

**GUILFORD COUNTY PLANNING BOARD
REGULAR MEETING MINUTES**

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

February 11, 2026

6:00 p.m.

Call to Order

Chair Donnelly called the meeting to order at 6:00 p.m. and welcomed everyone to the meeting. He asked staff to call the roll for those members present at the meeting.

I. Roll Call

Troy Moss called the roll for attendance at this meeting.

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

James Donnelly, Chair; Sam Stalder, Ryan Alston, Guy Gullick, Randy Little.

The following members were absent from this meeting:

David Craft, Vice Chair; Dr. Nho Thi Bui; Rev. Gregory Drumwright; Cara Buchanan

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

J. Leslie Bell, Planning and Development Director; Jason Hardin, Planning and Development Deputy Director; Oliver Bass, Planning and Zoning Manager; Samantha Lockwood, Senior Planner; Darby Terrell, Senior Planner; Troy Moss, Planner I; Brent Gatlin, Watershed Section Manager; Joel Almquist, Zoning and Land Use Compliance Officer; and Matthew Mason, Attorney

II. Agenda Amendments

Mr. Hardin asked that Case #25-12-PLBD-00150, item "B" under New Business, be removed from the agenda as the Legal Department needs to conduct additional review of proposed text amendment.

Mr. Gullick moved to withdraw Case #25-12-PLBD-00150 from the agenda. The motion was seconded by Mr. Alston. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

III. Approval of Minutes: January 14, 2026

Chair Donnelly noted he had sent a list of minor corrections to Mr. Bass. Mr. Little moved to approve the minutes of the January 14, 2026, Planning Board meeting, as revised. The motion was seconded by Mr. Stalder. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

IV. Rules and Procedure

Chair Donnelly explained the rules and procedures followed by the Planning Board.

V. Continuance Requests

None.

VI. Old Business

None.

VII. New Business**Legislative Hearing Item(s)****A. CONDITIONAL REZONING CASE #26-01-PLBD-00001: AG, AGRICULTURAL AND CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL (REF. CASE #18-01-GCPL00523) TO CZ-LI AMENDED, CONDITIONAL ZONING – LIGHT INDUSTRIAL AMENDED: 2532 AND 2544 ALAMANCE CHURCH ROAD (APPROVED)**

Ms. Terrell stated that 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 comprised approximately 12.27 total acres. She first showed the Planning Board that proper noticing was conducted for the rezoning case via presentation slide before beginning the staff report presentation.

Ms. Terrell stated this request was to rezone Parcel #121260 (currently AG, Agricultural) and Parcel #121287 (currently CZ-LI, Conditional Zoning –Light Industrial) to CZ-LI Amended, Conditional Zoning – Light Industrial Amended, then presented both the existing and proposed 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.

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

Ms. Terrell informed the Planning Board the current site plan on file remains valid; however, any proposed expansion or new construction beyond the existing development would require submission of a new site plan for staff review and approval. She then clarified that the Unified Development Ordinance (UDO) Permitted Use of Septic Tank Services is inclusive of the current use condition noted as "sales and rental of portable toilets" per the North American Industrial Classification System (NAICS) Code #562991.

Ms. Terrell stated the property is surrounded mostly by rural residential single-family homes. She also stated that the previous area plan designation of commercial Office. This is why it is shown as such in the FLUM.

Ms. Terrell stated the requested rezoning is consistent with the Planning Theme Resilient Economy's Goal Statement and Policy 2 statement.

- Planning Theme: Resilient Economy
 - Goal Statement: Promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees.
 - Planning Theme: Resilient Economy, Policy 2: Support existing businesses and industries, while seeking to increase high-wage jobs and employment opportunities throughout the County.

Ms. Terrell said staff found the request reasonable as it is consistent with the aforementioned comprehensive plan sections and it would allow an existing business to expand its activity to the northern parcel and protect adjacent property owners by restricting the uses to what is currently operating on the southern parcel. Staff recommends approval.

Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak in favor or in opposition of the request.

Billy Young, the owner of the property at 2544 Alamance Church Road and 5128 Blakeshire Road, stated that he has grown this business for the last 18 years and there are now approximately 36 employees. They have expanded the portable toilet disposal and the septic sides. He purchased the subject property a few years ago, with expansion plans in mind. The northern property was previously a junk yard. They plan to expand again, add another building, and have another access to Alamance Church Road.

There being no other speakers in favor or in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Chair Donnelly asked if the applicant had any conversations with his neighbors about this potential expansion and concerns about future buffers for the property. Mr. Young stated that he has spoken to his neighbors, and no one seemed to have any objections. He is aware that additional buffers would be required and he is ready to comply with those restrictions. There is an existing tree line, and he will put a buffer line in that location.

Mr. Gullick moved to approve Zoning Map Amendment Case #26-01-PLBD-00001, 2532 and 2544 Alamance Church Road, Tax Parcel #121260 and #121287, from AG and CZ-LI to CZ-LI Amended. The approval also amends the Future Land Use Map (FLUM) Southeast Quadrant Designations from Rural Living and Office to Industrial/Innovation Center as the requested rezoning is inconsistent with the FLUM classifications of Rural Living (Parcel #121260) and Office (Parcel #121287). The requested rezoning is consistent with the Goal Statement and Policy 2 under the Resilient Economy Planning Theme of the Guiding Guilford Moving Forward Comprehensive Plan. The request is reasonable because it would allow an existing business to expand its business activity to the northern parcel and protect adjacent property owners by restricting the uses to what is currently operating on the southern parcel. The additional property would provide the owner with greater flexibility and may allow for additional business expansion on the adjoining parcel. The motion was seconded by Mr. Alston. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

- 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 (WITHDRAWN)**

- 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 (APPROVED)**

Ms. Lockwood stated that staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) to Subsections 1 and 3 to align 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.

The law prohibits waiting periods for resubmission and withdrawal limits for 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 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.

Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak either for or against the proposed text amendment, and no one came forward. Therefore, the Public Hearing was closed by acclamation.

Chair Donnelly asked, with the surrounding jurisdictions, do we tend to find mutual agreements or do we tend more to find a situation where it goes by the majority of the property? Mr. Hardin stated that this statute is new and was just adopted in October by the General Assembly. To his knowledge, he was not aware of any type of inter-local agreements pertaining to development regulations which have previously simply applied just within jurisdictional bounds. However, this change to the statute adds in the split jurisdiction provision which is something everyone across the state will need to be cognizant of moving forward.

Mr. Bell added that there was one case on the western border with Forsyth County and one near Rockingham County. Fortunately, before the geodetic survey line for the Guilford/Forsyth County line was established. The line ran across some of the lots; however, it wasn't in a way that would run through someone's living room when they built the house. There is a larger issue with the Rockingham County line that is impacting a couple of properties because there are three (3) lines: the line that Rockingham says they have, the line that Guilford County says they have, and then there's an old geodetic survey line that needs to be updated. There are typically agreements on who does the taxation, and that is usually a gentleman's agreement.

Mr. Gullick moved to recommend the adoption of the Guilford County Commissioners in regard to text amendment Case #25-10-PLBD-00137 to amend 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. The proposed amendment is consistent with the Guiding Principles under the Future Land Use Framework for Sensible Growth under Guilford County's Guiding Guilford Moving Forward Together Comprehensive Plan. The Vision states that "In order to house this growth, the County needs to begin implementing measures, policies, and regulations to ensure

that future development patterns are reflective of the community's Vision." The motion was seconded by Mr. Little. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

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 (APPROVED)

Ms. Lockwood stated that 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 riparian buffers are stream features, adding the specific language makes this clear in the Map Standards that riparian buffers are required.

Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak either for or against the proposed text amendment and no one came forward. Therefore, Chair Donnelly closed the Public Hearing by acclamation.

Chair Donnelly asked Mr. Gatlin what his experience has been in terms of the riparian buffers and mapping or if he has any comments on the text amendment.

Mr. Gatlin responded that this is mainly just a clarification. Riparian buffers are already typically shown on maps. Right now, the language shows streams, wetlands and drainage easements and this is to just make it clear that the buffers also need to be shown. Riparian buffers are regulated areas on properties, regardless, whether they are on a map or not.

Mr. Alston moved to recommend adoption of Text Amendment Case# 25-12-PLBD-00149, as presented, finding the Amendment consistent with the Guiding Principles of the Future Land Use Framework for Sensible Growth under Guilford County's Guiding Guilford Moving Forward Together Comprehensive Plan. The Vision states that "In order to house this growth, the County needs to begin implementing measures, policies, and regulations to ensure that future development patterns are reflective of the community's Vision." This text amendment aligns the Unified Development Ordinance with this statement to streamline County procedures for reviewing development applications. The motion was seconded by Mr. Little. The

Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

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 (APPROVED)

Ms. Terrell stated that staff prepared the attached text amendment Case #26-01-PLBD-00005, 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. Ms. Terrell stated that staff conducted an assessment of the parking requirements for multi-family dwellings and townhomes among other jurisdictions. She presented a table comparing these parking requirements with the County's UDO and highlighted that staff chose the City of Greensboro's standards to propose for adoption. The amendment establishes the following parking ratios:

- 1.25 spaces for 0-1 bedroom unit;
- 1.5 spaces for 2-bedroom units; and
- 2.0 spaces for units with 3 or more bedrooms

Ms. Terrell said the proposed text amendment to modify the minimum required parking requirements for multi-family dwellings and townhomes is consistent with the Planning Theme for Protected Natural Environment and Green Space in the Comprehensive Plan. Policy 2 seeks to "Safeguard the environmental integrity of Regional Water Sources and Recreational Water bodies. As well as Action Item N-2.7 which states, to "Incentivize development and re-development to address environmental concerns, flood risks and watershed health; and incentivize the preservation of open space along waterways within future development."

Ms. Terrell stated the proposed amendment reduces required parking space provisions for multi-family dwellings and townhomes. Less parking area decreases impervious surfaces, mitigates stormwater run-off and helps protect regional water sources and recreational water bodies. Large parking lots contribute to stormwater run-off, which can carry pollutants into regional water sources and recreational water bodies, threatening their integrity. By requiring less impervious surface, developments can provide more open space and green infrastructure, thereby improving watershed health and reducing flood risks. Staff recommends approval.

Mr. Hardin added that the reason staff chose to propose aligning with the City of Greensboro's parking regulations is because the predominant multi-family zoning in the county is in proximity to Greensboro, therefore, it makes regulations consistent with the surrounding area and jurisdiction.

Chair Donnelly asked if there was anyone wishing to speak either for or against the proposed text amendment and no one came forward. Therefore, Chair Donnelly closed the Public Hearing by acclamation.

Mr. Little moved to recommend Text Amendment Case #26-01-PLBD-00005 for approval because the proposed text amendment to modify the minimum required parking requirements for multi-family dwellings and townhomes, is consistent with the Planning Theme for Protected Natural Environment & Greenspace in the Comprehensive Plan. Policy 2 seeks to "Safeguard the environmental integrity of Regional Water Sources and Recreational Water Bodies." Action Item N2.7 states to "Incentivize development and redevelopment to address environmental concerns, flood risks, and watershed health. Incentivize the preservation of open space along waterways within future developments. The motion was seconded by Mr. Stalder. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

VIII. Other Business

Mr. Bass stated that the March meeting will include approximately 5 rezoning cases, including one previously withdrawn.

Chair Donnelly noted that Vice Chair Craft's wife has had serious and significant surgery. She is home from the hospital and doing reasonably well.

IX. Adjourn

There being no further business before the Board, Chair Donnelly adjourned the meeting by acclamation at 6:41 p.m.

The next regular meeting of the Guilford County Planning Board is scheduled for March 11, 2026, at 6:00 p.m. in the Board of Commissioners Chambers, Old Guilford County Courthouse, 301 W. Market Street, Greensboro, NC 27402