

GUIDING GUILFORD

Moving Forward Together

GUILFORD COUNTY COMPREHENSIVE PLAN

PLANNING THEMES SUMMARY

VISION

The community's vision for Guilford County was defined through extensive community engagement throughout 2023, when residents, workers and visitors were asked what their priorities were for the future of the county. This vision serves as a guiding statement for the Plan, and it is supported by the Planning Themes, Guiding Principles, and Future Land Use Framework found within.

Rooted in rich history, Guilford County is a welcoming and increasingly diverse community featuring rural landscapes, working farms, thriving businesses, and healthy neighborhoods. The County will foster a resilient and vibrant future by promoting sustainable and responsible development patterns, supporting innovative businesses, facilitating a variety of housing types, and protecting a unique culture so that it can be enjoyed and appreciated by all.



Company Mill Preserve, Guilford County. Photo credit: Design Workshop

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 inclusive 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.



COMMUNITY CHARACTER

NEAR-TERM ACTIONS

Actions are the specific implementation items that the County can take to realize the planning theme goal and policies. The actions below are the actions recommended within 1-3 years or that are ongoing. The Action Playbook chapter of the Guilford County Comprehensive Plan describes the full list of actions recommended.

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

- ✓ **ACTION C 1.1** Continue to designate historic resources that are eligible for the National Register, including architectural, archaeological, and cultural resources.
- ✓ **ACTION C 1.2** Evaluate means to strengthen the County's landmark designation process and consider adopting a Preservation of Demolition by Neglect Ordinance outlining standards and best practices to prevent demolition of historic resources by neglect.
- ✓ **ACTION C 1.3** Explore additional financial and development incentives that will provide assistance for private property owners to preserve or rehabilitate historic structures and spaces.
- ✓ **ACTION C 1.4** Incentivize restoration, rehabilitation, and adaptive reuse of designated local landmark and National Register properties through expedited permit review, or through regulatory reliefs for site planning such as parking reductions or reduced setbacks. Encourage evaluations of Certificates of Appropriateness and conducting site visits for building permits to ensure compliance.
- ✓ **ACTION C 1.5** Continue to use outreach campaigns, websites, publications, and educational forums to increase public awareness and appreciation of Guilford County's rich historic and cultural traditions.
- ✓ **ACTION C 1.6** Fund an updated historic architectural resources survey.

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

- ✓ **ACTION C 2.1** Support the installation of public art on County-owned properties.
- ✓ **ACTION C 2.2** Continue to support community cultural festivals, performances, and events to celebrate diversity within Guilford County.
- ✓ **ACTION C 2.3** Encourage collaborations among businesses, artists, educators, and the technology sector to promote cross-sector innovation.
- ✓ **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.

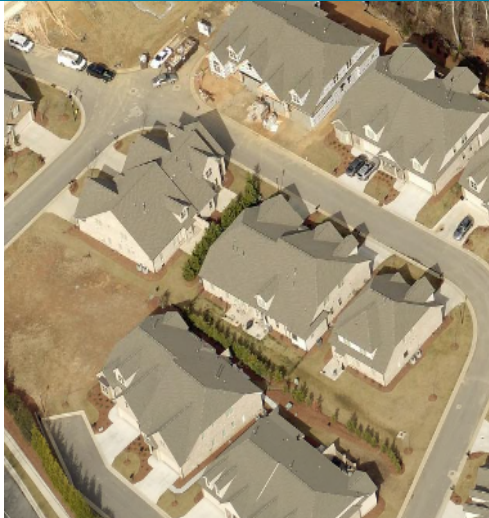
POLICY 3: Prioritize high-quality design and distinctive character in new development and redevelopment, recognizing variations across Guilford County.

- ✓ **ACTION C 3.1** 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.
- ✓ **ACTION C 3.2** Focus on creating active, walkable, and universally accessible public realms in all new Activity Centers. Incentivize existing Activity Centers and private developments to retrofit accessibility features.
- ✓ **ACTION C 3.3** Encourage the design of new development that is compatible with historic structures and landscapes to both maintain a sense of place and highlight historic integrity.
- ✓ **ACTION C 3.4** Support existing and implement new policies that prioritize preservation of farmland, as further outlined in Resilient Economy Policy 4.
- ✓ **ACTION C 3.5** Update the Liberty Road/ Woody Mill Small Area Plan.

ATTAINABLE HOUSING

GOAL STATEMENT

Focus on supporting the creation and retention of a diverse range 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 diverse mix 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.



BEFORE

AFTER

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.

ATTAINABLE HOUSING

NEAR-TERM ACTIONS

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

- ✓ **ACTION H 1.1** Support residential development in and near Activity Centers, consistent with the Future Land Use Map.
- ✓ **ACTION H 1.2** Update the UDO to provide an administrative review path for attainable housing development located in Activity Centers.
- ✓ **ACTION H 1.3** 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.

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

- ✓ **ACTION H 2.1** Work with municipalities, homebuilders and developers to support a range of housing development types that meet the needs of different socioeconomic groups.
- ✓ **ACTION H 2.2** 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.

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

- ✓ **ACTION H 3.1** Continue to allow the creation of accessory dwelling units and live/work units in areas that are currently developed and have access to reliable sources of water and sanitation facilities.
- ✓ **ACTION H 3.2** Continue to use HOME allocation funds for down payment assistance.

POLICY 4: Update policies to maintain housing affordability in existing units throughout Guilford County.

- ✓ **ACTION H 4.1** Work with partners to complete training for home builders on the land development and building permit processes, including education on how to integrate materials that are durable and long-lasting into new developments.
- ✓ **ACTION H 4.2** Create updated forms and informational handouts to explain applicable review processes and opportunities for financial incentives or support, and to encourage the private sector to create and preserve high-quality housing units.
- ✓ **ACTION H 4.3** Continue to use funding sources such as the Home Investment Partnership Program (HOME) and the Community Development Block Grant (CDBG) to maintain and rehabilitate substandard housing and create new attainable housing.

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.

RESILIENT ECONOMY

NEAR-TERM ACTIONS

Actions are the specific implementation items that the County can take to realize the planning theme goal and policies. The actions below are the actions recommended within 1-3 years or that are ongoing. The Action Playbook chapter of the Guilford County Comprehensive Plan describes the full list of actions recommended.

POLICY 1: Align economic development efforts with the Future Land Use Map and NC Carolina Core.

- ✓ **ACTION E 1.1** Ensure areas best suited for economic development, such as the US 421 Corridor, are secured for such use, while balancing the needs for housing, recreational amenities, agricultural, and commercial uses.
- ✓ **ACTION E 1.2** Evaluate economic development opportunities through their potential impacts on equity in the community.
- ✓ **ACTION E 1.3** 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.
- ✓ **ACTION E 1.4** Locate jobs near municipalities where housing is most concentrated, as well as in close proximity to employment centers outside of environmentally sensitive areas, to reduce impacts on those sensitive areas, as well as carbon footprint, traffic and commuting times.

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

- ✓ **ACTION E 2.1** Ensure that investments of public funds support targeted business sectors and promote the growth of new businesses.
- ✓ **ACTION E 2.2** Seek to prioritize Capital Improvement Plan (CIP) funding to reinvest in areas with economic disparities.
- ✓ **ACTION E 2.3** Explore the use of Tax Increment Financing (TIF) / Project Development Financing to support the creation of high-impact business development, including new employment sectors or development that will create high-wage jobs and increase tax revenue for Guilford County.
- ✓ **ACTION E 2.4** Ensure building permit processes are streamlined for small businesses.
- ✓ **ACTION E 2.5** Offer economic incentives and assistance for small businesses.

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.







- ✓ **ACTION E 3.1** Continue to support funding and identify sites to support the needs of workforce development partners, such as NCWorks, GuilfordWorks, and others.
- ✓ **ACTION E 3.2** Collaborate with local business incubators to understand and support growth opportunities for business start-ups.
- ✓ **ACTION E 3.3** Provide support, such as grants, expedited permit reviews, and education opportunities, for small businesses to expand in Guilford County.
- ✓ **ACTION E 3.4** Continue to work with educational and training partners to tailor educational programs that support green industry.
- ✓ **ACTION E 3.5** Explore opportunities to support statewide efforts to increase the number of students seeking post-secondary education through the myFutureNC program and continue to prioritize partnerships with higher education institutions.

RESILIENT ECONOMY

NEAR-TERM ACTIONS

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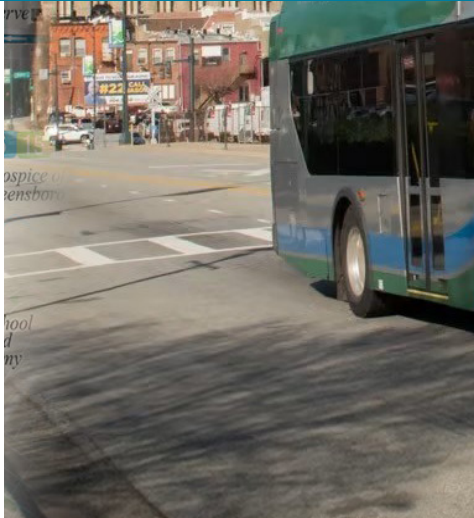
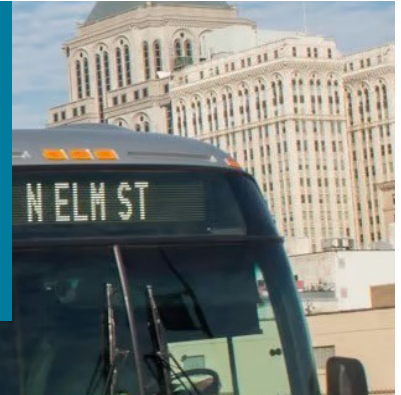
POLICY 4: Prioritize the preservation of agricultural uses and working farms as a strategic economic development initiative.

-  **ACTION E 4.1** Support and expand existing programs to support Guilford County's agricultural industry and farmland preservation.
-  **ACTION E 4.2** Explore economic development opportunities specifically tied to rural and agricultural land uses in Guilford County.
-  **ACTION E 4.3** Continue to promote the County's Voluntary Agricultural District and Enhanced Voluntary Agricultural District Ordinance as a way to preserve working farmlands in Guilford County.
-  **ACTION E 4.4** Provide additional incentives for agricultural properties to become an Enhanced Voluntary Agricultural District (EVAD).
-  **ACTION E 4.5** 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.
-  **ACTION E 4.6** Consider funding for local public service announcements to create more awareness of and to promote Guilford County farm producers and operators.

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.

DIVERSIFIED TRANSPORTATION & MOBILITY

NEAR-TERM ACTIONS

Actions are the specific implementation items that the County can take to realize the planning theme goal and policies. The actions below are the actions recommended within 1-3 years or that are ongoing. The Action Playbook chapter of the Guilford County Comprehensive Plan describes the full list of actions recommended.

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

- ✓ **ACTION T 1.1** Continue to support regional partners in creating efficient and functional future transportation and transit network components.
- ✓ **ACTION T 1.2** Identify major transportation projects from MTPs in any future updates to quadrant mapping or Area Plans to ensure ongoing transportation and land use coordination.
- ✓ **ACTION T 1.3** Coordinate with partners to ensure that the transportation system is equitable and that it addresses access to jobs, housing, healthcare, education, and other community services. The County should also advocate for the transportation system to close mobility gaps.
- ✓ **ACTION T 1.4** Provide support for and enhance mobility-based programs for seniors and those living with disabilities.
- ✓ **ACTION T 1.5** Leverage Guilford County's geographic accessibility to multiple major cities to advance policies and transportation projects that have both regional and local impacts. These efforts should focus on governance, accountability, and strategies to address county needs that are not presently being met.
- ✓ **ACTION T 1.6** Continue to engage in regional discussions about state and federal funding and investments in the area to ensure that Guilford County projects meet the goals and vision in the Plan.
- ✓ **ACTION T 1.7** Support the school district to provide equitable 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.

POLICY 2: The County should maintain its active role in MPOs in addition to other regional transportation organizations, which provide regional connectivity and transit expansion opportunities that serve Guilford County residents.

- ✓ **ACTION T 2.1** Actively participate in all regional transportation efforts and seek and maintain participation on all MPOs that serve Guilford County.
- ✓ **ACTION T 2.2** 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.
- ✓ **ACTION T 2.3** Consider funding strategies that will improve mobility options throughout Guilford County.
- ✓ **ACTION T 2.4** Assist PART in continuing to identify key connections throughout Guilford County that are prime locations for remote parking sites.
- ✓ **ACTION T 2.5** Investigate opportunities to work with NCDOT to establish or modify context-sensitive roadway designs.

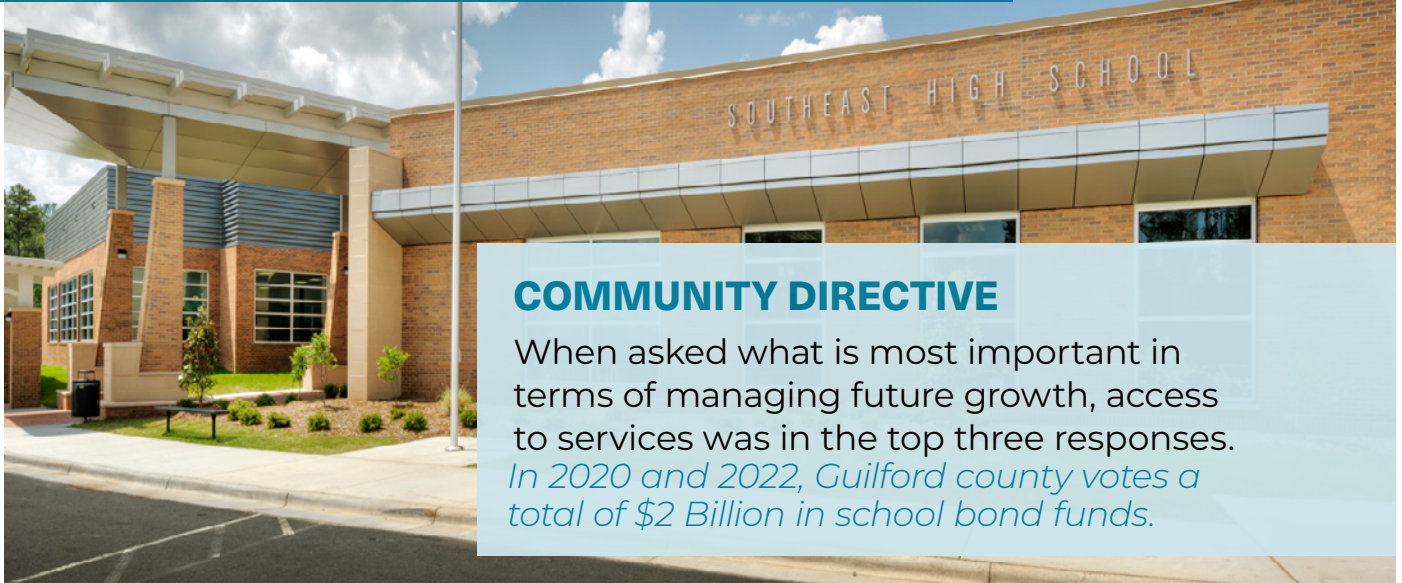
POLICY 3: Actively plan for the impacts of climate change on the transportation system.

- ✓ **ACTION T 3.1** Consider evaluating parking and land use development requirements to reflect the future land uses identified in the FLUM to respond to changing development patterns and mobility needs.
- ✓ **ACTION T 3.2** Amend the design standards in the UDO to ensure resilience.

EQUITABLE SERVICES

GOAL STATEMENT

Support land use decisions that create equitable 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. *In 2020 and 2022, Guilford county votes a total of \$2 Billion in school bond funds.*



POLICY 1: Work with Strategic Partners to increase equitable 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.



EQUITABLE SERVICES

NEAR-TERM ACTIONS

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POLICY 1: Work with strategic partners to increase equitable access to services that promote a high quality of life.

- ✓ **ACTION S 1.1** Complete the 2023 Community Health Assessment to understand the social determinants of health. Include an analysis of the impacts from the built environment on health outcomes.
- ✓ **ACTION S 1.2** Hold annual conversations between the Board of Commissioners (BOCC) and the Guilford County School Board to discuss priorities and trends related to schools.
- ✓ **ACTION S 1.3** Coordinate directly with service providers to understand trends, land use needs, and anticipated growth to ensure equitable distribution of those services.
- ✓ **ACTION S 1.4** Work with the County Emergency Management Director or designee to help coordinate needs among Guilford County's different fire districts.
- ✓ **ACTION S 1.5** Support efforts to advance early childhood educational and childcare access through an analysis to determine gaps in service.

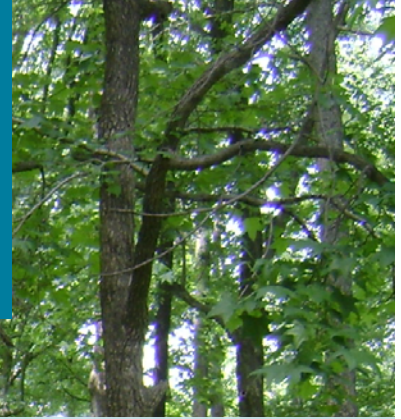
POLICY 2: Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods.

- ✓ **ACTION S 2.1** Complete the Guilford County Parks Master Plan and prioritize funding to implement the Plan's priority initiatives.
- ✓ **ACTION S 2.2** 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.
- ✓ **ACTION S 2.3** Review the inventory of County-owned properties to determine if any of them could be used to address gaps in the parks and recreational infrastructure.
- ✓ **ACTION S 2.4** Analyze potential health disparities resulting from limited access to the outdoors and recreational services and programming for those residents living in the rural areas of Guilford County.
- ✓ **ACTION S 2.5** Expand overall accessibility and inclusiveness in all recreation facilities, including implementing ADA improvements.
- ✓ **ACTION S 2.6** Link transportation improvements with opportunities for providing walking and biking connections to recreational amenities.
- ✓ **ACTION S 2.7** Provide residents living in established communities with access to parks, trails, recreational facilities, or natural areas within a 15-minute drive.

PROTECTED NATURAL ENVIRONMENT & GREENSPACE

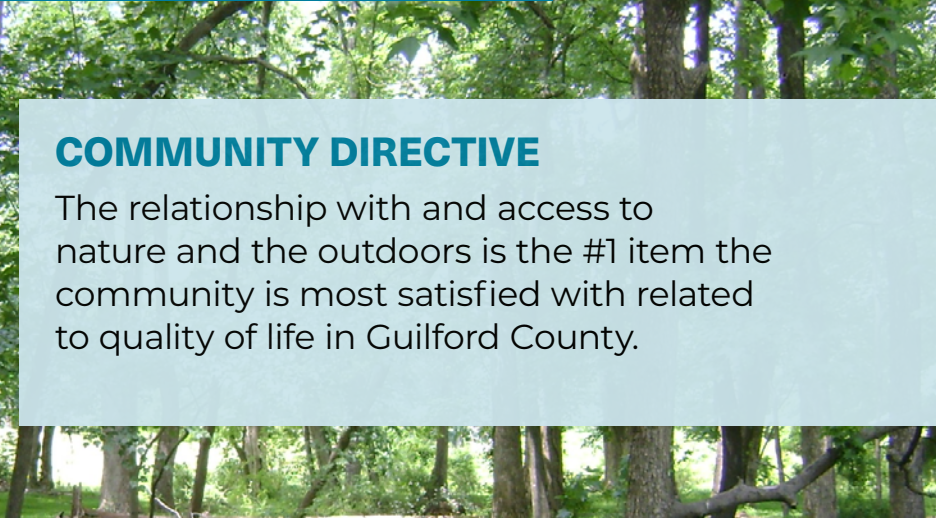
GOAL STATEMENT

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 diverse 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.



PROTECTED NATURAL ENVIRONMENT & GREENSPACE

NEAR-TERM ACTIONS

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

- ✓ **ACTION N 1.1** Continue promoting the preservation of agricultural lands, which are a declining resource in Guilford County.
- ✓ **ACTION N 1.2** Focus on strategic partnerships with local and regional conservation organizations.
- ✓ **ACTION N 1.3** Evaluate opportunities for enhancements to the UDO to implement measures that align with the Future Land Use Map, including mixed-use activity centers, natural resource protections, and provisions for renewable energy measures.
- ✓ **ACTION N 1.4** Enhance opportunities for land preservation through housing development patterns that reduce emissions.
- ✓ **ACTION N 1.5** Incentivize environmental restoration when properties are redeveloped, such as expedited permit reviews or reduced fees.
- ✓ **ACTION N 1.6** Incentivize trail corridors in new development areas to protect water and air quality, benefit health and home values, and provide needed connectivity to larger trail systems.
- ✓ **ACTION N 1.7** Incentivize the retention of tree canopy across Guilford County, specifically on new development sites and planned communities.

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

- ✓ **ACTION N 2.1** Promote more compact development patterns closer to major 'nodes' in Guilford County to mitigate the impacts of development, such as emissions, development waste, and site runoff, on the county's environment and natural resources.
- ✓ **ACTION N 2.2** Evaluate and enhance measures, such as erosion and sediment control, steep slopes, and species habitats in the UDO, for sensitive environmental resources.
- ✓ **ACTION N 2.3** Expand on existing watershed management policies to set goals and priorities for protecting, restoring, and improving the county's environmental resources.
- ✓ **ACTION N 2.4** Develop options for improving, enforcing, and funding long-term inspection and maintenance of stormwater management facilities.
- ✓ **ACTION N 2.5** Continue to coordinate and cooperate with other local, regional, and state agencies and organizations, such as the NC Division of Water Quality, on joint watershed planning and management.

PROTECTED NATURAL ENVIRONMENT & GREENSPACE

NEAR-TERM ACTIONS

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POLICY 3: Protect natural features and sensitive areas.

- ✓ **ACTION N 3.1** Establish and achieve measurable goals for tree canopy, forest cover, and riparian forest buffers in all Guilford County watersheds.
- ✓ **ACTION N 3.2** Prioritize native tree plantings in communities that are economically vulnerable in order to mitigate heat island impacts.
- ✓ **ACTION N 3.3** Continue to update the County's GIS system with layers locating natural assets and amenities, protected lands, current and future parks, dedicated open spaces, and places designated through the Historic Inventory List.
- ✓ **ACTION N 3.4** 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.
- ✓ **ACTION N 3.5** Create incentives that reward innovation and green designs, and which respect, assimilate, and protect on-site and adjacent assets and amenities, as well as natural, cultural, historic and recreational uses.

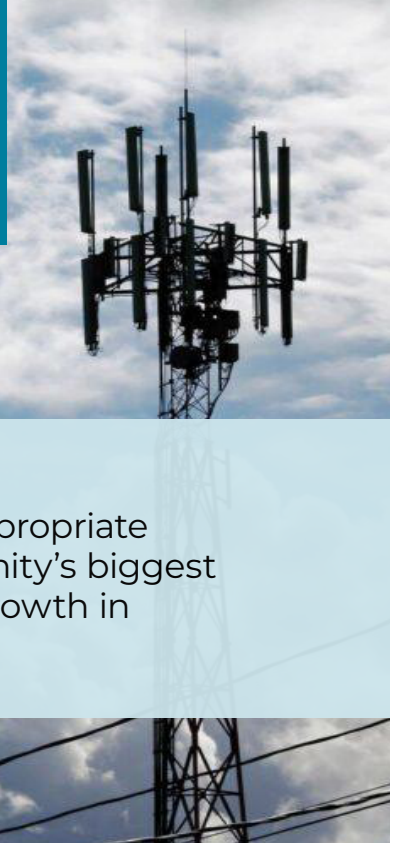
POLICY 4: Emphasize connectivity for parks, greenways, and broad open spaces and protect scenic and environmental corridors and buffer areas.

- ✓ **ACTION N 4.1** Explore funding options to support the acquisition and expansion of open spaces with a focus on filling in existing service gaps and reaching underserved populations within the County.
- ✓ **ACTION N 4.2** 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.
- ✓ **ACTION N 4.3** Create a Green Infrastructure Network Plan that provides strategic guidance on conservation and environmental initiatives and recreational planning to support the acquisition of large contiguous areas of natural spaces throughout the county. A formalized network will provide additional protections for habitats, migration corridors, and wildlife.
- ✓ **ACTION N 4.3** Identify locations within Guilford County where safe passage for wildlife at road crossings is needed, and work with NCDOT to fund and implement crossings as part of its TIP or STIP. County design standards for roads, bridges, and culverts to facilitate safe passage for wildlife at county road crossings within the Green Infrastructure Network.

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.







QUALITY & CONTEXT SENSITIVE INFRASTRUCTURE





NEAR-TERM ACTIONS

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

-  **ACTION I 1.1** Support digital connectivity throughout Guilford County by working with partners to provide reliable broadband and cellular services.
-  **ACTION I 1.2** 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.
-  **ACTION I 1.3** Ensure that the design and location of infrastructure enhances Guilford County's sense of place.
-  **ACTION I 1.4** Expand business opportunities in Guilford County that promote recycling and reuse of resources, or that repurpose solid waste.

POLICY 2: Plan for the true cost of infrastructure.

-  **ACTION I 2.1** Evaluate long-term needs for waste management, processing facilities, recycling streams, and landfill needs in Guilford County.
-  **ACTION I 2.2** Explore opportunities and funding mechanisms for the provision of services and utilities in the future.
-  **ACTION I 2.3** Focus higher density and commercial development near areas that are served by existing services and infrastructure.
-  **ACTION I 2.4** Prioritize investments to support infrastructure development near Regional Employment Centers.

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