

## NORTHWEST AREA PLAN UPDATE EXECUTIVE SUMMARY

Consistent with the Guilford County Comprehensive Plan, Future Land Use Element Objective 1.1, the County Planning Department prepared updated 2016 Future Land Use Maps for Alamance Creek, Northeast, Northwest, Northern Lakes, Rock Creek, Southwest, and Southern Area Plans through Calendar Year 2016. The updates reflect input from public meetings and other jurisdictions with planning interests in the designated areas, and implications of recent property rezonings and state and local policy changes. Additionally, this update incorporates a Future Land Use Compatibility Matrix that serves as a guide and overview when considering land development requests. The Guilford County Board of Commissioners adopted the revised maps on September 1, 2016 followed by approval of additional updates on \_\_\_\_\_, 2017.

### Process Overview

Preparation of the updates began in 2014. County staff compiled data on property rezonings between 2007 and 2014, existing environmental and physical conditions, and changes in planning jurisdictions. Staff also consulted with local jurisdictions with overlapping planning areas. In Fall 2015, six (6) public input meetings were held around the County so stakeholders could review the information and share their vision and concerns about growth in their areas of interest. Each meeting was promoted at least two (2) weeks in advance by mail or email notifications to previous plan participants, area churches, and local officials in the areas. A press release was distributed to local media through the County's email distribution contact list. Notices were posted on the County social media pages, and flyers were posted at area churches, institutions, businesses, and other high-traffic locations within each planning area. Area Plan Maps and other information also were made available to the public on a walk-in basis at the Guilford County Planning & Development Department throughout the update process. Public meeting dates and locations were:

### AREA PLAN UPDATE PUBLIC MEETINGS

Rock Creek	10/13/2015 (Tuesday)	4:00-7:00PM	Whitsett Fire Department 809 NC Highway 61 Whitsett, NC 27377
Southern	10/15/2015 (Thursday)	4:00-6:30PM	Pleasant Garden Town Hall 4920 Alliance Church Road Pleasant Garden, NC 27313
Southwest	10/19/2015 (Monday)	4:00-7:00PM	Jamestown Town Hall 301 E. Main Street Jamestown, NC 27282
Northeast	10/27/2015 (Tuesday)	4:00-7:00PM	McLeansville Fire Department 5326 Frieden Church Road McLeansville, NC 27301
Alamance Creek	10/29/2015 (Thursday)	4:00-7:00PM	Church of Christ Presbyterian Church 5401 Liberty Road Greensboro, NC 27406
<b>Northern Lakes/ Northwest</b>	<b>11/2/2015 (Monday)</b>	<b>4:00-7:00PM</b>	<b>Summerfield Town Hall 4117 Oak Ridge Road Summerfield, NC 27358</b>

All meetings were conducted using the same open house format. County staff was present to explain the planning process and listen to stakeholder ideas and concerns about growth. The agenda included a meet and greet, a brief welcome to open the meeting, a description of growth influences, and individual or small group discussions between County staff and residents about land use and zoning changes since the last plan update. Finally, a questionnaire was distributed to meeting attendees. Attendance for each meeting ranged between 5 and 23 people. The total attendance for all meetings was 74 people.

The questionnaire contained the following four (4) questions and space for open-ended comments.

1. What areas or nodes in the plan require detailed study to address special concerns (appearance, economic development, conservation)?
2. What are your 3 main concerns about growth in the study area?
3. Describe type of growth (e.g. residential, commercial, mixed use, etc.) you would like to see in 10 years.
4. Where would you like to see commercial and service needs of area locate?

**Summary of Public Input:** Below are the common themes that emerged from the responses to the to the questionnaire:

1. Pedestrian and Bicycle Connectivity
2. Rural Preservation

After all the public meetings were concluded, County staff prepared draft Future Land Use Maps guided by jurisdictional changes, property rezonings, and public input. The County and City of Greensboro planning staffs collaborated to identify parcels within shared planning areas of interests with conflicting land use classifications. Six (6) Areas of Inconsistency (see Table below) were identified on the draft County Future Land Use Maps. At its August 10, 2016 meeting, the Planning Board held a public hearing on the draft maps and recommended adoption to the Guilford County Board of Commissioners. Additionally, the maps were available for public view at the County Planning and Development Department prior to final approval/adoptions.

**Table 1: Areas of Inconsistency Between City of Greensboro and Guilford County Future Land Use Designations**

AREAS OF INCONSISTENCY			
Area	Applicable Area Plan	City Future Land Use	County Future Land Use
A	Southern	Industrial/Corporate Park and Interim Corporate/Business Park (+/- 166.4 AC)	Rural Residential
B	Southern	Potential Employment Centers-Pending Future Study (+/-935.1 AC)	Residential
C	Alamance Creek	Mixed Use Commercial and Moderate Residential 5-12 DU/AC (+/- 136.0 AC)	Residential/ Special Study Area
D	Rock Creek	Potential Employment Centers-Pending Future Study (+/-861.0 AC)	Rural Agricultural
E	Northeast	Potential Employment Centers-Pending Future Study (+/- 311.0 AC)	Ag/Rural Agricultural
F	Northeast	Industrial/Corporate Park (+/- 33.1 AC)	Rural Agricultural

Finally, the maps were presented at a public hearing before County Board of Commissioners on September 1, 2016. After the hearing, the Commissioners adopted the 2016 Updated Area Plans as recommended by the Planning Board. The Future Land Use Maps will be reviewed and updated annually to maintain zoning consistency and land use designations within each County Area Plan.

## NORTHWEST AREA PLAN UPDATE

The Northwest Area Plan was originally adopted in 1998 and initially updated in 2007. The Guilford County Board of Commissioners' adoption on September 1, 2016 represents updates from 2007 through 2015. The public input meeting was held on November 2, 2015 at the Summerfield Town Hall and attended by four (4) people.

### Key Events:

- Watershed Critical Area (WCA) Conservation
- US 220/Rockingham Growth Potential
- RS-30/RS-40 Residential Growth
- Encroachment of Annexations, Extraterritorial Jurisdiction (ETJ) Extensions, And Newly-Incorporated Towns
- Updated Greensboro Urban Area Metropolitan Planning Organization (MPO) 2015 Bicycle, Pedestrian, and Greenway Master Plan (BiPed Plan) - November 2015

### Summary of Plan Alterations:

#### 1. Plan Area Boundary Changes

The NW planning area was significantly reduced by more than 3300 acres since 2007 due to City of Greensboro annexations and ETJ extensions by the Town of Oak Ridge. Consequently, the 2007 Northwest boundary between Oak Ridge and the Forsyth County line is no longer under the County's planning authority. Table 2 below shows the acreage of annexations (374 acres) and ETJ extensions (2941 acres) since the last plan update.

**Table 2: Annexations in the Northwest Area**

Year Annexed/ETJ Extended	Acreage	Percent
2007 to 2010	3235	98%
2011 to 2013	80	2%
2014 and 2016	0	0%
<b>Total 2007 to 2016</b>	<b>3315</b>	<b>100%</b>

#### 2. Transportation/Infrastructure

The US 220 widening project was under construction during the plan update process. The US 158 realignment is budgeted under Fiscal Years 2012-2018 State Metropolitan Transportation Improvement Plan (MTIP) for the Greensboro MPO. New greenways and trails are recommended in the updated Greensboro MPO BiPed Plan adopted in November 2015.

In FY 2016/17, HB 637 appropriated approximately \$14.5 million to study the feasibility/planning and potential expansion of a Northwestern Guilford County regional public water system to service both the unincorporated area of Guilford County and the municipalities of Oak Ridge, Stokesdale, and Summerfield.

#### 3. Land Use Element

The Northwest Area remains predominantly rural as recommended in the previous plan update. Only about four percent (4%) of the land rezoned in the County from 2007 to 2014 was in the planning area. The zoning on the affected parcels were changed from Agriculture (AG) or RS-40 to RPD or RS-30. Each zoning was consistent with the recommendations on the previous map so no changes to land use designations on the

updated map were needed. More recently, the total land area (109 acres) that was rezoned in 2015 and 2016 more than doubled the 51 acres that were rezoned over the previous seven (7) years (see Table 3).

**Table 3: Rezoning in Northwest Area  
Calendar Years 2007 - 2016**

		REZONINGS 2007-2014			REZONINGS 2015-2016	
	NORTHWEST	ACRES REZONED	% OF TOTAL	COUNTYWIDE %	ACREAGE	% TOTAL
<b>From</b>	<b>AG</b>	<b>49.30</b>	<b>96.18%</b>	<b>4.10%</b>	<b>108.88</b>	<b>100.00%</b>
To:	RS-30	25.40	49.55%	2.11%	12.19	11.20%
	RPD	23.90	46.63%	1.99%	0.00	0.00%
	RS-40	0.00	0.00%	0.00%	92.78	85.21%
	HB	0.00	0.00%	0.00%	3.91	3.59%
<b>From</b>	<b>RS-40</b>	<b>1.96</b>	<b>3.82%</b>	<b>0.16%</b>	<b>0.00</b>	<b>0.00%</b>
To:	RS-30	1.96	3.82%	0.16%	0.00	0.00%
	<b>TOTAL ACREAGE</b>	<b>51.26</b>	<b>100.00%</b>	<b>4.26%</b>	<b>108.88</b>	<b>100.00%</b>

**Future Land Use Compatibility Matrix**

The Future Land Use Compatibility Matrix (see Table 4) is intended to serve as an overview to help guide land development requests. Each land use category is supported by zoning districts contained in the Guilford County Development Ordinance and provides a comparison of land use categories and the County's existing zoning districts.

## **Legend Definitions**

### Northwest Area

The Northwest Area was reduced to two (2) unincorporated areas after the incorporation of the Towns of Stokesdale and Summerfield. The remaining areas were reclassified with the 2007 plan update.

**Agricultural Residential.** Designated to recognize land currently zoned, or recommended for future agricultural and residential. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) Zoning Districts.

**Residential Single Family.** Designated to recognize land currently zoned, or recommended for future residential uses.

**Moderate Commercial.** Designated to recognize land currently zoned General Office-Medium (GO-M), and a range of moderate-intensity uses in land currently zoned Highway Business (HB) and General Business (GB).

# NORTHWEST AREA Future Land Use Compatibility Matrix

Table 4: Future Land Use Compatibility Matrix

Zoning Districts Min. Lot Size (ft. <sup>2</sup> )	AGRICULTURAL & SINGLE-FAMILY RESIDENTIAL DISTRICTS													MULTI-FAMILY & NON-RESIDENTIAL DISTRICTS													
	AG	RS40	RS30	RS20	RS15	RS12	RS9	RS7	RS5	RM5	RM8	RM12	RM18	RM26	LO	GOM	GOH	NB	LB	GB	HB	SC	CP	LI	HI	P1	
Dwelling Units (DU) Per Acre	40,000	40,000	30,000	20,000	15,000	12,000	9,000	7,000	5,000	Note 1	Note 2	Note 3	Note 4	Note 5	Note 6	Note 7	Note 8	Note 9	Note 10	Note 11	Note 12	Note 12	Note 13	Note 12	Note 12	Note 13	
		1.0 - 1.3		1.9					2.5 - 7.0	5.0	8.0 - 12.0	18.0 - 26.0															
AG Rural Residential (AGRR)	G		G																								C
Residential Single-Family (RSF)		G																									C
Moderate Commercial (MC)															C	C	C	C	C	C	C						C

G = Generally Consistent; C = Conditionally Consistent

**Dimensional Requirements:**

- Note 1: Single-Family 8,500 ft.<sup>2</sup>; Two-Family 17,500 ft.<sup>2</sup>; First 3 DU's 26,000 ft.<sup>2</sup>; 8,712 ft.<sup>2</sup> Ea. Additional Unit
- Note 2: Single-Family 7,000 ft.<sup>2</sup>; Two-Family 12,000 ft.<sup>2</sup>; First 3 DU's 16,000 ft.<sup>2</sup>; 5,445 ft.<sup>2</sup> Ea. Additional Unit
- Note 3: Single-Family 7,000 ft.<sup>2</sup>; Two-Family 11,000 ft.<sup>2</sup>; First 3 DU's 15,000 ft.<sup>2</sup>; 3,630 ft.<sup>2</sup> Ea. Additional Unit
- Note 4: Single-Family 5,000 ft.<sup>2</sup>; Two-Family 9,000 ft.<sup>2</sup>; First 3 DU's 12,000 ft.<sup>2</sup>; 2,420 ft.<sup>2</sup> Ea. Additional Unit
- Note 5: Single-Family 5,000 ft.<sup>2</sup>; Two-Family 7,000 ft.<sup>2</sup>; First 3 DU's 9,000 ft.<sup>2</sup>; 1,675 ft.<sup>2</sup> Ea. Additional Unit
- Note 6: Single-Family 9,000 ft.<sup>2</sup>; Two-Family 9,000 ft.<sup>2</sup>
- Note 7: Single-Family 7,000 ft.<sup>2</sup>; Two-Family 11,000 ft.<sup>2</sup>; First 3 DU's 15,000 ft.<sup>2</sup>; 3,630 ft.<sup>2</sup> Ea. Additional Unit
- Note 8: Single-Family 5,000 ft.<sup>2</sup>; Two-Family 7,000 ft.<sup>2</sup>; First 3 DU's 9,000 ft.<sup>2</sup>; 1,675 ft.<sup>2</sup> Ea. Additional Unit
- Note 9: Single-Family 9,000 ft.<sup>2</sup>; Two-Family 9,000 ft.<sup>2</sup>
- Note 10: 15,000 ft.<sup>2</sup>
- Note 11: 12,000 ft.<sup>2</sup>
- Note 12: 20,000 ft.<sup>2</sup>
- Note 13: 40,000 ft.<sup>2</sup>

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