

SOUTHWEST 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
Northern Lakes/ Northwest	11/2/2015 (Monday)	4:00-7:00PM	Summerfield Town Hall 4117 Oak Ridge Road Summerfield, NC 27358

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 questionnaire.

1. Collaborative Plan Implementation
2. Balance Growth and Conservation
3. Farmland Preservation
4. Neighborhood-Oriented Development

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/adoption.

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.

SOUTHWEST AREA PLAN UPDATE

The Southwest Area Plan was originally adopted in 1989 and updated in late 2006. The Guilford County Board of Commissioners' adoption on September 1, 2016 represents updates from 2007 through 2015. The public input meeting was held on October 19, 2015 at the Jamestown Town Hall and attended by eight (8) people.

Key Events:

- Cooperative Development Agreement with High Point and Archdale
- Annexations and Extraterritorial Jurisdiction (ETJ) Extensions by Nearby Municipalities
- Municipal Water/Sewer Connection Policies
- Updated Metropolitan Transportation Improvement Plan (MTIP) - September 2015

Summary of Plan Alterations:

1. Plan Area Boundary Changes

Annexations and ETJ extensions have reduced the SW planning area by approximately 587 acres since the last update in 2006. Most of these areas are now major subdivisions with public water and sewer connections. Consequently, the planning jurisdictions, which include municipal and ETJ boundaries of the Cities of Greensboro and High Point, and the Town of Jamestown, now fragment the Southwest planning area.

Table 2: Annexations/ETJ Extensions in the Southwest Area

Calendar Years Annexed/ETJ Extended	Acreage	Percent
2007 to 2010	469	80.0%
2011 to 2013	87	15.0%
2014 and 2016	31	5.0%
Total 2007-2016	587	100.00%

2. Transportation/Infrastructure

The High Point Metropolitan Planning Organization (MPO) provides transportation planning to the area. Major transportation improvement projects, including the Jamestown Bypass project (U-2412), are scheduled in the High Point MPO MTIP last updated in September 2015.

3. Land Use Element

The area had five (5) rezoning cases involving fourteen (14) acres of land approved between 2007 and 2014. The land use designations changed on the updated map based on rezonings that were inconsistent with the recommendations on the previous map. Table 3 below shows the acreage of land rezoned between 2007 and 2014 in addition to acreage from 2015 and 2016.

Legend Definitions

Southwest Area

As one of the earlier Guilford County Future Land Use Plans, land use categories were designed to be much simpler than many of the later plans that divide land use categories by intensity of use within each category.

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. 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-Multi Family. Designated to recognize land currently zoned, or recommended for future multi-family residential uses. Anticipated land uses are those permitted under the Guilford County Development Ordinance's Residential Multi-Family (RM) Zoning Districts. Public water and sewer are necessary to rezone to the Multi-Family Districts.

Moderate Commercial. Designated to recognize land currently zoned, or recommended to be zoned for future commercial. Anticipated land uses are those permitted under the Guilford County Development Ordinance General Office-Medium (GO-M), Highway Business (HB) and General Business (GB).

Heavy Commercial. Designated to recognize land currently zoned, or recommended to be zoned for future commercial. Anticipated land uses are those permitted under the Guilford County Development Ordinance General Office-High (GO-H), Shopping Center (SC), and a range of high-intensity uses in land currently zoned Highway Business (HB) and General Business (GB).

Light Industrial. Designated to recognize land currently zoned, or recommended to be zoned Light Industrial (LI) that is or could be developed under the LI standards of the Guilford County Development Ordinance.

Office. Designated to recognize land currently zoned, or recommended to be zoned for future office uses. Anticipated land uses are those permitted under the Guilford County Development Ordinance General Office.

Public Institutional/ Open Space. Designated to accommodate mid-and large-sized public, semi-public and institutional (PIOS) uses which have a substantial land use impact or traffic generation potential. The Open Space designation is used expressly for preservation of open space, and is not intended for development of any kind.

SOUTHWEST AREA Future Land Use Compatibility Matrix

Table 4: Future Land Use Compatibility

Land Use Classifications	AGRICULTURAL & SINGLE-FAMILY RESIDENTIAL DISTRICTS													MULTI-FAMILY & NON-RESIDENTIAL DISTRICTS															
	Zoning 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		
Min. Lot Size (ft. ²)	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 12	Note 13	Note 12	Note 12	Note 13		
Dwelling Units (DU) per Acre	1.0 - 1.3	1.9	2.5 - 7.0	5.0	8.0 - 12.0	18.0 - 26.0	See Dimensional Requirement Notes Below																						
AG Rural Residential (AGRR)	G	G	G	G	C	C	C	C	C																				
Residential Single-Family (RSF)																													
Residential Multi-Family (RMF)																													
Moderate Commercial (MC)																													
Heavy Commercial (HC)																													
Light Industrial (LI)																													
Office																													
Public Institutional Open Space (PIOS)																													
G = Generally Consistent; C = Conditionally Consistent																													

Dimensional Requirements:

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

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