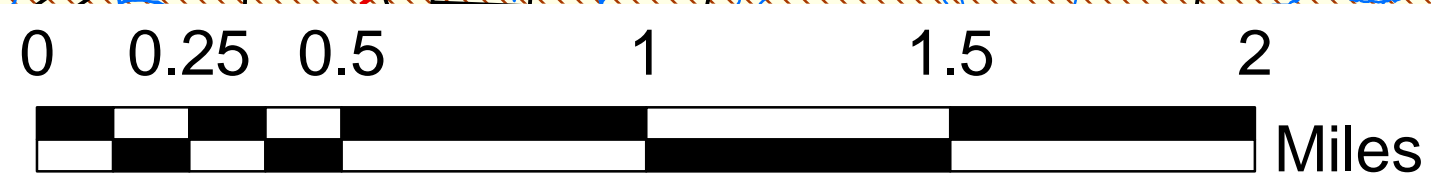
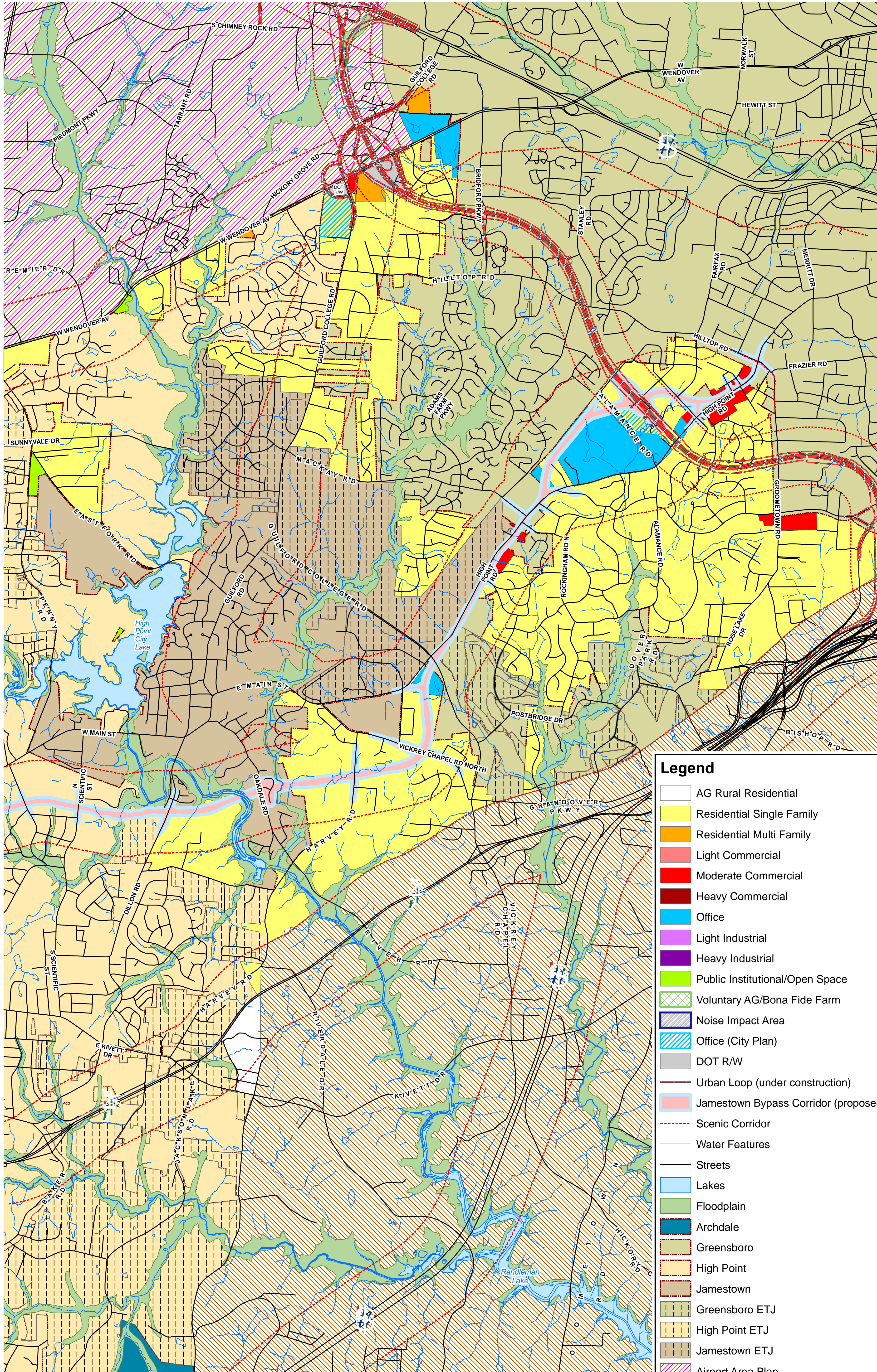
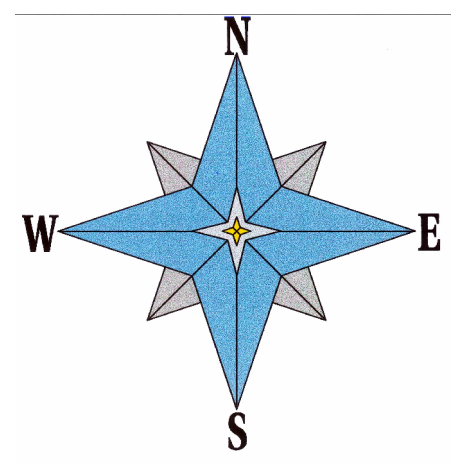




Southwest Area Plan

Originally Adopted: July 24, 1989
Revisions Adopted: January 18, 2007



Legend	
[White box]	AG Rural Residential
[Yellow box]	Residential Single Family
[Orange box]	Residential Multi Family
[Light Red box]	Light Commercial
[Red box]	Moderate Commercial
[Dark Red box]	Heavy Commercial
[Blue box]	Office
[Light Purple box]	Light Industrial
[Dark Purple box]	Heavy Industrial
[Light Green box]	Public Institutional/Open Space
[Green box]	Voluntary AG/Bona Fide Farm
[Hatched box]	Noise Impact Area
[Blue hatched box]	Office (City Plan)
[Grey box]	DOT R/W
[Red dashed line]	Urban Loop (under construction)
[Pink dashed line]	Jamestown Bypass Corridor (proposed)
[Red dotted line]	Scenic Corridor
[Blue line]	Water Features
[Black line]	Streets
[Light Blue box]	Lakes
[Green box]	Floodplain
[Dark Blue box]	Archdale
[Light Green box]	Greensboro
[Orange box]	High Point
[Brown box]	Jamestown
[Hatched box]	Greensboro ETJ
[Hatched box]	High Point ETJ
[Hatched box]	Jamestown ETJ
[Pink hatched box]	Airport Area Plan
[Orange hatched box]	Southern Guilford Area Plan

SOUTHWEST AREA PLAN UPDATE

EXECUTIVE SUMMARY

BACKGROUND:

On September 21, 2006, the Guilford County Board of Commissioners adopted the Guilford County Comprehensive Plan. Policy 1.1.2 of the Plan states:

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:

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

Pursuant to Policy 1.1.2, the Guilford County Planning Department began working on an update of the Southwest Area Plan (originally adopted in 1989). Guilford County Planning and Development evaluated the area and began working towards the update of the plan.

PROCESS

Guilford County Staff worked with staff from the City of Greensboro, City of High Point, Town of Jamestown and Piedmont Triad Council of Government to identify areas where plan modifications were needed. A public meeting was held at the Jamestown Town Hall on November 29, 2006 from 4pm to 6pm to allow public input into the process and over 30 citizens attended. Once final map revisions were map, Staff presented the plan for a Public Hearing at the December 13, 2006 Planning Board Meeting, the plan was then presented for a final public hearing on January 18, 2007 before the Guilford County Board of Commissioners.

PLAN ALTERATIONS

1. Plan Boundary and Area

Significant annexation and ETJ expansion has occurred in the area with the City of High Point, the Town of Jamestown and the City of Greensboro all annexing into the area. In addition, some overlap existed between the Southwest Area Plan and the Airport Area Plan and also the Southwest Plan and the Southern Plan. In the case of overlapping planning areas, portions of the Southern Area Plan was removed in favor of the new plans.

2. Transportation Elements

Several new roadways and road alignments were added to the plan based on NC DOT, Greensboro MPO and other relevant data. Specifically, the Jamestown Bypass was added as were new alignments along High Point Road and Guilford College Road.

3. Land Use Elements

No significant Land Use Classification changes are proposed. Land Use Classifications in a few areas were altered to match existing build out conditions. A new graphic was added as a cross hatch in areas where the County Land Use Plan and the City of Greensboro or City of High Points land use plans did not specifically match. Projects in these areas, should take into consideration the appropriate city plan in addition to the Southwest Area Plan.