



GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Regular Meeting Agenda

Truist Building – John H. McAdoo Conference Room
Third Floor, 201 W Market St, Greensboro, NC 27401

October 14, 2026

6:00 PM

I. Roll Call

II. Agenda Amendments

III. Approval of Minutes: September 9, 2026

IV. Rules and Procedures

V. Continuance Requests

VI. Old Business

A. ADOPT ORDER FOR SPECIAL USE PERMIT CASE #26-07-PLBD-00031: REQUEST TO AMEND SPECIAL USE PERMIT FOR SOLAR COLLECTOR (PRINCIPAL) Ref. Case #21-05-GCPL-04192: 1984, 1942, 1922, 1890, 1951 MT. HOPE CHURCH ROAD, & 1413 STEWART MILL ROAD (ZONED AG, AGRICULTURAL)

Pursuant to N.C.G.S. 160D-406(j), approve Order(s) to Amend a Special Use Permit (ref. Case #21-05-GCPL-04192) with respect to the application submitted by Thomas E. Terrell, Jr., Attorney, on behalf of the property owner West River Solar, LLC for the property 1984 Mt. Hope Church Road, 1942 Mt. Hope Church Road, 1922 Mt. Hope Church Road, 1890 Mt. Hope Church Road, 1951 Mt. Hope Church Road, and 1413 Stewart Mill Road (Guilford County Tax Parcel #116807, #116805, #116804, #116799, #120643, and #120662 in Jefferson Township), as heard and decided by the Guilford County Planning Board on September 9, 2026.

VII. New Business

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #26-08-PLBD-00035: CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS TO CZ-HB AMENDED, CONDITIONAL ZONING – HIGHWAY BUSINESS AMENDED: 3712 US HIGHWAY 29 N

The subject property is located at 3712 US Highway 29 N (Guilford County Tax Parcel #126433 in Monroe Township), approximately 150 feet southeast of the intersection of US Highway 29 N and Summit Hills Dr, and comprises approximately 0.52 acres.

This is a request to conditionally rezone the property from CZ-HB, Conditional Zoning – Highway Business, to CZ-HB Amended, Conditional Zoning – Highway Business Amended.

The current zoning conditions for the subject property are as follows:

Current Use Conditions:

(1) Clothing Sales; (2) Antiques and Gift Retail Sales; (3) Office; (4) Dry Cleaning pickup station; (5) Appliances- Retail Sale and Repair of Household Appliances; (6) Banks; (7) Office equipment sales and services; (8) Furniture retail sales; (9) Paint retail sales; (10) Remnant shops

Current Development Conditions:

(1) Repair existing building; (2) Remodel outside with brick and shingles; (3) Prepare off-street parking area; (4) Remove junk on grounds; (5) Plant hedges and plant roses on chain-link fence. (6) All conditions will be completed within six months.

The current conditions listed above are proposed to be amended, as follows:

Proposed Amended Use Conditions: Uses 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) Pawnshop or used merchandise store; (2) Service station, gasoline; (3) Convenience store (with gasoline pump); (4) Retail (General); (5) Office (General); (6) Laundromat or Dry Cleaner; (7) Equipment Rental and Repair Light; (8) Bank or Finance with and without Drive-through.

Proposed Amended Development Conditions:

None proposed. Existing Development Conditions to be removed.

The requested conditional rezoning is consistent with the subject property's current Future Land Use Map (FLUM) classification of Office/Service. Therefore, if the request is approved, a FLUM amendment will not be required.

The Planning Board is not limited to the proposed conditional rezoning of the subject property and may consider substantial changes to the proposed conditional rezoning.

Information for **CONDITIONAL REZONING CASE #26-08-PLBD-00035** can be viewed by scrolling to the October 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 #26-09-PLBD-00037: AG & LB, AGRICULTURAL AND LIMITED BUSINESS TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 6501 & 6503 BURLINGTON ROAD

The subject properties are located at 6501 Burlington Road and 6503 Burlington Road (Guilford County Tax Parcels #106285 and #106280, located in Rock Creek Township), at the intersection of Brightwood Farm Parkway and Burlington Rd, and comprise approximately 3.68 acres.

This is a request to conditionally rezone the subject properties from split-zoned AG, Agricultural and LB, Limited Business, to CZ-GB, Conditional Zoning – General Business, subject to the following conditions:

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

1) Everything that is allowed in the Limited Business District that is also allowed in the General Business District in addition to Garden Center or Retail Nursery, Restaurant with a drive-thru, and Car Wash (see the list below).

Uses permitted in both LB, Limited Business, and GB, General Business to be **allowed**: (1) Animal Services (Other); (2) Caretaker Dwelling (Accessory); (3) Multifamily Dwelling (including Condominium)*; (4) Athletic Fields; (5) Club or Lodge; (6) Physical Fitness Center; (7) Public Park or Public Recreation Facility (including Indoor Batting Cages); (8) Golf Course, Miniature; (9) Theater (Outdoor); (10) Other Indoor Uses Not Listed; (11) Place of Worship; (12) Vocational, Business or Secretarial School; (13) Daycare Centers in Residence (In-Home) (12 or Less); (14) Daycare Center (Not In-Home); (15) Emergency Services; (16) Community or Social Service Agencies; (17) Fraternity or Sorority (University or College Related); (18) Government Office; (19) Library; (20) Museum or Art Gallery; (21) Post Office; (22) Office (General); (23) Medical or Professional Office; (24) Personal Service; (25) Bank or Finance without Drive-Through; (26) Bank or Finance with Drive-Through; (27) Insurance Agency (Carriers and On-Site Claims Inspections); (28) Kennels or Pet Grooming; (29) Laundromat or Dry Cleaner; (30) Studios-Artists and Recording; (31) Bed and Breakfast Home for 8 or Less Guest Rooms; (32) Retail (General); (33) Convenience Store (with Gasoline Pumps); (34) Service Station, Gasoline; (35) Bakery; (36) Restaurant (without Drive-Thru); (37) Cemetery or Mausoleum; (38) Beneficial Fill Area; (39) Wireless Communication Tower - Stealth Camouflage Design; (40) Small Cell Wireless Tower; (41) Utilities, Major; (42) Utilities, Minor; (43) Construction or Demolition Debris Landfill, Minor; (44) Land Clearing & Inert Debris Landfill, Minor; (45) Laundry or Dry-Cleaning Plant; (46) Laundry or Dry-Cleaning Substation; and (47) Temporary Events/Uses.

Uses permitted only in GB, General Business, to also be **allowed**

(1) Garden Center or Retail Nursery; (2) Restaurant with a drive-thru; and (3) Car Wash

Proposed Development Conditions:

None proposed.

The requested conditional rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classifications of Residential and Rural Living. If approved, an amendment to the Retail/Restaurant classification will be required.

The Planning Board is not limited to the proposed conditional rezoning of the subject properties and may consider substantial changes to the proposed conditional rezoning.

Information for **CONDITIONAL REZONING CASE #26-09-PLBD-00037** can be viewed by scrolling to the October 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 #26-09-PLBD-00038: PI, PUBLIC AND INSTITUTIONAL TO CZ-LI, CONDITIONAL ZONING, LIGHT INDUSTRIAL: 1412 RANKIN MILL ROAD

The subject property is located at 1412 Rankin Mill Rd (Guilford County Tax Parcel #115370 in Jefferson Township), approximately 653 feet northeast of the intersection of Camp Burton Road and Rankin Mill Road, and comprises approximately 10.10 acres.

This is a request to conditionally rezone the subject property from PI, Public and Institutional, to CZ-LI, Light Industrial, subject to the following conditions:

Proposed Use Conditions:

Uses to be **prohibited**, as indicated on the application attached use matrix:

- (1) Animal Services (Livestock); (2) Animal Services (Other); (3) Horticultural Specialties; (4) Homeless Shelter; (5) Athletic Fields; (6) Batting Cages, Outdoor; (7) Country Club with Golf Course; (8) Golf Course; (9) Paintball Field; (10) Physical Fitness Center; (11) Public Park or Public Recreation Facility (Incl. Indoor Batting Cages); (12) Swim and Tennis Club; (13) Amusement or Water Parks Fairgrounds; (14) Auditorium, Coliseum or Stadium; (15) Go-cart Raceway; (16) Shooting Range, Indoor; (17) Other Outdoor Uses Not Listed; (18) Place of Worship; (19) Vocational, Business or Secretarial School; (20) Daycare Centers in Residence (In Home) (12 or Less); (21) Daycare Center (Not In-Home); (22) Emergency Services; (23) Fraternity or Sorority (University or College Related); (24) Government Office; (25) Post Office; (26) Medical or Professional Office; (27) Personal Service; (28) Advertising, Outdoor Services; (29) Bank or Finance without Drive-through; (30) Bank or Finance with Drive-through; (31) Boat Repair; (32) Building Maintenance Services; (33) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (34) Insurance Agency (Carriers and On-Site Claims Inspections); (35) Kennels or Pet Grooming; (36) Landscape and Horticultural Services; (37) Motion Picture Production; (38) Pest or Termite Control Services; (39) Research, Development or Testing Services; (40) Studios-Artists and Recording; (41) Automobile Rental or Leasing; (42) Automobile Repair Services; (43) Car Wash; (44) Building Supply Sales (with Storage Yard); (45) Convenience Store (with Gasoline Pump); (46) Equipment Rental and Repair, Light; (47) Fuel Oil Sales; (48) Garden Center or Retail Nursery; (49) Manufactured Home Sales; (50) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (51) Service Station, Gasoline; (52) Tire Sales;

(53) Restaurant (Without Drive-thru); (54) Cemetery or Mausoleum; (55) Wholesale Trade – Heavy; (56) Automobile Parking (Commercial); (57) Automotive Towing and Storage Services; (58) Equipment Rental and Leasing (No Outside Storage); (59) Equipment Rental and Leasing (with Outside Storage); (60) Equipment Repair, Light; (61) Truck Stop; (62) Truck and Utility Trailer Rental and Leasing, Light; (63) Truck and Utility Trailer Rental and Leasing, Heavy; (64) Beneficial Fill Area; (65) Bus Terminal and Service Facilities; (66) Courier Service, Central Facility; (67) Courier Service, Substation; (68) Heliport; (69) Moving and Storage Service; (70) Railroad Terminal or Yard; (71) Taxi Terminal; (72) Trucking or Freight Terminal; (73) Communication or Broadcasting Facility; (74) Wireless Communication Tower – Stealth Camouflage Design; (75) Wireless Communication Tower – Non-Stealth Design; (76) Small Cell Wireless Tower; (77) Radio or TV Station; (78) Utilities, Major; (79) Utilities, Minor; (80) Solar Collectors Principal; (81) Utility Company Office; (82) Utility Equipment and Storage Yards; (83) Construction or Demolition Debris Landfill, Minor; (84) Land Clearing & Inert Debris, Minor; (85) Recycling Facilities, Outdoors; (86) Septic Tank Services; (87) Warehouse (Self-Storage); (88) Laundry or Dry-Cleaning Plant; (89) Laundry or Dry-Cleaning Substation; (90) Welding Shops; (91) Manufacturing Light; and (92) Temporary Events/Uses.

Uses to be **allowed**:

- (1) Caretaker Dwelling (Accessory)
- (2) Office (General)
- (3) Wholesale Trade – Light
- (4) Warehouse (General Storage, Enclosed)

Proposed Development Conditions: Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Unified Development Ordinance (UDO):

- (1) Meet I-840 urban loop scenic corridor overlay district requirements.

The requested conditional rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Residential. If approved, an amendment to the Industrial/Innovation Center classification will be required.

The Planning Board is not limited to the proposed conditional rezoning of the subject property and may consider substantial changes to the proposed conditional rezoning.

Information for **CONDITIONAL REZONING CASE #26-09-PLBD-00038** can be viewed by scrolling to the October 14, 2026, Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

D. CONDITIONAL REZONING CASE #26-09-PLBD-00039: AG, AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL: 836 GALLIMORE DAIRY ROAD

The subject property is located at 836 Gallimore Dairy Road (Guilford County Tax Parcel #169779 in Deep River Township), approximately 1350 feet south of the intersection of Thorndike Road, Krista-Kim Drive, and Gallimore Dairy Road, and comprises approximately 13.44 acres.

This is a request to conditionally rezone the subject property from AG, Agricultural, to CZ-LI, Conditional Zoning – Light Industrial, subject to the following conditions:

Proposed Use Conditions:

The following uses are to be **prohibited**:

(1) Homeless Shelter; (2) Athletic Fields; (3) Batting Cages, Outdoor; (4) Country Club with Golf Course; (5) Golf Course; (6) Paintball Field; (7) Public Park or Public Recreation Facility (incl. Indoor Batting Cages); (8) Swim and Tennis Club; (9) Amusement or Water Parks, Fairgrounds; (10) Auditorium, Coliseum or Stadium; (11) Go-cart Raceway; (12) Shooting Range, Indoor; (13) Place of Worship; (14) Daycare Centers in Residence (In Home) (12 or Less); (15) Daycare Center (Not In-Home); (16) Emergency Services; (17) Fraternity or Sorority (University or College Related); (18) Manufactured Home Sales; (19) Cemetery or Mausoleum; (20) Truck Stop; (21) Beneficial Fill Area; (22) Heliport; (23) Radio or TV Station; (24) Construction or Demolition Debris Landfill, Minor; (25) Land Clearing & Inert Debris Landfill, Minor; (26) Recycling Facilities, Outdoors; (27) Laundry or Dry-Cleaning Plant; (28) Laundry or Dry-Cleaning Substation; (29) Car Wash; (30) Railroad Terminal or Yard; (31) Taxi Terminal; (32) Solar Collectors Principal; and (33) Other Outdoor Uses Not Listed

The following uses are to be **allowed**:

(1) Animal Services (Livestock); (2) Animal Services (Other); (3) Horticultural Specialties; (4) Caretaker Dwelling (Accessory); (5) Physical Fitness Center; (6) Vocational, Business or Secretarial School; (7) Government Office; (8) Post Office; (9) Office (General); (10) Medical or Professional Office; (11) Personal Service; (12) Advertising, Outdoor Services; (13) Bank or Finance without Drive- through; (14) Bank or Finance with Drive- through; (15) Boat Repair; (16) Building Maintenance Services; (17) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (18) Insurance Agency (Carriers and On-Site Claims Inspections); (19) Kennels or Pet Grooming; (20) Landscape and Horticultural Services; (21) Motion Picture Production; (22) Pest or Termite Control Services; (23) Research, Development or Testing Services; (24) Studios-Artists and Recording; (25) Automobile Rental or Leasing; (26) Automobile Repair Services; (27) Building Supply Sales (with Storage Yard); (28) Convenience Store (with Gasoline Pumps); (29) Equipment Rental and Repair, Light; (30) Fuel Oil Sales; (31) Garden Center or Retail Nursery; (32) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (33) Service Station, Gasoline; (34) Tire Sales; (35) Restaurant (Without Drive-thru); (36) Wholesale Trade-Heavy; (37) Wholesale Trade-Light; (38) Automobile Parking (Commercial); (39) Automotive Towing and Storage Services; (40) Equipment Rental and Leasing (No Outside Storage); (41) Equipment Rental and Leasing (with Outside Storage); (42) Equipment Repair, Light;

(43) Truck and Utility Trailer Rental and Leasing, Light; (44) Truck Tractor and Semi-Rental and Leasing, Heavy; (45) Bus Terminal and Service Facilities; (46) Courier Service, Central Facility; (47) Courier Service Substation; (48) Moving and Storage Service; (49) Trucking or Freight Terminal; (50) Communication or Broadcasting Facility; (51) Wireless Communication Tower – Stealth Camouflage Design; (52) Wireless Communication Tower – Non-Stealth Design; (53) Small Cell Wireless Tower; (54) Utilities, Major; (55) Utilities, Minor; (56) Utility Company Office; (57) Utility Equipment and Storage Yards; (58) Septic Tank Services; (59) Warehouse (General Storage, Enclosed); (60) Warehouse (Self-Storage); (61) Welding Shops; (62) Manufacturing Light; and (63) Temporary Events/Uses

Proposed Development Conditions:

None proposed.

The proposed conditional rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Rural Living. 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 conditional rezoning of the subject property and may consider substantial changes to the proposed conditional rezoning.

Information for **CONDITIONAL REZONING CASE #26-09-PLBD-00039** can be viewed by scrolling to the October 14, 2026, Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

E. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-09-PLBD-00036: AN AMENDMENT TO ARTICLE 3 (PERMITS AND PROCEDURES); ARTICLE 4 (ZONING DISTRICTS); ARTICLE 5 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES); ARTICLE 6 (GENERAL DEVELOPMENT STANDARDS); ARTICLE 8 (SUBDIVISIONS AND INFRASTRUCTURE STANDARDS); ARTICLE 9 (ENVIRONMENTAL REGULATIONS); ARTICLE 12 (DEFINITIONS); AND APPENDIX 2 – MAP STANDARDS OF THE UDO TO REMOVE OFF-STREET PARKING REQUIREMENTS AND ALIGN WITH RECENT CHANGES TO NCGS 160D-702 PER NC HOUSE BILL 162/SESSION LAW 2026-39 TO BE EFFECTIVE JANUARY 1, 2027

This proposed Text Amendment to the Guilford County Unified Development Ordinance (UDO) amends Article 3 (Permits and Procedures); Article 4 (Zoning Districts); Article 5 (Development Standards For Individual Uses); Article 6 (General Development Standards); Article 8 (Subdivisions and Infrastructure Standards); Article 9 (Environmental Regulations); Article 12 (Definitions); and Appendix 2 – Map Standards. The proposal was initiated in response to the adoption of House Bill 162/Session Law 2026-39 on July 6, 2026, with an effective date of January 1, 2027. The bill revised NCGS 160D-702 to eliminate North Carolina local governments' authority to require a minimum number of off-street parking spaces for any development, regardless of use. Therefore, this amendment removes the minimum parking requirements found throughout the Guilford County UDO. Additionally, clerical revisions to various UDO sections are proposed, which include technical corrections and clarifications.

A summary of the proposed Text Amendment is below:

Remove Minimum Off-Street Parking Standards from the UDO Subsections below	
UDO Use Type	UDO Subsection
Temporary Event/Use Permit	3.5.H
Planned Unit Development	4.4
Agricultural Tourism	5.3.B
Mobile Home/Manufactured (HUD) Home Park	5.4.A
Tiny House Developments	5.4.C
Rooming House	5.5.B
Private Club Recreation [Incl. Indoor Batting Cages]	5.6.J
Public Park or Public Recreation Facility [Incl. Indoor Batting Cages]	5.6.K
Recreation Vehicle Park [RVP] or Campsite	5.6.L
Rural Residential Occupation	5.8.C
Bed and Breakfast Home for 8 or Less Guest Rooms	5.9.A
Freestanding Ice Vending Machines	5.10.C
Solar Collectors, Principal	5.14.D
Turkey Shoots	5.20.B

- Amend Subsection 6.1 (Table 6-1-1 Parking Standards) to remove the minimum number of parking spaces required per use. This proposal also amends the subsection to remove the maximum number of spaces permitted, remove parking credits, and remove the calculation for uses with flexible parking demand characteristics, as these are all based upon the minimum parking spaces required per use. This section is further amended to remove mention of required off-street parking spaces.
- Amend Subsection 6.2 (Landscaping, Buffering & Screening Requirements) to remove an expansion of required parking as a reason for modifying landscape buffers. This subsection is also amended to remove an allowance to reduce required parking spaces to accommodate landscape buffers to be in conformance with other changes proposed by this text amendment, as minimum parking standards will no longer be required.
- Amend Subsection 8.9 (Performance Guarantees) to clarify that Performance Guarantees may be provided for proposed, non-required site improvements (e.g., parking) in addition to those which are required per the UDO.
- Amend Subsection 9.1.F.7 (Low Impact Design) to remove and reserve the section referring to parking lot low impact design, as minimum parking standards will no longer be required.
- Amend Subsection 12.04 (Definitions) to modify the definition for “Buildable or Zone Lot” to remove the word “required” in relation to provided parking.
- Amend Appendix 2 – Map Standards, A-2 Required Information on Subdivision Plats, Exempt Plats, Plot Plans, and Site Plans/Group Developments to remove mention of required number of parking spaces.

The Planning Board is not limited to the proposed Text Amendment and may consider substantial changes to the proposed Text Amendment.

Information for **TEXT AMENDMENT CASE #26-09-PLBD-00036** can be viewed by scrolling to the October 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

A. 2027 Planning Board Meeting and Submittal Schedule

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.