



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

Carolyn Q. Coleman Conference Room
First Floor, Old Guilford County Courthouse
301 W Market St, Greensboro, NC 27401

April 8, 2026

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes:** Not Available
- IV. **Rules and Procedure**
- V. **Continuance Requests**
- VI. **Old Business**
- VII. **New Business**

Non-Legislative Hearing Item(s)

A. RESOLUTION OF INTENT TO CLOSE A PUBLIC ROAD CASE #26-02-PLBD-00012: A 0.2 MILE SECTION OF HOMEDALE DRIVE

Request adoption of Resolution of Intent and to schedule a public hearing for May 13, 2026 for the purpose of giving consideration to the closing of a 0.2 mile section (approximately 1,000 ft.) of Homedale Drive located in Sumner Township that begins at the eastern margin of Parcel #144346, and runs west for 0.2 miles, terminating at the end of the Homedale Drive right-of-way.

Information for **ROAD CLOSING CASE #26-02-PLBD-00012** can be viewed by scrolling to the April 8, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #26-02-PLBD-00014: AG, AGRICULTURAL TO CZ-RS-40, CONDITIONAL ZONING – RESIDENTIAL: 2506 MARGUERITE DRIVE

The subject property is located at 2506 Marguerite Drive (Guilford County Tax Parcel #115610 in Jefferson Township) approximately 700 feet east of the intersection of Millpoint Road and Brookhaven Mill Road and comprises approximately 10.85 acres.

This is a request to rezone the subject property from AG, Agricultural to CZ-RS-40, Conditional Zoning – Residential with the following conditions:

Proposed Use Conditions:

Use of the property shall be limited to the following uses as listed in Article 4, Table 4-3-1 of the Unified Development Ordinance (UDO):

- 1) Single-Family Detached Dwelling, Family Care Facility, Accessory Apartment/Dwelling Unit, Subdivision (Minor and Major), Temporary Family Healthcare Structures, Home Occupation
- 2) See attached Use Matrix. Uses struck out are prohibited.

Proposed Development Conditions:

- 1) To be subdivided into a maximum of two (2) lots.

This request is consistent with the Future Land Use Map classification of Rural Living. Therefore, if the request is approved, no FLUM amendment will be required.

The Planning Board is not limited to the proposed rezoning of these parcels and may consider substantial changes to the proposed rezoning.

Information for **CONDITIONAL REZONING CASE #26-02-PLBD-00014** can be viewed by scrolling to the April 8, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

B. CONDITIONAL REZONING CASE #26-03-PLBD-00015: AG, AGRICULTURAL AND CZ-PD-M, CONDITIONAL ZONING – PLANNED UNIT DEVELOPMENT – MIXED (REF. CASE #23-10-PLBD-00067) TO AG, AGRICULTURAL AND CZ-PD-M, CONDITIONAL ZONING – PLANNED UNIT DEVELOPMENT – MIXED, AMENDED: 1456 AND 1458 NC HIGHWAY 61 SOUTH AND 6801, 6811, 6821, 6830, 6831, AND 6838 GRASSHOPPER TRAIL

The subject property is located at 1456 and 1458 NC Highway 61 South and 6801, 6811, 6821, 6830, 6831, and 6838 Grasshopper Trail (Guilford County Tax Parcels #220601, #241720, #241718, #241719, and #241672 in Rock Creek Township), approximately 6,500 feet north of the intersection of NC Highway 61 South and Herron Road, and comprises 89.18 acres. The property is currently split-zoned Agricultural, AG (52.52 acres) and Conditional Zoning – Planned Unit Development, CZ-PD-M (36.71 acres). Reference Case #23-10-PLBD-00067

This is a request to rezone an approximate 6.04 acre portion of the subject property currently zoned CZ-PD-M (ref. Case #23-10-PLBD-00067) to AG, Agricultural and an approximate 6.15

acre portion of the subject property currently zoned AG to CZ-PD-M. Note: The PD-M district permits all uses allowed in any zoning district, except those uses that are only allowed in the Heavy Industrial, HI or Agricultural, AG districts.

The applicant proposes the following conditions for the CZ-PD-M district, which match the conditions of the existing CZ-PD-M district on the property (ref. Case #23-10-PLBD-00067):

Use Conditions:

Agricultural/Animal Services Category

No uses permitted in PDM district

Household Living Category

All uses permitted

Group Living/Social Services Category

All uses permitted except: (1) Rooming House, 9 or More Residents; (2) Nursing and Convalescent Home; (3) Temporary Shelter; (4) Homeless Shelter

Recreation and Entertainment (Light) Category

All uses permitted except: (1) Country Club with Golf Course

Recreation and Entertainment (Heavy) Category

All uses permitted except: (1) Adult Oriented Establishments; (2) Amusement or Water Parks, Fairgrounds; (3) Auditorium, Coliseum or Stadium; (4) Go-cart Raceway; (5) Shooting Range, Indoor; (6) Shooting Range, Outdoor

Other Recreational and Entertainment Uses Category

All uses permitted

Civic, Educational, and Institutional Category

All uses permitted except: (1) Correctional Institution; (2) Fraternity or Sorority (University or College Related); (3) Hospital

Business, Professional, and Personal Services Category

All uses permitted except: (1) Bank or Finance without Drive-through; (2) Bank or Finance with Drive-through; (3) Insurance Agency (Carriers and On-Site Claims Inspections); (4) Payday Loan Services

Lodging Category

All uses permitted except: (1) Hotel or Motel

Retail Trade Category

All uses permitted except: (1) ABC Store (Liquor); (2) Auto Supply Sales; (3) Automobile Rental or Leasing; (4) Automobile Repair Service; (5) Building Supply Sales (with Storage Yard); (6) Convenience Store (with Gasoline Pumps); (7) Equipment Rental and Repair, Heavy; (8); Fuel Oil Sales; (9) Manufactured Home Sales; (10) Motor Vehicle, Motorcycle, RV or Boat Sales (New or Used); (11) Service Station, Gasoline; (12) Tire Sales

Food Service Category

400 W Market Street, Greensboro, NC 27401
PO Box 3427, Greensboro, NC 27402
Telephone: 336-641-3334 | Fax: 336-641-6988

All uses permitted except: (1) Restaurant (With Drive-thru)

Funeral and Internment Services Category

No uses permitted

Transportation, Warehousing, and Wholesale Trade Category

No uses permitted except: (1) Wholesale Trade – Light

Utilities and Communication Category

All uses permitted except: (1) Utilities, Major; (2) Utility Company Office; (3) Utility Equipment and Storage Yards

Waste-Related Uses Category

No uses permitted

General Industrial Category

No uses permitted

Manufacturing Category

No uses permitted

Mining Uses Category

No uses allowed per WCA prohibition

Airport Category

No uses permitted

Temporary Events/Uses Category

All uses permitted

Development Conditions: (1) Permanently disabled residents requiring care 24 hours a day, 7 days a week may have care provided; (2) No amplified music shall be played between the hours of 10:00 p.m. and 9:00 a.m.; (3) No nonresidential event shall extend beyond 12:00 a.m. (midnight).

The proposed sketch plan for the Unified Development Plan (UDP) does not impose a maximum number of dwelling units or maximum commercial square footage within the CZ-PD-M District. Density requirements for single-family residential dwellings are subject to the RS-5 zoning district dimensional requirements. Density for multi-family units is limited by the density regulations established in Unified Development Ordinance (UDO) Subsection 4.4.D.1.a(3), which requires a minimum 20-foot separation between multi-family buildings.

The proposed rezoning is inconsistent with the subject property's current Future Land Use Map classification of Residential. Therefore, if the request is approved, an amendment to the Working Farms and Agricultural Lands classification will be required for the portion of the property zoned AG and an amendment to the Multifamily Residential classification will be required for the portion of the property zoned CZ-PD-M

The Planning Board is not limited to the proposed rezoning of these parcels and may consider substantial changes to the proposed rezoning.

Information for **CONDITIONAL REZONING CASE #26-03-PLBD-00015** can be viewed by scrolling to the April 8, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Sketch Plan is also included under the **MEETING CASE INFORMATION** section at the link above.

C. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-12-PLBD-00152: AN AMENDMENT TO SUBSECTION 2.8 (FLOODPLAIN ADMINISTRATOR), SUBSECTION 3 (PERMITS AND PROCEDURES – PURPOSE AND INTENT - PROCEDURES FOR SPECIFIC APPLICATIONS), SUBSECTION 9 ENVIRONMENTAL REGULATIONS (FLOOD DAMAGE PREVENTION), SUBSECTION 12 (DEFINITIONS) AND ADOPTION OF UPDATED FLOOD MAPS

This proposed text amendment to the Guilford County Unified Development Ordinance (UDO) updates the Flood Damage Prevention provisions of the UDO to maintain alignment with National Flood Insurance Program (NFIP) standards. The amendment updates Subsections 2.8 (Floodplain Administrator), 3.5.F (Certificate of Floor Elevation / Floodproofing), 3.5.I (Floodplain Development Permit), 3.5.W (Variance), 9.3 (Flood Damage Prevention), and 12 (Definitions). See the full summary of updates below. The proposed amendment also formally adopts the updated Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs, also referred to as Flood Maps) for Guilford County, and aligns the UDO with the 2021 North Carolina Model Flood Damage Prevention Ordinance for Non-Coastal areas (NC Model FDPO).

The current and proposed updated Flood Maps for Guilford County are available to be viewed on the North Carolina Department of Public Safety (NCDPS) Flood Risk Information System (FRIS) Website at: <https://fris.nc.gov/>

On December 10, 2025, the Federal Emergency Management Agency (FEMA) issued a Letter of Final Determination to Guilford County (FEMA Community ID # 370111) notifying the County that the new FIS and associated Flood Maps for our community will become effective on June 10, 2026. The County must adopt the updated FIS and Flood Maps before the June 10, 2026, effective date as required by FEMA and Title 44 of the Code of Federal Regulations (CFR) Part 60.3(d) to maintain its NFIP community status. As a participant in the NFIP, the County is required to keep the Flood Damage Prevention provisions of its ordinance and its regulatory Flood Maps and flood study current. Doing so helps to ensure property owners remain eligible for flood insurance through the NFIP and supports regulations that help reduce flood risks.

To support the FIS and Flood Maps update, Guilford County staff helped coordinate and implement a public Community Outreach Meeting on July 25, 2023 with City of Greensboro, City of High Point, other local jurisdictions, and NC Department of Public Safety (NCDPS). This process was conducted in an effort to inform the public and provide an opportunity for property owners to meet community officials and NCDPS to discuss and ask questions about the flood map changes, reason for the change, how properties could be affected, and explain the appeals process if owners desired to contest the findings of the updated Flood Maps. The County advertised the public meeting on the Guilford County Electronic Legal Notices website (as allowed per S.L. 2017-210), Guilford County main webpage, Planning & Development Department webpage, and the Floodplain Management webpage. In addition, letters with

information regarding Flood Map changes and advertisement of the public meeting were sent to property owners for which GIS analysis indicated a structure on the property was added to the floodplain. The County also created a Flood Mapping and Updates informational website regarding the FIS and Flood Map updates, which was advertised in the above public meeting announcements, letters and at the meeting.

FEMA published a notice regarding the proposed flood hazard determinations (preliminary FIS and Flood Maps) in the Federal Register on October 7, 2024. FEMA issued a letter on December 4, 2024 to Guilford County and other local jurisdictions to provide notice of the 90-day appeal period for the proposed FIS and FIRM that began on December 18, 2024 and ended on March 18, 2025. The appeal period offered property owners an opportunity to contest the results of the new flood study if they disagreed with the findings (i.e. whether the property is located in a regulated floodplain) FEMA also published public notifications regarding the appeal period and process in the Greensboro News and Record on December 11, 2024 and December 18, 2024. FEMA did not receive any appeals during the appeal period as noted in the December 10, 2025 Letter of Final Determination.

As a supplemental note, Guilford County participates in FEMA's Community Rating System (CRS) and has a CRS rating of Class 7, which enables property owners in our community to receive a 15% discount on flood insurance premiums for policies purchased through the NFIP. The County must adopt the new FIS and Flood Maps to maintain its CRS rating.

The proposed text amendment includes provisions to automatically adopt future FISs & Flood Maps, helping to ensure continued compliance with federal and state requirements. This approach streamlines the process for incorporating mandated updates while preserving the community's ability to appeal map determinations. Additional revisions improve formatting, language, clarity, and definitions to better align the County's Flood Damage Prevention provisions with the NC Model FDPO and enhance overall clarity and consistency

A summary of the proposed amendment is below:

- Amend Subsection 2.8 Floodplain Administrator to include formatting improvements, revised language to align with the NC Model FDPO, and added cross-references to Subsection 9.3 to provide clarity and a more user-friendly reading of the requirements.
- Amend Subsections 3.5F, 3.5.I, and 3.5.W regarding Procedures for Specific Applications for Floodplain Development Permits, Certificates, and Variances for Flood Damage Prevention to remove duplicate information on Flood Damage Prevention requirements and to direct readers to Subsection 9.3 where the requirements are consolidated to reduce conflict and confusion.
- Amend Subsection 9.3 Flood Damage Prevention to align with the NC Model FDPO. Changes include adoption of the new FEMA FIS and FIRM (i.e., flood study and flood maps) effective June 10, 2026 in Subsection 9.3.D.2, addition of automatic-adoption language for future FEMA flood maps and flood studies, updates to cross-references to latest NC General Statutes (e.g., NCGS 160-D), updates to cross-references to other subsections of the ordinance, and technical formatting edits. Outdated language is also removed or modified for clarification.
- Amend Subsection 12 Definitions to add missing terms, definitions, and acronyms, and combine or remove duplicate definitions, and align the definitions with the NC Model FDPO. Notes are added to indicate when specific terms apply only to the Flood Damage

Prevention regulations.

The Planning Board is not limited to the proposed language of the text amendment. It may consider substantial changes to the proposed text amendment

Information for **TEXT AMENDMENT CASE #25-12-PLBD-00152** can be viewed by scrolling to the April 8, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above. Please see the link for the maps, <https://fris.nc.gov/>.

D. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-03-PLBD-00016: AN AMENDMENT TO SUBSECTION 10.06 (CIVIL PENALTIES – ASSESSMENT AND PROCEDURES) TO ESTABLISH SPECIFIC CIVIL PENALTY AMOUNTS FOR VIOLATIONS

The proposed text amendment to Guilford County Unified Development Ordinance (UDO) Subsection 10.06: Civil Penalties – Assessment and Procedures establish specific civil penalties (monetary) for violations of the UDO that do not currently have a specified civil penalty amount.

The UDO establishes specific civil penalties (monetary) for some violations, including parts of Subsection 9.1: Stormwater Management and Watershed Protection Districts (see Subsection 9.1.F.5(d)(iv)(5)), Subsection 9.2: Soil Erosion and Sedimentation Control (see Subsection 10.07), and Subsection 9.4: Illicit and Illegal Discharges (see Subsection 9-4.12). This text amendment would apply specific civil penalties (monetary) for all other violations of the UDO including, but not limited to, all zoning and subdivision violations.

UDO Subsection 10.06.A currently refers to G.S. 160D-404(c), which enables counties to enforce development regulations by any of the remedies provided in G.S. 153A-123. NCGS 153A-123 enables counties to assess civil penalties for ordinance violations.

Per this text amendment, civil penalties are as follows: \$50.00 for the first offense, \$100.00 for the second offense, \$200.00 for the third offense, and \$500.00 for the fourth and each succeeding offense.

NOTE: UDO Subsection 10.03.C specifies that “every calendar day an offense is not remedied after being served a Notice of Violation shall be considered a separate offense.”

The Planning Board is not limited to the proposed language of the text amendment. It may consider substantial changes to the proposed text amendment.

Information for **TEXT AMENDMENT CASE #26-03-PLBD-00016** can be viewed by scrolling to the April 8, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

IX. Adjourn

Information may be obtained for any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27401.