

REDEVELOPMENT PLAN

WARNERSVILLE PROJECT III

REDEVELOPMENT COMMISSION

OF GREENSBORO

REDEVELOPMENT PLAN FOR WARNERSVILLE PROJECT III

GREENSBORO, NORTH CAROLINA

April 25, 1967

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(Revised 7-15-70)

(Revised 4-9-73 )

(Revised 7-18-73)

## REDEVELOPMENT PLAN FOR WARNERSVILLE PROJECT III

The Redevelopment Plan for Warnersville Project III consists of 14 pages of text, and exhibits numbered RP-1 through RP-7. This Plan has been prepared by the Redevelopment Commission of Greensboro pursuant to the North Carolina Urban Redevelopment Law (General Statutes of North Carolina, Section 160-454, et seq., as amended).

### DESCRIPTION OF PROJECT

#### Boundaries of Redevelopment Area

The project area as shown on Map RP-1 and RP-6, "Existing Land Use and Project Boundary Map", includes all of the area within the boundaries described as follows:

BEGINNING at the intersection of the west right-of-way line of South Cedar Street with the north right-of-way line of West Lee Street; thence eastward with the north right-of-way line of West Lee Street approximately 2280 feet to its intersection with the center line of the A & Y Branch of the Southern Railway; thence southward with the center line of the A & Y Branch of the Southern Railway approximately 2190 feet to its intersection with the center line of West Whittington Street; thence westward along the center line of West Whittington Street approximately 1560 feet to its intersection with the center line of Bilbro Street; thence northward with the center line of Bilbro Street approximately 665 feet to its intersection with the center line of West McCulloch Street; thence westward with the center line of West McCulloch Street approximately 800 feet to its intersection with the center line of South Cedar Street; thence southward with the center line of South Cedar Street approximately 190 feet to its intersection with the center line of Haywood Street; thence westward with the center line of Haywood Street approximately 780 feet to a rear property line extended; thence northward with the rear property lines of the lots facing the west side of Dick Street and a property line extended approximately 585 feet to the north right-of-way line of Union Street; thence eastward with the north right-of-way line of Union Street approximately 850 feet to the west right-of-way line of South Cedar Street; thence northward with the west right-of-way line of South Cedar Street approximately 760 feet to the point of BEGINNING.

#### Types of Proposed Action

The Redevelopment Commission of Greensboro will purchase all properties so designated on Map RP-5, "Land Acquisition Map". It will be the responsibility of the Redevelopment Commission of Greensboro to relocate all families, businesses, and individuals living within the area to safe, sanitary, decent housing outside of Warnersville Project III, and to provide a substantial number of housing units of low or moderate cost on land to be disposed of for residential purposes within the project. Removal of all existing structures scheduled for demolition will also be the responsibility of the Redevelopment Commission of Greensboro.

The City of Greensboro will be responsible for the removal of all existing streets to be abandoned. The City of Greensboro will design, finance and supervise the construction of all new streets, sewers, water mains, storm drainage, parks and playgrounds.

The Redevelopment Commission of Greensboro will dispose of all acquired land for redevelopment in accordance with Map RP-2, "Land Use Plan" and subject to the restrictions and controls contained herein.

## LAND USE PLAN

### Proposed Land Uses

The pattern of land uses proposed for Warnersville III is shown on Map RP-2, "Land Use Plan." An area in the south central portion of the project will serve as a one and two family residential area. Duplex structures will be allowed on corner lots. Another single family area will be located in the southwest corner of the project.

An area along Bilbro Street and on the east side of Eugene Street just south of Bragg Expressway will be used for townhouse development. The remaining residential area along South Eugene Street will be used for multi-family housing.

A church will be located on the west side of South Eugene Street south of Bilbro Street. Immediately to the west of the church will be a neighborhood park. These two facilities, located approximately in the center of the residential portion of the project, will give the neighborhood a distinctive identity.

The area north of Bragg Expressway and west of South Eugene Street, will be allocated for light industrial development. The area north of Bragg Expressway and east of South Eugene Street will be used by the Housing Authority of the City of Greensboro as a site for a central maintenance facility.

A smaller commercial area is set aside in the southeastern portion of the project. Controls are set forth in this Plan to assure adequate off-street parking, loading facilities, and design standards.

A narrow strip of land on the west side of Bilbro Street will be sold to the Greensboro Board of Education for expansion of the Price Junior High School.

(h) Yard - A space on the same plot with a principal building, open, unoccupied and unobstructed by buildings or structures from the ground to the sky, except where encroachments and accessory buildings are expressly permitted.

Single-Family and Duplex Residential: The single-family and duplex residential areas shall be primarily for single-family and duplex buildings with adequate plot areas. Duplex buildings will be permitted on corner plots where specific standards are maintained. Within the single-family and duplex residential areas, as shown on the accompanying land use plan, the following dimensional requirements shall apply:

(a) the minimum required plot area for a single-family structure shall be 7,500 square feet, and for a duplex structure shall be 10,500 square feet;

(b) the minimum required mean plot width for a single-family structure shall be 50 feet;

(c) the minimum required mean plot width for a duplex structure shall be 60 feet and in addition street frontage on each of two intersecting streets shall be a minimum of 90 feet;

(d) the minimum required front building setback line shall be 25 feet;

(e) the minimum required side yard of every plot shall be 10% of the mean plot width, except that any side yard abutting the street shall be at least 15 feet, and the sum of the two side yards shall be not less than 25% of the mean plot width;

(f) the maximum building height shall be 2-stories;

(g) the minimum required rear yard shall be 25 feet;

(h) the total ground area covered by all buildings shall not exceed 30% of the total plot area;

(i) no accessory building shall be erected in any required front or side yard or within 15 feet of any street line, or within 5 feet of any building, or within 3 feet of any plot line, not a street line;

(j) each dwelling unit shall have one parking space located on the same plot.

(k) temporary unilluminated signs for the purpose of advertising the rental or sale of the real estate upon which the sign is located, will be permitted provided they are not over six square feet in area.

Multi-Family Residential: The multi-family residential area shall be used for single-family, two-family, and multi-family buildings with related plot areas and including customary and secondary uses. Housing units of low and moderate cost shall be permitted. The proposed developments must be designed to provide lasting interest and strength, must be harmonious with itself and the surrounding area, and must provide adequate landscaping and play areas for the benefit of the apartment residents. The area shown as multi-family residential use on the land use plan shall conform with the following requirements:

(a) the minimum required plot area for the first dwelling unit shall be 7,500 square feet; and the minimum additional plot area per dwelling unit for each unit in excess of the first shall be 3,000 square feet;

(b) the minimum required plot width for the first dwelling unit shall be 50 feet; and the additional required mean plot width for each dwelling unit in excess of the first shall be 10 feet;

(c) the minimum required front building setback line shall be 25 feet;

(d) the minimum required side yard shall be 10% of the mean plot width, except that any side yard abutting a street shall be at least 15 feet, and the sum of the two side yards shall be not less than 25% of the mean plot width;

(e) the minimum required rear yard shall be 25 feet;

(f) the total ground area covered by all buildings shall not exceed 30% of the total plot area;

(g) no accessory building shall be erected within any required front or side yard or within 15 feet of any street line, or within 5 feet of any building, or within 3 feet of any plot line, not a street line;

(h) one parking space shall be provided for each dwelling unit and located on the same plot;

(i) play areas such as tot lots for pre-school children will be provided. Such space will be located so as to serve all multi-family buildings in a minimum ratio of 120 square feet of land area for every one dwelling unit;

(j) temporary unilluminated signs for the purpose of advertising the rental or sale of the real estate upon which the sign is located, will be permitted provided they are not over six square feet in area.

Public or Semi-Public: The public or semi-public area shall be used for schools, colleges, churches, and other public and semi-public uses of a similar nature. Dwelling units are not permitted. The proposed uses must be designed to be architecturally attractive and not likely to create any detrimental influences on the development of the project. New uses must be designed to be focal points of social interest for the community as a whole. Within the public or semi-public area as shown on the accompanying land use plan, the following dimensional requirements shall apply:

- (a) the minimum required plot area shall be 20,000 square feet;
- (b) the minimum required mean plot width shall be 80 feet;
- (c) the minimum required front building setback line shall be 30 feet;
- (d) the minimum required side yard on both sides of every plot shall be 20 feet;
- (e) the maximum building coverage shall be no more than 35% of the plot area;
- (f) for each theater, auditorium, sanctuary, or assembly hall one parking space shall be provided for each 5 seats;
- (g) signs for church identification will be permitted provided they are no larger than fifty square feet in area, situated on the church site proper, and located at least five feet from any property line.

Institutional: The institutional area shall be used for radio stations, group housing projects, and multi-family buildings with related plot areas and including customary and secondary uses. The proposed uses must be designed to provide lasting interest and strength, must be harmonious with itself and the surrounding area, and must provide adequate landscaping and play areas for the benefit of the apartment residents. Within the institutional area as shown on the land use plan the following requirements shall apply:

- (a) the minimum required plot area for each dwelling unit shall be as follows: for the first dwelling unit, 10,000 square feet and for each additional dwelling unit in the same building, 3,000 square feet;
- (b) the minimum required front building setback line shall be 30 feet;
- (c) the minimum required side yard on both sides of every plot shall be 20 feet;
- (d) the minimum required rear yard shall be 20 feet;
- (e) the maximum building coverage shall be no more than 35% of the plot area;

- (f) each dwelling unit shall have one parking space located on the same plot;
- (g) each theater, auditorium, or assembly hall shall be provided with one parking space for each 5 seats;
- (h) for all other buildings, one square foot of parking area shall be provided for each square foot of gross floor area;
- (i) play areas such as tot lots for pre-school children will be provided in apartment areas. Such space will be located so as to serve all multi-family buildings in a minimum ratio of 120 square feet of land area for every one dwelling unit;
- (j) signs for identification of the premises will be permitted provided they are no larger than fifty square feet in area. The location of all signs shall be subject to the approval of the Redevelopment Commission of Greensboro;
- (k) buildings will not be constructed within the Southern Railroad operating right-of-way easement.

Neighborhood Commercial: All buildings will front on South Eugene Street. Buildings will not be constructed within the Southern Railroad operating right-of-way easement and dwelling units will not be allowed. The following requirements shall be followed in the development of the area:

- (a) the minimum required front building setback line shall be 30-feet of which 10-feet adjacent to street rights-of-way shall be used for landscaping purposes only;
- (b) the minimum required side yard shall be 20-feet, of which 10-feet adjacent to public rights-of-way shall be landscaped;
- (c) no rear yard shall be required except that needed for adequate loading space;
- (d) loading berths must be located off-street and to the rear of the main buildings. The minimum required number of loading berths shall be as follows:
  - (1) for office buildings, 1 berth for each 100,000 square feet of gross floor.
  - (2) for retail operations, 1 berth for every 20,000 square feet of gross floor area.

Loading facilities may be shared in common if buildings are abutting each other and if approved by the Redevelopment Commission;

- (e) exterior flashing signs shall not be permitted; for each parcel there shall be permitted one sign which shall not exceed 300 square feet in area.



For each individual use one sign will be allowed which shall not exceed 100 square feet in area or 10% of the building facade fronting the street. Each sign must be mounted on the facade of the building and may not project more than 24 inches from the face of the building.

Signs must be integrated with the overall design of the center and with each use. The Redevelopment Commission must approve the number, placement, and design of all signs;

(f) off-street parking shall be located on the same plot and be provided in the following ratios:

- (1) for retail stores and service establishments, two square feet of parking area for each one square foot of floor area not used for storage;
- (2) for each automobile sales and service establishment, one square foot of parking area for each one square foot of gross floor area devoted to such use;
- (3) for each office building, clinic or other building not used for the retailing or wholesaling of merchandise, one square foot of parking area for each one square foot of gross floor area.

#### Light Industrial

The area north of Bragg Expressway and east of South Eugene Street will be developed for a maintenance facility for use by the Housing Authority of the City of Greensboro. The facility will be designed to be architecturally attractive and not likely to create any detrimental influences. All open spaces shall be attractively landscaped.

The following minimum requirements shall be followed in the development of the area:

- (a) the minimum required front building setback line shall be 40-feet, of which 10-feet adjacent to street rights-of-way shall be used for landscaping purposes only;
- (b) the minimum required side yards shall be 20-feet, of which 10-feet adjacent to public rights-of-way shall be landscaped;
- (c) no rear yard shall be required except that needed for adequate loading space;
- (d) loading berths must be located off-street and to the rear of the main buildings. At least one loading berth shall be provided for every 5,000 square feet of gross floor area;
- (e) off-street parking shall be located on the same plat and be provided at the rate of 1 1/2 square feet for each square foot of gross floor area;
- (f) identification signs shall not exceed a total of 200 square feet in area.

### Duration of Restrictions

The controls and restrictions established by this Plan shall continue in effect until June 1, 1986, on which date they shall terminate.

### Applicability of Restrictions

These restrictions apply equally to all parcels within the project.

### Control of Access

No driveways will be permitted to enter Freeman Mill Road and West Bragg Street. All buildings shall be sited or located so as not to front on these streets.

### Restrictions on Uses of Land

No covenant, agreement, lease, conveyance, or other instruments shall be effected or executed by the Redevelopment Commission of Greensboro or the purchasers or lessees from it (or any successors in interest of such purchasers or lessees), which restrict land in the project area on the basis of creed, race or color in the sale, lease or occupancy thereof.

## PROJECT PROPOSALS

### Land Acquisition

All properties within the project area will be acquired by the Redevelopment Commission with the exception of those shown on Map RP-5, "Land Acquisition Map". Acquisition is necessary to achieve the objectives of the plan with respect to proposed clearance and redevelopment. The plan does not provide for rehabilitation or conservation of those properties listed as not-to-be acquired since the existing structures are in standard condition and conform to the plan.

New construction plans will be approved by the Redevelopment Commission prior to construction in accordance with Redevelopment Plan controls.

Certain houses which are standard or conservable, but which do not conform to the Land Use Plan, will be inspected by the Redevelopment Commission to determine the feasibility of moving to new locations. Those capable of being moved within the project area will be sold subject to reconstruction standards between the Redevelopment Commission and the purchaser. The structures will be moved by the purchaser and will conform to land use controls and reconstruction requirements.

### Provision of Low or Moderate Cost Housing

A substantial number of housing units of low or moderate cost shall be provided on land to be disposed of for residential purposes.

### Redeveloper's Obligations

Disposition of the land comprising the project area will be on the basis of affording maximum opportunity, consistent with the sound needs of the locality as a whole, for the redevelopment of such area by private enterprise. Some or all of the housing will be made available at sales prices or rentals that low and moderate income persons and families can afford. The land will be disposed of, by sale or lease, to private parties for redevelopment by them in accordance with the provisions of this Redevelopment Plan and their contract with the Redevelopment Commission of Greensboro.

The Redevelopment Commission of Greensboro in disposing of the land in the project area to be redeveloped by private or public parties will, in its contracts and deeds or other instruments with such parties, include such terms and conditions as in the judgment of the Redevelopment Commission of Greensboro will be necessary or advisable to insure redevelopment of the project area and its use thereafter in accordance with this Redevelopment Plan, and to prevent a recurrence of conditions of blight in the area. Such provisions will be contained in such contracts, deeds, or other instruments irrespective of whether or not they duplicate in whole or in part requirements of existing or proposed zoning ordinances or other local laws or regulations with respect to the project area, so that such obligations may operate independently of such zoning and other laws or regulations. In all instances, the improvements to be constructed in the project area will be constructed in accordance with: Applicable zoning ordinance provisions and regulations and the building, housing, and other codes and ordinances; the requirements of this Redevelopment Plan; and such other requirements as may be set forth in the contracts between the Redevelopment Commission of Greensboro and the redevelopers.

Such contracts, deeds, or other instruments, in addition to including such other terms and conditions as the Redevelopment Commission of Greensboro may find desirable in order to implement and effectuate the objectives of this Redevelopment Plan, will obligate the purchasers of land in the project area and their successors in interest to:

- (a) Devote the parcels owned by them to and only to the uses specified in this Redevelopment Plan;
- (b) Diligently prosecute the construction of the improvements agreed upon in the disposition contract and to begin and complete such improvements within a reasonable time as determined in the contract (this obligation, however, will not be made applicable to mortgagees and their successors in interest);
- (c) Make no changes in such improvements after completion of their construction that are not in conformity with this Plan;
- (d) Not to assign contract rights, or to resell or otherwise transfer the land (or interests therein) purchased by them, prior to the completion of the improvements thereof without the approval of the Redevelopment Commission of Greensboro, and except on a basis satisfactory to the Redevelopment Commission of Greensboro; and not to speculate in or with respect to such land.

#### OTHER PROVISIONS NECESSARY TO MEET STATE AND LOCAL REQUIREMENTS

##### Preliminary Site Plan

Map RP-7, "Preliminary Site Plan", shows a tentative scheme of development for Warnersville Project III. This scheme may be modified as proposals for redevelopment are accepted, but all existing and proposed buildings will be subject to the land use provisions and building requirements contained in this plan.

## Proposed Changes in Zoning

The modifications in the street pattern, and changes in land uses will require several alterations to the existing pattern of zoning. Existing zones are shown on Map RP-3, "Existing Zoning". The proposed zoning in the project area is shown on Map RP-4, "Proposed Zoning" which will indicate the zoning changes needed to accomplish the redevelopment plan.

Most of the area in the central portion of the project is presently zoned "Residential 75". A major part of this zoning will be retained. An area north of the proposed Bragg Expressway and west of South Eugene Street must be changed from "Commercial N" to "Industrial L". Another area east of South Eugene Street in the center of the project must be changed from "Residential 75" and "Industrial L" to "Institutional 100".

Two areas in the central portion of the project presently zoned "Commercial N" must be rezoned to "Residential 75". An area south of West Lee Street bordering the existing South Ashe Street will retain its present "Commercial N" zoning.

Two large tracts of land are presently zoned "Industrial L". One of these areas along the northern project boundary will be retained and slightly expanded. The area south of Bragg Expressway along the Southern Railroad must be rezoned to "Institutional 100".

## Proposed Changes in Street Layouts

Changes in the present platting of streets can be seen by a comparison of Map RP-1 and RP-6, "Existing Land Use and Project Boundary Map", with Map RP-2, "Land Use Plan". The existing obsolete layout will be replaced by a planned system which complies with the subdivision requirements of the City of Greensboro.

Existing streets which will be incorporated in public rights-of-way include Worth Street, West Lee Street, South Cedar Street, West Whittington Street, Essex Street and Key Street. Portions of existing streets which will be included in new rights-of-way include Union Street, Dick Street, Haywood Street, Wesley Place, Nantucket Street, McCulloch Street, Druid Street, Bilbro Street, West Bragg Street, Johnston Street, Biltmore Court, South Ashe Street, Gibson Street and Wilmington Street.

Freeman Mill Road will serve as a major thoroughfare connecting Interstate Route 40 and 85 into the downtown area. Bragg expressway will also be a major thoroughfare and will function as the southern leg of the inner-loop around the central business district. South Eugene Street will function as a collector thoroughfare. All other streets will primarily serve abutting land uses.

## Estimated Cost and Method of Financing

Warnersville Project III is estimated to have a gross cost of \$6,117,992. Resale of the land is estimated to return \$1,088,687. Thus, the net cost of this project is estimated to be \$5,029,305.

The United States Government will contribute two-thirds of the net project cost, or \$3,354,721. In addition, a relocation grant in the amount of \$355,000 will be available to assist relocatees in moving.

The local one-third share of project costs is \$1,674,584. This will be provided from (1) \$607,204 in credits for site improvements and supporting facilities, such as streets, sanitary sewers, storm drains, culverts, water mains, fire alarm system, parks and playgrounds; and (2) \$1,067,380 in cash to be paid from non-ad valorem sources.

#### Method of Relocating Families and Individuals

The Redevelopment Commission of Greensboro has, in compliance with State and Federal law, a feasible method for any required temporary relocation of families and individuals displaced from the project area, and there are being provided in areas not generally less desirable in regard to public utilities and public and commercial facilities, at rents or prices within the financial means of the families and individuals displaced from the redevelopment project, as many units of decent, safe, and sanitary dwellings as there are families and individuals displaced by the project. Such units will be available to these families and individuals and will be reasonably accessible to their places of employment.

Every family and individual displaced by the project, who is eligible for admission will, in accordance with Federal and State law, be given priority in vacancies in existing or new public housing. All possible relocation service will be extended to non-residential establishments displaced by the project.

The Redevelopment Commission of Greensboro considers a dwelling unit to be "Standard Housing" and to be decent, safe, and sanitary when it meets the following requirements:

- (1) Each unit to be structurally sound, and weathertight;
- (2) Each room to have one or more windows with glass area equal to 10% of the floor area of the rooms, with at least 40% of the window area openable;
- (3) All doors and windows to be screened;
- (4) Each dwelling unit to be furnished with a kitchen sink, water closet, lavatory, and bathtub or shower, all installed in accordance with the City of Greensboro Plumbing Code;
- (5) Each toilet, and bath or shower shall be located so as to afford privacy for the occupants thereof, and a bathroom opening into a kitchen or bedroom will not be permitted;
- (6) Toilet or bathroom floors to be finished with a material impervious to water;
- (7) The kitchen sink, lavatory, bath and/or shower shall be connected to an adequate hot and cold water supply;
- (8) Each dwelling unit must have wiring that complies with the electrical code, and have a minimum of two convenience outlets, or one convenience outlet and one ceiling fixture, in each habitable room;

- (9) Kitchen facilities shall include proper connections for gas or electric stoves, and a reasonable amount of shelf or cupboard space;
- (10) Every dwelling unit shall have a minimum of 150 square feet for the first occupant and 75 square feet for each additional occupant;
- (11) Each bedroom must have at least 70 square feet for the first occupant and 50 square feet for each additional occupant;
- (12) The interior finish of every dwelling unit shall be painted or papered in accordance with the minimum Building Requirements of the City of Greensboro;
- (13) Each dwelling unit shall be capable of being adequately and safely heated;
- (14) Occupied basement space shall be free from dampness, have a minimum ceiling height of 7'6", and have at least one-half the outside wall space above ground level;
- (15) Buildings, dwelling units, and premises shall be clean and show no evidences of rodent infestation;
- (16) Each unit shall have safe access to open space at ground level;
- (17) Units must be reasonably accessible to places of employment, shopping facilities, and community services.

It is intended that all dwellings into which project families and individuals relocate will be inspected by the relocation staff of the Redevelopment Commission of Greensboro. If the dwellings are not found to be decent, safe and sanitary, the move will be considered temporary relocation, and the Redevelopment Commission of Greensboro will undertake to offer such families and individuals an opportunity to move into suitable standard housing. Families and individuals who move without notifying the relocation staff of their new address will be traced and similarly followed up.

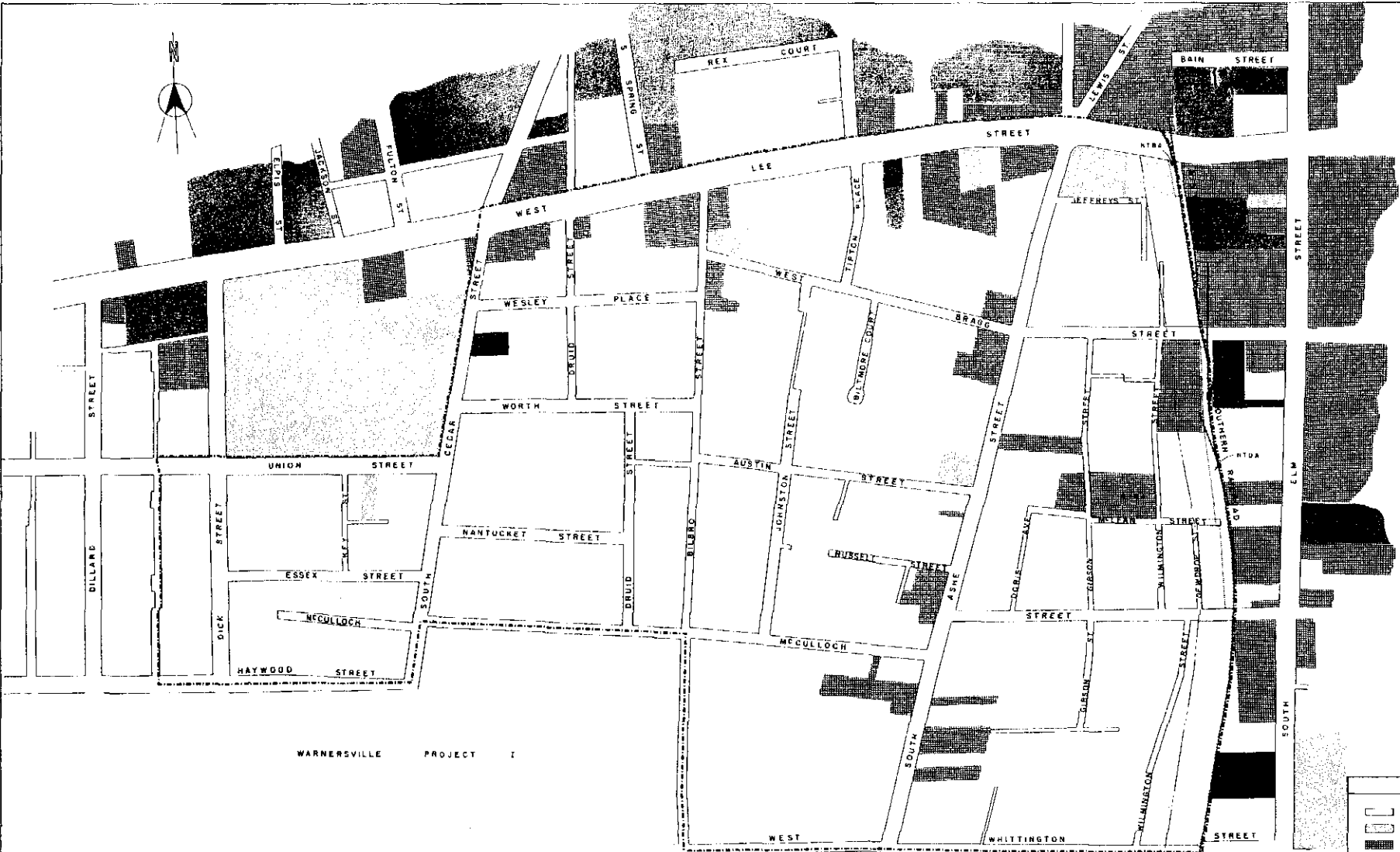
A Project Office will be established within or close to the project area. The office will be made suitable for effective interviewing. Records will be kept of each family, business and individual that is afforded relocation assistance.

No family or individual will be required to move from the project area unless the family or individual has an opportunity to obtain suitable standard housing. As property is acquired the occupants will be advised in writing and by personal interview in regard to their status, and information will be furnished as to suitable accommodations available. A file will be maintained by the relocation staff listing available dwellings evaluated through inspection.

The relocation method is intended to remove any necessity to resort to eviction proceedings, which would be a last resort if a family or individual rejects relocation service or accommodations available without reason or maintains a nuisance, or fails to recognize its obligation for rent due.

#### PROCEDURE FOR CHANGES IN APPROVED PLAN

The redevelopment plan may be modified at any time by the Redevelopment Commission of Greensboro, provided, if modified after the lease or sale of property in the redevelopment project area, the modification must be consented to by the developer or developers of such property, or his successor, or their successors in interest affected by the proposed modification. Where the proposed modification will substantially change the redevelopment plan as previously approved by the City Council of the City of Greensboro, the modification must similarly be approved by the City Council of the City of Greensboro.



WARNERSVILLE PROJECT I

WARNERSVILLE PROJECT II - A

LEGEND	
[White box]	RESIDENTIAL
[Light gray box]	PUBLIC AND SEMIPUBLIC
[Dark gray box]	COMMERCIAL
[Black box]	LIGHT INDUSTRIAL
[Dashed line]	EASEMENT
[Dotted line]	PROJECT BOUNDARY
[Line with 'NTR' label]	NOT TO BE ACQUIRED

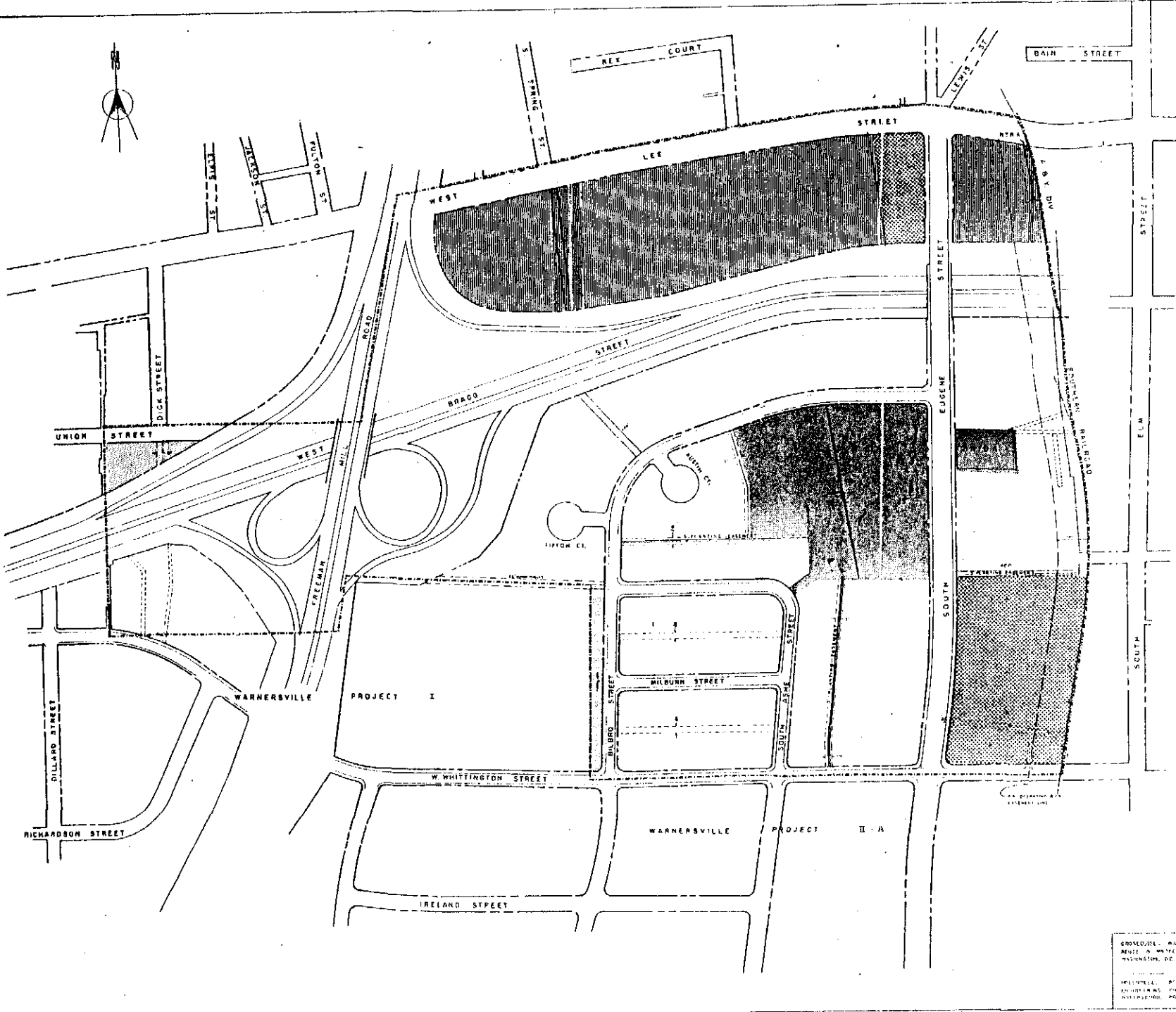
EXISTING LAND USE  
AND PROJECT BOUNDARY MAP  
N.C. R-51  
WARNERSVILLE PROJECT III  
REDEVELOPMENT COMMISSION  
OF GREENSBORO  
SULLY FORD COUNTY, NORTH CAROLINA

PROJECTOR: WILLIAMS & ASSOCIATES  
PLANNING CONSULTANTS  
WASHINGTON, DC

MILLOWELL, GORDON & ASSOCIATES  
ENGINEERING CONSULTANTS  
GREENSBORO, NORTH CAROLINA

COMPLETED: JANUARY, 1964  
REVISED: \_\_\_\_\_  
JAMES B. GORDON & ASSOC., A.S.L.A.  
LANDSCAPE ARCHITECTS AND PLANNERS  
PLANNING CONSULTANTS GREENSBORO, N.C.





LEGEND	
---	EMENT LINE
[Hatched Box]	NOT TO BE ACQUIRED
[Dotted Box]	RESIDENTIAL
[Cross-hatched Box]	PUBLIC & SEMI-PUBLIC
[Diagonal Lines Box]	LIGHT INDUSTRIAL
[Stippled Box]	INSTITUTIONAL
[Dark Stippled Box]	NEIGHBORHOOD COMMERCIAL
---	PROJECT BOUNDARY
---	PLANTING LASEMENT

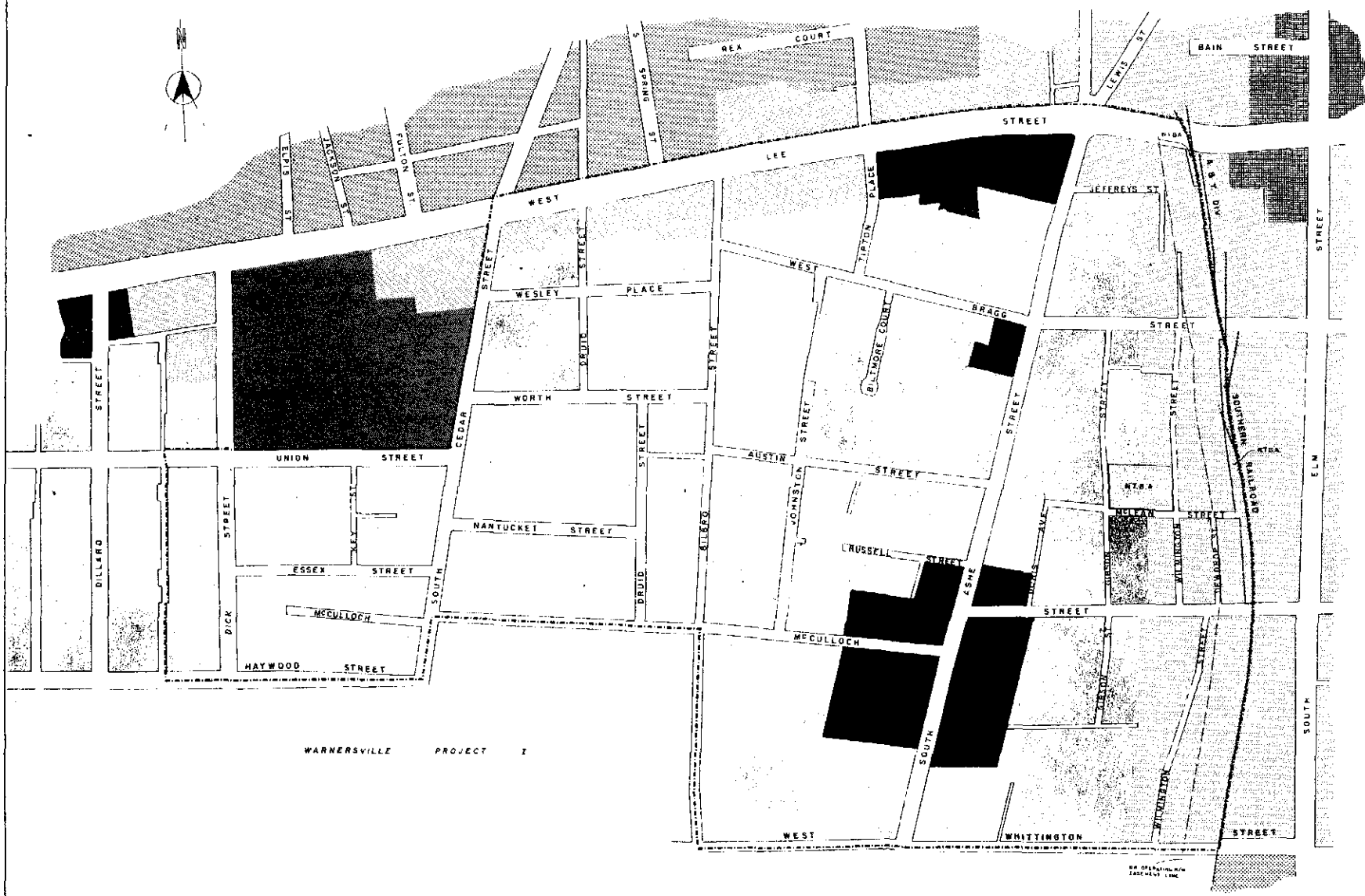
**LAND USE PLAN**

**WARNERSVILLE PROJECT III**  
 REDEVELOPMENT COMMISSION  
 OF QUINCY COUNTY  
 QUINCY COUNTY NORTH CAROLINA

ENGINEER: WILLIAM A. HESTER  
 ARCHITECT: HAYKARSTY CONSULTANTS  
 WASHINGTON, D.C.

LANDSCAPE ARCHITECT: JAMES O. GIBSON & ASSOCIATES  
 RICHMOND, VIRGINIA

COMPLETED BY: JAMES O. GIBSON & ASSOCIATES  
 LANDSCAPE ARCHITECTS  
 RICHMOND, VIRGINIA



WARNERSVILLE PROJECT I

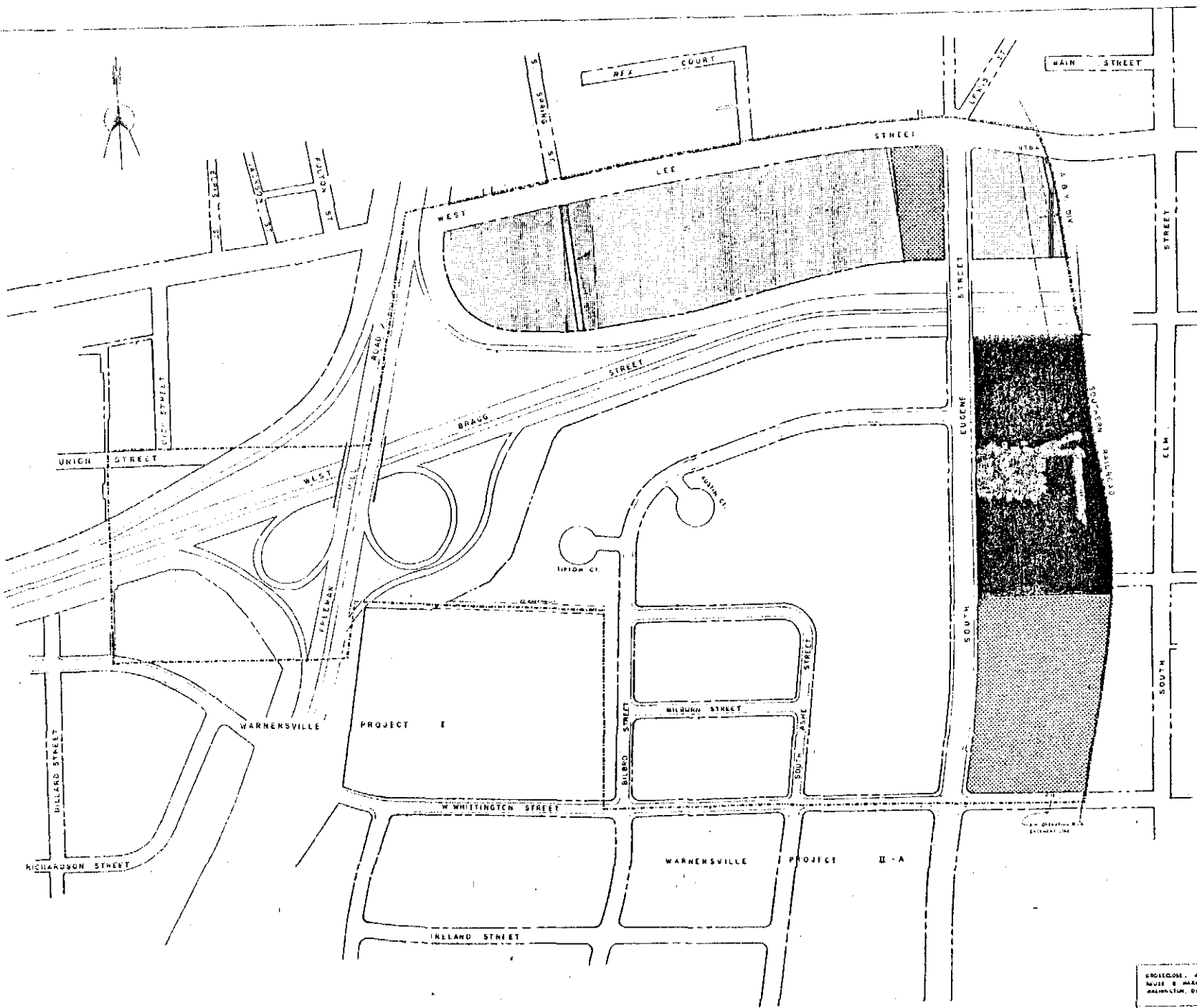
WARNERSVILLE PROJECT II A

LEGEND	
	INDUSTRIAL I DISTRICT
	INDUSTRIAL H DISTRICT
	COMMERCIAL H DISTRICT
	COMMERCIAL R DISTRICT
	RESIDENTIAL TS DISTRICT
	INSTITUTIONAL IOD DISTRICT
	NOT TO BE ACQUIRED
	PROJECT BOUNDARY LINE

EXISTING ZONING MAP  
 N. C. R-51  
**WARNERSVILLE PROJECT III**  
 REDEVELOPMENT COMMISSION  
 OF GREENSBORO  
 FULFORD COUNTY, NORTH CAROLINA

SPONSORED BY: WILLIAMS R. ASSOCIATES  
 ENGINEERS & ARCHITECTS CONSULTANTS  
 WASHINGTON, D.C.  
 PREPARED BY: JAMES B. GODWIN & ASSOCIATES, A.S.L.A.  
 LANDSCAPE ARCHITECTS AND PLANNERS  
 GREENSBORO, NORTH CAROLINA

DATE: 1968  
 COMPLETED: 1968  
 CODE NO. NP-3  
 REVISED

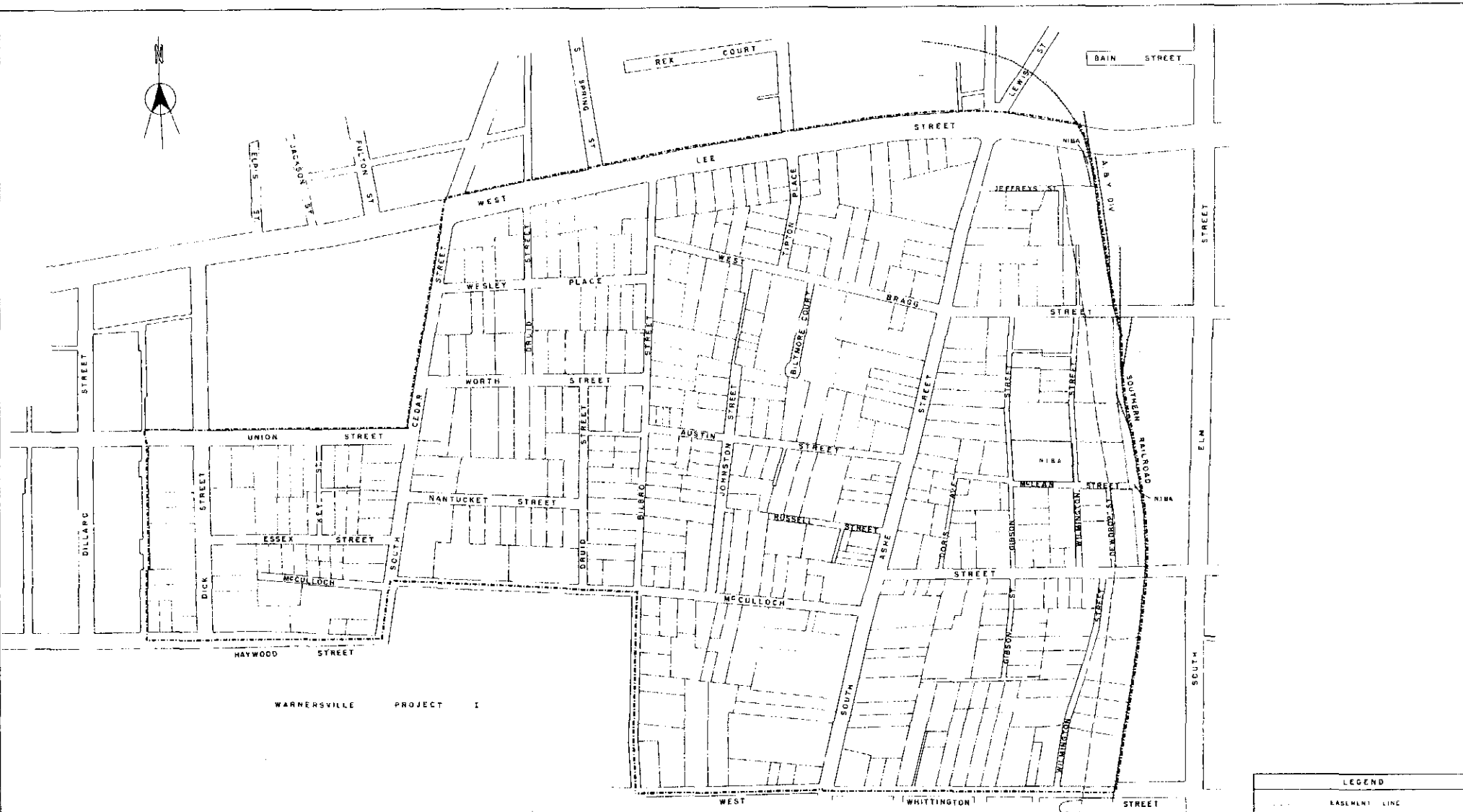


LEGEND	
	RESIDENTIAL R3
	INDUSTRIAL I
	INSTITUTIONAL I00
	COMMERCIAL M
	PROJECT BOUNDARY

**PROPOSED ZONING**  
 H. C. B. 31  
**WARNERSVILLE PROJECT III**  
 REDEVELOPMENT COMMISSION  
 OF GREEN-BOURNE  
 GUILFORD COUNTY, NORTH CAROLINA

CRUCELOSE, JALLINS & ASSOCIATES  
 PLANNING & ARCHITECTURE CONSULTANTS  
 WASHINGTON, DC

COMPLETED BY: [Signature]  
 DATE: [Date]  
 JAMES E. GUDIN & ASSOCIATES, P.C.  
 ENGINEERING CONSULTANTS  
 GREENSBORO, NORTH CAROLINA  
 PLANNING CONSULTANTS



WARNERSVILLE PROJECT I

WARNERSVILLE PROJECT II - A

LEGEND	
	EASEMENT LINE
	PARCEL LINE
	PROJECT BOUNDARY LINE
	NOT TO BE ACQUIRED

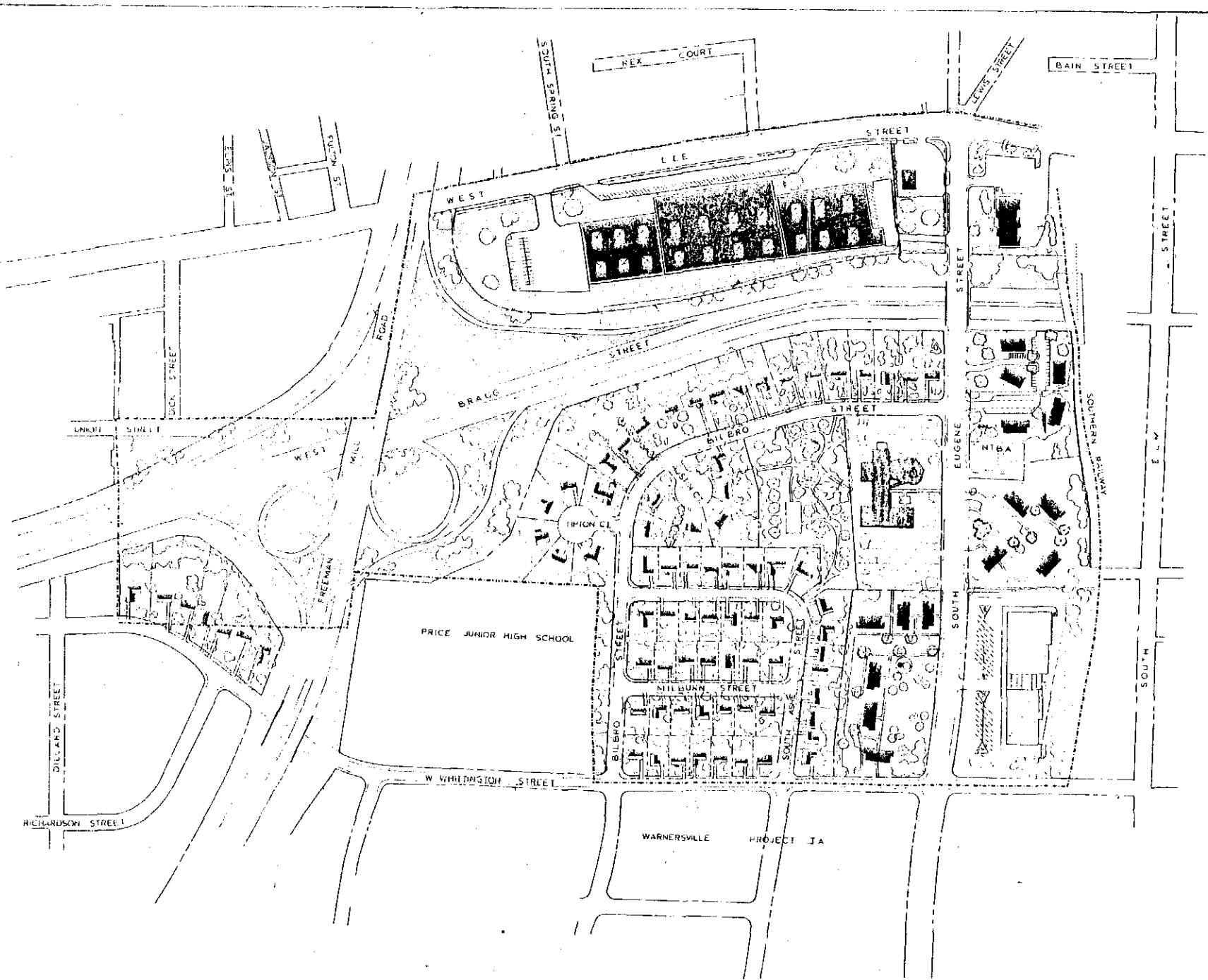
LAND ACQUISITION MAP  
 N. C. R. 51  
**WARNERSVILLE PROJECT III**  
 REDEVELOPMENT COMMISSION  
 OF GREENSBORO  
 SULLFORD COUNTY, NORTH CAROLINA

NOTE:  
 ALL PROPERTIES WITHIN PROJECT AREA ARE TO BE  
 ACQUIRED BY THE REDEVELOPMENT COMMISSION  
 EXCEPT THOSE MARKED NOT TO BE ACQUIRED

GROSCLOSE, WILLIAMS & ASSOCIATES  
 ENGINEERS & ARCHITECTS  
 WASHINGTON, DC

HILLIARD, BROWN & ASSOCIATES  
 ENGINEERING CONSULTANTS  
 GREENSBORO, NORTH CAROLINA

JAMES B. GUDWIN & ASSOC., A S.E.A.  
 LANDSCAPE ARCHITECTS  
 GREENSBORO, NORTH CAROLINA



PRELIMINARY SITE PLAN  
 W. C. 8-11  
 WARNERSVILLE PROJECT IA  
 REDEVELOPMENT COMMISSION  
 OF GREENSBORO, N. C.  
 COMPLETED BY [unclear] CODE NO. 1552  
 REVISED