

**GUILFORD COUNTY COMPREHENSIVE PLAN
COMPREHENSIVE PLAN IMPLEMENTATION TRACKING SYSTEM**

Future Land Use Element

Policy #	Narrative	Responsible Party	Implementation Date	Status	Notes
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	Planning staff/Planning Board	On-going	On-going	Utilized in conjunction with the preparation of staff reports to the Planning Board
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 Southwest (1989) - Fall 2006	Planning staff/Planning Board	Per Schedule	Complete	Completed Spring 2007
	Rock Creek (1988) - Winter 2007			Complete	Completed Summer 2007
	Alamance (1994) - Spring 2007			Complete	Completed Spring 2008
	Northwest (1998) - Summer 2007			Complete	Completed Spring 2008
	Northeast (2000) - Fall 2007			Complete	Completed Fall 2008
	Airport (2002) - Fall 2007			Complete	Completed Summer 2008
	Southern (2002) - Fall 2007			Complete	Completed Fall 2008
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	Complete	Completed Spring 2008
1.1.3.1	Develop consistent Land Use classifications for non-residential uses in conjunction with Area Plan updates.	Planning staff	Per Schedule	Complete	Consistent classification system incorporated into all Area Plans
1.1.3.2	Utilize consistent Land Use classifications to develop a rezoning guidance matrix for non-residential uses.	Planning staff	Summer 2009	Active	Staff designing matrix 12-08
1.1.4	Pursue a thorough review of Area Plan land use designations, and seek to consolidate into four Quadrant Plans beginning January 2009, as follows: Southwest (south of I-40, west of 220) - 2010 Southeast (south of I-40/I-85, east of 220) - 2009 Northwest (north of I-40, west of Church Street) - 2010	Planning staff/Planning Board	Per Schedule	Future	
				Future	
				Future	

Legend
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	Northeast (north of I-40 I-85, east of Church Street) - 2009 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	2012	Active	Staff preparing for January-February 2009 kick-off
1.1.5	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)	On-going	
1.2.1	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)	On-going	Staff actively participates in all three MPOs serving Guilford County
1.2.2	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)	On-going	Resolution to advance collaborative school site planning approved by BOCC Feb. 2007
1.2.3	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)	On-going	
1.2.4	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 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	Complete	RFO Text amendment presented to BOCC August 2007. Amendment denied and Staff is investigating other options
1.3.2		Planning staff/Planning Board	Fall 2006	Deferred	

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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)	Active	Research underway.
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)	On-going	Neighboring jurisdictions have been invited to participate in area plan update processes.
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 Reference Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.	Planning staff/City staff	On-going (See Housing 1.2.1)	Active	Staff dialog initiated Staff utilizes existing Plans and recommended uses in conjunction with staff reports to the Planning Board
1.4.3	Encourage participation by representatives of local jurisdictions during the update process for Area Plans.	Planning staff	On-going	On-going	Abutting jurisdictions have participated in area plan updates.
1.4.4	In conjunction with Policy 1.1.4, staff will conduct sub-area plans and studies for existing and emerging communities as incentives to maintain and enhance the character of Guilford County's historic crossroads communities and emerging activity centers.	Planning staff	per update schedules Per Area Plan schedules	Complete	
1.5.1	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	On-going	Future	Northern Lakes and Alamance Creek Area Plan both emphasize the importance of commercial design standards; implementation occurring through land use petitions.
1.5.2	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	Spring 2007	Active	
1.5.3	Provide policy and technical assistance and staff support for regional land use planning efforts.	Planning staff/Design Community	Fall 2007 (See Housing policies 1.1.1 and 1.2.1)	Deferred	
1.6.1	Provide policy and technical assistance and staff support for regional land use planning efforts.	Planning staff	On-going	On-going	Continued staff participation on the Heart of the Triad planning process.

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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	On-going	
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/Partners	On-going (See Transportation 2.1.2 and Governmental Coordination 1.3.3)	On-going	
1.6.4	Continually seek opportunities for joint collaboration to attract new economic growth and prosperity for the County and the Triad region.	County Managers Office	On-going (See Transportation objectives 2.3 and 2.4)	Complete	Fast-track permitting process implemented for high-priority development projects with significant economic development potential.

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