



GUILFORD COUNTY PLANNING AND DEVELOPMENT PLANNING BOARD

Regular Meeting Agenda

Truist Building – McAdoo Conference Room
201 W. Market Street, Greensboro, NC 27401

February 11, 2026

6:00 PM

I. Roll Call

II. Agenda Amendments

III. Approval of Minutes: January 14, 2026

IV. Rules and Procedure

V. Continuance Requests

VI. Old Business

None.

VII. New Business

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE # 26-01-PLBD-00001: AG, AGRICULTURAL & CZ-LI, CONDITIONAL – ZONED LIGHT INDUSTRIAL (REF. CASE #18-01-GCPL-00523) TO CZ-LI AMENDED, CONDITIONAL – ZONED LIGHT INDUSTRIAL AMENDED: 2532 and 2544 ALAMANCE CHURCH ROAD

The subject properties are located at 2532 and 2544 Alamance Church Road (Guilford County Tax Parcels #121260 (3.02 acres) and #121287 (9.25 acres), respectively in Clay Township), approximately 4,090 feet northwest of the intersection of Wades Store Road and Alamance Church Road and comprises approximately 12.27 total acres.

This request is to rezone Parcel #121260 (currently AG, Agricultural) and Parcel #121287 (currently CZ-LI, Conditional – Zoned Light Industrial) to CZ-LI Amended, Conditional – Zoned Light Industrial Amended with the following conditions:

Existing Use Conditions (CZ-LI Portion): The following uses are permitted: 1) Sales and rental of portable toilets and septic services; and 2) Caretaker facility.

Existing Development Conditions: 1) General site layout as shown on sketch map for maintenance shop and storage facility for portable toilets and equipment.

Proposed Use Conditions: 1) Septic Tank Services; and 2) Caretaker Facility

Proposed Development Conditions: None

The requested rezoning is inconsistent with both parcels Future Land Use Map (FLUM) classifications of Rural Living (Parcel #121260) and Office (Parcel #121287) in the Southeast Quadrant. Therefore, if the request is approved, an amendment to the Industrial/Innovation Center classification will be required.

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

Information for **CONDITIONAL REZONING CASE # 26-01-PLBD-00001** can be viewed by scrolling to the February 11, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

B. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-12-PLBD-00150: AN AMENDMENT TO SUBSECTION 4 (ZONING DISTRICTS) AND SUBSECTION 5 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES) OF THE UDO TO ADJUST HOME OCCUPATION USE STANDARDS

Staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) to Subsection 4, Table 4-3-1, which updates the Home Occupations use in certain commercial zoning districts from a use that is subject to Individual Development Standards, indicated by the letter "D" in the Permitted Use Schedule, to a use that is allowed as a Use by Right, indicated by the letter "P" in the Permitted Use Schedule. Subsection 5.4.F is amended to include individual development standards for the use of Home Occupations in all residential zoning districts. Home Occupations are currently allowed in all residential zone districts and in certain commercial districts. The proposed amendment adds use specific development standards for Home Occupations operating in residential zoning districts and serves as a mechanism for preserving community character.

The underlined text is to be added. The following amendment is proposed:

SUBSECTION 4 – ZONING DISTRICTS

TABLE 4.3-1 PERMITTED USE SCHEDULE

In the Limited Office (LO), Mixed Use (MXU), and NB (Neighborhood Business) zoning districts, Home Occupation listed under the Household Living Use Category are modified from a use designated with the letter "D" (Individual Development Standards Apply) to a use designated with a "P" (Use by Right)

5.4 HOUSEHOLD LIVING...

F. Home Occupations

- A. Where Required: All Residential Districts (including AG)
- B. Maximum Area: Area set aside for Home Occupation shall occupy no more than thirty (30) percent of the gross floor area of the dwelling unit.
- C. Outside Storage: No outside storage or display of items associated with the Home Occupation is permitted.
- D. Operation:
 - 1) The Home Occupation must be conducted entirely within a dwelling unit. It must be a use which is clearly incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character of the residence. Home Occupations are not permitted in a detached garage or other accessory structure, except for accessory dwelling units.
 - 2) Prohibited home occupations: Use or storage of any explosive or hazardous material in conjunction with any home occupation is prohibited.
 - 3) No display, stock-in-trade, nor commodity sold not made on the premises shall be permitted.
 - 4) Only one (1) person may be employed who is not an occupant of the residence.
 - 5) Activities shall not generate traffic, parking, noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the district in which it is located.
 - 6) Instruction in music, dancing, art or similar subjects shall be limited to no more than five (5) students at one time.
- E. Commercial Vehicles:
 - 1) One commercial vehicle up to 30 feet in length may be kept on-site in conjunction with the home occupation.
 - 2) A second commercial vehicle up to 30 feet in length may be kept on-site when located behind the front building line of the principal structure and within a covered attached or detached structure that is fully screened from adjacent residential uses.
 - 3) When there are two vehicles kept on-site, only one of the two vehicles can be a truck that exceeds 20 feet in length, a bus or other non-automobile vehicle.

Commentary: Permitted Home Occupations include, but are not limited to, offices, telephone sales, barber/beauty services, architects, accountants, and handcrafting.

Information for **TEXT AMENDMENT CASE #25-12-PLBD-00150** can be viewed by scrolling to the February 11, 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.

C. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-10-PLBD-00137: AN AMENDMENT TO SUBSECTION 1 (GENERAL PROVISIONS) SECTION 1.4 AND SECTION 3.5M (PERMITS AND PROCEDURES) TO ALIGN THE UDO WITH RECENT AMENDMENTS TO NCGS 160D-203 and 160D-601 PER SESSION LAW 2025-94; HOUSE BILL 926

Staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) to Subsections 1 and 3 that aligns the UDO with recent changes to North Carolina General Statute 160D-203 and 160D-601 made with the adoption of Session Law 2025-94; House Bill 926 by the General Assembly on October 6, 2025 (see attached). The law prohibits waiting periods for resubmission and withdrawal limits of development applications. This amendment also clarifies that the Guilford County UDO standards may apply to split-jurisdiction parcels in specific instances outlined under the General Statute outlined in SL 2025-94. Additionally, the amendment updates UDO language to reflect the current Piedmont Triad Airport Authority title from the previous Greensboro High Point Winston Salem Airport Authority organization title.

The underlined text is to be added. The ~~struck thru~~ text is to be removed. The following amendment is proposed:

1.4 JURISDICTION

A. COVERAGE

The provisions of this Ordinance shall apply to the following:

1. Guilford County (Unincorporated) Jurisdiction

All the territory encompassed in Guilford County, North Carolina herein referred to as "the Jurisdiction" except for those areas within incorporated municipalities and their extraterritorial jurisdiction, and property owned by the ~~Greensboro High Point Winston-Salem Piedmont Triad~~ Airport Authority. This Ordinance shall govern the development and use of land and structures therein, except for bona fide farmland and structures as provided for by North Carolina General Statutes, namely G.S. § 160D-903.

2. **Split-Jurisdiction Parcels**

- a) If a parcel of land lies within the planning and development regulation jurisdiction of more than one local government, the local governments may by mutual agreement pursuant to Article 20 of Chapter 160A of the General Statutes and with the written consent of the landowner, assign exclusive planning and development regulation jurisdiction under G.S. § 160D for the entire parcel of land, including all development phases on the land, to any one of those local governments.
- b) In the event no mutual agreement or written consent under subsection (a) exists, the landowner of land lying within the planning and development regulation jurisdiction of more than one local government may elect the planning and development regulations of the local government where the majority of the total acreage of the parcel of land is situated.
- c) This section shall only be applicable to planning and development regulations and shall not affect taxation or other nonregulatory matters. The mutual agreement under subsection (a) shall be evidenced by a resolution formally adopted by each governing board and recorded with the register of deeds in the every county where the property land is located within 14 days of the adoption of the last required resolution.

3.5 PROCEDURES FOR SPECIFIC APPLICATIONS...

M. REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT...

- 1. Intent...
- 4. Procedure...

b. Application Submittal and Acceptance

- (1) Conventional and Conditional. Applications for a rezoning/map amendment shall be submitted in accordance with the requirements on the form available in the Planning and Development Department or on the County's website.
- (2) All fees shall be due and payable when the application is made according to the Schedule of Fees.
- (3) Refiling of Application
 - (i) No application for rezoning to the same district shall be filed within a one (1) year period from the date of final action on the previous rezoning request (other than a withdrawal, subject to the provisions in Section 3.5, prior to the legislative hearing) on a given parcel of land or portion thereof, unless the Planning Board determines that additional information submitted to them merits consideration for a legislative hearing at their next meeting.
 - (ii) A second request for the same parcel of land or portion thereof for a different zoning district may occur within a one (1) year period from final action on the initial request.

~~(iii) Under no circumstances shall more than two (2) zoning map amendments be filed for rezoning a given parcel of land or any portion thereof within any one year period.~~

4. Procedure ...

g. Application Withdrawal

- (1) An application for amendment may be withdrawn by the applicant any time before submission of the public notice to the newspaper or electronically, announcing the legislative hearing.
- (2) After submission of such notice, an application may be withdrawn at the discretion of the Planning Board or Board of Commissioners at the legislative hearing.
- ~~(3) No more than two (2) withdrawals may occur on the same parcel of land or portion thereof within a one (1) year period.~~
- ~~(4) No application shall be filed on the same parcel of land or portion thereof within a one (1) year period after the date of the second withdrawal.~~

Information for **TEXT AMENDMENT CASE #25-10-PLBD-00137** can be viewed by scrolling to the February 11, 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.

D. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-12-PLBD-00149: AN AMENDMENT TO APPENDIX 2 (MAP STANDARDS) OF THE UDO TO UPDATE CURRENT DOCUMENT SUBMITTAL PROCESSES, CLARIFY TECHNICAL TERMINOLOGY, AND MATCH EXISTING ADMINISTRATIVE PRACTICES

Staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) Appendix 2 – Map Standards which updates the UDO document submission requirements to match current administrative practice and makes various technical clarifications to the subsection. Additionally, the amendment clarifies various terminology including specifying Riparian Buffers and associated Buffer Zones are to be indicated on plans submitted to the County for review. Stream buffers are currently covered in the Map Standards Table as “stream features” to be shown on plans submitted for review. While stream buffers are stream features, adding the specific language makes this clear in the Map Standard Table

A summary of the proposed amendment is below:

- Amend Section A-1 to remove the requirement for printed copies of maps and other review materials to be submitted physically to the County for review. This is no longer a requirement as the County now uses the Civic Access Portal and

Enterprise Permitting and Licensing Software (EPL) to review applications and associated documents.

- Amend Section A-2 to remove the word “Annexations.”
- Amend Table A-2, which details the current map standards and requirements, is modified, as follows:
 - Clarifies that riparian buffers and buffer zones, currently referred to in the UDO as “stream features,” are to be shown on all maps.
 - Removes the Technical Review Committee (TRC) as a decision-making body from determining the requirement of front, side, and rear elevations of proposed buildings. This proposal is in conformance with previous administrative changes removing TRC as a decision-making body.
- Amend Section A-3, which provides the language for required Map Certificates, to make various technical and grammatical edits.

Information for **TEXT AMENDMENT CASE #25-12-PLBD-00149** can be viewed by scrolling to the February 11, 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.

E. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-01-PLBD-00005: AN AMENDMENT TO TABLE 6-1-1 PARKING REQUIREMENTS; TO MODIFY PARKING REQUIREMENTS FOR MULTI-FAMILY DWELLINGS AND TOWNHOMES

Staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) Subsection 6.1.D - Table 6-1-1 Parking Requirements, to adjust parking requirements for Multi-Family Dwellings.

A summary of the proposed amendment is below:

- Amend Subsection 6-1 D Table 6-1-1, to modify parking requirements for Multi-Family Dwellings and Townhomes from requiring 1.8 spaces per unit within 200 ft. of the unit plus 0.25 spaces for visitor parking (current requirement) to 1.25 per 0-1 bedroom unit; 1.5 per 2 bedroom units; 2 per 3+ bedroom units (proposed requirement).

Information for **TEXT AMENDMENT CASE #26-01-PLBD-00005** can be viewed by scrolling to the February 11, 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.

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