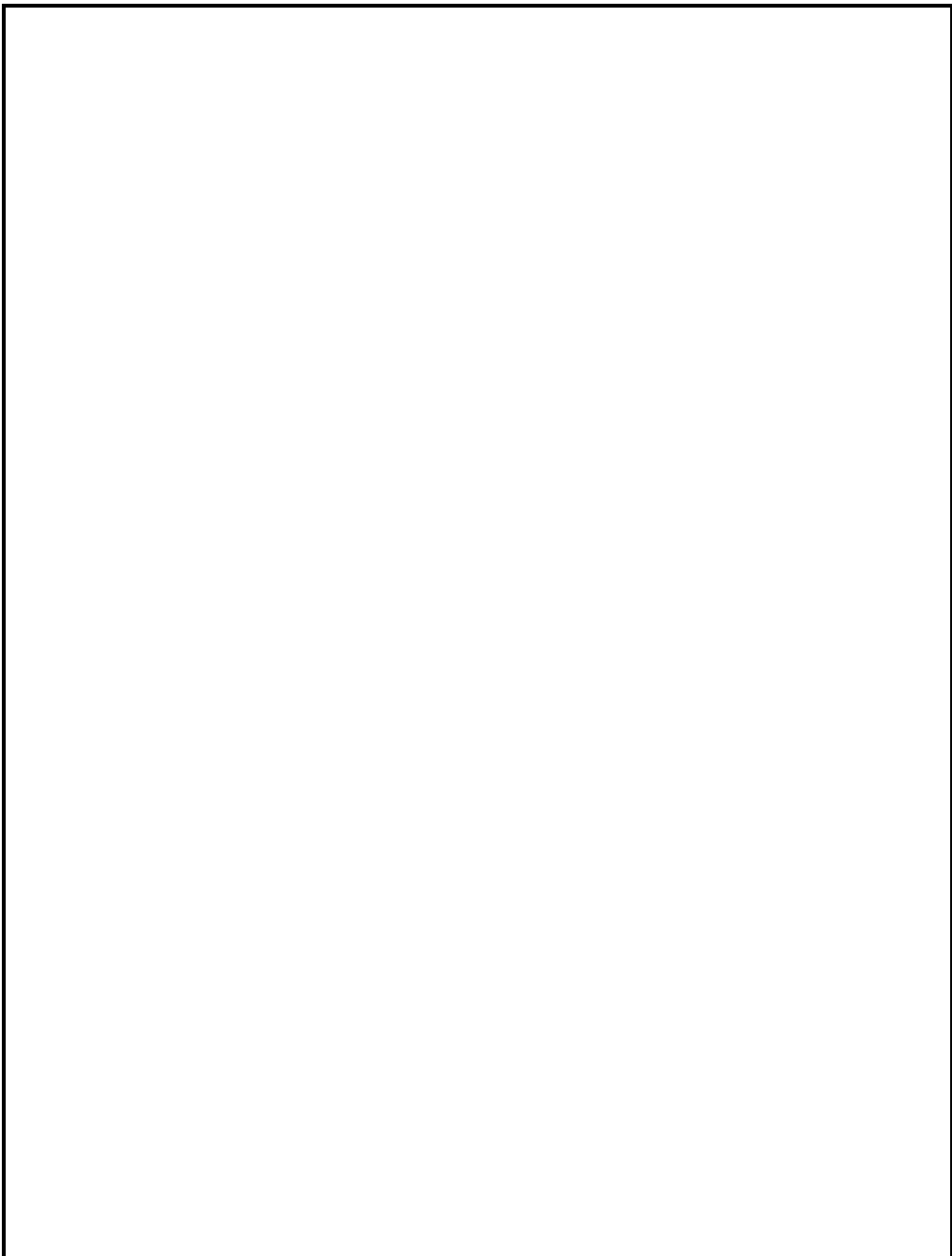


Town of Green Level

Land Development Plan

2018





Town of Green Level Land Development Plan 2018

The Town of Green Level Land Development Plan was developed with the cooperation of the citizens of Green Level, the Town Council, the Town Planning Board, and the Town staff. This plan serves as a guide to help the community make land use decisions and to provide for the orderly growth and development of the Town.

The plan will be reviewed and revised periodically by the Town Council after formal adoption, as conditions within the Town's planning jurisdiction change over time.

Adopted this ??th day of ?, 2018 by the Town of Green Level Town Council.

Town of Green Level Council

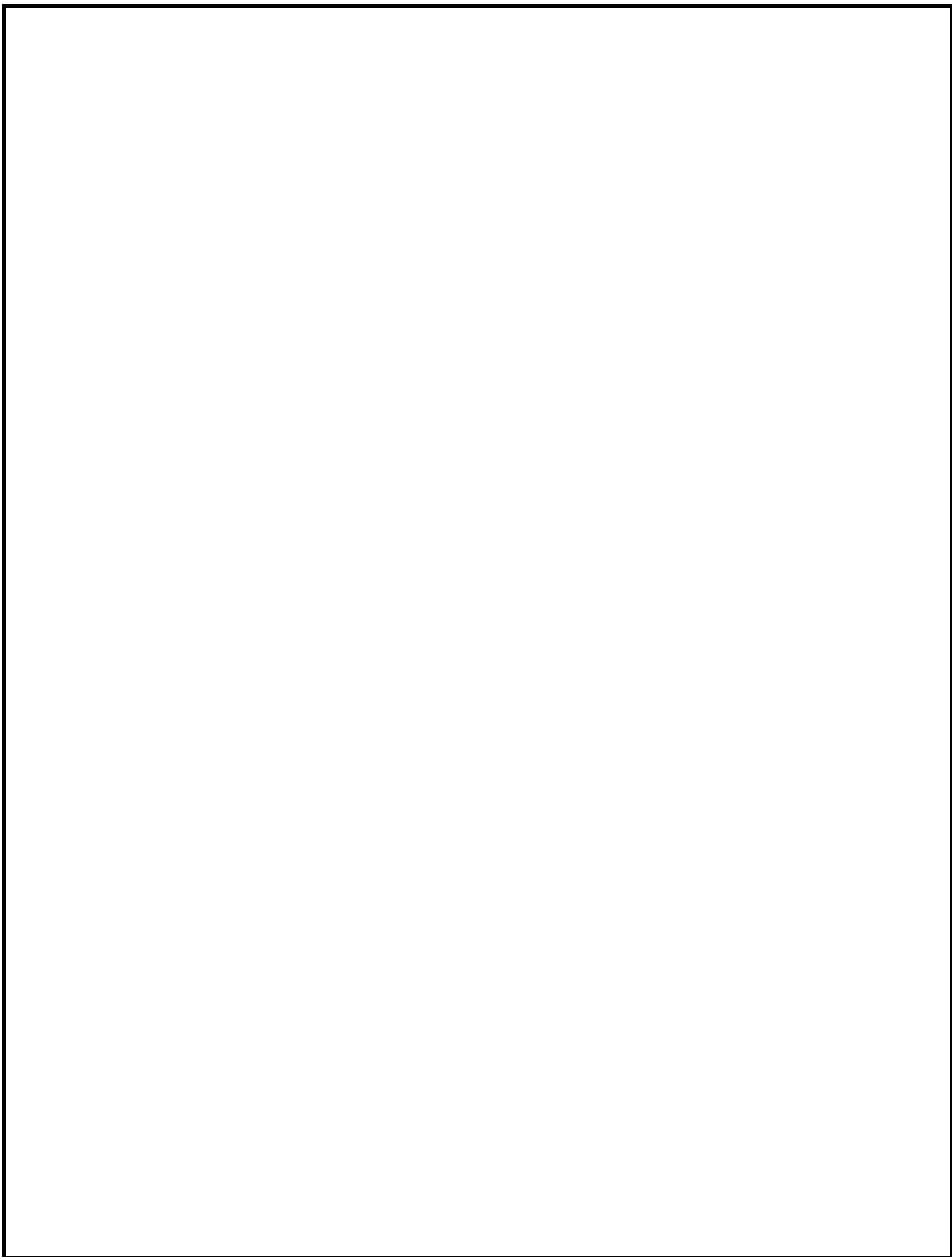
Remonia Enoch, Mayor
Carissa Graves-Henry, Mayor Pro Tem
Michael Trollinger, Council Member
Theodore Howard, Council Member
Richard Woods, Council Member

Planning Board Members

Melvin Tunstall, Town Member
Muriel Tarpley, Town Member
Ann Brooks, ETJ Member
Ervin Taylor, Town Member
Pattie Jones, Town Member

Town of Green Level Staff

Dylan Galloway-Town Administrator
Sandra McCollum – Town Clerk
Suzanne Bigelow – Town Secretary
Rene' Gattis – Assistant Secretary
???- Code Enforcement Officer



Town of Green Level – Land Development Plan, 2018



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Executive Summary

Purpose of Green Level's Land Development Plan

In 2018, the Town of Green Level commissioned the creation of the Town's first land development plan to serve as a master plan and blueprint to guide growth over the next 20 years. This plan provides us with policy guidance for future development actions, capital improvement initiatives, and community programs.

The Land Development Plan builds on the plans and policies that have been adopted by the Town over the past two decades, as well as planning and policy guides developed by Alamance County. This plan seeks to integrate previous design policies, transportation plans, community development guides, and growth management plans, and provides a new focus for the future: to use Green Levels' historical agrarian and village roots as inspiration for community form in the modern era. (See Vision Statement.)

The intent of this plan is to provide guidance for how the community should grow and change over time. It lays out specific action items to implement the vision for the community. This plan provides strategies for achieving this vision and stops short of providing specific work details for how these strategies should be turned into formal work plans, allowing the Town to address budget and staffing constraints on an annual basis.

Looking out into 2038, our community's form is likely to change and grow. Recognizing future growth possibilities, this plan evaluates and provides land use planning guidance for the Town of Green Level and adjacent areas that may one day become part of the Town (See Planning Area Map).

Community Vision

Guiding our efforts to enhance and improve the quality of life in Green Level is a collective community vision statement that articulates the type of community we want Green Level to become in the future.

Vision Statement

"The Town of Green Level seeks balanced and planned growth that provides desired community amenities to existing and new residents. Green Level will protect the small-town character of the community, preserve open space and agricultural lands, encourage commercial development and manage the anticipated residential growth forecasted for the near future. Green Level strives to become a complete community for all who call it home!"

Key Land Development Plan Goals

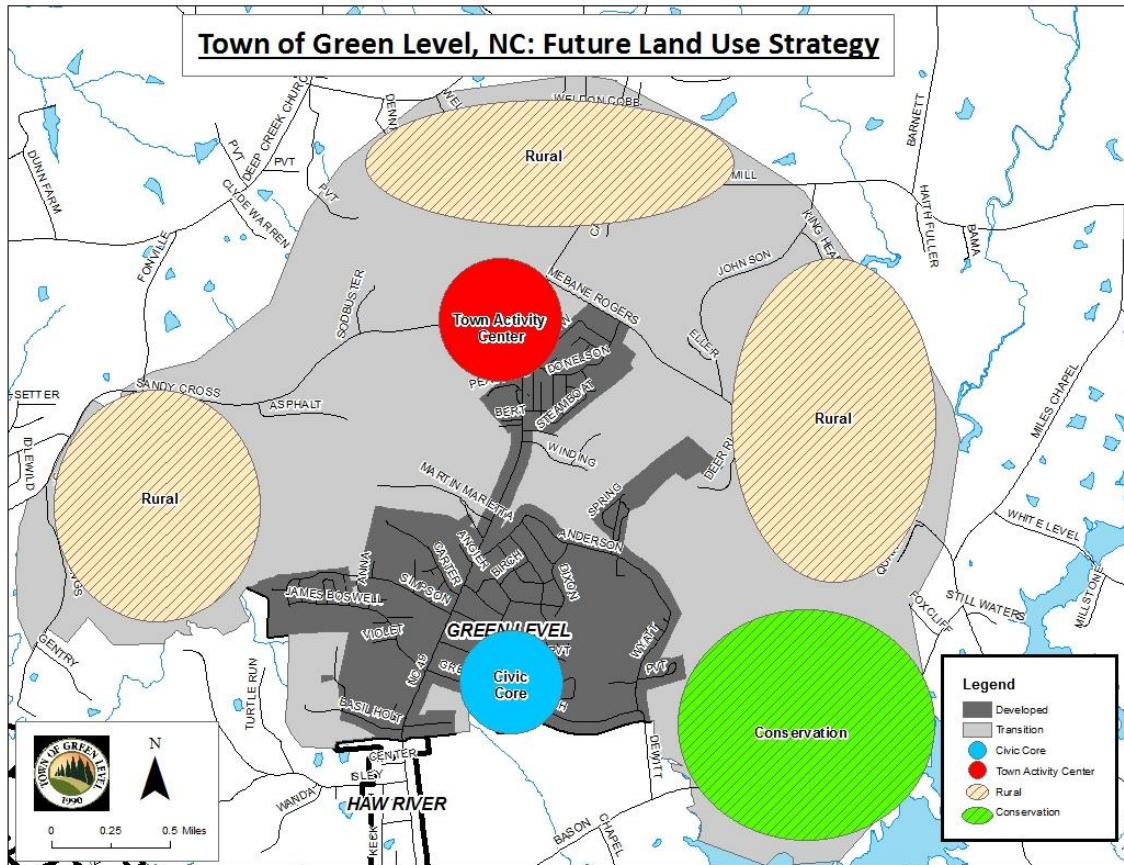
Over the course of the planning process to develop the Town's Land Development Plan, our citizens were engaged in a dialogue to identify and discuss the key issues that we need to address in the next twenty years to attain our common vision for Green Level. These key land development plan goals have shaped the policy direction provided in this comprehensive plan and the specific plan goals listed in this document.

- *Manage Growth and Balance Land Use:* The Town will develop a compact land use pattern that utilizes existing infrastructure and places and emphasis on maintaining the community's character. Land development will be balanced and include residential uses, commercial activity and limited industry to ensure the fiscal health of the Town. New development will not outpace infrastructure capacity and will efficiently utilize existing services before new expansions will be undertaken. A range of development styles and patterns will be found throughout the Town's planning jurisdiction – from rural, to suburban, to mixed use.
- *Housing Opportunities for All:* Housing opportunities for all members of the community will be provided in Green Level: rentals, starter homes, mid-level and upscale homes, as well as housing for seniors. The Town strives to be an inclusive community for all. To that end, housing stock in the Town will provide options for various lifestyles and household preferences by implementing new and innovative planning techniques to achieve a well-balanced housing stock. This may include the use of cluster subdivisions, mixed income developments, and a wide variety of housing types.
- *Enhance the Town's Quality of Life:* Improving the health and well-being of our residents and future citizens is a critical community goal over the next 20 years. Providing more opportunities for community members to recreate and enjoy nature within the Town can achieve both of these objectives. Providing amenities that result in new opportunities for physical activity are necessary for improving the quality of life in Green Level. This plan suggests new opportunities, such as parks and recreation, safe pedestrian and bicycle routes that link points of interest with neighborhoods, greenways and trails, as well as improved environmental resources such as air quality and maintaining a clean water source. Citizens want more cultural and educational events and programming within town to be provided at the Town's Civic Core. The provision of these amenities must be balanced with the need to maintain a healthy fiscal profile.

- *Increase Economic Development and Employment Opportunities:* New businesses and industries will be established in Green Level. They will expand job opportunities to meet the employment needs of residents and broaden the Town's tax base. The Town will take a pro-active role in the development of the local economy and places an emphasis on job growth and retention.
- *Increase Community Participation:* Community members from within the Town of Green Level and the surrounding planning jurisdiction are encouraged to take an activity role in the future development of Green Level. To that end, the Town will foster an environment that encourages community participation in Town related matters. This can be accomplished through planned community engagement activities (i.e. community forums, meetings, events) and spontaneous interactions. The goal is to build upon the success of the Land Development Plan Community Workshops.

Future Land Use Plan

The Green Level Future Land Use Plan will provide our community leaders and staff with guidance regarding future land use, zoning, and capital improvement decisions. Our Future Land Use Plan organizes future development into a network of activity centers, mixed-use areas, employment centers, and neighborhoods. Policies to protect rural preservation and long-range growth areas are established to protect these areas from inappropriate development in the future (see Future Land Use Strategy Map).



Major Issues and Action Items

The Land Development Plan includes dozens of actionable items for achieving our community vision. To organize efforts to implement the plans goals, they have been placed into five major issue categories as decided by the public during the community meeting portion of the plan's development. These five major issues are listed below.

Major Issues– Top Five

1. Community Appearance
2. Water and Sewer Service
3. Environmental Quality
4. Commercial Development
5. Residential Development

Recommendations for Implementing the Plan

To aid in the effective use of the Land Development Plan several actions will need to be taken.

1. Hold workshops for the Town Council and Planning Board on how the plan can be used upon adoption. These workshops can review different parts of the plan during scheduled meetings.
2. Implement a “Staff Recommendation” on all planning related items that come before the Planning Board and Town Council. The staff recommendation will include an analysis of how the item being considered is viewed by the Land Development Plan.
3. Make the necessary changes to the Town of Green Level Regulations that are recommended in this plan.
4. Inform citizens of the goals and policies established with the adoption of the Land Development Plan.

1 – Plan Overview and Introduction

The Town of Green Level, North Carolina has a population of 2,115 people, and has experienced modest population growth since its incorporation in 1990. During the past two decades, Green Level has had numerous successes including: the development of a town park, water tower, and the establishment of an extraterritorial planning jurisdiction. However, recently the Town has been increasingly the location for planned residential developments. In response to these recent development requests, the Town of Green Level has decided to develop a land development guide to help make important decisions regarding the community's future.

Even with the potential changes on the horizon the Town finds itself in the enviable position of being able to plan for the future development of the Town. Green Level can be proactive and develop a plan to address the challenges the community faces.

1.1 Purpose of the Plan

The Town of Green Level Land Development Plan is a guide for making strategic decisions about the orderly growth and development of our community. The plan serves as:

1. A Source of Information – containing local demographics, economics, housing, environmental constraints and development suitability, infrastructure, and existing and proposed land use patterns and policies.
2. A Guide to Likely Government Decisions – including a general growth strategy, and specific land development goals, policies, and recommendations to help guide public and private development decisions, giving greater insight and predictability concerning likely government actions.
3. An Opportunity for Community Involvement – active participation of the Town Council, Planning Board, staff and citizens during plan preparation help to ensure community values are represented and embodied in the plan.
4. An Outline of Strategic Actions – a guide for potential land development ordinance recommendations and revisions and a range of activities to implement the vision, goals, policies and recommendations outlined in the plan.

1.2 Planning Period

Twenty Years: 2018 – 2038

1.3 Planning Area

The plan encompasses the entire 1.35 square miles of the Town of Green Level's town limits and extra-territorial planning jurisdiction (see Figure 1.1).

economic, environmental, and urban service growth factors. General population, housing, and economic data was updated from the *Town of Green Level Master Plan 2015*, to provide a better understanding of how best to strategically plan for Green Level's future growth.

Environmental growth factors were considered and analyzed to identify the most suitable sites for development in the Town's jurisdiction. A detailed map of existing land uses was developed to identify land development patterns and trends. Physical landscape features including topography, hydrology, and soil limitations were considered in an effort to identify the most appropriate and feasible sites for future growth. Vacant or under-utilized sites located out of the 100-year flood plain and with gentle slopes and few soil limitations were considered prime development sites and most suitable for future growth. Urban service areas including existing and planned roads and existing and planned water and sewer systems were also considered. The provision and maintenance of roads, water services, and sewer services are three of the most influential and expensive factors driving growth. Therefore special attention was paid to analyzing the potential effects of major planned road projects and the potential expansion of water and sewer services.

Input from citizens was used to identify core community values and to build ownership of and support for the plan. This framework of community values was applied to the detailed analysis of existing conditions and used to draw conclusions and make land development recommendations. Recommended general growth strategies and guidelines were developed to provide a strategic, proactive vision of where and how the community wishes to grow.

1.6 Land Development Plan Vision

The Town of Green Level hosted two community meetings in May of 2018. These meetings engaged residents with a variety of issues related to growth and development in the Town. An outcome of those meetings was the development of the following vision statement that was used to guide the recommendations that are outlined in this plan.

Vision Statement for Green Level

"The Town of Green Level seeks balanced and planned growth that provides desired community amenities to existing and new residents. Green Level will protect the small town character of the community, preserve open space and agricultural lands, encourage commercial development and manage the anticipated residential growth forecasted for the near future. Green Level strives to become a complete community for all who call it home!"

1.7 Land Development Plan Goals

Goal #1 Manage Growth and Balance Land Use

The Town will develop a compact land use pattern that utilizes existing infrastructure and places and emphasis on maintaining the community's character. Land development will be balanced and include residential uses, commercial activity and limited industry to ensure the fiscal health of the Town. New development will not outpace infrastructure capacity and will efficiently utilize existing services before new expansions will be undertaken. A range of development styles and patterns will be found throughout the Town's planning jurisdiction – from rural, to suburban, to mixed use.

Goal #2 Housing Opportunities for All

Housing opportunities for all members of the community will be provided in Green Level: rentals, starter homes, mid-level and upscale homes, as well as housing for seniors. The Town strives to be an inclusive community for all. To that end, housing stock in the Town will provide options for various lifestyles and household preferences by implementing new and innovative planning techniques to achieve a well-balanced housing stock. This may include the use of cluster subdivisions, mixed income developments, and a wide variety of housing types.

Goal #3 Enhance the Town's Quality of Life

Improving the health and well-being of our residents and future citizens is a critical community goal over the next 20 years. Providing more opportunities for community members to recreate and enjoy nature within the Town can achieve both of these objectives. Providing amenities that result in new opportunities for physical activity are necessary for improving the quality of life in Green Level. This plan suggests new opportunities, such as parks and recreation, safe pedestrian and bicycle routes that link points of interest with neighborhoods, greenways and trails, as well as improved environmental resources such as air quality and maintaining a clean water source. Citizens want more cultural and educational events and programming within town to be provided at the Town's Civic Core. The provision of these amenities must be balanced with the need to maintain a healthy fiscal profile.

Goal #4 Increase Economic Development and Employment Opportunities

New businesses and industries will be established in Green Level. They will expand job opportunities to meet the employment needs of residents and broaden the Town's tax base. The Town will take a pro-active role in the development of the local economy and places an emphasis on job growth and retention.

Goal #5 Increase Community Participation

Community members from within the Town of Green Level and the surrounding planning jurisdiction are encouraged to take an active role in the future development of Green Level. To that end, the Town will foster an environment that encourages community participation in Town related matters. This can be accomplished through planned community engagement activities (i.e. community forums, meetings, events) and spontaneous interactions. The goal is to build upon the success of the Land Development Plan Community Workshops.

2. Community Facts: Key Trends and Community Conditions

Any planning document that looks ahead to forecast a community's growth and development must include an examination of past trends and conditions. The following section provides a detailed analysis into important growth and development indicators for the Town of Green Level. These include the examination of a wide variety of variables related to population, demographics, socio-economic conditions, community infrastructure and housing stock. Through a study of the past, the Town of Green Level can begin to understand where it has come from and develop a plan for where the Town would like to be in 20 years.

2.1 Town of Green Level Statistical Overview

Table 2.1 Town of Green Level Statistical Overview

Demographic Feature	Statistic
Population, 2016	2,115
Land Area, 2010 (square miles)	1.35
Persons per Square Mile, 2016	1,566.7
Population gained, 2010-2016	15
Population Growth Rate this decade	0.7%
Percentage of Non-White Residents, 2016	83.4
Median Age, 2016	37.1
Average Household Size, 2016	2.5
Median Value of Owner Occupied Housing Units, 2016	\$71,800
Percentage of Adults with a High School Diploma or Higher, 2016	78.4%
Median Household Income, 2016	\$28,068
Poverty Rate, 2016	35.1%
Mean Travel Time to Work, 2016	28.1

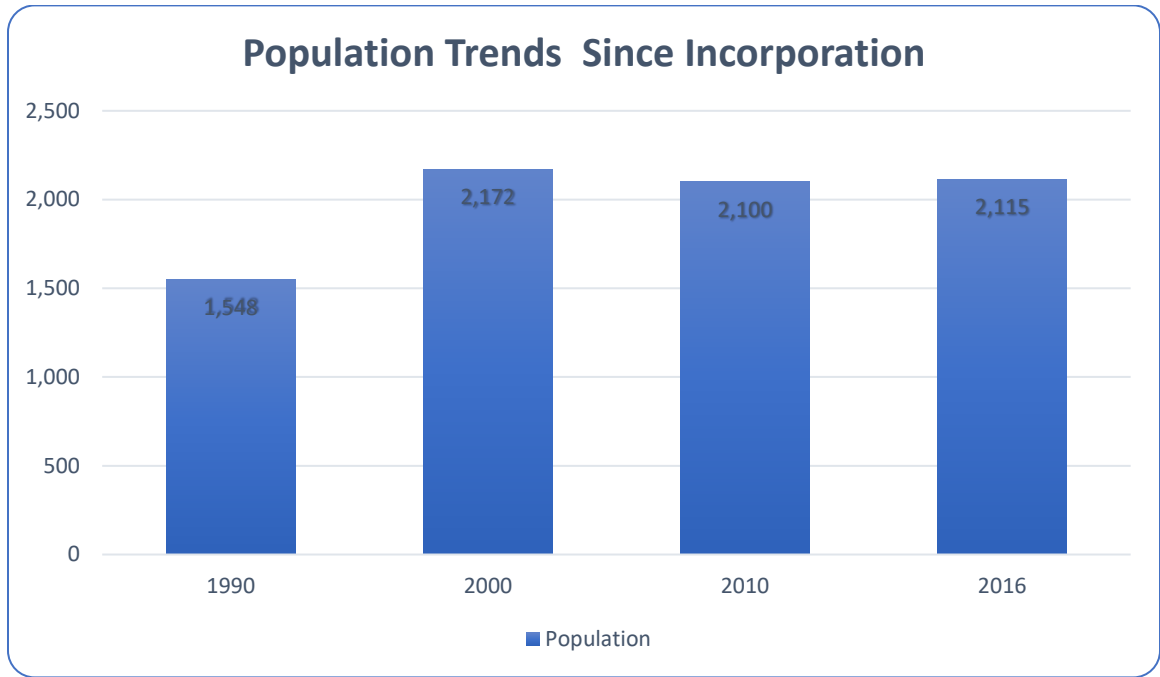
Source: US Census Bureau and American Community Survey

2.2 Population Characteristics

a. Total Population

The Town of Green Level experience significant population growth during the Town's first decade as a municipality (40.3%). However, since the 1990's Green Level's population growth rate has levelled off. According to the latest US Census estimates, the Town of Green Level's 2016 population is just under the 2,172 people that was recorded during the 2000 US Census.

Figure 2.1 Total Population Since Incorporation



b. Population Density

Green Level has experienced an increase in population density over the last two decades. As more development has occurred within the municipal borders of the Town, more residents are occupying less space.

Figure 2.2 Population Density, 1990 – 2016

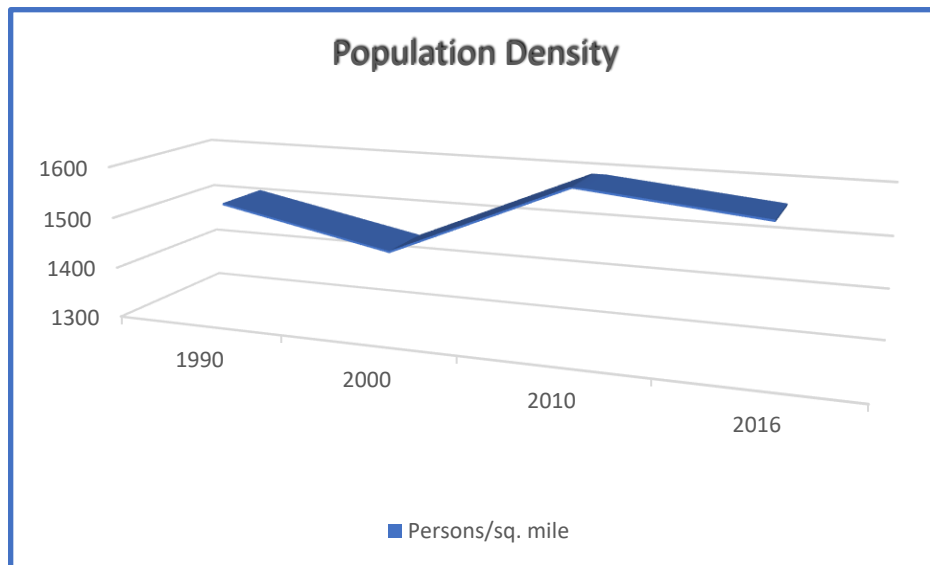


Figure 2.3 Green Level Population Dot Density Map

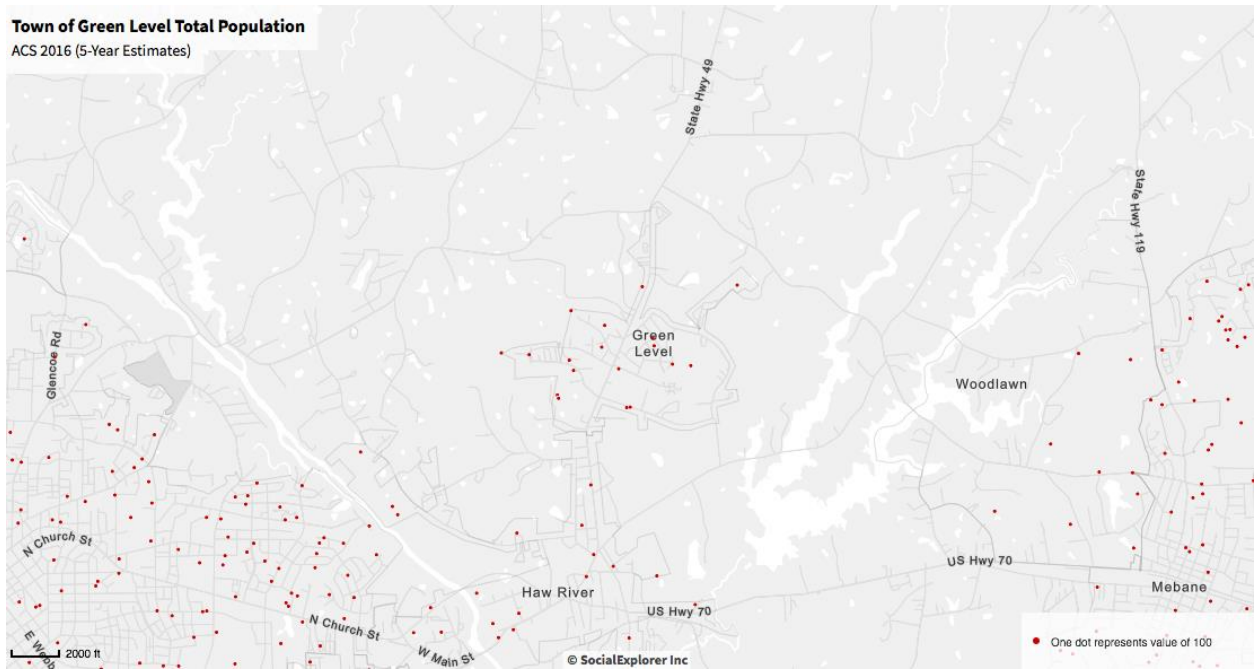
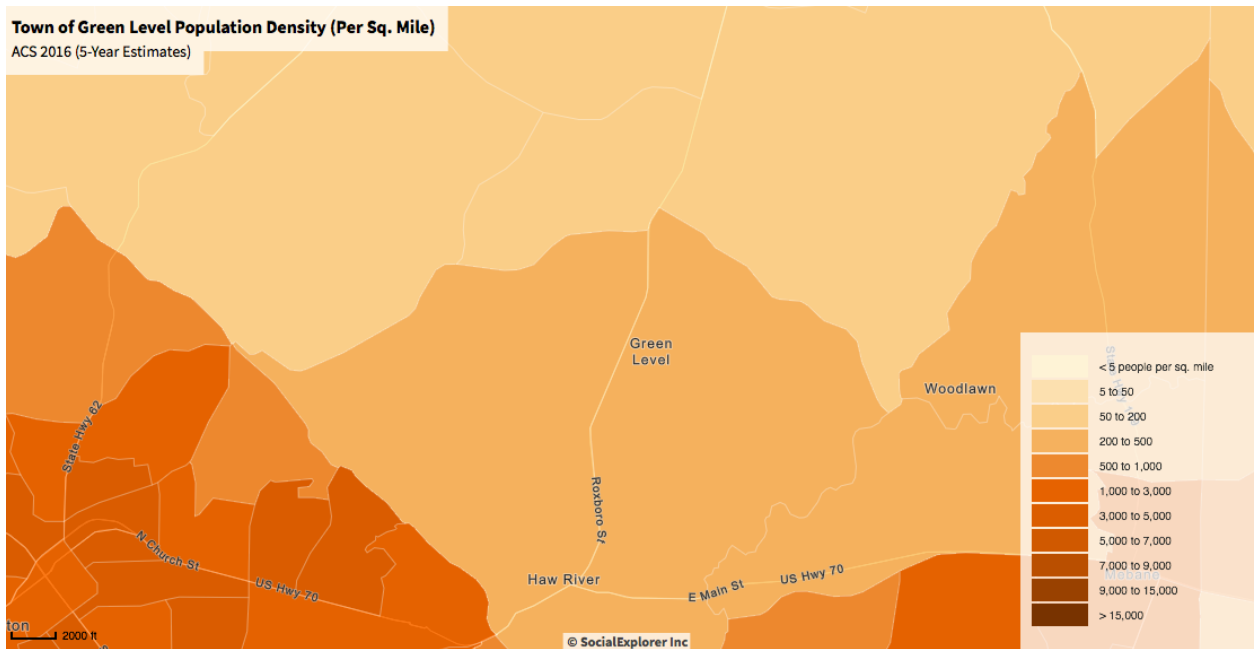


Figure 2.4 Green Leve Population Density by Census Tracts



c. Age

The current median age for a resident of Green Level is 37.1. The median age for the citizens in Green Level has increased by 0.7 or by 2% (34.7/2000, 35.4 2010) since the town's incorporation in 1990. The table below illustrates the age of citizens and what percentage of the Town's population they represented. Overall, Green Level's increased median age is similar to that of the country as a whole.

Table 2.2 Town of Green Level Age Cohorts

Age	2000	2010
0-4	6.7%	9%
5-14	17.2%	14.2%
15	1.4%	1.2%
16-17	2.6%	3.2%
18-20	3.4%	3.3%
21-24	4.6%	4.8%
25-54	44%	40.5%
55-64	9.4%	11.2%
65 & Up	10.7	12.6%
Total	100%	100%

d. Race & Ethnic Origin

Since 2000, the percentage of African Americans has declined in the Town of Green Level. According to the 2000 US Census approximately 75% of the Town's residents identified as African America, while 12% were white and 15% identified as other. The latest American Community Survey estimates reveal that just over half of the population is African American, 16% of the population is white and almost 30% is other.

Meanwhile, the percentage of Hispanic residents in the Town of Green Level has increased steadily. In 2000, 13.5% of the population of Green Level was categorized as Hispanic. In 2010, 31% identified as Hispanic and according to 2016 estimates a third of the population of Green Level is Hispanic.

Figure 2.5 Percentage of Population by Race, 2000 - 2016

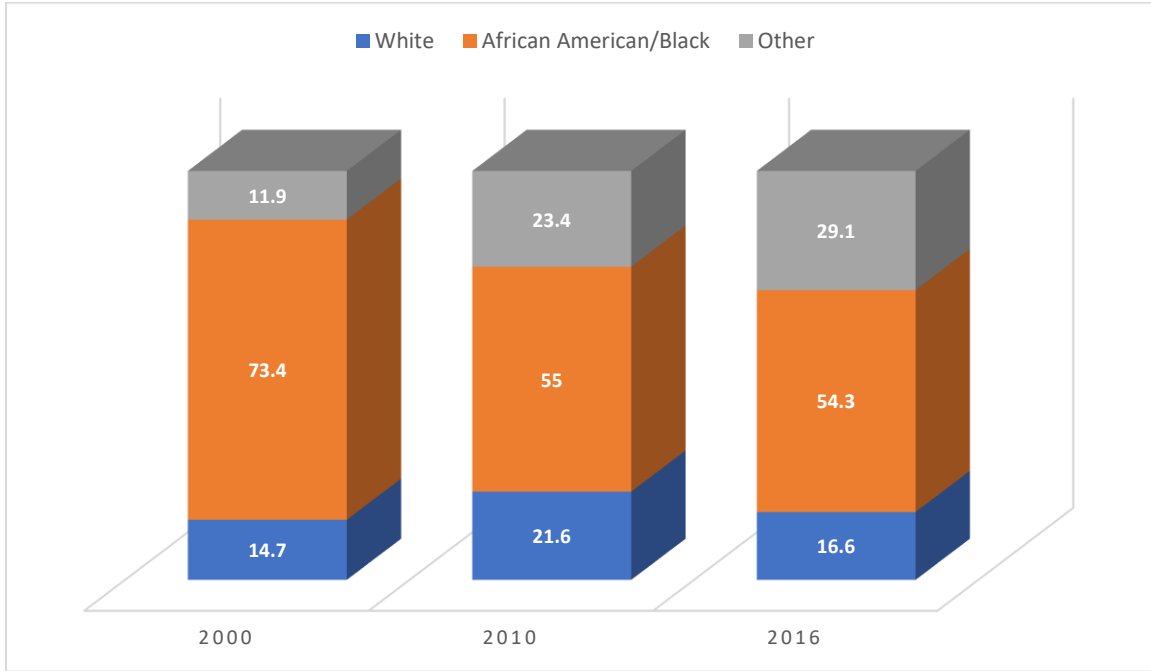
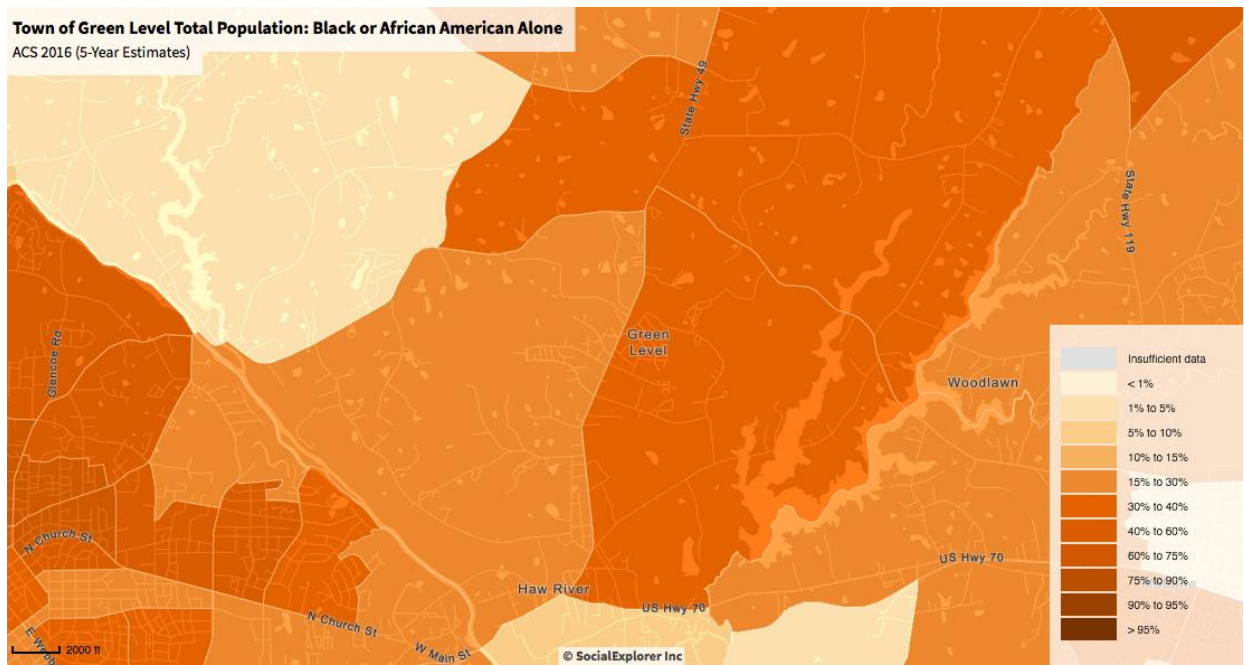


Figure 2.6 Percentage of Black or African American Residents by Census Tract

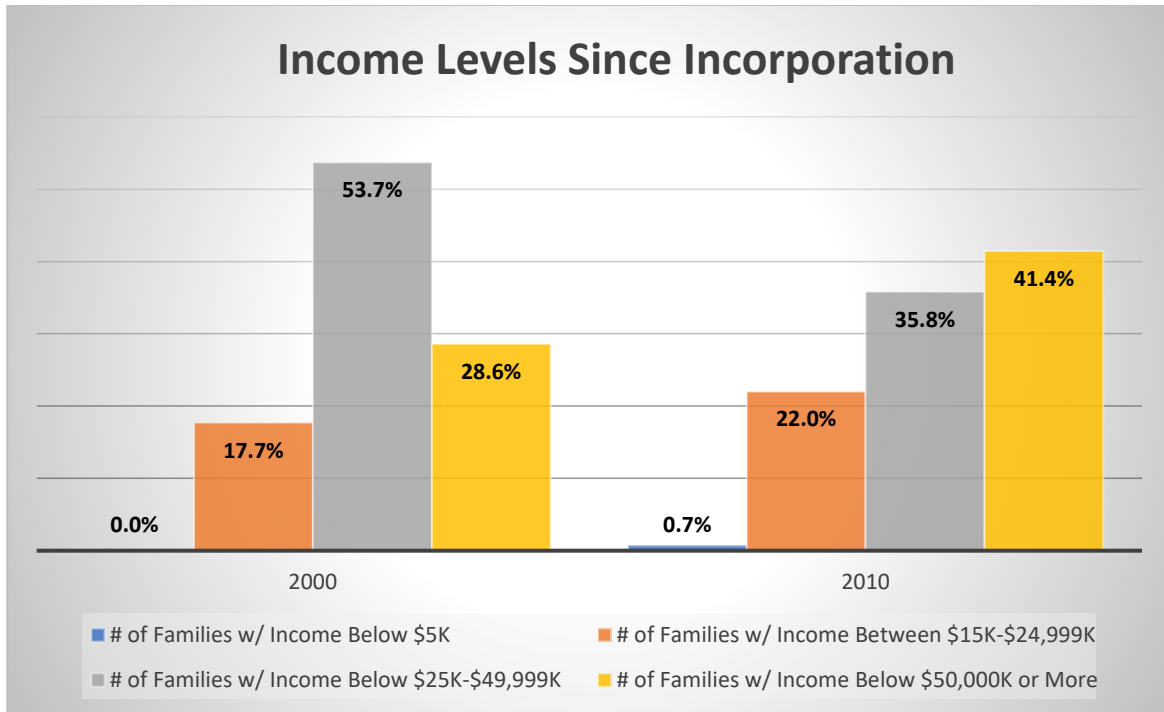


2. Socio-Economic Characteristics

a. Income

The Town of Green Level citizen's income levels have steadily declined since the Town's incorporation in 1990. Between 2000 and 2010, the median household income and the median family income dropped by \$3,210 or 10.1% (\$31,793 to \$28,583), and \$5,659 or 16.5% (\$34,242 to \$28,583) respectively. The amount of total family income also declined during that time. The graph below illustrates the other income changes for Green level families between 1990 and 2016.

Figure 2.7 Family Income Levels since 1990



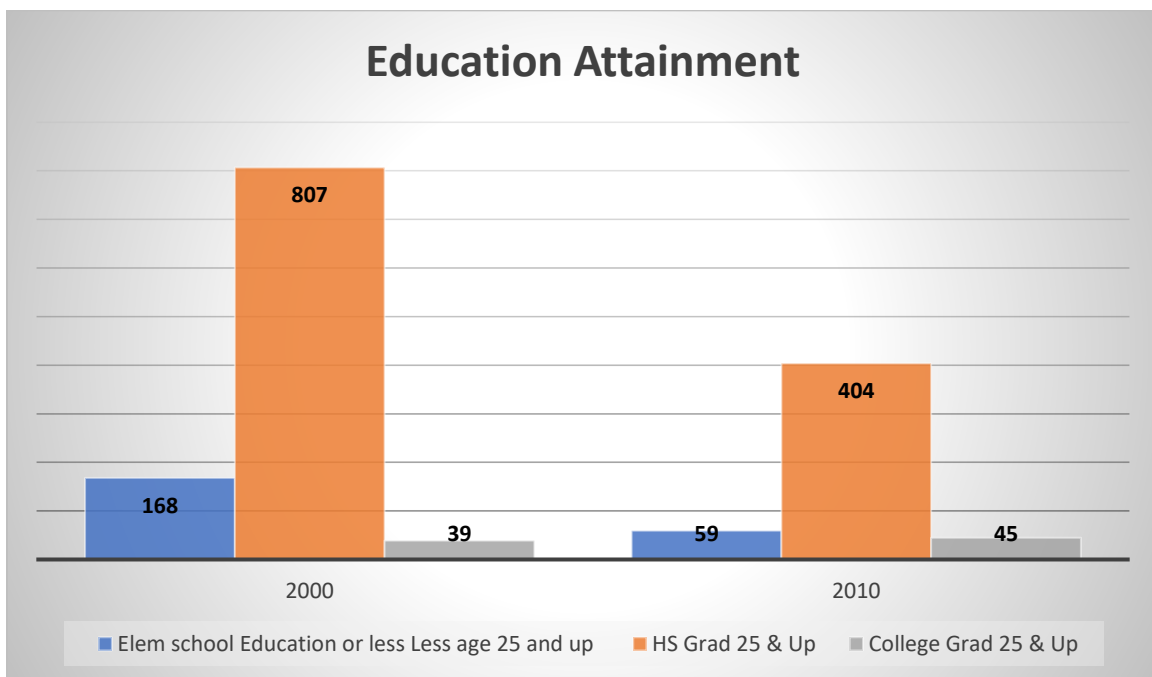
b. Poverty

The percentage of people living in poverty in Green Level increased by 15.7% between 2000 and 2010. (11.9% in 2000 and 27.6% in 2010). According to ACS 2016 estimates – approximately 35% of the Town's residents currently live below the poverty rate.

c. Education

The education level and the ability to speak English for citizens of Green Level has varied since 1990. While the number of those ages 25 and up who graduated high school declined by 403, or 49.9% between 2000 and 2010 (807/2000 to 404/2010), the number of college graduates age 25 and up rose by 6, or 15.4% (39/2000 to 45/2010). Those ages 25 and up with an elementary education or less declined by 109, or 64.9%.

Figure 2.8 Educational Attainment



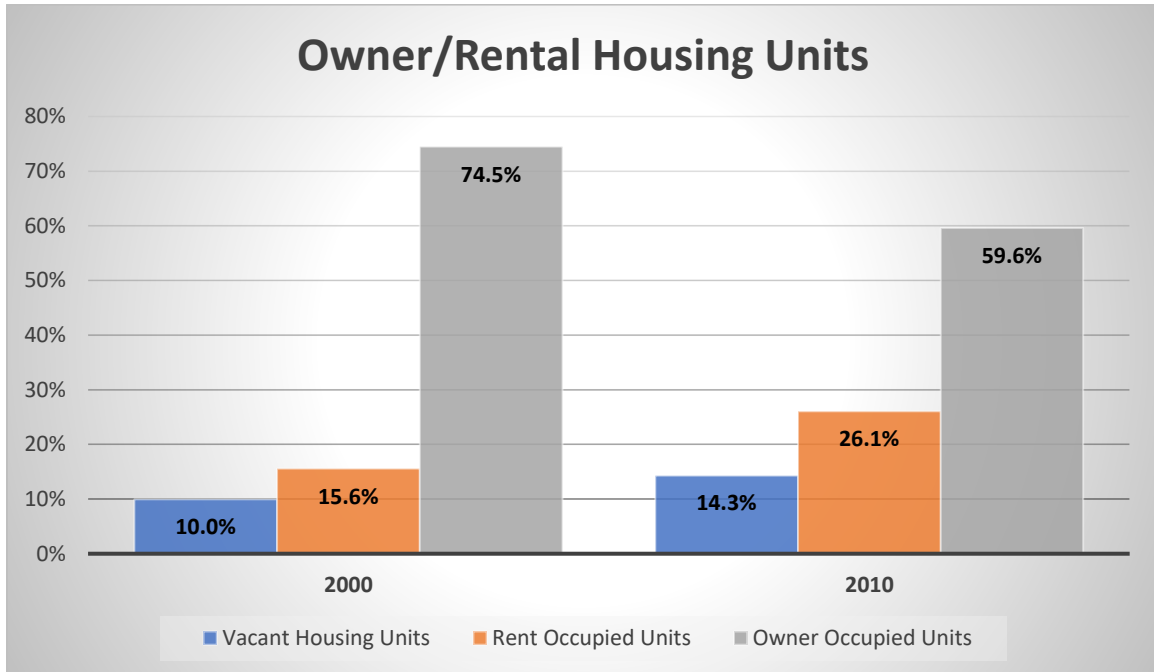
d. Language

Those Green Level residents between the ages of 5-17, and 18 and up who do not speak English well or not at all declined by 13, or 100% and 84, or 76.4% respectively.

3. Housing Characteristics

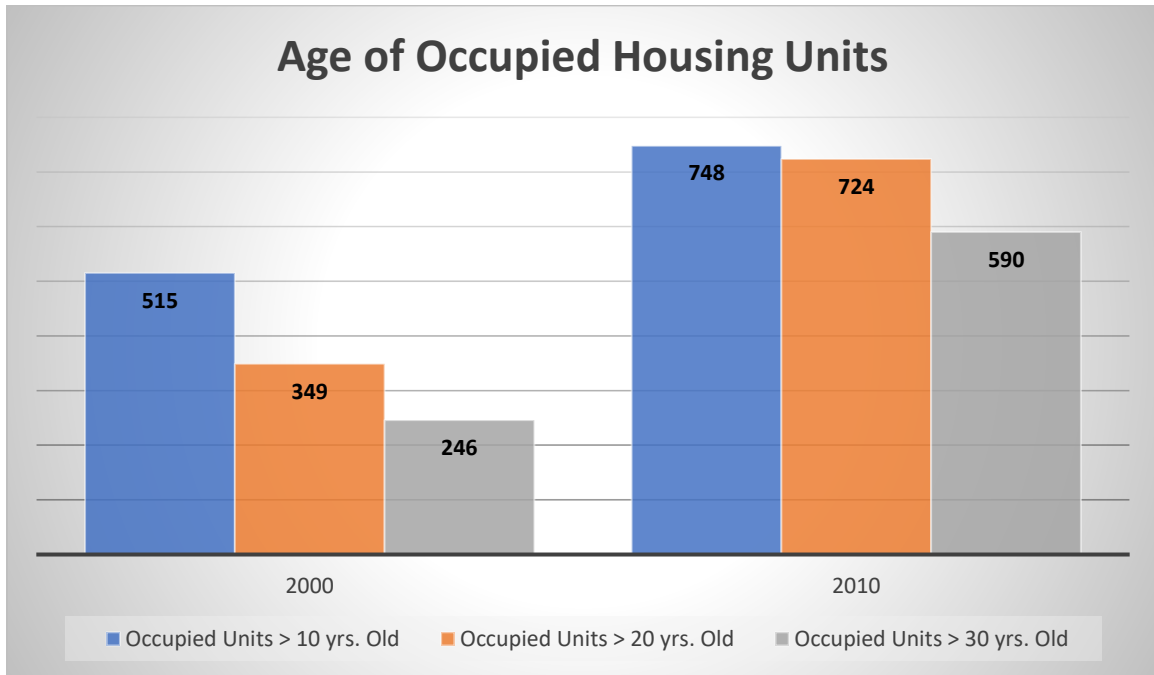
Between 2000 and 2010, the number of owner occupied housing units in Green Level decreased by 71 units while the number of rental and vacant rentals increased by 157.

Figure 2.9 Housing Units: Owner Occupied vs. Rental Units



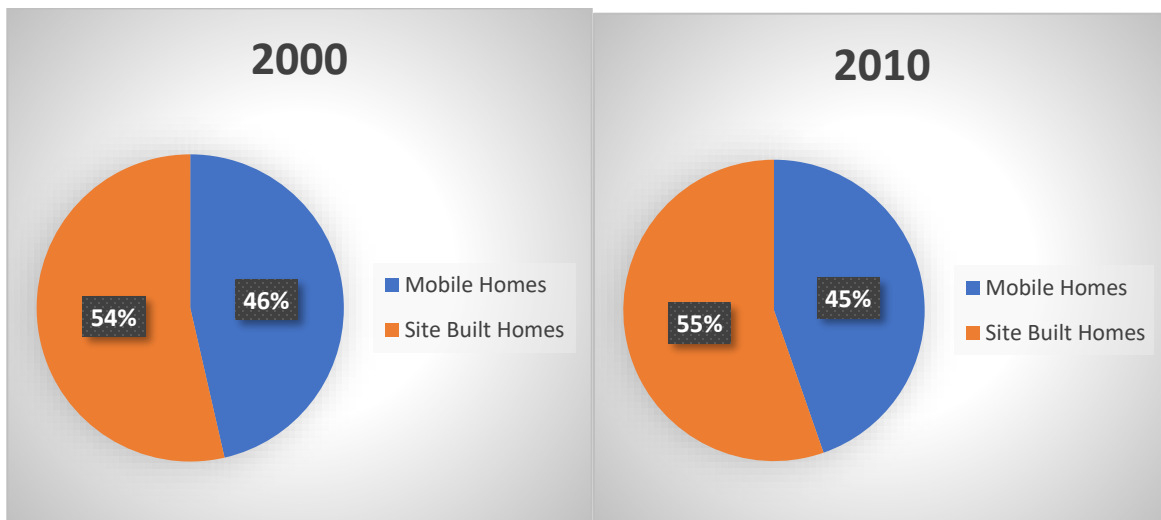
The age of occupied housing units in the Town of Green Level has increased tremendously over the years. While occupied housing units that are ten years or older increased by 233, or 45.2%, those occupied housing units that are more than 20 and 30 years older more than doubled by 375, or 107.4% and 344, or 139.8% respectively.

Figure 2.10 Age of Occupied Housing Units



Between 2000 and 2010 the percentage of mobile homes within the Town of Green Level declined slightly. The figure below highlights the change in mobile homes within the Town during the 2000s. It is expected that the percentage of mobile homes will continue to decline in the coming years as more residential subdivisions are approved within the Town.

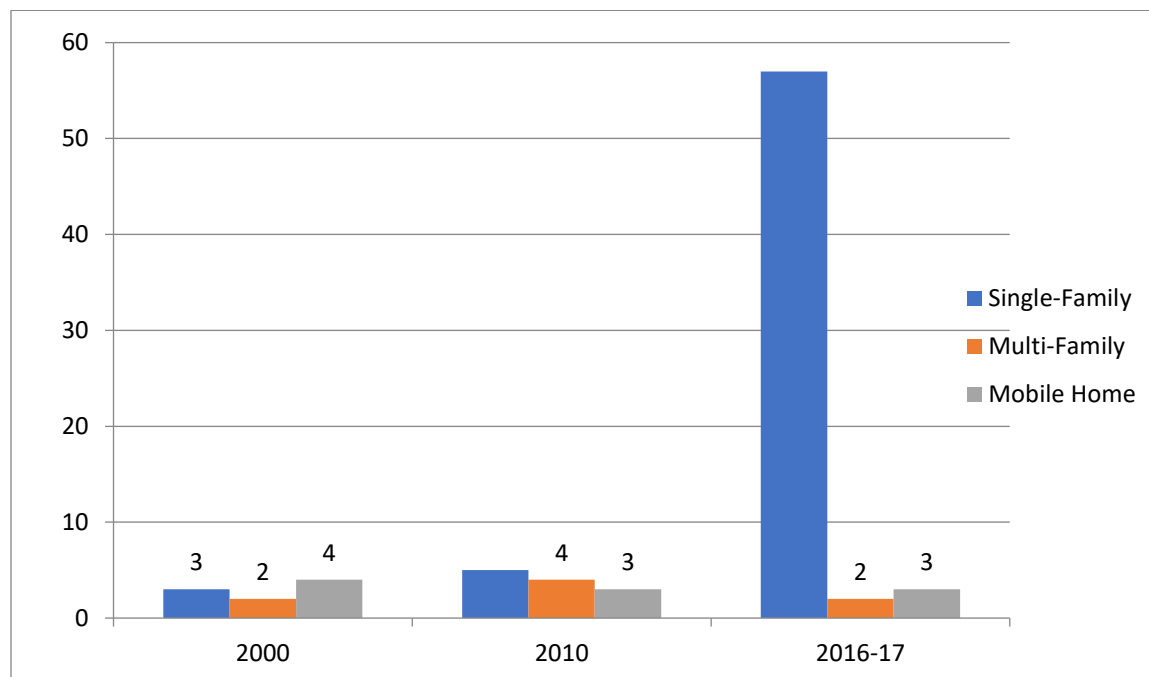
Figure 2.11 Percentage of Mobile Homes in the Town of Green Level



Building Permits

Between 2016 and 2017, the town processed at least ten times more building permits for single family homes than they did between 2000 and 2015. This was the result of significant water infrastructure improvements and subsequent approval of several new subdivisions. The already small number of construction permits for new homes in Green Level came to a screeching halt in early 2007 when the town was put under a water moratorium for the lack of water storage capacity. This meant that without the presence of an elevated water storage tank, the town could no longer extend any water lines for new developments. By the middle of 2009 with the construction of the much-needed water tower, the moratorium was lifted and the town was able to move forward with new construction again. New construction continued its slow pace because of being in the midst of the 2008 recession.

Figure 2.12 Building Permit Activity Since 2000



Other Notable Housing Facts

- The median value of owner occupied units decreased by \$4,899 or 6.2% between 2000 and 2010.
- The average household size in Green Level decreased from 2.76 in 2000 to 2.60 in 2010, or by 0.06%.

4. Community Infrastructure

a. Green Level Town Park

Constructed in 2008 with assistance from a \$250,000 matching Parks and Recreation Trust Fund (PARTF) grant, the park has provided many opportunities for Green Level citizens to enjoy all of the amenities available. The Green Level Town Park is 10 acres and has two picnic shelter areas with a charcoal grill, a beautiful gazebo surrounded by landscaping, two full-length basketball courts, and multiple professional regulated horseshoe pits. It also has a walking track, playground equipment, and both a multipurpose and baseball field for its youth and adult sports programs. The fields are equipped with state of the art lighting for nighttime activities, and there is a 720 square foot concession stand, 480 square feet bathroom facilities, and a 250 square foot press box.



b. Water and Sewer Capacity

Using its 300,000-gallon water tank, the Town of Green Level is able to provide adequate water services to its citizens. The Town provides water and sewer services for its citizens through regional agreements with two other local municipalities. Green Level buys water in bulk from the City of Graham, and pays the City of Burlington for the disposal of sewer services. Green Level has had a water agreement with the City of Graham since the town's incorporation in 1991, but has only had a sewer agreement with the City of Burlington since 2016. Prior to the direct agreement with the City of Burlington, the town paid the Town of Haw River a pass through fee to transmit its affluent to the City of Burlington's wastewater treatment facility. The total capacity for water use with Graham is 5,500,000 gallons per month, and the total allocation allowed for sewer with Burlington is 250,000 gallons per day. Below is a snapshot of the capacity and the amount used for both services. As the Town continues to grow, decision-makers need to monitor capacity for water and sewer use.

Table 2.3 Water and Sewer Allocation/Capacity and Usages

	Contracted/Allocation	2016	2017	Excess Capacity 2017
Water (City of Graham)	5,500,000 million gallons per month (mgm)	3,227,456 gallons per month	3,342,000 gallons per month	2.2 mgm (39.2% available)
Sewer (City of Burlington)	250,000 gallons per day (gpd)	108,492 gallons per day	95,881 gallons per day	154,000 gallons per day (61.6% available)

Example Water/Sewer Usage*

Typical Residential Family of 4:	144,000 gallons per year
Supermarket (25,000 square feet):	1.8 million gallons per year
Shopping Center (100,000 square feet):	700,000 gallons per year
Office Building (10,000 square feet):	200,000 gallons per year
Health Services (7,500 square feet):	400,000 gallons per year
Manufacturing/Industry: 50,000 square feet –	350,000 gallons per year
100,000 square feet -	700,000 gallons per year

**The Town can estimate this many gallons per year for each service (i.e. water and sewer).*

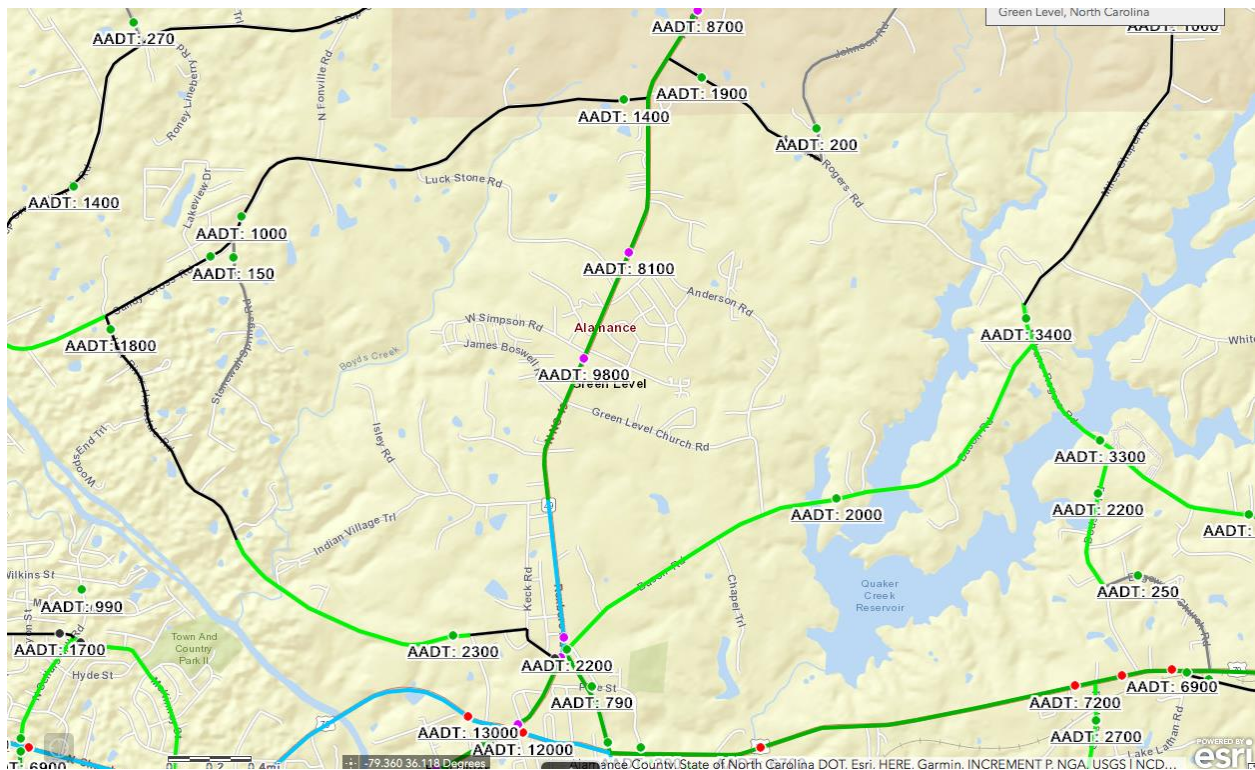
Source: BEF.org Calculator

c. Streets and Traffic

The main road through the Town of Green Level is NC 49, which runs generally north to south, and connects Green Level to Interstate 40/85. Additionally, important roads in/near the Town include: Sandy Cross Road and Green Level Church Road.

Below is a map highlight the 2016 NCDOT ADT's for the road network in the Town of Green Level. The highest ADT can be found near the heart of Green Level, along NC 49 just north of Green Level Church Road. This location averages almost 10,000 cars per day.

Figure 2.12 Average Daily Traffic Counts, Green Level



Source: NCDOT ADT, 2016

d. Historic Resources

Based upon an initial review of historic resource documents, the Town of Green Level has several historic properties within its planning jurisdiction. The Town would be wise to consider developing a more detailed historic properties inventory and report that could include the following information:

1. Location of historic properties
2. Architecture/Condition of historic properties
3. History of historic properties
4. Benefits of preservation, including tax credit

e. New Town Hall

The construction of a new town hall in Green Level began in the spring of 2017. Once completed, the 6,600 square foot building will have seven spacious offices for all administrative staff including space for the Alamance County Sheriff Department's officer, a 301 square foot conference room, a new town council chamber with eight platform council seats, a gallery that will accommodate 136 people, a multipurpose room with a mini kitchen, and handicap accessible restrooms. The new structure will also have a state-of-the-art security system and adequate exterior lighting and manicured landscaping. The estimated construction completion date is fall 2018.



5. Environmental Conditions

The United States Environmental Protection Agency (EPA) has developed an online mapping tool that helps explore a wide range of environmental issues confronting communities. Table 2.4 provides a snapshot of how Green Level compares with State of North Carolina Averages for a variety of environmental concerns.

Table 2.4 Environmental Conditions

Selected Environmental Variables	Value	State Average	Percentile in State
Particulate Matter (PM 2.5 in ug/m3)	8.51	8.53	37
Ozone (ppb)	36.6	37.2	41
NATA Diesel PM (ug/m3)	0.804	0.638	71
NATA Air Toxics Cancer Risk (risk per MM)	48	41	80
NATA Respiratory Hazard Index	3.2	1.4	99
Traffic Proximity and Volume (daily traffic count/distance to road)	1.3	170	9
Lead Paint Indicator (% pre-1960s housing)	0.17	0.17	65
Superfund Proximity (site count/km distance)	0.018	0.081	17
RMP Proximity (facility count/km distance)	0.71	0.38	86
Hazardous Waste Proximity (facility count/km distance)	0.03	0.076	42
Wastewater Discharge Indicators (toxicity-weighted concentration/m distance)	0.34	0.11	98

The five most serious environmental issues facing Green Level according to this data are highlighted in yellow and include: NATA Diesel PM (ug/m3), NATA Air Toxics Cancer Risk (risk per MM), NATA Respiratory Hazard Index, RMP Proximity (facility count/km distance) and Wastewater Discharge Indicators (toxicity-weighted concentration/m distance). For each of these indicators Green Level was in the 70th or higher percentile compared to the State of North Carolina Average. This means that for all five of these indicators Green Level had higher values than all but 30% of North Carolinians.

Table 2.5 provides an explanation of each environmental indicator, the primary medium for transmission, the source of the data and the year the data was collected.

Table 2.5 Summary of Environmental Indicators and Data Sources

Indicator	Key Medium	Details	Source	Data Year
National-Scale Air Toxics Assessment (NATA) air toxics cancer risk	Air	Lifetime cancer risk from inhalation of air toxics	EPA NATA	2011
NATA respiratory hazard index	Air	Air toxics respiratory hazard index (ratio of exposure concentration to health-based reference concentration)	EPA NATA	2011
NATA diesel PM	Air	Diesel particulate matter level in air, µg/m ³	EPA NATA	2011
Particulate matter	Air	PM _{2.5} levels in air, µg/m ³ annual avg.	EPA, Office of Air and Radiation (OAR) fusion of model and monitor data	2013
Ozone	Air	Ozone summer seasonal avg. of daily maximum 8-hour concentration in air in parts per billion	EPA, OAR fusion of model and monitor data	2013
Traffic proximity and volume	Air/other	Count of vehicles (AADT, avg. annual daily traffic) at major roads within 500 meters, divided by distance in meters (not km)	Calculated from 2014 U.S. Department of Transportation (DOT) traffic data, retrieved 2016	2014
Lead paint indicator	Dust/ lead paint	Percent of housing units built pre-1960, as indicator of potential lead paint exposure	Calculated based on Census/American Community Survey (ACS) data, retrieved 2015	2011-2015
Proximity to Risk Management Plan (RMP) sites	Waste/ air/ water	Count of RMP (potential chemical accident management plan) facilities within 5 km (or nearest one beyond 5 km), each divided by distance in kilometers	Calculated from EPA RMP database, retrieved 03/2017	2017
Proximity to Treatment Storage and Disposal Facilities (TSDFs)	Waste/ air/ water	Count of TSDFs (hazardous waste management facilities) within 5 km (or nearest beyond 5 km), each divided by distance in kilometers	Calculated from EPA RCRAInfo database, retrieved 01/2017	2017
Proximity to National Priorities List (NPL) sites	Waste/ air/ water	Count of proposed or listed NPL - also known as superfund - sites within 5 km (or nearest one beyond 5 km), each divided by distance in kilometers	Calculated from EPA CERCLIS database, retrieved 12/05/2016	2016

Wastewater Dischargers Indicator (Stream Proximity and Toxic Concentration)	Water	RSEI modeled Toxic Concentrations at stream segments within 500 meters, divided by distance in kilometers (km)	Calculated from RSEI modeled toxic concentrations to stream reach segments, created 01/2017	2017
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3. Community Values: Community Meetings and Public Participation

3.1 The Public Involvement Process

Public involvement is the cornerstone of a successful future land use planning effort. Numerous opportunities were provided to the residents of the Town of Green Level to allow for community input into the Land Development Plan.

With the facilitation and technical assistance from Town Staff and consultants, the public reviewed a wide range of factual information about the Town's demographics, urban services, and environmental features. This information was used to temper and refine the vision for the future growth of Green Level.

Community Meetings

In May 2018, two community meetings were held to gain citizen input into the land use planning process. The community meetings consisted of two primary components: an exercise to gather input on the vision statement that would be used to guide the development of the plan and a small group workshop exercise that sought to identify the strengths and challenges of Green Level. A detailed sample agenda is provided in the Appendix of this document. Finally, participants at the community meetings were also asked to rank "10 issues" that can impact the future quality of life in Green Level and answer several general questions about land use within the Town.



Below is a summary of the community meeting results.

A. Ranking of Key Issues

- t1. Community Appearance
- t1. Water and Sewer Services
- t2. Environmental Quality
- t2. Commercial Development
- 3. Residential Development
- 4. Development Standards
- 5. Industrial Development
- t6. Agricultural & Rural Area Preservation
- t6. Parks, Recreation, & Open Space
- 7. Transportation

t = tied

The citizen’s ranking of key issues confronting the Town of Green Level revealed that **Community Appearance, Water and Sewer Services, Environmental Quality, Commercial Development and Residential Development** are the most important issues facing the Town. These issues will be addressed in the next chapter of the land development plan.

B. Land Use Survey Findings

- 1. How much population growth (over the next 20 years) would you like to see in Green Level?

-15% (1,800)	0
0% (2,115)	0
+15% (2,500)	4 (30.8%)
+30% (2,750)	5 (38.4%)
+45% (3,000)	4 (30.8%)
<i>Total Responses: 13</i>	

All survey respondents would like to see Green Level grow in population in the next couple of decades.

2. Green Level is in a strong position to attract and influence the type of growth that it wants.

Strongly Disagree	1 (7.7%)
Disagree	0
No Opinion	1 (7.7%)
Agree	6 (46.2%)
Strongly Agree	5 (38.4%)
<i>Total Responses: 13</i>	

84.6% of all survey respondents believe that Green Level is in a strong position to attract and influence future growth.

3. New Development should be required to pay its own way.

Strongly Disagree	0
Disagree	1 (7.7%)
No Opinion	1 (7.7%)
Agree	6 (46.2%)
Strongly Agree	5 (38.4%)
<i>Total Responses: 13</i>	

84.6% of all survey respondents believe that new development should be required to pay its own way.

4. Farmland and agricultural areas should be protected from encroaching development.

Strongly Disagree	0
Disagree	0
No Opinion	5 (38.4%)
Agree	6 (46.2%)
Strongly Agree	2 (15.4%)
<i>Total Responses: 13</i>	

Almost 2/3rds (61.6%) of survey respondents believe that farmland and agricultural areas should be protected.

5. Green Level should focus on attracting industry.

Strongly Disagree	0
Disagree	2 (22.2%)
No Opinion	2 (22.2%)
Agree	3 (33.3%)
Strongly Agree	2 (22.2%)
<i>Total Responses: 9</i>	

55.5% of citizens completing the survey believed that Green Level should focus on attracting industry to the area.

6. Green Level should focus on attracting commercial development.

Strongly Disagree	0
Disagree	0
No Opinion	0
Agree	7 (63.6%)
Strongly Agree	4 (36.4%)
<i>Total Responses: 11</i>	

100% of survey respondents agreed or strongly agreed with the statement that Green level should focus on attracting commercial development.

7. Green Level should focus on becoming a bedroom community for surrounding areas.

Strongly Disagree	0
Disagree	2 (18.2%)
No Opinion	3 (27.3%)
Agree	4 (36.4%)
Strongly Agree	2 (18.2%)
<i>Total Responses: 11</i>	

54.6% or survey respondents agreed/strongly agreed with the statement that Green Level should focus on becoming a bedroom community.

8. Green Level should preserve open space.

Strongly Disagree	1 (9.1%)
Disagree	1 (9.1%)
No Opinion	1 (9.1%)
<i>Agree</i>	<i>5 (45.4%)</i>
Strongly Agree	3 (27.3%)
<i>Total Responses: 11</i>	

More than 2/3rds of respondents (72.7%) believed that Green Level should preserve open space.

C. Visioning Exercise Findings

In the past... Green Level was a small, rural, agricultural community with a majority-minority population.

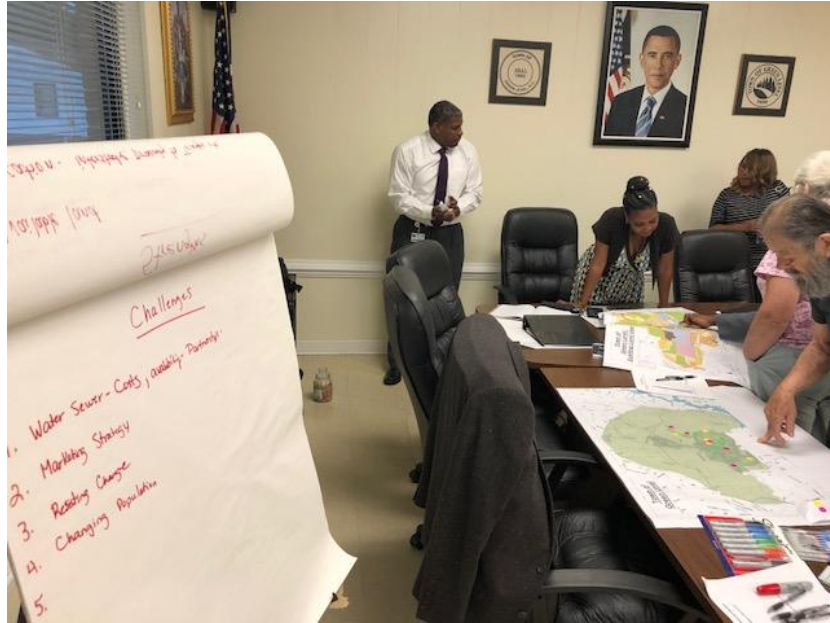
Today... Green Level is a growing town that provides a variety of residential choices. The Town offers public water and sewer service, recreational amenities and a real sense of community.

In the future... Green Level will continue to grow and develop. As residential development occurs, the Town will begin to become more diverse racial, economically and socially. The anticipated growth will also provide opportunities for new commercial, office and institutional uses.

D. Strengths and Challenges Exercise Findings

Strengths: The Town of Green Level is fiscally sound, growing and in a prime geographic location between the Triad and Triangle.

Challenges: The Town of Green Level will need to confront several challenges in the next several decades. These challenges include water and sewer availability/capacity & cost, changing population, and resistance to change.



Conclusion

The Community Meetings appeared to be a success and offered citizens a chance to share their opinions and voice their concerns about future growth in Green Level. The meeting also provided elected officials, planning board members, and staff an opportunity to listen to the people that they serve and represent. The citizens input obtained from participants of the Community Meetings provided the consultants and Town staff with a good inclination of the community's values that were utilized in creating this land development plan.

4. Land Use and Community Character

4.1 Rethinking Conventional Development Patterns vs. Alternative Development Techniques

The Town of Green Level decided to explore alternative patterns to development in an attempt to achieve a new vision for growth. Below is a comparison between 'conventional development patterns' and 'alternative methods' of accommodating growth and development.

i. Strip Development vs. Pedestrian Commercial Centers

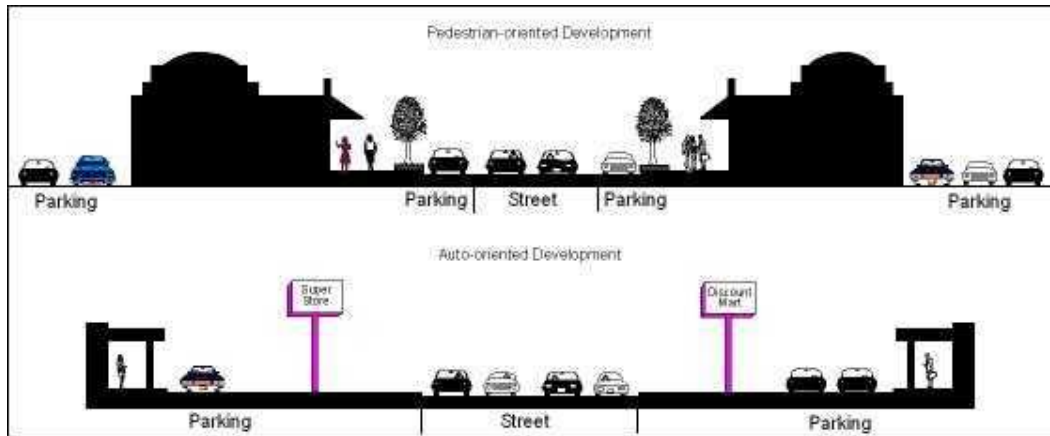
Strip Commercial Development: Most commercial development in the area takes the form of commercial spaces fronting on major thoroughfares. Some characteristics of this form of development include:

- Automobile oriented
- Large parking lots
- Large front setbacks
- Single use (i.e. commercial)
- Frequent curb cuts
- Limited Interconnectivity
- Minimal design characteristics

Pedestrian Commercial Centers: An alternative method of providing commercial services to a community. The characteristics of the Pedestrian Commercial Center include:

- Pedestrian and automobile accessible
- Limited curb cuts
- Structures built to pedestrian scale
- Structures pulled to the street
- Interconnectivity between properties/uses
- Shared parking
- Mixed Use (i.e. commercial, office, multi-family residential)
- Higher design standards/characteristics

Below is a visual example of the differences between the two styles of commercial development.



Source: <https://domz60.wordpress.com/2010/03/23/an-evaluation-of-the-mechanicsville-turnpike-richmond-va/>

ii. Unconnected Roads vs. Connected Road Network

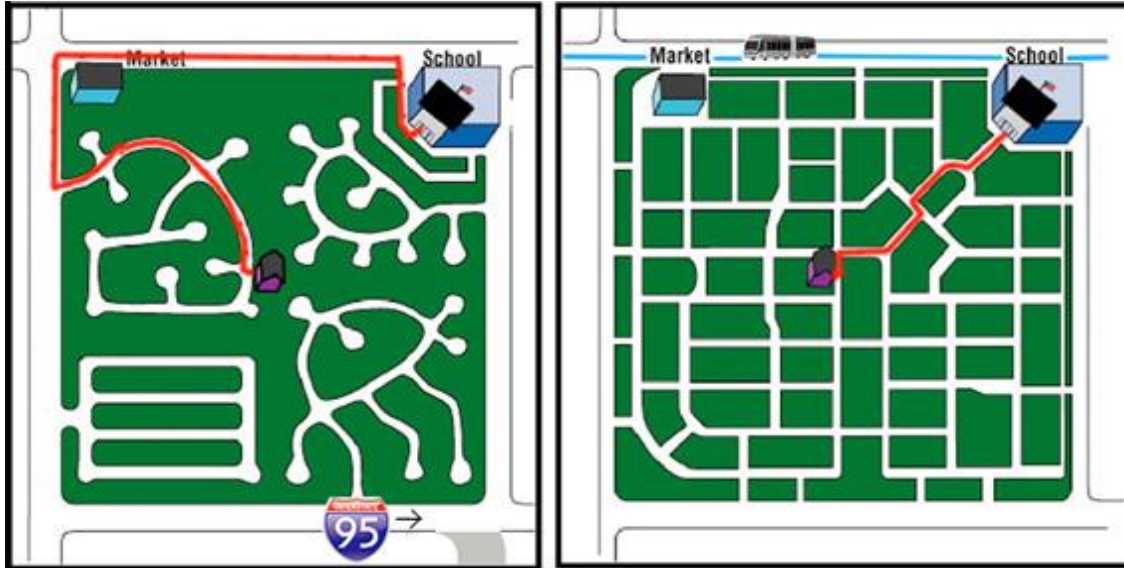
Unconnected Roads: The current proliferation of cul-de-sac subdivisions has resulted in a transportation network that limits the number of ways through town. In addition to the residential subdivision, commercial development has also provided limited connection between developments, thus limiting transportation routes. The characteristics of an Unconnected Road system includes:

- Lower capacity
- Fewer route choices
- Longer driving distances
- Less efficient
- Single mode of transportation

Connected Road Network: A transportation system based upon a connected road network will help alleviate traffic congestion and provide alternative methods and routes around the Town. Increasing the number of choices will help to disperse traffic. The implementation of a Connected Road Network can result in:

- More capacity
- Increased route choices
- Additional access
- Shorter driving distances
- Multi-modal transportation options

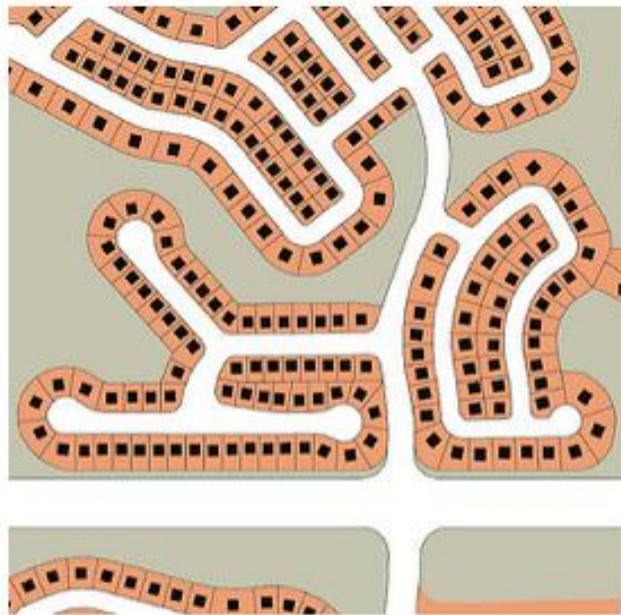
The image below shows the difference between these two forms of road networks.



Source: NYC Streetblog.org

iii. Separation of Uses vs. Mixed Use

Separation of Uses: The standard zoning ordinance has created a situation in which all uses must be segregated from one another. This has resulted in the destruction of lively neighborhoods that included a neighborhood store as well as the removal of residences from business districts in many communities. While some uses need to be separated from one another, many others would work well together if properly designed. The separation of uses has resulted in the creation of 'pods' of development across many communities. The diagram highlights the current problem with separation of uses, all traffic must get out onto the main road to go anywhere.



Source: Transect Codes Council

Mixed Use: The Mixed Use concept harkens back to a time before zoning when a variety of land uses were accommodated within the neighborhood planning unit. By encouraging a mix of uses it is possible to decrease traffic, allow for the use of alternative transportation options for shopping, living and working and offer a wide variety of residential types within a community.



Source: Transect Codes Council

iv. **Conventional Residential Subdivisions vs. Conservation Subdivision**

Conventional Residential Subdivisions: Conventional development maximizes the number of lots that can be created out of a piece of land. This method pays little attention to environmental factors, neighborhood design and/or open space. The goal of the development is to create as many developable lots as permitted under the zoning and subdivision regulations. As a result, land that should be preserved due to environmental conditions or topography often gets converted into backyards or graded for parking lots. In addition, this type of development often places a greater burden on public infrastructure because it provides little to no recreational facilities.

Conventional Subdivision



Source: Ozarks Water Watch

Conservation Subdivision: A conservation subdivision seeks to provide designated areas of open space within residential development. This land is permanently protected from development and can be used by the neighborhood as a recreational and aesthetic amenity. The developer that chooses to develop under this scenario would still be permitted to build the same number of units, as allowed under current regulations, but on smaller lots. This clustering of units allows for potential cost savings in infrastructure (i.e. roads, water lines, sewer lines, etc.). By encouraging open space development, the Town can increase recreational amenities for residents and decrease the amount of infrastructure that needs to be maintained by the Town.

Conservation Subdivision



Conventional Subdivision (above top with 2 acre house lots) vs. Conservation Subdivision (above bottom with just under 3/4 of an acre, 30,000 sq. ft., house lots) with the SAME number of home sites (55) on a 130 acre site. The conservation subdivision preserves almost two-thirds of the site, 62%, 81 acres.

Existing Land Development Regulations

The General Purpose of Land Development Regulations

The Town of Green Level uses a variety of regulatory tools to manage land development within its jurisdiction. These tools include: a subdivision ordinance, a zoning ordinance, a watershed overlay zoning ordinance, and a flood damage prevention ordinance. Within the zoning ordinance, regulations can be found that apply to buffers, parking, and signage. Each of these ordinances have been crafted and adopted to provide specific rules and regulations for the development of land within the Town. Below is more detailed explanation of each ordinance.

Subdivision Ordinance

Subdivision ordinances are locally adopted laws governing the process of converting raw land into building sites. Regulation is accomplished through subdivision plat approval procedures, under which a land owner or developer is not permitted to make improvements or to divide and sell lots until a proposed subdivision plat has been approved. Approval of a proposed subdivision is based on compliance of the proposal with development standards set forth in the subdivision ordinance. Attempts to record an unapproved plat with local registry of deeds, or to sell lots by reference to such a plat, may be subject to various civil and criminal penalties. Subdivision regulations serve a wide range of purposes. To a health official, for example, they are a means of insuring that a new residential development has a safe water supply and an adequate sewage disposal system. To a tax official, subdivision regulations help to secure adequate records of land titles. To school or park officials, they are a way to preserve or secure school sites and recreation areas needed to serve people moving into new neighborhoods. To realtors and homebuyers, they are an assurance that home sites are located on suitable, properly oriented, well drained-lots, and are provided with the services and facilities necessary to maintain and enhance property values.

The stated purpose of the Town of Green Level Subdivision Ordinance is to promote the public health, safety, and general welfare by providing for the orderly subdivision of land in the Town. This ordinance is deemed necessary for the following reasons:

- to assure the appropriate layout and use of land;
- provide safe, convenient, and economic circulation of vehicular traffic;
- provide for the dedication or reservation of street right-of-way, installation of streets and utilities;
- avoid undue concentrations of population; and
- ensure proper legal description, identification, monumentation, and recordation of property boundaries.

Zoning Ordinance

A zoning ordinance is a locally adopted regulatory tool that sets standards for the development of land within a community's jurisdiction. Zoning ordinances regulate the

permitted uses allowed on differently zoned lands and also dictate the size and scale of structures within specified zoning districts. The goal of zoning is to minimize conflicts between different types of land uses and establish a system that is dependable and reliable for the orderly growth and development of property within a community. Zoning typically divide a community into residential, commercial and industrial zoning districts, although as a community grows the number of districts and complexity of the zoning rules and regulations also typically increases. In recent years, traditional zoning has come under fire for its connection with sprawl and the inefficient use of land. Urban scholars have been increasingly calling for the inclusion of form-based codes within land use regulations. However, zoning often is the preferred choice in smaller communities because of its ease of use and familiarity.

The stated intent of the Town of Green Level’s Zoning Ordinance is to:

- promote the general health, safety, morals, and welfare of the community;
- promote orderly development of the Town;
- lessen congestion of its streets and roads;
- protect citizens and their property from fire, panic, and other dangers;
- provide adequate light and air;
- prevent overcrowding of the land; and
- facilitate the adequate provisions of transportation, water, sewage, schools, parks and other public requirements.

Zoning districts found in the Town of Green Level Zoning Ordinance include the following:

R-80 (O)	Watershed – Critical Area Overlay District
R-40 (O)	Watershed – Non-Critical Area Overlay District
R-WS	Residential Watershed District
RA	Residential Agricultural District
R-12	Residential District
R-E	Residential Exclusive District
R-MF	Residential Multi-Family Dwellings District
R-MHP	Manufactured Home Park District
H-B	Highway Business
M-1	Limited Manufacturing District
M-2	General Manufacturing District

Please see Figure x: Town of Green Level Zoning Map for more information.

Watershed Zoning Ordinance

The watershed zoning ordinance is established to impose higher development standards on land located upstream of and draining into the drinking water supply than is generally imposed on other property. The intent is to exclude certain activities and maintain current development patterns in order to prevent the risk of pollution from more intense land uses. The watershed zoning ordinance is divided into three parts (*see Map*

– *Overlay / Zoning Districts*): R-80 (O) Watershed - Critical Area Overlay District, R-40 (O) Watershed Non-Critical Area Overlay District and Residential Watershed District (R-WS).

R-80 (O) Watershed Critical Area Overlay District – The Watershed Critical Overlay District is the land located adjacent to the shoreline of the Graham-Mebane Raw Water Reservoir at normal level extending to a point either to the ridge line of the watershed or approximately one mile from the normal pool level whichever is shorter. By controlling density and the type of development, future development around the reservoir will not pollute the drinking water supply.

In order to maintain a predominantly undeveloped land use intensity pattern in the WCA, single-family residential, multi-family residential and non-residential development are allowed at a maximum of one dwelling unit or use per two acres (1 d.u. or use/2 ac.). Clustering of residential dwellings is permitted under certain conditions. Built-upon area for multi-family residential and non-residential development cannot exceed six percent (6%) of lot area except for expansion of existing development. Prohibited uses within the Watershed Critical Overlay District include: landfills; land application sites for sludge/residuals or petroleum contaminated soils; metal salvage facilities, including junkyards; and the storage of toxic materials, unless a spill containment plan is implemented.

R-40 (O) Watershed Non-Critical Area Overlay District – The Watershed Non-Critical Area Overlay District is the entire land area contributing surface drainage to a specific point, the public water supply intake, minus the watershed critical area.

In order to maintain a predominantly undeveloped land use intensity pattern in the BOW, single-family residential uses are allowed at a maximum of one dwelling unit per acre (1 d.u./ac.). No residential lot can be less than one (1) acre, unless approved as part of a cluster development. All other residential and non-residential development shall not exceed twelve percent (12%) built-upon area on a project by project basis except up to five percent (5%) of the balance of the watershed may be developed for nonresidential uses at 70% built upon area (see R-WS for more details). Additionally, some land uses are prohibited from locating within the Watershed Non-Critical area. They include: landfills; sites for land application of residuals or petroleum contaminated soils, metal salvage facilities, including junkyards; and storage of hazardous materials unless a spill containment plan is implemented.

R-WS Residential Watershed District – The Town shall approve, modify, or deny any permit for non-residential uses permitted in the R-WS District, to increase its built upon surface area limits from 12% up to a maximum of 70%. However, non-residential development may not occupy more than 5% of the balance of the Back Creek Watershed in the Town's jurisdiction with a 70% built-upon surface area.

The following land uses are prohibited from locating within the R-WS district: landfills; sites for land application of residuals or petroleum contaminated soils, metal salvage

facilities, including junkyards; and storage of hazardous materials unless a spill containment plan is implemented.

Flood Damage Prevention Ordinance

The Town of Green Level utilizes a flood damage prevention ordinance to provide extra protection to the public's health, safety, and general welfare in flood prone areas. The flood damage prevention ordinance seeks to minimize public and private losses from flooding. In all areas of special flood hazards (where base flood elevation data is provided) the Town's ordinance requires the lowest floor elevation of any new (or substantially improved existing structure) to be a minimum of **two feet** above the base flood elevation and prohibits placement of new manufactured homes in this area. In areas where the base flood elevation data is not available, the Town requires the lowest floor elevation (including the basement) to be at least **two** feet above the highest adjacent grade. All encroachments (including fill material or structures) must be located at least twenty feet away from the top of the bank, or one times the width of the stream at the top of the bank, whichever is greater.

Land Development Regulations Conclusions

The Town of Green Level's land development regulations are in need of updating. As an outgrowth of this Land Development Planning process, the Town will have the opportunity to refine its ordinances to reflect community values and to encourage quality development as the Town grows. Some of the key issues the Town intends to address as an outgrowth of this Land Development Plan include:

- Encouraging new types of development and greater creativity in meeting community needs.
- Encouraging open space, greenways, trails and sidewalks.
- Examining the relationship between new development and the strain it places on public infrastructure.
- Preserving farmland and open space.

Existing Land Uses in the Town of Green Level’s Planning Area

Land uses were mapped and analyzed to identify existing land development patterns within the Town of Green Level’s planning jurisdiction. An existing land use map was developed using data from the County Tax Department’s records obtained in 2018 (see *Town of Green Level Existing Land Use*).

The table below shows the acreage and share totals for each major land use category within the Town’s Planning Jurisdiction. Acreage and percentage numbers are based on the land area within tax parcels, and do not include land area within road and railroad rights-of-way.

Table 4.1: Acreage & Share Totals for Existing Land Use Categories

Existing Land Use	Acres	Percent
Farmland or Present Use Value	1453.5	41.2%
Single Family (including Mobile Homes)	1530.1	43.4%
Vacant	216.6	6.1%
Industrial	173.8	4.9%
Commercial/Office	58.6	1.7%
Institutional/Governmental	44.9	1.3%
Multi-family and Mobile Home Parks	42.3	1.2%
Recreation/ Open Space	5.5	0.2%

Source: Alamance County Tax Department, 2018

The following sub-section provides a more detailed description of the approximate amounts and general patterns of existing residential and non-residential land uses throughout the Town’s planning jurisdiction.

Single Family – About 43.4% of the study area (1,530 acres) is occupied by site-built, manufactured and mobile homes. These parcels range in size from only 0.1 acres to several hundred acres.

Multi-family – Just over 1% of the study area (42 acres) is occupied by multi-family units. These units are apartment building located within existing municipal limits and mobile home parks. The mobile home parks contain multiple mobile homes in close proximity to one another.

Farmland Preservation/ Present Use Value – About 41.2% of the study area (1,453 acres) is enrolled in either a Present-Use Valuation (PUV) Property Tax Program or Farmland.

Table 4.2 below presents the main types of buildings or facilities included in each major non-residential land use category. The primary factor used in determining an existing land use designation was the County Tax Department's current land classification records.

Table 4.2: Facilities Included in Major Non-Residential Land Use Categories

Institutional / Governmental – schools, churches and church-owned facilities, governmental properties, and cemeteries

Commercial / Office – retail services, restaurants, automobile dealers, automobile service facilities, offices, and convenience stores

Industrial – manufacturing, saw mills, gas and oil storage, mining and quarrying, landfills, and airports

Institutional / Governmental – Slightly more than 1% of the study area (45 acres) is categorized as institutional/governmental. Church facilities and government offices are the most prevalent institutional uses found in the study area.

Commercial / Office – Almost 2% of the land within the study area is being used for commercial/office purposes (59 acres). The predominate commercial/office development pattern in the Town's study area consists of standalone convenience stores, gas stations and small, locally-owned business establishments. Most commercial/office uses within the Town are scattered along primary roads.

Industrial – Approximately 5% (174 acres) of industrial land uses lie within the study area. This category consists mostly of standalone industrial building.

Recreation/ Open Space – The recreational land use category contains 0.2% (5.5 acres) of the study area. The open space area of several neighborhoods are included in this category.

Vacant - About 6% (217 acres) of the study area are classified as vacant property with no improvement structure on the parcel.

FUTURE LAND USE STRATEGY

The Town of Green Level has witnessed limited land use changes throughout much of its jurisdiction over the past twenty years and is forecast to see an uptick in growth and development pressures in the immediate future. The primary land use changes that have occurred in the Town have been forested lands being cleared for timber, loss of farmland to housing development and limited residential developed scattered throughout the Town. These minor individual decisions are gradually generating a land use pattern that, left unmanaged, will eventually overtake the rural landscape, place additional burdens on public services, and erode the quality of life that originally attracted people to the community.

Therefore, the Town of Green Level needs to develop conscious strategies for proactively managing the type of growth that is consistent with the Town's overall vision and goals. Stated another way, growth management strategies help to set the "tone" and give general direction in which the Town should begin to head toward in order to mitigate an undesired future state. These strategies need not always rely on heavy-handed government regulation. For example, if protection of open space is a general goal for the Town, then several approaches may be used to achieve this goal. One could be regulation through the zoning ordinance to essentially require reservation or dedication of open space as development occurs. An equally effective approach might be to structure a system of incentives that encourage a developer to reserve open space by coupling clustering techniques with density bonuses in the Town's development regulations. Another alternative might be to educate landowners concerning the tax benefits of conservation easements. It may be advantageous to "think outside of the box" by assisting small farmers in gaining access to better technology, which would enable them to make a profit and thereby preserve working farms. Finally, the role of the Town in extending infrastructure and creating development pressure on vacant land cannot be overlooked.

Land Use Categories

A modified version of the North Carolina Land Classification System was used as the basis for determining the Town of Green Level's growth strategy over the 20 year planning period. The system contains five broad classes of land described below.

- Developed – Lands where existing population density is moderate to high and where there are a variety of land uses that have the necessary public services. This is the core of the Town of Green Level and within this developed core is the Civic Core or Heart of the Community.
 - Civic Core – Lands where the Town plans to keep and expand its institutional presence in the community. Currently, home to the original Town Hall (formerly the Green Level School), the new Town Hall (under construction) and the Green Level Park. This area is designated to accommodate future civic uses including public safety necessities, civic buildings (e.g. library), and parks and recreation facilities.
- Transition - Lands where the Town plans to accommodate moderate to high density development during the following twenty-year period and where necessary public services will likely be provided to accommodate that growth.
 - Town Activity Center – Lands where the Town anticipates commercial, retail, service and office uses that benefit the community at large. Anticipated future development will be have access to public utilities and can accommodate educational facilities, restaurants, and a variety of retail establishments.
- Rural – Lands where very low to low density residential uses are integrated into the rural landscape dominated by agricultural and forestry uses and where the Town will provide minimal public services.
- Conservation – Environmentally sensitive lands where very low-intensity residential, open space, recreational or greenway uses are preserved to enhance quality of life and promote recreational and tourism opportunities.

By taking this approach, the Town should be able to anticipate and prepare for future development with a reasonable degree of success. The Land Classification Map can serve as a framework for developing a local growth policy while allowing for flexibility at the local level in guiding specific land use decisions (subject to the limitations set forth within each of the five broad classification definitions). For example, commercial development should be permissible within the Developed, Transition, and Community classes but should not be encouraged within Rural or Conservation lands.

The Land Classification System is designed to achieve the following goals:

- Encourage coordination between local land use policies and those of the state or region. By virtue of using a uniform system of classification, plans prepared at various levels of government and by different agencies are more easily understood and integrated with one another.

- Provide a guide to public investment in land. For example, State and local agencies can anticipate the need for early acquisition of lands and easements for schools, recreation areas, transportation, and other public facilities within the Transition class.
- Aid in better coordination of regulatory policies and decisions. Conservation and Rural lands will help to focus the attention of state and local agencies and interests on valuable natural resources. Transition and developed lands will be of concern to those agencies and interests working for high quality development through local land use controls.
- Be broad and flexible enough so that frequent changes in the Land Classification Map are not necessary. The map should be updated periodically in order to compensate for unforeseen changes such as the establishment of large scale public facilities or industries.

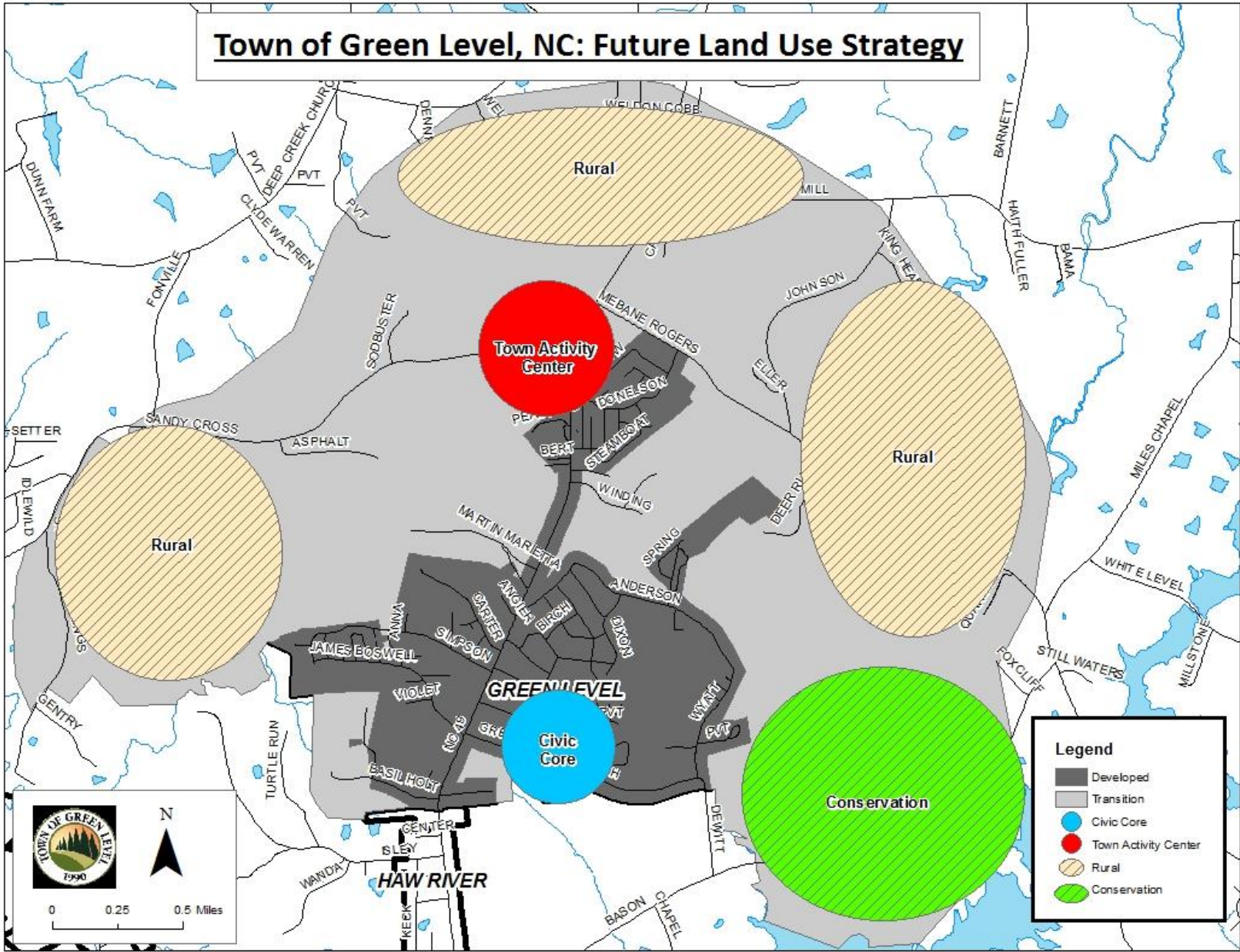
LAND CLASSES and DESCRIPTIONS

Land Classes	Purposes	Characteristics	Services	Density/Uses
<p>Developed</p> <ul style="list-style-type: none"> • Civic Core <p>Zoning: R-12 R-E R-MF H-B M-1 M-2</p>	To provide for continued intensive development and redevelopment of the existing core of the Town.	Lands currently developed for urban purposes with urban services available.	Typical municipal or public services including water, sewer, police and fire protection, and recreation facilities.	Existing moderate to high density land uses including: residential, commercial, office and services.
<p>Transition</p> <ul style="list-style-type: none"> • Town Activity Center <p>Zoning: R-12 R-E R-MF H-B</p>	To provide for future intensive urban development on lands that are most likely to be scheduled for provision of necessary public utilities and services.	Lands being developed for urban purposes but which do not yet have usual urban services, lands necessary to accommodate population growth over the next 20 year period, lands which can be readily serviced with usual urban services, lands generally free from severe physical limitations for development.	Typical municipal or public services currently available or to be made available at the time of development or soon thereafter.	Moderate to high density land uses including: residential, commercial, office and services.
<p>Rural</p> <p>Zoning: RA R-WS</p>	To accommodate existing residential neighborhoods and to balance the need to retain the area's rural character and beauty with the strong demand for continued residential development.	Lands where residential development is grouped in existing neighborhoods and cross-road community settlements and where it will occur in similar neighborhoods and settlements during the following 20 year period, lands.	Primarily well and septic system developments with no anticipation of public water and/or sewer services being provided.	Low to moderate density with a strong emphasis on cluster development to help retain rural character
<p>Conservation Overlay</p> <p>Zoning: R-80 O R-40 O</p>	To preserve the natural, recreational and scenic resources of the Town's planning area and environmentally sensitive areas to enhance quality of life and promote recreational and tourism opportunities.	Lands primarily located along streams and rivers and within areas containing floodplains, steep slopes, and /or severe soil limitations.	No services and limited access only.	Limited residential development and very low-intensity open space, recreational or greenway uses.

Future Land Use Strategy Map

The general future land use strategy map (see attached Map – Future Land Use Strategy) was established to provide a broad planning context in which to apply the above outlined land use classifications. The Future Land Use Strategy Map shows the general location of strategic growth areas throughout the Town's planning jurisdiction. This map should be utilized to guide growth and development into the appropriate area of the town.

Town of Green Level, NC: Future Land Use Strategy



Major Land Use and Community Issues

Below is a list of the major issues facing the Town of Green Level as identified by the community during the two (2) Land Development Plan community workshops. After a brief discussion of each issue, the plan includes several recommendations, policy priorities and/or next steps to address these topics.

1. Community Appearance

One of the two most important issues facing the Town was related to the appearance of the community. Residents expressed a real interest in supporting actions that would improve the community's visual appeal. Residents mentioned trash, unkept yards, junk cars and the lack of landscaping as major impediments to improving the community's appearance. To that end, the following list of action items are provided to begin the long process of tackling a wide variety of appearance issues confronting the Town.

Action Items

- a. Re-establish the Town's Yard of the Month/Quarter Award. Seek sponsorships to pay for a nominal reward.
- b. Establish a Community Appearance Commission (CAC) or delegate this to an existing Town committee. The CAC can be responsible for the Yard of the Month Award, public art, and other appearance related activities, events, etc.
- c. Encourage planning area residents to contact the Town with questions, concerns, violations of the Town's Code. Promotional materials with the 'hotline' number where concerned citizens can call is recommended.
- d. Promote and actively market existing residential Weatherization Programs offered through Piedmont Triad Regional Council, Duke Energy, etc.
- e. Designate Block Captains who will take responsibility on informing residents of programs and events and also report community appearance issues.
- f. Establish small home improvement grants for paint, minor repairs, etc. to help residents improve and maintain their homes.
- g. Establish a junk car/trash removal day for the community.
- h. Investigate the establishment of a landscaping ordinance for the Town.

2. Water and Sewer Services

The provision of clean drinking water and planning for an adequate capacity were also major concerns of the residents attending the two community workshops. Citizens want to make sure that the community is adequately positioned to allow future growth and also maintain existing levels of water and sewer service for residents. The Town must pay close attention to the quality and quantity of water and sewer, especially in light of the contractually relationship the Town has for these two critical public services. Below is a list of actionable items that can help achieve these goals.

Action Items

- a. Continue the process of repairing sewer system. Reduce sewer system infiltration.
- b. Research the potential of community wells as a mechanism to augment existing water supply dependence.
- c. Discuss developing a county/regional utility system for the delivery of water and sewer within the region.
- d. Monitor water and sewer allocations and capacities quarterly.

3. Environmental Quality

The Town of Green Level's residents are very concerned about the environmental quality found in their community. Citizen's expressed concern over land uses, sewer spills, develop and a myriad of other environmentally related issues. Today, the Town is seen as a semi-rural oasis and efforts must be taken to protect the high environmental standards enjoyed by residents of the Town and the surrounding planning jurisdiction. To that end, a list of actionable items is included below to help maintain the high environmental quality in Green Level.

Action Items

- a. Prohibit land uses that are environmentally damaging.
- b. Stop sewer system infiltrations.
- c. Protect and conserve rural and conservation areas.
- d. Encourage the use of cluster developments in rural and conservation areas.
- e. Investigate the establishment of a landscaping ordinance for the Town.
- f. Increase buffers along waterways within the Town's planning jurisdiction.
- g. Increase minimum floor elevation for flood damage prevention ordinance.

- h. Develop greenways and trails.
- i. Require open/green space as part of larger subdivisions.

4. Commercial Development

The Town of Green Level should actively support the establishment of additional commercial enterprises within the Town's planning jurisdiction. Additional commercial activity is needed to provide jobs and tax revenue. Specifically, the Town should promote the establishment of a wide variety of retail establishments and offices that can serve the varied needs of residents. The Town would be wise to concentrate these new businesses in the Town's Activity Center and utilize several of the alternative development techniques, including mixed uses and pedestrian commercial centers, espoused in this planning document.

Action Items

- a. Encourage development within the Town's Activity Center.
- b. Develop an additional zoning district for commercial development.
- c. Limit strip commercial development in favor of commercial development within the Town's Activity Center.
- d. Establish additional development standards for the H-B zoning district.
- e. Require commercial development to petition for voluntary annexation into the Town.
- f. Require sidewalks within new developments.

5. Residential Development

The Town is entering a period of anticipated residential growth. This new era is a potentially exciting time for the Town and its citizens. Residential growth will bring more people, more taxes and additional development opportunities. However, new residential development also will require public services, can create more traffic and congestion and has the potential to alter the community's demographic makeup. As a result, the Town is advised to carefully consider proposed residential developments, making sure that new development adds to the quality of life in the Town. Specifically, new residential development should provide open space, sidewalks and be able to be serviced by the Town's existing infrastructure. Transportation and water & sewer considerations should be especially studied before any decisions are made. Below is a list of actionable items to help the Town develop new residential projects that add to the Town's high quality of life.

Action Items

- a. Encourage cluster residential developments in an effort to preserve open/green space within the Town's planning area.
- b. Require open space within new residential subdivisions of more than 10 dwellings.
- c. Research the intent, requirements and rationale for the RA, R-12 and R-E zoning districts. These districts are similar and need to be amended.
- d. Require sidewalks within new developments.

Other Land Development Plan Recommendations & Action Items

1. Complete a community driven update to existing zoning and subdivision ordinances.
2. Develop a wireless tower ordinance and other specialty ordinances that regulate specific land uses within the Town's planning jurisdiction.
3. Investigate the potential of developing an annexation agreement with surrounding municipalities.
4. Explore developing an industrial/employment center within the Town's planning jurisdiction.
5. Require all new development to submit a voluntary annexation petition to the Town.
6. Investigate the potential of annexing qualified properties currently abutting the Town's limits.
7. Establish quarterly, roundtable discussions with the community to address important issues facing the Town.
8. Update Zoning map quarterly. Date map after each update.
9. Commission a historic properties inventory.
10. Develop a pedestrian plan for the Town, which includes sidewalks, trails and greenways.
11. Emphasize infill development within the Town's limits, on lots that already have public utilities or can be easily accommodated with services

5. Implementation Strategy

5.1 Recommendations for Implementing the Plan

To aid in the effective use of the Land Development Plan several actions will need to be taken.

1. Hold workshops for the Town Council and Planning Board on how the plan can be used upon adoption. These workshops can review different parts of the plan during scheduled meetings.
2. Implement a “Staff Recommendation” on all planning related items that come before the Planning Board and Town Council. The staff recommendation will include an analysis of how the item being considered is viewed by the Land Development Plan.
3. Make the necessary changes to the Town of Green Level Regulations that are recommended in this plan.
4. Inform citizens of the goals and policies established with the adoption of the Land Development Plan.

5.2 How to Use the Town of Green Level Land Development Plan

To aid in the effective use of this document, the following explains for example, how different users can employ the strategies and policies in deciding upon a typical development requests and planning for the future of Green Level:

As Used by the Developer

The developer or property owner can submit a development request that is consistent with Town policy, thereby increasing the chances for approval, and minimizing guess work and time wasted.

As Used by the Town Staff

The Town of Green Level staff reviews development requests, recommends that the request be approved or denied, and prepares a report for the Planning Board. In making their decision and report, the staff reviews relevant planning documents, including plans adopted by the Town. Using the adopted policies will facilitate the Town staff’s review of the request. The staff will be able to point out those policies that support the request, and those that are in conflict with the request, thereby shaping the overall staff recommendation.

As Used by the Town of Green Level Planning Board

Prior to the regular meeting, each Planning Board member can make his or her own determination as to the consistency of the proposed request with the Town’s adopted Land Development Plan. As always, the Planning Board should take into account the true intent of the policies, but may choose to give different weight to different policies.

As Used by the General Public

Residents of Green Level can and should reference specific policy statements when speaking in favor of or in opposition to a development requests and other growth related issues.

As Used by the Town of Green Level Town Council

The Town of Green Level Town Council can and should reference the Land Development Plan when making decision on future funding of Town programs (i.e. parks, recreation, etc.), reviewing potential development regulations, determining important community issues, and for guiding the overall development of Green Level. Over time, a track record of policy interpretation forms a consistent foundation for decision making.

5.3 Revisions and Monitoring

As the Land Development Plan is used and development occurs in Green Level it will be necessary to make revisions to the plan in order to keep it current. A major development, new road, or water and/or sewer extension can drastically change an area of the planning jurisdiction. It is recommended that the Town periodically review the Land Development Plan to examine the changes that have occurred and to recommend any revisions.

The Town of Green Level Staff will be responsible for bringing the Land Development Plan back before the Planning Board once a year. This will provide the Planning Board with an opportunity to discuss how well the plan has been implemented and review any changes that need to be made. It should be noted that Staff, the Planning Board, and the Town Council should make minor changes to the plan as necessary.

Appendices