



# Meeting Summary – Public Visioning Workshop ▼

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### Summary

The following items were discussed during the Public Visioning Workshop for the Guilford County Unified Development Ordinance update. The workshop occurred Monday October 29, 2018, from 5:30 PM to 7:30 PM at the Co-op Extension Building. The workshop was advertised on the Guilford County website, Facebook, in the newspaper, postcards, posted flyers, and through email lists.



- The Public Workshop consisted of 6 different stations providing information or with activities designed to input on specific topics or express issues or needs related to development and growth in the unincorporated areas of Guilford County.
- Presentation: At 6:00pm, Jackie Turner, the project director, provided a broad overview of the process, the timeline, issued identified to date and future expectations for the County's update to the UDO. The presentation is posted on the project website at <https://www.guilfordupdate.com/>.
- Key Themes Identified:
  - The goals and objectives from the current Comprehensive Plan are still relevant and participants tended to support enhancing regulations to implement them
  - Nodes where development could be clustered around key areas near the airport, or major roadway intersections were identified (additional details are below). The UDO could create tools to facilitate development in these areas to fit the context of the surroundings.
  - Preserving natural areas, providing natural buffers and open space, and managing stormwater were the key items identified by participants for new subdivision development.
  - Providing road stub-outs to connect to future subdivision development, internal sidewalks, and limiting the length of cul-de-sacs were critical components of transportation items related to subdivisions.
  - Dedicated bike lanes, and greenways were the most preferred methods of alternate modes of transportation identified by participants.

### **Station 1 – Project Overview**

- **Station Overview**
  - This station provided background information about the UDO update process and schedule. Maps of the County indicated the relationship and transition that occurs between the unincorporated county and the urban fringe of the municipalities.
- **Station Results**
  - Guilford County Planning and Development Department Director and members of the consultant team answered questions and guided attendees to other stations.

### **Station 2 – Goals and Policies**

- **Station Overview**
  - At this station, participants were asked to consider objectives identified in Guilford County's Comprehensive Plan, and what their feelings were on the continued relevance of those objectives. Participants had the option of whether or not they felt strongly



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enough about an objective to have it regulated as part of the UDO, or whether they were neutral regarding the objective.

- **Station Results**

- Overall, participants felt strongly enough about regulations to support implementation of them through an updated UDO. There was only one dot/sticker placed in the 'Not Strongly Enough to Be Regulated' category. All other dots/stickers were placed in the 'Strongly Enough to Be Regulated' category.
- *Land Use*
  - Participants felt most strongly about having more permitted uses (with or without development standards) in the AG Agriculture District, and to encourage amendments to support and implement the County's Small Area Plans and regional plans endorsed by the County.
- *Transportation*
  - Participants felt most strongly about improving subdivision regulations to better promote connectivity, calm traffic, and improve efficiency.
  - Supporting non-motorized modes of transportation and system linkages throughout the County and beyond came in second.
- *Housing*
  - Participants felt most strongly about drafting an "affordable housing density bonus system"
  - Incorporating buffering requirements into the UDO for new projects/subdivisions located adjacent to bona fide farms received the second highest votes to be regulated.
- *Natural, Cultural, & Historic Resources*
  - Participants felt most strongly about regulations to facilitate the goal of supporting the retention of viable agricultural areas by encouraging traditional and non-traditional farm uses (embracing agritourism)
  - Supporting efforts to protect existing forested areas and to establish new forest growth, especially in areas buffering streams, natural habitats, etc. followed.
  - A close "third" in number of votes received were:
    - Seeking a continuous open space system throughout the County through preservation and greenway connections
    - allowing residential "clustering" for projects with significant environmental challenges to protect natural resources
    - pursuing amendments to mixed-use development standards to foster more creativity in design.

### **Station 3 – Where should development go?**

- **Station Overview**

- At this station participants were asked to place color-coded dots on a large map to identify where each land use type should go in the **unincorporated** areas of Guilford County. Dots were color coded for the following land uses:
  - Single-family residential - **green dot**
  - Multi-family residential (apartments, townhomes, etc.) – **yellow dot**
  - Commercial - **red dot**
  - Industrial - **blue dot**



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- **Station Results**

- **Single Family**

- Concentrated cluster of single family (4 dots) appeared south of Pleasant Garden in the area of HWY 22 and Racine Rd.
    - Cluster of single family (4 dots) between HWYs 2347 and 1001 just north of Lake Townsend
    - Single family (2 dots)/multifamily dot clustered in the area of HWY 3330 (Renville Rd.) and Southeast School Rd.
    - Single family cluster (2 dots) at W. Market St. & Marshall Smith Rd. in the Colfax area
    - Other individual single-family dots dispersed throughout the County.



- **Multi-Family**

- Concentrated cluster (3 dots) in the area between Mackay Rd. and Guilford College Rd. This is between the incorporated areas of Greensboro and High Point, and near Guilford Technical College and GTCC Middle College High School.
    - Cluster (2 dots) around Wiley Lewis Rd. and I-85. This cluster also had a single-family dot in it which could create a mixed residential use opportunity.
    - Other multi-family dots dispersed throughout the County

- **Commercial**

- Concentrated cluster (4 dots) around I-85 Business and Vickery Chapel Rd.
    - Concentrated Cluster (3 dots) in the area of I-85 and Randleman Rd. This cluster also included a multi-family dot indicating it may be desirable for a mixed-use development with higher density
    - Cluster of commercial (3 dots) spread along the area of Liberty Rd. and HWY 421 near Company Mill Rd. This area also included 2 multi-family dots indicating higher density residential may be desirable and could support the commercial uses.
    - Other commercial dots dispersed throughout the County, with some also appearing in municipal limits.

- **Industrial**

- Concentrated cluster (5 dots) around Pleasant Ridge Rd. and Leabourne Rd. where NC-68 and I-73 overlap. There were also 2 commercial dots dispersed in this area as well indicating it could be an area for mixed-use commercial/employment.
    - Concentrated cluster (3 dots) near the eastern County line in the area of Summerdale Rd. and Flowers Rd. near Ossipee. There were also 2 commercial dots in this area indicating it could be an area for mixed-use commercial/employment as you cross into Guilford County.



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### **Station 4 – Subdivision Layout and Design**

- **Station Overview**

- At this station, participants were asked to review examples of residential subdivisions located throughout Guilford County, note the differences and provide input as to what they thought were the most important items to be considered in new residential subdivision development.

- **Station Results**

- Important items noted were
  - Tree Preservation (policies from Jacksonville, FL were mentioned as an example)
  - Preservation of open space and natural buffers
  - Preservation of rural heritage
  - Reducing impervious surface; increasing stream buffers (all with a focus on managing stormwater)
  - Ensuring BMPs (Best Management Practices also known as stormwater control measures) are adequate to handle runoff from pervious surfaces, and they are capable of functioning for a minimal time period after build-out (15-20 years)

### → **Station 5 - Transportation**

- **Station Overview**

- At this station, participants were asked to review common transportation patterns in suburban and rural communities, as well as review regulations that could improve mobility and connectivity for all types of transportation (vehicular, bicycle, pedestrian). Attendees used dots/stickers express preference for transportation amenities. An individual expressed concern about liability issues for greenway easements on private property.

- **Station Results**

- *Subdivision Considerations*
  - 5 out of 6 Participants voted “yes” for requirements stating that newly built subdivisions should provide a stub-out for future development.
  - 4 out of 5 participants voted “yes” that roads ending in cul-de-sacs should have a maximum length.
  - 5 out of 6 participants felt that internal sidewalks should be required in subdivisions, with one respondent specifying they should be on both sides of the street.
- *Transportation Preferences*
  - Dedicated bike lanes were the most preferred form of transportation accommodations on County roadways
  - Greenways received 7 votes as a preferred amenity and form of transportation.
  - Sidewalks with on-street parking received 4 votes as a preferred form of transportation design for County roads
  - Shared lanes for bicycles received zero votes as a preference for accommodating cyclists



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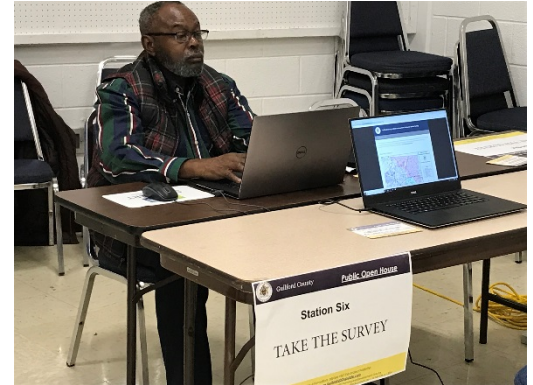
### → **Station 6 - Survey**

- **Station Overview**

- This station offered attendees to take an online survey. The survey is available online until November 16<sup>th</sup> at <https://www.guilfordupdate.com/>. Click on Survey in the menu.

- **Station Results**

- Survey results will be posted on the website in late November.



→ Continue to follow the project through the website. Contact the Project team with questions. There will be an opportunity for informal review of the Draft Plan mid-2019 prior to a public hearing.