

Land Use

Land use describes the different ways the land is utilized to provide development sites and circulation for the community's needs. Land use planning tries to reconcile the needs of present and future users and to solve conflicts that potentially exist among various land uses. Planning for land use is important because the total land use pattern establishes the character or form of the town, which in turn affects sociability, privacy, and the environment. Comprehensive research and community input are basic to any meaningful land use plan.



Jamestown has three major types of land use; residential, vacant, and forest service land. The residential use is concentrated in the center of town on (what is known as) the original plat. There is also some sparse residential development in the east end of town. Vacant land is distributed throughout the town in the form of undeveloped platted lots and mining claims. The Forest Service land is located in the east and west ends of town. Overall, residential uses comprise 22% of the land, vacant land - 43%, and Forest Service - 24%. The remaining land is used for parks, circulation, mixed, and public uses.

For planning purposes, the town can be divided into 3 major land areas: the central section, the area to the west, and the area to the east. The central section is predominantly residential with a significant amount of vacant land present. The residential use is almost entirely comprised of single family detached homes sited on .5-.75 acres each. There are currently approximately 95 homes in Jamestown, 90 are located in the central section. Most homes are one story and few have garages. Many homes are 1000 square feet or less. The housing pattern contributes significantly to the character of the town. Undeveloped lots constitute approximately 40% of this area. Commercial uses are located on Mill Street. Other uses or facilities in this area are the town hall, school and church.

The west end of town is 60% vacant land and 40% Forest Service land. The vacant land is entirely composed of overlapping mining claims. The Forest Service land is undeveloped and expected to remain so. The major uses in the east end of town are vacant, Forest Service, park, and cemetery. There are also a few homes located in this area. The vacant land has not been subdivided.

Jamestown has encouraged community input from the very beginning of the planning process. The various (numerous) meetings, studies, and surveys have helped the residents articulate their needs and desires. Some of the sentiments/findings on major land use issues are that, the small town character be maintained, development should be limited to the central area, development should be guided by the ability of the town to provide services, and opportunity for commercial growth should be provided. In general, Jamestown wishes to maintain its character while providing for a moderate level of growth and thus assure a pleasant, healthy, and safe environment.



The existing land use patterns are the most compatible and beneficial in terms of preserving the small town character. The large amounts of vacant land represent possible future development sites. It is critical that policies be developed to guide this development. This will ensure that future land uses will be compatible with the town's expectations. One of the most important factors in community development and planning is the citizen's desire for self-determination. Jamestown's residents are willing and capable of providing the guidance necessary to promote healthy growth.

Land Use Policies

1. Development should be orderly and parallel the ability of the town to provide adequate services. Therefore growth should be encouraged only in the Developing Area. (Area where concentration of development has already occurred. See Land Use Map.)
2. To encourage development in a priority area while minimizing its occurrence elsewhere, the subdivision of new lots should be limited to the Developing Area.
3. To insure a healthy environment, the density of development should be controlled. A subdivision ordinance should be adopted to guide further subdivision of parcels. No subdivision should occur until an ordinance is adopted. The natural and man-made systems will not be over taxed if density controls are provided.
4. One of the most important issues is preservation of the small town character. To maintain this valuable asset, development should be limited to those uses that are compatible with the existing character of the town. Uses should be limited to residential, cottage industry, and small retail trade. These uses will allow for a variety of development, supply in-town employment opportunities, and provide for an increased tax base while maintaining the town's character.



5. Where conflict occurs over legal description of lots, the individual parties should be responsible to resolve the issue. There exist recognized boundaries that are a result of the original plat and natural topography. Conflicts concerning overlapping mining claims can be remedied through the application of recognized legal rights of patented claims. Development on this land should be guided by future adopted development controls.

6. Jamestown should prohibit mining within the municipal boundaries. This includes undercutting from mines located outside the town boundaries. Mining claims should be allowed to develop as land uses which are recommended in this plan.
7. Annexation should not be approved until such time as land within the town limits is no longer adequate to provide the area for growth and until such time as the town is able to provide adequate urban services for new development. These criteria will be considered in the context of a comprehensive plan ammendment prior to approval of the annexation.

Definitions

- See Land Use Map for Locations

1. Growth Area: This land is viewed as a likely spot for development to occur.
2. Developing Area: This is where the concentration of development has occurred in the past. The boundaries of this area are defined by the existing water system. It is intended that new development take place in this area.
3. Secondary Area: This land is that which is just beyond the existing water system. This land is sparsely developed at present. Development is recommended to take place here after the Developing Area has reached a saturation point in terms of avqilable lots and carrying capacity of the soil.
4. Non-Urban Area: This land lies west of the Developing Area. It is designated as an area of very little or no development. If the first two areas of develoment have reached saturation points, re-evaluation of this area might be warranted.
5. Residential: This is defined in relation to the existing housing stock and/or the desired type of development. For Jamestown this means single family or duplex development. Any more intense development, such as triplex or fourplex, will place an undue burden on the service systems and the environment.

6. Cottage Industry: This refers to the type of production or assembling that occurs within a building whose primary use is residential. Such types are generally under the craft category (ie., leather, woodworking, etc.). The use must be compatible with its surrounding. There must be no more noise, pollution, traffic congestion, etc., than is normally associated with residential use.
7. Small Retail Trade: The uses under this category are grocery, craft, stationary, and other types which are compatible with the towns location and character.

Proposed Programs

Implementation of land use policies will require some type of land use controls. Various methods are discussed in the implementation section of this plan. Some common ways to assure quality subdivision and new construction are minimum lot sizes and setback requirements. The following minimum lot recommendations are based on the average lot size in the developing area.

- That any new subdivision parcel in the developing area be not less than 1/3 acre.
- That any new construction on existing lots require 1/4 acre lot area.
- That subdivision be discouraged in the secondary and non-urban areas until such time that available land in the primary area is exhausted.

Setback requirements describe the placing of a dwelling on a lot in respect to adjacent dwellings and rights-of-way. This ensures adequate light, air, and carrying capacity of soil. Some examples are:

- That any new construction be located 15 feet from any existing buildings.
- That any new construction be located greater than 10 feet from public rights-of-way.

JAMESTOWN

LAND USE

LEGEND

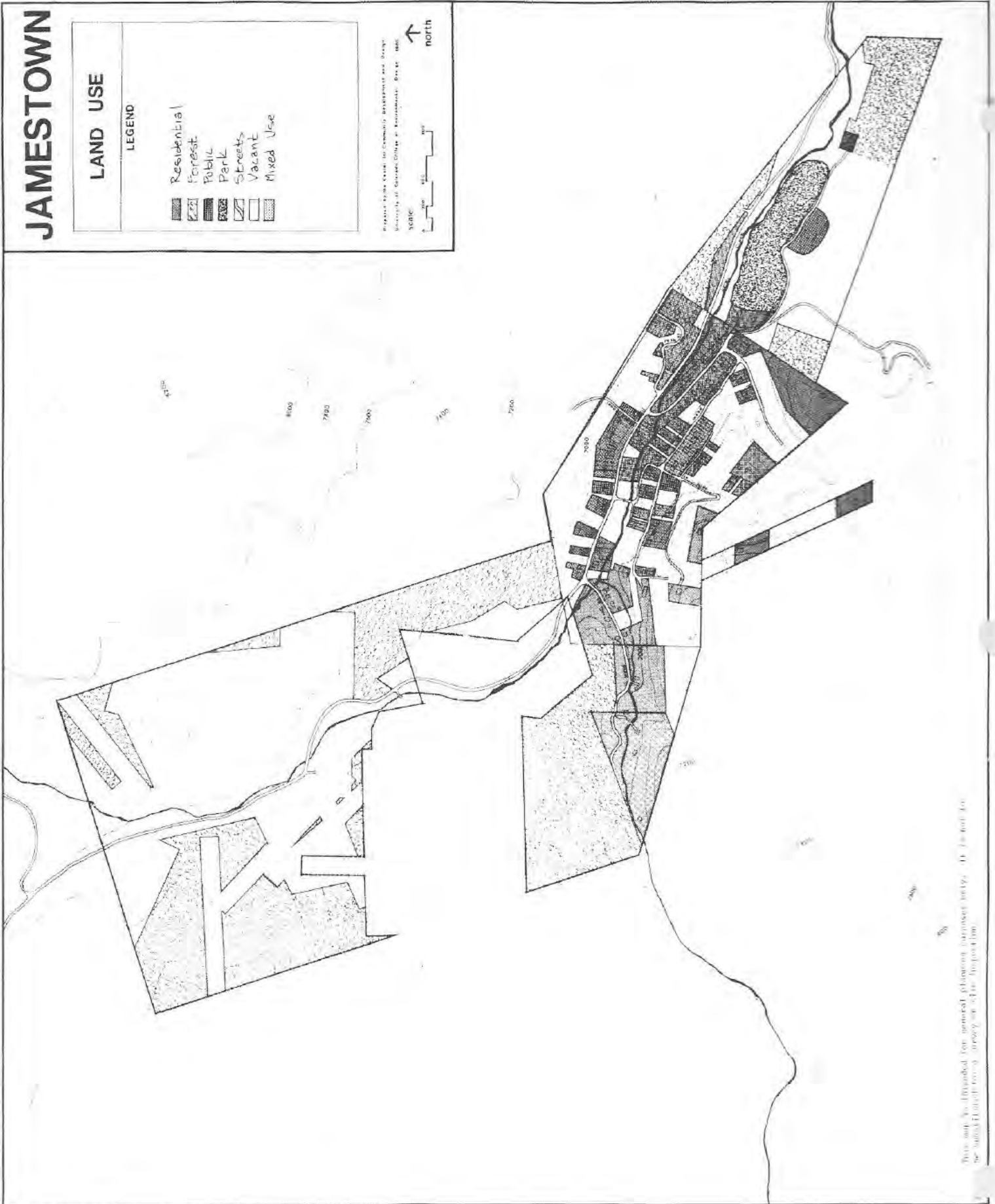
-  Residential
-  Forest
-  Public
-  Park
-  Streets
-  Vacant
-  Mixed Use

Map prepared by the Office of Community Development and Design,
University of Georgia College of Environmental & Forest Sciences

SCALE



↑ north



This map is intended for general planning purposes only. It is not to be used for any other purpose.