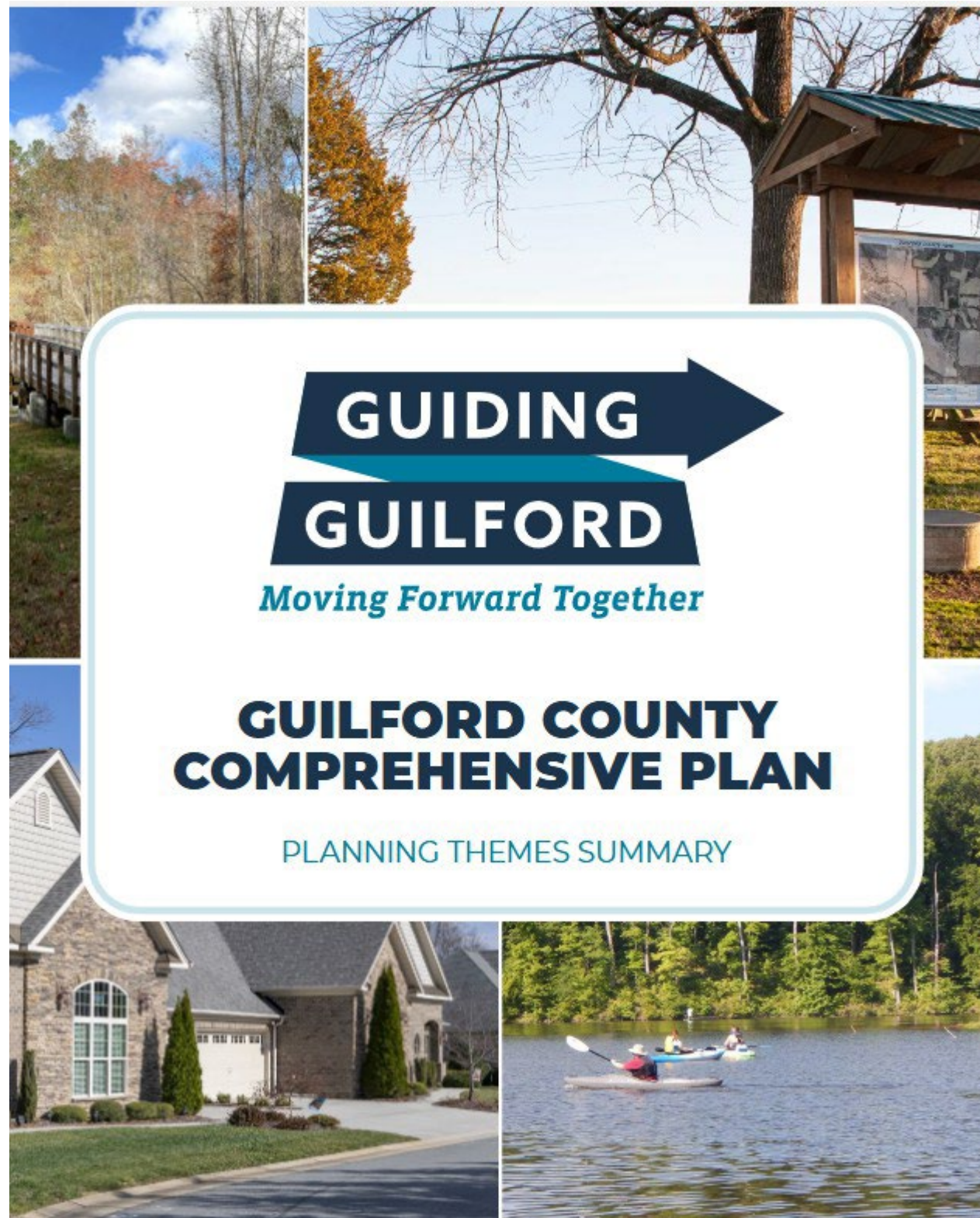




Comprehensive Plan

J. Leslie Bell, AICP Director
Planning & Development
August 7, 2025

TODAY'S OBJECTIVES



- **Comprehensive Plan Development: Why do a Comprehensive Plan?**
- **Process Overview**
- **Plan Content**
- **Plan Review Comments & Updates**
- **Major Takeaways**
- **What's Next?**
- **Q&A**

WHAT IS GUIDING GUILFORD?

Guiding Guilford is a Comprehensive Plan that addresses the changes and opportunities in the County and shapes resilient development for the next 15-20 years. All members of the Guilford County community were invited to be a part of each step of this planning process:



NCGS 160D-501 mandates that local governments adopt & maintain a comprehensive plan as a condition of adopting & applying zoning.

STEERING COMMITTEE REPRESENTATION ORGANIZATIONS / AGENCIES

STEERING
COMMITTEE

The Comprehensive
Plan Steering
Committee serves as
an advisory group to
provide guidance and
high-level perspective
throughout the life of
the project, working
collaboratively with the
project team to review
and offer input and
differing viewpoints as
the plan is drafted.

- **Mac Sims** - East Greensboro Now, President
- **Jim Donnelly** - Guilford County Planning Board, Chair
- **Alex Ashton** - UNC-G, Director of Real Estate
- **Alex Rosser** - Piedmont Triad Airport Authority, Chief Operations Officer
- **Dr. Elma Hairston** - NAACP High Point Branch, Director
- **Dr. Love Jones** - Greensboro Human Rights Committee, Director
- **George Teague** - Guilford County Soil and Water Conservation District Chair, President of the North Carolina Association of Soil and Water Conservation Districts, Volunteer Agricultural District Participant
- **Greg Flory** - Piedmont Triad Regional Water Authority, Executive Director
- **Guy Gullick** - Guilford County Planning Board, Vice-chair
- **Kim Lyman** - Triad Real Estate and Building Industry Coalition (TREBIC), Member
- **Rosalind Dale/Lovelle McMichael** - NC A&T University, Director of Community Engagement
- **Lyndsey Ayers** - High Point University, Assistant VP for University Relations
- **Mark Kirstner** - Piedmont Authority for Regional Transportation (PART-NC), Director of Planning
- **Marvin Price** - GSO Chamber of Commerce, VP of Economic Development
- **Donna Bell** - Guilford County Public Schools, Chief Operations Officer
- **Palmer McIntyre** - Piedmont Land Conservancy, Planner
- **Ralph Thomas** - Greensboro Regional Realtors Association, Member
- **Rosalind Dale** - NC A&T University, Vice-Provost for Engagement and Outreach

PROCESS



We are here!

FINAL PLAN
Finalizing the
Plan / Adoption
Process

Fall 2024 -
Summer 2025

GAIN A NUANCED UNDERSTANDING
OF CURRENT CONDITIONS AND
LAND USE, FUTURE PLANS AND
VISION.

GAIN COMMUNITY INPUT ON
THE GOALS AND VISION FOR THE
FUTURE, ON TOPICS SUCH AS
GROWTH AND LAND USE,
HOUSING, ECONOMICS, SERVICES,
AND INFRASTRUCTURE

GAIN COMMUNITY INPUT ON
THE ASPIRATIONS AND
VISION FOR THE COUNTY AND
INPUT ON KEY ISSUES AND
OPPORTUNITIES

DISCUSS OPEN SPACE, LAND USE
AND FUTURE GROWTH AND LEAD
COMMUNITY IN INTERACTIVE
PLANNING EXERCISES

REPORT HOW ENGAGEMENT HAS
INFLUENCED THE PLAN

SHARE KEY OUTCOMES OF THE
PLANNING PROCESS AND DRAFT PLAN
RECOMMENDATIONS FOR FINAL
ROUND OF INPUT

UPDATED OF PLAN TO REFLECT HB909
(TOWN OF SUMMERFIELD DE-ANNEXATION)

OUTREACH BY THE NUMBERS

1,684

**Social media post
link clicks / shares**

*(Facebook -81 shares/727 clicks;
Twitter/X - 37 shares; Instagram -
data not available)*

200

**Direct mail
letters sent**

*(Property owners adjacent to
Planning Board zoning cases)*

1,643

**Total number
engaged**

*(Includes survey participants, and
combined workshop attendees)*

8

**Stakeholder
interviews/focus
group meetings**

45,358

**Social media
impressions**

*(Facebook - 28937; Twitter/X -
16,014; Instagram - 407))*

150

Flyers distributed

*(Does not include those sent from
other organizations)*

28

**Total hours of meetings
and presentations**

*(Includes public workshops, steering
committee meetings, focus group
meetings, and presentations to
commissions and community groups)*

9

**Workshops and
open house events**

(7) in-person and (2) virtual

3,309

**Views to the project
webpage**

44

**Days run of print
advertisements**

*(NW Observer print ads- 14 days;
The Latino print ads - 30 days)*

1,413

**Survey responses
received**

(814 completed surveys)

12

**Pop-up station
events**

546

**Email addresses
received newsletters**

*(Planning and Development
Distribution list, Non-profit
stakeholder group, Guilford Soil and
Water)*

8

**Ads placed in transit
buses**

330

**Total workshop
attendees**

(Combined workshop attendees counted)

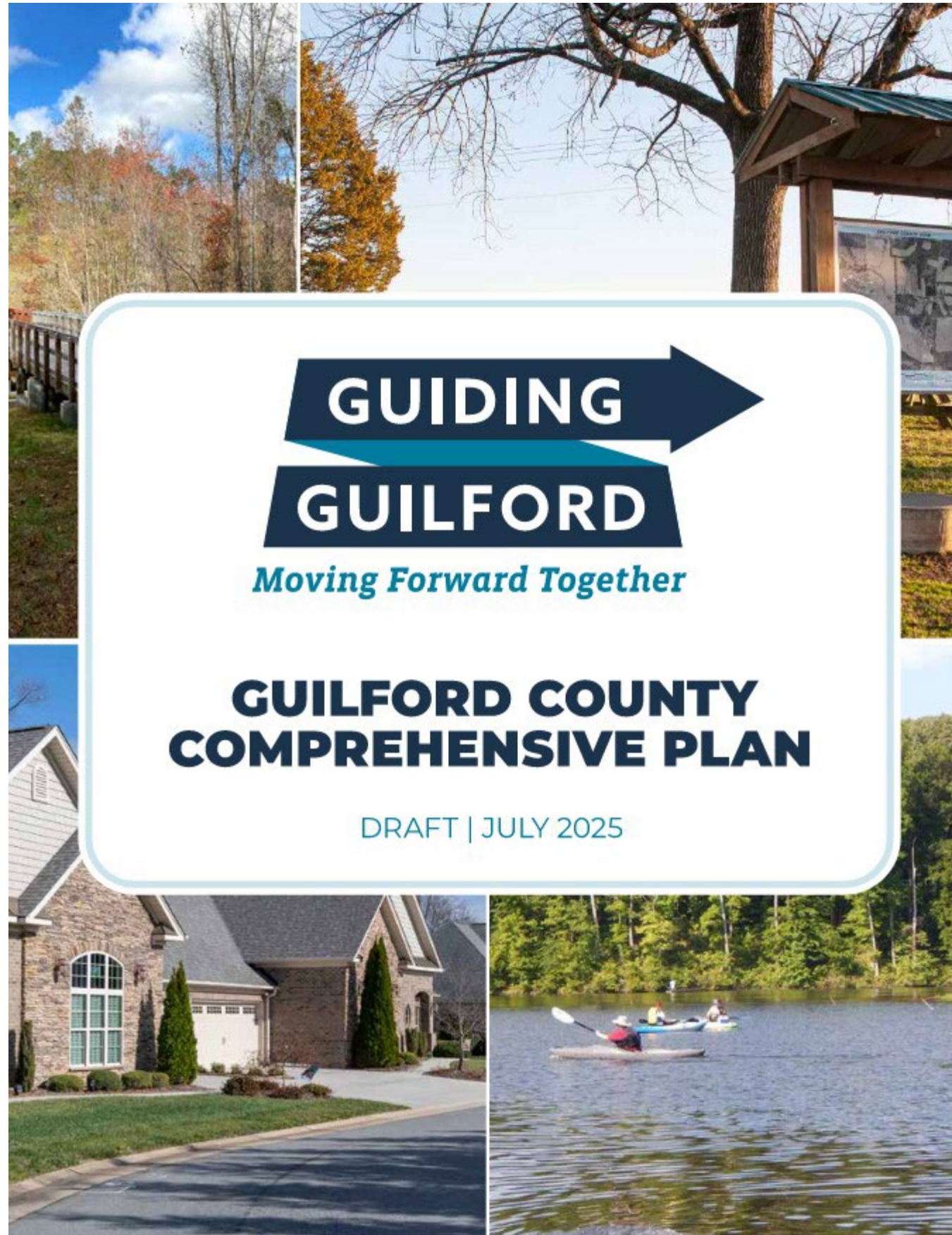
6

**Steering committee
meetings**

*(16 members representing a variety
of organizations)*

PLAN CONTENT

PLAN CONTENTS



- **Definitions**
Defining key terms found within the document.
- **Executive Summary**
A high level overview of the plan and themes.
- **Introduction**
Background on the plan, introduction to the vision and themes, and how to use the plan.
- **Process**
Summary of community outreach and input.
- **Context**
Regional and local context, demographic trends and review of current conditions.
- **Future Land Use Framework**
Guiding principles, Future Land Use Map (FLUM) and land use typologies and policies.
- **Planning Themes**
Goals, policies and actions organized by each planning theme.
- **Appendix**
Supplementary documentation.

PLANNING THEMES

The Plan goals are divided into seven different Planning Themes, based on the community’s feedback throughout the process. Each of these themes reflect the vision for Guilford County and will include regional cooperation and partnerships to implement the Plan goals.



**Community
Character**



**Attainable
Housing**



**Resilient
Economy**



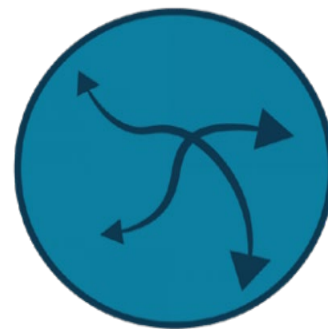
**Diversified
Transportation
and Mobility**



**Service
Accessibility**

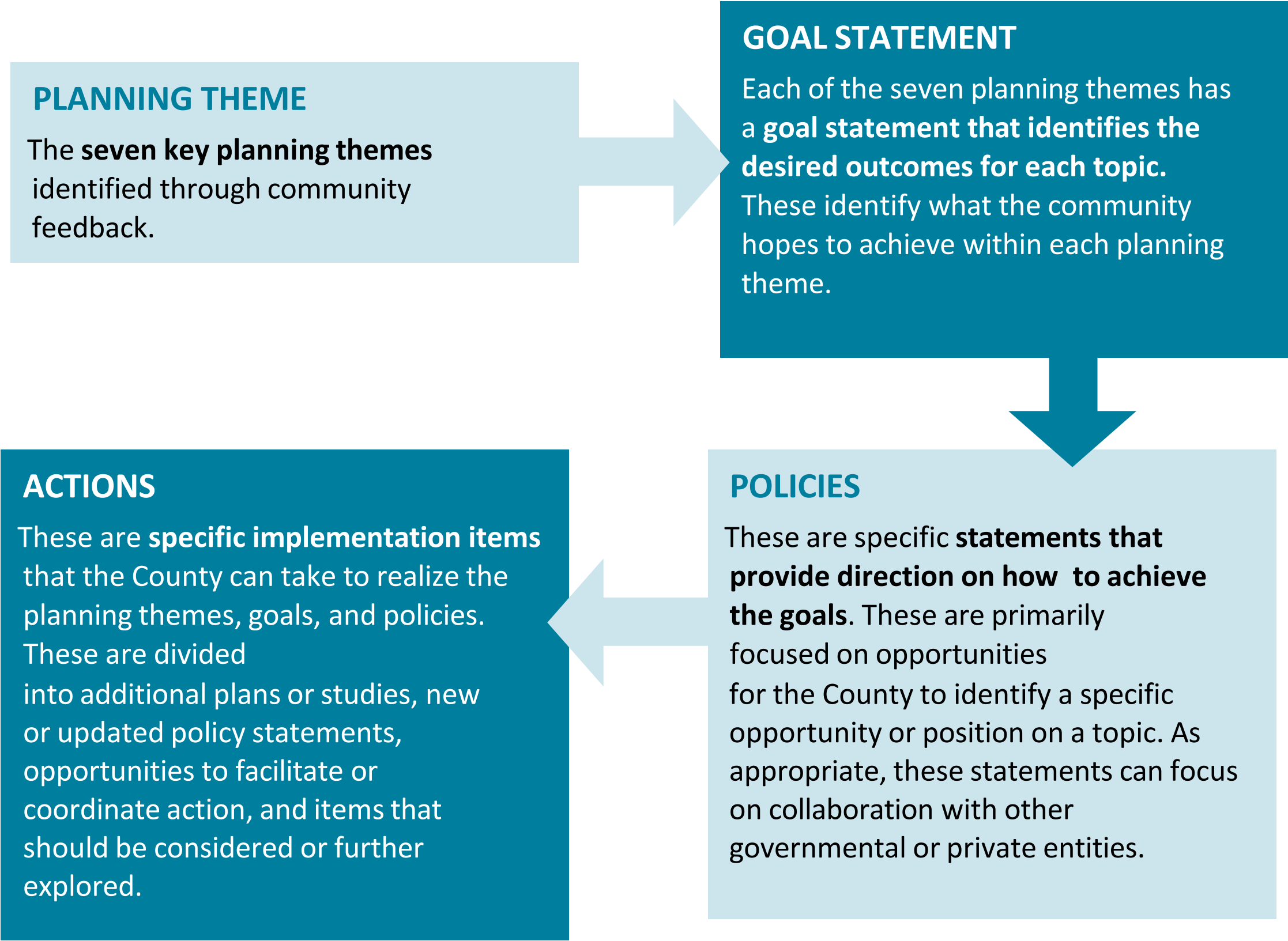


**Protected
Natural
Environment and
Greenspace**



**Quality and
Context-Sensitive
Infrastructure**

HOW TO USE THE PLAN



ACTION PLAYBOOK - GUIDE TO IMPLEMENTATION

Actions Organized by Planning Theme:

- » **Policy**
Related policies
- » **Action**
Specific action item
- » **Investment**
Relative level of investment
- » **Timing**
When to prioritize: Near Term (1-3 Years), Mid Term (3-6 years), Long Term (6-10 years) or Ongoing
- » **Entity**
Assigning responsibility

COMMUNITY CHARACTER		
POLICY	C2 Celebrate cultural resources and continue to support historic preservation efforts.	
	C3 Prioritize high-quality design and distinctiveness in development and redevelopment, recognizing the unique character of Guilford County.	
ACTION	C 2.4 Work with stakeholders and community members to incorporate policies for diverse and inclusive public art and cultural expression throughout Guilford County.	C 2.5 Partner with local organizations to create public art opportunities throughout the county.
INVESTMENT	Medium/High	Low
TIMING	1-3 Years, Ongoing	3-6 Years
ENTITY	Economic Development, Planning and Development	Economic Development, Planning and Development

144 | Action Playbook

ATTAINABLE HOUSING		
POLICY	H1 Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents.	
ACTION	H 1.6 Offer housing density bonuses for land conservation subdivisions.	H 1.7 Update the UDO to allow developers of new subdivisions to provide multiple lot sizes and/or house types to encourage additional housing variety.
RELATIVE INVESTMENT	Low/Medium	Medium/High
TIMING	1-3 Years, 3-6 Years	1-3 Years, 3-6 Years
ENTITY	Planning and Development, County Administration, County Commissioners	Planning and Development, County Administration, County Commissioners

168 | Action Playbook

DRAFT

COMMUNITY CHARACTER

GOAL STATEMENT

Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking.

COMMUNITY DIRECTIVE

In the Northeast and Southeast portions of the County, preservation and protection of agricultural land uses were among the top priorities indicated for the future.

POLICY 1: Continue to document historic resources and increase the visibility of historic preservation program.

POLICY 2: Celebrate cultural resources and continue to invest in the arts.

POLICY 3: Prioritize high-quality design and distinctive character in new development and redevelopment, recognizing variations across Guilford County.

Near-Term Actions Sample:

- ✓ **Explore additional financial and development incentives** that will provide assistance for private property owners to preserve or rehabilitate historic structures and spaces.
- ✓ **Encourage collaborations** among businesses, artists, educators, and the technology sector to promote cross-sector innovation.
- ✓ Explore the use of character-based pattern books, design guidelines and manuals, or a hybrid approach to **establish intended character and design elements for different Place Types** as identified on the FLUM.
- ✓ Support existing and implement new policies that **prioritize preservation of farmland**, as further outlined in Resilient Economy Policy 4.
- ✓ **Update the Liberty Road/ Woody Mill Small Area Plan.**

ATTAINABLE HOUSING

GOAL STATEMENT

Focus on supporting the creation and retention of a variety of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design.



COMMUNITY DIRECTIVE

Housing affordability was the #1 response when asked “What would you most like to improve about Guilford County to promote a higher quality of life?”



POLICY 1: Enable the creation of new housing units that will provide a variety of housing types that meet the needs of residents.

POLICY 2: Enable housing creation and preservation throughout Guilford County that is attainable and accessible for all income levels.

POLICY 3: Update policies to maintain housing affordability in existing units throughout Guilford County.

POLICY 4: Encourage the preservation, maintenance, and development of high-quality and safe housing.



BEFORE

AFTER

Near-Term Actions Sample:

- ✓ **Update the UDO** to provide an administrative review path for attainable housing development located in Activity Centers.
- ✓ Encourage housing opportunities that **support existing and new agricultural operations**. This could include use of the USDA Farm Labor Housing Loan and Grant opportunities, or the addition of housing facilities for farm workers.
- ✓ Continue to **work with non-profit and private-sector housing partners to identify funding**, through sources like the HOME program, that can assist low- and moderate-income households with the rent and/or purchase of a home and **find innovative solutions for expanding housing choices and availability county-wide**.

RESILIENT ECONOMY

GOAL STATEMENT

Promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees.

COMMUNITY DIRECTIVE

Focus group participants suggested to address lack of workforce retention and leveraging aerospace, life sciences, food processing/production and furniture design and textile industries as well as supply chain industry opportunities from the Megasite.



POLICY 1: Align economic development efforts with the future land use map and NC Carolina Core.

POLICY 2: Support existing businesses and industries, while seeking to increase high-wage jobs and employment opportunities throughout the county.

POLICY 3: Cultivate and support workforce training programs to support residents in gaining the skills needed for emerging job opportunities, fostering a dynamic and adaptable workforce.

POLICY 4: Prioritize the preservation of agricultural uses and working farms as a strategic economic development initiative.

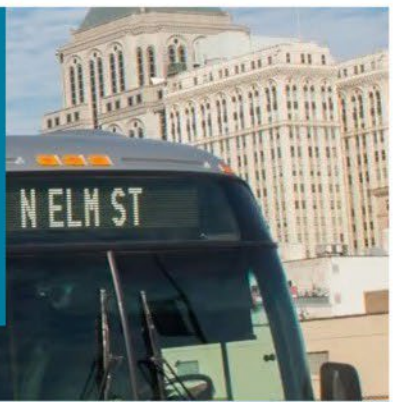
Near-Term Actions Sample:

- ✓ Support development of Neighborhood Centers as identified on the Future Land Use Map to **support rural commercial uses that are appropriately scaled**, and which fit with the rural character of Guilford County.
- ✓ **Provide support**, such as grants, expedited permit reviews, and education opportunities, **for small businesses to expand in Guilford County.**
- ✓ Establish a Farmland Preservation initiative or program in the Guilford Soil and Water District Office or Cooperative Extension Office to **establish a more robust farmland preservation program.**

DIVERSIFIED TRANSPORTATION & MOBILITY

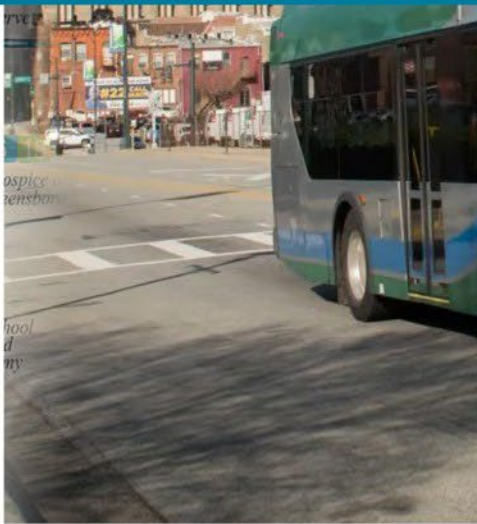
GOAL STATEMENT

Coordinate with the NCDOT, transit and transportation planning organizations, and local jurisdictions to facilitate safe and efficient transportation infrastructure that serves strategic areas of Guilford County through access to multiple modes of travel.



COMMUNITY DIRECTIVE

Workshop participants expressed a desire to be able to walk and bike to parks, with a preference towards automobile and public transit for getting to work and activity centers.



POLICY 1: Provide ongoing support of the existing countywide transportation networks, focusing on universal access, safety, efficiency and climate-friendly options for residents and visitors.

POLICY 2: In order to identify opportunities for funding options and expansion into regional services, the county should maintain its active role in MPO's that serve the county, in addition to other regional transportation organizations, which provide regional connectivity and transit expansion opportunities that serve Guilford County residents.

POLICY 3: Actively plan for the impacts of climate change on the transportation system.



Near-Term Actions Sample:

- ✓ Provide support for and enhance **mobility-based programs for seniors and those living with disabilities.**
- ✓ **Support the school district to provide transportation to assist all students with getting to and from school both safely and efficiently.** Consider updating the Memorandum of Understanding (MOU) with Guilford County Public Schools to require consultation for potential school sites or expansion projects during the site identification phase of the planning process to ensure that transportation impacts to local areas are identified prior to site acquisition.
- ✓ **Continue to engage and participate in regional and state discussions and planning activities** to ensure the need for movement of goods and freight throughout Guilford County is considered and supported.

SERVICE ACCESSIBILITY

GOAL STATEMENT

Support land use decisions that create coordinated distribution of and convenient access to health and emergency services, schools, and parks.



COMMUNITY DIRECTIVE

When asked what is most important in terms of managing future growth, access to services was in the top three responses.



POLICY 1: Work with Strategic Partners to increase balanced access to services that promote a high quality of life.

POLICY 2: Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods.



Near-Term Actions Sample:

- ✓ Hold annual conversations between the Board of Commissioners (BOCC) and the Guilford County School Board to **discuss priorities and trends related to schools.**
- ✓ **Analyze parks and recreation service throughout Guilford County**, identifying areas where there are existing service gaps, maintenance needs, and facility upgrades, and establish policies and funding to address these gaps.
- ✓ **Expand overall accessibility and proactive resource placement in all recreation facilities**, including implementing ADA improvements.
- ✓ **Complete the Guilford County Parks Master Plan and prioritize funding to implement the Plan's priority initiatives.**

PROTECTED NATURAL ENVIRONMENT & GREENSPACE

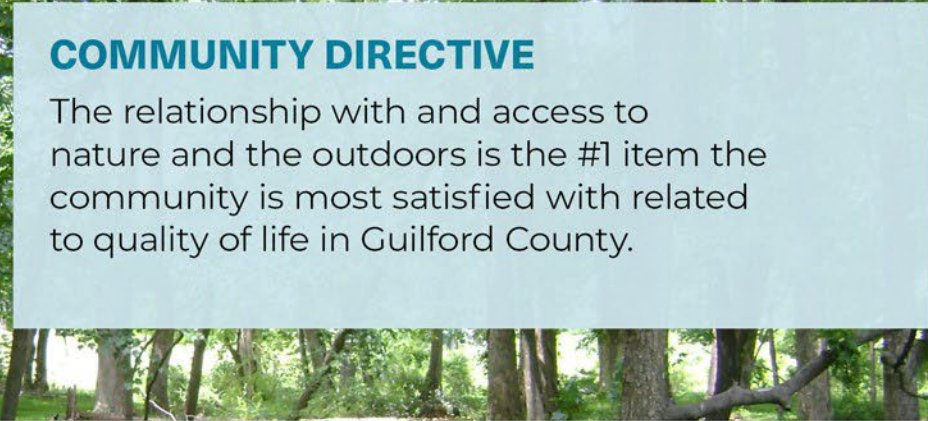
GOAL STATEMENT

Ensure the provision of abundant parks, as well as the protection of natural vistas and green space, through County-managed soil erosion, stormwater, and conservation programs so that natural resources are valued and preserved.



COMMUNITY DIRECTIVE

The relationship with and access to nature and the outdoors is the #1 item the community is most satisfied with related to quality of life in Guilford County.

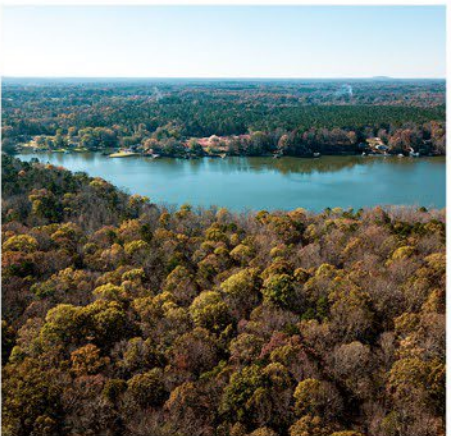


POLICY 1: Improve the quality of Guilford County's natural resources through regional partnerships and implementation of preservation and protection measures.

POLICY 2: Safeguard the environmental integrity of regional water sources and recreational water bodies.

POLICY 3: Protect natural features and sensitive areas (riparian areas, floodplains, vegetation and tree cover).

POLICY 4: Emphasize connectivity for parks, greenways, and broad open spaces and protect scenic and environmental corridors and buffer areas.



Near-Term Actions Sample:

- ✓ **Incentivize the retention of tree canopy** across Guilford County, specifically on new development sites and planned communities.
- ✓ Conduct a study and update the Guilford County Natural Heritage Inventory to **identify the areas of most ecological significance and prioritize conservation efforts within the county.**
- ✓ **Support retention of viable agricultural lands through the encouragement of both traditional and nontraditional farm uses,** including agritourism, organic farming, and viticulture, and provide assistance in partnership with conservation organizations, state, and federal cost-share programs, and the North Carolina Cooperative Extension.

QUALITY & CONTEXT SENSITIVE INFRASTRUCTURE

GOAL STATEMENT

Create a resilient, coordinated, and high-quality infrastructure system that adapts to the changing needs of the community.

COMMUNITY DIRECTIVE

Expanding sufficient and appropriate infrastructure is the community's biggest concern when it comes to growth in Guilford County.

POLICY 1: Meet changing demands for infrastructure through regional partnerships and cooperation with service and utility providers.

POLICY 2: Plan for the true cost of Infrastructure.

Near-Term Actions Sample:

- ✓ Support digital connectivity throughout Guilford County by working with partners to **provide reliable broadband and cellular services.**
- ✓ **Advocate for and support the provision of water and sewer services** by identifying where service provision is feasible and cost-effective and will support the growth goals in the Future Land Use Map, while also protecting areas identified for preservation.
- ✓ **Evaluate long-term needs** for waste management, processing facilities, recycling streams, and landfill needs in Guilford County.



FUTURE LAND USE FRAMEWORK

GUIDING PRINCIPLES

AREAS TO PRESERVE

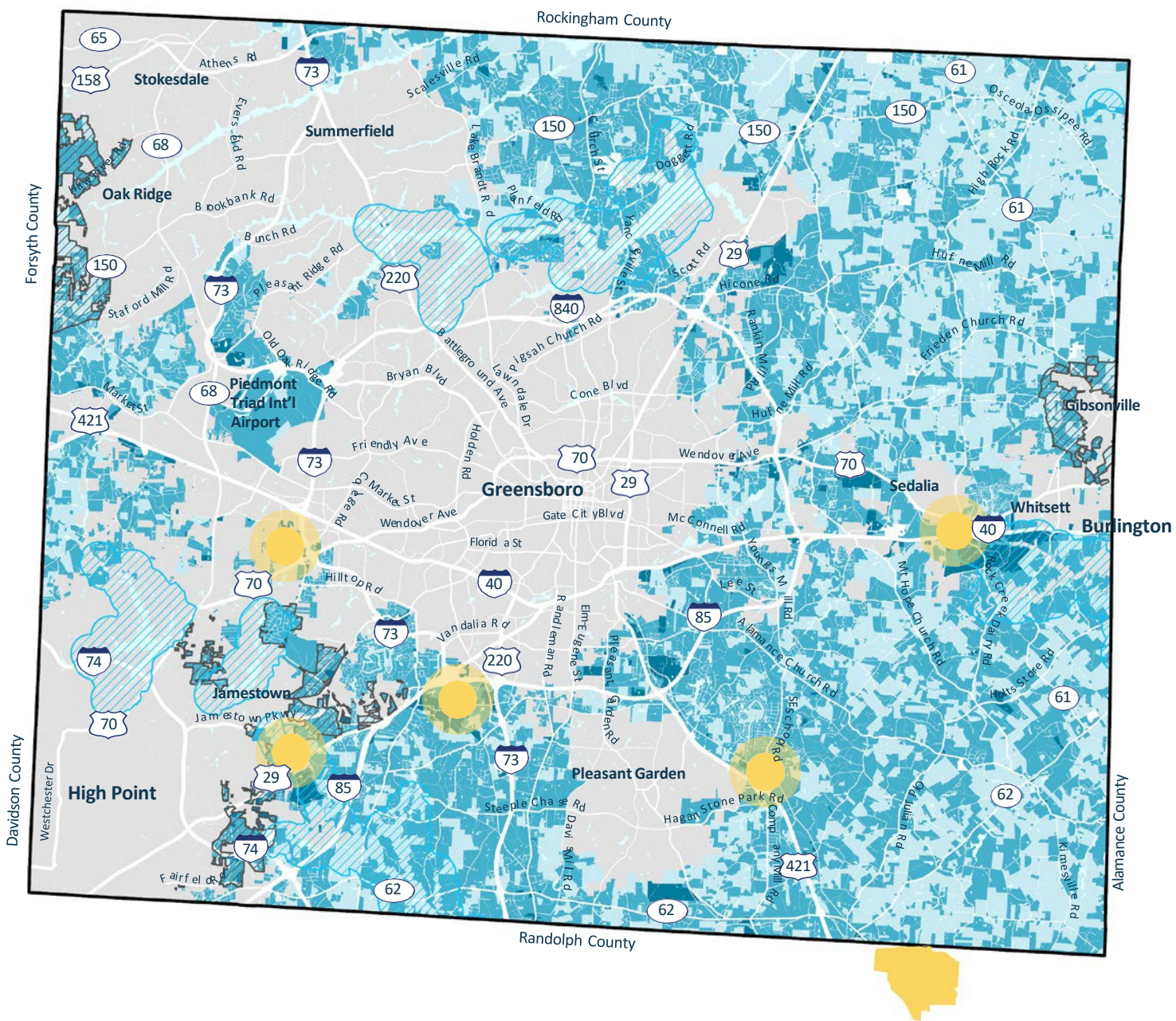
- » Natural and environmentally-sensitive areas, agricultural lands, rural communities, and historic resource properties.

AREAS TO ENHANCE

- » Existing developed areas, should consider small-to-medium improvements over the long-term to keep up with changing economics, technologies, consumer preferences, and age-related deterioration.

AREAS TO TRANSFORM

- » Places that already have momentum, but which need additional investment to re-imagine new energized activity areas. They provide key locations for sites that can act as a catalyst for additional development, such as new employment centers, regional shopping centers, entertainment areas, and mixed-use residential development in appropriate locations.



MAP 1: GUIDING PRINCIPLES

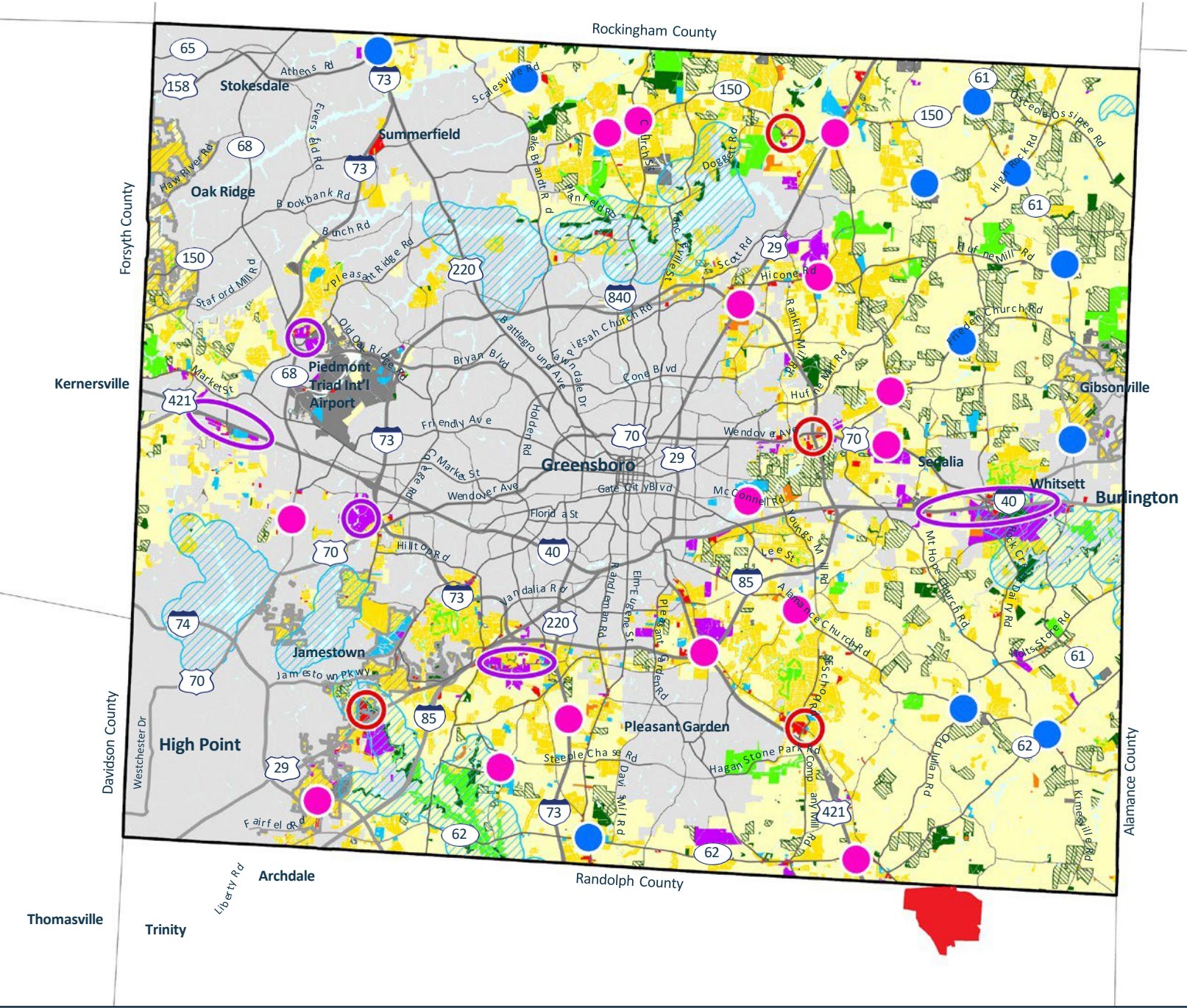
- | | | | |
|--|-------------------------------|--|--|
| | COUNTY BOUNDARY | | AREAS TO PRESERVE |
| | INCORPORATED AREA | | AREAS TO ENHANCE AREAS |
| | WATERBODY/STREAM | | TO TRANSFORM |
| | OVERLAY | | MAJOR MIXED USE CENTER/REGIONAL EMPLOYMENT |
| | ETJ | | |
| | CRITICAL WATERSHED | | |
| | GREENSBORO-RANDOLPH MEGA SITE | | |

FUTURE LAND USE MAP

NEW COUNTY FUTURE LAND USE PLACE TYPES

LAND USE MANAGEMENT CONTROLS:

- » Rural Stewardship Principles
- » Planning Area Buffers
- » Targeted Investment Areas



MAP 2: FUTURE LAND USE MAP

- COUNTY BOUNDARY
- MAJOR ROAD
- INCORPORATED AREA
- WATERBODY/STREAM
- ETJ
- CRITICAL WATERSHED
- VAD (VOLUNTARY AG DISTRICTS)
- GREENSBORO-RANDOLPH MEGA SITE

- NODE**
- REGIONAL EMPLOYMENT CENTER
 - MAJOR MIXED USE CENTER
 - NEIGHBORHOOD CENTER
 - RURAL CROSSROAD

- FLUM PLACE TYPES**
- NATURAL AREA/PRESERVE*
 - RURAL LIVING
 - OPEN SPACE/RECREATION
 - MULTI-FAMILY RESIDENTIAL
 - RESIDENTIAL COMMERCIAL
 - CIVIC/EDUCATION
 - INDUSTRIAL INNOVATION
 - AIRPORT/RAILROAD
 - * INCLUDES ALREADY MANAGED LANDS

LAND USE PLACE TYPES

Less

↑

INTENSITY/DENSITY

↓

More

Natural Areas and Preserves



Parks and Recreation



Working Farms/Agriculture



Conservation/Clustered Development



Rural Living



Residential



Multi-Family Residential



Commercial - Office/Service



Commercial - Retail/Restaurant



Civic



Industrial/Innovation



FOR EACH PLACE TYPE THE PLAN DESCRIBES:

» **General Character Description:**

Describes the overall characteristics of the Place Type related to how land is used and the types of residential land uses.

» **Approach for Wastewater Treatment:**

Identifies the anticipated system approach to wastewater infrastructure. Areas that are likely to have lower density or less intensity of land uses will typically have a private septic system. Areas that are likely to have a higher density or intensity of use will connect to a community-based system where feasible.

» **Approach for Water Access:**

Identifies the anticipated approach to water service. The use of private wells or a community system are anticipated to follow the same process as wastewater systems.

» **General Residential Density:**

States the anticipated amount of residential development in each Place Type.

» **Primary Land Uses:**

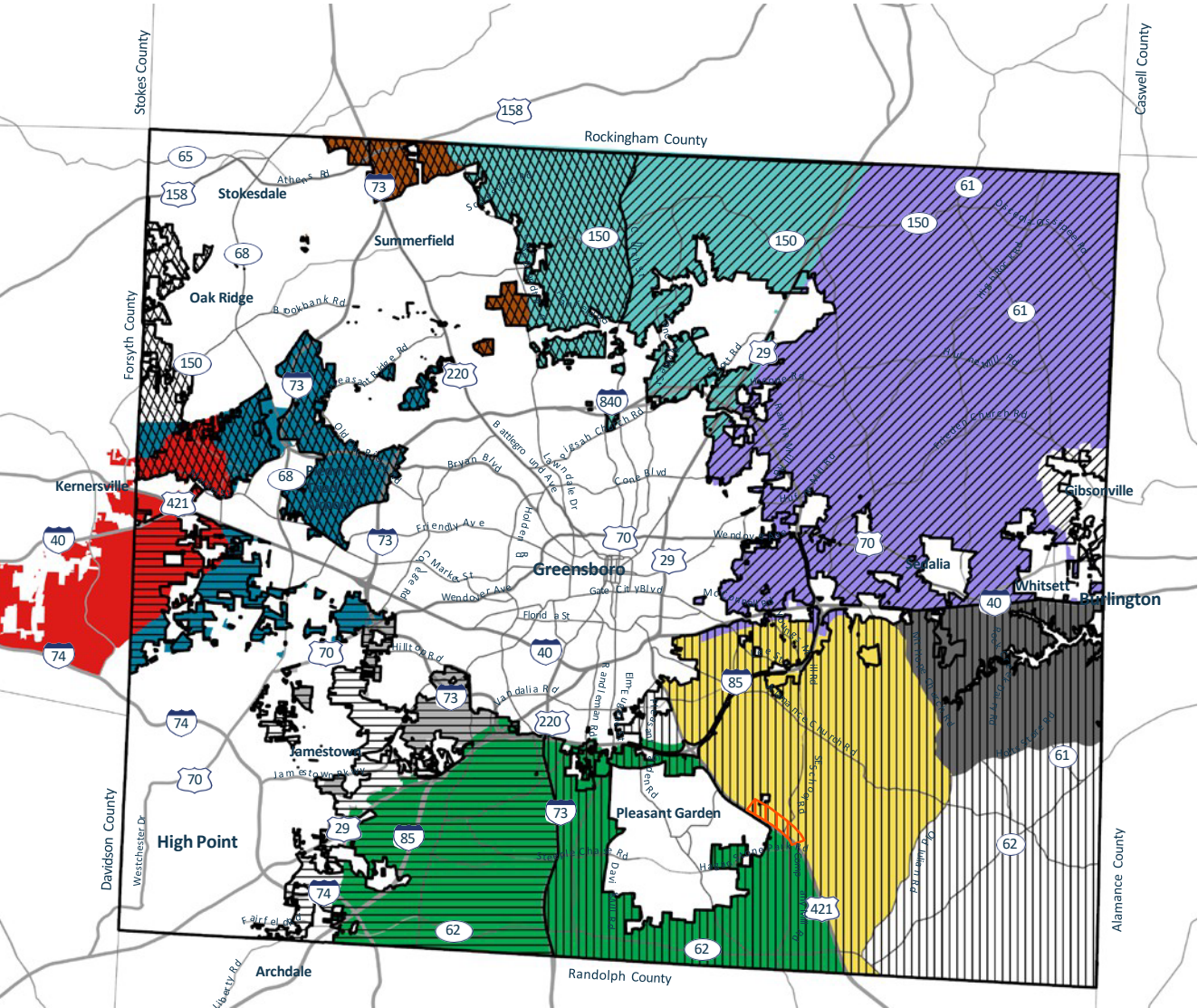
Identifies the main land uses that are anticipated to occur in each Place Type.

» **Secondary Land Uses:**

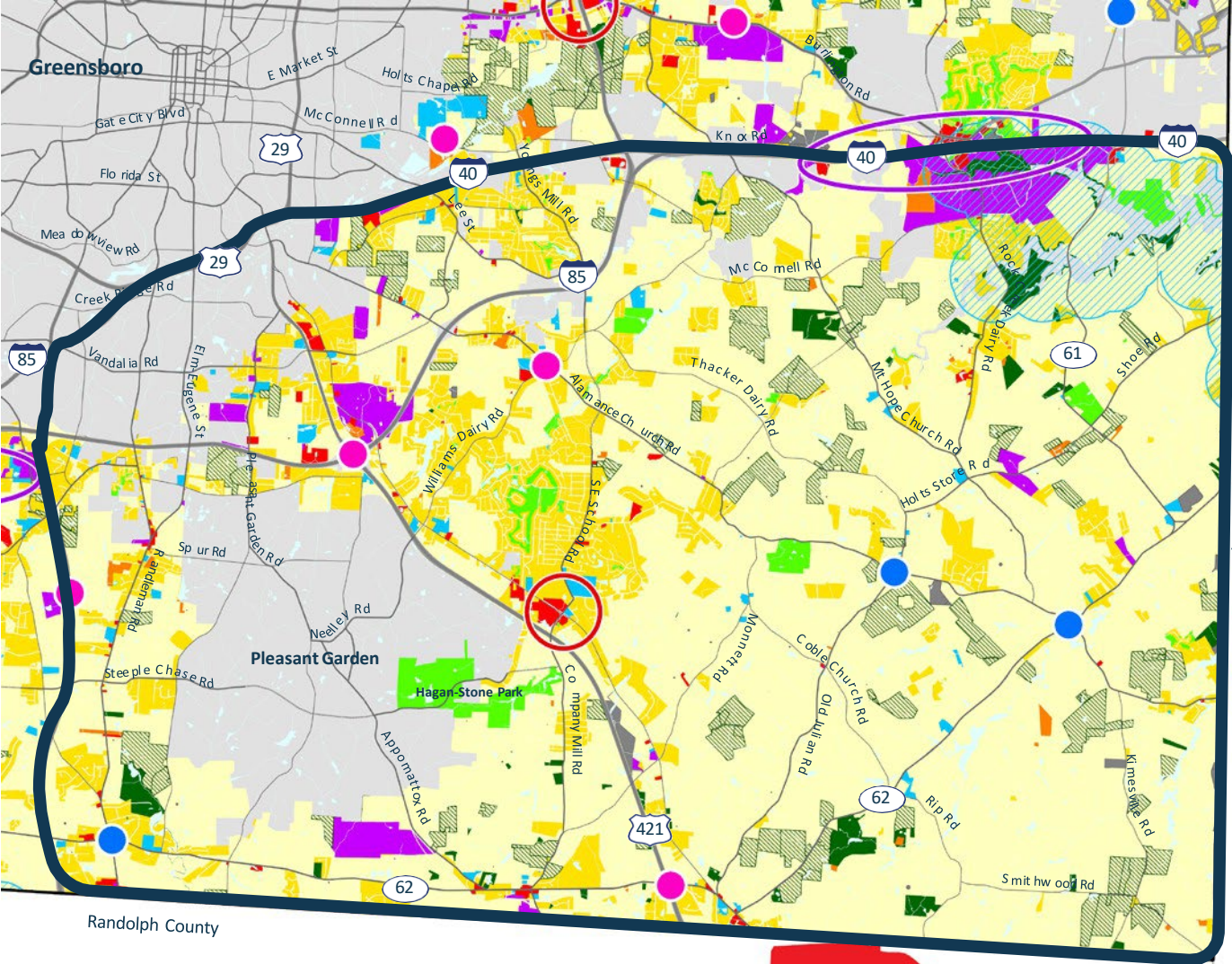
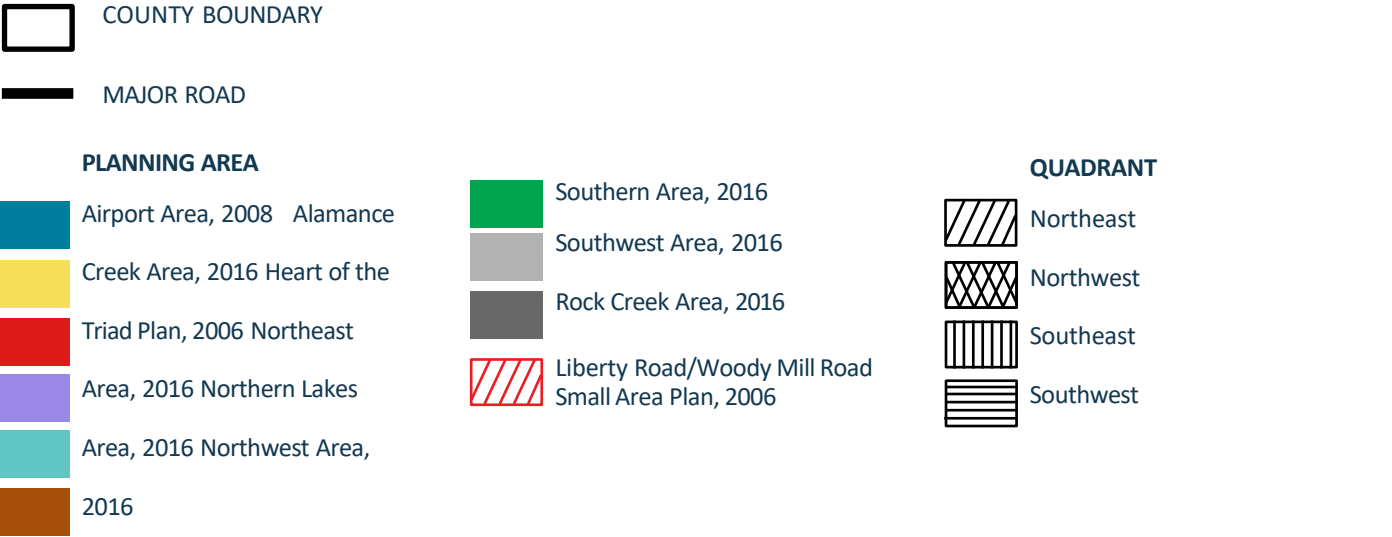
Identifies supporting and accessory land uses that are anticipated to occur in each Place Type

Because Guilford County is not a water or wastewater service provider, any type of community system connection will require coordination with regional partners. In areas that are unlikely to be served by community water and sewer systems, private wells and septic systems are identified, but that does not preclude connection to a community system in the future should the opportunity be available. In addition, there are four scales of Activity Centers that include the same information as well as a link to Area Plans.

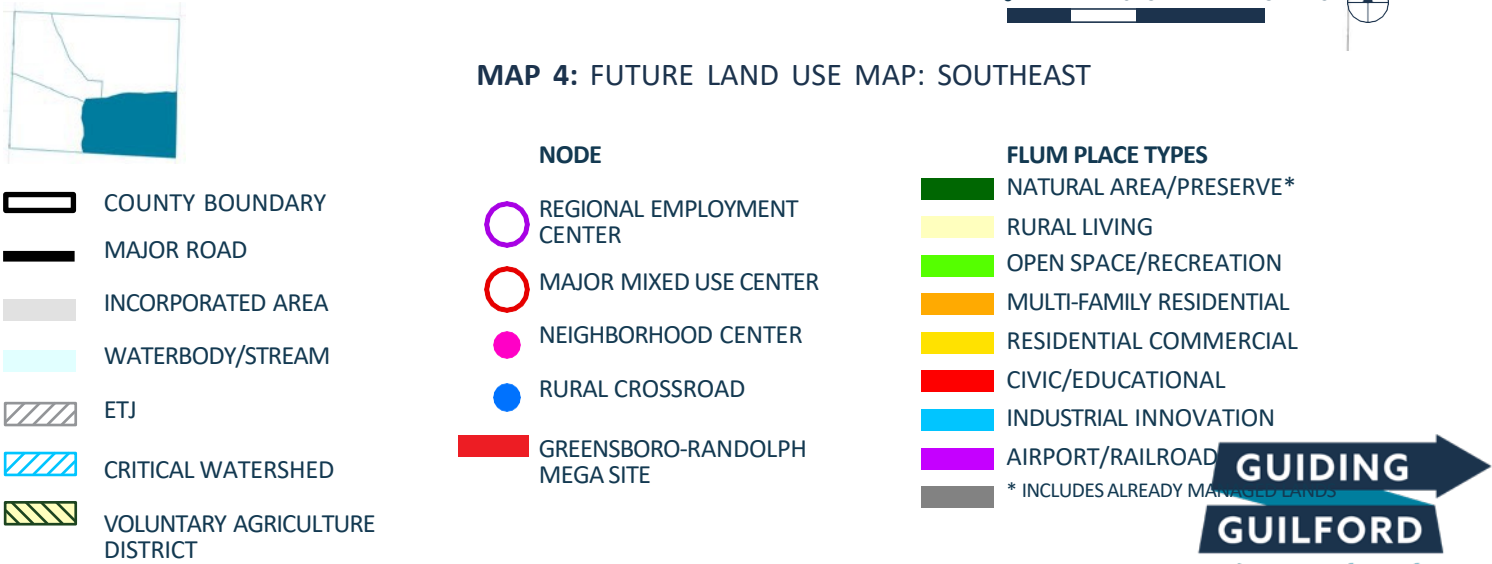
QUADRANT APPROACH



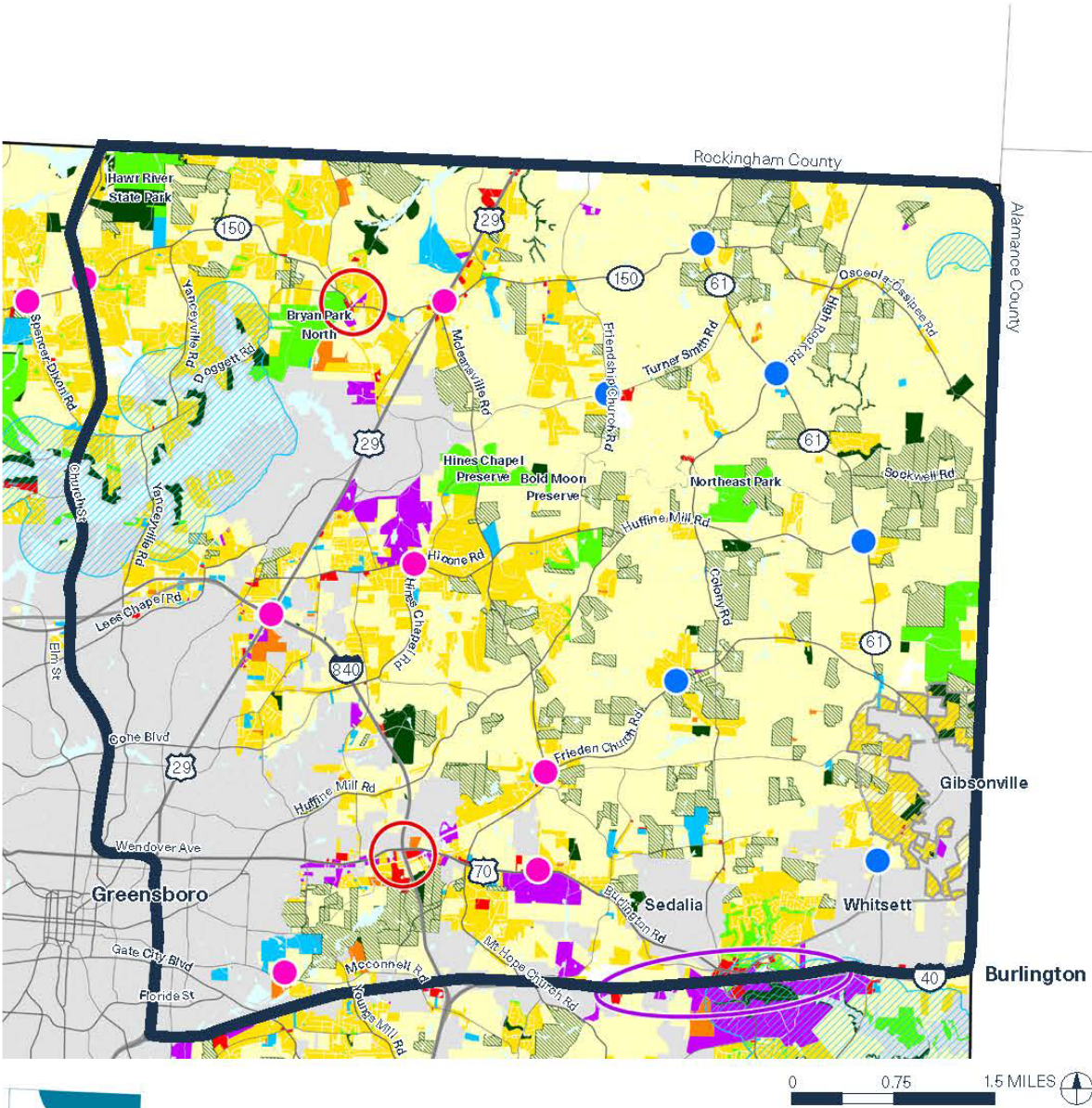
MAP 3: AREA PLANS AND QUADRANTS



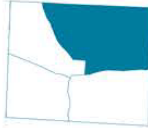
MAP 4: FUTURE LAND USE MAP: SOUTHEAST



QUADRANT APPROACH



MAP 28: FUTURE LAND USE MAP: NORTHEAST

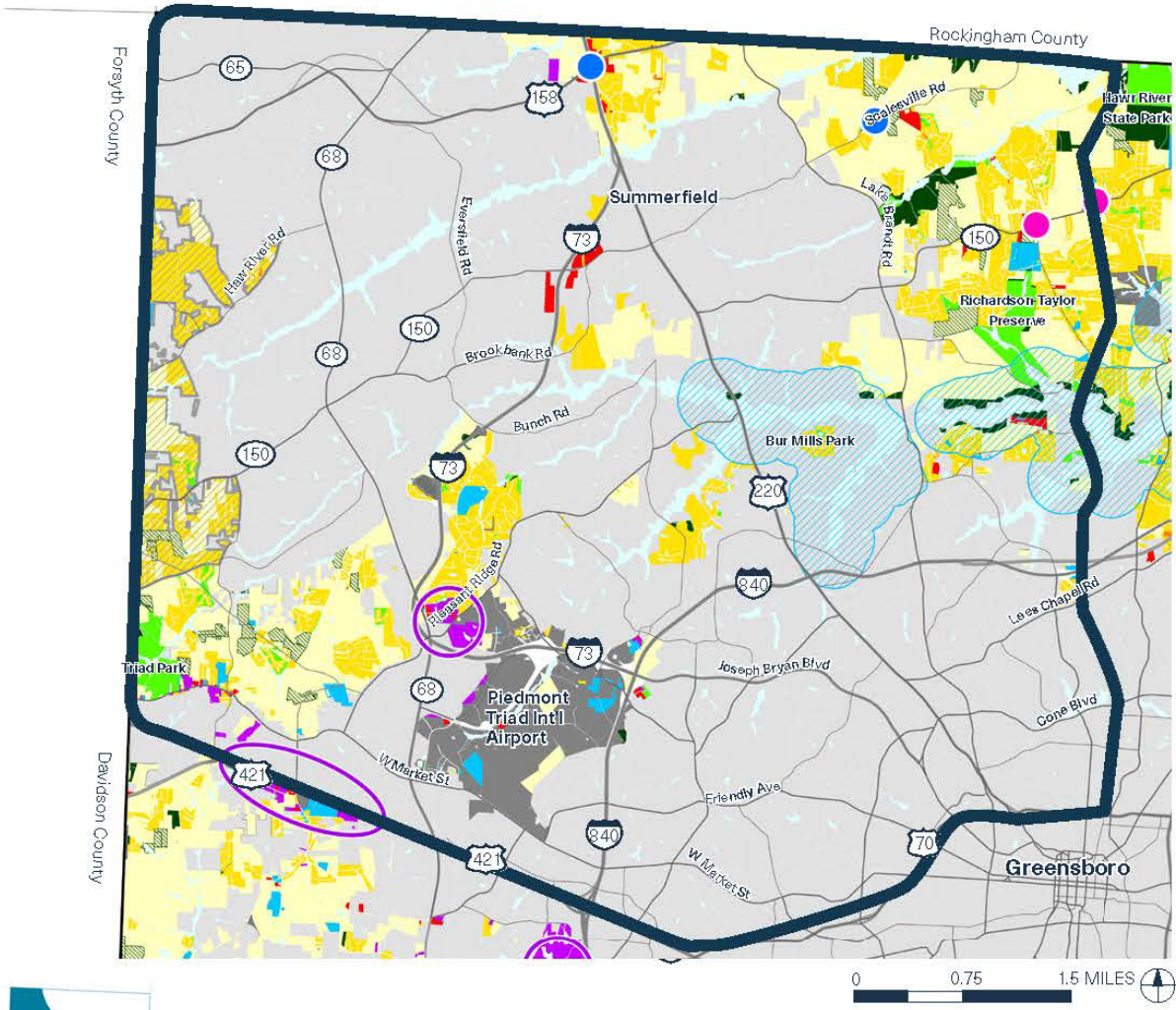
- 
 - COUNTY BOUNDARY
 - MAJOR ROAD
 - INCORPORATED AREA
 - WATERBODY/STREAM
 - ETJ
 - CRITICAL WATERSHED
 - VOLUNTARY AGRICULTURE DISTRICT
- NODE**

 - REGIONAL EMPLOYMENT CENTER
 - MAJOR MIXED USE CENTER
 - NEIGHBORHOOD CENTER
 - RURAL CROSSROAD
- FLUM PLACE TYPES**

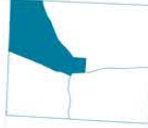
 - NATURAL AREA/PRESERVE*
 - RURAL LIVING
 - OPEN SPACE/RECREATION
 - MULTI-FAMILY RESIDENTIAL
 - RESIDENTIAL
 - COMMERCIAL
 - CIVIC/EDUCATIONAL
 - INDUSTRIAL INNOVATION
 - AIRPORT/RAILROAD

* INCLUDES ALREADY MANAGED LANDS

DRAFT



MAP 29: FUTURE LAND USE MAP: NORTHWEST

- 
 - COUNTY BOUNDARY
 - MAJOR ROAD
 - INCORPORATED AREA
 - WATERBODY/STREAM
 - ETJ
 - CRITICAL WATERSHED
 - VOLUNTARY AGRICULTURE DISTRICT
- NODE**

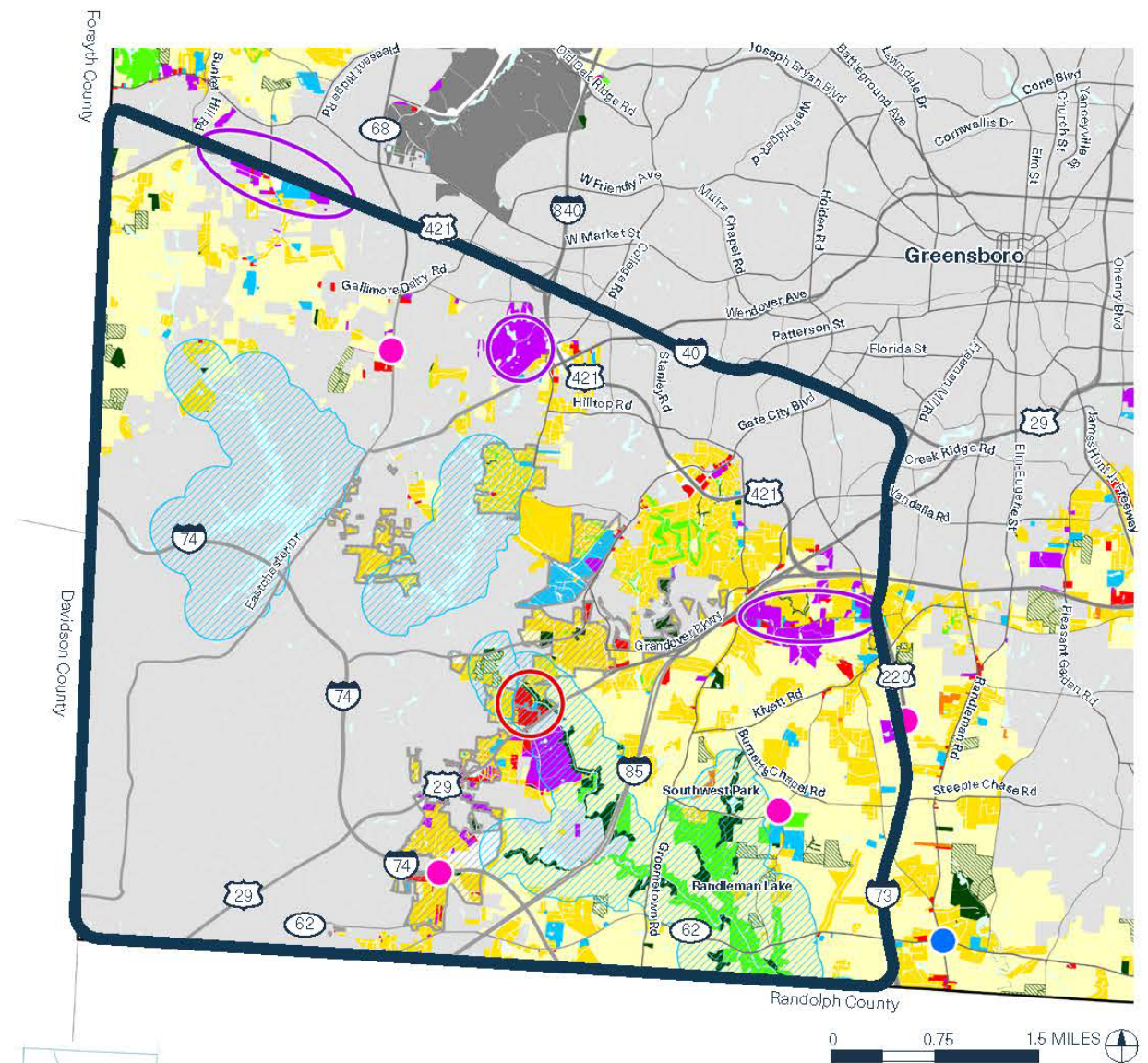
 - REGIONAL EMPLOYMENT CENTER
 - MAJOR MIXED USE CENTER
 - NEIGHBORHOOD CENTER
 - RURAL CROSSROAD
- FLUM PLACE TYPES**

 - NATURAL AREA/PRESERVE*
 - RURAL LIVING
 - OPEN SPACE/RECREATION
 - MULTI-FAMILY RESIDENTIAL
 - RESIDENTIAL
 - COMMERCIAL
 - CIVIC/EDUCATIONAL
 - INDUSTRIAL INNOVATION
 - AIRPORT/RAILROAD

* INCLUDES ALREADY MANAGED LANDS

DRAFT

QUADRANT APPROACH



MAP 27: FUTURE LAND USE MAP: SOUTHWEST

COUNTY BOUNDARY

MAJOR ROAD

INCORPORATED AREA

WATERBODY/STREAM

ETJ

CRITICAL WATERSHED

VOLUNTARY AGRICULTURE DISTRICT

REGIONAL EMPLOYMENT CENTER

MAJOR MIXED USE CENTER

NEIGHBORHOOD CENTER

RURAL CROSSROAD

NATURAL AREA/PRESERVE*

RURAL LIVING

OPEN SPACE/RECREATION

MULTI-FAMILY RESIDENTIAL

RESIDENTIAL

COMMERCIAL

CIVIC/EDUCATIONAL

INDUSTRIAL INNOVATION

AIRPORT/RAILROAD

* INCLUDES ALREADY MANAGED LANDS

DRAFT

FLUM - AREA PLANS CROSSWALK

		FLUM DESIGNATIONS														
		Natural Area / Preserve	Working Farm / Agriculture	Open Space / Recreation	Conservation / Clustered Developments	Rural Living	Residential	Multi-Family Residential	Commercial	Civic / Education	Industrial / Innovation	Rural Cross Road	Neighborhood Center	Major Mixed Use Center	Regional Employment	
Area Plan	Land Uses															
Liberty Road Woody Mill Road	Greenspace	X														
	Commercial								X							
	Commercial/Office/Institution			X					X	X						
	Office/Institutional								X	X						
	Multi-Family Residential							X								
	Multi-Family Residential/Office/Institutional											X	X			
	Single-Family Residential						X									
Northeast Area	AG Rural Residential		X			X										
	Residential Single Family						X									
	Residential Multi Family							X								
	Light Commercial										X					
	Moderate Commercial								X							
	Heavy Commercial								X							
	Light Industrial										X					
	Heavy Industrial										X					
	Office								X							
	Public Institutional Open Space									X						
	Mixed Use											X	X			
Northern Lakes Area	AG Rural Residential		X			X										
	Residential Single Family						X									
	Light Commercial										X					
	Moderate Commercial								X							
	Light Industrial										X					
	Heavy Industrial										X					
	Public Institutional Open Space									X						
	Mixed Use											X	X			
	Light Commercial Node										X					
	Moderate Commercial Node								X							
	Central Business District											X	X			

PLACE TYPE EXAMPLES

PARKS AND RECREATION

GENERAL CHARACTER DESCRIPTION	These lands are typically used for recreational purposes including parks, athletic fields, golf courses, greenways, and trails. These lands are often owned by government. Development of recreational spaces should consider protecting wildlife and water resources, topography, tree-stands and other natural resources.
APPROACH FOR WASTEWATER TREATMENT	Private septic systems
APPROACH TO POTABLE WATER ACCESS	Private wells
GENERAL RESIDENTIAL DENSITY	While there may be some residential development in these areas, overall residential density is low to medium density.
PRIMARY LAND USES	State parks, watershed management lands or parks that include recreational uses.
SECONDARY LAND USES	Buildings if present, may include recreational facilities. Access to trails or driveways.



Northeast Park, Gibsonville, NC. Photo source: Design Workshop

WORKING FARMS AND AGRICULTURAL LAND

GENERAL CHARACTER DESCRIPTION	These lands are actively used for agriculture, including cultivated farms and ranches. The lands may or may not be owned by a property owner and out of the property. Working Farms and Agricultural lands are much larger than five acres.
APPROACH FOR WASTEWATER TREATMENT	Private septic systems
APPROACH TO POTABLE WATER ACCESS	Private wells
GENERAL RESIDENTIAL DENSITY	Working Farms and Agricultural lands are typically developed with accessory structures.
PRIMARY LAND USES	Agriculture, forestry, agricultural and residential
SECONDARY LAND USES	Accessory uses to agriculture, including production and processing businesses



Rudd Farm. Photo source: Design Workshop

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RURAL LIVING

GENERAL CHARACTER DESCRIPTION	These lands are typically characterized by low density residential, typically single-family homes. These lands include areas that are currently undeveloped or underdeveloped along major transportation corridors and other established corridors and corridors.
APPROACH FOR WASTEWATER TREATMENT	Private septic systems or community systems
APPROACH TO POTABLE WATER ACCESS	Private wells or community systems
GENERAL RESIDENTIAL DENSITY	Low density development, typically one to several acres, and where development is based on site conditions
PRIMARY LAND USES	Single-family detached residential, mobile home parks, and mobile home parks
SECONDARY LAND USES	Residential land uses serving commercial, retail, office, civic and public uses and services



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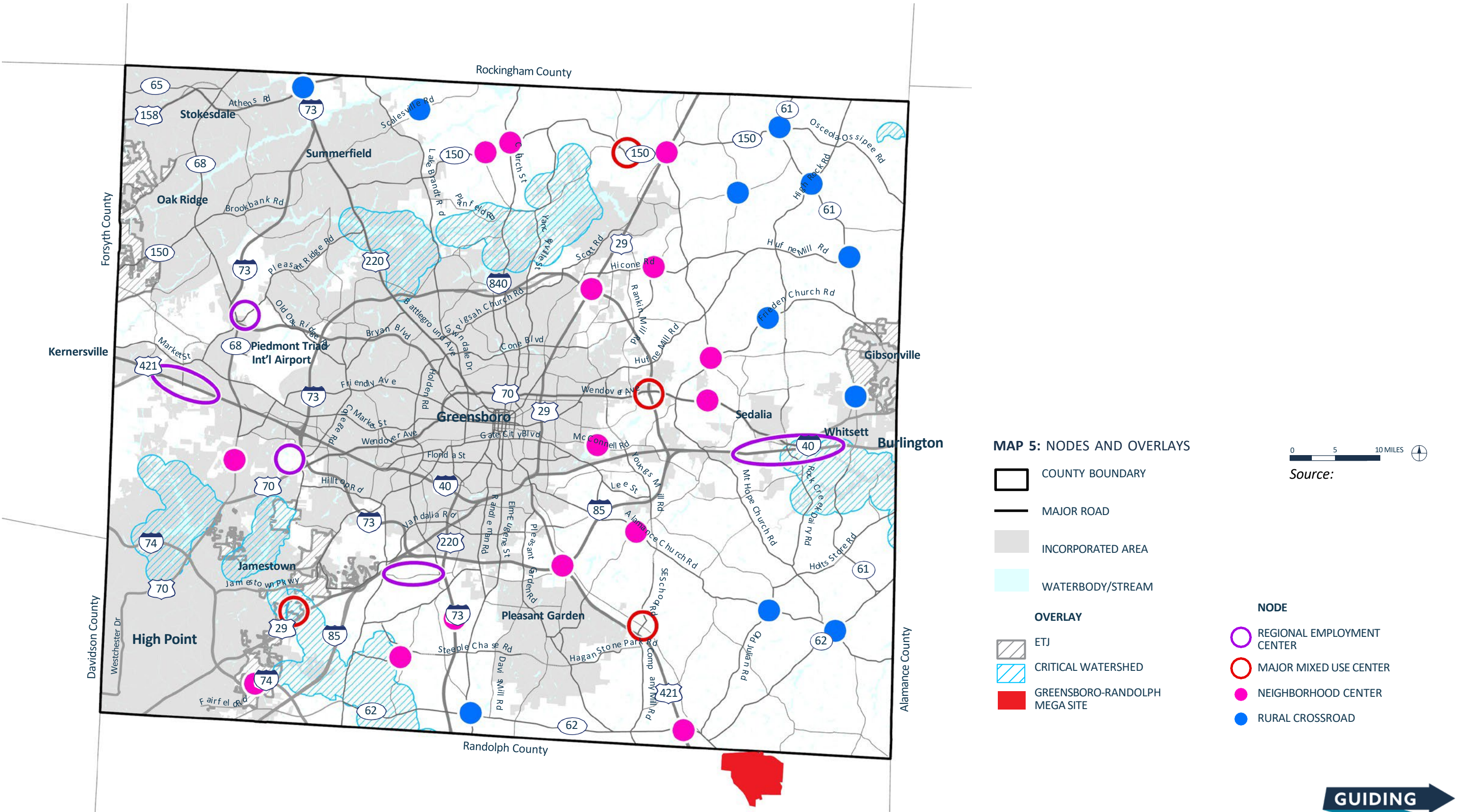
MULTIFAMILY RESIDENTIAL

GENERAL CHARACTER DESCRIPTION	These lands are typically characterized by complexes or communities that have a uniform housing type and density. These lands support the highest residential density in suburban areas and can be found near suburban commercial and office destinations. These lands include both existing development and undeveloped areas that may experience development in the form of medium and high density residential uses in areas where municipalities continue to grow outward into the county or along primary transportation corridors.
APPROACH FOR WASTEWATER TREATMENT	Community systems
APPROACH TO POTABLE WATER ACCESS	Public water
GENERAL RESIDENTIAL DENSITY	Medium and high density development, typically consisting of 5-26 dwelling units per acre to accommodate a variety of residential forms
PRIMARY LAND USES	Townhomes, triplexes, quadplexes, cottage-style single family, mobile home parks, and multi-family residential development (apartments and condominiums)
SECONDARY LAND USES	Residential serving commercial, retail, office, civic and public uses and services



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ACTIVITY CENTER TYPES



CENTER TYPES

RURAL CROSSROADS

GENERAL CHARACTER DESCRIPTION

Lands are composed of small-scale development along rural roads. Small businesses are typically located as gathering places or destinations for surrounding residential and commercial development.

APPROACH FOR WASTEWATER TREATMENT

Private septic systems and community systems.

APPROACH TO POTABLE WATER ACCESS

Private wells and community systems.

GENERAL RESIDENTIAL DENSITY

Low and medium density development with up to five dwelling units per acre.

PRIMARY LAND USES

Small commercial businesses, convenience stores, and service businesses.

SECONDARY LAND USES

Wholesale and service businesses, and other commercial uses.

LINK TO AREA PLANS

Guilford County has existing plans and Small Area Plans. These are incorporated into the Future Land Use Framework.



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NEIGHBORHOOD CENTER

GENERAL CHARACTER DESCRIPTION

These are lands consisting of small-scale development to be gathering places or destinations for surrounding residential and commercial development. These areas accommodate moderate intensity uses.

APPROACH FOR WASTEWATER TREATMENT

Private septic systems and community systems.

APPROACH TO POTABLE WATER ACCESS

Private wells and community systems.

GENERAL RESIDENTIAL DENSITY

Low and medium density development with up to five dwelling units per acre.

PRIMARY LAND USES

Neighborhood-oriented commercial and service businesses.

SECONDARY LAND USES

Civic and public uses, such as schools, libraries, and community centers, as well as small multi-family townhomes, and condominiums.

LINK TO AREA PLANS

Guilford County has existing plans and Small Area Plans. These are incorporated into the Future Land Use Framework.



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MAJOR MIXED-USE CENTER

GENERAL CHARACTER DESCRIPTION

These are lands focused on high-intensity commercial, entertainment, and housing uses. These areas typically are located in the center of a community and are characterized by high-density development patterns. An interconnected network of streets and transit is essential.

APPROACH FOR WASTEWATER TREATMENT

Private septic systems and community systems.

APPROACH TO POTABLE WATER ACCESS

Private wells and community systems.

GENERAL RESIDENTIAL DENSITY

Medium and high density development with more than five dwelling units per acre.

PRIMARY LAND USES

Community-serving commercial and service businesses, as well as some limited manufacturing and industrial uses.

SECONDARY LAND USES

Duplexes, triplexes, quadplexes, and multi-family residential development.

LINK TO AREA PLANS

Guilford County has existing plans and Small Area Plans, which are incorporated into the Future Land Use Framework.



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REGIONAL EMPLOYMENT CENTER

GENERAL CHARACTER DESCRIPTION

These are lands that are typically high intensity activity centers located outside the immediate municipal corporate limits. These areas often have a diverse mix of land uses including office, retail, and residential buildings, but which may serve a singular use and purpose, such as manufacturing or distribution. Mega sites, such as the Greensboro-Randolph Mega Site, would also fit in this category.

APPROACH FOR WASTEWATER TREATMENT

Community systems

APPROACH TO POTABLE WATER ACCESS

Community systems

GENERAL RESIDENTIAL DENSITY

Where Regional Employment Centers are mixed use, the residential density is similar to that found in Major Mixed Use Centers.

PRIMARY LAND USES

Regional land uses serving commercial, office, and retail operations, as well as manufacturing uses with flex spaces for larger-footprint business or industrial park uses.

SECONDARY LAND USES

Duplexes, triplexes, quadplexes, cottage-style single family, mobile home parks, and multi-family residential development.

LINK TO AREA PLANS

Guilford County has existing place types within the adopted Area Plans and Small Area Plan, which includes "Central Business District." These are incorporated into the Regional Employment Center definition in Guiding Guilford.



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PLAN REVIEW COMMENTS & UPDATES

PUBLIC COMMENTS ON DRAFT PLAN

> 250
Open Response
Comments

- **80% Expressed Support for the Plan Direction**
Based on open-ended responses.
- Most commonly expressed sentiment was **excitement the plan provides direction to preserve rural character, agricultural heritage, and environmental spaces.**
- Most commonly **expressed concern was around the development of rural areas.**
- Online and in-person participants and comments suggested a **need for additional information and clarification on planning themes that already address many of the concerns** around growth, development and character.

OVERVIEW OF PLAN REVISIONS & UPDATES

- Added **summary of Phase 4 engagement** (plan review) to the Process Chapter.
- **Clarified approach to rural character preservation** in the land use framework and economy planning theme.
- **Standalone Planning Themes Summary Document** was created and added to the executive summary of the plan to help clarify and highlight the goals and near-term actions.
- Updated FLUM Map series to **reflect change in Summerfield annexation.**
- Addressed and updated **minor text, grammar, and formatting changes.**
- Updated FLUM Map & SE Future Land Use Designations for **8 parcels from Rural Living to Residential (Planning Board)**
- Reviewed and updated language in accordance with Federal Guidelines **(Planning Board)**

MAJOR TAKEAWAYS

MAJOR TAKEAWAYS

- **Transitions** from Area Plans to Four (4) Quadrant (Regional) Plans
- **Incorporates** southeastern portion of Guilford County (previously not covered in an Area Plan) into the SE Quadrant Plan
- **Maintains** Liberty Rd/Woody Mill Rd Small Area Plan – Recommends Update
- **Prioritizes** Agric. Sector/Uses as a Strategic Economic Development Initiative – Consider a Farmland Preservation Program
- **Begins** to Differentiate Working Farms from Rural Residential Living
- **Encourages** More Housing Development Flexibility By Incorp. “Missing Middle” Housing (e.g., Duplexes, Triplexes) in Traditional Single-Family Residential Districts

MOVING FORWARD

HOW DOES THE GUIDING GUILFORD COMPREHENSIVE PLAN CHANGE WHAT WE CURRENTLY ARE DOING?

Adoption = Legislative Decision; Recommendation by Planning Board ➡ Notice & Hearing Required by Board of Commissioners

Amendments to Comprehensive Plan ➡ Planning Board Review & Comment / Notice & Legislative Hearing by Board of Commissioners per NCGS (No Change in Current Process)

Change In Land Use Designation Due to a Rezoning ➡ Proceed in accordance with NCGS + SL1985-485 HB651 ➡ Delegated Auth. to Planning Board for Rezoning & Follow Procedures per UDO (No Change in Current Process)

Q&A / DISCUSSION

THANK YOU!