



Acreage Rezoned, Calender Years 2008-2014  
Guilford County Area Plan Update

**Total acres rezoned Countywide 2008 to 2014**

**1202.61 acres**

|             | ALAMANCE CREEK               | ACRES REZONED | % OF TOTAL    | COUNTYWIDE %  |
|-------------|------------------------------|---------------|---------------|---------------|
| <b>From</b> | <b>AG</b>                    | <b>142.71</b> | <b>78.88%</b> | <b>11.90%</b> |
| To:         | PDR                          | 45.71         | 25.27%        | 3.80%         |
|             | PDM                          | 97.00         | 53.61%        | 8.10%         |
| <b>From</b> | <b>HB</b>                    | <b>4.45</b>   | <b>2.46%</b>  | <b>0.40%</b>  |
| To:         | LI                           | 4.45          | 2.46%         | 0.40%         |
| <b>From</b> | <b>RS-40</b>                 | <b>33.76</b>  | <b>18.66%</b> | <b>2.77%</b>  |
| To:         | GO-M                         | 7.66          | 4.23%         | 0.60%         |
|             | HB                           | 1.08          | 0.60%         | 0.09%         |
|             | RM-5                         | 2.89          | 1.60%         | 0.24%         |
|             | SC                           | 11.43         | 6.32%         | 0.95%         |
|             | PI                           | 7.02          | 3.88%         | 0.58%         |
|             | RS-20                        | 3.68          | 2.03%         | 0.31%         |
|             | <b>TOTAL ACREAGE REZONED</b> | <b>180.92</b> |               | <b>15.07%</b> |

|             | NORTHEAST                    | ACRES REZONED | % OF TOTAL    | COUNTYWIDE % |
|-------------|------------------------------|---------------|---------------|--------------|
| <b>From</b> | <b>AG</b>                    | <b>38.66</b>  | <b>48.45%</b> | <b>3.21%</b> |
| To:         | RS-30                        | 20.74         | 25.99%        | 1.72%        |
|             | PI                           | 7.80          | 9.78%         | 0.65%        |
|             | GO-M                         | 10.12         | 12.68%        | 0.84%        |
| <b>From</b> | <b>LI</b>                    | <b>5.00</b>   | <b>6.27%</b>  | <b>0.42%</b> |
| To:         | AG                           | 5.00          | 6.27%         | 0.42%        |
| <b>From</b> | <b>LB</b>                    | <b>2.70</b>   | <b>3.38%</b>  | <b>0.22%</b> |
| To:         | AG                           | 2.70          | 3.38%         | 0.22%        |
| <b>From</b> | <b>RS-30</b>                 | <b>20.77</b>  | <b>26.03%</b> | <b>1.72%</b> |
| To:         | AG                           | 10.15         | 12.72%        | 0.84%        |
|             | GB                           | 10.11         | 12.67%        | 0.84%        |
|             | HI                           | 0.51          | 0.64%         | 0.04%        |
| <b>From</b> | <b>RS-40</b>                 | <b>12.66</b>  | <b>15.87%</b> | <b>1.05%</b> |
| To:         | AG                           | 12.66         | 15.87%        | 1.05%        |
|             | <b>TOTAL ACREAGE REZONED</b> | <b>79.79</b>  |               | <b>6.62%</b> |

|             | NORTHWEST                    | ACRES REZONED | % OF TOTAL    | COUNTYWIDE % |
|-------------|------------------------------|---------------|---------------|--------------|
| <b>From</b> | <b>AG</b>                    | <b>49.30</b>  | <b>96.18%</b> | <b>4.10%</b> |
| To:         | RS-30                        | 25.40         | 49.55%        | 2.11%        |
|             | RPD                          | 23.90         | 46.63%        | 1.99%        |
| <b>From</b> | <b>RS-40</b>                 | <b>1.96</b>   | <b>3.82%</b>  | <b>0.16%</b> |
| To:         | RS-30                        | 1.96          | 3.82%         | 0.16%        |
|             | <b>TOTAL ACREAGE REZONED</b> | <b>51.26</b>  |               | <b>4.26%</b> |

|             | SOUTHERN                     | ACRES REZONED | % OF TOTAL     | COUNTYWIDE %  |
|-------------|------------------------------|---------------|----------------|---------------|
| <b>From</b> | <b>AG</b>                    | <b>129.19</b> | <b>100.00%</b> | <b>10.74%</b> |
| To:         | HI                           | 57.34         | 44.38%         | 4.77%         |
|             | LI                           | 59.85         | 46.33%         | 4.97%         |
|             | RS-30                        | 12.00         | 9.29%          | 1.00%         |
|             | <b>TOTAL ACREAGE REZONED</b> | <b>129.19</b> |                | <b>10.74%</b> |



|             | NORTHERN LAKES               | ACRES REZONED | % OF TOTAL    | COUNTYWIDE %  |
|-------------|------------------------------|---------------|---------------|---------------|
| <b>From</b> | <b>AG</b>                    | <b>329.96</b> | <b>95.60%</b> | <b>27.44%</b> |
| To:         | RS-30                        | 308.17        | 89.29%        | 25.63%        |
|             | RS-40                        | 19.50         | 5.65%         | 1.62%         |
|             | GB                           | 2.15          | 0.62%         | 0.18%         |
|             | LI                           | 0.14          | 0.04%         | 0.01%         |
| <b>From</b> | <b>RS-30</b>                 | <b>9.62</b>   | <b>2.79%</b>  | <b>0.80%</b>  |
| To:         | LI                           | 2.95          | 0.85%         | 0.25%         |
|             | LO                           | 2.19          | 0.63%         | 0.18%         |
|             | LB                           | 4.48          | 1.31%         | 0.37%         |
| <b>From</b> | <b>RS-40</b>                 | <b>5.56</b>   | <b>1.61%</b>  | <b>0.46%</b>  |
| To:         | AG                           | 5.56          | 1.61%         | 0.46%         |
|             | <b>TOTAL ACREAGE REZONED</b> | <b>345.14</b> |               | <b>28.70%</b> |

|             | HEART OF THE TRIAD           | ACRES REZONED | % OF TOTAL     | COUNTYWIDE % |
|-------------|------------------------------|---------------|----------------|--------------|
| <b>From</b> | <b>AG</b>                    | <b>29.60</b>  | <b>100.00%</b> | <b>2.46%</b> |
| To:         | LI                           | 0.60          | 2.03%          | 0.05%        |
|             | HI                           | 29.00         | 97.97%         | 2.41%        |
|             | <b>TOTAL ACREAGE REZONED</b> | <b>29.60</b>  |                | <b>2.46%</b> |

|             | ROCK CREEK                   | ACRES REZONED | % OF TOTAL    |               |
|-------------|------------------------------|---------------|---------------|---------------|
| <b>From</b> | <b>AG</b>                    | <b>199.41</b> | <b>86.05%</b> | <b>16.59%</b> |
| To:         | LI                           | 27.00         | 11.65%        | 2.25%         |
|             | PDM                          | 171.00        | 73.80%        | 14.22%        |
|             | RS-30                        | 1.41          | 0.60%         | 0.12%         |
| <b>From</b> | <b>PDR</b>                   | <b>30.00</b>  | <b>12.95%</b> | <b>2.49%</b>  |
| To:         | AG                           | 30.00         | 12.95%        | 2.49%         |
| <b>From</b> | <b>LB</b>                    | <b>2.29</b>   | <b>1.00%</b>  | <b>0.19%</b>  |
| To:         | RS-40                        | 2.29          | 1.00%         | 0.19%         |
|             | <b>TOTAL ACREAGE REZONED</b> | <b>231.70</b> |               | <b>19.27%</b> |

|             | SOUTHWEST                    | ACRES REZONED | % OF TOTAL    |              |
|-------------|------------------------------|---------------|---------------|--------------|
| <b>From</b> | <b>RS-40</b>                 | <b>9.27</b>   | <b>67.57%</b> | <b>0.77%</b> |
| To:         | RS-30                        | 5.27          | 38.42%        | 0.44%        |
|             | HB                           | 4.00          | 29.15%        | 0.33%        |
| <b>From</b> | <b>GO-M</b>                  | <b>4.45</b>   | <b>32.43%</b> | <b>0.37%</b> |
| To:         | RS-40                        | 4.45          | 32.43%        | 0.37%        |
|             | <b>TOTAL ACREAGE REZONED</b> | <b>13.72</b>  |               | <b>1.14%</b> |

|             | AIRPORT                      | ACRES REZONED | % OF TOTAL    |               |
|-------------|------------------------------|---------------|---------------|---------------|
| <b>From</b> | <b>AG</b>                    | <b>132.15</b> | <b>93.53%</b> | <b>10.99%</b> |
| To:         | LI                           | 10.86         | 7.69%         | 0.90%         |
|             | PDM                          | 119.04        | 84.25%        | 9.90%         |
|             | PI                           | 2.25          | 1.59%         | 0.19%         |
| <b>From</b> | <b>RS-40</b>                 | <b>9.14</b>   | <b>6.47%</b>  | <b>0.76%</b>  |
| To:         | HB                           | 9.14          | 6.47%         | 0.76%         |
|             | <b>TOTAL ACREAGE REZONED</b> | <b>141.29</b> |               | <b>11.75%</b> |

#### LEGEND

| ABBR  | DISTRICT TITLE           | ABBR | DISTRICT TITLE                | ABBR | DISTRICT TITLE       |
|-------|--------------------------|------|-------------------------------|------|----------------------|
| AG    | Agricultural             | PDR  | Planned Unit Dev. Residential | HB   | Highway Business     |
| RPD   | Rural Preservation Dist. | PDM  | Planned Unit Dev. Mixed       | SC   | Shopping Center      |
| RS    | Single-family Districts  | LO   | Limited Office                | PI   | Public/Institutional |
| RS-40 | 40,000 sf lots           | LB   | Limited Business              | LI   | Light Industrial     |
| RS-30 | 30,000 sf lots           | GO-M | General Office Moderate       | HI   | Heavy Industrial     |
| RS-20 | 20,000 sf lots           |      |                               |      |                      |
| RM    | Multi-family Districts   |      |                               |      |                      |
| RM-5  | 5 units/ac               |      |                               |      |                      |



### Description of Areas of Inconsistency (City of Greensboro/Guilford County)

| 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)                | 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             |



### Guilford County Area Plan Review Meetings

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



# EXAMPLE

## Northeast Area Plan Update Community Input Workshop

Come share your vision for future growth in the Northeast Area!

**When:**

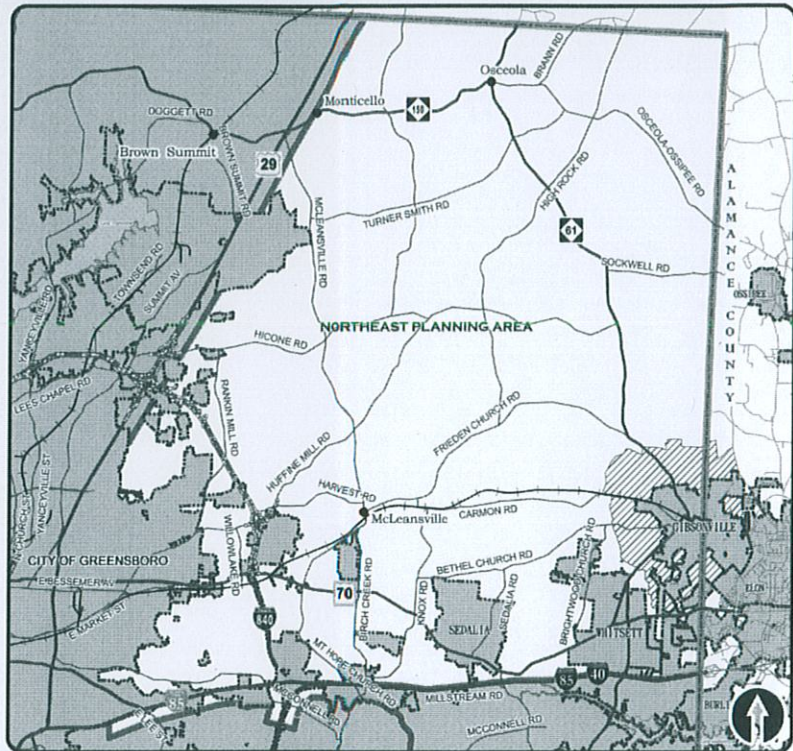
Tuesday  
October 27, 2015  
4:30-6:00pm

**Where:**

McLeansville Fire Department  
5326 Frieden Church Road  
McLeansville, NC 27301

**Hosted by:**

Guilford County Planning and  
Development Department



The public is invited to participate in a workshop to review and discuss potential updates to the Northeast Area Plan, last updated in 2008. The Plan is used to guide land use and zoning decisions within the unincorporated planning area. At the workshop citizens will be able to:

- Identify and discuss factors that may influence growth in the area
- Express ideas and a vision for future development

All ideas will be considered by the Guilford County Planning Department for potential adjustments to the plan, if necessary. When complete, any proposed updates will be presented for recommendation by the Guilford County Planning Board to the Board of County Commissioners. All persons interested in the future of the Northeast Area are encouraged to attend. If you are unable to attend but interested in providing feedback, please contact Oliver Bass at the Guilford County Planning Department.

For Information contact:

Oliver Bass  
P.O Box 3427  
Greensboro, NC 27402  
336-641-3578  
[Obass@co.guilford.nc.us](mailto:Obass@co.guilford.nc.us)

If you have a disability which requires a reasonable accommodation pursuant to the Americans with Disabilities Act, please contact Oliver Bass.

## Southwest

Number of Attendees: 8

Total survey respondents: 1

1. **What areas or nodes in the plan require detailed study to address special concerns?**
  - a. Balance growth and conservation
2. **What are your three main concerns about growth in the study area?**
  - a. Watershed protection
  - b. Protect existing small farms
  - c. Single family on larger lots, encourage green space
3. **Describe type of growth you would like to see in the area over the next 10 years?**
  - a. Mixed use, emphasis on single family
4. **Where would you like to see commercial and service needs of the area locate?**
  - a. Centralized in current use areas

## Alamance Creek

Number of Attendees: 23

Total respondents: 8

1. **What areas or nodes in the plan require detailed study to address special concerns?**
  - b. Minimal growth
  - c. Do not disturb Wood Mill/Liberty Rd
  - d. No response
  - e. Controlled growth/avoid school overcrowding
  - f. Ensure funding for EMS/Fire
  - g. Appearance/landscaping
  - h. Neglected area of county
  - i. Economic development
  - j. Good zoning for housing
2. **What are your three main concerns about growth in the study area?**
  - a. Annexation
  - b. Loss of farmland
  - c. Stay rural
  - d. No response (1
  - e. Growth impact on peaceful setting
  - f. No fast food/gas station
  - g. School overcrowding
  - h. Available water/sewer to support growth
  - i. Additional commercial development
  - j. Intelligent growth/no sprawl
  - k. Aesthetics
  - l. Concerns of residents are ignored

- m. Annexation
- n. Need more commercial
- o. No cluster apartments

**3. Describe type of growth you would like to see in the area over the next 10 years?**

- a. Tractor supply store/National Tools
- b. Places to eat (not pizza)
- c. Center of the community (gathering place)
- d. Post Office serving Forrest Oaks
- e. Mixed-use based on approved plans
- f. More commercial: restaurants, health services
- g. Upscale residential/commercial-respectful to existing residence
- h. Commercial mixed use
- i. Sit down restaurants
- j. Revitalized Forest Oak CC
- k. Residential on 1-2 acre lots

**4. Where would you like to see commercial and service needs of the area locate?**

- a. Area is close enough to existing area/not much is needed
- b. None/no where
- c. Liberty Road area
- d. In existing commercial areas
- e. Along 421
- f. Liberty Rd (Williams Dairy-Woody Mills)

**5. Additional Comments**

- a. Remove stop light at Woody Mill/Liberty Rd (add traffic circle)
- b. No change to SE Planning Committee recommendations
- c. Desire quiet, rural, country community
- d. Street trees in Woody Mill Rd median
- e. Added funding for public water/sewer/schools
- f. Area needs more commercial
- g. Difficult to get water and sewer extension
- h. Equal treatment of SE Area/Allocate fair amount resources to improve area
- i. Need ambulatory hospital
- j. ID potential solar farm location
- k. Industrial growth area (possibly Alamance Church Rd and Liberty)
- l. Show 3-mile water/sewer potential annexation limits (3 miles from Outer Loop)
- m. Show NCDOT US-421 Improvements (i.e. William Dairy Rd Interchange)
- n. Show zoning changes to Woody Mill Small Area Plan
- o. Show Woody Mill SAP as available for water/sewer services

Northeast Area Plan

Number of Attendees: 15

Total respondents 4

**1. What areas or nodes in the plan require detailed study to address special concerns?**

No responses

2. What are your three main concerns about growth in the study area?
  - a. Concerned about conversion of Prison Farm to development
  - b. Availability of water/sewer to NE School
3. Describe type of growth you would like to see in the area over the next 10 years?
  - a. Retain rural character of NE Area (2)
4. Where would you like to see commercial and service needs of the area locate?
  - a. None are needed
  - b. US Highway 70 (2)
  - c. Highway 29
5. Additional Comments
  - a. Place stoplight at Painter Lake Rd & Bethel Church Rd
  - b. Place stoplight at "Peden" Drive & Bethel Church Rd
  - c. Eliminate odor from Greensboro sewer treatment to Eastern Guilford HS
  - d. Oppose potential Burlington annexation
  - e. Residential lots should be minimum 2 acres (2)

Rock Creek

Number of Attendees: 12

Total respondents: 11

1. What areas or nodes in the plan require detailed study to address special concerns?
  - a. Around major highway intersections
  - b. Developing Millstream Rd (3)
  - c. George Byrd (impact of T-Mobile tower)
  - d. Attract families
  - e. Keep historic markers
  - f. Growth from within (community assets)
  - g. Prioritize redevelopment
  - h. Create "Main Street" atmosphere on Hwy 70
  - i. PMD
  - j. Develop areas according to zoning
2. What are your three main concerns about growth in the study area?
  - a. Tier levels of the EWS
  - b. Restrict industrial growth to I-85/40 corridor
  - c. Maintain Agriculture south of lake
  - d. Available infrastructure (water/sewer) to facilitate growth
  - e. Amount of restricted land in buffers (too much)
  - f. Good schools
  - g. Attract "high-end" development (2)- 2<sup>nd</sup> response relocated from Question 3
  - h. Impact study of development



- Noted mini-storage facility along Millstream Rd
- Water/sewer extension along Sedalia Rd
- i. Sedalia retain small town feel
- j. Opportunity for water/sewer in Sedalia
- k. Educated leaders on meeting needs of business
- l. Workforce development through partnership with schools
- m. Attracting businesses/promote entrepreneurship
- n. Need to annex new areas (Sedalia)
- o. Beautification of Hwy 70 (lighting, light fixtures, landscape)
- p. Widen Burlington Rd to 4-lanes from Greensboro to Burlington (need)
- q. More traffic lights at intersections
- r. Install underground utilities
- s. Extend water/sewer (Sedalia)

**3. Describe type of growth you would like to see in the area over the next 10 years?**

- a. Residential and commercial near Interstate access
- b. Reduce growth south
- c. Commercial
- d. Mixed-use
  - Mixed-use in Millstream Area
  - Mixed-use development and PUDs
- e. Single-family residential
- f. No multi-family
- g. Residential w/ limited commercial, no industrial
- h. Promote energy sector businesses
- i. Support for local farmers market
- j. Recreation: Parks/ Wildlife preserve/ Recreation Center/ Senior Citizen Center
- k. Public transportation
- l. Sidewalks along Burlington Rd connecting Greensboro to Burlington

**4. Where would you like to see commercial and service needs of the area locate?**

- a. Major thoroughfares
- b. Along Millstream
- c. US 70 (3)
- d. Burlington Rd (2)
- e. Church Rd
- f. PMD and LI zones
- g. Allow DIY auto repair business in LI

**5. Additional Comments**

- a. Meeting was informative
- b. Focus on importing income/exporting goods
- c. Attract economically viable businesses
- d. Develop and maintain essential services
- e. Try "holistic" approach to problem solving
- f. Increase tax base by individual unit
- g. Strategy to install underground utilities
- h. Need more B & B in area

## Southern Area Plan

Number of Attendees: 11

Total respondents: 5

1. **What areas or nodes in the plan require detailed study to address special concerns?**
  - a. What are plans for expanding Vandalia (sp) Rd to Hwy 421
2. **What are your three main concerns about growth in the study area?**
  - a. Senior-living friendly
  - b. Food deserts (2)
  - c. Implement bike-ped plan
  - d. Traffic impacts (3)
    - Study traffic impact before making development decisions
    - Traffic flow from Randolph County commuters through SE Guilford/Pleasant Gd.
    - Traffic impact of high-density commercial (should be limited)
  - e. Environmental impact of road construction/impervious surfaces
  - f. Recognize we have limited water/sewer
  - g. Complete commercial plan for Woody Mill/Elmsley
3. **Describe type of growth you would like to see in the area over the next 10 years?**
  - a. "More of all kinds"
  - b. Senior communities
  - c. Affordable, safe living
  - d. Access to services
  - e. Tie-in county plans with surrounding jurisdictions
4. **Where would you like to see commercial and service needs of the area locate?**
  - a. Near interstates/highways
  - b. In Pleasant Garden
  - c. Woody Mill/Elmsley corridor

## 5. Additional Comments

Number of Attendees:

Total Respondents: No surveys returned

Northwest / Northern Lakes

Number of Attendees: 5

No survey forms were completed.