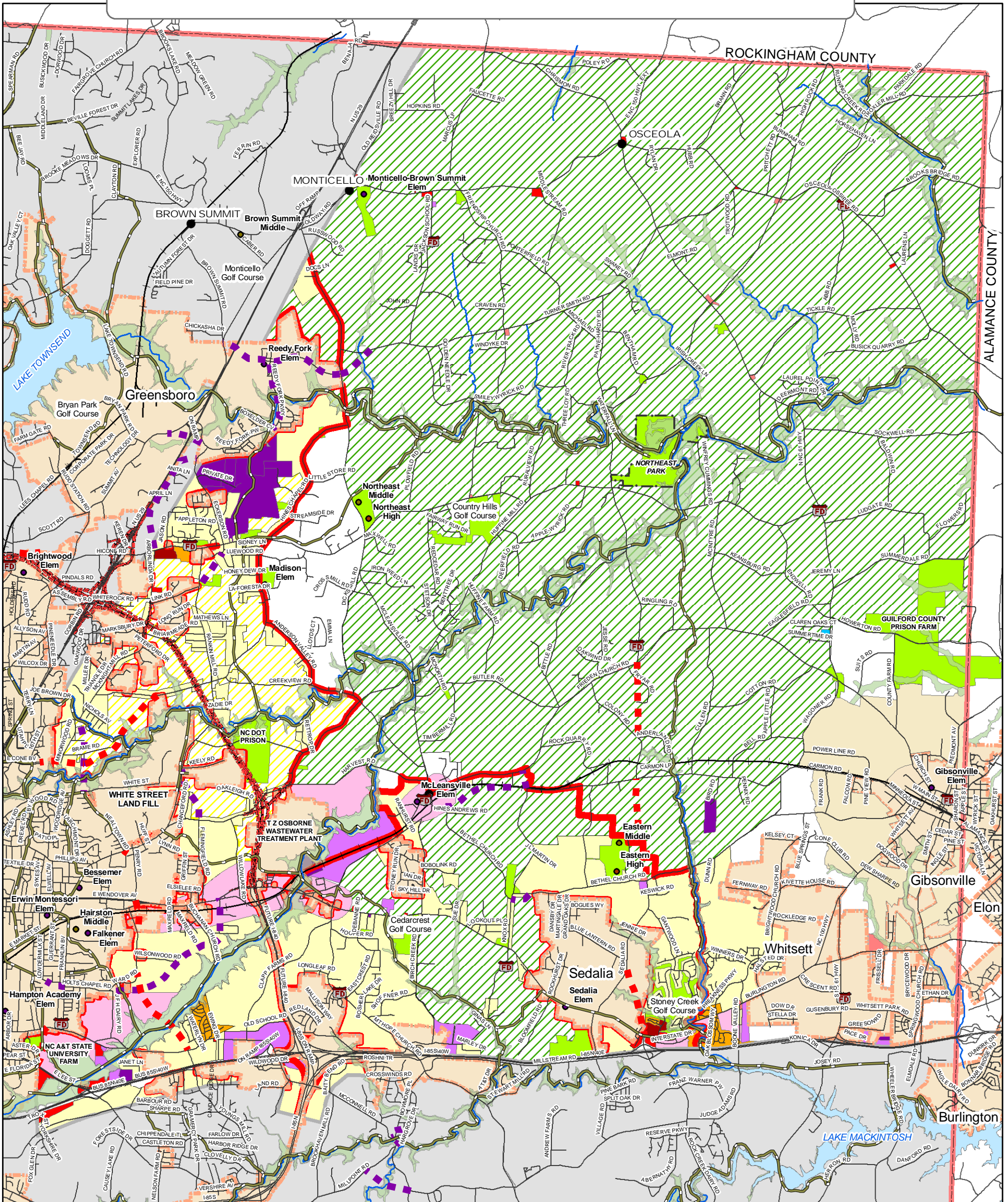


NORTHEAST AREA PLAN UPDATE



Land Use Legend			
Recommend Trails	AG Rural Residential	Mixed Use	Residential Single Family
Proposed Major Thoroughfares	Heavy Commercial	Moderate Commercial	Rural District
Proposed Minor Thoroughfares	Heavy Industrial	Office	Conditional Single Family Residential
Proposed Urban Loop	Light Commercial	Public/Institutional/Open Space	
Flood Plain	Light Industrial	Residential Multi Family	
Water/Sewer Service Boundary 2007			



Printed: 20 October 08

*Approved by the Board of County Commissioners
on October 16, 2008*



1 inch equals 6,456 feet

NORTHEAST AREA PLAN UPDATE

EXECUTIVE SUMMARY BACKGROUND:

On September 21, 2006, the Guilford County Board of Commissioners adopted the Guilford County Comprehensive Plan. Policy 1.1.2 of the Plan states:

Policy 1.1.2: Existing Area Plans will be updated to reflect current jurisdictional boundaries, roadway improvements (existing and proposed), and emerging commercial areas, based on the following schedule:

*Southwest (1989) – fall 2006
Rock Creek (1988) – winter 2007
Alamance (1994) – spring 2007
Northwest (1998) – summer 2007
Northeast (2000) – summer 2007
Airport (2002) – fall 2007
Southern (2002) – fall 2007*

Pursuant to Policy 1.1.2, the Guilford County Planning Department evaluated the area and began working on an update of the Northeast Area Plan (originally adopted in 2000).

PROCESS

Guilford County staff evaluated existing conditions and emerging commercial areas, current and long range transportation plans, and land use plans from the cities of Greensboro, Gibsonville, and Burlington to identify areas where plan modifications were needed. A public meeting was advertised and held at the McLeansville Fire Department on June 12, 2008 from 4pm to 7pm to solicit input from former committee members and the public. Once final map revisions were made, staff presented the plan for a public hearing at the September 10, 2008 Planning Board Meeting. The plan was then presented for a final public hearing on , 2008 before the Guilford County Board of Commissioners.

PLAN ALTERATIONS

- 1. Plan Boundary and Area**
Some annexation has occurred by the City of Greensboro within the plan boundaries. Also, areas south of I40/85 east of Knox Road have been removed, since they are now included within the boundary of the Rock Creek Area Plan. Finally, some unincorporated areas around Gibsonville and Whitsett have been added to the plan.
- 2. Transportation Elements**
Several new roadways and road alignments were added to the plan based on NC DOT, Greensboro MPO and other relevant data. Specifically, proposed thoroughfares have been updated to reflect the MPO's most recent Thoroughfare Plan, and recommended trails and greenways have been added, based on the adopted Bicycle, Pedestrian, and Greenways Master Plan.
- 3. Land Use Elements**
No significant land use classification changes are proposed. Land use classifications in a few areas were altered to match existing build out conditions, or to simplify the recommended uses (for example, the US 70 Gateway Corridor and the McLeansville Service Core are now shown as mixed use, to better reflect the adopted text. A new graphic was added as a cross hatch in areas where residential densities are variable depending on access to water and sewer.

LEGEND DEFINITIONS

AG 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 not to exceed two units per acre. 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, 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 District. Intended to accommodate low to moderate-density major residential subdivisions, with the higher density developments served by public water and sewer utilities. Densities in this district should not exceed four units per acre. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, 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. Higher densities may be appropriate as determined by the Guilford County Residential Rezoning Matrix.

Conditional Residential Single-Family. Intended for those areas within the City of Greensboro's Water and Sewer Service Area Boundary that are appropriate for Rural Residential densities of 0-2 units per acre, but may also be appropriate for Residential Single Family densities of 1-4 units per acre, if provided with municipal water and sewer service.

Residential Multi-Family District. Designated to accommodate existing and proposed multi-family and/or higher density developments that have been established under the Guilford County Development Ordinance's RS-7 Residential Single-Family, RS-5 Residential Single-Family, and Residential Multi-Family (RM) Zoning Districts. Densities in this district should not exceed twelve units per acre. Higher densities may be appropriate as determined by the Guilford County Residential Rezoning Matrix.

Mixed Use. Designated to recognize an opportunity for a mixture of complimentary and integrated principal land uses and/or housing types developed on large tracts under a unified development scheme. Mixed use areas should be characterized by pedestrian and bicycle interconnectivity and should incorporate many of the policies recommended by this plan. Traditionally, mixed-use developments have emphasized a variety of transportation options, 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. More detailed recommendations for specific geographic areas are as follows:

McLeansville Service Core: The McLeansville Service Core will serve to define community identity by encouraging a mix of office, commercial, institutional, and light industrial uses. To accomplish this, a public sewer pumping station is needed to pump sewage back to the Osborne Treatment Plant. This sewer service is necessary for existing and future development. The plan recommends any future commercial uses be compatible with the existing mix of commercial and residential uses in the proposed service core. The plan also recommends establishing walkways to encourage pedestrian movement within the core center and out into surrounding residential areas.

Stoney Creek/ Rock Creek: This existing (600+ acres) development is located in the southeastern part of the study area and consists of a mixture of land uses, including residential (single-family and multi-family), commercial, office, and recreational open space. This 600+ acres provides goods and services for persons living both in and outside the Stoney Creek community, conveniently located just north of the Rock Creek Industrial Park within the City of Burlington's urban transportation area, and is nearby the towns of Sedalia, Whitsett, Gibsonville, and Elon College.

US-70 Mixed Use Gateway Corridor: Located along US 70 from Penry Road east to Mt. Hope Church Road, this corridor is recommended for a mix of residential, commercial, office, and light industrial uses. Unified development that provides common signage, lighting, internal tree-lined streets, and pedestrian walkways is recommended within this corridor.

NC A&T Farm Campus: A future mixed use area between NC 6 and Holts Chapel Road extension that would be developed in conjunction with NC A&T University research and engineering programs.

North of Osborne Sewer Treatment Plant: A possible mixed land use area north of the treatment plant that could use the treated waste water from the plant for agricultural, irrigation, fish hatcheries, industrial, and commercial use.

Light Commercial. Designated to recognize land currently zoned, or recommended to be zoned, Limited Business (LB), Neighborhood Business (NB), and Limited Office (LO).

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

Heavy Commercial. Designated to recognize land currently zoned, or recommended to be zoned, 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.

Heavy Industrial. Designated to recognize land currently zoned, or recommended to be 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 accommodate mid-and large-sized public, semi-public and institutional uses which have a substantial land use impact or traffic generation potential.

Rural District. Northeast Guilford County, with the highest concentration of farms and rural area in the county, provides residents and visitors with views of rural vistas and scenic open space. Recognizing, maintaining, and enhancing this rural area is of the utmost importance to the residents of this area. The following is recommended as the Rural Land Policy for Northeast Guilford:

Residential lot sizes and development requirements:

- Minor subdivision (1-4 lots): Minimum lot size is approximately one (1) dwelling unit per acre (1 DU/40,000 square feet).
- Major Subdivision (5 or more lots):
 - Individual well and septic: minimum lot size is approximately one (1) dwelling unit per one (1) acre (1 DU/40,000 square feet)
 - Community well and community septic: minimum lot size is one (1) dwelling unit per one-half (1/2) acre (1 DU/20,000 square feet). Development will be divided as follows:
 - 50% developed with one (1) dwelling unit per one-half acre (1 DU/20,000 square feet) and
 - 50% open area for use for septic fields, wells, buffers, playgrounds, farm fields, natural areas, etc.
 - Municipal/Public Water and Sewer: Minimum lot size is 12,000 square feet (1 DU/12,000 square feet).
- Buffers: For A, B, and C above and all non-residential developments, new major subdivisions, and commercial facilities that adjoin bona fide farms must provide a thirty foot (30') Type B planting yard buffer between the development and the bona fide farm unless existing woods meeting the Type B requirements remain. Furthermore, the tree plantings must be set back ten feet (10') from the property line, but shrubs can be planted within the 10' setback. It must be shown with dashed lines and labeled as a "30' Bona Fide Farm Planting Yard" on a recorded plat. In addition, a note must be added on the plat advising potential buyers to the following:

Notice: Property shown on this plat containing a 30-foot Bon Fide Farm Planting Yard is located next to a working farm. Farming activities occur day and night (planting, harvesting, spraying, irrigation, etc.). The 30-foot buffer may mitigate but it does not eliminate farm-created noise, dust, odor, etc. Once the farm loses its bona fide status, the buffer is no longer required.