

Chapter 2

Triad Region

TRIAD REGION: INTRODUCTION

According to the 2000 Census, Greensboro has the third largest population among all cities in North Carolina. Greensboro's growth and development have implications far outside of its immediate municipal boundary.

The City of Greensboro also has the largest population in the Piedmont Triad (or Triad) region of North Carolina. However, defining the Triad region has long been difficult. The region is not consistently defined at federal, state, or local levels and few if any definitions include the same counties. In spite of this, it is important to have key statistics for those areas in the region whose population and economies are directly related to Greensboro.

Of the counties that are contiguous to Guilford County, four were selected as being a part of the Triad region for this study. In many cases, some of the cities within these selected counties were examined as well, to compare with Greensboro. The four counties chosen are Rockingham County to the north, Randolph County to the south, Alamance County to the east and Forsyth County to the west.

Persons and businesses in these adjacent counties have significant interaction with and impact upon Greensboro and Guilford County on a regular basis. Likewise, many choices made by governmental decision-makers in these counties, in addition to the health of their economies, may directly or indirectly impact Greensboro.

Annexation agreements, the provision of water and sewer services, and the increasing incorporations of towns within Guilford County are all issues that require closer examination. They are studied for the purpose of comparison since all of these cities and towns interact with and affect the City of Greensboro and each other in various ways.

Definitions of the Triad Region

Below are some of the varying definitions of the Triad region from the perspectives of the federal, state, and local agencies working on regional initiatives.

Federal: The federal Office of Management and Budget (OMB) defines Metropolitan Statistical Areas (MSAs) for purposes of collecting, tabulating and publishing federal data. The general concept of an MSA is that of a large population nucleus, together with adjacent communities having a high degree of social and economic integration with that core.

To qualify as an MSA, an area must include at least one city with 50,000 or more inhabitants, or a Census Bureau-defined urbanized area (of at least 50,000 inhabitants) and a total metropolitan population of at least 100,000. The county in this area that contains the largest city becomes a "central county", along with any adjacent counties that have at least 50 percent of their population in the urbanized area surrounding that largest city. Additional "outlying counties" are included in a MSA if they meet specified requirements of commuting to the central county and other selected requirements of metropolitan character (such as population density and percent urban).

In December 2000, the OMB announced the adoption of new Standards for Defining Metropolitan and Micropolitan Statistical Areas. The OMB will apply the new standards with Census 2000 data and will announce definitions based on these standards in 2003.

The Greensboro-Winston-Salem-High Point Metropolitan Statistical Area (MSA) is rated by the OMB as Level A, composed of one million or more persons, and as of the 2000 Census, it is grouped with the former Burlington MSA. The Greensboro-Winston-Salem-High Point MSA contains the following counties: Alamance, Davidson, Davie, Forsyth, Guilford, Randolph, Stokes, and Yadkin.

In the coming years, North Carolina and its counties and cities will have a new tool for obtaining demographic information. On an annual basis, the Census Bureau will update social, economic and housing conditions via the American Community Survey, similar to the decennial census.

State: For economic development and marketing purposes, the North Carolina Department of Commerce defines the region as a 12-county area that includes Alamance, Caswell, Davidson, Davie, Forsyth, Guilford, Montgomery, Randolph, Rockingham, Stokes, Surry, and Yadkin Counties. The Piedmont Triad Partnership, a local nonprofit organization devoted to marketing the Piedmont Triad for business expansions and relations, uses this same definition.

The state also defines 18 lead regional organizations throughout the state charged with regional planning and technical assistance. Guilford County is one of six counties served by the Piedmont Triad Council of Governments. This lead organization assists five additional counties: Alamance, Caswell, Davidson, Randolph, and Rockingham.

The Environment and Natural Resources Region is a 15-county area that includes Alamance, Alleghany, Ashe, Caswell, Davidson, Davie, Forsyth, Guilford, Randolph, Rockingham, Stokes, Surry, Watauga, Wilkes, and Yadkin Counties.

The North Carolina Department of Transportation is also organized by planning divisions or regions. The NCDOT Division 7 includes the five-county area of Alamance, Caswell, Guilford, Orange, and Rockingham.

Piedmont Authority for Regional Transportation: The Piedmont Authority for Regional Transportation (PART) coordinates regional transportation planning. This is done in an effort to enhance the quality of all forms of transportation for all citizens through efficient use and protection of our natural, economic, and human resources. PART has members from a five-county area that includes Alamance, Davidson, Forsyth, Guilford, and Randolph Counties. These members include the four metropolitan planning organizations in the region: Greensboro, Winston-Salem, High Point, and Burlington. Each is involved in transportation planning within their respective urban area.

Metropolitan Planning Organization: The City of Greensboro Department of Transportation is the lead transportation planning agency for the Greensboro Urban Area Metropolitan Planning Organization (MPO). The member agencies include the City of Greensboro, Guilford

County, and the North Carolina Department of Transportation. There are four separate MPOs within the Piedmont Triad region. They individually serve Greensboro, Winston-Salem, High Point, and Burlington. MPOs conduct the continuing, cooperative, and comprehensive transportation planning process for the area. Key MPO goals include:

- plan for the development and operation of an integrated, intermodal transportation system;
- foster the safe, efficient, and economical movement of people and freight;
- foster economic growth and development; and
- minimize the negative effects of transportation, including air pollution.

TRIAD REGION: SUMMARY HIGHLIGHTS

The “Triad region” is not consistently defined at federal, state or local levels and few definitions include the same counties. In spite of this, it is important to have key statistics for those areas in the region whose population and economies are directly related to Greensboro.

Population and Employment

Greensboro's population grew by 21.8 percent from 1990 to 2000, slightly ahead of Guilford County, which had a 21.2 percent rate. In the past 10 years, six towns, all within a 10-mile radius of Greensboro, have incorporated. The towns are Stokesdale, Whitsett, Summerfield, Pleasant Garden, Sedalia, and Oak Ridge.

Many of these suburban (and recently incorporated) communities immediately surrounding Greensboro had significantly higher population growth rates. For example, Summerfield, which adjoins Greensboro's northwest border, had a population growth rate of 316.0 percent. The town of Whitsett, east of Greensboro, experienced a 156.0 percent growth rate.

Randolph County had the highest population growth rate (22.4 percent) of all Triad regional counties during the 1990s, while Rockingham experienced the lowest (6.8 percent). The population growth rates in Alamance (20.9 percent) and Forsyth (15.1 percent) Counties were lower than that of Guilford and Randolph Counties.

Among Metropolitan Statistical Areas (MSAs) in the state, from 1990 to 2000, the Raleigh-Durham-Chapel Hill, NC MSA experienced the highest population growth rate (38.4 percent), followed by the Charlotte-Gastonia-Rock Hill, NC-SC MSA (29.1 percent) and the Greensboro-Winston-Salem-High Point, NC MSA (19.2 percent).

Employment growth between 1990 and 2000 in Guilford County is outpacing population and labor force growth. In the remaining counties, population growth is outpacing employment growth. Thus, commuting into Greensboro from outlying areas (especially Randolph County) is still growing. Increased commuting has a number of implications for transportation, and other infrastructure systems, etc.

Commuting and Transportation

Of the approximately 142,000 people working in Greensboro in 1990, just over half (56.4 percent) were residents of Greensboro. In the same year, approximately 62,000 people per day commuted into Greensboro to work from other areas within the region. Of those 62,000, approximately 35,000 were coming from outlying areas within Guilford County, including all of the City of High Point. Although 2000 Census updates to city-level detailed commuting data have not been released, other studies (including the 2000 county-level release data) indicate that the number of commuters into Greensboro continued to rise throughout the 1990s.

Agriculture

Farmland acreage in all counties in the Triad region has declined since 1974 according to data from the United States Census Bureau. However, according to the Census of Agriculture, the average size of farms (in acreage) in all counties of the Triad region increased between the years 1974 and 1997. In 1997, 39 percent of the land in Alamance County was reported to be farmland, closely followed by Rockingham County, where 37 percent of the land was reported to be farmland. Randolph, Guilford and Forsyth Counties each had close to or below 30 percent of the county's land reported as farmland.

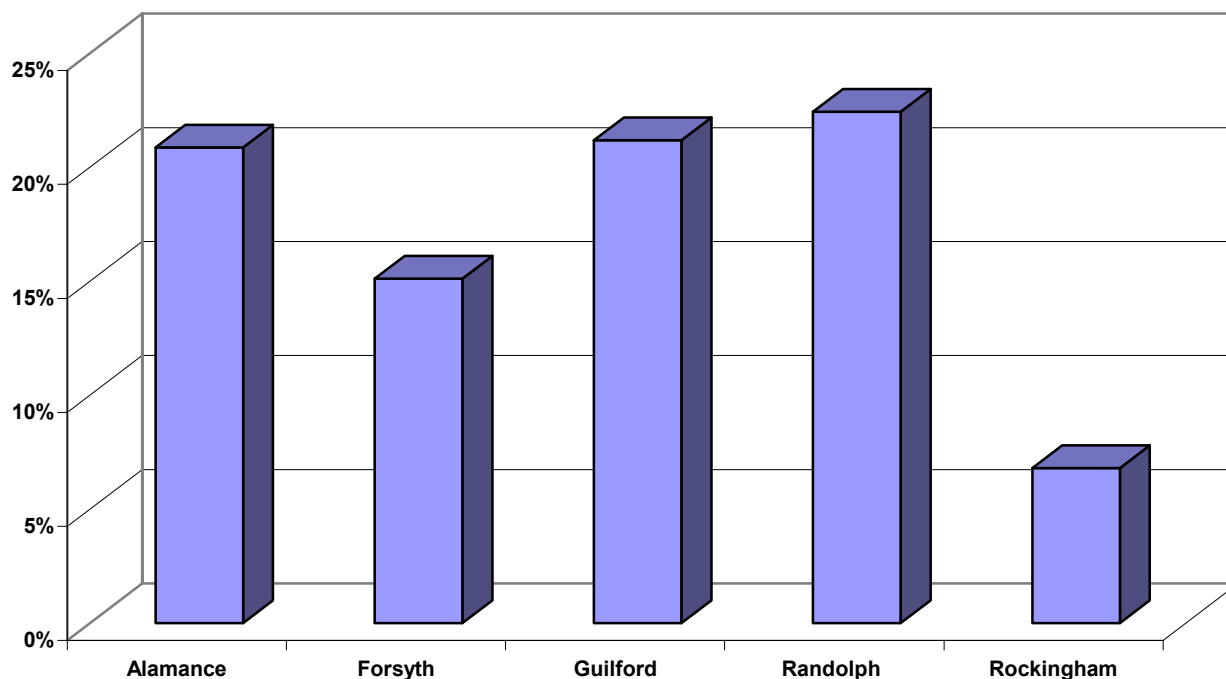
Retail Sales

The City of Greensboro accounted for over a third of all retail sales (34.1 percent) among municipalities within the five-county Triad region for the period 2001-2002. Winston-Salem followed at 24.6 percent. Among the regional counties, Guilford had the highest proportion of retail sales at 49.1 percent. Annual per capita retail sales in Greensboro were the highest among all other cities in the region at 34.1 percent.

Table 2-1: Triad Regional Population Growth, 1970-2000					
Municipality	1970	1980	1990	2000	Percent Change, 1990-2000
Burlington	35,930	37,266	39,498	44,917	13.7%
Greensboro	144,076	155,642	183,894	223,891	21.8%
High Point	63,229	63,380	69,428	85,839	23.6%
Winston-Salem	133,683	131,885	143,485	185,776	29.5%
County					
Alamance	96,502	99,319	108,213	130,800	20.9%
Forsyth	215,118	243,683	265,878	306,067	15.1%
Guilford	288,645	317,154	347,420	421,048	21.2%
Randolph	76,358	93,000	106,546	130,454	22.4%
Rockingham	72,402	83,426	86,064	91,928	6.8%
County Regional Totals	749,025	836,582	914,121	1,080,297	18.2%

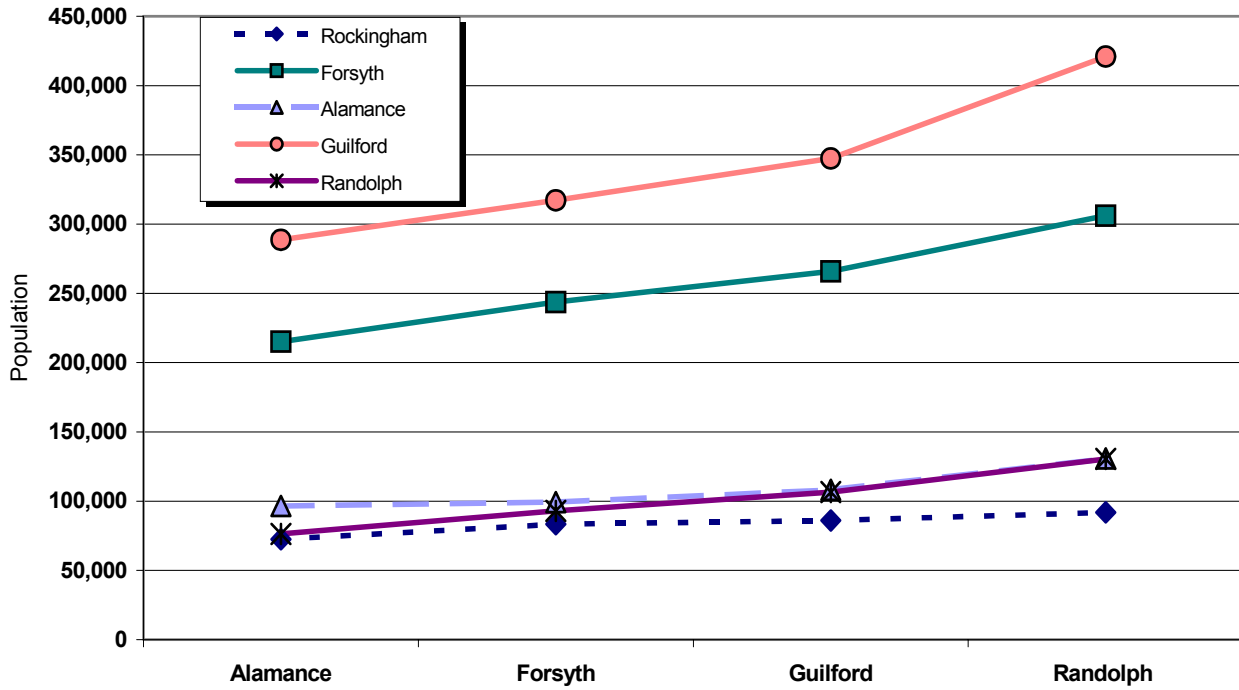
Source: US Census Bureau, Census of Population & Housing, 1970-2000.

Figure 2-1: Triad Regional Population Growth, Percent Change in Counties from 1990-2000



Source: US Census Bureau, Population & Housing, 1990-2000.

Figure 2-2: Triad Regional Population Growth in Selected Counties, 1970-2000

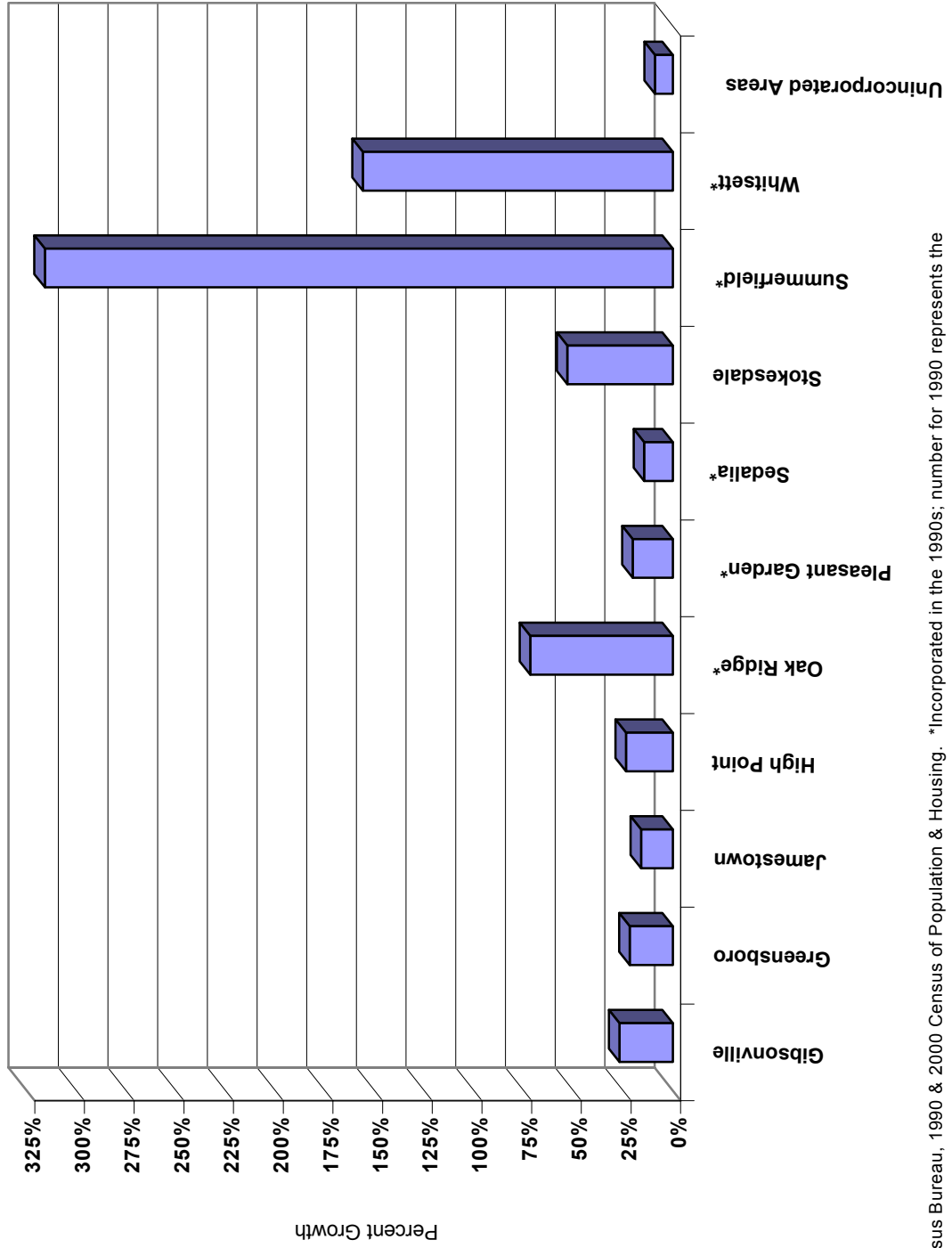


Source: US Census Bureau, Population & Housing, 1970-2000.

Table 2-2: Population Growth in Triad Regional North Carolina Counties and Selected Municipalities, 1990-2000				
County or Municipality	1990	2000	Growth	Percent Growth
Alamance County	108,213	130,800	22,587	20.9%
Burlington	39,498	44,917	5,419	13.7%
Elon College	4,448	6,738	2,290	51.5%
Graham	10,368	12,833	2,465	23.8%
Mebane	4,754	7,284	2,530	53.2%
Unincorporated Areas	43,786	52,380	8,594	19.6%
Forsyth County	265,878	306,067	40,189	15.1%
Clemmons	6,020	13,827	7,807	129.7%
Kernersville	10,899	17,126	6,227	57.1%
Lewisville*	6,433	8,826	2,393	37.2%
Winston-Salem	143,485	185,776	42,291	29.5%
Unincorporated Areas	94,928	70,840	-24,088	-25.4%
Guilford County	347,420	421,048	73,628	21.2%
Gibsonville	3,445	4,372	927	26.9%
Greensboro	183,894	223,891	39,997	21.8%
Jamestown	2,662	3,088	426	16.0%
High Point	69,428	85,839	16,411	23.6%
Oak Ridge*	2,322	3,988	1,666	71.7%
Pleasant Garden*	3,921	4,714	793	20.2%
Sedalia*	540	618	78	14.4%
Stokesdale	2,134	3,267	1,133	53.1%
Summerfield*	1,687	7,018	5,331	316.0%
Whitsett*	268	686	418	156.0%
Unincorporated Areas	79,422	86,605	7,183	9.0%
Randolph County	106,546	130,454	23,908	22.4%
Archdale	6,975	9,014	2,039	29.2%
Asheboro	16,362	21,672	5,310	32.5%
Randleman	2,612	3,557	945	36.2%
Trinity*	6,470	6,690	220	3.4%
Unincorporated Areas	69,780	83,693	13,913	19.9%
Rockingham County	86,064	91,928	5,864	6.8%
Eden	15,238	15,908	670	4.4%
Reidsville	12,183	14,485	2,302	18.9%
Unincorporated Areas	50,703	53,075	2,372	4.7%
Regional Total	914,121	1,080,297	166,176	18.2%

Source: US Census Bureau, 1990 & 2000 Census of Population & Housing.
 *Incorporated in the 1990s; number for 1990 represents the population that was living within the original (as incorporated) boundary of the town in that year.

Figure 2-3: Population Growth in Guilford County Municipalities, 1990-2000

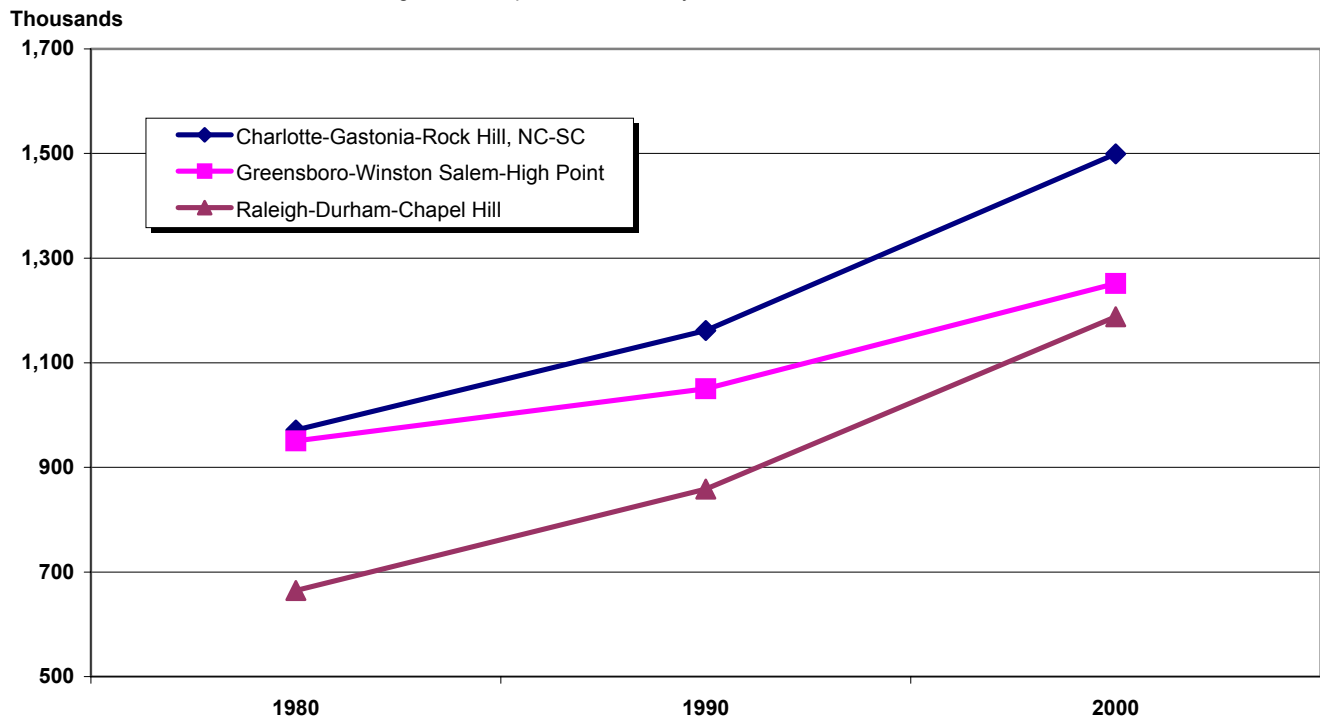


Source: US Census Bureau, 1990 & 2000 Census of Population & Housing. *Incorporated in the 1990s; number for 1990 represents the population that was living within the original (as incorporated) boundary of the town in that year.

MSA	Census			1990-2000 Growth	
	1980	1990	2000	Number	Percent
Charlotte-Gastonia-Rock Hill, SC	971,447	1,161,546	1,499,293	337,747	29.1%
Greensboro-Winston Salem-High Point	950,763	1,050,304	1,251,509	201,205	19.2%
Raleigh-Durham-Chapel Hill	664,789	858,516	1,187,941	329,425	38.4%

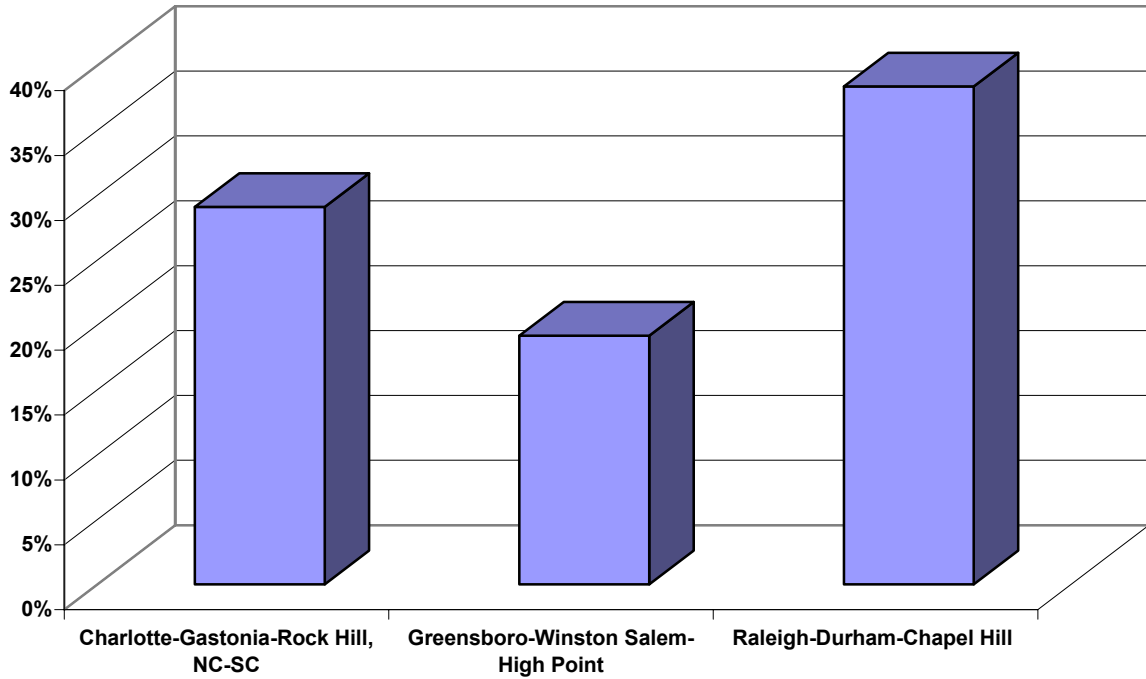
Source: US Census Bureau, 1980, 1990, & 2000 Census of Population & Housing.

Figure 2-4: Population Growth by Selected MSAs, 1980-2000



Source: US Census Bureau, 1980, 1990, & 2000 Census of Population & Housing.

Figure 2-5: Percent Population Growth by Selected MSAs, 1990-2000

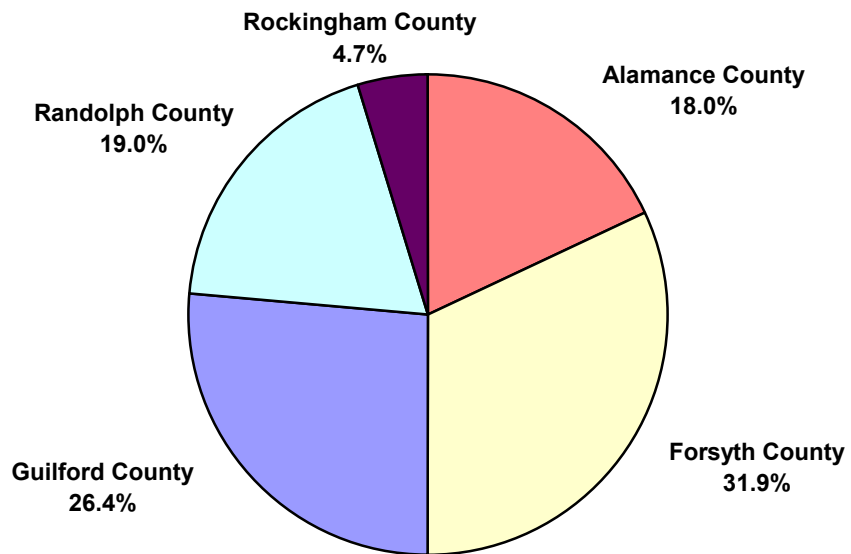


Source: US Census Bureau, 1990, & 2000 Census of Population & Housing.

County/ Municipality	Population ¹		Employment ²	
	Number	Percent	Number	Percent
Alamance County	22,587	18.0%	11,848	10.2%
Forsyth County	40,189	31.9%	32,801	28.1%
Guilford County	33,258	26.4%	59,194	50.8%
Randolph County	23,908	19.0%	10,974	9.4%
Rockingham County	5,864	4.7%	1,804	1.5%
Total	125,806	100.0%	116,621	100.0%

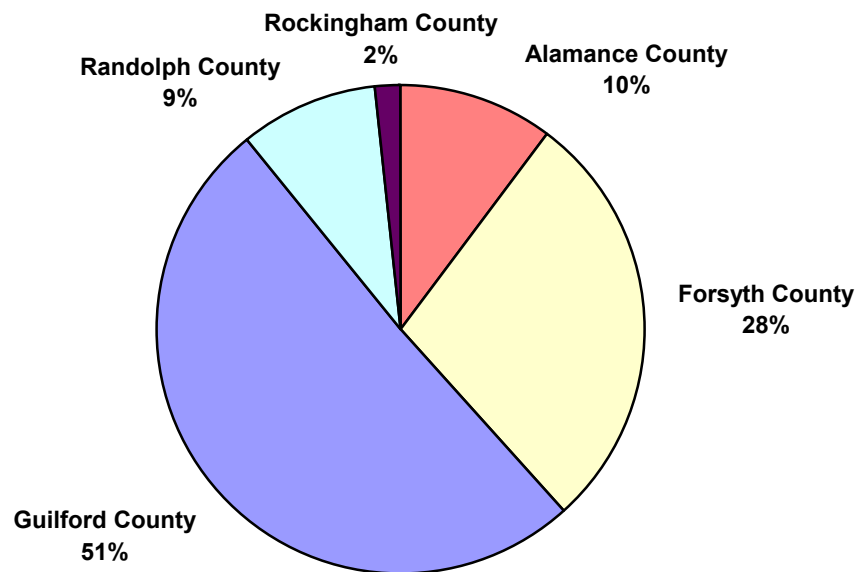
Source: ¹NC Office of State Planning, 1990 & 2000 & ²NC Employment Security Commission, Employment & Wages in NC, 1991 & 2001.

Figure 2-6: Overall Triad Regional Population Growth Share by Location, 1990-2000



Source: NC Office of State Planning, 2001.

Figure 2-7: Overall Triad Regional Employment Growth Share by Location, 1990-2000

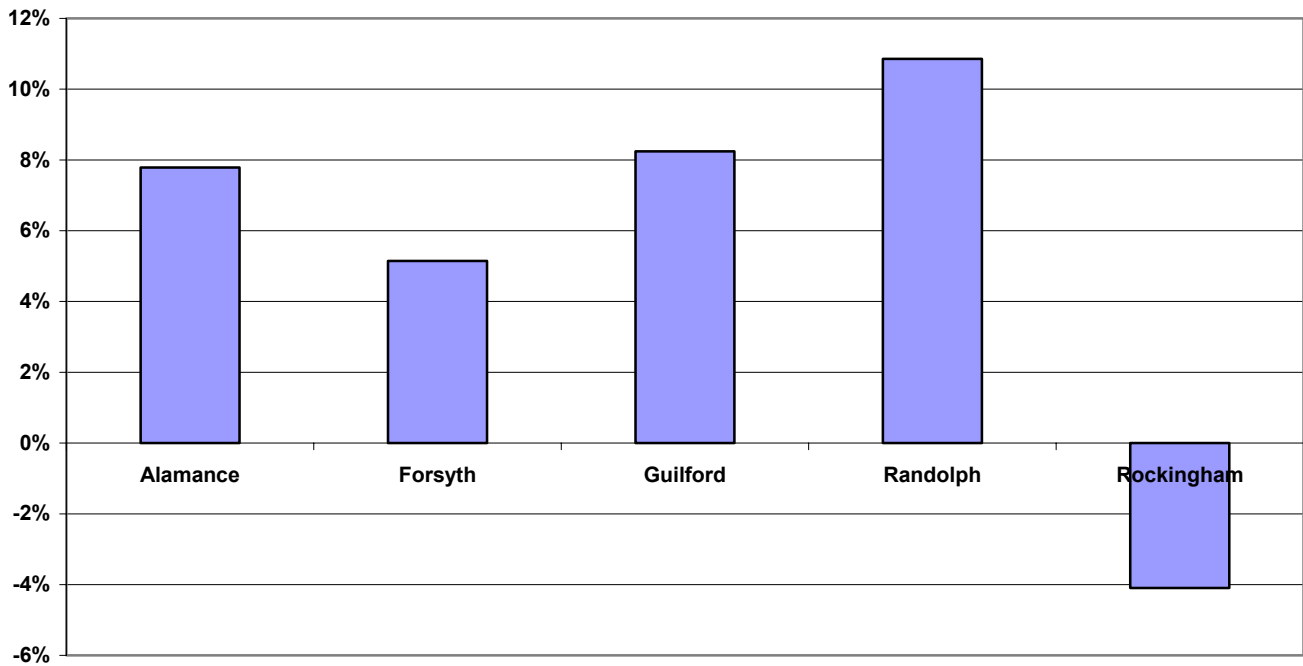


Source: NC Employment Security Commission, Employment & Wages in NC, 1991 & 2001.

County	1991	2001	Growth	Percent Growth
Alamance	58,170	62,700	4,530	7.8%
Forsyth	137,180	144,240	7,060	5.1%
Guilford	191,050	206,800	15,750	8.2%
Randolph	60,530	67,100	6,570	10.9%
Rockingham	42,980	41,220	-1,760	-4.1%
Regional Total	489,910	522,060	32,150	6.6%

Source: NCEC, Employment & Wages in NC, 1991 & 2001. 2001 information is as of the 4th Quarter, 2001.

Figure 2-8: Percent Employment Growth in Triad Regional Counties, 1991-2001



Source: NCEC, Employment & Wages in NC, 1991 & 2001. 2001 information is as of the 4th Quarter, 2001.

Category	1980	1990	Growth 1980-1990
Greensboro Residents Working in Greensboro	55,054	80,123	45.5%
Percent of Greensboro Residents (Labor Force) Working in Greensboro	74.1%	81.2%	7.1%
Number of Persons Working in Greensboro	95,372	141,983	48.9%
Greensboro's Proportion of Guilford County Employment	59.0%	62.0%	3.0%
Jobs in Greensboro	95,372	141,983	48.9%
Greensboro Residents Commuting Out	19,212	18,549	-3.5%
Persons Commuting In to Greensboro to Work	40,318	61,860	53.4%
Net Daily Commuting Inflow	21,106	43,311	105.2%

Source: US Census Bureau, 1980 & 1990 Census of Population & Housing, Journey to Work. Data from the 2000 Census will not be tabulated & published until 2003.

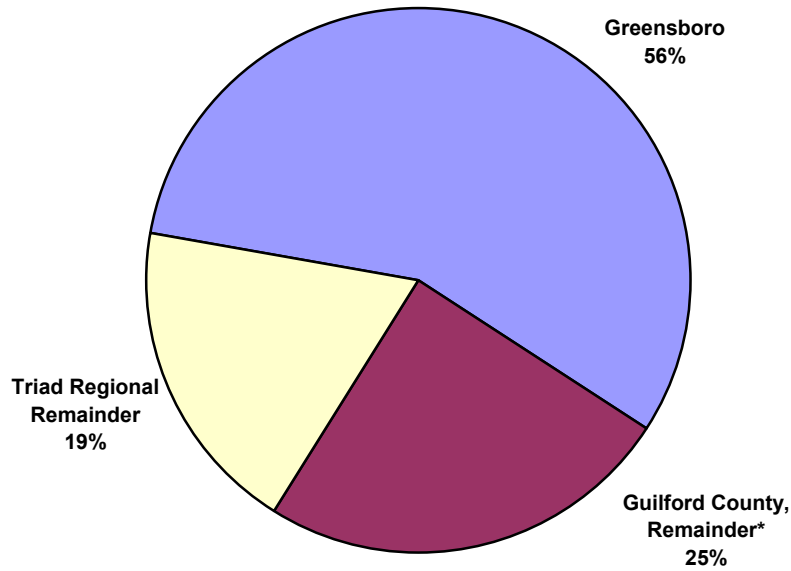
County/ Municipality	In to Greensboro From:	Out of Greensboro to:	Net Commuting
Guilford County, Remainder*	30,582	8,652	21,930
Randolph County	5,775	650	5,125
Rockingham County	5,134	736	4,398
Forsyth County, Remainder	4,984	809	4,175
Other	5,746	2,622	3,124
High Point	4,587	2,376	2,211
Alamance County	3,155	972	2,183
Winston-Salem	1,897	1,732	165
Total	61,860	18,549	43,311

Source: US Census Bureau, 1990 Census of Population & Housing, Journey to Work. *Not including Greensboro & High Point.

Table 2-8: Persons Working in Greensboro by Place of Residence, 1990		
Municipality/ County	Number	Percent of Total Jobs
Greensboro	80,123	56.4%
Guilford County, Remainder*	30,582	21.5%
Forsyth County, Remainder**	4,984	3.5%
Randolph County	5,775	4.1%
Other***	5,746	4.0%
Rockingham County	5,134	3.6%
High Point	4,587	3.2%
Alamance County	3,155	2.2%
Winston-Salem	1,897	1.3%
Total	141,983	100.0%

Source: US Census Bureau, 1990 Census of Population & Housing, Journey to Work. *Does not include Greensboro & High Point. **Does not include Winston-Salem. ***Includes Davidson Co.; portions of these numbers are estimated, as detailed commuting patterns information is only available for areas within the MSA.

Figure 2-9: Persons Working in Greensboro by Place of Residence, 1990

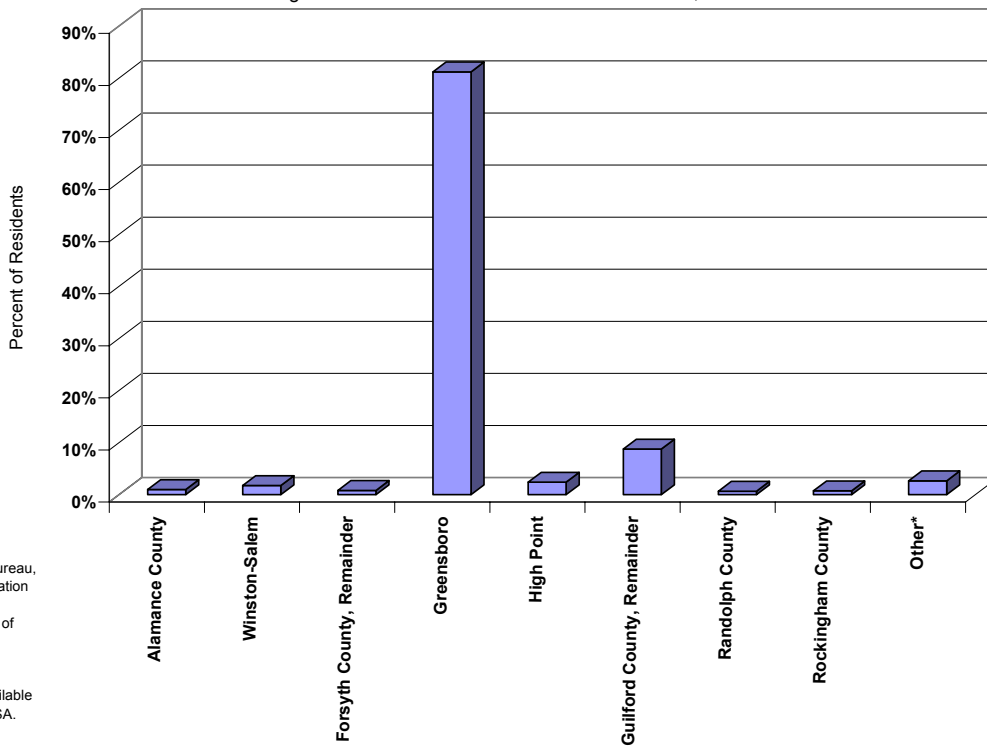


Source: US Census Bureau, 1990 Census of Population & Housing, Journey to Work. *Does not Include Greensboro or High Point.

Table 2-9: Where Greensboro Residents Work, 1990		
County/ Municipality	Number	Percent
Alamance County	972	1.0%
Winston-Salem	1,732	1.8%
Forsyth County, Remainder	809	0.8%
Greensboro	80,123	81.2%
High Point	2,376	2.4%
Guilford County, Remainder	8,652	8.8%
Randolph County	650	0.7%
Rockingham County	736	0.7%
Other*	2,622	2.7%

Source: US Census Bureau, 1990 Census of Population & Housing, Journey to Work. *Note: Includes Davidson County; portions of these numbers are estimated, as detailed commuting patterns information is only available for areas within the MSA.

Figure 2-10: Where Greensboro Residents Work, 1990



Source: US Census Bureau, 1990 Census of Population & Housing, Journey to Work. *Note: Portions of these numbers are estimated, as detailed commuting patterns information is only available for areas within the MSA.

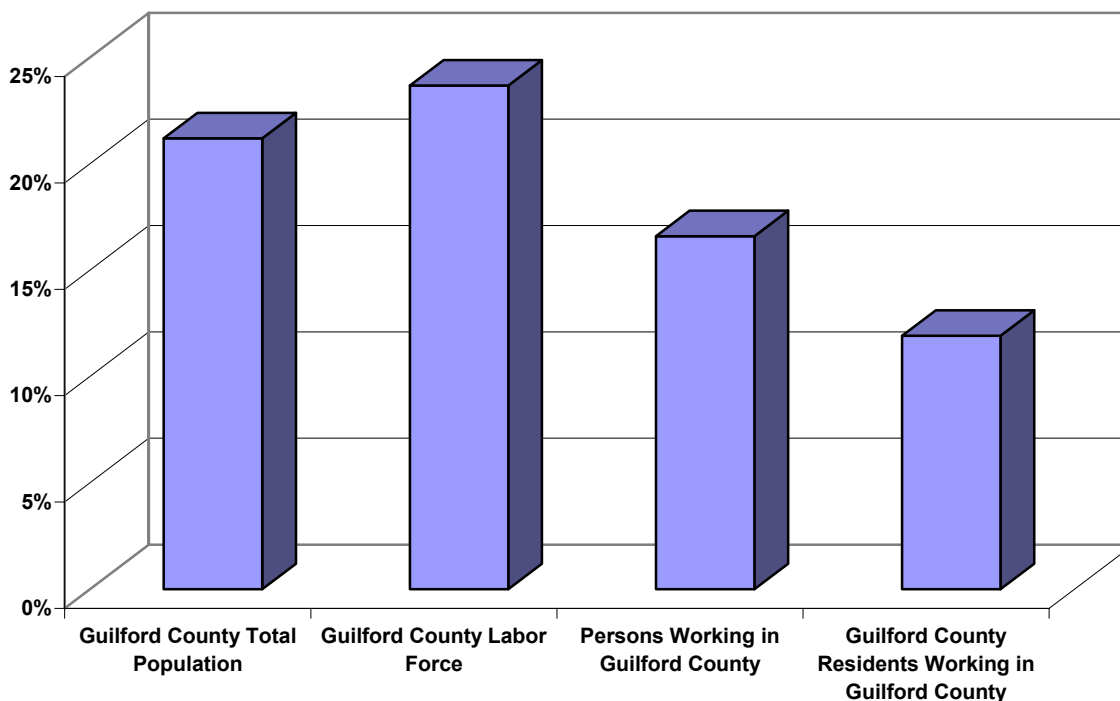
County	In to Guilford County From:	Out of Guilford County to:
Forsyth	16,515	7,636
Alamance	6,443	4,050
Randolph	20,278	3,984
Rockingham	11,960	1,720
Other*	26,599	8,539
Total	81,795	25,929
Net Commuting Inflow	55,866	NA

Source: US Census Bureau, 2000 Census of Population & Housing. *Note: Includes Davidson County; portions of these numbers are estimated, as detailed commuting patterns information is only available for areas within the MSA.

Category	1990	2000	Growth 1990-2000
Guilford County Total Population	347,420	421,048	21.2%
Guilford County Labor Force	185,853	229,864	23.7%
Persons Working in Guilford County	230,661	268,945	16.6%
Guilford County Residents Working in Guilford County	167,220	187,150	11.9%
Percent of Guilford County Residents Working in Guilford County	90.0%	81.4%	NA

Source: US Census Bureau. 1990 & 2000 Census of Population & Housing.

Figure 2-11: Guilford County Commuting Patterns, Changes from 1990-2000

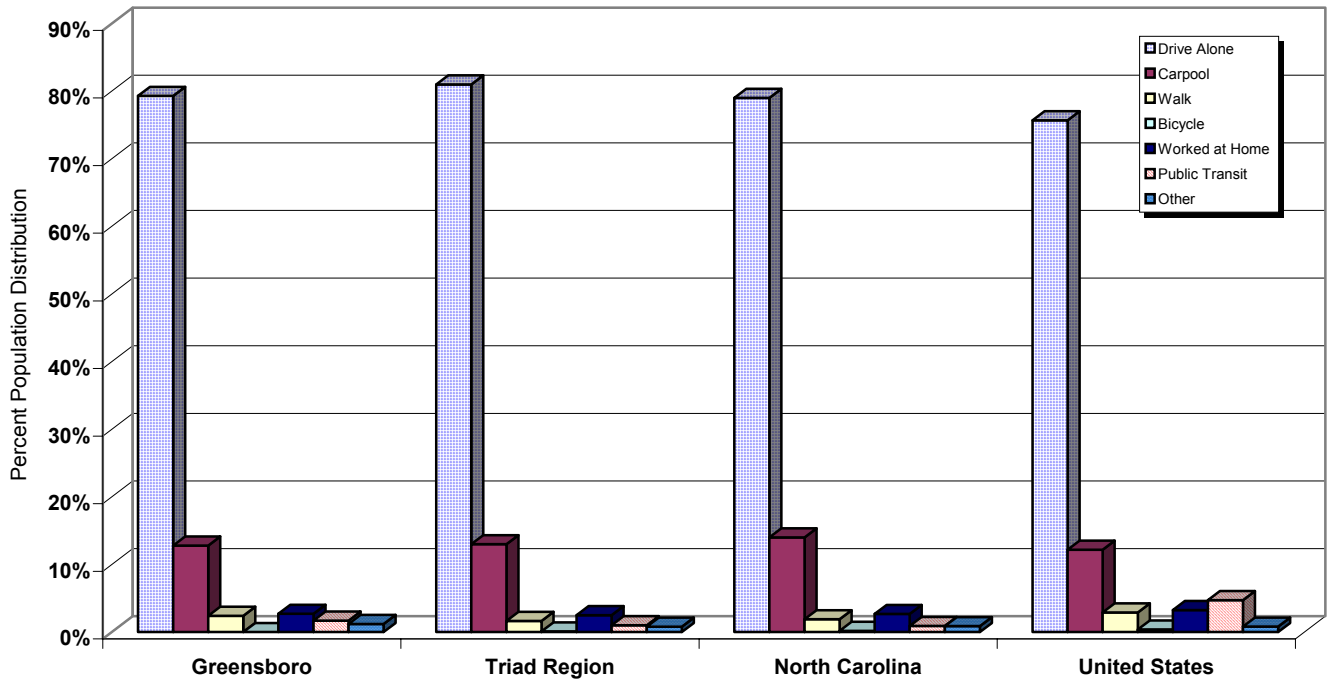


Source: 1990 & 2000 Census of Population & Housing, Journey to Work.

Area	Drive Alone	Carpool	Walk	Bicycle	Worked at Home	Public Transit	Other	Total
Greensboro	79%	13%	2%	0%	3%	2%	1%	100%
Triad Region	81%	13%	2%	0%	3%	1%	1%	100%
North Carolina	79%	14%	2%	0%	3%	1%	1%	100%
United States	76%	12%	3%	0%	3%	5%	1%	100%

Source: US Census Bureau, 2000 Census of Population & Housing.

Figure 2-12: Transportation Mode Share Comparisons in Selected Areas, 2000

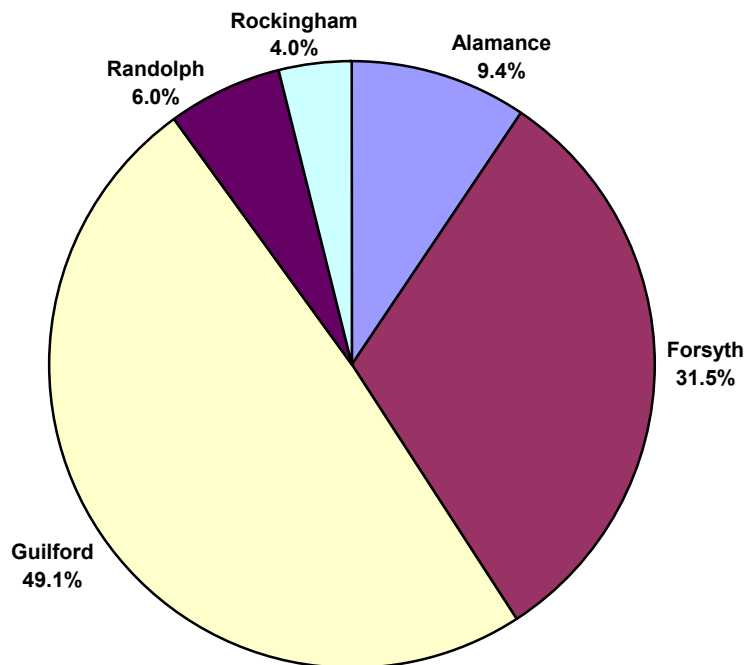


Source: US Census Bureau, 2000 Census of Population & Housing.

Table 2-13: Triad Regional Retail Sales by Fiscal Year, 2001-2002				
Regional Municipalities*	Gross Retail Sales	Fiscal Year Retail Sales per Capita**	Proportion of the Population*** Within the Region	Proportion of Retail Sales within the Region
Archdale	74,849,191	\$8,304	0.8%	0.4%
Asheboro	466,457,782	\$21,524	2.0%	2.7%
Burlington	1,134,581,171	\$25,260	4.2%	6.5%
Eden	193,150,471	\$12,142	1.5%	1.1%
Graham	145,482,916	\$11,337	1.2%	0.8%
Greensboro	5,929,164,086	\$26,482	20.6%	34.1%
High Point	1,602,530,770	\$18,669	7.9%	9.2%
Kernersville	520,882,673	\$30,415	1.8%	3.0%
Reidsville	235,206,816	\$16,238	1.3%	1.4%
Winston-Salem	4,277,867,209	\$23,027	17.3%	24.6%
Regional Counties				
Alamance	1,628,026,658	\$12,186	12.2%	9.4%
Forsyth	5,487,579,451	\$17,683	28.4%	31.5%
Guilford	8,545,991,986	\$20,154	38.8%	49.1%
Randolph	1,039,610,177	\$7,868	12.1%	6.0%
Rockingham	699,748,443	\$7,622	8.4%	4.0%
Regional Totals	17,400,956,715	\$16,108	100.0%	100.0%

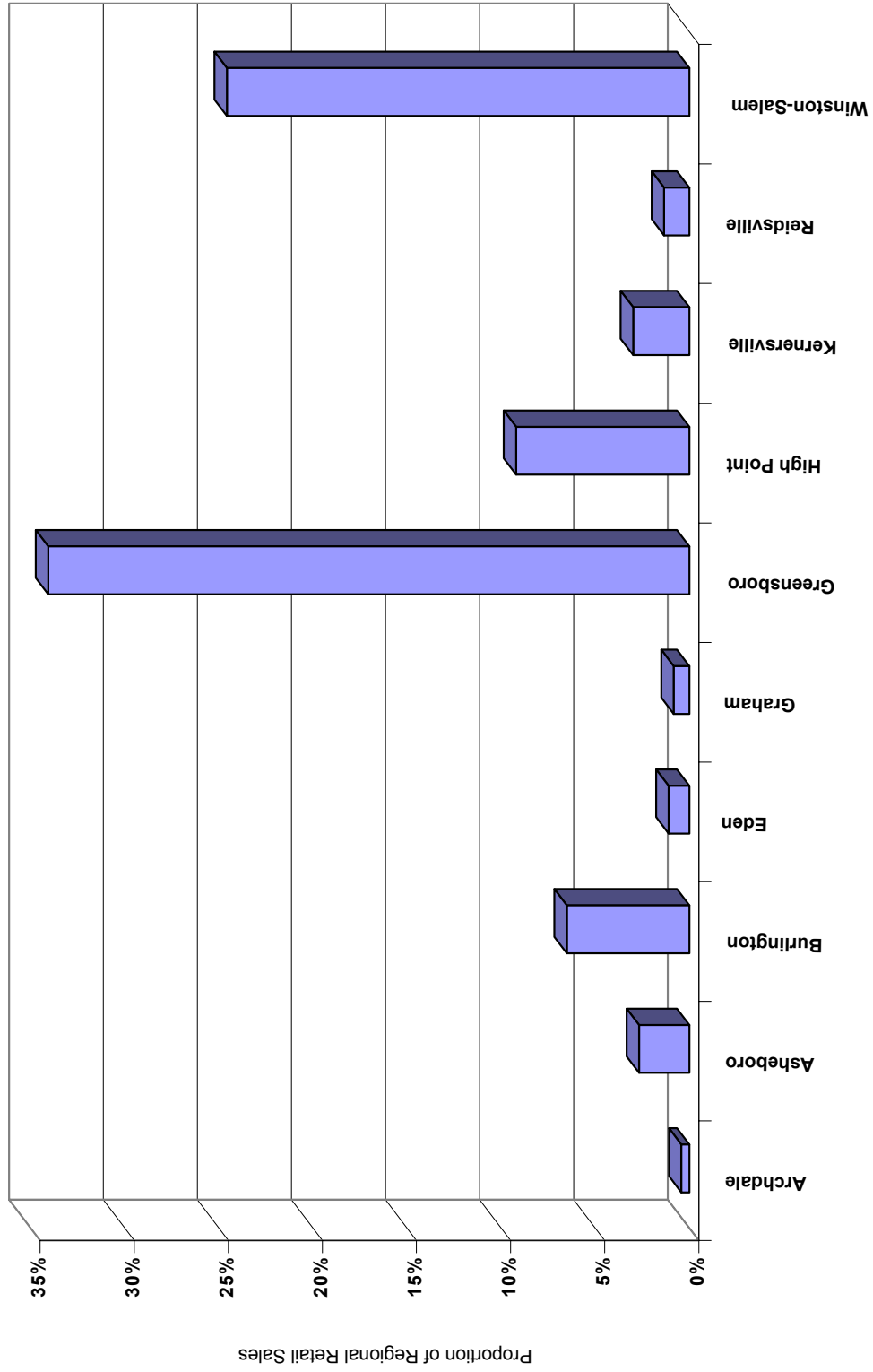
Source: NC Dept. of Revenue, State Sales & Use Tax Reports, July 2001-June 2002. *Only towns of 10,000+ people. **Total gross retail sales divided by population. ***2001 population estimates from NC State Data Center.

Figure 2-13: Triad Regional Retail Sales by County, 2001-2002



Source: NC Dept. of Revenue, State Sales & Use Tax Reports, July 2001-June 2002.

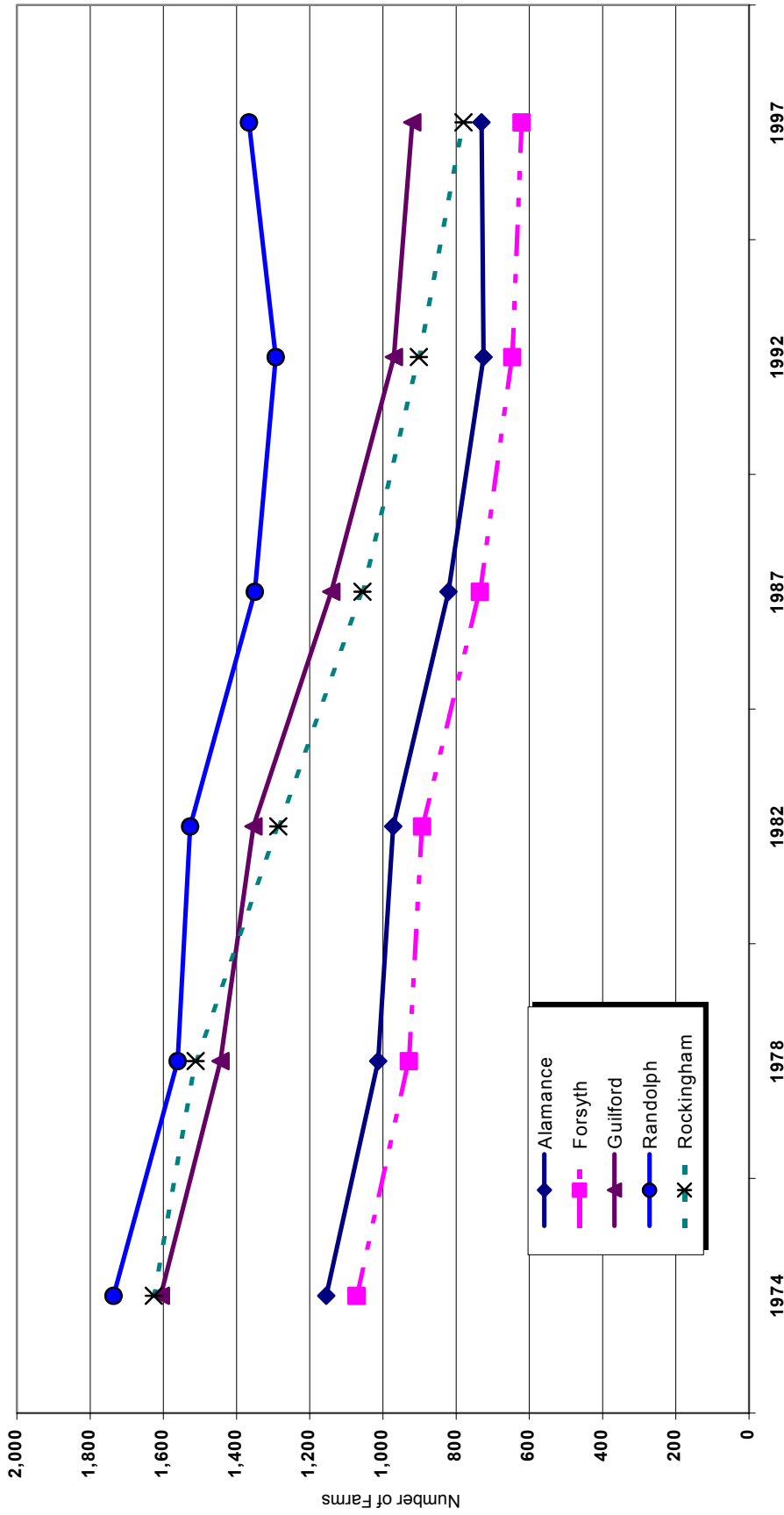
Figure 2-14: Triad Regional Retail Sales by Municipality, 2001-2002



Source: NC Dept. of Revenue, State Sales & Use Tax Reports, July 2001-June 2002.

Table 2-14: Triad Regional Agriculture by County, 1974-1997					
	Farms (Number)	Land in Farms (Acres)	Average Size of Farms (Acres)	Percentage of Land in Farms	Total County Acreage
Alamance					275,642
1974	1,155	124,857	108	45%	
1978	1,013	118,082	117	43%	
1982	972	114,973	118	42%	
1987	821	99,826	122	36%	
1992	725	101,073	139	37%	
1997	731	107,801	147	39%	
Forsyth					262,189
1974	1,072	73,960	69	28%	
1978	929	66,003	71	25%	
1982	893	59,678	67	23%	
1987	735	55,132	75	21%	
1992	647	47,837	74	18%	
1997	621	51,091	82	19%	
Guilford					416,083
1974	1,607	164,180	102	39%	
1978	1,444	142,099	98	34%	
1982	1,354	135,965	100	33%	
1987	1,141	126,369	111	30%	
1992	970	113,654	117	27%	
1997	920	111,882	122	27%	
Randolph					503,981
1974	1,736	180,744	104	36%	
1978	1,561	170,690	109	34%	
1982	1,527	163,951	107	33%	
1987	1,350	154,350	114	31%	
1992	1,293	144,858	112	29%	
1997	1,366	148,301	109	29%	
Rockingham					362,541
1974	1,626	176,903	109	49%	
1978	1,512	163,647	108	45%	
1982	1,286	148,090	115	41%	
1987	1,056	137,426	130	38%	
1992	902	130,879	145	36%	
1997	780	133,842	172	37%	
Source: US Census Bureau, 1997 Census of Agriculture.					

Figure 2-15: Decline in Number of Triad Regional Farms, 1974-1997

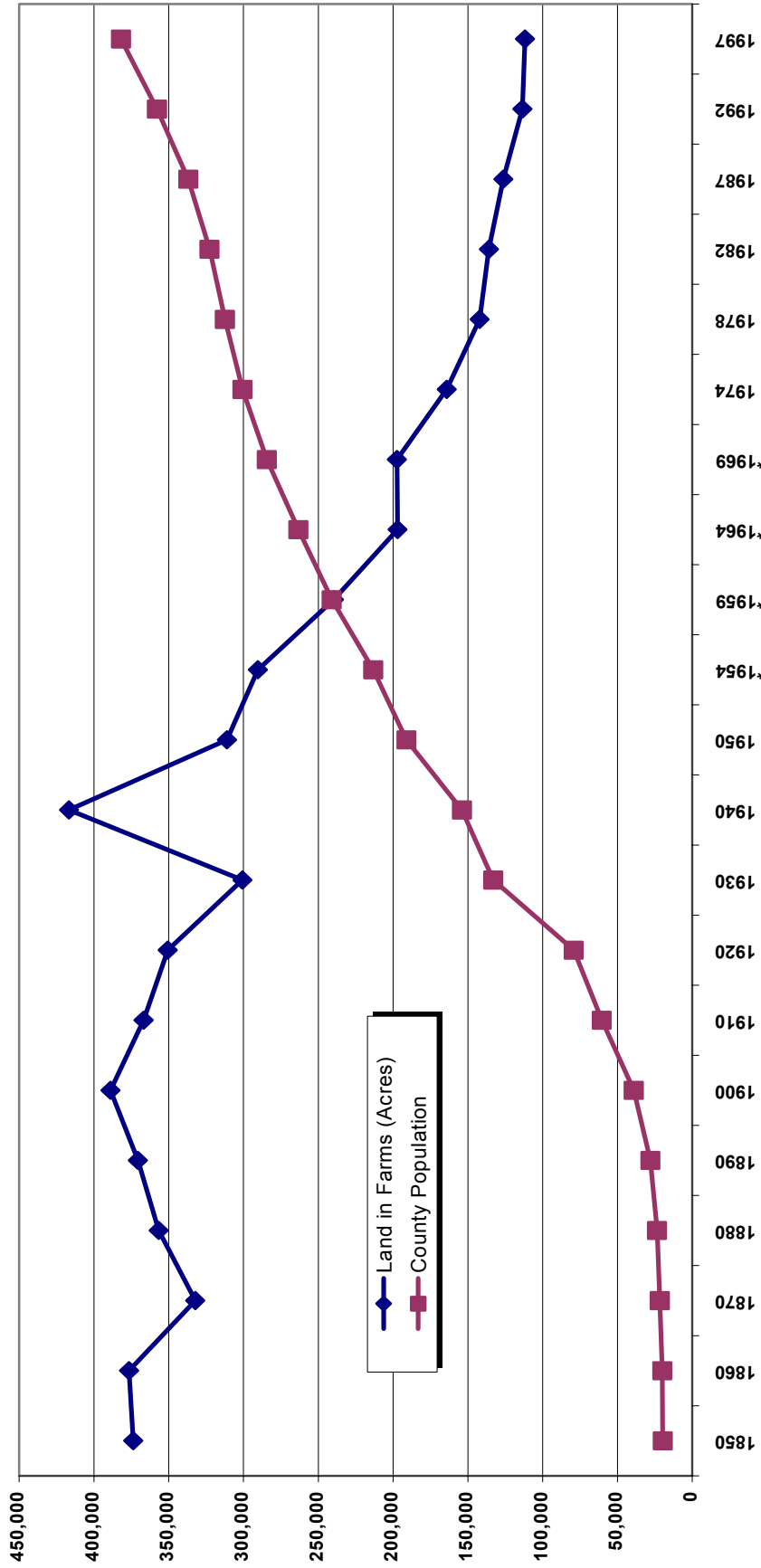


Source: US Census Bureau, 1997 Census of Agriculture.

Table 2-15: Guilford County Land in Farms vs. Population, 1850-1997			
Year	Farms (Number)	Land in Farms (Acres)	County Population
1850	1,668	373,746	19,754
1860	1,503	376,537	20,056
1870	2,100	332,205	21,736
1880	2,810	356,653	23,585
1890	2,920	370,576	28,052
1900	3,497	388,940	39,074
1910	3,776	366,828	60,497
1920	4,021	350,659	79,272
1930	3,864	300,677	133,010
1940	4,941	416,640	153,916
1950	4,768	311,091	191,057
*1954	4,511	290,335	213,242
*1959	3,020	239,638	240,974
*1964	2,302	197,035	263,348
*1969	2,240	197,472	284,383
1974	1,607	164,180	300,663
1978	1,444	142,099	312,456
1982	1,354	135,965	322,600
1987	1,141	126,369	336,905
1992	970	113,654	357,737
1997	920	111,882	381,916

Source: US Census Bureau, Census of Agriculture, 1850-1997. *Annualized county population estimates provided by Guilford County Planning Dept., 2001. Note: Total of Guilford County in Acres=416,083.

Figure 2-16: Guilford County Land in Farms vs. Population, 1850-1997



Source: US Census Bureau, Census of Agriculture, 1850-1997. * Annualized county population estimates provided by Guilford County Planning Dept., 2001. Note: Total of Guilford County in Acres=416,083.