

SOUTHERN 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. Economic Growth and Development
3. Provision of Essential Services
4. Environmental Impact of Development
5. Senior Living
6. Traffic Management

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.

SOUTHERN AREA PLAN UPDATE

The Southern Area Plan was adopted originally in 2002 and initially updated in 2008. The Guilford County Board of Commissioners' adoption on September 1, 2016 represents updates from 2008 through 2015. The public input meeting was held on October 15, 2015 at the Pleasant Garden Town Hall and attended by eleven (11) people.

Key Events:

- Cooperative Development Agreements
- Annexations and Extraterritorial Jurisdiction (ETJ) Extensions by Nearby Municipalities
- Updated Greensboro Urban Area Metropolitan Planning Organization (MPO) 2015 Bicycle, Pedestrian, and Greenway Master Plan (Biped Plan) - November 2015
- Updated Metropolitan Transportation Improvement Plan (MTIP) - September 2015

Summary of Plan Alterations:

1. Plan Area Boundary Changes

Between 2007 and 2016, the Southern planning area was reduced by approximately 400 acres due to municipal annexations and ETJ extensions by the City of Greensboro and the towns of Jamestown, Archdale, and Pleasant Garden. The most significant change was an ETJ extension off River Road (SR 1144) and Business Loop 85 by the Town of Jamestown. Table 2 summarizes land area subtracted from the planning areas through annexations and ETJ extensions from 2007 to 2016.

Table 2: Annexations in the Southern Area

Calendar Years Annexed	Acreage	Percent
2007 to 2010	286.30	72%
2011 to 2013	97.20	24%
2014 and 2016	17.03	4%
Total 2007 to 2016	400.53	100%

2. Transportation/Infrastructure

The High Point and Greensboro MPOs provide transportation planning for the area. Major transportation improvement projects are scheduled in the MPOs' MTIP planning documents. New greenways and trails are recommended in the updated BiPed Plan adopted in November 2015.

3. Land Use Element

Between 2007 and 2014, the County approved 15 rezoning cases that involved 129 acres of land. The most common change was from Agricultural (AG) to either the Light Industrial (LI) or Heavy Industrial (HI) districts. The updated map reflects nine (9) rezonings that were inconsistent with the 2008 map update. Most of the changes were to HI from some other land use designation. Two (2) Areas of Inconsistencies (Area A and Area B) are shown on the updated Future Land Use Map. Area A is off Groometown Road near I85 and contains a little more than 166 acres. The County designates the area as Rural Residential but the City of Greensboro designates it as Industrial/Corporate Park or Interim Corporate/Business Park. Area B contains 935 acres centered on US 220 south of Greensboro. The conflicting future land use designations in Area B are Potential Employment Centers-pending future study (Greensboro) and Rural Residential (County).

Table 3 below shows the acreage of land rezoned between 2007 and 2016. Nearly 19 percent (19%) of the 158 total acres rezoned in the Southern planning area was approved in 2015 or 2016.

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

		REZONINGS 2007-2014			REZONINGS 2015-2016	
	SOUTHERN	ACRES REZONED	% OF TOTAL	COUNTYWIDE %	ACREAGE	% TOTAL
From	AG	129.19	100.00%	10.74%	20.02	67.90%
To:	HI	57.34	44.38%	4.77%	0.00	0.00%
	LI	59.85	46.33%	4.97%	0.00	0.00%
	RS-30	12.00	9.29%	1.00%	20.02	67.90%
From	RS-40	0.00	0.00%	10.74%	9.47	32.10%
To:	AG	0.00	0.00%	0.00%	9.47	32.10%
	TOTAL ACREAGE	129.19	100.00%	10.74%	29.49	100.00%

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.

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Legend Definitions

Southern Area

Areas of Inconsistencies. Designated areas where the recommendations of the County Land Use Plan are inconsistent with those in the Greensboro Future Land Use Plan. The Greensboro and County planning staffs agreed to consult on future rezoning cases within designated areas of inconsistencies for comments before a final decision on rezoning applications. See Areas of Inconsistency **A** and **B** on the Southern Area Future Land Use Map.

Agricultural. Areas that generally are used for crop, animal, and forest product production. Scattered homes and institutional uses such as churches are common. Major residential development consisting of less than 2-acre lots is not appropriate.

Rural Residential. Intended to accommodate agricultural uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer with densities generally up to two (2) dwelling units per acre. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, and RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) Zoning Districts, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance.

Rural Land Area. Areas not to be intensely developed with residential, commercial, or industrial uses. Recreational uses, farming, very limited business development, and low-density residential development (1 unit or less per acre) are appropriate. Major residential subdivisions should use landscape buffers when adjacent to bona fide farms to heighten compatibility.

Residential Single-Family. Designated to accommodate existing and new low to moderate-density major residential subdivisions, with the higher density developments of up to four (4) dwelling units per acre served by public water and sewer utilities. Current and future land uses include those permitted in the Agricultural, (AG), RS-40 Residential Single-Family, and RS-30 Residential Single-Family, RS-20 Residential Single-Family, RS-12 Residential Single-Family, and RS-9 Residential Single-Family Zoning Districts, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance.

Residential Multi-Family. Designated to accommodate existing multi-family and/or new developments with densities between four (4) and twelve (12) dwelling units per acre, as permitted by the Guilford County Development Ordinance's RS-7 Single-Family Residential, RS-5 Single-Family Residential, and Residential Multi-Family (RM) Zoning Districts. Institutional and recreational uses permitted in the aforementioned districts may also be appropriate.

Mixed-Use. Designated to recognize an opportunity for a mixture of complimentary and integrated, compatible land uses and/or housing types developed on large tracts under a unified development scheme. Mixed-use areas should incorporate pedestrian and bicycle interconnectivity, recreational and/or open space amenities, and high standards of site and architectural design. It is envisioned that mixed-use projects will develop under the Planned Unit Development zoning districts of the Guilford County Development Ordinance.

Light Industrial. Designated to recognize land depicted as Industrial on the original Plan or land currently zoned Light Industrial (LI) that is or could be developed under the LI standards of the Guilford County Development Ordinance.

Heavy Industrial. Designated to recognize land depicted as Industrial on the original Plan or land currently zoned Heavy Industrial (HI) that is or could be developed under the HI standards of the Guilford County Development Ordinance.

Light Commercial. Designated to recognize land currently zoned Limited Business (LB) that is or could be developed under the LB standards of the Guilford County Development Ordinance. Other appropriate zoning districts for Light Commercial areas include Limited Office (LO) and Neighborhood Business (NB).

Moderate Commercial. Designated to recognize land currently zoned Highway Business (HB) that is or could be developed under the HB standards of the Guilford County Development Ordinance. Other appropriate zoning districts for Moderate Commercial areas include Limited Office (LO), Neighborhood Business (NB), Limited Business (LB), General Office Moderate Intensity (GO-M).

Public Institutional / Open Space. Designated to recognize land currently zoned public and institutional (PIOS) and/or developed with public and institutional land uses. Generally, a Public Institutional designation accommodates mid- and large-sized public, semi-public and institutional uses which have a substantial land use impact or traffic generation potential. Open Space refers expressly to those properties owned by the City of Greensboro, Guilford County, or the State of North Carolina for the preservation of open space, and is not intended for development of any kind.

Voluntary Agricultural District. Properties in this category currently have Voluntary Agricultural District (VAD) or Bona Fide Farm designation. Participation in these programs confers tax and other benefits to the property owner, and is 100% voluntary. They are shown on the map to depict areas of active agricultural production. It is strongly recommended that major residential developments provide landscaped buffers along property boundaries adjacent to working farms in order to mitigate some of the noise, odor, and dust commonly associated with agricultural production.

County/Municipal Plan. Areas within the Southern Guilford planning area where municipal future land use recommendations exist. These include the City of Greensboro's water and sewer service area, the Town of Jamestown at I85 Business and Vickery Chapel Road, and the City of High Point in the vicinity of I85 Business and Riverdale Road. Analysis of development requests in these areas should include collaboration with the relevant jurisdiction if public utilities are to be provided.

Proposed Study Area. Identified to show areas where significant growth potential exists primarily due to recent or future transportation and public utility improvements and existing conditions. Non-residential land uses likely are suitable in these areas. Study areas warrant special consideration in future plan updates to assess infrastructure progression and development patterns, and to provide an opportunity for public comment prior to detailed recommendations.

Light Commercial Node. Intended to accommodate low-intensity office, institutional, and commercial uses that, in conjunction with one another, provide professional, personal, and support services for nearby residential areas. Light Commercial Nodes are not designed to develop with large, isolated non-residential developments that are out of character with the surrounding development pattern. Particular attention should be given to architectural standards, as recommended by this plan, when Light Commercial Nodes develop. Light Commercial Nodes are designed to be located and generally confined to the identified intersections on the Future Land Use Map. Examples of expected uses within Light Commercial Nodes can be found within the Limited Office (LO), Neighborhood Business (NB), and Limited Business (LB) Zoning Districts of the Guilford County Development Ordinance.

Moderate Commercial Node. Intended to accommodate moderate to high-intensity office and commercial uses that provide retail and distributive services for an area beyond the immediate surroundings. Moderate Commercial Nodes is identified along current and proposed primary transportation routes and intersections, as envisioned uses rely on fluid access and high visibility. Particular attention should be given to architectural and transportation standards when a Moderate Commercial Node develops. Moderate Commercial Nodes, although not designed to develop as regional shopping centers (Heavy Commercial Nodes) at this time due to current infrastructure limitations and surrounding development context, warrant special consideration in future plan updates to assess infrastructure progression. Moderate Commercial Nodes have an approximate radius of one-quarter of a mile. Examples of expected uses within Moderate Commercial Nodes can be found within the Limited Office (LO), Limited Business (LB), Neighborhood Business (NB), Highway Business (HB), and non-residential categories of the General Office-Moderate (GO-M) in the Guilford County Development Ordinance.

Heavy Commercial Node. Intended to accommodate high-intensity commercial uses that provide regional retail and distributive services. Heavy Commercial Nodes are identified at two (2) Interstate interchanges. Particular attention should be given to architectural standards when a Heavy Commercial Node develops as their locations are highly visible. Heavy Commercial Nodes are predicted to be major retail centers with shopping centers and “big box stores” catering to shoppers within and beyond a ten-mile radius. Heavy Commercial Nodes should be large enough to accommodate the envisioned uses. Examples of expected uses within Heavy Commercial Nodes can be found in the Highway Business (HB), Shopping Center (SC), and Planned Unit Development – Mixed (PD-M) categories of the Guilford County Development Ordinance.

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SOUTHERN AREA Future Land Use Compatibility Matrix

Table 4: Future Land Use Compatibility Matrix

Land Use Classifications	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	
Zoning Districts																											
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 13	Note 12	Note 12	Note 13	
Dwelling Units (DU) per Acre		1.0 - 1.3		1.9						5.0	8.0 - 12.0		18.0 - 26.0		See Dimensional Requirement Notes Below												
Rural Residential (RR)	G	G	G	G																							
Rural Land Area (RLA)	G	G																									
Agricultural (AG)	C	C																									
Residential Single-Family (RSF)	G	G	G	C	C	C	C																				
Residential Multi-Family (RMF)								C	C	C	C	C	C														
Light Commercial (LC) Note 14														C	C	C	C	C	C								
Moderate Commercial (MC) Note 14															C	C	C	C	C								
Heavy Commercial (HC) Note 14																											
Light Industrial (LI)																											
Heavy Industrial (HI)																											
Public Institutional Open Space (PIOS)																											
Mixed Use (MU)					C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	

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; 9,630 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
- Note 14: Applies to LC, MC and HC and Corresponding Notes

