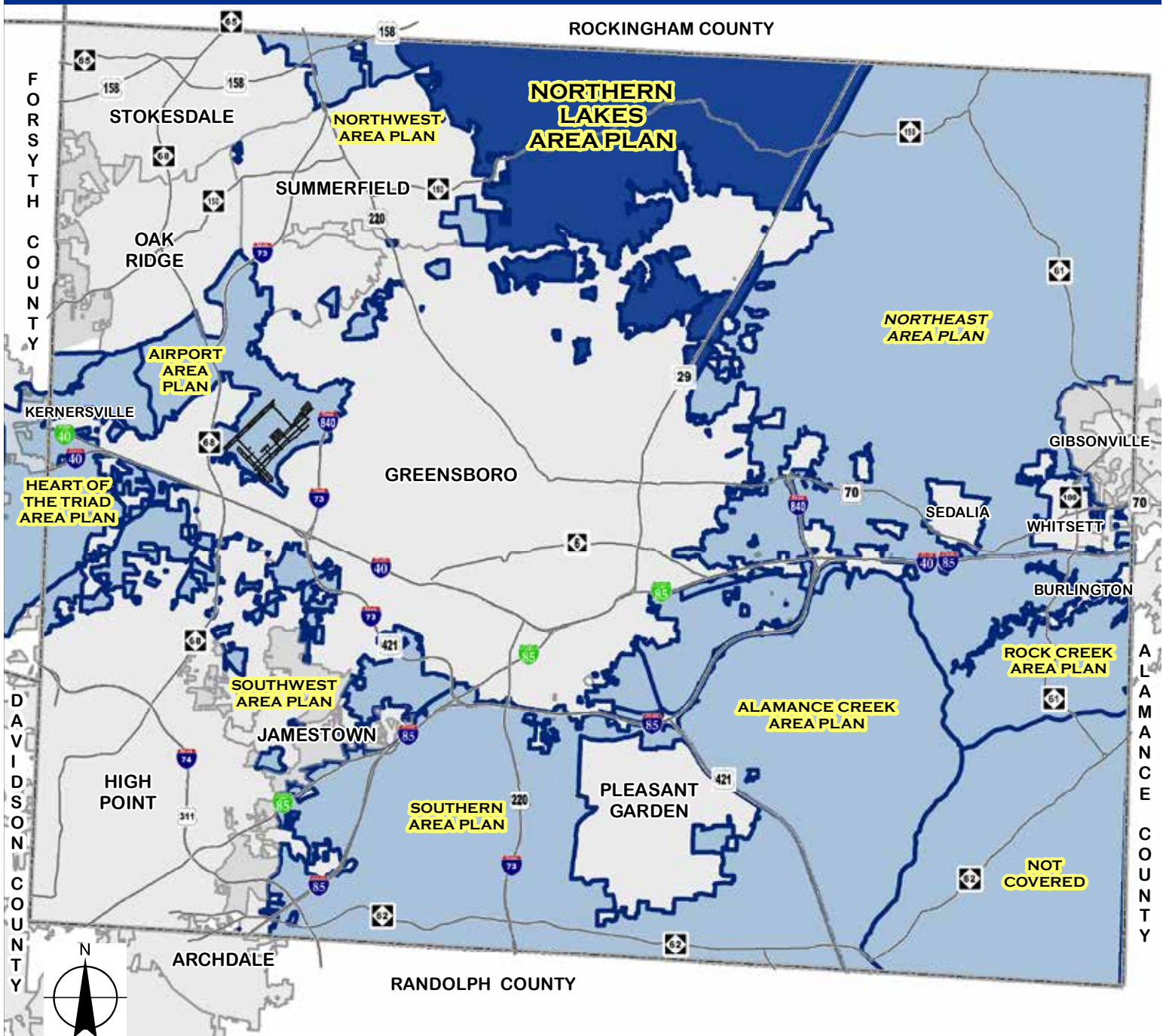




Northern Lakes Area Plan

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. Pedestrian and Bicycle Connectivity
2. Rural Preservation

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 Northern Lakes Area Plan was originally adopted in 2008. The Guilford County Board of Commissioners' adoption on September 1, 2016 represents updates from 2007 through 2015. The public input meeting was held on November 2, 2015 at the Summerfield Town Hall and attended by (four) 4 people.

Key Events

- Watershed Critical Area (WCA) Conservation
- New RS-30 Residential Development
- Termination of Water/Sewer Agreement with the City of Greensboro
- Rezoning of 345 Acres Between 2007-2014
- Greensboro Annexed 264 Acres of Planning Area Since Last Update
- Updated Greensboro Urban Area Metropolitan Planning Organization (MPO) 2015 Bicycle, Pedestrian, and Greenway Master Plan (BiPed Plan) - November 2015
- Updated Metropolitan Transportation Improvement Plan (MTIP) - September 2015

Summary of Plan Alterations

1. Plan Area Boundary Changes

Annexations by the City of Greensboro reduced the planning area by 266 acres between 2007 and 2016. Most of the impacted areas were adjacent to or surrounded by the City of Greensboro's existing city limits, and have mostly developed as high-density residential subdivisions. Table 2 below shows the acreage annexed since 2007.

Table 2: Annexations in the Northern Lakes Area

Year Annexed	Acreage	Percent
2007 to 2010	150	56%
2011 to 2013	114	43%
2014 to 2016	2	1%
Total 2007 to 2016	266	100%

2. Transportation/Infrastructure

The construction of the Northern Loop, proposed in the Greensboro MPO's FY 2016-2025 MTIP, may drive future growth to the area. New greenways and trails are recommended in the updated Greensboro MPO BiPed Plan.

3. Land Use Elements

The Northern Lakes area experienced more single-family residential growth than any other County planning area between 2007 and 2014. About twenty-five percent (25%) or 308 acres of land rezoned in the County were to RS-30 and located in the planning area. In 2015 and 2016, the area of land rezoned to RS-30, about 314 acres, nearly equaled the total of the previous seven (7) years. An RS-30 zoning is compatible with the low-density single-family development planned for most of the area.

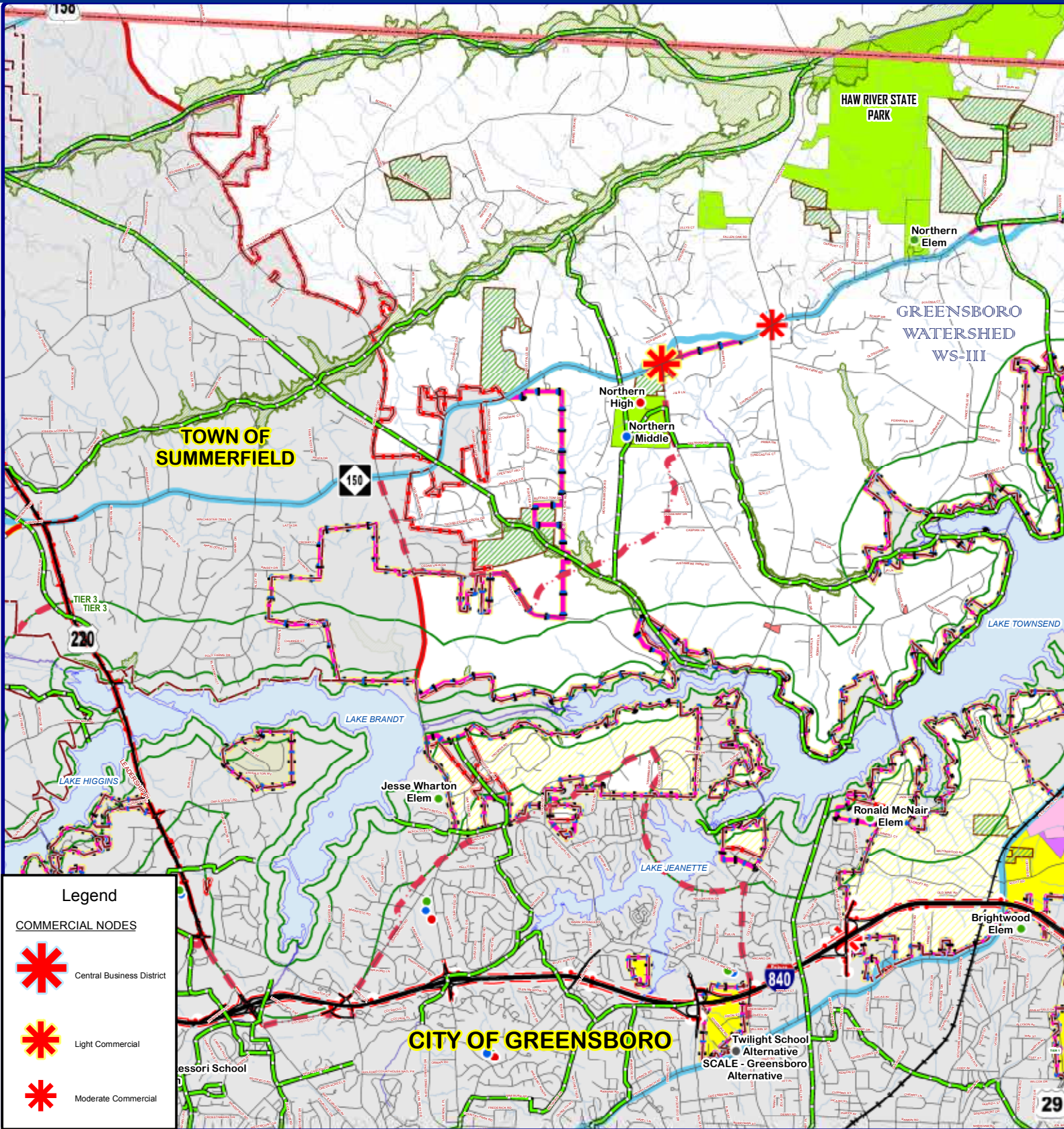
The Future Land Use Map was updated to reflect six (6) zoning changes that were inconsistent with the previous map. The parcels impacted were changed from either RS-30 or Agricultural (AG) to a light or moderate commercial or industrial district. Accordingly, their land use designations were changed from AG Rural Residential or Residential Single-Family to the appropriate LC, MC, or LI designation.

Table 3 shows the acreage of rezonings approved between 2007 and 2014 and updated figures from 2015 and 2016.

Table 3: Rezoning in the Northern Lakes Area • Calendar Years 2007 - 2016




Northern Lakes		2007-2014			2015-2016	
		Acres Rezoned	% of Total	Countywide %	Acreage	% of Total
From	AG	329.96	95.60%	27.44%	314.14	88.96%
To	RS-30	308.17	89.29%	25.63%	303.82	86.08%
	RS-40	19.50	5.65%	1.62%	10.32	2.88%
	GB	2.15	0.62%	0.18%	0	0%
	LI	0.14	0.04%	0.01%	0	0%
From	RS-30	9.62	2.79%	0.80%	5.08	1.42%
To	LI	2.95	0.85%	0.25%	0	0%
	LO	2.19	0.63%	0.18%	0	0%
	LB	4.48	1.31%	0.37%	0	0%
	HB	0	0%	0%	5.08	1.42%
From	RS-40	5.56	1.61%	0.46%	30.28	8.46%
To	AG	5.56	1.61%	0.46%	0	0%
	RS-30	0	0%	0%	30.28	8.46%
From	HB	0	0%	0%	4.15	1.16%
To	AG	0	0%	0%	4.15	1.16%
Total Acreage		345.14	100.00%	28.70%	353.65	100.00%









Northern Lakes



Legend

COMMERCIAL NODES

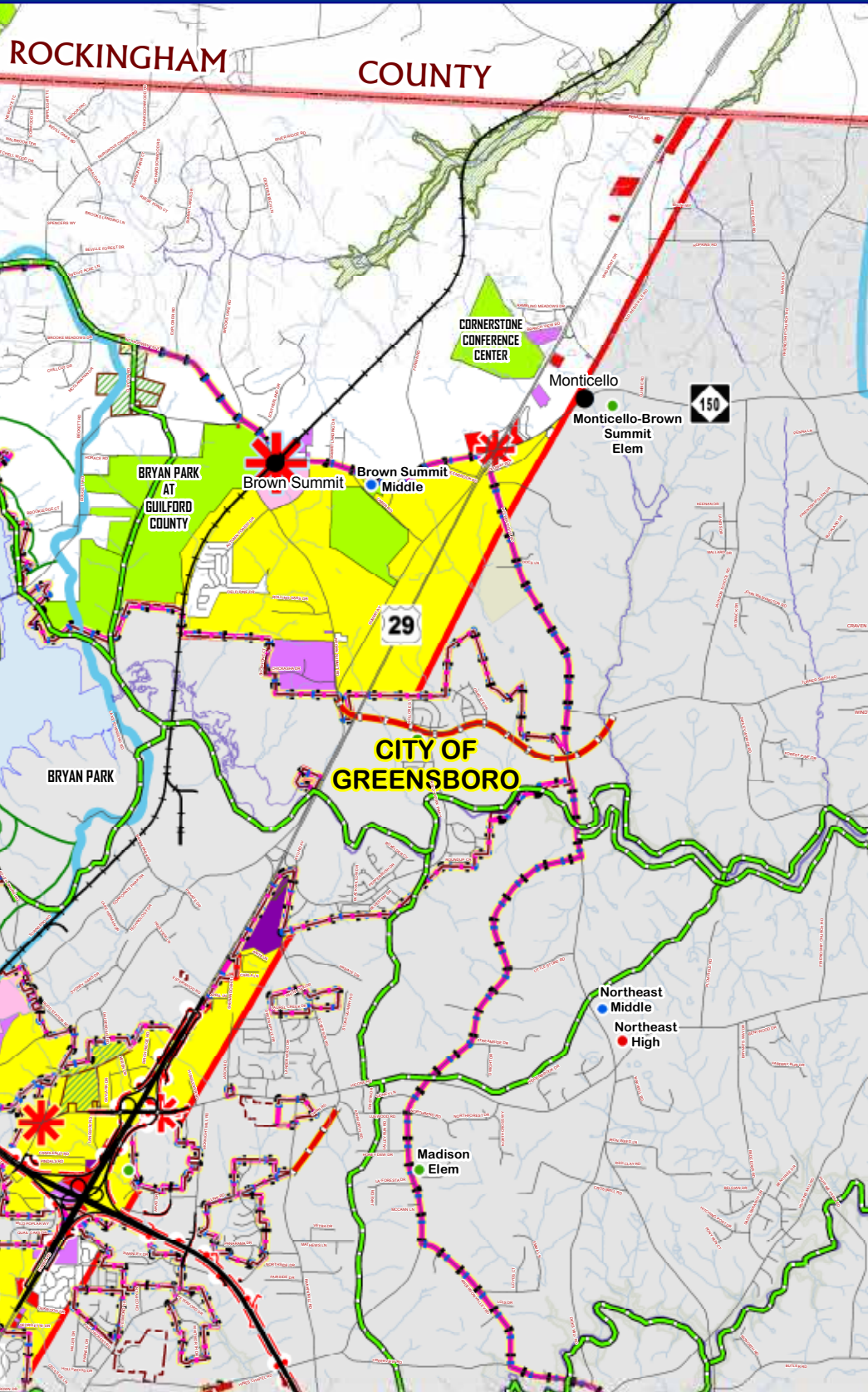
-  Central Business District
-  Light Commercial
-  Moderate Commercial

Legend	
	AG Rural Residential (AGRR)
	Residential Single Family (RSF)
	Light Commercial (LC)
	Moderate Commercial (MC)
	Light Industrial (LI)
	Heavy Industrial (HI)
	Public Institutional Open Space (PIOS)
	Mixed Use (MU)

FUTURE LAND USE PLAN

ADOPTED 01 SEPT 2016

Area Plan



	Area Plan Boundary		Flood Plains		VCA Boundary
	Conditional Single Family (CSF)		Recommend Trails		Tier Boundary
	EDGE		Proposed Roads		Water & Sewer Service Boundary
	RIW		Watershed Boundary		Vol AG District



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 Northern Lakes Area
Multi-Family and Non-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						
	Residential Single-Family (RSF)	G	G	G	C	C	C	C		
	Residential Multi-Family (RMF)								C	C
	Central Business District (CBD)									
	Light Commercial (LC)									
	Moderate Commercial (MC)									
	Heavy Commercial (HC)									
	Light Industrial (LI)									
	Heavy Industrial (HI)									
	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 Northern Lakes 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														
Land Use Classifications	AG Rural Residential (AGRR)																C	
	Residential Single-Family (RSF)																C	
	Residential Multi-Family (RMF)	C	C	C	C	C											C	
	Central Business District (CBD)						C	C	C	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
	Public Institutional Open Space (PIOS)																	G
	Mixed Use (MU)	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

G = Generally Consistent
C = Conditionally Consistent

Legend Definitions

AG Rural Residential (AGRR). Intended to accommodate agricultural (AG) 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. Large major residential subdivisions in the AG Rural Residential area should incorporate into their design a minimum of two (2) policies recommended by this plan. 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 (4) units per acre. Large major residential subdivisions in the Single-Family Residential District should incorporate into their design a minimum of four (4) policies recommended by this plan. 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.

Residential Multi-Family District (RMF). Designated to accommodate existing 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 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.

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

Moderate Commercial (MC). Designated to recognize land currently 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 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 Commercial Node. Intended to accommodate low-intensity office, institutional, and commercial uses that in conjunction with one another provide professional, personal, and support services for nearby residential areas. Light Commercial Nodes are not designed to develop with large, isolated non-residential developments that are out of character with the surrounding development pattern. Particular attention should be given to architectural standards, as recommended by this plan, when Light Commercial Nodes develop. Light Commercial Nodes are designed to be located and generally confined to the identified intersections on the Future Land Use Map. Examples of expected uses within Light Commercial Nodes can be found within the Limited Office (LO) and Neighborhood Business (NB) Zoning Districts of the Guilford County Development Ordinance.

Legend Definitions

Moderate Commercial Node. Intended to accommodate moderate-intensity office and commercial uses that provide retail and distributive services for an area beyond the immediate surroundings. Moderate Commercial Nodes are 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, as recommended by this plan, when Moderate Commercial Nodes develop. Moderate Commercial Nodes, although not designed to develop as regional shopping centers (Heavy Commercial Nodes) at this time 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 Business (LB), General Office-Medium (GO-M), and a range of moderate intensity uses in the Highway Business (HB) and General Business (GB) Zone of the Guilford County Development Ordinance.

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 accommodate mid- and large-sized public, semi-public and institutional (PIOS) uses which have a substantial land use impact or traffic generation potential. The Open Space designation is used expressly for 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.

Conditional Residential Single-Family. Intended for those areas in Tiers 3 and 4 of the WCA 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. Due to watershed restrictions, to achieve densities above 2 units per acre in this district, the property owner must seek annexation into the City of Greensboro.

Central Business District (CBD). The Central Business District is designated only for the historic Brown Summit community. This designation recognizes that Brown Summit has and will continue to serve as the commercial and social hub of much of the Northern Lakes Area. The Central Business District is intended to extend approximately a quarter-mile from the NC 150 / Brown Summit Rd. intersection, and consists of a mixture of small businesses, existing manufacturers, churches, homes, and institutional uses.

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