



GUILFORD COUNTY PLANNING AND DEVELOPMENT PLANNING BOARD

Regular Meeting Agenda

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

January 14, 2026

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** December 10, 2025
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**
- VII. New Business**

Legislative Hearing Item(s)

A. REZONING CASE #25-13-PLBD-00144: AG, AGRICULTURAL TO RS-40, RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY DISTRICT (RS-40-MH): 5822 APPLE WYRICK ROAD

The subject property is located at 5822 Apple-Wyrick Road (Guilford County Tax Parcel #111693 in Madison Township), approximately 600 feet east of the intersection of Huffine Mill Road and Apple Wyrick Road, and comprises approximately 5 acres.

This request is to rezone the subject property from AG, Agricultural to RS-40, Residential with a MH, Manufactured Housing (HUD) Overlay District (RS-40-MH).

The proposed rezoning is inconsistent with the current FLUM classification of Rural Living designated to the subject parcel. If the request is approved, a FLUM amendment to the Residential classification 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 **REZONING CASE #25-12-PLBD-00144** can be viewed by scrolling to the January 14, 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 #25-12-PLBD-00148: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING - RESIDENTIAL: 3020 HUFFINE MILL ROAD

The subject property is located at 3020 Huffine Mill Road (Guilford County Tax Parcel #242227 in Madison Township), approximately 600 feet south of the intersection of Hicone Road and Huffine Mill Road, and comprises approximately 15.37 acres.

This request is to rezone the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential with the following conditions:

Use Conditions: None

Development Conditions:

- (1) All single-family residential structures to be stick built, a maximum of 2 stories, and have no vinyl siding (except for areas under eaves and soffit).
- (2) Chain link and woven-wire fence material shall be prohibited.
- (3) Wood pole streetlights shall be prohibited. Metal pole streetlights shall be placed within a utility easement or by an encroachment agreement approved by NCDOT.
- (4) A Street Planting Yard per Guilford County UDO Table 6-2-1 shall be provided along Huffine Mill Road. Street Yard shall be 10' minimum width instead of 8' min. width per UDO and have a 3' minimum height berm and maintained by HOA.

The proposed rezoning is inconsistent with the FLUM classification of Rural Living designated to the subject parcel. If the request is approved, a FLUM amendment to the Residential classification 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 #25-12-PLBD-00148** can be viewed by scrolling to the January 14, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>

C. CONDITIONAL REZONING CASE #25-11-PLBD-00142: RS-30, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 2701 LEES CHAPEL ROAD

The subject property is located at 2701 Lees Chapel Road (Guilford County Tax Parcel #126119 in Monroe Township), approximately 330 feet south of the intersection of Lees Chapel Road and Scott Road, and comprises approximately 3.71 acres.

Proposed Use Conditions:

- (1) Special Event Venue
- (2) Retail (General)

Proposed Development Conditions: None offered.

Staff Recommended Development Conditions:

- (1) Noise generated by any commercial use that is audible from any property line of the subject parcel shall cease by 11:00 p.m. and resume no earlier than 7 a.m. the following day.
- (2) Any proposed development of the property shall be in compliance with the Scenic Corridor Overlay requirements listed in the Guilford County UDO.

The proposed rezoning is inconsistent with the current FLUM classification of Residential designated to the subject parcel. If the request is approved, a FLUM amendment to the Retail/Restaurant classification 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 #25-11-PLBD-00142** can be viewed by scrolling to the January 14, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

D. REZONING CASE #25-12-PLBD-00146: AG, AGRICULTURAL TO RS-30, RESIDENTIAL: 7930 NC HIGHWAY 150 E

The subject property is located at 7930 NC Highway 150 E (Guilford County Tax Parcel #242017 in Washington Township) approximately 6,100 feet north of the intersection of Osceola-Ossipee Road and NC Highway 150 E, and comprises approximately 121.87 acres.

This request is to rezone the subject property from AG, Agricultural to RS-30, Residential.

The proposed rezoning is inconsistent with the current FLUM classification of Working Farm/Agriculture designated to the subject parcel. If the request is approved, a FLUM amendment to the Residential classification 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 **REZONING CASE #25-12-PLBD-00146** can be viewed by scrolling to the January 14, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>

E. ROAD RENAMING CASE #25-09-PLBD-00132: 0.32 MILE PORTION OF KERSEY VALLEY ROAD TO OLD KERSEY VALLEY ROAD

Presently known as Kersey Valley Road, Secondary Road #1154 in Jamestown Township, and running 0.32 miles north from Cashett Road, Secondary Road #1155, and terminating at the southern property line of Guilford County Tax Parcel #202911. This is a government-initiated petition to rename said portion of Kersey Valley Road to Old Kersey Valley Road. This renaming is in response to a government-initiated petition. On December 15, 2025, the City of High Point's City Council approved Street Abandonment Case 25-01 and made official with a Resolution recorded with the Guilford County Register of Deed's Office as Deed Book 9002 Page 537, permanently closing a 2,185 foot-long portion of Kersey Valley Road. The City of High Point realigned Kersey Valley Road to expand the City's landfill and extend its useful lifetime. Due to this realignment and subsequent closure of this portion of Kersey Valley Road, a jump street was created and has caused the need for this remaining portion of the road to be renamed for Emergency Services purposes.

Information for **ROAD RENAMING CASE #25-09-PLBD-00132** can be viewed by scrolling to the January 14, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>

F. ROAD RENAMING CASE #25-12-PLBD-00147: 0.29 MILE PORTION OF KERSEY VALLEY ROAD TO GOLDEN ROAD

Presently known as Kersey Valley Road, Secondary Road #1153 in Jamestown Township, and running 0.29 miles north from Kivett Drive, Secondary Road #1113 and terminating at the southern property line of Guilford County Tax Parcel #161320. This is a government-initiated petition to rename said portion of Kersey Valley Road to Golden Road. This renaming is in response to a government-initiated petition. On December 15, 2025, the City of High Point's City Council approved Street Abandonment Case 25-01 and made official with a Resolution recorded with the Guilford County Register of Deed's Office as Deed Book 9002 Page 537, permanently closing a 2,185 foot-long portion of Kersey Valley Road. The City of High Point realigned Kersey Valley Road to expand the City's landfill and extend its useful lifetime. Due to this realignment and subsequent closure of this portion of Kersey Valley Road, a jump street was created and has caused the need for this remaining portion of the road to be renamed for Emergency Services purposes.

Information for **ROAD RENAMING CASE #25-12-PLBD-00147** can be viewed by scrolling to the January 14, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>

G. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-10-PLBD-00137: AN AMENDMENT TO ARTICLE 1 (GENERAL PROVISIONS) SECTION 1.4 AND ARTICLE 3 (PERMITS AND PROCEDURES) SECTION 3.5.M TO ALIGN THE UDO WITH RECENT AMENDMENTS TO NCGS 160D-203 and 160D-601 PER SESSION LAW 2025-94; HOUSE BILL 926

This proposed text amendment to the Guilford County Unified Development Ordinance (UDO) aligns Article 1 and Article 3 (Referenced as Subsection 1 and Subsection 3, respectively, in the County Code of Ordinances) with recent changes to NCGS 160D per Session Law 2025-94, House Bill 926, Section 29(c) and Section 11, adopted by the North Carolina General Assembly on October 6, 2025. The amendment also updates the title of the current Piedmont Triad Airport Authority from the previous title of Greensboro High Point Winston Salem Airport Authority.

The underlined text is text to be added, the ~~strike-through~~ text is text to be removed.

The following amendment is proposed:

1.4 JURISDICTION

B. 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

Guilford County land located in both the unincorporated area and situated within another local government's planning and development jurisdiction provided that all of the following conditions are met:

- a. No mutual agreement or written consent under G.S. § 160D-203(a) with the neighboring jurisdiction exists.
- b. The majority of property acreage is located within Guilford County's jurisdiction.
- c. The landowner(s) has elected to apply Guilford County's Ordinance standards to the subject property.

- Amend Section 3.5.M to remove the waiting periods associated with refiling of development applications, as required by SL 2025-94:

3.5 PROCEDURES FOR SPECIFIC APPLICATIONS

M. REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT

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.~~

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 January 14, 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.

H. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-12-PLBD-00151: AN AMENDMENT TO ARTICLE 5 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES) OF THE UDO TO ADJUST DEVELOPMENT STANDARDS FOR THE WAREHOUSE, SELF STORAGE USE IN THE GB AND HB DISTRICTS

This proposed text amendment to the Guilford County Unified Development Ordinance (UDO) Article 5 (Referenced as Subsection 5 in the County Code of

Ordinances) adjusts the individual development standards for the Warehouse, Self-Storage use when located in the General Business, GB and Highway Business, HB districts. The amendment to UDO 5.16.B proposes to remove the use specific maximum height requirement Self-Storage Warehouses. The maximum building height for the parcel's underlying zoning district would instead apply.

The ~~strike-through~~ text is text to be removed.

The following amendment is proposed:

5.16 GENERAL INDUSTRIAL

B. WAREHOUSE, SELF-STORAGE (WHERE REQUIRED: GB, HB)

1. **Minimum Size:** Minimum lot size shall be two (2) acres.
2. **Maximum Size:** Maximum lot size shall be five (5) acres.
3. **Lot Coverage:** The total ground area covered by buildings shall not exceed fifty percent (50%) of the site.
4. ~~Maximum Height: Maximum height of building(s) shall be twenty (20) feet.~~
5. **Storage:**
 - a. No outside storage shall be permitted.
 - b. Storage of hazardous, toxic or explosive substances shall be prohibited.
6. **Operation:**
 - c. No business activity other than the rental of storage units shall be conducted on the premises.
 - d. One residential dwelling unit shall be allowed on the same lot for use as a caretaker dwelling.

Information for **TEXT AMENDMENT CASE #25-12-PLBD-00151** can be viewed by scrolling to the January 14, 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.

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

This proposed amendment to the Guilford County Unified Development Ordinance (UDO) Appendix 2 – Map Standards updates the UDO document submission requirements to match current administrative practice and makes various technical clarifications to the subsection.

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 January 14, 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.