LAND USE AND ZONING

Land Use Distribution in the Study Area.

The study area consists of a mix of different land use categories. Table 1 shows the approximate acreage of each land use category and its percent distribution within the study area.
A total of 541± acres, or 14% of the land within the study area, are used for residential purposes. The highest concentration of residential development is found in the southwest part of the study area. It consists mostly of single family detached dwellings on midsize lots, most of them along

Bird River Road, Gladway Road and Wampler Road. A second cluster of residentially used land is located in Vincent Farm, a community of single family homes on large to midsize lots surrounded by farm fields. Sleepy Hollow, a manufactured home community, lies between Pulaski Highway and the overhead power line. There are presently no townhouses or apartments within the study area; however, one townhouse development, the Victory Villa Community Church Greenfield subdivision, is in the process of being built.

Although 1,961± acres of land in the study area are zoned for industrial uses, only 90± acres or 2.3% are used for this purpose. Two likely reasons for this discrepancy are inadequate access and environmental constraints. Some industrial uses are located along Pulaski Highway and Middle River Road. The most prominent industrial use is a surface mining facility along Earls Road operated by Redland Genstar.

Commercial development is concentrated along Pulaski Highway and Middle River Road; however, pockets of commercial uses can be found along Bird River Road and Earls Road.

Approximately 3.7% of the land in the study area, or 141± acres, is devoted to institutional uses. There are six active churches within the study area. The largest institutional use is Holly Hill Memorial Garden, a cemetery.

Agriculture is still a viable land use in the Windlass Run/Bird River Road area. Much of the agricultural activity takes place outside the URDL; however, many of the undeveloped parcels within the URDL are still being farmed.

Most of the land within the study area, 2,620± acres or 67.9%, is undeveloped. The unimproved parcels are interspersed among single family detached dwellings and reinforce the rural character of the area. Large tracts of undeveloped land are located south of Ebenezer Road and east of Bird River Road. Much of the undeveloped land consists of non-tidal wetlands and mature forests.

Thirty acres± are devoted to right-of way uses. A significant amount of this acreage is used for an overhead power line that runs between Pulaski Highway and Bird River Road.

TABLE 1

Existing Land Use Distribution, 1993
Windlass Run/Bird River Road Area

	Acres	Percent of Study Area
Single Family Detached	520	13.5 %
Proposed Single Family Attached	21	0.5 %
Total residential	**541**	**14.0 %**
Mixed Use Commercial	50	1.3 %
Proposed Mixed Use Commercial	8	0.2 %
Total Commercial	**58**	**1.5 %**
Industrial	64	1.7 %
Proposed Industrial	26	0.7 %
Total Industrial	**90**	**2.3 %**
Institutions	**141**	**3.7 %**
Park/Recreation	**20**	**0.5 %**
Agriculture/Open Space	**359**	**9.3 %**
Undeveloped	**2,620**	**67.9 %**
Right of Way	**30**	**0.8 %**
Total	**3,859**	**100.0 %**

Windlass Run / Bird River Road Area Community Plan
Existing Land Use Map 1993

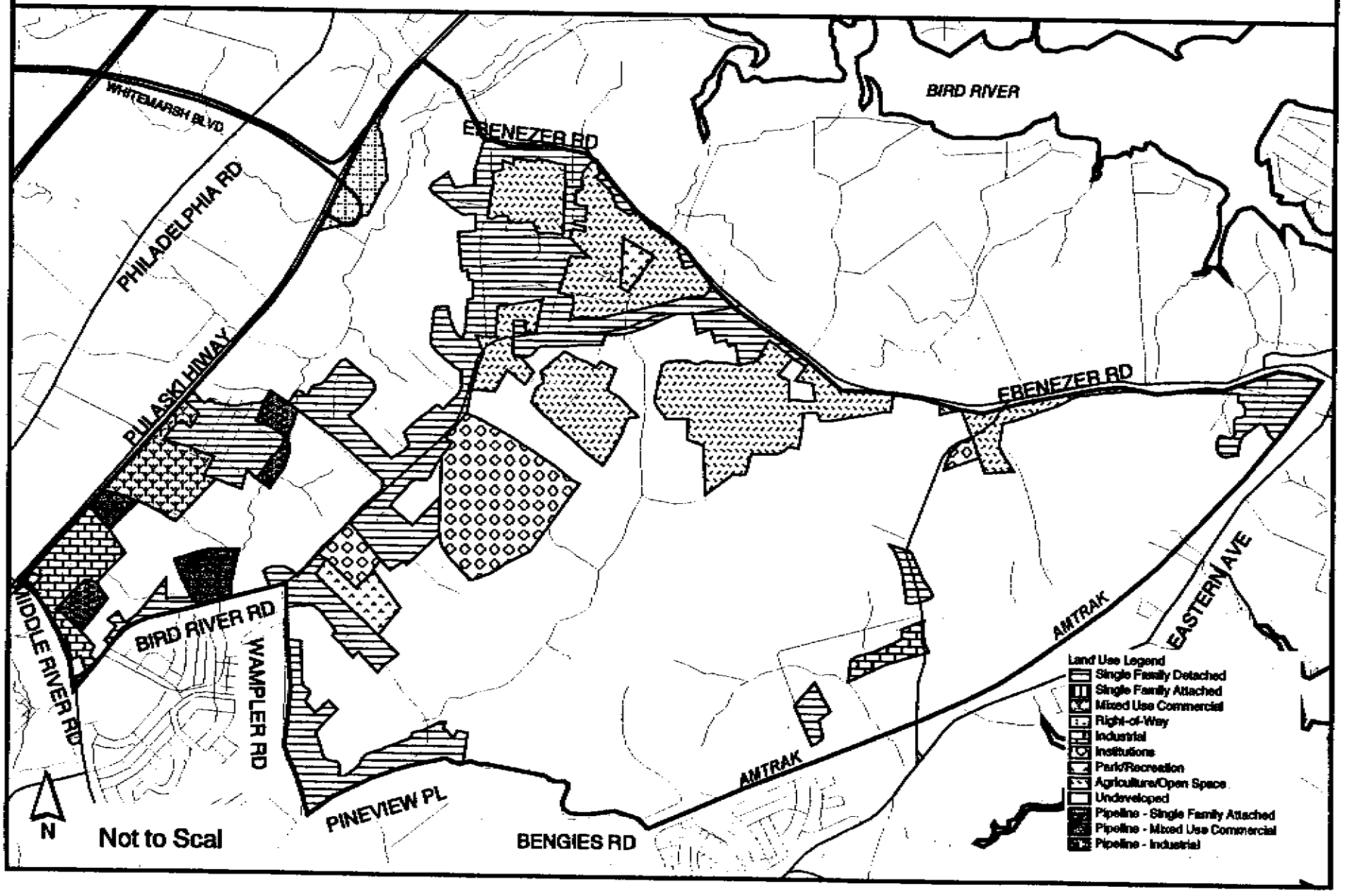


TABLE 2

Existing Zoning, 1998
Windlass Run/Bird River Road Area

Zoning	Acres	Percent of Study Area
Business Zoning		
CB	1	.03%
BL	10	.26%
BM	5	.13%
BR-AS	12	.31%
BR-IM	41	1.06%
Total Business	**69**	**1.79 %**
Residential		
DR 1	303	7.85%
DR 2	268	6.94%
DR 3.5	345	8.94%
DR 5.5	46	1.19%
Total Residential	**962**	**24.92%**
Industrial Zoning		
MH-IM	1,146	29.70%
ML	38	.98%
ML-AS	16	.41%
ML-IM	657	17.03%
MLR	3	.08%
MLR-IM	101	2.62%
Total Industrial	**1,961**	**50.82%**
Resource Conservation Zoning		
RC 2	120	3.11%
RC 20	3	.08%
RC 3	736	19.07%
RC 5	4	.10%
RC 50	4	.10%
Total Resource Conservation	**867**	**22.47%**
Total	**3,859**	**100.00%**

* Decimals are rounded to the nearest whole number.

Existing Zoning

The existing zoning is a mix of residential, industrial, resource conservation and commercial zoning (see Table 2). Industrial zoning categories make up 1,961± acres or 50.82%. Residential zoning categories total 962± acres or 24.92%. Comprising 867± acres or 22.47%, resource conservation designations almost equal residential zoning categories as far as acreage and percent distribution is concerned. The study area has very little business zoning. Only 69± acres or 1.79% of the study area are devoted to business zoning.

The industrial zoning categories consist primarily of MH-IM and ML-IM, with a small amount of land zoned MLR-IM (for definition of the zoning classifications see Appendix III). The majority of industrially zoned land lies in the eastern and northeastern sections of the study area.

During the 1996 Comprehensive Zoning Map Process (CZMP), 143.825± acres of industrially zoned land were rezoned to low density residential (Issue Numbers 5-004, 5-010, 5-049 and 5-093). Most of these sites were in the southwestern portion of the study area where the dominant land use is single family residential.

The residential zoning categories consist almost exclusively of low density, single family detached zones. DR 1, 2, and 3.5 are almost equally distributed. Only a few small pockets with DR 5.5 zoning remain in the study area. One of them is part of a site for which an approved townhouse development plan exists. Most of the residentially zoned land lies in the west and southwestern portion of the study area.

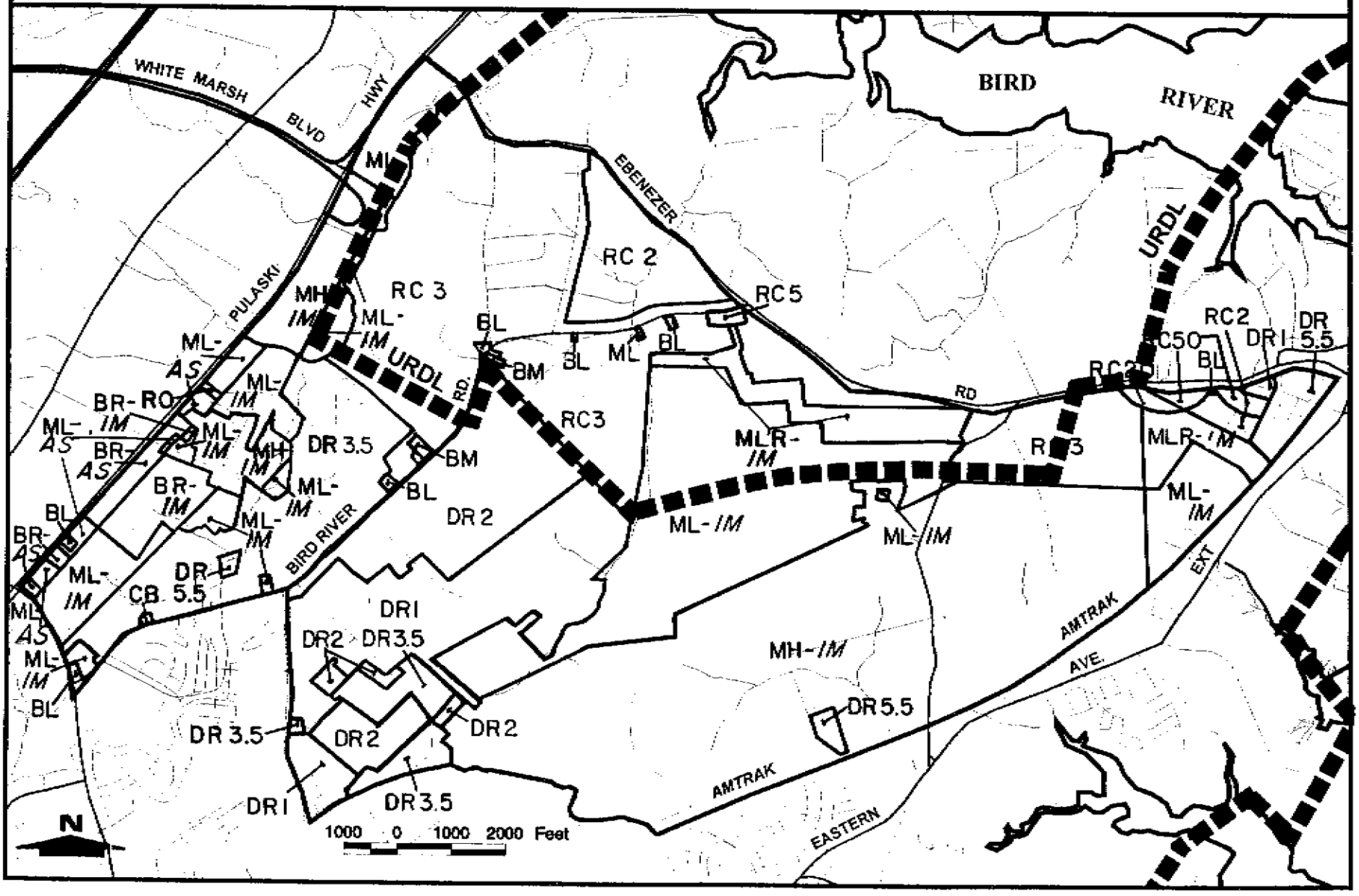
During the 1996 CZMP, 70.62± acres zoned DR 5.5 and DR 16 were changed to low density, single family zoning categories (Issue # 5-049). Also, a request to rezone 179.430 acres of land with industrial, low density residential and resource conservation zoning to DR 10.5 was denied. All of the 1996 CZMP decisions reinforce the single family detached character of the area.

A significant amount of the land has resource conservation zoning consisting of RC 2, RC 3, RC 5, RC 20 and RC 50. The largest portion is zoned RC 3, a "holding" category which is employed in rural areas that at some point may be considered suitable for residential development. The issue of changing the RC 3 zoning designation was raised during the advisory group meetings. Residents living in the area with RC 3 zoning have the strong desire to retain the existing zoning classification.

Land with commercial zoning classifications is mostly located along Pulaski Highway and Middle River Road. Much of the commercially zoned land is designated BR. The largest parcel of the BR zoned land is home to the Cosco complex. There is no supermarket in the study area, but several small "Ma and Pa" stores and one convenience shop serve the immediate retail needs of residents.

WINDLASS RUN / BIRD RIVER ROAD AREA COMMUNITY PLAN

1998 Zoning



Recommendations

Retain all existing RC 3 zoning for the time being, but examine the appropriateness of that designation within the context of the zone's stated purpose, after completion of the proposed infrastructure improvements and development projects.

Examine whether the existing zoning designations reflect a realistic build-out potential considering environmental and infrastructure constraints, and take appropriate action during future CZMPs.