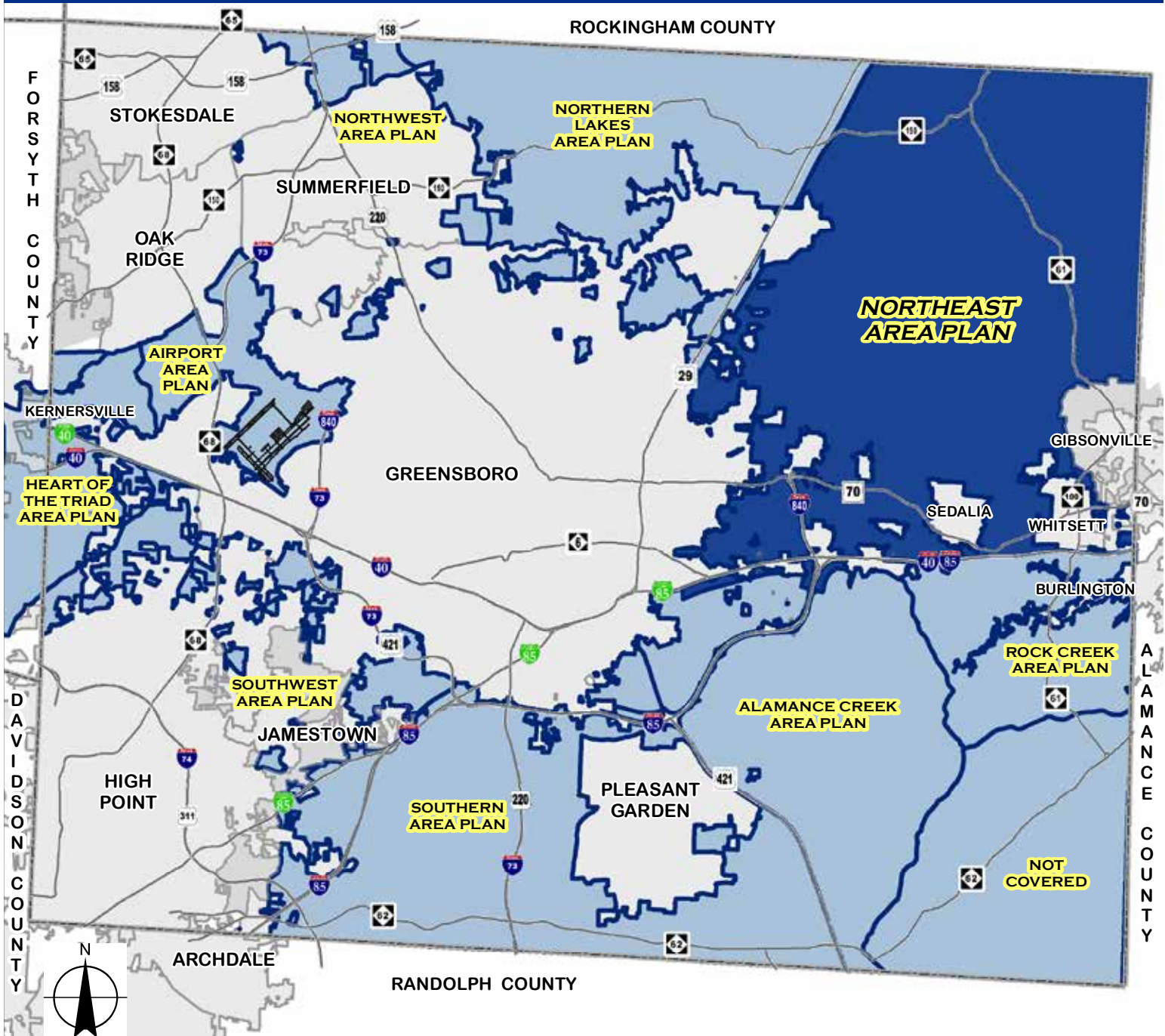




Northeast Area Plan

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. Conversion of Prison Farm Acreage to Development
2. Availability of Water/Sewer to NE Schools
3. Retain Rural Character of Northeast Area
4. Targeted Areas for Commercial Growth (US 70 and US 29)
5. Traffic Safety
6. Odor from Greensboro Sewer Treatment Facility to Eastern Guilford High School
7. Annexation of Northeast Area

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 Northeast Area Plan was originally adopted in 2000 and updated in 2007. The Guilford County Board of Commissioners' adoption on September 1, 2016 represents updates from 2007 through 2015. Fifteen people (15) attended the public input meeting held on October 27, 2015 at the McLeansville Fire Department.

Key Events

- Transition of County Prison Farm (740 Acres) Agricultural Acreage (Partial) to Farm Lease Agreements
- Annexations by Greensboro, Burlington, and Whitsett
- Construction of Urban Loop Connecting the Piedmont Triad Airport
- Burlington Water and Sewer Extensions to Stoney Creek Community
- Rezoning of 79.79 Acres Between 2007-2014
- Termination of Water/Sewer Agreement with the City of Greensboro

Summary of Plan Alterations

1. Plan Area Boundary Changes

The Northeast planning area boundary was reduced due to annexations by Greensboro (1050 acres), Burlington (12 acres), and Whitsett (1 acre) since 2007.

Municipal annexations are reasonable indicators of residential and commercial growth. With termination of its water and sewer agreement with the County, Greensboro (with annexations of more than 1000 acres from the Northeast Plan Area from 2007 through 2016) is now likely to incorporate land before extending public water and sewer to new development. Areas annexed by the City of Greensboro include primarily commercial areas along the I-85/40 corridor between Gate City Boulevard to just west of Sedalia, and residential areas adjacent to existing subdivisions within primary city limits or in satellite locations that developed as subdivisions. Table 2 shows the acreages annexed out of the Northeast planning area from calendar year 2007 through 2016.

Table 2: Annexations in the Northeast Area

Year Annexed	Acreage	Percent
2007 to 2010	536	50%
2011 to 2013	495	47%
2014 to 2016	32	3%
Total 2007 to 2016	1063	100%

2. Transportation/Infrastructure

The Greensboro and Burlington-Graham Metropolitan Planning Organizations (MPO) provide transportation planning. Planned thoroughfare improvements are identified in the current Greensboro Thoroughfare Plan (adopted August 31, 2015) and Burlington-Graham Metropolitan Transportation Plan (adopted August 18, 2015). Proposed greenways and trails are recommended in the updated Greensboro MPO BiPed Plan (November 2015). Upon completion of the Urban Loop (I-840), motorists will have an alternative route to the Piedmont Triad Airport from east Guilford County. This could impact long-term growth demand and service in the Northeast Area.

3. Land Use Elements

The updated map shows two Areas of Inconsistencies identified by the City of Greensboro and Guilford County planning staff. Area **E** is adjacent to the Town of Sedalia's southeast border along Burlington Road. Area **F** covers the unincorporated area at the southwest intersection of Rankin Mill Road and White Street. Areas of Inconsistency show where future land use recommendations of the County conflict, in use or intensity, with those of the Greensboro Comprehensive Plan as of August, 2016. By agreement, County and Greensboro planning staffs will consult on future rezoning cases for parcels within designated Areas of Inconsistencies.

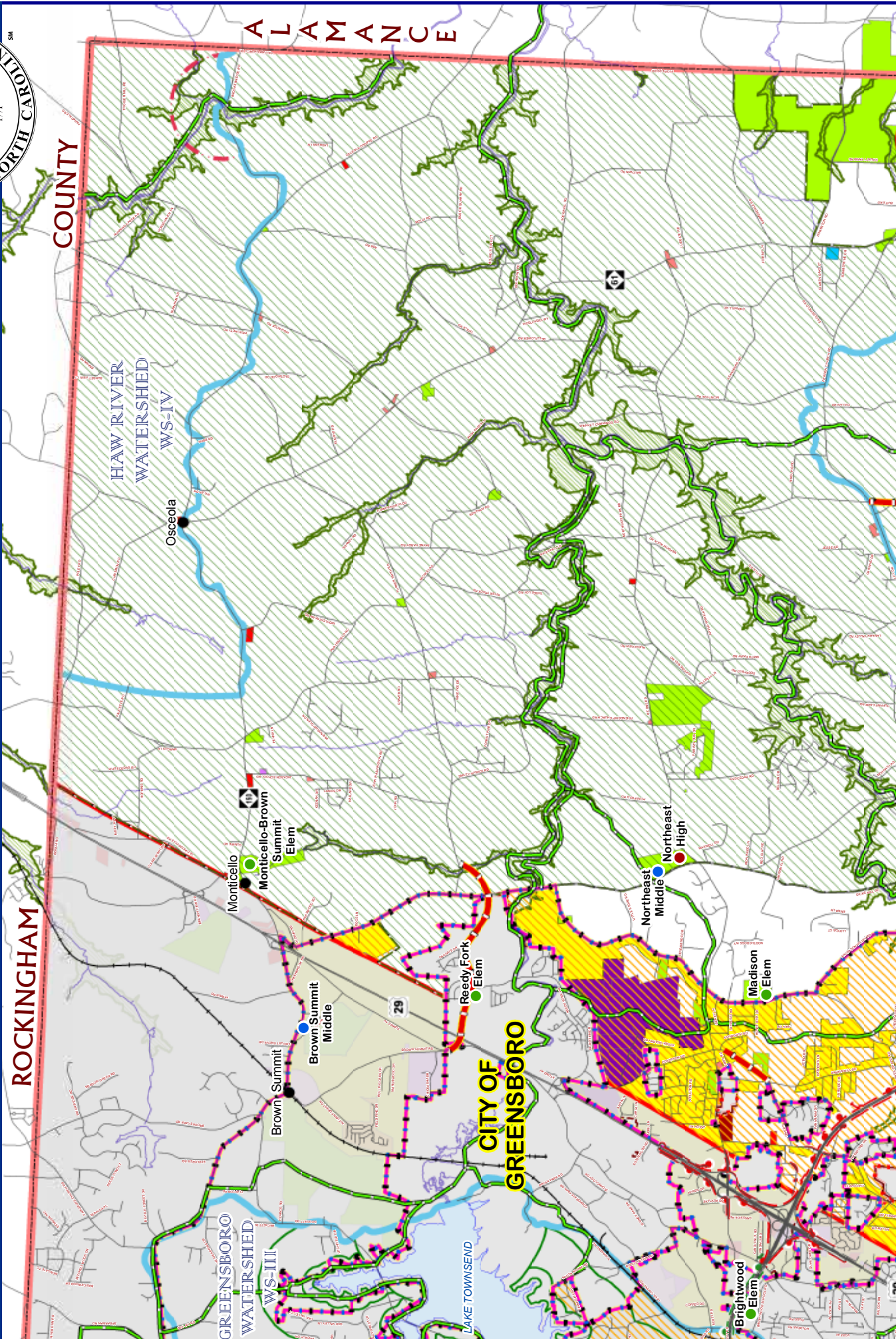
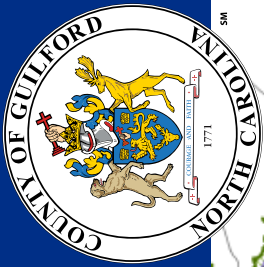
Five (5) of twenty-three (23) zoning changes for the Northeast planning area between 2007 and 2014 conflicted with land use recommendations on the 2007 Future Land Use Map, but were found reasonable and in the public's interest. The land use designation on the updated maps was changed to reflect the zoning changes. Most of the adjustments were from a rural or single-family residential to a commercial or industrial designation. A Legend of Land Use descriptions are found on pages 10 & 11.

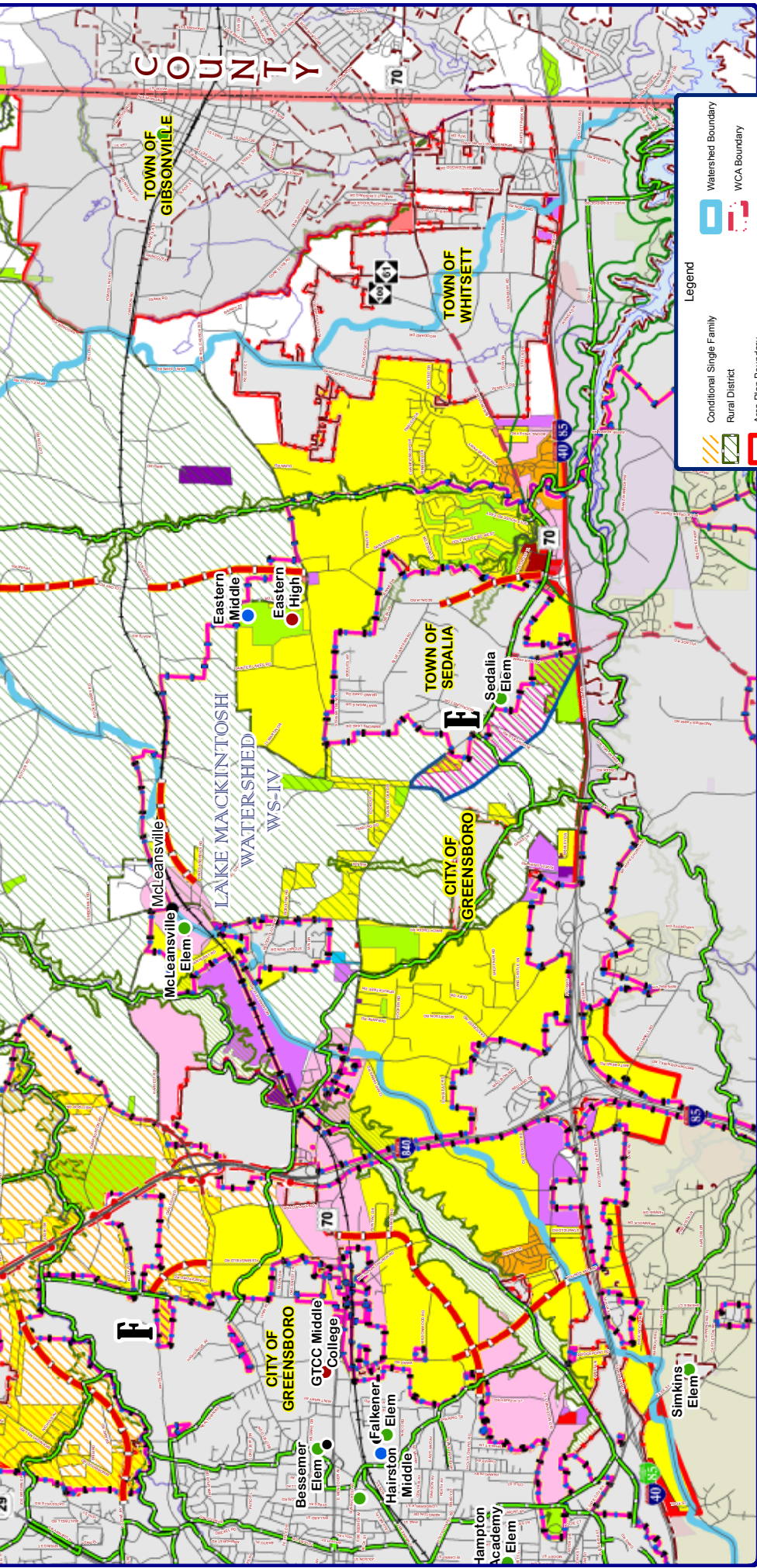
Data on property rezonings provided some insight on development activity in the County since the last plan update (see Table 3 below). Rezoning applications are commonly filed in contemplation of development that conforms to the proposed zoning. The Northeast Area contained seven percent (7% or 79.79 acres) of the 1202 acres rezoned County-wide from 2007 through 2014. Nearly half of the rezoned acreage in the Northeast Area was converted from Agriculture (AG) to some other zone, mainly RS-30. However, 35 percent (35%) was converted to AG from mostly RS-30 or RS-40. Typically, a change from AG to RS-30 or RS-40 will allow major single-family subdivisions on individual septic systems and wells. Generally, AG, RS-40, and RS-30 districts do not require adjustment to the Future Land Use Map when changed from one of the zoning districts to the other.

Table 3: Rezonings in the Northeast Area • Calendar Years 2007 - 2016

Northeast		2007-2014			2015-2016	
		Acres Rezoned	% of Total	Countywide %	Acreage	% of Total
From	AG	38.66	48.45%	3.21%	24.35	79.26%
To	RS-30	20.74	25.99%	1.72%	0	0%
	PI	7.80	9.78%	0.65%	0	0%
	GO-M	10.12	12.68%	0.84%	0	0%
	RS-40	0	0%	0%	24.35	79.26%
From	LI	5.00	6.27%	0.42%	6.37	20.74%
To	AG	5.00	6.27%	0.42%	0	0%
	HI	0	0%	0%	6.37	20.74%
From	LB	2.70	3.38%	0.22%	0	0%
To	AG	2.70	3.38%	0.22%	0	0%
From	RS-30	20.77	26.03%	1.72%	0	0%
To	AG	10.15	12.72%	0.84%	0	0%
	GB	10.11	12.67%	0.84%	0	0%
	HI	0.51	0.64%	0.04%	0	0%
From	RS-40	12.66	15.87%	1.05%	0	0%
To	AG	12.66	15.87%	1.05%	0	0%
Total Acreage		79.79	100.00%	6.62%	30.72	100.00%

Northeast Area Plan





Legend

- AG Rural Residential (AG)
- 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)

FUTURE LAND USE PLAN ADOPTED 01 SEPT 2016

Legend

- Watershed Boundary
- WCA Boundary
- Tier Boundary
- Public Schools
- Alternative
- Elementary
- High
- Middle
- Conditional Single Family
- Rural District
- Area Plan Boundary
- Flood Plain
- Areas of Inconsistencies
- Proposed Roads
- Recommended Trails
- Water & Sewer Service Boundary

Legend

- Watershed Boundary
- WCA Boundary
- Tier Boundary
- Public Schools
- Alternative
- Elementary
- High
- Middle

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

Area	City Future Land Use	County Future Land Use
F	Industrial/Corporate Park (+/- 33.1 AC)	Rural Agricultural
F	Potential Employment Centers <i>Pending Future Study</i> (+/- 311.0 AC)	Ag/Rural Agricultural

DATE 8/17/2017

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 Northeast 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					
	Rural District (RD)	G	C	C	C	C	C			
	Residential Single-Family (RSF)	G	G	G	C	C	C	C		
	Conditional Residential Single-Family (CRSF)		G	G	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) Note 14	C	C	C	C	C	C	C	C	C

G = Generally Consistent
C = Conditionally Consistent

**Table 4: Future Land Use Compatibility Matrix in Northeast Area
Multi-Family and Non-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	See Dimensional Requirement Notes Below													
AG Rural Residential (AGRR)																	C
Rural District (RD)																	C
Residential Single-Family (RSF)																	C
Conditional Residential Single-Family (CRSF)																	C
Residential Multi-Family (RMF)	C	C	C														C
Light Commercial (LC)						G			G	G							C
Moderate Commercial (MC)							G				G	G					C
Heavy Commercial (HC)								G			G	G	G				C
Light Industrial (LI)															G		C
Heavy Industrial (HI)																G	C
Office						G	G	G									C
Public Institutional Open Space (PIOS)																	G
Mixed Use (MU) Note 14	C	C	C	C	C	C	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
14. Depends on Subcategory of Mixed Use

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

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 is made. See Areas of Inconsistency **E** and **F** on Northeast Area Future Land Use Map.

AG Rural Residential (AGRR). 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 (2) 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 Single-Family (RS) subdivisions, with higher-density developments served by public water and sewer utilities. Densities in this district should not exceed four (4) 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.

Conditional Residential Single-Family (CRSF). 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 also may 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 (RMF). 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 (RMF) zoning districts. Densities in this district should not exceed twelve (12) 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 commercial land uses and/or housing types developed on large tracts under a unified development scheme. Mixed-Use (MU) 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 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. The McLeansville Service Core has not seen growth as initially planned. As the McLeansville Road realignment is completed, the area will be afforded a better understanding of how future land uses will fit into the area.

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 provide 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. The area has continued to grow at a much slower pace than expected primarily due to the economic conditions and annexation rule changes.

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. The area has seen aesthetic improvements since the widening of US 70 and the installation of buffer yards in designated areas along the route.

Legend Definitions

NC A&T Farm Campus: A future mixed-use area between NC 6 (East Gate City Blvd.) and Holts Chapel Road Extension that would be developed in conjunction with NC A&T University Research and Engineering Programs. Although a mixture of uses has not occurred, the Area has experienced growth with the new NC A&T campus buildings along NC 6.

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, and industrial and commercial use. No changes have been recognized, however, as the outer loop is finished and certainties of remaining land uses are visualized, the area may begin to experience further change.

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

Moderate Commercial (MC). 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 (HC). 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 (PIOS) uses which have a substantial land use impact or traffic generation potential.

Rural District (RD). 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 spaces. Recognizing, maintaining, and enhancing this rural area is of utmost importance to the residents of this area. The following is recommended as the Rural Land Policy for the Northeast Guilford Area:

Residential lot sizes and development requirements:

1. Minor subdivision (1-4 lots): Minimum lot size is approximately one (1) dwelling unit per acre (1 DU/40,000 square feet).
2. Major Subdivision (5 or more lots):
 - A. Individual well and septic: minimum lot size is approximately one (1) dwelling unit per one (1) acre (1 DU/40,000 square feet).
 - B. 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:
 - a. 50% developed with one (1) dwelling unit per one-half acre (1 DU/20,000 square feet) and
 - b. 50% open area for use for septic fields, wells, buffers, playgrounds, farm fields, natural areas, and other similar areas
 - C. Municipal/Public Water and Sewer: Minimum lot size is 12,000 square feet (1 DU/12,000 square feet).
3. Buffers: For A, B, and C above and all non-residential developments, new major subdivisions, and commercial facilities that adjoin bona fide farms (per NCGS 106-737 and NCGS 106-743) must provide thirty-foot (30 ft.) Type B planting yard buffer (see Guilford County Development Ordinance) 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 ft.) from the property line, while shrubs can be planted within the ten-foot (10 ft.) setback. It must be shown with dashed lines and labeled as a "30 ft. 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 ft. Bona Fide Farm Planting Yard" is located next to a working farm. Farming activities occur day and night (planting, harvesting, spraying, irrigation, and other agricultural activities). The 30 ft. buffer may mitigate but it does not eliminate farm-created noise, dust, odor, or slow-moving farm vehicles associated with farming. Once the farm loses its bona fide status, the buffer is no longer required.

GUILFORD COUNTY BOARD OF COMMISSIONERS

Jeff Phillips, Chair
Alan Branson, Vice Chair
J. Carlvena Foster
Alan Perdue
Justin Conrad
Hank Henning
Carolyn Q. Coleman
Melvin "Skip" Alston
Katie "Kay" S. Cashion

GUILFORD COUNTY PLANNING BOARD

Frankie Jones, Chair
Al Leonard Jr., Vice Chair
E. Raymond Alexander III
Edwin Apple
Caroline Burnett
Anthony Collins
William Geter
Cyndy Hayworth
Brian Mann

GUILFORD COUNTY PLANNING AND DEVELOPMENT DEPARTMENT AND STAFF

J. Leslie Bell, AICP, Director
Les Eger, AICP, Deputy Director
Oliver Bass, AICP, Planner II
Paul Lowe, CZO, Planner I
Tonya Hodgins, Planning Technician
Deborah Sandlin, Administrative Assistant

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



Guilford County Planning and Development
400 W. Market Street
Greensboro, NC 27401
336-641-3334
www.myguilford.com/planning-and-development