

5

PRISAP Goals
LU-1: Land Use
T-2: Transportation
US-3: Utility Services
CC-4: Community Character

PLAN RECOMMENDATIONS

5 PLAN RECOMMENDATIONS

The Polkville Road Interchange Small Area Plan is a roadmap for future development which will occur over a time in response to interest from developers and other organizations. It is anticipated that a variety of development will occur - some immediately, some over the next few years, and some over the next 20 to 30 years - in response to the existence of the new US 74 Bypass.

This section identifies policy recommendations that should be pursued by the City of Shelby in collaboration with Cleveland County in order to plan for development associated with the Polkville Road Interchange and the US 74 Bypass in general. Based on the input from the committee meetings and the public open houses, policy recommendations were identified to meet the overall goals.

Goals

Goals are statements to guide public and private decisions on land use, transportation, utilities, and community character. Unlike recommendations that should be updated annually, goals reflect the actions, policies, and strategies from the *Shelby Strategic Growth Plan*, *Shelby Comprehensive Land Use Plan*, and *Cleveland County Land Use Plan*.

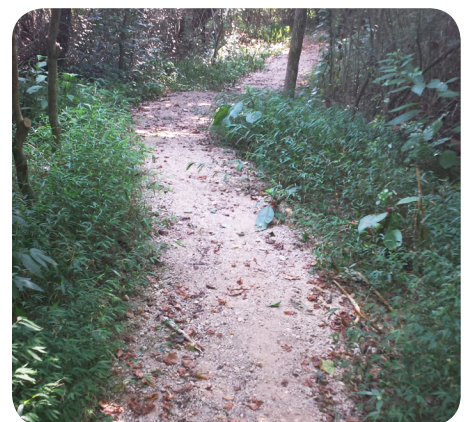
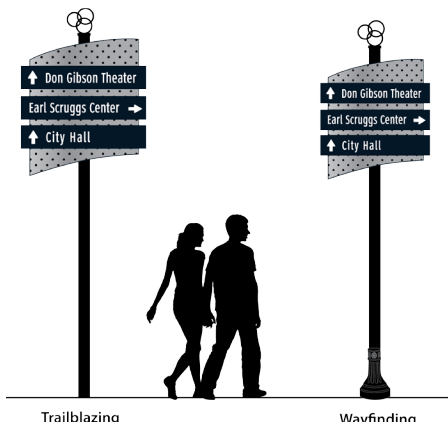
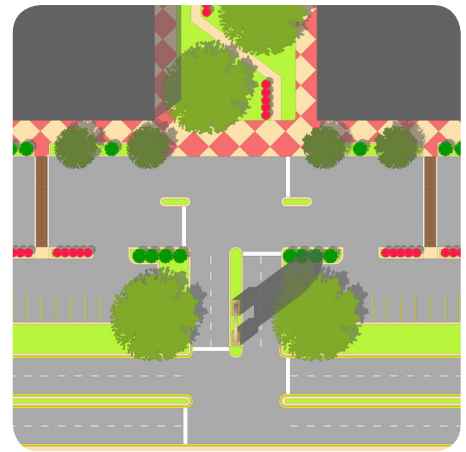
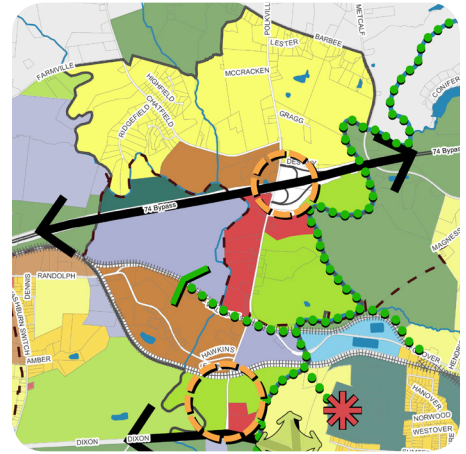
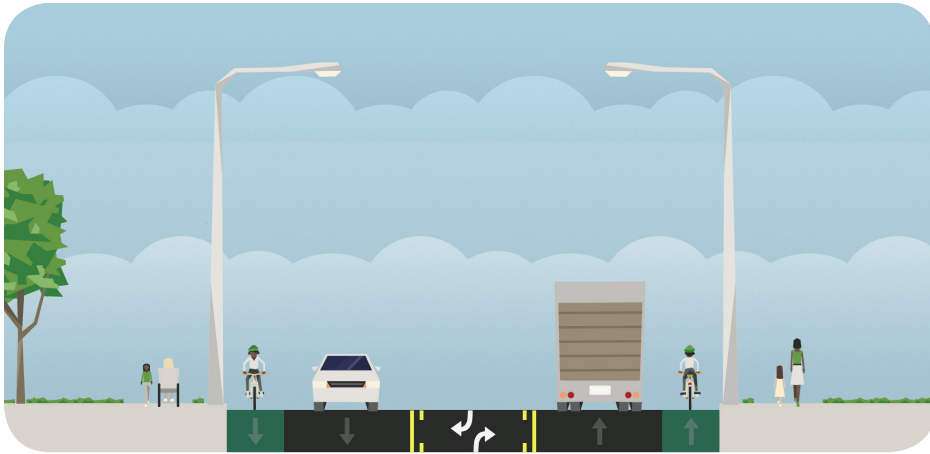
Recommendations

Recommendations are statements that support the goals. They should be periodically reviewed and updated without changing the balance of the Plan.

PRISAP GOALS:

LU-1	Encourage land use uses in strategic locations with convenient transportation access and adequate facilities.
T-2	Protect and enhance major routes as viable transportation corridors by ensuring their safety, capacity, and coordination with the adjacent land uses.
US-3	Maintain high quality utility services within the Polkville Road Interchange study area.
CC-4	Continue to create attractive entryways leading into the community with distinctive buildings, well-groomed landscaping, attractive signage, plentiful street trees, and roadsides free of clutter and litter.

FIGURE 5.1:
Examples of recommendations
from throughout the Plan
Recommendations section.



LU-1: LAND USE

Goal

Encourage land uses in strategic locations with convenient transportation access and adequate facilities.

Recommendation 1.1

Adopt the Polkville Road Interchange Small Area Plan Land Use Map, shown in Figure 5.1, to replace the depicted future land uses on the Future Land Use Map in the *Comprehensive Land Use Plan* for the area within the small area plan study area boundary.

Recommendation 1.2

Create policies to ensure sound barriers, landscaping buffers, and lighting standards are installed around industrial areas and US 74 Bypass to mitigate noise and light pollution.

Recommendation 1.3

Strategically rezone areas within the Polkville Road Interchange study area that promote sensitive conversion of vacant land to more urban uses; support development that is compatible with and enhances the visual attractiveness of the area; promote well-planned, economically viable development; ensure safe and efficient traffic flow; and avoid uncoordinated, strip development patterns.

Recommendation 1.4

Adopt the definition of Mixed Use used in the Washburn Switch Interchange Small Area Plan and the Polkville Road Interchange Small Area Plan to enhance the land use typology definitions in the *City of Shelby Comprehensive Land Use Plan*.

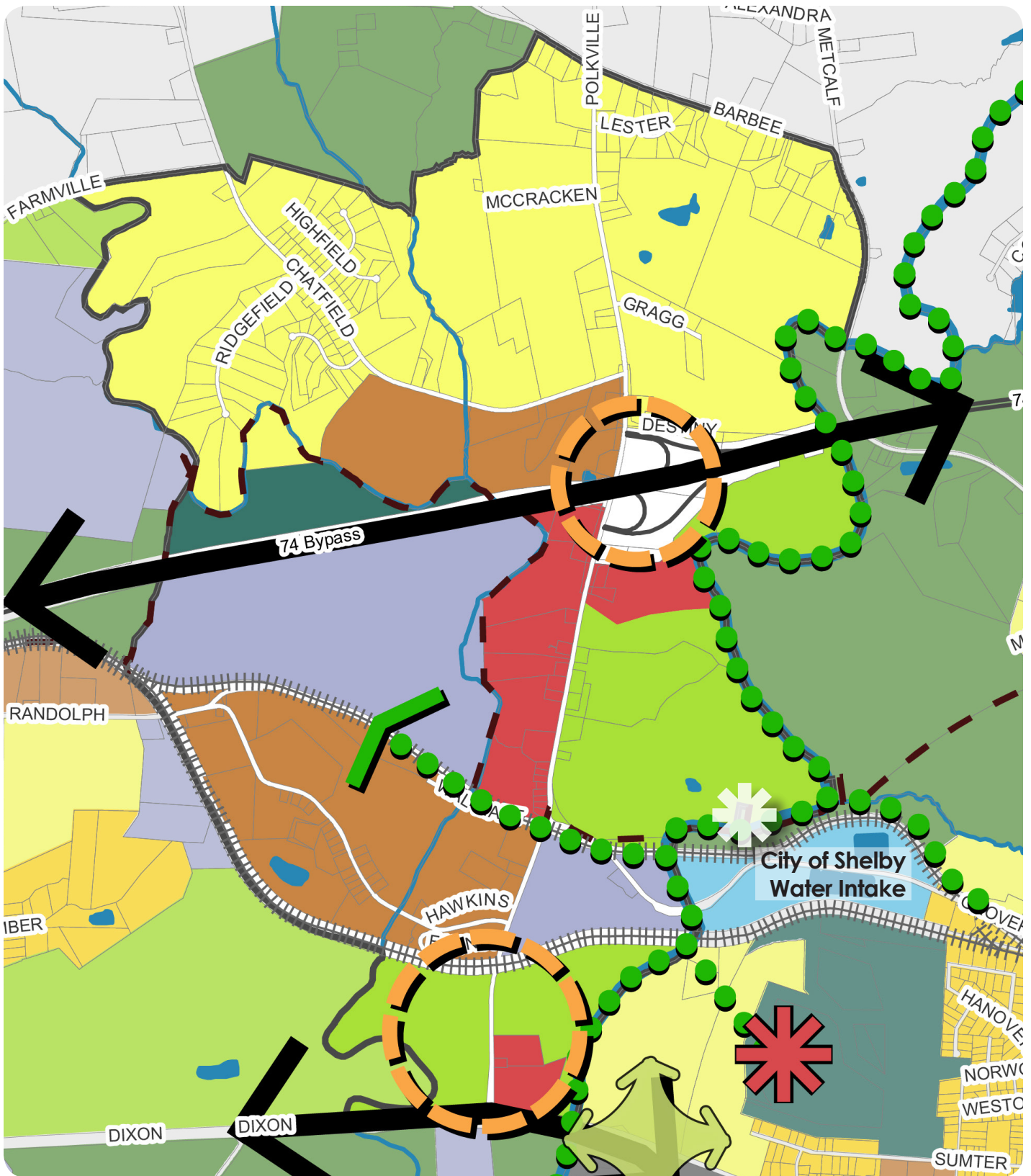


FIGURE 5.2:
Polkville Road Interchange Small Area Plan Vision Map



T-2 TRANSPORTATION

Goal

Protect and enhance major routes as viable transportation corridors by ensuring their safety, capacity, and coordination with the adjacent land uses.

Recommendation 2.1

Work with NC DOT to study intersections along Polkville Road to provide traffic relief at congested intersections.

Strategy 2.11

Construct a left turn lane to turn onto Chatfield Road at the intersection of Polkville Road and Chatfield Road.

Strategy 2.12

Implement signalized intersections at US 74 Bypass ramp entrances and exits as construction occurs.

Recommendation 2.3

Require shared driveways to limit the amount of curb cuts along Polkville Road to encourage internal connectivity between and within developments.

Recommendation 2.4

Set minimum driveway separation distances depending on the land use.

Recommendation 2.5

Widen Polkville Road from US 74/Dixon Boulevard to Chatfield Road. This could be widened in phases or as needed at shared driveways at the developer's expense.

Recommendation 2.6

Encourage the completion of the Carolina Thread Trail construction and use the existing trestle bridge to connect the Carolina Thread Trail with the minor activity center at the intersection of Polkville Road and Us 74/Dixon Boulevard.

Recommendation 2.7

Incorporate pedestrian accommodations as the area is developed (sidewalks, protected areas, shared driveways, connected parking lots, etc.).



FIGURE 5.3:
Location of intersections on Polkville Road that should be signalized as construction occurs on the US 74 Bypass.

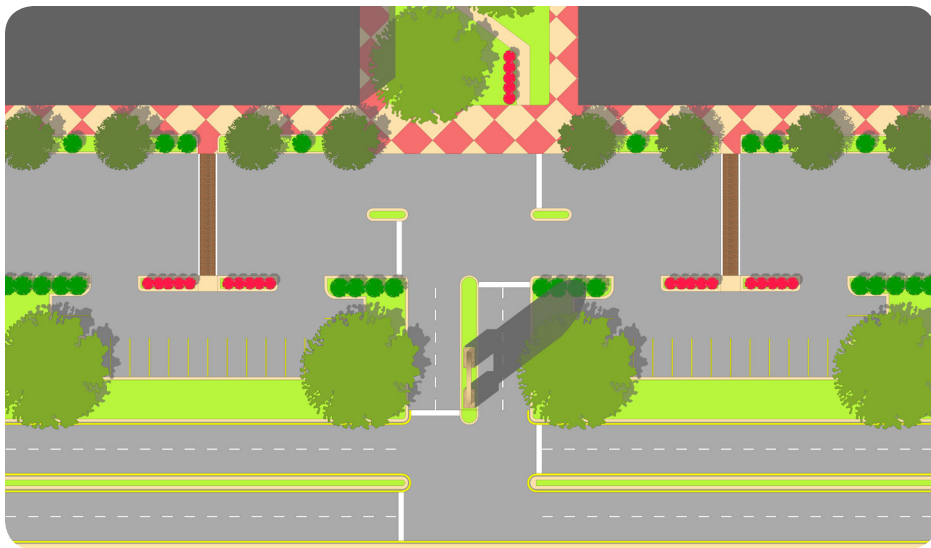


FIGURE 5.4:
Diagram of shared driveways. One entrance for multiple developments encourages internal connectivity between destinations.

FIGURE 5.5.:
Pedestrian bridge under construction for the Carolina Thread Trail that crosses the First Broad River and a portion of the trail. With the completion of this bridge, there is an opportunity to expand the Carolina Thread Trail west of Shelby through the Polkville Road Interchange study area.

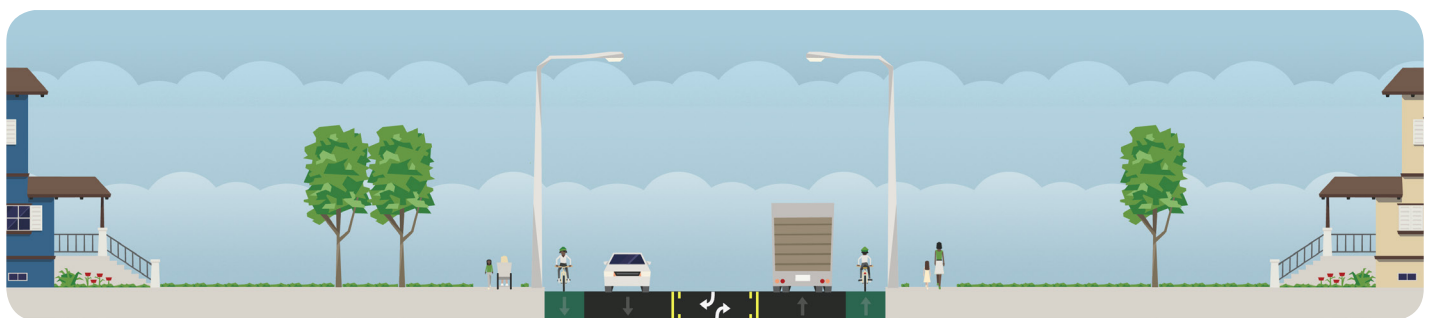


Figure 5.6:
Conceptual diagram of Polkville Road as a three (3) lane road with bicycle and pedestrian amenities.

US-3: Utility Services

Goal

Maintain high quality utility services within the Polkville Road Interchange study area.

Recommendation 3.1

Respond to utility needs with a strategically employed utilities services growth plan.

Strategy 3.11

Complete the Brushy Creek Outfall sewer services project.

Strategy 3.12

Complete the Farmville Road Loop water services.

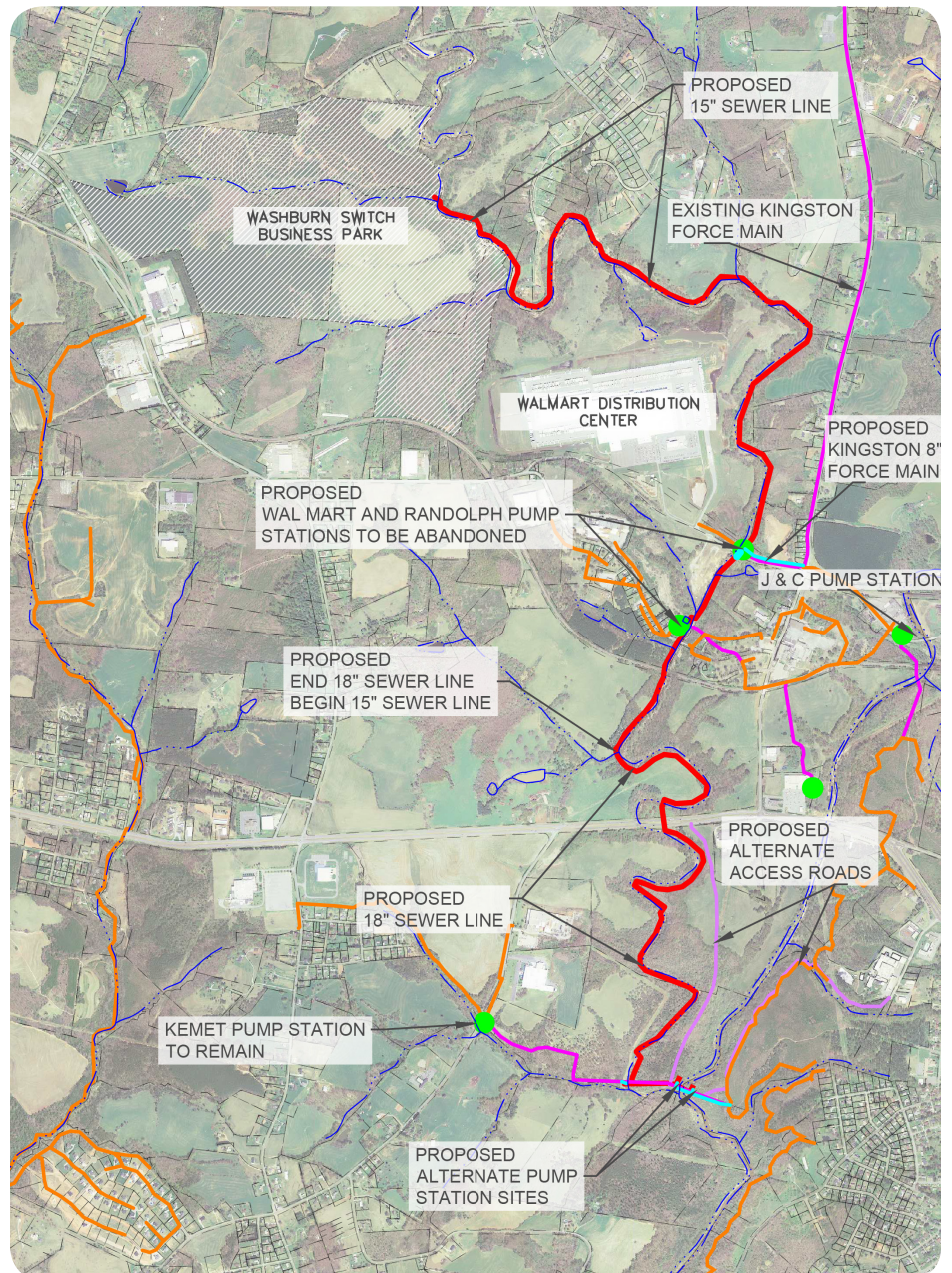
Recommendation 3.2

Continue to review parcels in the study area to ensure adequate emergency services.

FIGURE 5.7:
Brushy Creek Outfall Sewer Services Project Preliminary Map

Source: City of Shelby Utilities Department

- Existing Gravity Sewer Line
- Existing Pump Location
- Existing Force Main Sewer Line
- Proposed Gravity Sewer Line
- Proposed Force Main Sewer Line
- Proposed Alternate Access Roads



CC-4: Community Character

Goal

Insist on a better quality of development to continue creating attractive entryways leading into the community with distinctive buildings, well-groomed landscaping, attractive signage, plentiful street trees, and roadsides free of clutter and litter.

Design Guidelines

Recommendation 4.1

Update current design guidelines to include building orientation, signage, landscaping, and screening for mechanical equipment.

Recommendation 4.2

Create an overlay zoning district for site and building design guidelines, including transportation design guidelines.

Recommendation 4.3

Wayfinding/Directional Signs

The City of Shelby has begun implementation of the Wayfinding Signage System plan to coordinate a destination and directional signage system. Wayfinding signage provides guidance and navigation to numerous destinations throughout the City of Shelby for residents and visitors. As the Bypass is completed, wayfinding signs should be installed to build upon the existing signage already in place.

Interchange Landscaping/Streetscaping

Recommendation 4.4

Enter into a landscaping and maintenance agreement with NC DOT to create an attractive entryway into the City. The City of Shelby should provide the resources necessary to maintain the interchange at a high level of care.

Recommendation 4.5

Promote the use of the Wildflower Program through NC DOT to landscape the interchanges and along US 74 Bypass.

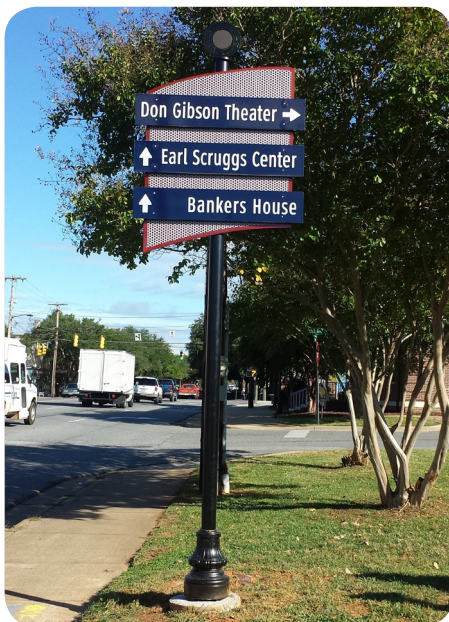


FIGURE 5.8:
(LEFT) Example of the City of Shelby Wayfinding Signs that are throughout Shelby. This sign is located on South Lafayette Street in front of the Planning & Development Services Office.



FIGURE 5.9:
(RIGHT) Examples of NCDOT's Wildflower Program from all over North Carolina.



Source: NCDOT Roadside Environmental Unit website.