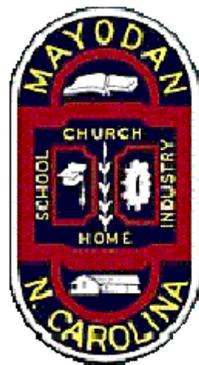


Town of Mayodan
Future Land Use Map Update
October 31, 2013

Adopted By Mayodan Town Council
November 12, 2013



Introduction:

In July 2012 the Town of Mayodan was contacted by the N.C. Department of Transportation regarding the need to develop an updated Comprehensive Transportation Plan for the area. Mayodan and Madison joined with Rockingham County, the Rural Planning Organization, and NCDOT to develop the plan. As a part of this effort Mayodan is required to update the Town's *Future Land Use Map*.

The Zoning Board and Town Manager were tasked by the Town Council to develop the updated land use map. The proposed maps were created by reviewing the existing zoning, reviewing the past history of development in Mayodan, and determining the potential for servicing areas for future water and sewer extensions. The Zoning Board reviewed draft versions of the maps and approved them.

Land Use Map:

The term "land use" refers to how the land is being used, regardless of the zoning. Land use is not zoning, therefore, land can be zoned industrial but used residentially or commercially. A land use plan (or map) does not carry the same legal authority of the Zoning Ordinance, which is a set of rules and laws established by the Town Council to guide the development of the Town. Zoning establishes the types of uses allowed on the property and provides for a mechanism to change the allowed uses through a rezoning procedure. The term "future land use" refers to the proposed use of land at some future point-usually five to twenty years in the future. Since Mayodan already has established commercial, residential, and industrial areas the future land use of Mayodan will generally be similar to what it is now. In addition, the proposed land use plan does not necessarily follow property boundaries, although in many cases does.

Due to the historical development of Mayodan it will most likely not develop additional water or sewer lines to the north, west, or south. To the north and west are Mayo Mountain and the Mayo River State Park. It is very difficult to extend water and sewer service up the mountain and beyond the state park; therefore severely limiting the types of land uses in those areas to low density residential or agricultural uses. For this reason the entire Extra Territorial Jurisdictional (ETJ) area is not shown on the maps in this area. The Town of Madison blocks further southward expansion.

Many years ago Mayodan leaders recognized that the best area for expansion laid to the east- toward the NC 135 intersection with US 220 (future Interstate 73). This foresight has led to the development of both industrial and commercial enterprises at that intersection. However, it has also left an area between the intersection and the Mayo River along NC 135 relatively undeveloped. This area (maps 4-7) offers the greatest opportunity for future development and is a focus of this land use plan effort. However, even this corridor is subject to limitations due to Cedar Mountain, additional land purchases of the Mayo River State Park and the ETJ limits extending from Mayodan and Madison.

Land Use Map Categories:

There are nine *Future Land Use* categories used for classifying different land uses.

Agricultural – Typically areas of active farming or related use greater than 5 acres.

Residential (High Density) – Typically residential uses greater than 2 units per acre.

Residential (Low Density) – Typically residential uses less than 2 units per acre.

Multi-Family Residential – Typically multi-family residential uses such as apartments, townhomes, senior housing, etc.

Commercial – Typically retail and office activities such as downtown, strip shopping centers, or stand-alone retail centers.

Institutional – Typically area for houses of worship, government offices or buildings, and schools.

Industrial – Typically manufacturing, warehousing, or transportation related activities.

Public/Private Recreational – Typically public recreation areas such as public parks, private/public golf courses, and State Park lands, or areas within floodplain that have significant environmental features that make it difficult to develop for other uses.

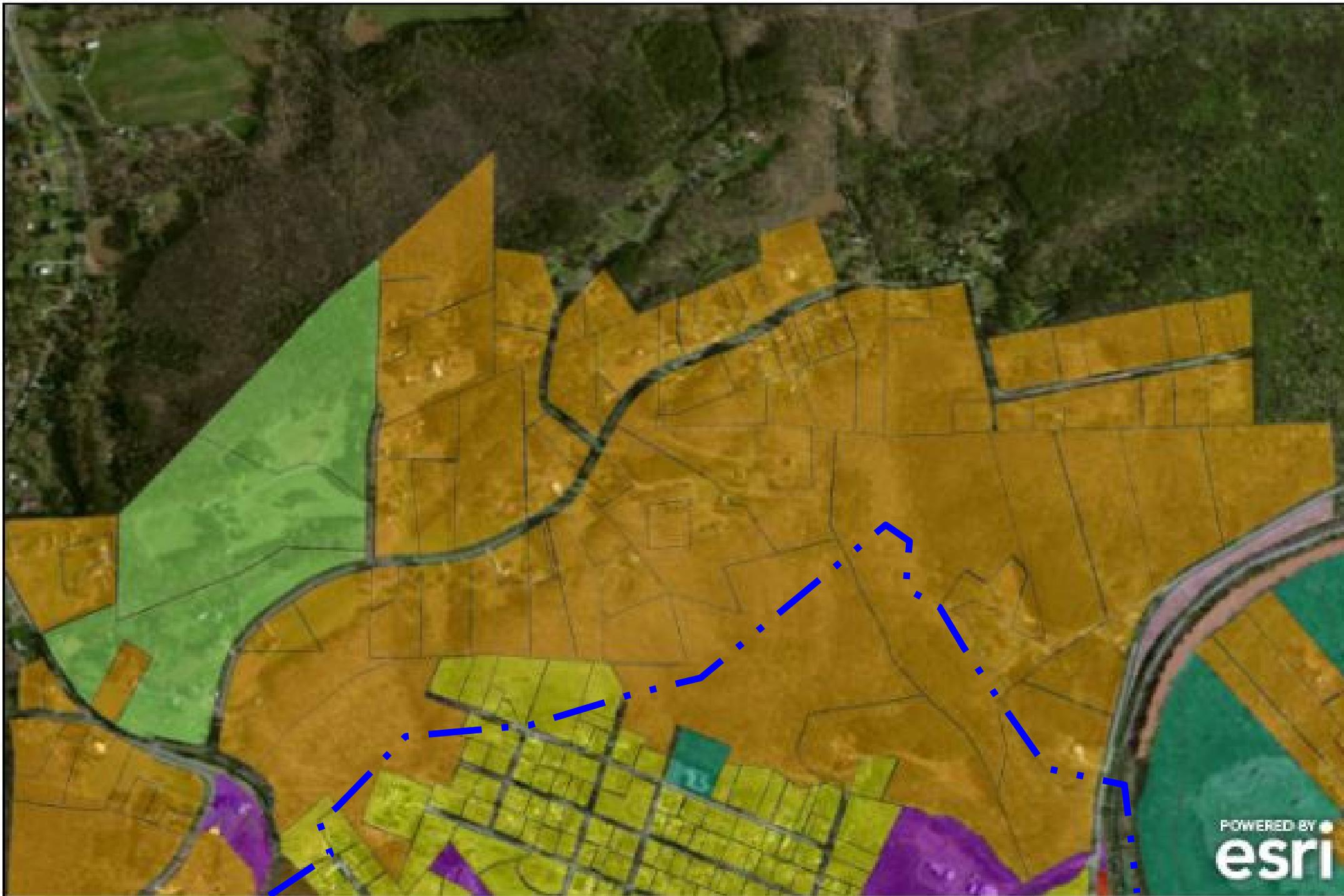
Vacant – Typically areas of use that a specific use can not be identified, but may be fallow farm fields or forestry areas.

Farris Memorial Park and Mayo River State Park are not shown on the maps due to their permanent use as recreational facilities by the Town and/or the State of North Carolina. Farris Memorial Park is entirely within the Town limits, while a portion of Mayo State Park (former sites of the town of Avalon and Mayo Lake Park) are within the Town limits or ETJ.

MAP 1 – Northern Mayodan Area

LEGEND

-  Agricultural
-  Residential (High Density)
-  Residential (Low Density)
-  Multi-Family
-  Commercial
-  Institutional
-  Industrial
-  Public/Private Recreational
-  Vacant
-  Town Limits



MAP 2 – North of Main

LEGEND

-  Agricultural
-  Residential (High Density)
-  Residential (Low Density)
-  Multi-Family
-  Commercial
-  Institutional
-  Industrial
-  Public/Private Recreational
-  Vacant
-  Town Limits



MAP 3 – South of Main

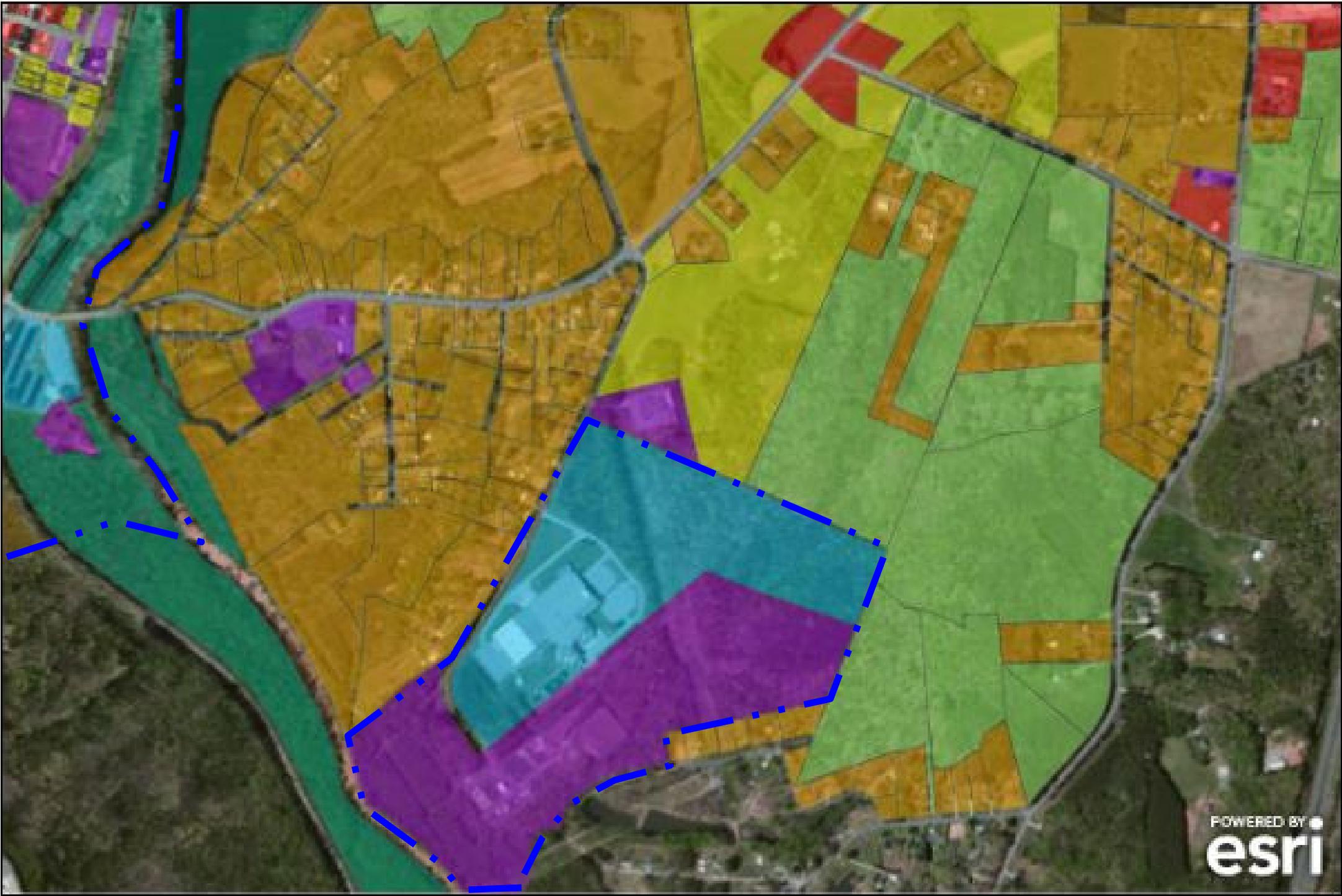


LEGEND

-  Agricultural
-  Residential (High Density)
-  Residential (Low Density)
-  Multi-Family
-  Commercial
-  Institutional
-  Industrial
-  Public/Private Recreational
-  Vacant
-  Town Limits

POWERED BY
esri

MAP 4 –
NC 135 to
(Mayo River to
River Road)



LEGEND

-  Agricultural
-  Residential (High Density)
-  Residential (Low Density)
-  Multi-Family
-  Commercial
-  Institutional
-  Industrial
-  Public/Private Recreational
-  Vacant
-  Town Limits

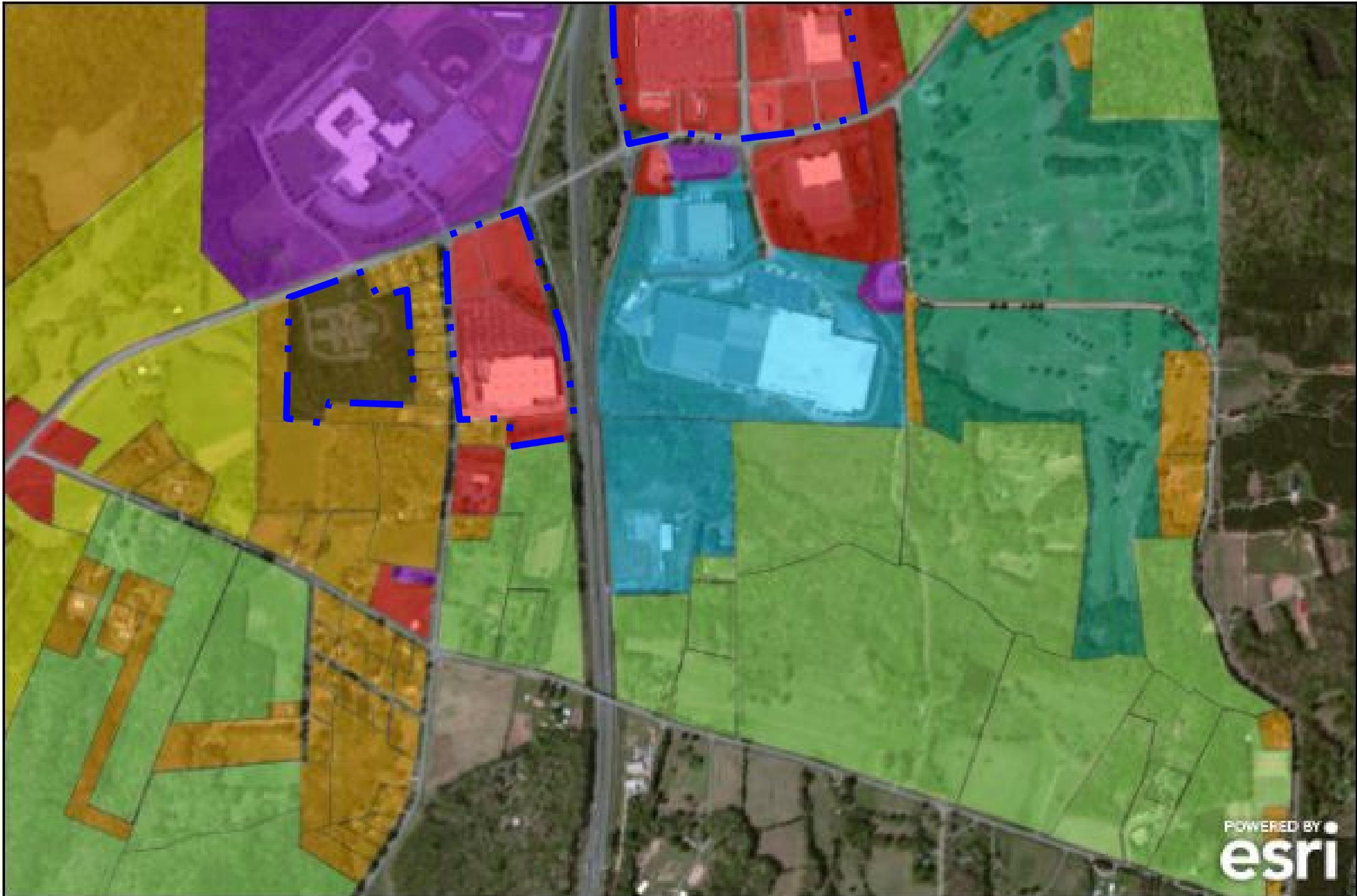


MAP 5 – Cedar Mountain Area

- LEGEND**
-  Agricultural
 -  Residential (High Density)
 -  Residential (Low Density)
 -  Multi-Family
 -  Commercial
 -  Institutional
 -  Industrial
 -  Public/Private Recreational
 -  Vacant
 -  Town Limits

POWERED BY
esri

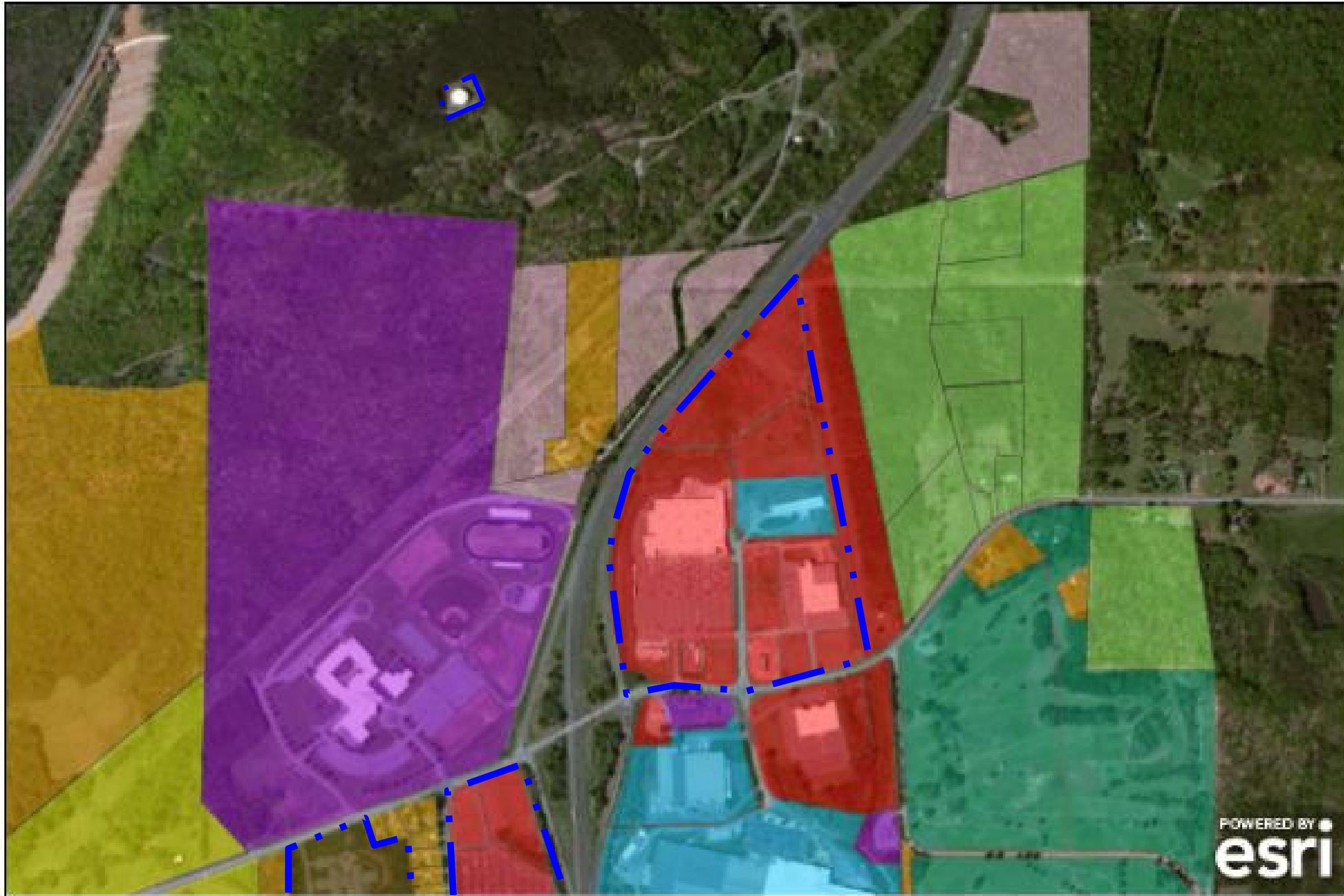
MAP 6 –
South NC 135
(River Road to
Philpott Rd)



LEGEND

-  Agricultural
-  Residential (High Density)
-  Residential (Low Density)
-  Multi-Family
-  Commercial
-  Institutional
-  Industrial
-  Public/Private Recreational
-  Vacant
-  Town Limits

MAP 7 –
North of NC
135
(McMichael
HS to Philpott
Rd)



LEGEND

-  Agricultural
-  Residential (High Density)
-  Residential (Low Density)
-  Multi-Family
-  Commercial
-  Institutional
-  Industrial
-  Public/Private Recreational
-  Vacant
-  Town Limits