

# GUILFORD COUNTY COMPREHENSIVE PLAN

## Housing Element

- Goal #1 Provide current and future residents of Guilford County with a variety of housing options and opportunities.
- Objective 1.1 Thoroughly review and revise, as necessary, existing development procedures, regulations and standards that inhibit creativity and/or flexibility in the provision of housing options and opportunities.
- Policy 1.1.1 Investigate with NCDOT alternative design standards that accommodate choice and flexibility in roadway construction. *[NCDOT/ Planning staff, summer 2007]*  
(See Transportation policy 1.4.1)
- Policy 1.1.2 Draft an “Affordable Housing Density Bonus System”, including matrix, for possible inclusion in the Development Ordinance. *[Planning staff, summer 2008]*
- Policy 1.1.3 Collaborate with Guilford County Environmental Health Department to recognize creative wastewater technologies, and to insure consistency between regulations of Departments. *[Environmental Health/Planning, On-going]*
- Objective 1.2 Identify, in conjunction with the cities of Greensboro and High Point, potential in-fill/under-developed sites within unincorporated fringe areas where density bonuses or incentives would be appropriate.
- Policy 1.2.1 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 Future Land Use policy 1.4.2)
- Policy 1.2.2 Develop and present for adoption a “rezoning guidance matrix” to assist in the review of land development petitions and recommended densities. The “guidance matrix” will incorporate such factors as future land use categories, the provision of public utilities, advancement of adopted Plan objectives and policies, and future annexation potential. *[Planning staff, concurrent with Plan adoption]*
- Policy 1.2.3 Establish, in conjunction with the cities, a joint team to expedite the review and approval process for income

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eligible projects with public water/sewer access. *[Planning staff/City Planning staffs, initiate spring 2007]*

- Objective 1.3      Guilford County will continue to collaborate with and support public, private, and not-for-profit service providers to maximize their funding opportunities and programmatic successes.
- Policy 1.3.1      Remain an active partner in the provision of HOME, Scattered Site, and CDBG housing programs and projects throughout the County. *[CED staff, On-going]*
- Policy 1.3.2      Maintain active participation on the task force to resolve “chronic homelessness”; promote adoption of the resultant “Ten-Year Plan”; and support initiatives contained in the adopted “Ten-Year Plan”. *[Planning staff, On-going]*
- Policy 1.3.3      Exploration of federal, state and local grant/funding opportunities to expand and enhance the provision of housing programs and services throughout Guilford County. *[Greensboro Housing/CED/Planning staff, On-going]*
- Policy 1.3.4      Consider the waiver of building fees, site development fees, and other regulatory fees, in conjunction with the review of income eligible housing projects. *[Planning staff/BOCC, summer 2008]*
- Policy 1.3.5      Advocate the waiver of non-County fees (e.g., water/sewer tap fees, etc.) for income eligible housing projects. *[Planning staff/BOCC, summer 2008]*
- Objective 1.4      Provide for the continuation, and expansion, of group housing opportunities.
- Policy 1.4.1      Continue to provide for, and consider expansion (with or without development standards) of group housing opportunities within zoning districts contained in the Development Ordinance. *[Planning staff, On-going]*
- Policy 1.4.1.1      Develop GIS layer to track the locations of approved group housing sites to ensure compliance with minimum separation requirements contained in the Development Ordinance. *[Planning/GIS staff, summer 2008]*

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- Policy 1.4.2 Review options and opportunities for farm labor and migrant labor housing. *[Planning Department, fall 2008]*
- Objective 1.5 Diligently enforce the N.C. State Building Code, the Rehabilitation Code, and all other applicable life/safety codes.
- Policy 1.5.1 Guilford County will adopt and diligently enforce the most current version of the N.C. State Building Code, Rehabilitation Code, and all other applicable life/safety codes. *[Inspection Division/Fire Marshall, per DOI adoption schedules]*
- Policy 1.5.2 Carefully evaluate the advantages/disadvantages related to minimum housing standards, and consider adopting such standards for implementation and enforcement thereof. *[Planning Department, spring 2007]*
- Objective 1.6 Partner with the real estate and lending communities to promote awareness of fair housing laws and nondiscriminatory practices related to the sale and rental of housing throughout Guilford County.
- Policy 1.6.1 Guilford County will assist in the posting and distribution of materials related to fair housing laws and nondiscriminatory housing practices. *[Planning & Development, immediately]*
- Policy 1.6.2 Incorporation of website linkages to consumer information sites related to fair housing laws and nondiscriminatory housing practices. *[Planning Department, fall 2006]*
- Goal #2 Partner with stakeholders to promote a building environment that embraces excellence, supports new technologies, and will proactively respond to challenges to keep Guilford County competitive both regionally and nationally.
- Objective 2.1 Diligently monitor and assess new construction technologies that are structurally sound yet environmentally friendly (e.g., LEED), for potential application in Guilford County. *[Planning & Development/AIA/Design Community, initiate dialogue winter 2007]*
- Policy 2.1.1 Organize a multi-disciplinary team to review and recommend acceptance of new construction technologies,

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materials and practices. [*Inspections/Planning and Environmental Health, beginning fall 2006*] (See Natural Resource policy 1.8.1)

Policy 2.1.2 Encourage and support local research of new and evolving changes in construction technologies by local colleges and universities. [*Planning/Colleges, initiate dialogue winter 2007*] (See Natural Resource policy 1.8.3)

Objective 2.2 Fairly and accurately assess the demands for, and on, services to support new residential development.

Policy 2.2.1 Review availability and delivery of essential public services, including schools, emergency services, roads, and water/wastewater, in conjunction with land use petitions and applications. [*Planning Department/Service providers, initiate tracking system winter 2007*] (See Future Land Use policy 1.2.1)

Policy 2.2.3 Establish baselines for essential public services, then track and tabulate changes, on a quarterly basis, incorporating new land use petitions/applications per Policy 2.2.1 and other pertinent data or service improvements. [*Planning Department/Service providers, spring 2008*]

Policy 2.2.3 Prepare Memorandum of Understanding (MOU) between Guilford County and the School District as described in Transportation Element Policy 1.1.3. [*Planning Department/School District, beginning winter 2007*] (See Future Land Use policy 1.2.3)

Objective 2.3 Guilford County will actively participate in local and regional forums addressing current and future housing needs, challenges and market trends.

Policy 2.3.1 The County will attend local and regional forums, to track current and future housing needs, changes and market trends. [*CED, On-going*]

Objective 2.4 Promote “context sensitive” development that respects and protects the natural, historic, and cultural assets and amenities of Guilford County.

Policy 2.4.1 Support clustering for projects with significant environmental challenges to afford the greatest protection

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- of natural resources. *[Planning staff, On-going]* (See Natural Resource policy 1.1.1)
- Policy 2.4.2 Consider the creation of a “Rural Estate” zoning district to allow large lot (e.g., 5+ acres) subdivisions with development standards/regulations that promote land stewardship. *[Planning Department, spring 2007]*
- Policy 2.4.3 Incorporate buffering requirements into the Landscape Code for new projects/subdivisions located adjacent to bona fide farms. *[Planning Department, spring 2007]*
- Policy 2.4.4 Include participation by the Open Space, Parks, and Historic properties planners on the Technical Review Committee (TRC). *[Planning/CED, On-going]*
- Policy 2.4.5 Support the Voluntary Agricultural District program and individuals seeking bona fide farm status for their property. *[Cooperative Extension/Planning, On-going]*
- Policy 2.4.6 Investigate the “Purchase of Development Rights” program in Forsyth County for possible application in Guilford County. *[Planning Department, spring 2009]* (See Future Land Use policy 1.3.3)
- Policy 2.4.7 Review Mixed-Use development standards in the Development Ordinance, and pursue amendments as deemed necessary, to foster more creativity in design and housing options. *[Planning Department, winter 2007]* (See Natural Resource policy 1.2.2)