookstore, ATM

Grills, coffee shop, places to eat; trees, lights, stop lights
Curb appeal, sidewalks, fix the post office
Make it attractive

Current Land Use: **Businesses**; public institutions, and one residence

Current Zoning: **CD – Commercial Downtown**

Summary/Observations:

- Like the Heritage, the Downtown was built out on lots prior to the adoption of land use regulations; the land area in the currently zoned Commercial Downtown in most areas of this neighborhood is limited and confined.
- Most of the buildings in the Downtown are older construction and will need upfitting for most new businesses or reconstruction.
- The images/comment responses for additional new shops appear to be realistic and limited choices as to what can fit within the Downtown area and structure or space, e.g., coffee shop, place to eat, music store, grill, bookstore, etc.
- Lots of comments about improving “curb appeal” and infrastructure improvements, e.g., sidewalks, street lamps, etc.
- **Development Concept observation: The development concepts were mixed.** Given the desired images and businesses mentioned, it appears true intent is to make changes in Downtown development when one combines the “Enhance” in the Conserve (3) concept with Growth (2) and Transform/Redevelop (1). The Advisory Committee will have to sort this vision out and can consider a combination of enhancement and redevelopment strategy/tools, e.g., redevelopment funding, encourage appearance improvements, lighting, update signs, sidewalks, etc.

Heritage Neighborhood

Development Concept: **Conserve & Enhance (6); Preserve (1); Transform (1)**

Positive Images: beautification, vegetation control, street lamps (not lights on power poles); lighting, sidewalks;
Fix some of the older homes

Current Land Use: **Single-family Residential**; some vacant lots; one duplex

Current Zoning: **Mostly R-10 and some amount of R-15**

Summary/Observations:

- This mostly built-out and mix of homes neighborhood was developed prior to land use regulations with varying sized lots.
- The Conserve & Enhance responses took the meaning of that concept to heart for this neighborhood – Conserve the character, but enhance it with accent improvements.

- **Development Concept observation:** Conserve & Enhance is appropriate. The Advisory Committee can use enhancement strategy/tools, e.g., encourage additional vegetation, lighting, update signs, sidewalks, etc. Also, available is housing rehabilitation funding to fix some houses for moderate income homeowners. In addition, vacant lots (infill) and redevelopment potential can bring new homes to this neighborhood.

Magnolia Place Neighborhood

Development Concept: Conserve & Enhance (4); Transform (1)

Positive Images: uniform signage; lighting, and repair potholes

Current Land Use: Single-family Residential;

Current Zoning: R-15

Summary/Observations:

- This already built-out neighborhood received only 5 comments or determinations likely with others not able to add anything new to this neighborhood.
- The Conserve & Enhance responses took the meaning of that concept to heart for this neighborhood – Conserve the character, but enhance it with accent improvements.
- **Development Concept observation:** Conserve & Enhance is appropriate. The Advisory Committee can consider enhancement strategy/tools, e.g., encourage additional vegetation, lighting, update signs, etc.

Sims Southside

Development Concept: Preserve as it is (7); Growth (3)

Positive Images: No apartments; continue to improve older homes; quite; continue with less traffic; likes gated community; grocery store; art center using existing house; protect farmland; protect farmland; leave it alone; keep the trees; Cary style townhomes; café; laundry mat; swimming pools; Eagle Farms in Wilson; townhouses; medical; grocery store; community center with computer lab; RV Park
Redevelop downtown

Current Land Use: large agricultural tracts; Rural Single-family Residential (scattered along Sims School Rd.); several vacant tracts; one agri-business

Current Zoning: Mostly R-15, with some RA= Rural Agriculture

Summary/Observations:

- **Sizeable active agriculture land along with an agri-business,** scattered rural residential homes along with a subdivision provide a rural setting close to town.
- Water and sewer infrastructure is only feasible for the properties in this neighborhood closest to Magnolia Place (south and east of it).
- Most of the images and comments stated to maintain the character of this area.

- **Development Concept observation:** Preserve is realistic, but Advisory Committee must recognize and include the possibility of residential development proposals. The location of those proposals will determine density of these proposals. A mix of residential strategies/tools along with Preserve or Conserve/enhance concepts.

Stotts Crossroad Neighborhood

Development Concept: **Preserve (5); Transform/Redevelop (3); Conserve/Enhance (1)**

Positive Images: infrastructure on roads to help neighbors to connect so traffic will not increase on Main St. & downtown;

Leave as farmland; would like to keep as farms; leave it alone

Have trees between the houses; larger lots for development

Like Magnolia Place

Gillette complex

Current Land Use: **Rural Single-family Residential on large lots** within subdivisions off Rock Ridge Sims Rd.; **large agricultural tract behind subdivision**

Current Zoning: **RA= Rural Agriculture**

Summary/Observations:

- Fair amount of sizeable active agriculture land, scattered rural residential homes, and William Point Subdivision.
- Like Crystal Lake, the Williams Point Subdivision sets a high standard for single-family development and aesthetics.
- Most of the images and comments stated to maintain the character of this area with Growth participants recognizing the potential of residential development.
- **Development Concept observation:** Preserve is realistic, but Advisory Committee must recognize and include the possibility of residential development proposals. The strategies/tools available for large lot requirement and cluster development would help.

Southeast Neighborhood

Development Concept: **Preserve as it is (7); Growth (2)**

Positive Images: Instill residential growth; wetlands; grocery store;

Protect land; protect what we have;

Keep farmland; leave it alone; keep the trees;

Sidewalks and lighting

Sidewalks

Current Land Use: **large agricultural tracts; Rural Single-family Residential** (scattered along Old Davis Rd.) and Williams Point S/D on large lots; **several vacant tracts**

Current Zoning: **RA= Rural Agriculture**

Summary/Observations:

- Fair amount of sizeable active agriculture land, scattered rural residential homes, and William Point Subdivision.
- Like Crystal Lake, the Williams Point Subdivision sets a high standard for single-family development and aesthetics.
- Most of the images and comments stated to maintain the character of this area with Growth participants recognizing the potential of residential development.
- **Development Concept observation:** Preserve is realistic, but Advisory Committee must recognize and include the possibility of residential development proposals. The strategies/tools of large lot requirement and cluster development would help.

Sims Park Place

Development Concept: **Conserve & Enhance (5)**; Preserve (2); Transform/Redevelop (2)

Positive Images: Small country scale version of areas like North Hills in Raleigh (shops/walking) make Park larger with more shelters, swings, playsets, bike trail, dog park

Park better lit, grounds better maintained

Like it as is but would like more lighting

Tear down that eye sore barn across from the park and build something to create jobs

For areas like the/this sidewalk and park make it nicer

Nothing commercial; keep the farmland; enhance the town sign (nicer/more greenery);

make park better/bigger, more age options; more amenities (basketball/baseball

More commercial development; make park better & larger, more age options, more amenities

Current Land Use: Agricultural tracts, Community Park, church, town utilities, vacant tracts

Current Zoning: **R-15**

Summary/Observations:

- **Most of this neighborhood consists of sizeable vacant land and active agriculture land.**
- **Borders on the northern edge of Downtown with church and Community Park.**
- Advisory Committee had discussed the area around the Community Park to be sensitive to pedestrian traffic and compatible to the Community Park use and activities.
- Lots of comments directed to enlarging and improving the **Community Park** and safe access to it.
- The reality of the location of farmland or vacant land so close to Downtown, town water and sewer services, and part of the entrance to Downtown puts it at odds with preservation efforts for entire area of the neighborhood.
- **Development Concept observation:** As stated above, residential development (given water/sewer & density consideration) would be ideal near

the Community Park, Downtown, and Green Pond Rd. access to US 264. A well-managed Conserve/Enhance in parts of this neighborhood along with preserving the balance would be more realistic for the next 10 years.

Gateway East

Development Concept: **Preserve (5); Growth (2); Conserve & Enhance (1); Transform (1)**

Positive Images: Housing development, subdivisions, multi-family/apartments
Housing development/ subdivisions
Housing development
Businesses along 264-alt and keep other land the same
Preserve the land, don't change the old historic property

Current Land Use: **large agricultural tracts; large vacant tracts; Rural Single-family Residential** (scattered along US 264-Alt.); Fire Dept., one active business, several historic homes

Current Zoning: **RA= Rural Agriculture, small amount of R-15**

Summary/Observations:

- Fair amount of **sizeable vacant land; and active agriculture land**, and scattered rural residential homes.
- **This is one two primary gateways into and out of the community!**
- **350 lot subdivision platted and approved ½ mile from town limits.**
- **As in Gateway North, the Community Survey and Advisory Committee have been asking for shopping and services that may not fit into the limited area of Downtown.**
- Most of the images and comments lean towards housing developments, multi-family development, and commercial development.
- Highway entrances, turn lanes, and drainage in US 264-Alt right-of-way will have to be coordinated with each development.
- If developed, given comments by both Advisory Committee and workshop participants with regards to managed growth and gateway appearance, strip commercial development would not what you would want.
- **Development Concept observation:** The Advisory Committee will have to sort out the conflicting messages of 5 Preserves versus the other 4 with comments in favor of development, especially in the vain of the reality of development pressures (\$\$) and limited ability of Downtown area to provide all the desired shopping/service needs.

Northeast

Development Concept: **Preserve (5); Growth (3); Transform/Redevelop (1)**

Positive Images: Existing farmland to remain undeveloped
Farmers are going a great job of maintaining
Existing owner(s) keep it clean; it should stay the same
Untouched

Keep green
Townhouse development "Flowers Plantation"
Grocery store
Neighborhood Walmart with residential surrounding

Current Land Use: agricultural tracts; vacant tracts; scattered Rural Single-family Residential

Current Zoning: RA= Rural Agriculture

Summary/Observations:

- Fair amount of sizeable vacant land; and active agriculture land and rural residential homes.
- Most of the images and comments lean towards Preserve.
- When one looks at the land uses and the distance from Green Pond Rd. and interchange with US 264, it appears unlikely that the Transform or Growth activities will reach the farmland and open areas within the next 10 years.
- There is a large area on the east side of Green Pond Rd. within the Gateway North neighborhood or planning area that is available for development if the Committee designates the Gateway North area as such.
- **Development Concept observation:** As stated above, development here is not realistic or wanted by at least one landowner. **It is suggested that Preserve be considered.**

Gateway North

Development Concept: Conserve & Enhance (3); Preserve (3); Growth (2)

Positive Images: Maintain rural feel, open to cleaning and clearing
Can't develop, don't want to stress surrounding areas with corporate infrastructure
Addition of gas station
Gas station, grocery store
Commercial and residential growth (look like Zebulon's entrance from the highway)
Wider roads to support "potential" incoming growth – commercial; leave land

Current Land Use: large vacant tracts; agricultural tracts; two industries; one single-family residence

Current Zoning: HI – Heavy Industry, HC - Highway Commercial

Summary/Observations:

- Mixed uses here; fair amount of sizeable vacant land; and active and former industry sights in the mix.
- **It is likely that several of the industries located there due to the US 264 interchange, which the Advisory Committee identified as a major gateway to the community.**

- **US 264 interchange/Gateway and the report of 1,000 newly platted lots (in Nash County) just north of this interchange appears to make this location a magnet for commercial development.**
- The standards of appearance and development standards in order to (1) maintain an attractive entry into the community and (2) become compatible and responsible neighbors to current adjacent development.
- This location, if it becomes more commercial, can satisfy the shopping and service needs of the community which will not fit into the Downtown neighborhood.
- Upgraded regulations and working with NCDOT will help.
- **Development Concept Observation: divide between Preserve versus the "Enhancement" part of Conserve and Growth determinations. Most of the image comments lean towards new select commercial development, which is consistent with gateway concept and the current zoning.**

Northwest

Development Concept: Conserve & Enhance (4); Transform/Redevelop (3); Growth (2)

Positive Images: Remove junkyard clean overall appearance
 Open to redevelopment that matches existing neighboring homes (Crystal Lake)
 Incorporate existing Crystal Lake aesthetics farther into the area
 Mixed uses of residential & commercial (sales)
 Dog park, church, congregation area
 Shopping district, common, strip mall, cleaned up for visual appearance
 Leave as farmland and convert existing industrial to shopping commercial

Current Land Use: vacant tracts; large agricultural tracts; two industries; one gated single-family subdivision; rural single-family residences

Current Zoning: RA Rural Agriculture; HI – Heavy Industry, LI – Light Industry

Summary/Observations:

- Lots of mixed uses that were developed prior to Sims' land use regulations
- **Being next to Gateway North adds to the appearance and feel of mixed uses to the east side.**
- There is a divide between the two areas: (1) the eastern section with industrial uses surrounding the subdivision and several rural residences, and (2) the central and western sections with rural residential along Bruce Rd and surrounded by agricultural tracts including some along US 264-Alt in the southern section.
- Crystal Lake Subdivision sets a high standard for appearance and aesthetics.
- **Participants' "Development Concepts" and images and comments were divided between Preserve and Conserve/Enhance versus Transform/Redevelop & Growth. This is likely due to the differences in the two sections and types of uses and development.**

- **Development Concept Observation: Two sets of Development Concepts & Strategies (directives) for the two sections of this Neighborhood?? (1) WEST= Conserve/Enhance and (2) EAST=Transform/Redevelop??**

APPENDIX C

Town of Sims Land Use Plan – 2032 Development of Future land Use Map & Strategies

TOOLBOX of STRATEGIES

Note: Each of the strategies on the following lists will tend to fall into four basic categories:

- Land use regulations – either update to include and/or requirements during development proposal review and approval;
- Utilizing partners to assist with resources and/or activities that Town cannot do alone;
- Town investment and involvement to the extent that is reasonable and feasible;
- Volunteers to collaborate and assist the Town and community in studies and projects in order to add person-power to achieve steps towards strategies.

5. A Place to **PRESERVE**: to safeguard, to protect, and preserve as it is.

Note: This does not mean no development at all; just very limited.

- Leave current zoning map designation as it is
- Require larger residential lot size in order to maintain rural setting
- Upgrade and use cluster (residential) development (to preserve natural areas.
- Communicate with area farmers, Wilson County, and Agricultural Cooperative Extensive to assist with preservation of farmland where possible.
- Allow compatible agri-business and accessory uses
- Investigate and apply for housing rehabilitation fund for moderate income homeowners (will need Wilson County cooperation for one funding source).

6. A Place to **CONSERVE and ENHANCE**: to help conserve existing area as is, but allow for enhancements and compatible improvements and modifications, e.g., sensitive infill development, use preservation with design or appearance

enhancements/improvements in order to preserve character of neighborhood.

- Allow sensitive/compatible infill development
- Require and/encourage trees and vegetation within development and as buffer
- Encourage preservation efforts and recognition of history
- Encourage or motivate (incentives or recognition) efforts for appearance enhancements and beautification projects
- Allow compatible and sensitive home choices and density options
- Upgrade and use cluster (residential) development
- Require larger residential lot size in order to maintain rural setting
- Allow compatible agri-business and accessory uses
- Develop special zoning district and dimensional requirements.
- Investigate and apply for housing rehabilitation fund for moderate income homeowners (will need Wilson County cooperation for one funding source).
- Community Park improvements and expansion or second location
- Incorporate (new) town design in street signs and lamps, where feasible; also signs commemorating neighborhoods or historic structures

7. A Place to **TRANSFORM or REDEVELOP**: to encourage the redevelopment and transformation of existing developed area or parts of an area to provide opportunities to improve, grow and evolve, e.g., for residential areas to allow sensitive mixed density and home choices; for commercial areas to allow mixed use and redevelopment projects.

Note: this may or can mean expansion of an existing developed area.

- Allow for moderate increase in housing density
- Modify current Zoning District to fit the desired development concept
- Upgrade the Zoning Ordinance and Map to allow select commercial uses, to allow mixed uses, and require development and appearance standards

- Planned unit development and site plan review to obtain mix, density, development standards, drainage and traffic control desired.
- Explore economic development grants offered by the State for job creation projects.
- Town explore resources for infrastructure improvements to be completed strategically and in phases.
- Offer incentive or motivation to improve appearance of business buildings with trimmings that fit with new town design scheme(s)

8. A Place of **GROWTH – Managed: for an area of potential new growth for either residential or commercial or mixed-use development**, e.g., new subdivisions, townhouse development, shopping center, managed commercial sites, mixed use projects, etc.

Note: this may mean public investment in supporting infrastructure in some situations.

- Modify current Zoning District
- Upgrade the Zoning Ordinance and Map to allow select commercial uses, to allow mixed uses, and require development and appearance standards
- Planned unit development and site plan review to obtain mix, density, development standards, drainage and traffic control desired.
- Managed or controlled growth strategies
- Upgrade and use cluster (residential) development
- Consider water and water/sewer extensions based on financial and system capacity feasibility;
- Allow mixed uses compatible with residential developments of various density