ENGLISH | ESPAÑOL

📄 Full copies of the Draft Land Use Plan are available at the **Greensboro Town Office**. Summaries of plan elements and questionnaires are posted on the **Town of Greensboro website** under **"Community."** | Este documento está disponible en español — presione **"Español"** arriba.

CHAPTER II · COMPREHENSIVE PLAN · DRAFT · MARCH 25, 2026

Land Use Plan *Public Summary*

How Greensboro's land will be used, developed, and protected over the next 20+ years.

TOTAL AREA	PLANNING HORIZON	PROJECTED POPULATION	OPEN SPACE TARGET
687 acres	2050	2,500–3,000	≥ 30%

01 What Is This Plan?

The Land Use Plan Element is Chapter II of Greensboro's Comprehensive Plan — the official policy document that guides how land in town will be used, developed, and protected over the next 20+ years. It establishes the rules of the road for housing, businesses, jobs, open space, and the natural environment.

> *This plan replaces an older, car-centric zoning approach with a* **transect-based framework** *that reflects how Greensboro actually developed — from its historic core along the Choptank River outward to its rural edges.*

Adopted as part of the Comprehensive Plan, it provides the Planning Commission, Town Council, developers, and residents with a consistent policy and regulatory roadmap for zoning amendments, subdivision approvals, capital improvements, annexation decisions, and community investments.

02 How Land Is Used Today

As of the most recent inventory, Greensboro's 687 acres are distributed across these categories:

LAND USE CATEGORY	ACRES	SHARE	DISTRIBUTION
Residential (single-family)	253.0	36.8%	
Agriculture & Open Land	209.8	30.6%	
Public / Semi-Public	64.7	9.4%	
Streets, River & Other	64.5	9.4%	
Commercial	26.5	3.9%	
Industrial	24.6	3.6%	
Parks & Recreation	23.0	3.4%	
Multi-Family Residential	14.2	2.1%	
Mixed Use	4.2	0.6%	
Total	**686.7**	**100%**	

Key Takeaways

- **Residential-dominant:** Single-family homes account for the largest share of developed land, reflecting Greensboro's role as a family-oriented community.
- **Rural character:** Over 30% of town land is agricultural, reinforcing its roots in Caroline County's farming landscape.
- **Limited commercial & industrial:** These uses together account for only ~8% of total area, concentrated in distinct nodes.
- **Significant vacant land:** Approximately 267 acres (39%) are vacant or undeveloped — a major opportunity for smart infill growth without sprawl.
- **Environmental overlay:** A Critical Area Overlay District protects ~172 acres along the Choptank River and tributaries.

03 The Transect Framework

Rather than separating land uses by type, this plan organizes Greensboro into five geographic *transects* — layers of the town that reflect the natural transition from the dense historic core to the rural countryside. Each transect has its own character, development scale, and planning focus.

T-1 Urban Core

The historic heart — compact, walkable streets, buildings close to the sidewalk, shops and homes side by side. Most structures pre-date 1950. The plan protects this character while encouraging compatible infill and mixed uses.

~75 acres · Infill & Preservation

T-2 Neighborhood

Walkable residential neighborhoods surrounding downtown. Supports diverse housing — including ADUs and small multi-family buildings — at 2–6 units per acre, with emphasis on sidewalks, street trees, and connectivity.

~145 acres · Infill & Housing Diversity

T-3 Suburban

Newer, lower-density areas developed since the 1970s with larger lots. The plan encourages these areas to gradually evolve toward T-2's walkable character through targeted infill and "missing middle" housing.

~165 acres · Managed Growth

T-4 Rural Edge

The outer fringe where residential lots blend into farmland and open space. Development is limited to ≤1 unit per acre. Held largely undeveloped to preserve Greensboro's rural gateway character and protect the Choptank River corridor.

~95 acres · Conservation & Reserve

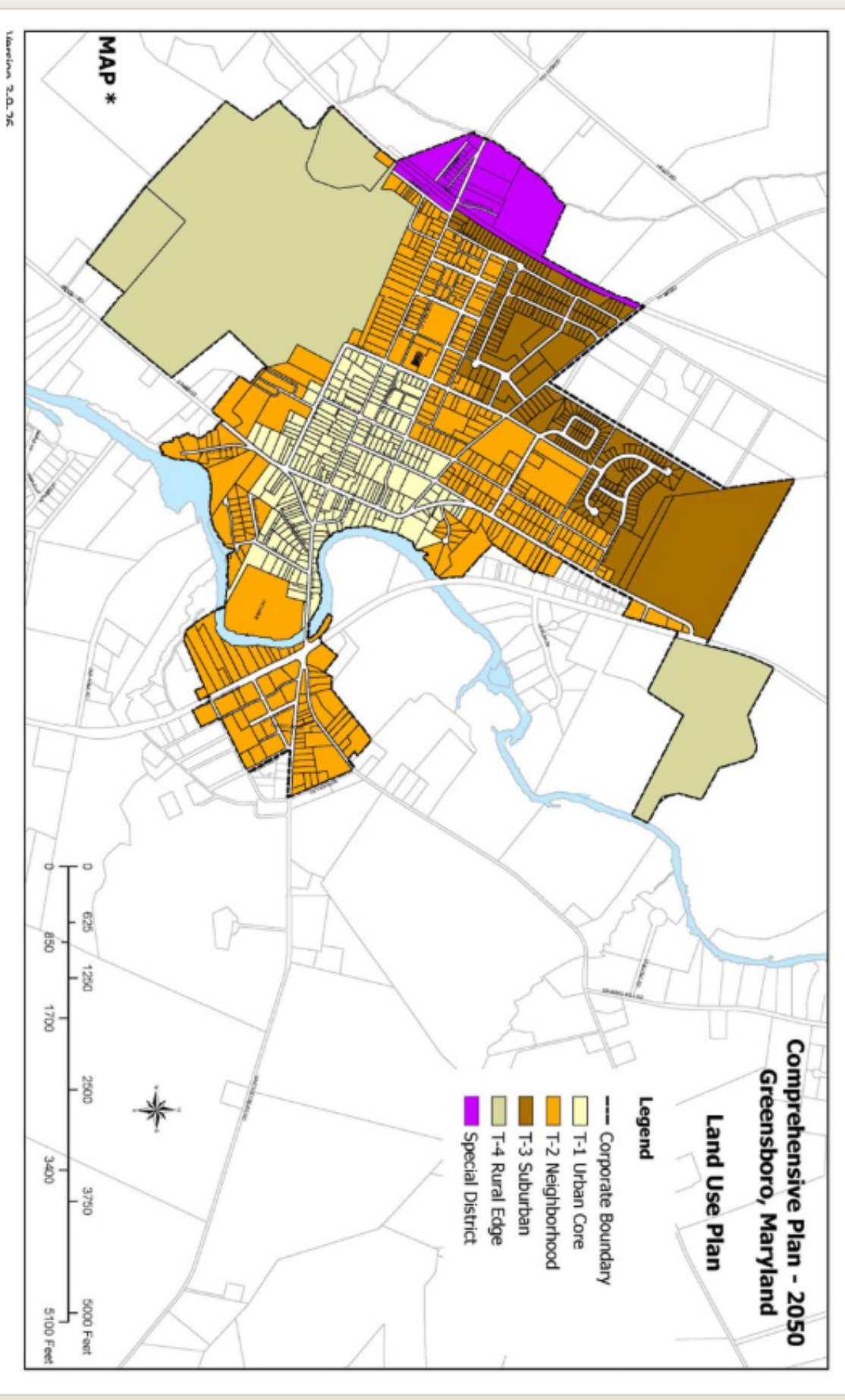
SE Special Employment

The Industrial Park, rail-adjacent sites along Sunset Ave., and highway commercial nodes on MD Route 313. Concentrates light industrial, warehousing, office, and limited commercial uses away from neighborhoods.

~45 acres · Jobs & Commerce

★ Official Land Use Plan Map

The map below shows Greensboro's five transect zones as adopted in the Comprehensive Plan 2050. Each color corresponds to a land use district — from the dense Urban Core at the center to the Rural Edge and Special Employment District at the periphery.



▨ T-1 Urban Core ▨ T-2 Neighborhood ▨ T-3 Suburban ▨ T-4 Rural Edge ▨ Special District

— Corporate Boundary

Map ★ — Greensboro Land Use Plan · Comprehensive Plan 2050 · Version 3-26-26. Refer to the full plan document for legal descriptions and precise boundary information. Full copies available at the ***Greensboro Town Office****.*

04 Future Land Use Vision

The plan realigns Greensboro's land use map with the transect framework and establishes the following primary directions for growth through 2040:

- **Grow inward first:** Infill and redevelopment are the priority in T-1, T-2, and T-3 — using the town's 267 acres of vacant land before expanding outward.
- **Protect the rural edge:** T-4 agricultural and open lands are preserved as a development reserve and scenic/environmental buffer.
- **Contain employment uses:** The Special Employment District grows strategically to add jobs without sprawl or neighborhood disruption.
- **Maintain open space:** Approximately 30% of Greensboro's land area will remain in agricultural or open space use.
- **Protect the river:** The Choptank River corridor is protected through buffers, conservation easements, and stormwater best management practices.

> **Population projection:** *This land use pattern supports a projected population of approximately 2,500–3,000 by 2040 while preserving Greensboro's compact, walkable Eastern Shore character.*

05 Implementation Roadmap

The plan translates vision into action through a phased set of strategies and town-wide programs. Biennial monitoring and performance tracking will allow the Town to measure progress and adapt over time.

YEARS 1–3

Short-Term Actions

- Rewrite the zoning ordinance to align with the transect framework, reducing barriers to ADUs and missing-middle housing.
- Launch facade grant and tax credit programs for historic buildings in the Urban Core.
- Designate Rural/Agricultural zoning for T-4 with large-lot requirements and riparian buffer protections.
- Formally designate the Special Employment District with landscaping buffers and access standards.

YEARS 4–10

Medium-Term Actions

- Promote infill and rehabilitation on vacant lots through permitted uses and financial incentives.
- Require green infrastructure (permeable paving, street trees, stormwater BMPs) in all new approvals.
- Add multimodal features — sidewalks, bike accommodations, traffic calming — in T-2 and T-3 approvals.
- Attract businesses to the Employment District with incentives for sustainable features (solar, EV infrastructure).

YEARS 11+

Long-Term Actions

- Monitor T-3's evolution toward T-2's walkable character using measurable indicators.
- Reevaluate T-4 land reserves only after thorough analysis — maintain agricultural/open space unless growth clearly warrants expansion.
- Conduct comprehensive plan review every 5–10 years using performance data and climate vulnerability assessments.

Town-Wide Priorities

- **Capital programming:** Coordinate a CIP with Caroline County and state agencies, tying infrastructure investment to plan priorities.
- **Funding & incentives:** Pursue Climate Solutions Now Act grants, Justice40-aligned programs, and Main Street Maryland.
- **Consistency requirement:** All rezonings, subdivisions, site plans, and annexations must demonstrate consistency with the adopted Comprehensive Plan.
- **Community engagement:** Inclusive public involvement with targeted outreach to seniors, low-income residents, and underserved populations.

06 State Law & Environmental Compliance

This plan is designed to comply with Maryland's planning statutes and state priorities. Greensboro's Priority Funding Area (PFA) designation makes the town eligible for enhanced state and federal infrastructure grants.

MD 8 Sustainable Growth Principles · Sensitive Areas § 3-104 · Critical Area Commission · Climate Solutions Now Act 2022 · Environmental Justice Principles · MDE Water Resources Mgmt. · DNR / Choptank River Protections · Priority Funding Area (PFA)

> *The Chesapeake and Atlantic Coastal Bays* **Critical Area Overlay District** *encompasses ~172 acres along the Choptank River. It imposes environmental protections — buffers, forest retention, and density limits — on all development within 1,000 feet of tidal water.*

07 How to Get Involved

This is a **draft plan** — public input is essential before adoption. There are several ways for residents, property owners, and stakeholders to engage:

🏛 Public Hearings

Attend Planning Commission and Town Council hearings before adoption. Dates to be announced.

🏢 Town Office

Pick up a full printed copy of the plan at the **Greensboro Town Office.** Spanish-language assistance available.

✉ Written Comments

Submit comments to the Town Office or via the town's website during the public review period.

📋 Questionnaires

Paper questionnaires are posted at the **Town Office, Library,** and other key locations. Fill one out and deposit it in the **drop box at the Town Office.** Questionnaires are also available on the **Town of Greensboro website** under **"Community."**

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This page provides an accessible public summary. Full plan copies available at the Greensboro Town Office.
Refer to the full Draft Land Use Plan Element for complete policies, standards, and legal language.