

**GUILFORD COUNTY PLANNING AND DEVELOPMENT
PLANNING BOARD SPECIAL MEETING MINUTES**

Old County Courthouse – Commissioners' Meeting Room
301 W. Market Street, Greensboro, NC 27401

April 23, 2025

6:00 PM

Call to Order

Chairman Donnelly called the April 23, 2025, Guilford County Planning Board to order and asked for a roll call of members present.

I. Roll Call

The following Board members were in attendance in-person for this meeting:

James Donnelly, Chair; David Craft, Vice Chair; Guy Gullick; Dr. Nho Thi Bui; Ryan Alston; Rev. Gregory Drumwright; Jason Little; Cara Buchanan; and Sam Stalder

The following staff members were in attendance in-person for this meeting:

J. Leslie Bell, Planning & Development Director; Oliver Bass, Planning and Zoning Manager; Avery Tew, Senior Planner; Troy Moss, Planning Technician; Robert Carmon, Fire Marshal; Marlena Isley, GIS Manager; and Matthew Mason, Chief Deputy County Attorney

II. Agenda Amendments

None

III. Approval of Minutes

None

IV. Rules and Procedures

Chair Donnelly provided information to everyone present regarding the Rules and Procedures followed by the Guilford County Planning Board.

Chair Donnelly added there would be an opportunity for public comment this evening and asked if anyone wished to speak on a matter, to please add their name and address to the sign-up sheet at the podium as well as also state their name and address for the record when they approach the podium.

At the conclusion of the public comment tonight, we do not anticipate that we will be taking any action on this comprehensive plan tonight. There is a tremendous amount of data that is being presented to us, and we want to make sure that everyone has time to digest

some of that and have the opportunity to ask any questions. He stated that there was still plenty of opportunities to comment. We've got some changes that have already been identified by the steering committee that can help decide. We have the opportunity to engage with this tonight and really look forward to the opportunity for each of us to get a sense of what these planning themes mean, what the future land use looks like and why it looks so different than it has. So this is really an opportunity for us to dig in with the resources here to help us understand how this will be a resource for the Community moving forward.

V. Continuance Requests

None

VI. Old Business

A. ADOPT ORDERS FOR SPECIAL USE PERMIT CASE #24-05-PLBD-00084: DUKE ENERGY SUBSTATION, 1872 ANDRES FARM ROAD (WITHDRAWN)

Mr. Mason stated the above property was annexed into the City of Greensboro and stated that the City of Greensboro simultaneously applied zoning to it on April 15th. As a result, the County no longer has any jurisdiction over it. Mr. Mason stated that Duke's counsel had also asked that those matters be withdrawn from tonight's agenda. No further action is needed by this Board on that item.

VII. New Business

A. Presentation: Guiding Guilford – Move Forward Together Comprehensive Plan (Design Workshop)

Mr. Mac Sims opened by stating that right now Guilford County is in a better position than it has been in a number of years. He stated that Guilford County has grown tremendously since the last comprehensive plan and that tonight's plan is being presented as the future of Guilford County.

Mr. Sims stated that the Steering Committee went to all the communities and had some good meetings as well as some contentious meetings but that all of them make a difference in the community. He stated that the Steering Committee listened more than they talked. He stated that they think they got good input, but that there would be some additional steps. He stated that he wanted the committee to pay particular attention and listen to what has come from this plan.

Mr. Sims stated that we are growing the best community in North Carolina for growth, and they are looking forward to the future. He then turned it over to Mr. Bell.

Mr. Bell introduced Jessica Garrow, Design Workshop, who presented the Comprehensive Plan. He stated that he wanted to commend the staff for all the work put into this plan and the time that they put forth.

Mr. Bell stated whether we're talking about housing, recreation, or the recent economic development announcements, the County's farm operations, protection of the County's natural resources, investment in County recreational resources or exploring the potential future needs of water and wastewater utility services across the County, that they welcomed everybody's input. He stated although it's the planning staff, there were folks behind this that really helped our communications team, our communications director including Board of Commissioner's staff and legal, and so we're really appreciative of that.

Mr. Bell then thanked Chairman Donnelly and Guy Gullick who served or is serving double duty both on the steering committee as well as on the Planning Board. He asked the members of the steering committee members that were present to stand to be recognized. Mr. Bell then turned the meeting over to Jessica.

Ms. Garrow introduced herself as a principal at Design Workshop and her colleague Brenna Leaffey who was hung up in traffic but would be there shortly.

Ms. Garrow stated that as she goes through the presentation to feel free to stop her at any point for questions.

Ms. Garrow began by giving an overview of the presentation. She introduced the plan and stated that Guiding Guilford is the name of the comprehensive plan. It is a visionary document looking at the future of Guilford County for the next 15 to 20 years. She stated that they did an analysis of where Guilford County is today to understand the current perspectives on natural resources, transportation, etc.

Ms. Garrow showed a slide of members of the steering committee and stated that these individuals spent a lot of time and effort with our team, the County team, with community engagement activities, really, to make sure that the plan that you're seeing tonight is reflective of what we've heard and what we know about the trends and what the future holds for the community.

In terms of process, there were a number of community engagement activities that started with community focus groups in the spring and into the fall of 2023. Then into the spring/summer of 2023, we did a really broad community wide survey, and that survey was out in the community for a little bit longer than they normally do because they wanted to make sure they were hearing from all sections, all geographic areas, all demographics of the County. From those community workshops they started working a lot more closely with the steering committee and working through iteration of the plan. They shared a draft of the plan during summer of 2024 and had a survey from that time period and some community engagement events and now are here today on adoption process.

The next slide illustrated some of the key statistics related to that community engagement.

She stated that 80 percent of folks that they heard from supported the plan's direction.

Ms. Garrow stated that they heard a lot of excitement around the theme and plan of preserving rural character and agricultural heritage. It was something that people identified as they were really concerned about throughout the process, what's happening for agricultural lands are working farms and our rural character. So we wanted to make sure that the plan reflected what those concerns were, but also in thinking about we are preserving those areas and being sure that that was in the plan.

There was an additional planning and use document that really pulled together the key themes within the plan and those are now incorporated into a new executive summary as well. It included additional information really clarifying the approach to rural preservation and the stand alone and the theme summary. There was a six-month process to update the future land use map relative to Summerfield de-annexation and they wanted to make sure that the document reflected that.

With regard to the pieces that are part of Guiding Guilford Plan, we included a definition section up front. There is some technical terms within the document to make sure that when people pick it up they can understand the way the document was created. There is a high-level executive summary that incorporates those planning theme pieces mentioned previously as well as an introduction. Then some more detail on the community engagement process is found in the appendices.

And then we go into context, that's mapping series and information on existing conditions, demographics, things like that. We have our future land use framework planning themes and then the appendices.

Next Ms. Garrow discussed the 7 planning themes that came from the community engagement and conversations with the steering committee. So first is community character, attainable housing, resilient economy, diversified transportation, mobility, equitable services, protecting natural environment and green space, and then quality and context sensitive infrastructure.

Within each planning theme is a goal statement, that identifies what are the desired outcomes for implementation of land to that planning theme. As well as two to four policies for each kind of theme to get more specific direction, followed by action steps ranging from near-term actions to long term actions.

One of the pieces of feedback as part of our last steering committee meeting is adding some additional clarification for example, what do we mean by short term, mid-term, long term? What do we mean by investment?

MS Garrow stated that the goal for the Community Character theme was to "Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and inclusive placemaking." MS Garrow stated that the policy and action items focused on historic resources, cultural resources, and high-quality design,

The next goal area is Attainable Housing. This really focuses on both the creation of housing as well as the retention. We've had a lot of robust conversations about how

as a County we're not going to be able to build ourselves out of the housing that we need to be thinking about and really actively pursuing retention of existing housing, that is deemed for both. Really importantly emphasizing safety, high quality, and sustainable design.

The next plan theme is Resilient Economy. This really focuses on the broad Guilford County economy. And so it says promote a healthy, sustainable economy that fosters partnerships, supports small businesses, incentivizes retention of farmland, and creates a robust economy that will attract and retain both jobs, generate businesses and their employees. We have policies that are focused on the workforce as well as small businesses as well as thinking about the many different issues that are within Guilford County and wanted to make sure that their economy goes into the future.

The next theme is Diversified Transportation and Mobility. This theme in particular really focuses on coordination at a regional scale and predictable transportation. So this goal statement actually calls out some of those partnerships to coordinate with NCDOT transit and transportation planning organizations and local jurisdictions to facilitate safe and efficient transportation infrastructure that serves strategic areas of Guilford County with access to multiple modes of transportation.

Next planning theme is Equitable Services, so this really focuses on providing services throughout the County and wanting to make sure that those are available for all residents. This is really about those core services that have really great life and again related to specific facilities and partnerships.

Our sixth planning theme is Protected Natural Environment and Green Space. This goal area really focuses on both parks and open space, as well as our natural areas and thinking about things like storm water and soil conservation. In terms of policies, this also relates to working with partners to support conservation, preservation and protection efforts related to the natural environment.

The seventh planning theme area is Quality and Context Sensitive Infrastructure. This whole statement states, create a resilient, coordinated, and high-quality infrastructure system that adapts to the changing needs of the community, and this takes a real broad look at infrastructure. So everything from water and wastewater to broadband, waste management and trash and recycling. And we have policies that are really specific to those different types of infrastructure.

Ms. Garrow then paused for questions.

Chair Donnelly stated that one of the things he would like to offer is it's great to be able to kind of be involved in this process. To be able to go back to the earlier meetings when we were talking with the community and see how the things that were brought up are on paper. And where folks had the opportunity to put different pieces on maps that helped create a picture of what were the priorities and focus areas for Guilford County. These are the themes that bubbled up and here is a picture of how the County has got to prioritize these moving forward with both specific action plans and relative priorities.

Chair Donnelly stated it's fun to sort of sit here at this point and be able to look back and see how those things came together to create what is really a living document that represents the input of so many people that had an opportunity to participate. So it's really cool to see that from having been a part of this on the front end. Chair Donnelly stated that he would certainly welcome any initial reactions or questions from members of the Planning Board.

Mr. Craft stated that he would add that when we make motions currently, we make motions in the sense of a plan that's 20 years old. Soon we'll be making motions on a plan that is coming across more current and familiar to us. So I look forward to that. I also look forward to dealing with some of those conflicting goals, expanding water and sewer, and maintaining rural character. But -- and it's going to be a lot of opinions like that. But that's, you know, the nature of the document. So we've got a lot to consider.

Chair Donnelly asked if there were any other comments before Ms. Garrow continued. There were none.

Ms. Garrow stated that moving into the maps this is a really important aspect of the document because it talks about what future development patterns and preservation patterns should look like for the County. She stated the foundational aspect of the future land use map is our areas of stability and areas of change map. This map identifies areas to preserve, areas to enhance, and areas to transform. This was created by layering in a number of different inputs from latency conditions speaking about areas to preserve in terms of where are there really great soils? Where is there watershed? Where are the places that we really don't want to change from what they look like today, and then areas to enhance. And then finally areas to transform. These are places within the County that already have some momentum to see something different. They have access to different types of infrastructure and are areas where we might want to see more development to help address some of those planning things that we talked about in terms of economic development or housing diversity.

Mr. Craft inquired if the areas that currently have extra territorial jurisdiction [ETJ] were around Kernersville.

Mr. Bell responded, that was right. Actually, it would be High Point and thought there was one more.

Chair Donnelly wanted to clarify that we're used to working with a lot of these maps on paper, but this whole plan is going to be set up electronically. So we would have the opportunity to get in and look at a level of detail. It doesn't require us to have maps. While he recognized that this map here may be hard to read in detail because of its primary existence online, we'll be able to get whatever level of detail we need. That will be a resource both for the planning staff and the community as well.

Mr. Craft stated, so the ETJ's won't change. And from our perspective, if we're rezoning something in that particular ETJ, we can't rezone it, but we have to take -- but we do not rezone?

Mr. Bell stated that you don't. The jurisdiction that has the ETJ have planning responsibilities.

Mr. Craft asked to confirm that it doesn't move onto us.

Mr. Bell stated that was correct.

Rev. Drumwright asked if it was a new entity or a new process?

Mr. Bell responded that typically what you'll see traditionally is that ETJ is considered deemed at some point in the future to be incorporated into town limits. Now, having said that, because of the changes made by the General Assembly a few years ago, it makes involuntary annexation more difficult than it used to be. Most of the annexations that you see now are done voluntarily, mainly the municipality has something to offer; it could be water or it could be sewer for example.

Ms. Garrow continued with her presentation showing a slide of the proposed future land use map. She stated that the maps show place types as well as activity centers. The circles that are on the map are different types of activity centers where we might see some more intense development thinking about an employment center. Then, these are places where it's appropriate to have a gas station or a corner store, rural crossroads. These were formed by rural stewardship principles, planting area buffers and targeted investment areas using input from the community.

Ms. Garrow made a note that she and Mr. Bell made a few slide shifts. That there are no different slides, but that this slide used to be on slide 28, and it's now 23. She stated that you can see that there's a few areas where we might see potential regional employment centers, but you see a lot more of the rural crossroads and the rural crossroads are typically on the eastern portion of the County where we have the best farmland, where we have some consistency and what we've heard from the community that we wanted to preserve the rural way of life. So for each place type, this is true for both activity centers as well as place types, there are some key characteristics, and we identify a character description for each. We have a specific type for water and wastewater, so it's really important because Guilford County does not have a water, wastewater provider. And so we wanted to make sure that we were addressing that within the comprehensive plan within the future land use place type. And then you'll see at the bottom of the slide this is text that's pulled directly from the plan that is specific to the provision of water and wastewater and additionally identifies that well and septic are going to continue to happen. But there are opportunities and a real important need to collaborate and think about extension of utilities.

The other pieces of each place type identify the residential density that might occur there, and then primary land uses and then secondary supporting land uses.

The next slide identifies the new proposed place types. This just illustrates on the left-hand side things that are on the highest portion of the slide, those are the least intensive uses. Those are things where we're not going to be extending water and sewer infrastructure because it's our natural areas, it's parks and recreation and it's our working farmlands and agricultural areas. So really calling that out specifically. And then as you move down the slide and get more intense and that gets all the way to commercial uses and our industrial areas.

The next slide on the left is the map that you are probably familiar with which is the current map showing different small area plans. There are portions of the County that are not covered in the small area plan now and so as part of our transition into the new future land use map, we have different quadrants. We have four quadrants of the County and now every portion of the County is covered in the document and has a list of anticipated land uses. Again really importantly, we've heard so much of the theme about the importance of agriculture and working farms. We've called out specific place types and future land use information related to agriculture as well as commercial businesses that we need to have.

This is a graphic from the appendices. This is a crosswalk that we've done for all of the existing area plans and the land use classifications that are identified in that plan and how that relates to the proposed future land use types [including quadrant plans]. Ms. Garrow paused the presentation there for questions.

Mr. Bell stated he would like to add one of the differences they will see is in the current area plans we often would combine agricultural and rural residential areas. I attended a meeting on Monday of the Voluntary Agriculture Board (VAD), and one of the things that they were interested in is that they felt like the working farms or operating farms, were being sort of bunched together in a broader category with other types of uses – associated with rural living in rural areas of the County. So, one of the things that this does is it separates out the working farms and agriculture from the rural living. So, it really attempts to capture the rural working and operating farms versus folk that just want larger lots and they don't want to be in or close to your more urbanized areas.

Chair Donnelly stated that the big shift that's going to happen here is instead of having seven or eight area plans we now have four quadrants. Mr. Tew is going to take a moment and walk us through a little bit of how this will impact our work.

Mr. Tew stated he wanted to give a quick run through of the future land use map tool on the County's GIS. This will be a separate map from our usual online GIS map. It's kind of more streamlined and certainly a more specific purpose of representing future land use map designations. You can see from the 30,000 foot view, the lines separating Guilford County into four quadrants. In the corner there is a search function. It's more designed for you to search by parcel number but you can search by address. I'll start with typing in the parcel number.

You can see the activity centers are identified on the map. As I zoom in on some of the parcels, you can start to see the future land use definition for different properties.

If I were to go search for a specific parcel, it would bring up a view that basically tells you the future land use designation, but also things like what watershed it is in. Is it in a critical area? It will identify the zoning. But hopefully that gives you a reasonably good idea of how the County might use it. You could search for the parcel, bring it up, it will identify future land use designation and other data, and you can go from there. Thank you.

Chair Donnelly wanted to clarify that many of the areas on this map are a little greyed out. Those are areas that are in another jurisdiction not in the unincorporated area of the County, is that correct?

Mr. Tew responded that's exactly right. The map will only identify areas that are under Guilford County's jurisdiction, so unincorporated.

Mr. Stalder asked if it would give the future land use and still give the overall regular view as well?

Mr. Tew responded that he believed that is the plan.

Chair Donnelly responded Mr. Stalder you bring up a great point. One of the things that will be part of the implementation of this plan if it's adopted is the integration of the incorporated use where it can be incorporated and available to folks.

Mr. Bell stated that he knew in fact, once it's fully operational you will actually be able to still print out maps, or portions of the maps to still include in your packet. But again it is designed to be digital, but we will still be able to print out for example, particular parcel or parcels.

Mr. Tew continued the presentation, demonstrating that if you search by a parcel number or an ID, it will automatically bring up this pop-up and then once it loads, we'll have the information he referred to earlier. It will identify the owner, address things like that, but it will also identify the future land use designation. It will identify the watershed it's in. It will identify the watershed critical areas. Specific assorted buildings that are on the property as well as water, sewer boundaries, and growth tiers, for example, from the City of Greensboro. Basically, it will geolocate addresses, but it will not automatically bring up the information. You'll have to find the property you are looking for and then click on it.

Chair Donnelly asked if there were any other questions or comments for Mr. Tew? There were none.

Ms. Garrow stated that on a printed map for instance it is a little hard to see working farm lands and agriculture. How does that actually differentiate from the natural areas color? But when you zoom in, you can really see that and it's incredibly helpful. So, we're really excited about that piece of the tool.

With the different place types, each of the place types has a page that's dedicated to it. It has some character entry that is included as well as the description of what you

might expect from each of those place types. We've got the same thing for the different center types. So kind of user friendly, but also as you're making and reviewing an application, you would be able to pull up a list of what you may be expecting with this type of place type.

Finally, we're really excited to hear your comments and questions. We do have some document adjustments based off of comments from the steering committee that we plan to pick up, but we wanted to have this meeting today to hear your comments and feedback before we make some of those adjustments and then we'll go into the adoption process. So, thanks for the time and we're happy to answer any questions.

Mr. Bell stated if you take a look at the presentation, one of the things you'll see in the housing section is a couple of pictures that have duplexes adjacent to single family units. So, what happens with onsite septic is the same for single family residences that has four bedrooms or a duplex that has two bedrooms each. Same size septic system.

There are some areas in the County that have developments like that. Duplexes, triplexes, and single-family homes integrated into the same neighborhood with the architecture looking very similar.

Chair Donnelly asked if there were any other questions or comments for Ms. Garrow before we open it up and invite some comments or questions from the public who are here tonight.

Dr. Bui asked how often updates need to be made?

Mr. Bell responded it's real time. For example, if you made a zoning decision on Wednesday night, usually by one week it's transitioned over to GIS where they put it in the work queue then it's real time. The reason he thinks it's important is because say you live in Ohio and you are interested in investing in Guilford County, the land use designation may be a factor as to what property or properties you decide to invest. So it's important to keep those up, which is a little more difficult on paper.

Chair Donnelly stated that Mr. Bell and commented that those of us who went through the orientation and received a copy of the area plans, some of those area plans there really is not a lot left anymore because of how development has occurred. So, this gave us an opportunity to stay current in real time but also to give us a dynamic tool for our decision-making.

Rev. Drumwright asked if there was anything about the comprehensive plan that changes the process of rezoning when it comes before us?

Mr. Bell replied, no. The process stays the same. It's just a different document source that will be referenced. The last update to the area plans was in 2016. You are talking about six to eight years worth of data prior to working with the Unified Development Ordinance (UDO) as well.

Mr. Little asked that moving forward as this is published to the website, if you want to look up place types or place names, are those defined on the website? For example, if I wanted to buy some property, a rural crossroad, and I don't know what that means, is that defined on the site or is that somewhere else?

Mr. Bell responded that the format we have now for our UDO is integrated. So, for example you can go to the County UDO, you can search through the ordinance, or you can search all the current ordinances. There is an opportunity there where it's more interactive so you can choose the particular area plans. So, you would be able to maneuver without ever leaving the site, and linked to some of that information in addition to a legend.

Chair Donnelly asked if there were any other questions or comments?

Mr. Craft asked if it would be possible to get a PDF of the entire document that you could note in and do yellow notations and send that back? He asked if it was a way to get some additional feedback? If it was something that some of the other members would be interested in doing?

Chair Donnelly stated he thinks that's a great question and turned it over to the consultants. Ms. Garrow responded there was a couple of different ways to do that. We can create an online live Adobe link that the group has access to and you can provide comments and see what other people are notating. We would then probably rely on the chair and staff to kind of consolidate that for us. What we often see is that we're going to get competing comments and so which comment do you take? How does that work? But that's one way we can do it. Or we have a comment log which is an Excel document essentially and you would write down the specific page number. This is my comment and then that enables us to track how we address the comment.

Mr. Craft asked if there was an estimated timeline on when we might see this again?

Mr. Bell responded this would be primarily a function of the Board. We all want to make sure you have an opportunity to digest it or an opportunity to feel like you have had time for a thorough review. I will tell you possibly the earliest would not be May. We do want to, within the next four months to get it to the Commissioners. They are required to have a public or legislative hearing. Whereas, you all are not, so we provided a public comment space for that this evening. I would say it's going to be a function of the Board. I would like to say maybe within the next 45 to 60 days at the latest.

Chair Donnelly stated he wondered if it would be reasonable, given that the information is out there now and we've gotten an orientation, to take the next week or 10 days, and maybe Mr. Craft, if you want to go through and get a sense of what kind of input is such that we can do it in Excel spreadsheet, we can do that. And then if somebody finds that there's some areas of greater concern, then we can go ahead and do that kind of a formal document. The other thing that will do is highlight where we may have different comments, even among us in terms of what's out there, so that

we would need to reconcile amongst ourselves as opposed to something that is automatically going to get incorporated into the plan.

Mr. Craft responded the Commissioners probably won't want to see this in June, probably not until July at the soonest, which gives the Planning Board a little more time to look at it.

Chair Donnelly stated realistically to give folks a chance, it would be hard for the Board to try to take action in May which is really just a couple of weeks away. But June lines up well with taking it to the commissioners as well as giving us more time to work through that.

Mr. Bell stated there may be an interim presentation at a work session, so they may have some comments at that time and so we'll have to decide or they will have to decide how they want this presented to them prior to their formal adoption.

Chair Donnelly asked if there were any questions or comments before the Board opens for some public comment? Rev. Drumwright asked with regard to the attainable housing, who will oversee these processes to these policies, because it's a big charge.

Mr. Bell responded we would take the charge for the lead from the County commissioners and administration. There are a couple of initiatives that are ongoing now. For example, there is a transportation taskforce that is working now. There are a couple of other areas that were mentioned in the plan that have multi-jurisdictional representatives pulled together to address some other issues. How we would function? How the commissioners decided that they want to address it? Whether it needs resources? So, it kind of all depends. I think timing has a lot to do with it.

Rev. Drumwright responded he knows it was a huge subject with Summerfield and it's development with so much response from the community and developer. He expressed he's really interested in how it would work.

Mr. Bell responded good question because there are actually some initiatives occurring now as it relates to exploring the possibility of water, sewer, what options are available in that incorporated area, and so a lot of those are popular topics. It's a lot and at some point, you kind of get where something may or may not be feasible.

Chair Donnelly asked if it would be fair to say that if you think about how this moves forward, these policies become more official when they are adopted by the County commissioners.

Mr. Bell responded that's correct.

Chair Donnelly stated that what we are doing is articulating what we think is important, here are some ways to move forward. The County Commissioners once they were to adopt this document, then they are in a position to decide whether it's internally County staff or externally are to achieve these goals and this is how we are going to

accomplish that. We really can't go too far down that avenue until we affirm that these are the priorities. Would you say that's fair?

Mr. Bell responded that's correct. Some of these issues cut across disciplines. So, what are the resources from one discipline to the next department verses the next? So again, sometimes it's easy because it's one single department. It may be the Planning Department for example but then it may be the Planning Department and other departments within the County that may have to weigh in on trying to address what's recommended.

Chair Donnelly asked if there were any other questions, comments? That he appreciated the engagement.

Mr. Craft stated he wants to add that he thinks a lot of what we're going to see are partnerships. Attainable housing is a very important primary worthy goal. A lot of that will probably depend on water and sewer to get density we need, which is not something you typically see in unincorporated areas. Everything in Greensboro is in Guilford County. Almost everything in High Point is in Guilford County. 75 percent of taxpayers for Guilford County come from the municipal areas. So, you probably should see Guilford County participating with other entities on some of these goals. A lot of this is not going to get done with Guilford County trying to do it by itself. We need to be aware of that and make sure that's incorporated in how some of these goals are moving forward.

Ms. Garrow stated it's a really important point and so we've incorporated that idea within the goal statements where appropriate as well as in the policy statements. That action tends to be more focused on what the County can or can't control, right? So there's not going to be other governmental entities, for instance listed in that action playbook because we can't force them to do something. But we can work in partnership. So, that's really the crux of the goal and policy statements.

Chair Donnelly asked if there was anything else? In terms of public comments, we don't have a formal public hearing before the panel, and agreed for a show of hands from folks here who have an interest in making some comment on the plan that's been presented.

Public Comment

Samuel Hawkins: 103 Breezeway Lane wanted to know if that real-time element is conjoined if you live in the City of Greensboro and the transitions that are taking place within the City. Is that something that is not presently in place or is it something that's perhaps down the pipe of when it would take effect?

Chair Donnelly replied I'll let Mr. Bell address the question.

Mr. Bell responded in terms of the changes to the plan or land use, where the timing is the same, really coincidental, simply because they have their own GIS Department, their own planning staff, and their own internal process for how those changes make their way from a board or council decision to the data provided to the public. And

same thing here, for example, they meet on Wednesday of a particular week so sometimes those couple of days make a difference in terms of what the transaction time is to get the results available to the public.

Chair Donnelly asked at this point, whether those would be two separate services and databases; is that correct?

Mr. Bell responded that's correct. So what you'll find for example if you pull up a parcel from the County's GIS layer, you will see where the corporate lines are. You can see where an ETJ is, but you may not be able to see the jurisdictional zoning. You will see the County zoning. But in order to see for example the City of High Point or the city of Greensboro, you would access their database on their website.

Chair Donnelly asked if there was anyone else wishing to make comments this evening?

Mr. Craft asked so what's not changing is the UDO?

Mr. Bell responded that's correct. Right now.

Mr. Craft stated that the zoning classifications are not changing?

Mr. Bell responded that's correct.

Chair Donnelly stated that's a good clarification, Mr. Craft. The two big pieces that affect our future are these policies that provide some guidance for us and the future land use map. There's an incredible level of detail and maps that give us information on what's going on in the County and I encourage you to take a look at that stuff, because it really does provide some insight into where things are growing and how things are changing. We all received a copy of that original comprehensive plan which is about 7 pages of facts. This is full of the maps that bring this to life in the most incredible way to see the data and look differently at how the community is developing and what future kinds of things are possible.

Rev. Drumwright asked if this at that link that they got in the email?

Chair Donnelly responded I believe it's the second link if I'm not mistaken; is that correct?

Mr. Bell responded yes, sir. So yes, that came out to you electronically.

Rev. Drumwright replied yes, I saw dozens of pages.

Mr. Bell responded but you also have the planning theme summary feature intended to take the cookie or the pie and split it up so it's more digestible than going through about 270 pages. You can see at least what the plan themes and initiatives are that are being recommended.

Rev. Drumwright stated he had a question about the recent employment centers.

Ms. Garrow replied that's going to be in the future land use section that starts on page 100. One of the things that we talk about and are still working through in terms of final adjustments to the plan document is that we may want to bring those sheets forward into the planning theme summary so it's not just the themes that we are showing but also the future land use map and each of those future land use classifications. Just to make that document a little bit more complete and the quick hit if you will.

Chair Donnelly stated last call for any folks who have come out tonight. He thanked everyone for coming out and hearing the presentation and if there are particular questions or concerns, and invited all to reach out to staff or Board members.

Chair Donnelly stated he was closing the public comment portion of the meeting and coming back to Board members and asked if there were any summary comments or observations that they would like to share at this point.

Rev. Drumwright stated he just wanted to thank the Steering Committee and all of the consultant work that has gone into this. It seems like a new path forward and layout inclusive of residential citizen input.

Chair Donnelly asked members of the Board if they had anything?

Mr. Stalder stated yes, on top of what Rev. Drumwright said, he just wanted to thank the steering committee. He's worked with a lot of steering committees on a lot of projects, and it sounds like this was the way more engaged than any of those other guys and commented the steering committee for doing a great job.

Chair Donnelly stated once again, he would like to thank Mac Sims for chairing this committee and really appreciate the work that has been put in by Leslie and his staff, a couple of whom have moved on at this time. Their work is really reflected in this document and to both Brenna and Jessica from Design Workshop. He really appreciated the emphasis that has been made to make sure this was something that was inclusive and there were opportunities to provide input. He looks forward to sharing this with the Commissioners.

Mr. Bell responded, he would just like to thank Mr. Sims, the chairman, and the steering committee.

Chair Donnelly asked if there were any final comments from the consultants partners.

Ms. Garrow replied, no. That's a lot of information to get through. We look forward to the next steps as well.

VIII. Other Business

None

IX. ClosingDiscussion

Mr. Craft asked how's our May meeting look?

Chair Donnelly asked how's our May meeting look? Mr. Bell, if you want to summarize how our May meeting looks? Or Mr. Bass, if you're going to do that?

Mr. Bass responded we have a site meeting for the road closing case, two rezoning cases, and a special use permit.

Chair Donnelly stated okay. Very good. Thank you, Mr. Bass. Anything else? All right.

Meeting was adjourned at 7:20 p.m.