



In The Works

GREENVILLE, SOUTH CAROLINA

In Greenville, South Carolina the County Planning Commission has developed a creative strategy for controlling future development of a mountain area. Proposed zoning for the 4,000 acre "Altamont Corridor" area of Paris Mountain in Greenville is based on the area's special environmental characteristics. It is proposed that growth be limited by the carrying capacity of the existing road servicing the area.

The proposed development strategy for undeveloped land within the corridor is based on a slope-density ratio formula. Its aim is to allow the corridor to develop to the limit allowed by the design capacity of the road, without restrictions of minimum lot size, and with emphasis upon higher density on flatter land.

The proposal has not been adopted by the Greenville County Council. The Planning Commission is still working with the Altamont Corridor major property owners to evaluate the impact of the proposed ordinance.

Similar slope-density ratio management policies have been implemented in many California communities and in the southeast, by the North Kentucky Area Planning Commission and the City of Oak Ridge, Tennessee. The Greenville proposal received the South Carolina APA Chapter Award for Planning Excellence at the recent tri-state APA meeting in Savannah, Georgia.

For more information, contact Charles Perry, Greenville County Planning Commission, P.O. Box 1947, Courthouse Annex, Greenville, SC 29602, (803) 298-8671.

GREENSBORO, NORTH CAROLINA

The Greensboro, North Carolina Community Development program is realizing some success in a joint historic preservation/neighborhood improvement project in the "College Hill" neighborhood, an area populated largely by students and senior citizens. The neighborhood center piece, a deteriorated flour mill listed on the National Register of Historic Places, has re-

cently been turned over to a private developer for conversion to a 28-unit apartment building. The developer's project proposal was approved by the Community Development program before title transfer. The same developer plans to build 66 condominiums, in accord with a neighborhood infilling policy. The city has been instrumental in financing the project through obtaining Section 312 renovation loans for the mill through the Department of Housing and Urban Development.

For more information, contact Bill Chambliss, Greensboro Planning Department, (919) 373-2144.

WASHINGTON, NORTH CAROLINA

Washington, North Carolina is a National Main Street Center City, Selected in a national competition conducted by the National Trust for Historic Preservation. The National Main Street Center program gives technical advice and encourages state support of the revitalization of commercial districts of architectural distinction in small towns.

The Downtown Washington Improvement Corporation, funded by a one-year grant from the Z. Smith Reynolds Foundation, proposes that a special tax district be created. A 100% increase in downtown area property taxes would raise \$35,000 which could be used by the city to support the non-profit development corporation. A public hearing on the proposal is scheduled for the end of November.

The establishment of a non-profit downtown development corporation was one of the recommendations made in a study of the downtown conducted by outside consultants for the Planning Department in 1979. The study included a fiscal space analysis, an economic analysis, and a facade analysis.

The facade analysis provided the basis for new blanket certificates of appropriateness for the downtown historic district. Facade renderings and instructions for recommended renovations of downtown buildings were prepared by the consultants. Property owners whose plans conform with these renderings are issued blanket

certificates of appropriateness for their proposed renovations of downtown buildings.

For more information, contact Marvin Davis, Washington Planning Department, P.O. Box 1988, Washington, NC 27889, (919) 946-1033.

CARRBORO, NORTH CAROLINA

Zones float in Carrboro, North Carolina. So suggests one part of the Industrial Rezoning Study prepared by Carrboro's Planning Department last summer. The study proposed an "area of suitability" for industrial development. The area was chosen for its access to transportation, utilities and other existing services required by industry, and for the suitability of its natural features for industrial use. The study developed "industrial site standards" for individual sites within the "area of suitability" in order to match sites with industrial uses.

The floating zone, in effect, "floats" over the area of suitability. As proposed, it works like this: with a particular industrial project in mind, a developer first ascertains that it meets Carrboro's "industrial performance standards," included in the Town Land Use Ordinance. Next, the study's industrial site standards determine which site within the "area of suitability" is best suited to the proposed industrial use. After detailed on-site testing to verify suitability, the developer requests rezoning and a permit for the project at the same time. Upon approval, the permit-granting authority rezones the site (affixes the floating zone) and grants the required permit.

This zoning technique allows developers a wider area for site selection than does tradi-

tional zoning and an assured rezoning and permit upon satisfying set performance and site standards. At the same time, this technique gives the town greater control over the site characteristics of industries that locate within the suitability area. Another benefit of the floating zones to the community is that existing land use and zoning in the "area of suitability" remain unchanged until the floating zone is affixed to a site and an industrial project is approved.

The Carrboro study has not been adopted as Town policy. It is being reviewed by the Board of Aldermen and the Planning Board.

For more information, contact Claudia Kitchen, Planning Department, Town of Carrboro, NC 27510 (919)942-8541.

ATLANTA, GEORGIA

Trends in crime, redevelopment, displacement and many other areas can now be mapped in an attractive and readable form by the Atlanta Planning Department. Its new "interactive graphics system with data base language" produces color maps on a city, area, small area and parcel basis. The Planning Department expects to use the maps to disseminate information about the city to citizens and businesses.

The department's new computer replaces a more labor intensive system at a time when planning staffs are shrinking. It allows for a broader and more detailed data base and presents information in a more readable form.

For more information, contact Panky Bradley, City of Atlanta, Planning Department, (404) 658-6400.

