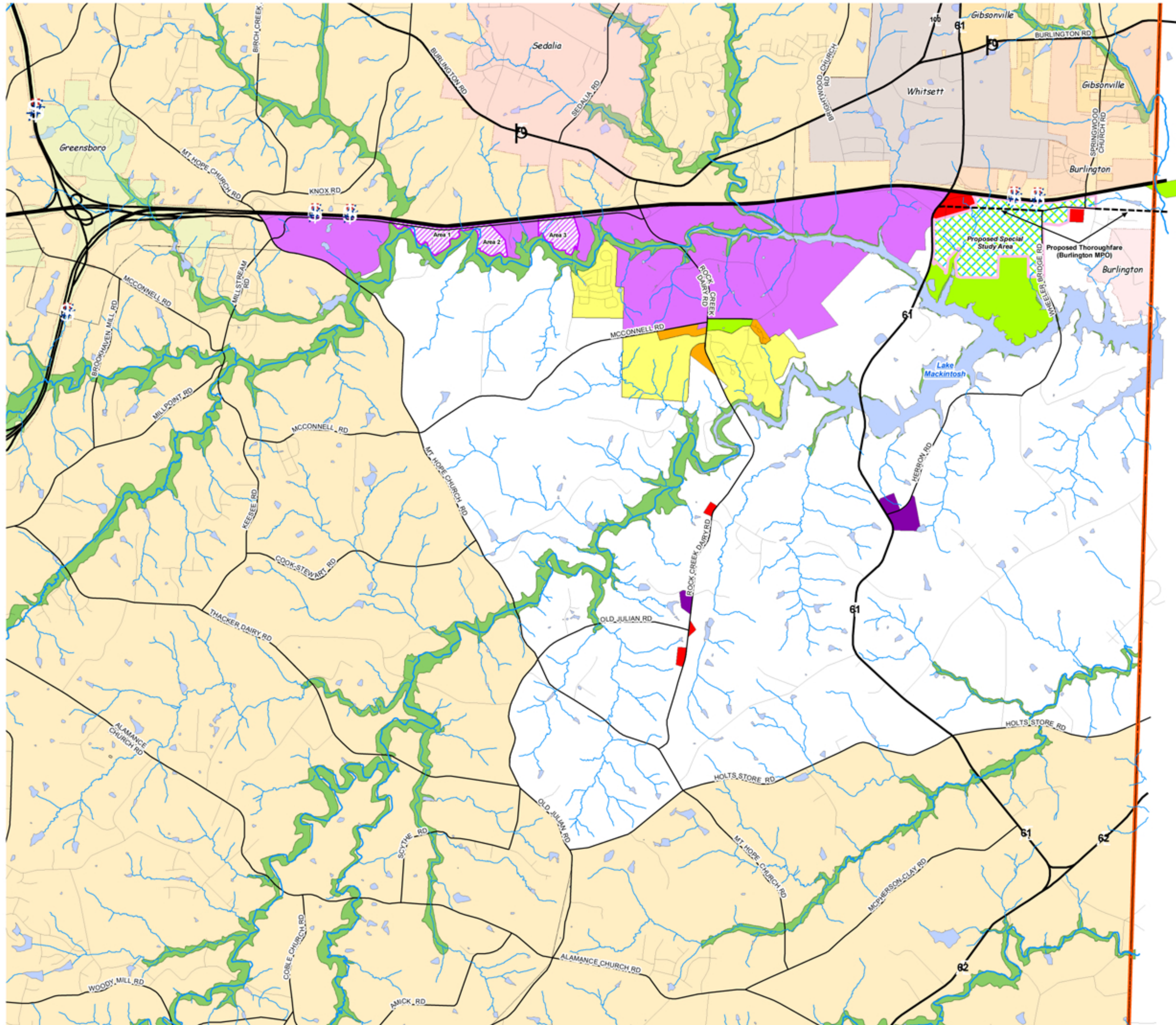


Rock Creek Area Plan

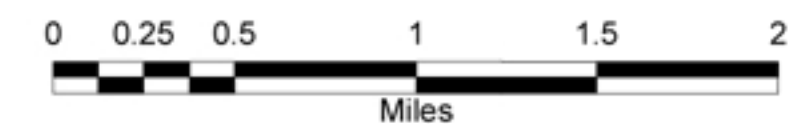


Future Land Use Map

Adopted: July 19, 2007

Legend

- AG Rural Residential
- Residential Single Family
- Residential Multi Family
- Mixed Use
- Light Commercial
- Moderate Commercial
- Heavy Commercial
- Office
- Light Industrial
- Heavy Industrial
- Public Institutional/Open Space
- Voluntary AG/Bona Fide Farm
- Noise Impact Area
- Proposed Industrial
- Proposed Special Study Area
- Water
- County Line
- Highways
- Major Roads
- Streets
- Lakes
- Floodplain
- Not in RCAP



ROCK CREEK 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 began working on an update of the Rock Creek Area Plan (originally adopted in 1988). Guilford County Planning and Development evaluated the area and began working towards the update of the plan.

PROCESS

Guilford County Staff worked with staff from the City of Greensboro, City of Burlington and Alamance County to identify areas where plan modifications were needed. A public meeting was held at the Whitsett Fire Department on January 31, 2007 from 4pm to 7 pm to allow public input into the process. Once final map revisions were mapped, Staff presented the plan for a Public Hearing at the Guilford County Planning Board for a recommendation, then the plan will be presented for a final public hearing before the Guilford County Board of Commissioners.

PLAN ALTERATIONS

1. Plan Boundary and Area

Significant annexations have occurred in the area as well as the incorporation of the Town of Whitsett since original plan adoption. In addition, some overlap existed between the Rock Creek Area Plan and the Town of Gibsonville Land Use Plan. In the case of overlapping planning areas, areas north of I-85 were excluded from the planning area due to being covered by more current plans.

2. Transportation Elements

Several new roadways and road alignments were added to the plan based on NC DOT, Greensboro MPO and Burlington MPO and other relevant data.

3. Land Use Elements

A few Land Use Classification changes are proposed. Land Use Classifications in a few areas were altered to match existing built conditions and to reflect emerging conditions. During the time that the plan has been in effect, a significant portion of the light industrial properties have been lost in favor of single and multifamily development. Several areas immediately adjacent to the interstate and surrounded by light industrial properties are being identified as potential Light Industrial areas and shown in a cross hatch on the land use plan. After receiving input from area residents, the areas were divided into three (3) areas.

Area 1 consists of residential parcels on Stewart Mill Road beginning north of Alamance Creek going north to Millstream Road. The area currently consists of single-family dwellings on large lots. The area has access to both public water and sewer and could redevelop into a corporate park or other use compatible with the existing Rock Creek Center and other nearby developments. Redevelopment should not be on a piece-meal basis. Should redevelopment occur in the area, large tracts (generally 10+ acres) should be involved as to ensure harmony with existing area.

Area 2 consists of vacant tracts immediately west of the Millstream Industrial Park. While topography will provide some additional development challenges, the area is well suited for light industrial or corporate park type developments and may be combined with adjacent properties to create a larger campus setting.

Area 3 consists of mostly vacant tracts with 2 single family dwellings located between Millstream Industrial park and Village Road north of Alamance Creek. The area is sandwiched between two industrially zoned areas and would provide additional areas for non-residential areas. Public water and sewer is available in the area.

In addition, a “potential study area” has been identified as being south of I-85 between NC 61 and Wheeler Bridge Road. The area is the entry way into the county and currently has significant growth potential. An employment center or other non-residential use may be ideal for the location; however, a small area study will be conducted at a later date to allow staff and residents to review the area in more detail and provide recommendations.