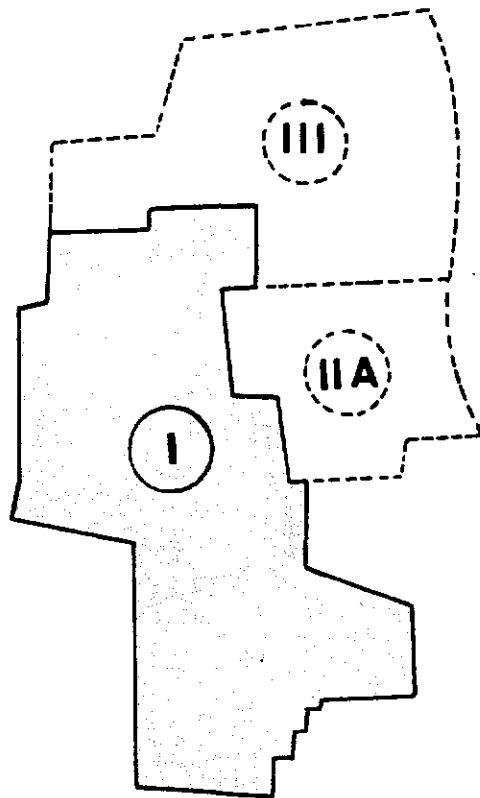


WARNERSVILLE PROJECT I



REDEVELOPMENT
PLAN

REDEVELOPMENT COMMISSION OF GREENSBORO

REDEVELOPMENT PLAN FOR WARNERSVILLE PROJECT I

GREENSBORO, NORTH CAROLINA

October 15, 1970

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intersection of West McCulloch Street; thence eastward with the center line of West McCulloch Street approximately 800 feet to the intersection of Bilbro Street; thence southward with the center line of Bilbro Street approximately 650 feet to the intersection of West Whittington Street; thence westward along the center line of West Whittington Street approximately 120 feet to the intersection of Bilbro Street; thence southward along the center line of Bilbro Street approximately 420 feet to the intersection of Ireland Street; thence westward with the center line of Ireland Street approximately 100 feet to a property line (extended); thence southward along said property line approximately 145 feet to the rear property line of the lots fronting the south side of Ireland Street; thence eastward along the rear property lines of the lots fronting the south side of Ireland Street approximately 37 feet; thence southward along a property line approximately 170 feet to the center line of Doak Street; thence eastward along the center line of Doak Street approximately 420 feet to the intersection of Moss Court; thence southward along the west right-of-way line of Moss Court and the rear property lines of lots fronting the west side of South Ashe Street approximately 685 feet to the center line of South Street; thence eastward along the center line of South Street approximately 250 feet to the intersection of South Ashe Street; thence southward along the center line of South Ashe Street approximately 750 feet to the intersection of Sussmans Street; thence eastward along the center line of Sussmans Street approximately 725 feet to a property line, said property line being located approximately 770 feet west of the west right-of-way line of South Elm Street; thence south and approximately parallel to South Elm Street along said property line approximately 950 feet to the south right-of-way line of O'Connor Street; thence west with the south right-of-way line of O'Connor Street approximately 820 feet to the rear property line of the lots facing the east side of South Ashe Street; thence south along said property line approximately 168 feet to a point; thence west along a property line approximately 50 feet to the rear property line of lots facing the east side of South Ashe Street; thence south along said property line approximately 185 feet to the center line of Ray Street; thence west along the center line of Ray Street approximately 55 feet to a point; thence south along the rear property line (extended) of a lot facing the east side of South Ashe Street approximately 175 feet to a point; thence west along a property line approximately 50 feet to the rear line of the lots facing the east side of South Ashe Street; thence south along said property line (extended) approximately 175 feet to the center line of Craig Street; thence westward along the center line of Craig Street approximately 50 feet to the property line (extended) of the lots facing the east side of South Ashe Street; thence south along said property line approximately 205 feet to a point; thence westward along a property line approximately 206 feet to the east right-of-way line of South Ashe Street; thence south with the east right-of-way line of South Ashe Street approximately 75 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 I. Removal of all existing structures scheduled for demolition from the site 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, culverts, sewers, water mains, storm drainage, park and playgrounds except as follows:

- (1) Water, sewer, storm drainage and paving of Richardson Street from Whittington Street to the project boundary, to be designed, financed and constructed by the Redevelopment Commission of Greensboro.
- (2) Whittington Street underpass of Randleman Road, to be designed, financed and constructed by the North Carolina State Highway Commission.

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 Project I is shown on Map RP-2, "Land Use Plan". All of the project will be used for residential and related public or semi-public purposes. The Price School, the Jones School and the Warnersville Community Center will be retained. The area north of Sussmans Street and east of South Ashe Street will be used for low-rent public housing. An area north of Marsh Street and east of Freeman Mill Road is allocated for multi-family housing. Other areas designated for multi-family housing include one located south of Florida Street and east of Randleman Road, another north of Florida Street and west of Randleman Road, and in the vicinity of Dillard and Hertford Streets.

Land Use Provisions and Building Requirements

In addition to the controls of the plan here set forth, the provisions of the City of Greensboro Zoning Ordinance, as amended, will control. In all cases the more restrictive control governs.

Definitions: Unless otherwise expressly stated the following words shall have the meaning herein indicated. Words used in the present tense include the future. The singular number includes the plural and the plural the singular. The word "shall" is mandatory, not directory.

- (a) Building - Any structure enclosed and isolated by exterior walls constructed or used for residence, business, industry or other public or private purposes, or accessory thereto.
- (b) Building Setback Line - A line establishing the minimum allowable distance between the nearest portion of any building, excluding the outermost three feet of any uncovered porches, steps, eaves, gutters, and

similar fixtures, and the center line of any street when measured perpendicularly thereto.

(c) Parking Space - A parking space is the standing storage space for one automobile of not less than eight feet by twenty feet plus necessary driveway access space.

(d) Plot - A parcel of land in one undivided ownership, which may consist of a portion of a tract, a platted lot, or any combination of several platted lots occupied or intended to be occupied by one principal building and its accessory buildings and including all the access, yards, and other open spaces that are applicable, provided that in no case shall a plot be smaller than the typical lot of a recorded subdivision of which it may be a part.

(e) Plot, Corner - A corner plot is a plot which occupies the interior angle at the intersection of two street lines which make an angle or more than 45 degrees and less than 135 degrees with each other. The street line forming the least frontage shall be deemed the front of the plot except where the two street lines are equal, in which case the owner shall be required to specify same when requesting a building permit.

(f) Plot Width - The width of a plot is the greatest mean width measured at right angles to its depth over as much of the plot depth as is needed to achieve the minimum required plot area.

(g) Story - That portion of a building wholly above ground included between the upper surface of any floor and the upper surface of the floor next above; or that portion of a building immediately under the roof having a floor area that is 50% or more of the floor area of the story immediately below and with a ceiling height of at least eight feet.

(h) Street - Any publicly maintained right-of-way set aside for public travel 50 feet or more in width and also any right-of-way which has been accepted for maintenance as a street by the City of Greensboro.

(i) 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. Also permitted are churches, schools and other public uses. 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 yard 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.

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 such as churches, schools, nursing homes and incidental home occupations. 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 yard 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.

Public or Semi-Public: The public or semi-public area shall be used for schools, colleges, other public and semi-public uses, and single-family buildings. 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 10,000 square feet;

(b) the minimum required mean plot width shall be 80 feet;

(c) the minimum required front yard 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) each dwelling unit shall have one parking space located on the same plot;

(g) for each theater, auditorium, or assembly hall one parking space shall be provided 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.

Duration of Restrictions

These restrictions, as made in accordance with the section entitle "Procedure for Changes in Approved Plan", shall be in full force and effect for a period of thirty years from the date of approval of this plan by the Mayor and City Council of the City of Greensboro. At the end of the thirty years, the plan shall continue in full force for succeeding periods of ten years, unless by a vote of the majority of the property owners in the project area the plan is terminated.

Applicability of Restrictions

These restrictions apply equally to all properties within the project, including parcels designated as not-to-be acquired.

Control of Access

No driveways will be permitted to enter Randleman Road. All buildings shall be sited or located so as not to front Randleman Road.

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 of Greensboro with the exception of those otherwise shown on Map RP-5, "Land Acquisition Map". This acquisition is necessary to achieve the objectives of this plan with respect to proposed clearance and redevelopment (including spot clearance), to the provision of community facilities, and to the attainment of rehabilitation objectives.

The Redevelopment Commission of Greensboro may also acquire, clear where necessary, and sell by public bid for redevelopment or rehabilitation such properties

as not-to-be acquired on Map RP-5, "Land Acquisition Map" where such properties are not made to conform to the land use provisions, building requirements and property rehabilitation standards of this Plan.

Residential properties scheduled for acquisition may be exempted from acquisition provided the land use provisions, building requirements and property rehabilitation standards of this Plan can be met, and provided further that the exemption will not adversely affect the use and disposition of other parcels to be acquired by the Redevelopment Commission of Greensboro. Any such exemption shall be conditional until the owners of such residential properties have complied with all requirements of a contractual agreement to be executed by and between said owners and the Redevelopment Commission of Greensboro.

Property Rehabilitation Standards

All residential property must be rehabilitated to a standard quality and design compatible with new structures to be constructed within the project.

Minimum requirements shall be as follows:

- (1) Each dwelling unit shall be provided with a means of access to the rear yard.
- (2) Each dwelling unit shall have adequate space for the occupants thereof and be equipped with storage and laundry facilities.

The minimum room sizes necessary to accomplish these objectives shall be as follows:

Minimum Floor Area, Sq. Ft.	Number of Bedrooms			Least Dimension
	1 or 2	3	4	
Living Room	160	170	180	11'-0"
Dining Room	80	95	110	8'-0"
Living Room-Dinette	180	200	220	11'-6"
Kitchen	60	70	80	3'-4" *
Kitchen-Dinette	100	110	120	6'-0"
Total of All Bedrooms	120/200	280	380	-
Minimum of one bedroom	120	80	80	8'-0"
Maximum Occupancy	3/4	6	8	

*Passage space, face to face of base cabinets.

- (3) Every dwelling unit shall be provided with a bathroom containing a water closet, a lavatory basin and a bathtub or shower in good working condition, properly connected to sewer systems and with adequate water supply. Arrangements of fixtures shall provide for comfortable use of each one, and permit at least a 90° door swing unless sliding doors are used. All plumbing shall be installed in accordance with the applicable code of the City of Greensboro.
- (4) Each dwelling unit shall contain a kitchen sink installed in accordance with the Plumbing Code of the City of Greensboro. Each kitchen shall have accessible storage space for food and utensils, and a proper location and connections for a stove.

- (5) Every dwelling unit shall be provided with adequate water heating facilities in good working condition, which are properly connected to the bathroom and kitchen facilities.
- (6) Usable general storage space shall be provided for the storage of items and equipment essential to the use of the occupants. This storage shall be in addition to the required closets and kitchen storage.
- (7) Minimum basement ceiling heights shall be 6 feet 9 inches measured from the top of the basement floor to the bottom of the floor joists.
- (8) The minimum ceiling height in all habitable rooms shall be 7 feet 6 inches for the required room width.
- (9) Each habitable room shall have windows which provide a total glass area equal to not less than 10% of the floor area of the room, with the net openable window area not less than 4% of the above. Each bathroom shall be ventilated properly by a window or an approved mechanical ventilator installed in accordance with the Plumbing Code regulations of the City of Greensboro.
- (10) Room arrangements and door locations shall be such as to provide a reasonable degree of privacy for the occupants of said dwelling units. Particular attention shall be given to the means of access to bathrooms from other habitable rooms within the dwelling unit. A door shall be provided for each opening to a bedroom or bathroom.
- (11) All stairways shall be constructed so as to provide safe access and to assure adequate headroom and space for the passage for furniture and equipment. The continuous headroom measured vertically from the front edge of the nosing to a line parallel with stair pitch shall be a minimum of 6 feet 6 inches, and the minimum clear width shall be 2 feet 6 inches.
- (12) Each outside entrance shall have a platform, porch or terrace with a minimum dimension of 3 feet 6 inches.
- (13) Footings shall provide adequate support for the structure without excessive differential or overall settlement.
- (14) Foundation walls shall assure safe and adequate support for all vertical and lateral design loads.
- (15) Wood floor framing shall be such as to provide safe and adequate support for all design loads and eliminate objectionable vibration. The maximum distance between joists shall be 16 inches on center, and the maximum span shall not exceed those tabulated in the Building Code of the City of Greensboro. Where strength of structural members is impaired by improper cutting, drilling or by excessive defects, they shall be replaced or reinforced in a manner acceptable to the Building Inspector.
- (16) Subflooring shall provide safe support for all floor loads without excessive deflection and finished flooring shall provide reasonable durability and economy of maintenance. Floors in kitchen and bathrooms shall be of a durable, waterproof, non-absorbitive material.

- (17) Exterior wall framing shall provide for safe support of design loads. Studs shall be continuous lengths without splicing, with a minimum size of 2 inches by 4 inches. Maximum spacing of studs for a one-story building shall be 24 inches on center, for a two-story building 16 inches on center.
- (18) Ceiling framing shall provide for the safe and adequate support of all design loads. The maximum ceiling joists spacing shall be 16 inches on center, and span shall not exceed those provided by the Building Code of the City of Greensboro.
- (19) Chimneys and vents shall be structurally safe, durable, smoke-tight, and capable of withstanding the action of flue gases, and they shall conform with the Heating Code of the City of Greensboro.
- (20) Exterior roof and wall finishes shall be such that the dwelling will be protected against the entrance or penetration of moisture and weather, will be adequately protected from damage by decay, corrosion, insects, or other destructive elements, will be durable, economical to maintain, in conformity with the standards of new buildings to be constructed within the project area, and be installed in a workmanlike manner.
- (21) All exterior wood surfaces shall be protected from the elements against decay by paint or other protective coating. Interior walls and ceiling finishes shall provide a suitable base for decorative finish, and have reasonable durability.
- (22) Gutters and downspouts shall be provided wherever necessary to prevent damage to the property or to prevent unsightly appearance of walls when roof overhangs are not provided.
- (23) Every dwelling unit shall be provided with heating facilities capable of consistently providing adequate heat to all habitable rooms. All heating equipment shall be installed in accordance with the requirements of the Heating Code of the City of Greensboro, and shall be maintained in a proper condition.
- (24) Each dwelling unit shall have wiring which is installed in conformity with the requirements of the Electrical Code of the City of Greensboro. Permanent lighting fixtures which are wall-switched controlled shall be installed in all habitable rooms. Switched convenience outlets may be substituted for permanent lighting fixtures in living rooms, and bedrooms. An outside lighting fixture, with interior wall switch control, shall be installed at each outside doorway. All stairs and service areas shall be adequately illuminated. At least two convenience outlets shall be installed in each habitable room.
- (25) Environmental conditions surrounding each structure shall be such as to provide adequate space for the occupants and healthy living conditions. Every dwelling unit shall be provided with adequate garbage and rubbish disposal facilities, and each yard shall be kept free of litter and rubbish. All outbuildings shall be maintained to as high a standard as the residential structure itself.

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. 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 effect or execute any agreement, lease conveyance, or other instrument whereby any parcels in the project area owned by them are restricted upon the basis of race, religion, color, or national origin in the sale, lease, or occupancy thereof. (This obligation is to be effective without limitation as to time, regardless of any termination date provided with respect to any other provisions of this Redevelopment Plan);

- (e) 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 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 I. 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

Several changes were made to accomplish the original Redevelopment Plan. This amendment changes the zoning of the former Price School property from Residential 75 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" 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 retained include portions of South Ashe Street, O'Connor Street, Ray Street, Orchard Street, Florida Street, Marsh Street, South Street, Hertford Street, Dillard Street, Doak Street, Ireland Street, Whittington Street, Cedar Street, Craig Street, Dick Street, Freeman Mill Road, Haywood Street, McCulloch Street, Oak Street and Richardson Street.

Randleman Road and Freeman Mill Road will function as major thoroughfares, and a grade separation will be provided at their intersection. Florida Street will serve as a collector thoroughfare. All other streets will primarily serve abutting land uses.

Estimated Cost and Method of Financing

Warnersville Project I is estimated to have a gross cost of \$4,335,488. Resale of the land is estimated to return \$538,612. Thus, the net cost of this project is estimated to be \$3,796,876.

The United States Government will contribute two-thirds of the net project cost, or \$2,531,250. In addition, a relocation grant in the amount of \$61,875 will be available to assist relocatees in moving.

The local one-third share of project costs is \$1,265,626. This will be provided from (1) \$1,206,648 in credits for site improvements and supporting facilities, such as streets, sanitary sewers, storm drains, culverts, water mains, fire alarm system, parks and playgrounds; (2) \$29,491 in cash to be paid from non-ad valorem sources; and (3) \$29,487 credit for provision of a public housing site within a portion of the project.

Method of Relocating Families from Project Area

The Redevelopment Commission of Greensboro has, in compliance with State and Federal law, a feasible method for any required temporary relocation of families 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 displaced from the redevelopment project, as many units of decent, safe, and sanitary dwellings as there are families displaced by the project. Such units will be available to these families and will be reasonably accessible to their places of employment.

Every family 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 single persons and 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 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 then undertake to offer such families an opportunity to move into suitable standard housing. Families 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 will be required to move from the project area unless the family 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 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

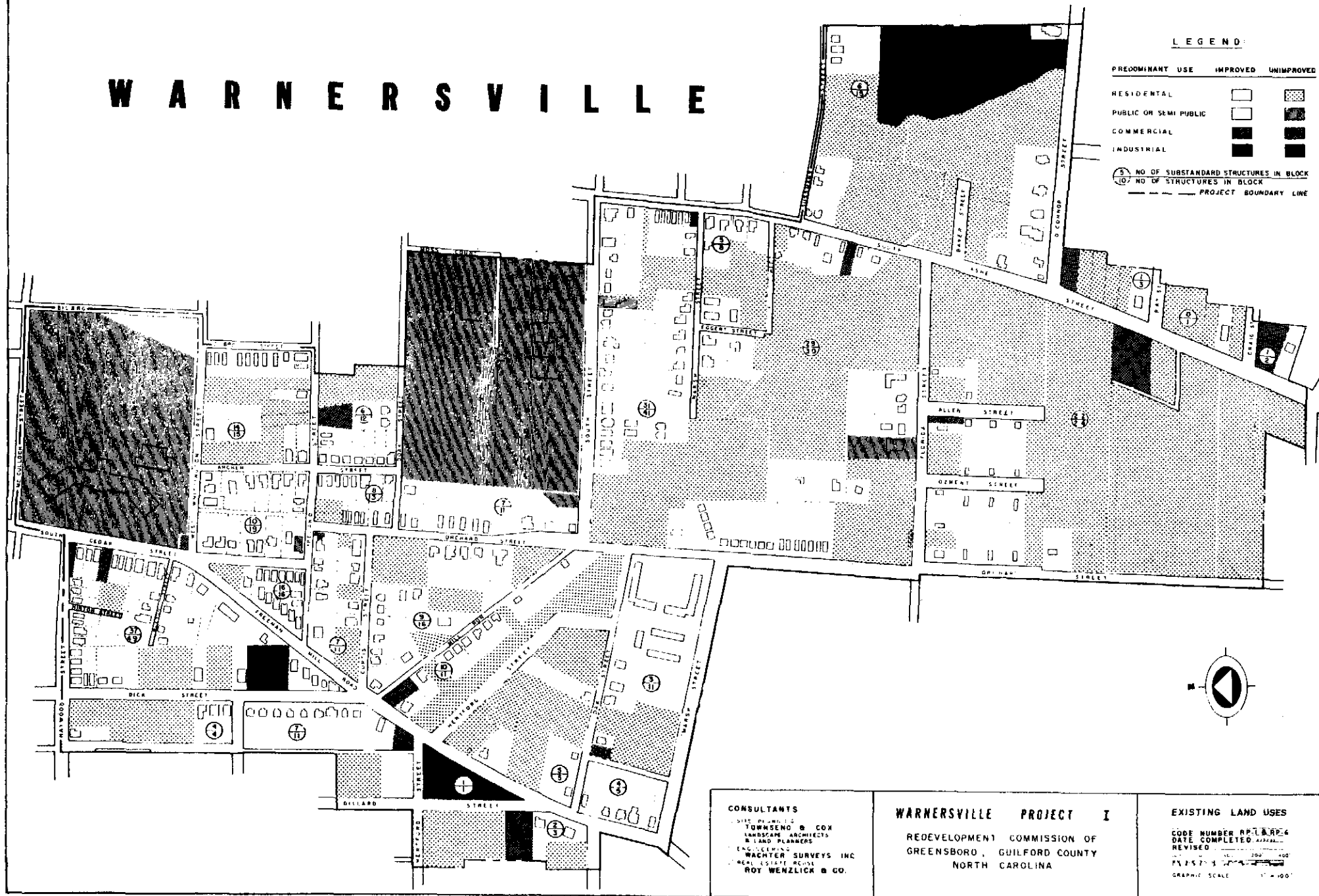
The redevelopment plan may be modified at any time by the Redevelopment Commission of Greensboro, provided, if modified after the lease or sale of property in the redevelopment project area, the modification must be consented to by the redeveloper or redevelopers of such property, or his successor, or their successors in interest affected by the proposed modification. Any modification of the redevelopment plan must be subject to the concurrence of the Housing and Home Finance Agency. Where the proposed modification will substantially change the redevelopment plan as previously approved by the governing body, the modification must similarly be approved by the governing body.

WARNERSVILLE

LEGEND

PREDOMINANT USE	IMPROVED	UNIMPROVED
RESIDENTIAL		
PUBLIC OR SEMI PUBLIC		
COMMERCIAL		
INDUSTRIAL		

NO OF SUBSTANDARD STRUCTURES IN BLOCK
 NO OF STRUCTURES IN BLOCK
 PROJECT BOUNDARY LINE

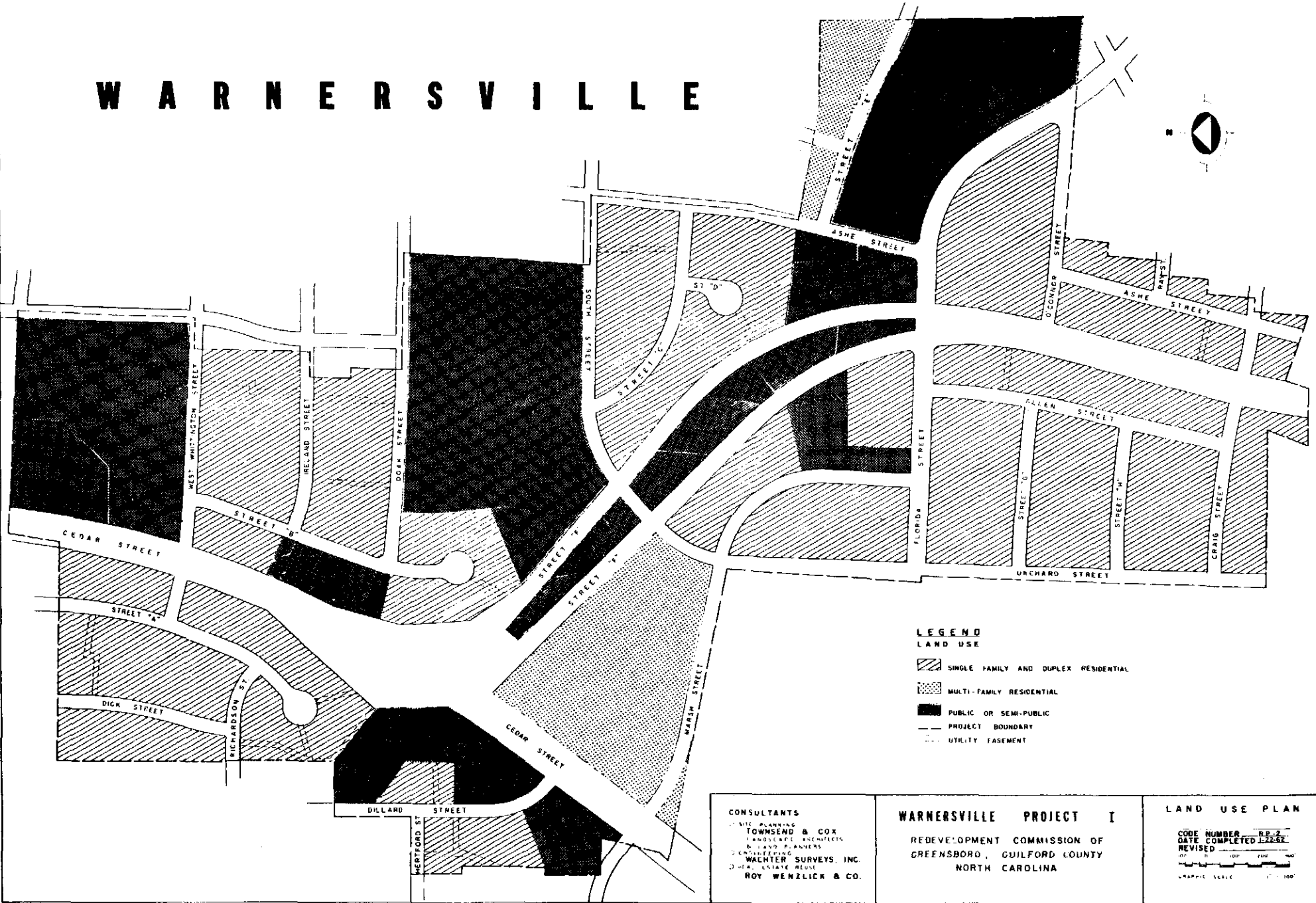


CONSULTANTS
 SITE PLANNING
 TOWNSEND & COX
 LANDSCAPE ARCHITECTS
 & LAND PLANNERS
 ENGINEERING
 WACHTER SURVEYS INC.
 REAL ESTATE REDEV.
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WARNERSVILLE PROJECT I
 REDEVELOPMENT COMMISSION OF
 GREENSBORO, GUILFORD COUNTY
 NORTH CAROLINA






EXISTING LAND USES
 CODE NUMBER RPLB.RP.4
 DATE COMPLETED 11/19/64
 REVISED
 GRAPHIC SCALE 1" = 100'

WARNERSVILLE



LEGEND

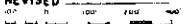
LAND USE

-  SINGLE FAMILY AND DUPLEX RESIDENTIAL
-  MULTI-FAMILY RESIDENTIAL
-  PUBLIC OR SEMI-PUBLIC
-  PROJECT BOUNDARY
-  UTILITY EASEMENT

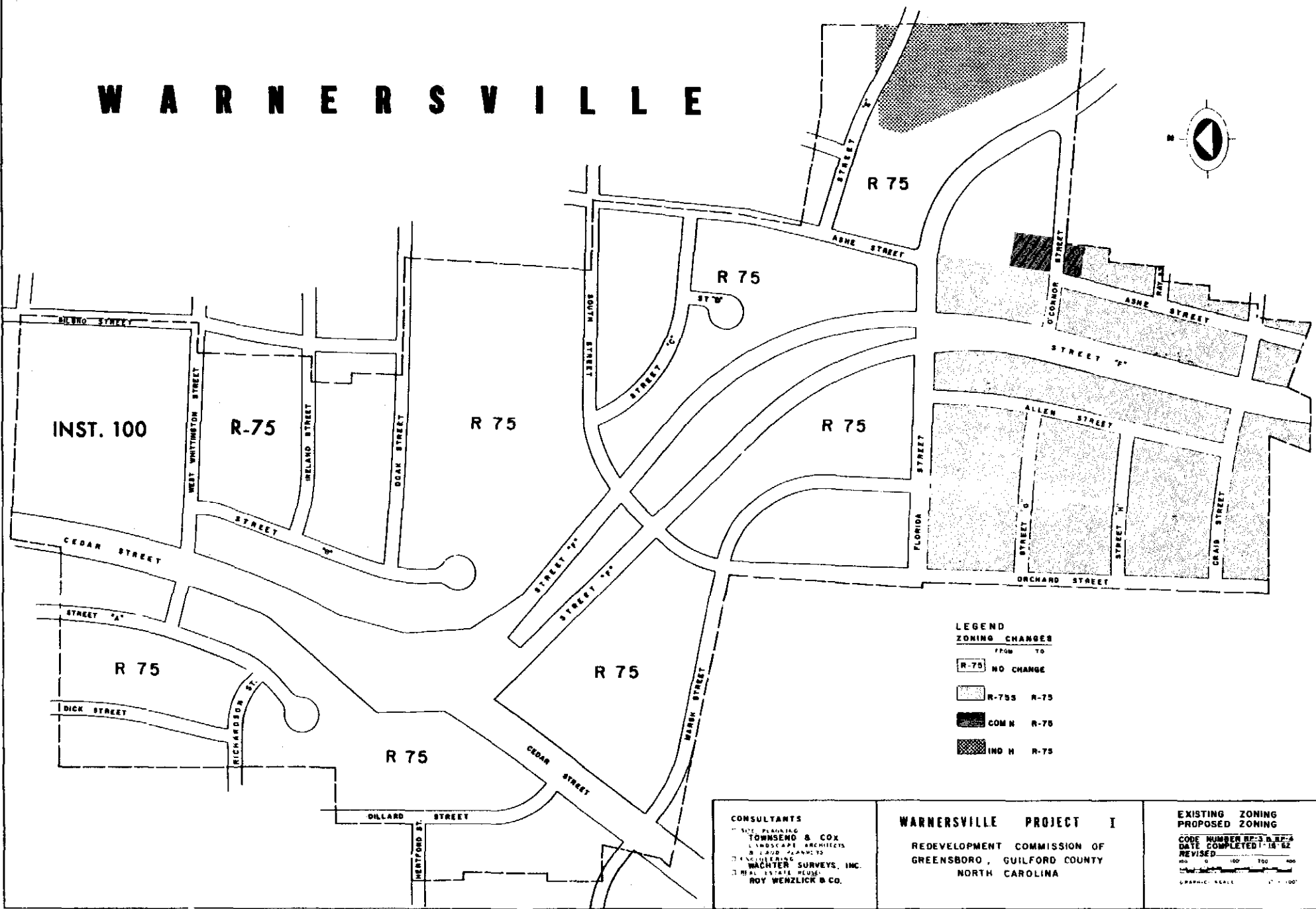
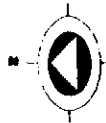
CONSULTANTS
 SITE PLANNING
 TOWNSEND & COX
 LANDSCAPE ARCHITECTS
 & LAND PLANNERS
 ENGINEERING
 WALTER SURVEYS, INC.
 CIVIL, ESTATE SURVEY
 ROY WENZLICK & CO.

WARNERSVILLE PROJECT I
 REDEVELOPMENT COMMISSION OF
 GREENSBORO, GUILFORD COUNTY
 NORTH CAROLINA

LAND USE PLAN

CODE NUMBER RP-2
 DATE COMPLETED 1-22-57
 REVISED

 GRAPHIC SCALE 1" = 100'

WARNERSVILLE



LEGEND

ZONING CHANGES

FROM TO

R-75	NO CHANGE
[Stippled Box]	R-75S R-75
[Solid Black Box]	COM N R-75
[Cross-hatched Box]	IND N R-75

CONSULTANTS

- 1 SITE PLANNING
- 2 TOWNSEND & COX
- 3 LANDSCAPE ARCHITECTS
- 4 & LAND PLANNERS
- 5 ENGINEERING
- 6 WACHTER SURVEYS, INC.
- 7 REALTY SURVEYS
- 8 ROY WENZLICK & CO.

WARNERSVILLE PROJECT I

REDEVELOPMENT COMMISSION OF
GREENSBORO, GUILFORD COUNTY
NORTH CAROLINA

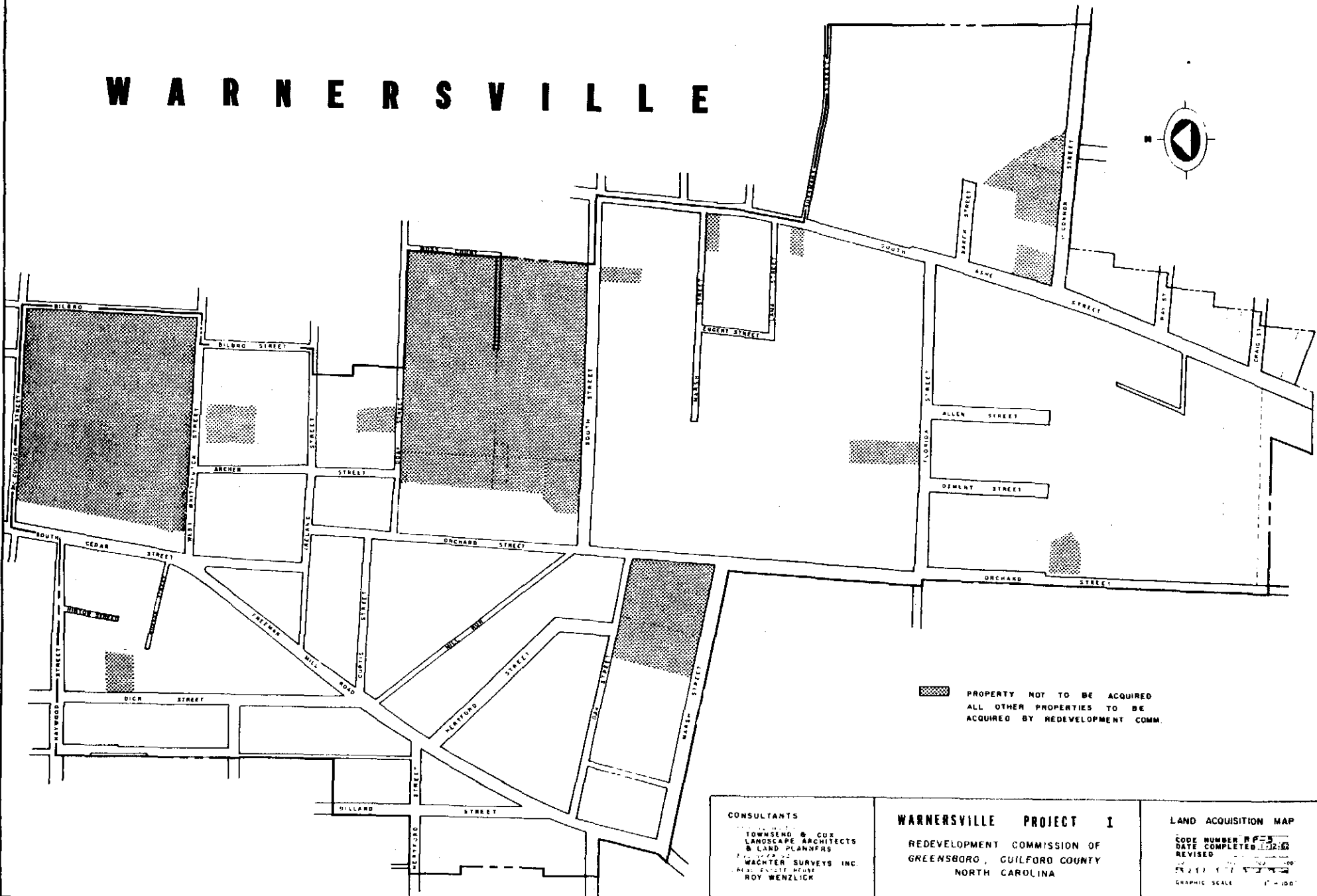
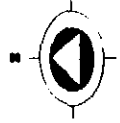
EXISTING ZONING
PROPOSED ZONING


CODE NUMBER RP-3 & RP-4
DATE COMPLETED 1-18-62
REVISED

0 100 200 400

GRAPHIC SCALE 1" = 100'

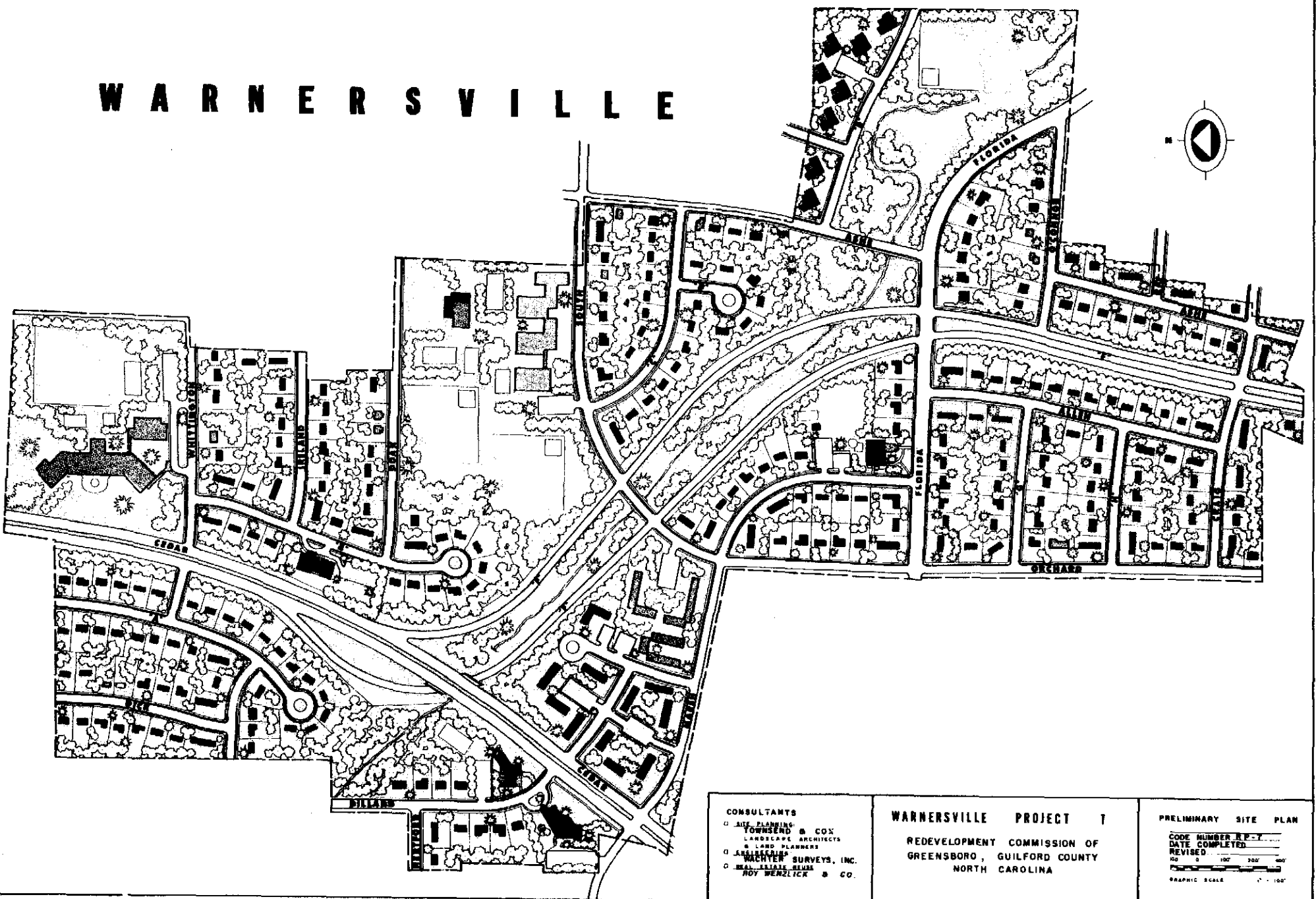
WARNERSVILLE



 PROPERTY NOT TO BE ACQUIRED
 ALL OTHER PROPERTIES TO BE
 ACQUIRED BY REDEVELOPMENT COMM.

<p> CONSULTANTS TOWNSEND & COX LANDSCAPE ARCHITECTS & LAND PLANNERS WACHTER SURVEYS INC. ROY WENZLICK </p>	<p> WARNERSVILLE PROJECT I REDEVELOPMENT COMMISSION OF GREENSBORO, GUILFORD COUNTY NORTH CAROLINA </p>	<p> LAND ACQUISITION MAP CODE NUMBER P-5 DATE COMPLETED 12-62 REVISED 1/1/63 GRAPHIC SCALE 1" = 100' </p>
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WARNERSVILLE



CONSULTANTS
 O JAY PLANNING
 YOUNG & COX
 LANDSCAPE ARCHITECTS
 & LAND PLANNERS
 O ANTHONY
 WACHEN SURVEYS, INC.
 O REAL ESTATE SERVICES
 ROY WENZLICK & CO.

WARNERSVILLE PROJECT 1
 REDEVELOPMENT COMMISSION OF
 GREENSBORO, GUILFORD COUNTY
 NORTH CAROLINA

PRELIMINARY SITE PLAN
 CODE NUMBER R.P. 1
 DATE COMPLETED _____
 REVISED _____
 150 0 100 200 400
 GRAPHIC SCALE 1" = 100'