

**GUILFORD COUNTY PLANNING AND DEVELOPMENT  
PLANNING BOARD REGULAR MEETING MINUTES**  
Old County Courthouse – Carolyn Q. Coleman Conference Room  
301 W. Market Street, Greensboro, NC 27401  
**January 14, 2026**  
**6:00 PM**

## **Call to Order**

Chair Donnelly called the meeting to order at 6:00 p.m. He asked staff to call the roll for 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; David Craft, Vice Chair; Randy Little; Dr. Nho Thi Bui; Rev. Gregory Drumwright; Guy Gullick; and Sam Stalder

The following members were absent from this meeting:

Ryan Alston and 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; Avery Tew, Senior Planner; Samantha Lockwood, Senior Planner; Darby Terrell, Senior Planner; Troy Moss, Planner I; Robert Carmon, Fire Marshal; and Matthew Mason, Interim County Attorney

## **II. Agenda Amendments**

Mr. Bass stated that there was a request to withdraw Item D under New Business, Case #25-12-PLBD-00146.

Mr. Bell added that text amendment Items G and I, Case #25-10-PLBD-00132 and #25-12-PLBD-00149, are requested to be removed from the agenda this evening.

Vice Chair Craft moved to withdraw Items D, G, and I from the agenda, seconded by Mr. Stalder. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Gullick, Stalder. Nays: None.)

**III. Approval of Minutes: December 10, 2025**

Chair Donnelly noted that the minutes of the December 10, 2025, meeting had been sent out to the Planning Board members ahead of the meeting for review. He noted that Vice Chair Craft had sent several minor edits to staff.

Mr. Little moved to approve the minutes of the December, 10, 2025, meeting, as amended, seconded by Dr. Bui. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Gullick, Stalder. Nays: None.)

**IV. Rules and Procedures**

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

**V. Continuance Requests**

Ms. Terrell stated that the applicant for Case #25-11-PLBD-00142 wishes to continue the request to the February 11 meeting. She mentioned that the applicant was present.

Chair Donnelly invited the applicant to step forward and comment on the continuance request.

Mr. Sergio Rico, applicant for Case #25-11-PLBD-00142, requested to continue the item because his builder was not able to be present at this meeting.

Vice Chair Craft suggested a continuance to a date uncertain, rather than specifying the February 11 meeting, because that would offer greater flexibility for the applicant. Mr. Rico agreed.

Chair Donnelly added that the Board is generally very open to initial continuance requests, but it may not be as amenable to repeated continuance requests.

Mr. Gullick suggested that the applicant contact neighbors to discuss the plans for this property. Mr. Rico stated that he had tried to get in touch with the neighbors, but they did not answer the door, and he does not know them. He mentioned that he also put notes on neighbors' mailboxes, but they did not respond.

Mr. Gullick moved to continue this matter until a future meeting, seconded by Vice Chair Craft. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Gullick, Stalder. Nays: None.)

**VI. Old Business**

None.

**VII. New Business****Legislative Hearing Item(s)****A. REZONING CASE #25-12-PLBD-00144: AG, AGRICULTURAL TO RS-40, RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY DISTRICT (RS-40-MH): 5822 APPLE-WYRICK ROAD. (APPROVED)**

Darby Terrell presented the staff report for the application. She stated that this is a request to rezone the subject property from AG, Agricultural to RS-40, Residential with a MH, Manufactured Housing (HUD) Overlay District (RS-40-MH). She stated 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.

Ms. Terrell described the property as being surrounded primarily by residential and agricultural uses, including single-family detached homes. She noted that development to the south is currently zoned RS-40 with a Manufactured Housing overlay. Multiple manufactured homes exist within the surrounding AG district and within the RS-40-MH district to the south.

Ms. Terrell informed the Board there was already a Manufactured Home located on the property. She stated the proposed rezoning was inconsistent with the current classification of Rural Living on the Future Land Use Map (FLUM). Therefore, a FLUM amendment to the Residential classification would be required.

Ms. Terrell stated the request is consistent with the Guilford County Comprehensive Plan, specifically under the Planning Theme: Attainable Housing, citing the following policies:

- Policy 1: “Enables the creation of new housing units that will provide a mix of housing types that meet the needs of residents.”
- Policy 2 under Attainable Housing states, “Enable housing creation and preservation throughout Guilford County that is attainable for all income levels.”

Ms. Terrell explained that the request is reasonable as it is consistent with Policies #1 and #2 of the Attainable Housing Planning Theme in the Guilford County Comprehensive Plan. The proposed rezoning is compatible with surrounding uses and zoning districts, which allow Manufactured Homes, specifically in the Agricultural district and the RS-40-MH district. Manufactured homes are present on surrounding properties and the subject parcel.

She concluded that staff recommends approval of the proposed rezoning with an amendment to the properties' FLUM designation from Rural Living to the Residential classification for the subject parcel.

Mr. Little asked if approving RS-40 with an MH Overlay would allow all uses permitted in a standard RS-40 district, with the addition of manufactured housing. Mr. Bass confirmed that it would.

Chair Donnelly noted that he observed 3 driveways or access points to the property and asked when a new NCDOT driveway permit would be triggered. Chair Donnelly suggested that a plan submittal might be required for the permit application.

Mr. Oliver Bass responded that all major subdivision applications require there to be access and NCDOT review. In which case a permit would be issued by NCDOT.

Chair Donnelly asked hypothetically if the property were to subdivide and only add one more house and were to use one of the current accesses would there be a requirement for them to pull a new NDCOT permit.

Mr. Bass answered it more than likely would not require a new permit.

Mr. Bell suggested clarifying any new development or subdivision requires a NCDOT review.

Chair Donnelly asked if anyone wished to speak in favor of this request.

Catherine Kennedy, 5822 Apple Wyrick Road, stated that she has pictures of the property and surrounding areas, as well as the front, sides and back of her home. The property is very large, and she doesn't need all of that land.

Matt Millaway, 5822 Apple Myrick Road, speaking on behalf of the applicant, stated that Ms. Kennedy would like to divide the property and sell off a portion so someone else can enjoy living in this area. She has already had a soil scientist determine that the property is suitable for a septic tank and it has been approved. The property is currently under contract to sell.

Chair Donnelly asked if anyone wished to speak in opposition to the request.

There being no one wishing to speak in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Vice Chair Craft moved to approve the zoning map amendment located at Guilford County Tax Parcel #111693 from AG to RS-40-MH. As the requested zoning is inconsistent with the current classification of Rural Living, this approval also

amends the FLUM designation for the subject parcel located in the Northeast Quadrant to the Residential classification. The zoning map amendment and associated FLUM amendment from Rural Living to Residential in the Northeast quadrant are based on the following changes in condition. While inconsistent with the current land use classification of Rural Living for the specified parcel, the requested rezoning is consistent with the following goals, policies and actions of the Comprehensive Plan, "Attainable Housing, Policy #1 enable the creation of new housing units to provide a mix of housing types that meet the needs of residents, and Policy #2, "enable housing creation and preservation throughout Guilford County that is attainable for all income levels." The amendment is reasonable because the request to rezone the property from AG to RS-40-MH aligns with Guilford County Comprehensive Plan Policy #1 and Policy #2 by permitting major subdivisions on the property, therefore, allowing the opportunity for more housing creation. The proposed uses to be permitted under the requested zoning districts are compatible with adjacent land uses as Manufactured Homes are currently located along Apple Wyrick Road and the greater surrounding area. As the parcel is currently zoned AG, Manufactured Housing is an allowed use on the property. The property is also abutted on all sides by AG properties which either allow or have Manufactured Homes on-site. Additionally, the request is reasonable as there is an existing RS-40-MH district just south of the subject property, seconded by Mr. Little. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Gullick, Stalder. Nays: None.)

**B. CONDITIONAL REZONING CASE #25-12-PLBD-00148: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 3020 HUFFINE MILL ROAD (APPROVED)**

Mr. Avery Tew presented the staff report for this application. The subject property is located at 3020 Huffine Mill Road (Guilford County Tax Parcel #242227 in Madison Township), approximately 600 feet southwest of the intersection of Huffine Mill Road and Hicone Road, and comprises approximately 15.37 acres. This is a request 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 existing AG, Agricultural District is described in the UDO as being intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales - "agritourism" - may be permitted. The minimum lot size of this district is 40,000 square feet.

The proposed RS-30, Residential District is described as being primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer services. The minimum lot size of this district is 30,000 square feet. Cluster development (conservation subdivisions) are permitted.

Mr. Tew stated that the CZ, Conditional Zoning District was established as a companion district for every district established in the Unified Development Ordinance. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process, also shall apply.

The vicinity of the subject property consists predominantly of rural residential and agricultural uses on lands zoned AG, Agricultural. Multiple clusters of RS-30 and RS-40 zoning exist within a 0.75-mile radius of the subject property.

The subject property fronts on Huffine Mill Road, which is classified as a Major Thoroughfare with an Average Annual Daily Traffic of 2,800 vehicles.

The subject property's Future Land Use Map (FLUM) classification is Rural Living, which represents lands that are characterized by various lot sizes with low-density residential, typically in the form of single-family detached homes. This includes both existing development and new areas that are currently undeveloped, which may experience increased density along major transportation corridors over time, but which will remain largely rural the farther away properties are located from established corridors and community services. Primary land uses are single-family detached residential, duplexes, cottage-style single-family, and mobile home parks. General residential density is low, typically with one dwelling unit located on several acres; densities on individual properties will vary based on site conditions.

The requested rezoning is inconsistent with the property's Future Land Use Map (FLUM) classification of Rural Living because the increased density permitted

under the proposed zoning district would be incompatible with the lower density of development envisioned within the Rural Living place type.

Though inconsistent with the current land use classification, the requested rezoning is consistent with the following goals and policies of the Guiding Guilford Comprehensive Plan:

- **Planning Theme: Attainable Housing**
  - **Goal Statement:** Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design.
  - **Policy 4:** Encourage the preservation, maintenance, and development of high-quality and safe housing.
- **Planning Theme: Service Accessibility**
  - **Goal Statement:** Support land use decisions that create coordinated distribution of and convenient access to health and emergency services, schools, and parks.
  - **Policy 2:** Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods.

The request to rezone the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential is reasonable as there are existing RS-30 and RS-40 zoning districts in the surrounding area. The property's size of approximately 15.37 acres would limit development to a moderate number of new residential lots with the rezoning to CZ-RS-30, which would not substantially change the overall pattern of development in the surrounding area. Additionally, the parcel is within a 5-minute drive of Northeast Park, Bold Moon Nature Preserve, Hines Chapel Nature Preserve, Northeast High School, Northeast Middle School, and Madison Elementary School, which supports Comprehensive Plan goals related to the creation of housing in proximity to schools and recreational amenities. Finally, the subject property is located along a Major Thoroughfare (Huffine Mill Rd) that would provide sufficient transportation infrastructure for any new residential development. Therefore, staff recommends approval of the request.

Because the request to rezone the subject property from AG to CZ-RS-30 is inconsistent with the FLUM classification of Rural Living, if the request is approved, a FLUM amendment to Residential will be required.

Chair Donnelly opened the Public Hearing and asked anyone wishing to speak in favor of this request to come forward, sign in, and state their name and address for the record.

Todd Lambert, 1141 Jay Lane, Graham, NC, stated that he is with VennTerra, a local developer who focuses on single-family residential construction in Guilford, Alamance, and Davidson Counties. The zoning conditions they are offering

tonight are based on feedback from a neighborhood meeting that they held with surrounding property owners.

Chair Donnelly noted that the property owner of record was Murray James LLC, but the contact information included on the application was for Todd Lambert with VennTerra. Mr. Lambert explained that Murray James LLC is a subsidiary of VennTerra.

Mr. Lambert said his team had initially offered a minimum heated floor area as an additional condition, but staff noted that that was impermissible as a zoning condition and would instead have to be implemented through some other means, like a restrictive covenant. He said that he is still committed to that requirement, but he understands that it cannot be included in the rezoning request. He mentioned that one neighbor mentioned concerns about trespassing on his property, but that that was also not appropriate to include as a zoning condition. The configuration of the lot, existing streams, an existing easement, and the general requirements of the UDO would limit the number of potential dwellings on the site. He said he expects to be able to create 11 or 12 lots, which is not very high density.

Chair Donnelly pointed out that the developer also owns the property addressed 3030 Huffine Mill Rd (Parcel #242228), and asked whether that had come up at the neighborhood meeting. Mr. Lambert responded that that property had been a single lot with the subject property that they are requesting to rezone tonight. There was an existing home on the property, so they decided to subdivide off the existing home from the rest of the property, which resulted in the current lot configuration.

Chair Donnelly asked if there was anyone who wished to speak in opposition to the request.

There being no one wishing to speak in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Dr. Bui stated that even though the request is inconsistent with the subject property's FLUM classification, she felt that the request was reasonable because of the conditions offered by the applicant.

Chair Donnelly stated that he had driven by the property ahead of the meeting, and he thought the rezoning would be a good fit for this area, especially considering the site's proximity to schools and parks.

Mr. Gullick moved to approve the zoning map amendment for the property located at 3020 Huffine Mill Road (Guilford County Tax Parcel #242227 in Madison Township) from AG to CZ-RS-30. This approval also amends the FLUM from Rural Living to Residential located in the Northeast Quadrant. Mr. Gullick stated that the

request is consistent with the Guilford County Comprehensive Plan and is reasonable, and he incorporated into his motion the consistency statement and reasonableness statement contained in the staff report, which states that the requested rezoning is consistent with the following the Attainable Housing Planning Theme, Goal statement “Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design; and Policy 4, which states “Encourage the preservation, maintenance, and development of high-quality and safe housing”. The request to rezone the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential is reasonable as there are existing RS-30 and RS-40 zoning districts in the surrounding area. The property’s size of approximately 15.37 acres would limit development to a moderate number of new residential lots with the rezoning to CZ-RS-30, which would not substantially change the overall pattern of development in the surrounding area. Additionally, the parcel is within a 5-minute drive of Northeast Park, Bold Moon Nature Preserve, Hines Chapel Nature Preserve, Northeast High School, Northeast Middle School, and Madison Elementary School, which supports Comprehensive Plan goals related to the creation of housing in proximity to schools and recreational amenities. Finally, the subject property is located along a Major Thoroughfare (Huffine Mill Rd) that would provide sufficient transportation infrastructure for any new residential development. The motion was seconded by Rev. Drumwright. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Gullick, Stalder. Nays: None.)

- C. CONDITIONAL REZONING CASE #25-11-PLBD-00142: RS-30, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 2701 LEES CHAPEL ROAD (CONTINUED TO FUTURE MEETING)**
- D. REZONING CASE #25-12-PLBD-00146: AG, AGRICULTURAL TO RS-30, RESIDENTIAL: 7930 NC HIGHWAY 150 EAST (APPLICATION WITHDRAWN)**
- E. ROAD RENAMING CASE #25-09-PLBD-00132: 0.32 MILE PORTION OF KERSEY VALLEY ROAD TO OLD KERSEY VALLEY ROAD (ADOPTED)**

Ms. Lockwood presented a letter from the Fire Marshall, Robert Carmon, expressing formal support of the proposed renaming to address safety and emergency response concerns. She stated that this is a government-initiated petition to rename the southern portion of Kersey Valley Road to Old Kersey Valley Road. 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 in 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.

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

There being no one wishing to speak in favor of or in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Chair Donnelly moved to adopt an Ordinance renaming the former portion of Kersey Valley Road to the south of the landfill, page 2 of the packet, the official name is hereby established for the following road(s) as indicated: PREVIOUS NAME: Kersey Valley Road PROPOSED/ ESTABLISHED NAME: Old Kersey Valley Road. Now, therefore, be it adopted, that the official name is hereby established as Old Kersey Valley Road, seconded by Dr. Bui. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Gullick, Stalder. Nays: None.)

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

Ms. Lockwood stated that this is also 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 and a letter of recommendation by Fire Marshall, Robert Carmon. 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. This request falls under the same guidelines as the previous request for Old Kersey Valley Road.

There being no one wishing to speak in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Vice Chair Craft moved to adopt an Ordinance in regard to Case # 25-12-PLBD-00147, whereas, pursuant to N.C.G.S. 143(a)-239.1 Notices were posted that a Public Hearing would be held before this Planning Board on January 14, 2026, on a request that the official name of a certain road be established or changed. Now, therefore, be it adopted that the official name is hereby established for the following road(s) as indicated: the northern portion of Kersey Valley Road will now become Golden Road. The location 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. Staff comments are incorporated by reference, seconded by Dr. Bui. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Gullick, Stalder. Nays: None.)

- 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 (REMOVED FROM AGENDA)**
- 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 (RECOMMENDED ADOPTION TO COUNTY COMMISSIONERS)**

Ms. Lockwood stated that this text amendment is to adjust the individual development standards for the Warehouse, Self-Storage use when located in the GB, General Business, and HB, Highway Business, districts. The amendment to UDO 5.16.B proposes to remove the maximum height requirements for buildings under this use and the maximum height of the parcel's zoning district would instead apply.

Currently, self-storage warehouses are restricted to no more than 20 feet in structural height while general warehouses in the same zoning district are subject to the underlying zoning district's height requirement. This amendment seeks to align the development standards for these two uses so both are subject to the general zoning district height requirement as both are of similar development intensity.

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." This text amendment aligns the Unified Development Ordinance (UDO) with this statement by modernizing County development standards for Self-Storage Warehouses. Staff recommends approval.

Jason Hardin stated that there are currently applicants working on a site plan for development and they have requested to construct a three-story building which would exceed the 20-foot height requirement specific to Self-Storage

Warehouses. Staff compared the standards for Warehouse, Self-Storage to General Warehouse. General Warehouse is generally considered to be a more intense use with shipping, warehousing, and commercial vehicles, whereas self-storage uses are typically more residential and are not allowed to have outside storage per the UDO. After this comparison, staff felt that given that General Warehouse is a more intensive use and allows for taller buildings this text amendment is relevant and worth pursuing to align these two uses. This amendment would also align with the City of Greensboro's and City of High Point's general requirements for self-storage.

There being no one wishing to speak in favor of or in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Mr. Little stated that storage buildings over 20 feet are eyesores in his mind and stated that in some ways general warehousing is more intense in some ways they aren't. Self-storage buildings have more traffic and individual users. General warehousing, typically, has bigger trucks, but way less traffic. He is not sure he sees a need for this.

Mr. Bell stated that it is more consistent with what is being seen now for the consumers. Self-storage is now more vertical and a lot of what they are seeing now is more climate-controlled units.

Vice Chair Craft stated that he is also a little torn, too, as it sounds fine, but one of these goes up in a more rural area, people aren't going to be really happy about that. He stated that a building of this height is something you would see on Battleground Avenue or S. Elm-Eugene Street.

Mr. Stalder stated that he is okay with the request as it would free up land for other uses. Dr. Bui agreed with Mr. Stalder.

Chair Donnelly stated that when there are residential zoning districts adjacent to GB or HB, there would be a rather significant buffer requirement between those two uses.

Vice Chair Craft stated that he would support it at 50-feet because he thinks the thing that really controls where this goes is the zoning district, so you have to have that zoning district before the 50-foot requirement comes into play.

Mr. Gullick stated that there are activity centers in the County that could use high-rise storage like this. These buildings can look fairly nice so he would support the request.

Dr. Bui stated that these buildings can look modern and are often not as much of an eyesore as the older style of self-storage buildings.

Chair Donnelly stated that there might be some compromise between 20 feet and 50 feet. He also stated that conditional zoning could be used to limit height, with the property owner's consent.

Mr. Gullick moved to recommend the proposed text amendment Case #25-10-PLBD-00151, for adoption and incorporate into the record, the consistency statement from page 1 of the staff report, which states: "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." This text amendment aligns the Unified Development Ordinance (UDO) with this statement by modernizing County development standards for Self-Storage Warehouses". The motion was seconded by Mr. Stalder. The Board voted 6-1 in favor of the motion. (Ayes: Donnelly, Craft, Bui, Drumwright, Gullick, Stalder. Nays: Little.)

**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 (REMOVED FROM AGENDA)**

**VIII. Other Business**

Mr. Bass noted that the February meeting will be held in the McAdoo Building, located on the third floor of the Truist Building.

At the February meeting, staff is anticipating a rezoning case on Alamance Church Road. There are also a couple more planned text amendments, and the Lees Chapel Road rezoning request that was continued earlier may be heard in February.

Vice Chair Craft stated that the Board is going to be getting into the decision matrix a lot more. Any time a property is rezoned from Agricultural to Residential, they are usually changing the FLUM. He asked for the other Board members' input.

Mr. Bell said the FLUM classifications in the new Comprehensive Plan represented a conscious decision to be very careful about large-scale changes in the more rural, less developed areas of the County. They weren't sure how the infrastructure was going to play out, and the citizen input that they received emphasized conserving the rural parts of the County. Working farms felt that they should be a distinct FLUM classification because they are different than people that just wanted more elbow room or to live in a rural area.

Rev. Drumwright mentioned that Mecklenburg County has just sold their last operating farm, and he realized that some of that is coming this way, too.

Chair Donnelly stated that he will look more critically at a switch from Working Farms and Agricultural Lands to Residential than from Rural Living to Residential. He said there is a consistency in the residential nature of Rural Living, but a change away from Working Farms and Agricultural Lands is a major shift in land use. He reiterated that there was interest in trying to maintain that as part of the new Comprehensive Plan, and it is an economic asset for Guilford County.

#### **IX. Adjourn**

There being no further business before the Board, Chair Donnelly adjourned the meeting by acclamation at 7:38 p.m.

***The next regular meeting of the Guilford County Planning Board is scheduled for February 11, 2026, at 6:00 p.m. in the McAdoo Room, located on the third floor of the Truist Building, 201 W Market St, Greensboro, NC 27401.***