



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

March 12, 2025

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes:** February 12, 2025
- IV. **Rules and Procedures**
- V. **Continuance Requests**
- VI. **Old Business**

None

- VII. **New Business**

Non-Legislative Hearing Item(s)

A. RESOLUTION OF INTENT TO CLOSE A PUBLIC ROAD CASE #25-02-PLBE-00109

Request adoption of Resolution of Intent and to schedule a public hearing for April 9, 2025, as presented herein, to close an unnamed road (old extension of Bethel Church Road) which fronts Guilford County Tax Parcels #117327 and #117329 in Jefferson Township and runs approximately 175 feet northwest from the intersection of Knox Road and Bethel Church Road.

Information for **ROAD CLOSING CASE #25-02-PLBD-00109** can be viewed by scrolling to the March 12, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

Legislative Hearing Item(s)

A. ROAD RENAMING CASE #25-01-PLBD-00106: BAYNES FOREST LANE (PRIVATE ROAD)

Presently known as Baynes Forest Lane, this private road is located in Fentress Township, running south of Wiley Lewis Road, along Guilford County Tax Parcels #134099, #131107,

#131104, #131094, #131098 and terminating at Guilford County Tax Parcel #131078, and recorded in Plat Book 208, Page 49. This request to rename the road to Little Miss Muffen Lane is in response to a voluntary petition filed and signed by more than 51% of the property owners along the road.

Information for **ROAD RENAMING CASE #25-01-PLBD-00106** can be viewed by scrolling to the March 12, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>.

B. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-02-PLBD-00111: AN AMENDMENT TO APPENDIX 1 (STREET NAME AND ADDRESS ASSIGNMENT STANDARDS) TO REFINE THE PROCEDURE FOR ASSIGNING SECONDARY ADDRESSES, REDEFINE THE TECHNICAL REVIEW COMMITTEE (TRC) ROLE IN ASSIGNING ADDRESSES FOR INTERNAL STREETS, EXPAND REASONS FOR RE-ASSIGNING ADDRESSES, AND ADD REQUIREMENTS FOR NAMING PRIVATE STREETS AND ADDRESSING STRUCTURES OFF PRIVATE STREETS

The Planning staff prepared a text to amend Appendix 1 of the UDO to refine the procedures for assigning secondary addresses, redefine the TRC role in assigning addresses for internal streets, expand reasons for re-assigning addresses, and add requirements for naming private streets and assigning addresses to structures off private streets. Below is a summary of the proposed revisions to Appendix 1 of the Guilford County Unified Development Ordinance.

1. Section A-4.A.1 (Single-family Detached and Townhouse Dwelling) clarifies that when a primary address is unavailable, an accessory dwelling will be assigned a secondary address that includes the primary address followed by a dash and the letter "A" (example: "1621-A Smith Street").
2. Section A-4.A.2 (Multi-family and Two-Family Dwellings) provides that the secondary address for multi-family and two-family dwellings will include the primary address followed by a dash and a unit number (example: "1621-101" instead of "1621-A" for a unit on the first floor and "1621-201", instead of "1621-2A" for a unit on the second floor). Addresses for internal drives may be assigned after considering comments from the TRC. It is no longer subject to the approval of the TRC.
3. Section A-4.A.3 (Mobile Home Parks) provides that addresses for internal drives in mobile home parks may be assigned after considering comments from the TRC. It is no longer subject to TRC's approval.
4. Under Section A-4.B (Commercial and Industrial) provides that the secondary address for each tenant space in commercial and industrial buildings will include the primary address followed by a dash and a unit number (example: "1621-101", instead of "1621-A", for a unit on the first floor and "1621-201", instead of "1621-2A" for a unit on the second floor). Addresses for internal drives may be assigned after considering comments from the TRC. It is no longer subject to TRC approval.
5. Section A-4.C.1.b, Section A-4.C.2.a, and Section A-4.C.3.a. provides that addresses for internal drives of schools, hospitals, and parks may be assigned after considering comments from the TRC. It is no longer subject to TRC approval.
6. Under Section A-5.A, adds two items as reason to re-assign addresses, including existing addresses that do not conform to addressing standards and addresses that do not conform to applicable policies or rules issued by the United States Postal Service or other government entities.

7. Section A-6.C, adds item 9 to require private streets to be named and structures off them addressed when they serve at least three (3) of any combination of households, businesses, and/or other active uses and have a length of 200 feet or greater.

Text underlined indicates text to be added to the current ordinance. Text to be deleted is shown with a ~~strikethrough~~

Information for **UDO TEXT AMENDMENT CASE #25-02-PLBD-00111** can be viewed by scrolling to the March 12, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the proposed text amendment also is included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

A. Comprehensive Plan Update

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.