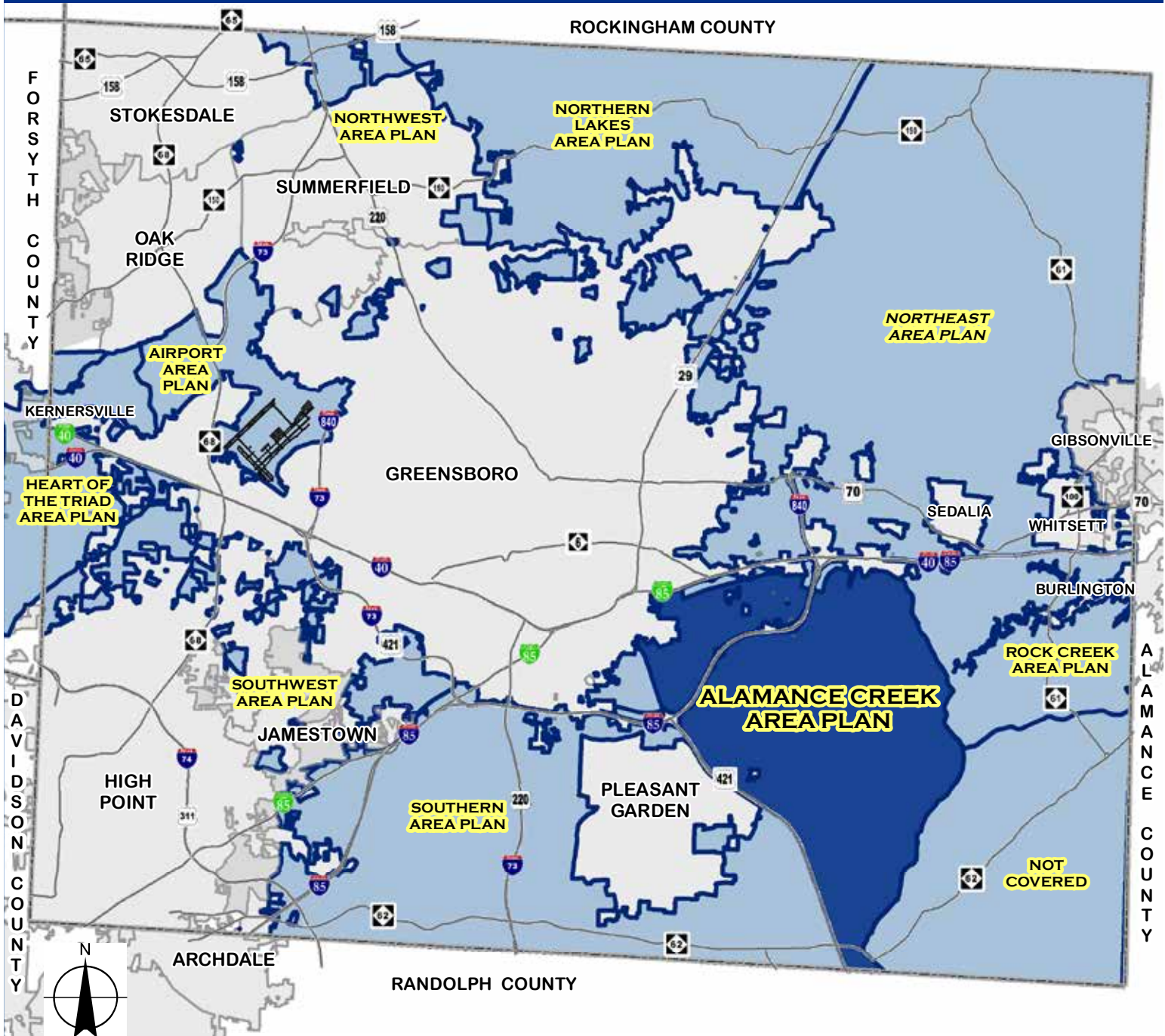




Alamance Creek Area Plan

2016 UPDATE



Public Meetings

ROCK CREEK

Tuesday, October 13, 2015

4:00 - 7:00 PM

Whitsett Fire Department

809 NC Highway 61

Whitsett, NC 27377

SOUTHERN

Thursday, October 15, 2015

4:00 - 6:30 PM

Pleasant Garden Town Hall

4920 Alliance Church Road

Pleasant Garden, NC 27313

SOUTHWEST

Monday, October 19, 2015

4:00 - 7:00 PM

Jamestown Town Hall

301 E. Main Street

Jamestown, NC 27282

NORTHEAST

Tuesday, October 27, 2015

4:00 - 7:00 PM

McLeansville Fire Department

5326 Frieden Church Road

McLeansville, NC 27301

ALAMANCE CREEK

Thursday, October 29, 2015

4:00 - 7:00 PM

Church of Christ

Presbyterian Church

5401 Liberty Road

Greensboro, NC 27406

NORTHERN LAKES/ NORTHWEST

Monday, November 2, 2015

4:00 - 7:00 PM

Summerfield Town Hall

4117 Oak Ridge Road

Summerfield, NC 27358

Guilford County Area Plan

2016 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 July 13, 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 were also 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 are listed to the left.

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 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. Community Appearance
2. Plan Implementation
3. Rural Preservation
4. Strategic Growth Management
5. Transportation and Infrastructure Capacity
6. Economic Growth and Development
7. Housing and Neighborhood Development
8. Community Engagement

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

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.

The Alamance Area Plan was originally adopted in 1994 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 October 29, 2015 at the Church of Christ Presbyterian Church and attended by twenty-three (23) people. Eight (8) questionnaires were either returned at the meeting or by mail.

Key Events

- Greensboro/Randolph County Mega-Site (Mega-Site) Development
- Rezoning of 180.92 Acres Between 2007-2014
- Woody-Mill Small Area Plan Adopted
- Liberty/Woody Mill Overlay District Adopted
- New Road Construction (Liberty Rd., SE School Rd., US-421 Interchange)
- Greensboro Annexed 143 Acres Since Last Plan Update
- Termination of Water/Sewer Agreement with the City of Greensboro

Summary of Plan Alterations

1. Plan Area Boundary Changes

The City of Greensboro annexed 143 acres from the planning area between 2007 and 2016. They include land along Harvest Oak Drive off Liberty Road and near Millstream and Chandler Oaks subdivisions. Most of the annexed territories are now developed or planned for medium- to high-density residential uses on the Greensboro Future Land Use Map. Table 2 shows the total acreage of land that was annexed from Alamance Creek planning area since the last plan update.

Table 2: Annexations in the Alamance Creek Area

Year Annexed	Acreage	Percent
2007 to 2010	66.7	46.7%
2011 to 2013	39.8	27.9%
2014 to 2016	36.3	25.4%
Total 2007 to 2016	142.8	100%

2. Transportation/Infrastructure

The City of Greensboro plans to extend water and sewer lines along Liberty Road to serve the Mega-Site. No major thoroughfare improvements are scheduled in the FY 2016-2025 State Metropolitan Transportation Improvement Plan (MTIP) approved by the Greensboro Urban Area Metropolitan Planning Organization (MPO) in September 2015. However, the Mega-Site, as it develops, could significantly impact long-term transportation planning in the area. New greenways and trails are recommended in the updated Greensboro MPO 2015 Bicycle, Pedestrian, and Greenway Master Plan (Bi-Ped) adopted in November 2015.

3. Land Use Elements

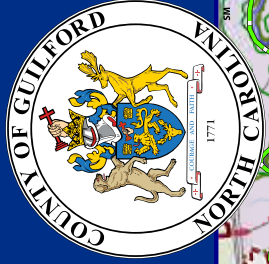
There were sixteen (16) zoning changes approved in the planning area between 2007 and 2014. The updated map reflects the four (4) changes that were inconsistent with the previous Future Land Use Map. Overall, the planning area held 180.92 acres or 15 percent (15%) of land rezoned countywide, which trailed only the Northern Lakes and Rock Creek areas. Within the planning area, most of the rezoned acreage (78.8%) was changed from AG to either PD-Residential or PD-Mixed-Use. Also, more than 18 percent (18%) were converted from RS-40 to a higher density housing, commercial, industrial, and

public/institutional zoning. Table 3 shows the acreage of land rezoned in the planning area between 2007 and 2014 and updated figures from 2015 and 2016.

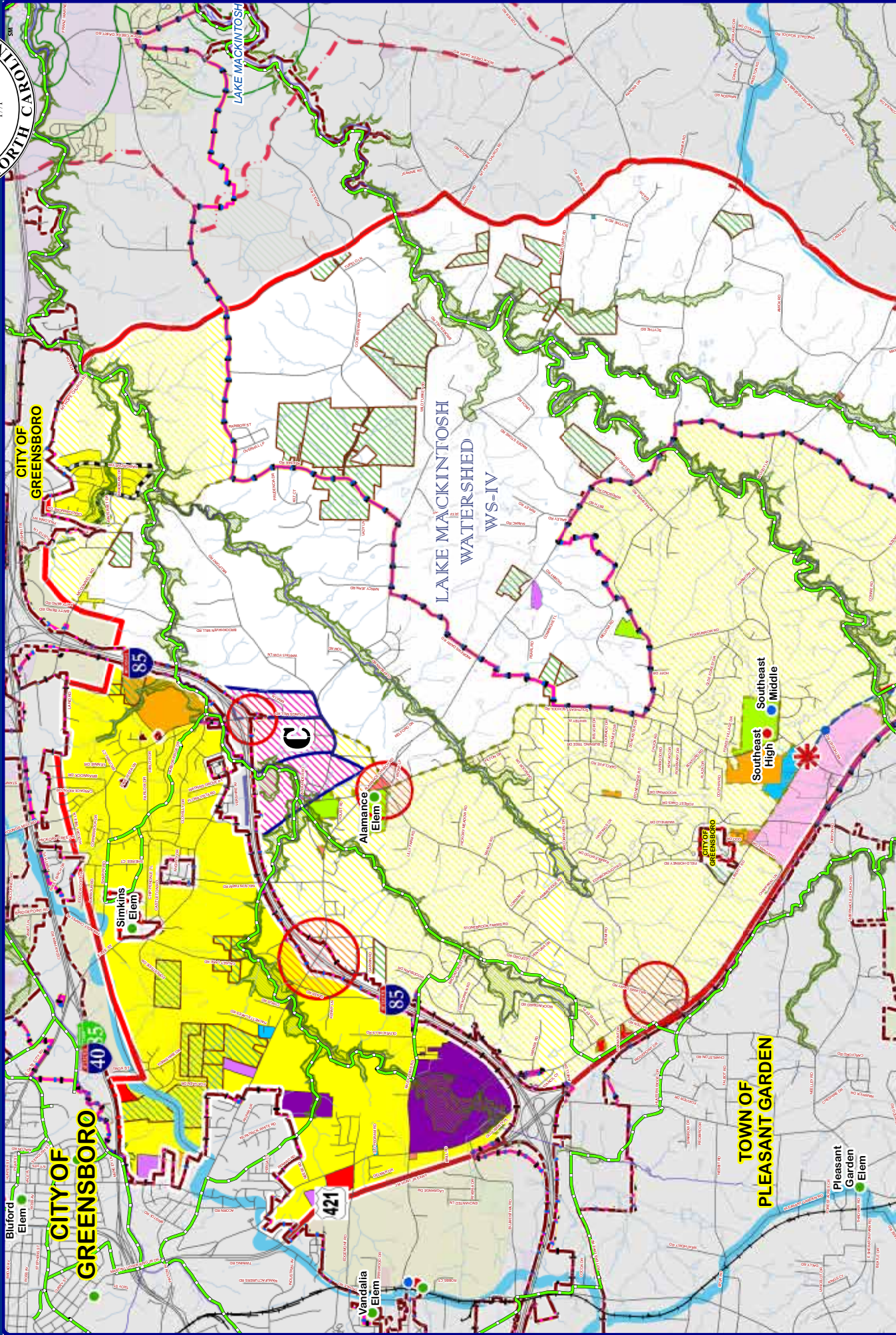
Table 3: Rezoning in the Alamance Creek Area • Calendar Years 2007 - 2016

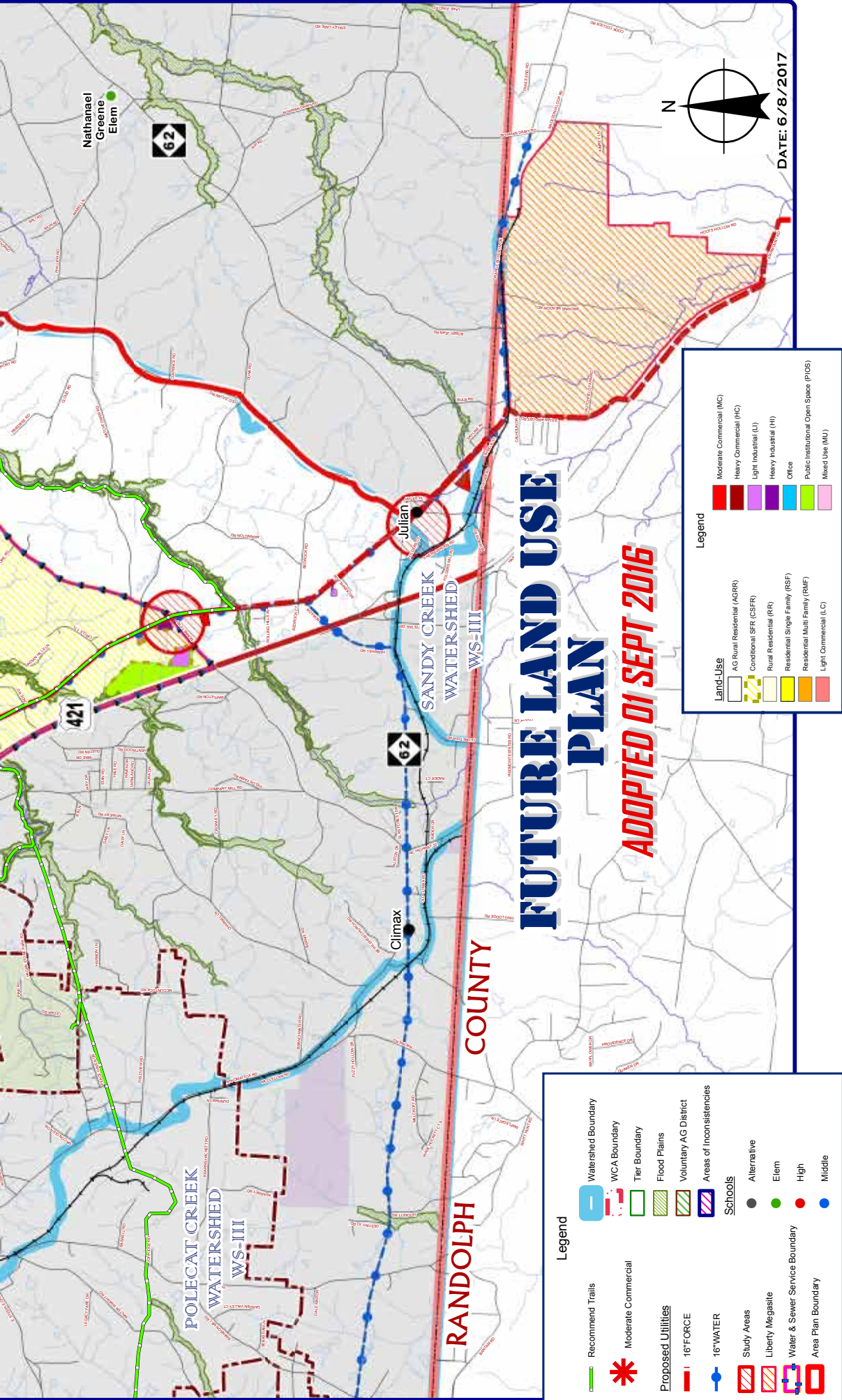
Alamance Creek		2007-2014			2015-2016	
From	AG	Acreage	% of Total	Countywide %	Acreage	% of Total
To	PDR	45.71	25.27%	3.80%	0	0%
	PDM	97.00	53.61%	8.10%	0	0%
	RS-40	0	0%	0%	8.39	0%
From	HB	4.45	2.46%	0.40%	0	0%
To	LI	4.45	2.46%	0.40%	0	0%
From	RS-40	33.76	18.66%	2.77%	0	0%
To	GO-M	7.66	4.23%	0.60%	0	0%
	HB	1.08	0.60%	0.09%	0	0%
	RM-5	2.89	1.60%	0.24%	0	0%
	SC	11.43	6.32%	0.95%	0	0%
	PI	7.02	3.88%	0.58%	0	0%
	RS-20	3.68	2.03%	0.31%	0	0%
Total Acreage		180.92	100.00%	15.07%	8.39	100.00%

The only Area of Inconsistency in the planning area is labeled Area **C** on the updated Land Use Map. Area **C** encompasses 136 acres south of I-85 near the Youngs Mill Road off-ramp. The City of Greensboro designates the area for mixed-use commercial or residential growth, while the County designates it for residential use or as a special study area.



Alamance Creek Area Plan





FUTURE LAND USE PLAN

ADOPTED 01 SEPT 2016

Legend

- Recommend Trails
- Moderate Commercial
- Proposed Utilities**
 - 16" FORCE
 - 16" WATER
 - Study Areas
 - Liberty Megastate
 - Water & Sewer Service Boundary
 - Area Plan Boundary
- Watershed Boundary**
 - Watershed Boundary
 - WCA Boundary
 - Tier Boundary
 - Flood Plains
 - Voluntary AG District
 - Areas of Inconsistencies
- Schools**
 - Alternative
 - Elem
 - High
 - Middle

Legend

- Land Use
 - AG Rural Residential (AGRR)
 - Conditional SFR (CSFR)
 - Rural Residential (RR)
 - Residential Single Family (RSF)
 - Residential Multi Family (RMF)
 - Light Commercial (LC)
- Moderate Commercial (MC)
- Heavy Commercial (HC)
- Light Industrial (LI)
- Heavy Industrial (HI)
- Office
- Public Institutional Open Space (PIOS)
- Mixed Use (MU)

Areas of Inconsistency Between City of Greensboro and Guilford County Future Land Use Designations

Area	City Future Land Use	County Future Land Use
C	Mixed Use Commercial and Moderate Residential 5-12 DU/AC (+/-136.0 AC)	Residential/Special Study Area

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.

**Table 4: Future Land Use Compatibility Matrix in Alamance Creek Area
Agricultural & Single-Family Residential Districts**

AGRICULTURAL & SINGLE-FAMILY RESIDENTIAL DISTRICTS										
Zoning Districts	AG	RS40	RS30	RS20	RS15	RS12	RS9	RS7	RS5	
Min. Lot Size (ft. ²)	40,000	40,000	30,000	20,000	15,000	12,000	9,000	7,000	5,000	
Dwelling Units (DU) per Acre	1.0 - 1.3			1.9	2.5 - 7.0					
Land Use Classifications	AG Rural Residential (AGRR)	G	G	G	C					
	Conditional SFR (CSFR)	G	G	G	C	C	C	C	C	
	Rural Residential (RR)									
	Residential Single-Family (RSF)	G	G	G	C	C	C	C		
	Residential Multi-Family (RMF)								C	C
	Light Commercial (LC)									
	Moderate Commercial (MC)									
	Heavy Commercial (HC)									
	Light Industrial (LI)									
	Heavy Industrial (HI)									
	Office									
	Public Institutional Open Space (PIOS)									
	Mixed Use (MU)				C	C	C	C	C	C

G = Generally Consistent
C = Conditionally Consistent

**Table 4: Future Land Use Compatibility Matrix in Alamance Creek Area
Agricultural & Single-Family Residential Districts**

		MULTI-FAMILY & NON-RESIDENTIAL DISTRICTS																		
Zoning Districts		RM5	RM8	RM12	RM18	RM26	LO	GOM	GOH	NB	LB	GB	HB	SC	CP	LI	HI	PI		
Min. Lot Size (ft.²)		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		5.0	8.0-12.0	18.0-26.0	<i>See Dimensional Requirement Notes Below</i>															
Land Use Classifications	AG Rural Residential (AGRR)																	C		
	Conditional SFR (CSFR)																		C	
	Rural Residential (RR)																		C	
	Residential Single-Family (RSF)																		C	
	Residential Multi-Family (RMF)	C	C	C															C	
	Light Commercial (LC)						G			G	G									C
	Moderate Commercial (MC)						G	G		G	G			C						C
	Heavy Commercial (HC)						G	G	G	G	G	G	G	G	G					C
	Light Industrial (LI)																	G		C
	Heavy Industrial (HI)																	G		C
	Office							C	C											C
	Public Institutional Open Space (PIOS)																			G
	Mixed Use (MU)	C	C	C	C	C	C	C	C		C	C								C

Dimensional Requirement Notes:

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
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
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
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
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
6. Single-Family 9,000 ft.²; Two-Family 9,000 ft.²
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
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
9. Single-Family 9,000 ft.²; Two-Family 9,000 ft.²
10. 15,000 ft.²
11. 12,000 ft.²
12. 20,000 ft.²
13. 40,000 ft.²

<p>G = Generally Consistent C = Conditionally Consistent</p>
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Legend Definitions

Areas of Inconsistencies. Designated areas where the recommendations of the County Future 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 Area of Inconsistency **C** on Alamance Creek Future Land Use map.

AG Rural Residential (AGRR). Intended to accommodate agricultural uses, large-lot residential developments, 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. Higher densities may be appropriate as determined by the Guilford County Residential Rezoning Matrix.

Residential Single-Family. Intended to accommodate low- to moderate-density major residential subdivisions, with the higher density developments of up to four (4) units per acre served by public water and sewer utilities. Anticipated land uses are 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.

Conditional Residential Single-Family (CRSF). This area is designated to recognize and preserve existing rural residential development while acknowledging the availability of public water and sewer and the potential for higher density development. The Plan seeks to balance the interests of property owners desiring preservation of the area's rural character with the rights of land owners to develop property utilizing available infrastructure. Appropriate land uses for developments not seeking public water and sewer are those identified under this Plan's AG Rural Residential designation. For developments requesting public water and sewer, land uses identified under this Plan's Residential Single-Family designation may be appropriate, depending on the level of compatibility between the proposed development and surrounding development. Factors to be considered when assessing compatibility include proposed land uses compared to surrounding land uses, proposed density and zoning compared to surrounding density and zoning, the area's transportation network, water and sewer availability, and any development conditions that enhance compatibility, including but not limited to development layout and landscaped buffers.

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 (RMF) 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 (MU) 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.

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. A Moderate Commercial Node 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) now 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.

Legend Definitions

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 (LC). 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 (MC). 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).

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

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

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/Bona Fide Farm. 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.

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To the citizens who participated in this project, thank you for your interest, participation, and invaluable input!



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