

GUILFORD COUNTY COMPREHENSIVE PLAN

Future Land Use Element

Goal #1: Guilford County shall position itself to accommodate new growth and redevelopment that is efficient and cost-effective; improves the quality of life for residents; enhances economic vitality; is respectful to citizen based Areas Plans; supports creativity and innovative design; and protects and preserves the natural, historic, and cultural resources and assets of the County.

Objective 1.1: Continue to use community-based area plans as the cornerstone for future land use and policy decisions.

Policy 1.1.1: Planning staff will continue to utilize the future land uses depicted on citizen based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations. *[Planning staff/Planning Board, On-going]*

Policy 1.1.2: Existing Area Plans will be updated to reflect current jurisdictional boundaries, roadway improvements (existing and proposed), and emerging commercial areas, based on the following schedule: *[Planning staff/Planning Board, Per schedule]*

Southwest (1989) – fall 2006

Rock Creek (1988) – winter 2007

Alamance (1994) – spring 2007

Northwest (1998) – summer 2007

Northeast (2000) – summer 2007

Airport (2002) – fall 2007

Southern (2002) – fall 2007

Policy 1.1.3: Prepare, in conjunction with a citizen group, a Northern Lakes Area Plan, beginning in September 2006. *[Planning staff/Citizen group, beginning fall 2006]*

Policy 1.1.3.1: Develop consistent Land Use classifications for non-residential uses in conjunction with Area Plan updates. *[Planning staff, per Policy 1.1.2 schedule]*

Policy 1.1.3.2: Utilize consistent Land Use classifications to develop a rezoning guidance matrix for non-residential uses. *[Planning staff, fall 2007]*

Policy 1.1.4: Pursue a thorough review of Area Plan land use designations, and seek to consolidate into four Quadrant

GUILFORD COUNTY COMPREHENSIVE PLAN

Future Land Use Element

Plans beginning January 2009, as follows: *[Planning staff/Planning Board, per schedule below]*

Southwest (south of I-40, west of 220) – 2009

Southeast (south of I-40/I-85, east of 220) – 2009

Northwest (north of I-40, west of Church Street) – 2010

Northeast (north of I-40/I-85, east of Church Street) -2010

Policy 1.1.5: At a minimum update Quadrant Plans every two years after adoption to reflect jurisdictional changes, and roadway / infrastructure improvements. More thorough updates or Plan amendments may be warranted. *[Planning staff/Planning Board, 2011]*

Objective 1.2: Encourage coordination among responsible entities in the timing of infrastructure improvements to afford the greatest latitude in future development options.

Policy 1.2.1: Review availability and delivery of essential public services, including roads, schools and water/wastewater facilities, in conjunction with land use petitions and applications. *[Planning staff/Service providers, On-going]* (See Housing policy 2.2.1)

Policy 1.2.2: Guilford County will seek and maintain active participation on all MPO's serving the County. *[Planning staff, On-going]* (See Transportation policy 2.1.1)

Policy 1.2.3: Investigate in conjunction with the Guilford County Public Schools collaborative school siting planning and evaluation methods currently utilized in other North Carolina counties. *[Planning staff/School District, initiate winter 2007]* (See Governmental Coordination policy 1.1.4)

Policy 1.2.4: Work closely with the cities of Greensboro, High Point and Burlington to track infrastructure upgrades, existing and proposed distribution lines, and available capacities for water and wastewater facilities. *[Planning staff, initiate tracking system winter 2007]* (See Housing policy 2.2.2)

Objective 1.3: Complement and enhance the economic vitality of rural Guilford County farms while providing for expanded economic opportunities, through prudent regulations and sound land use decisions. (Also see Housing objective 1.2)

GUILFORD COUNTY COMPREHENSIVE PLAN

Future Land Use Element

- Policy 1.3.1: Planning staff will investigate and develop text amendments, as deemed appropriate, to both Rural Family Occupation and Agricultural Tourism sections of the Guilford County Development Ordinance. Particular emphasis will be paid to bona fide farm sites. *[Planning staff/Planning Board, fall 2006]*
- Policy 1.3.2: Review and recommend additional permitted commercial uses, with or without development standards, to the AG section of the Table of Permitted Uses. *[Planning staff/Planning Board, fall 2006]*
- Policy 1.3.3: Research transfer and/or purchase of development rights policies and procedures for presentation to appropriate governing bodies. *[Planning staff, spring 2009]* (See Housing policy 2.4.6)
- Objective 1.4: Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns, and neighboring jurisdictions.
- Policy 1.4.1: Coordinate comprehensive planning efforts with Greensboro, High Point, incorporated towns, and neighboring jurisdictions to promote thoughtful and complementary land development patterns and policies. *[Planning staff/Partners, On-going]* (See Governmental Coordination policies 1.2.2 and 1.2.3)
- Policy 1.4.2: Collaborate with the City of Greensboro to achieve meaningful advancement of their adopted “Growth at the Fringe” policies contained in their 2025 Comprehensive Plan. *[Planning staff/City staff, On-going]* (See Housing 1.2.1)
- Policy 1.4.3: Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board. *[Planning staff, On-going]*
- Policy 1.4.4: Encourage participation by representatives of local jurisdictions during the update process for Area Plans. *[Planning staff, per update schedules]*

GUILFORD COUNTY COMPREHENSIVE PLAN

Future Land Use Element

Objective 1.5: Recognize and respect the unique characteristics of Guilford County's unincorporated and emerging communities.

Policy 1.5.1: In conjunction with Policy 1.1.4, staff will conduct sub-area plans and studies for existing and emerging communities as needed. *[Planning staff, per Area Plan schedules]*

Policy 1.5.2: Investigate the use of design standards and developer incentives to maintain and enhance the character of Guilford County's historic crossroads communities and emerging activity centers. *[Planning staff/Design Community, spring 2007]*

Policy 1.5.3: Consider traditional neighborhood design principles in appropriate locations, including mixed uses, pedestrian-friendly streets and commercial areas, and transit-oriented development. *[Planning staff/Design Community, fall 2007]* (See Housing policies 1.1.1 and 1.2.1)

Objective 1.6: Guilford County will be an active partner in the planning and implementation of large-scale multi-jurisdictional land use initiatives such as the Heart of the Triad and transit-oriented development.

Policy 1.6.1: Provide policy and technical assistance and staff support for regional land use planning efforts. *[Planning staff, On-going]*

Policy 1.6.2: Recommend Development Ordinance amendments and Area/Quadrant Plan changes to support and implement regional plans endorsed and adopted by Guilford County. *[Planning staff, when deemed appropriate]*

Policy 1.6.3: Identify interim growth management strategies to provide viable planning alternatives to support and advance long-range regional land use plans (e.g., Heart of the Triad). *[Planning staff/PART, On-going]* (See Transportation 2.1.2 and Governmental Coordination 1.3.3)

Policy 1.6.4: Continually seek opportunities for joint collaboration to attract new economic growth and prosperity for the County and the Triad region. *[CED/Economic Development Partners, On-going]* (See Transportation objectives 2.3 and 2.4)