



GUILFORD COUNTY PLANNING AND DEVELOPMENT PLANNING BOARD

Regular Meeting Agenda

Truist Building – McAdoo Conference Room
201 W. Market Street, Greensboro, NC 27401

February 11, 2026

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** January 14, 2026
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**

None.

- VII. New Business**

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE # 26-01-PLBD-00001: AG, AGRICULTURAL & CZ-LI, CONDITIONAL – ZONED LIGHT INDUSTRIAL (REF. CASE #18-01-GCPL-00523) TO CZ-LI AMENDED, CONDITIONAL – ZONED LIGHT INDUSTRIAL AMENDED: 2532 and 2544 ALAMANCE CHURCH ROAD

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 comprises approximately 12.27 total acres.

This request is to rezone Parcel #121260 (currently AG, Agricultural) and Parcel #121287 (currently CZ-LI, Conditional – Zoned Light Industrial) to CZ-LI Amended, Conditional – Zoned Light Industrial Amended with the following 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

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

The Planning Board is not limited to the proposed rezoning of this parcel and may consider substantial changes to the proposed rezoning.

Information for **CONDITIONAL REZONING CASE # 26-01-PLBD-00001** can be viewed by scrolling to the February 11, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

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

Staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) to Subsection 4, Table 4-3-1, which updates the Home Occupations use in certain commercial zoning districts from a use that is subject to Individual Development Standards, indicated by the letter "D" in the Permitted Use Schedule, to a use that is allowed as a Use by Right, indicated by the letter "P" in the Permitted Use Schedule. Subsection 5.4.F is amended to include individual development standards for the use of Home Occupations in all residential zoning districts. Home Occupations are currently allowed in all residential zone districts and in certain commercial districts. The proposed amendment adds use specific development standards for Home Occupations operating in residential zoning districts and serves as a mechanism for preserving community character.

The underlined text is to be added. The following amendment is proposed:

SUBSECTION 4 – ZONING DISTRICTS

TABLE 4.3-1 PERMITTED USE SCHEDULE

In the Limited Office (LO), Mixed Use (MXU), and NB (Neighborhood Business) zoning districts, Home Occupation listed under the Household Living Use Category are modified from a use designated with the letter "D" (Individual Development Standards Apply) to a use designated with a "P" (Use by Right)

5.4 HOUSEHOLD LIVING...

F. Home Occupations

- A. Where Required: All Residential Districts (including AG)
- B. Maximum Area: Area set aside for Home Occupation shall occupy no more than thirty (30) percent of the gross floor area of the dwelling unit.
- C. Outside Storage: No outside storage or display of items associated with the Home Occupation is permitted.
- D. Operation:
 - 1) The Home Occupation must be conducted entirely within a dwelling unit. It must be a use which is clearly incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character of the residence. Home Occupations are not permitted in a detached garage or other accessory structure, except for accessory dwelling units.
 - 2) Prohibited home occupations: Use or storage of any explosive or hazardous material in conjunction with any home occupation is prohibited.
 - 3) No display, stock-in-trade, nor commodity sold not made on the premises shall be permitted.
 - 4) Only one (1) person may be employed who is not an occupant of the residence.
 - 5) Activities shall not generate traffic, parking, noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the district in which it is located.
 - 6) Instruction in music, dancing, art or similar subjects shall be limited to no more than five (5) students at one time.
- E. Commercial Vehicles:
 - 1) One commercial vehicle up to 30 feet in length may be kept on-site in conjunction with the home occupation.
 - 2) A second commercial vehicle up to 30 feet in length may be kept on-site when located behind the front building line of the principal structure and within a covered attached or detached structure that is fully screened from adjacent residential uses.
 - 3) When there are two vehicles kept on-site, only one of the two vehicles can be a truck that exceeds 20 feet in length, a bus or other non-automobile vehicle.

Commentary: Permitted Home Occupations include, but are not limited to, offices, telephone sales, barber/beauty services, architects, accountants, and handcrafting.

Information for **TEXT AMENDMENT CASE #25-12-PLBD-00150** can be viewed by scrolling to the February 11, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above.

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

Staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) to Subsections 1 and 3 that aligns 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 (see attached). The law prohibits waiting periods for resubmission and withdrawal limits of 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 outlined 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.

The underlined text is to be added. The ~~struck thru~~ text is to be removed. The following amendment is proposed:

1.4 JURISDICTION

A. COVERAGE

The provisions of this Ordinance shall apply to the following:

1. Guilford County (Unincorporated) Jurisdiction

All the territory encompassed in Guilford County, North Carolina herein referred to as "the Jurisdiction" except for those areas within incorporated municipalities and their extraterritorial jurisdiction, and property owned by the ~~Greensboro High Point Winston-Salem Piedmont Triad~~ Airport Authority. This Ordinance shall govern the development and use of land and structures therein, except for bona fide farmland and structures as provided for by North Carolina General Statutes, namely G.S. § 160D-903.

2. Split-Jurisdiction Parcels

- a) If a parcel of land lies within the planning and development regulation jurisdiction of more than one local government, the local governments may by mutual agreement pursuant to Article 20 of Chapter 160A of the General Statutes and with the written consent of the landowner, assign exclusive planning and development regulation jurisdiction under G.S. § 160D for the entire parcel of land, including all development phases on the land, to any one of those local governments.
- b) In the event no mutual agreement or written consent under subsection (a) exists, the landowner of land lying within the planning and development regulation jurisdiction of more than one local government may elect the planning and development regulations of the local government where the majority of the total acreage of the parcel of land is situated.
- c) This section shall only be applicable to planning and development regulations and shall not affect taxation or other nonregulatory matters. The mutual agreement under subsection (a) shall be evidenced by a resolution formally adopted by each governing board and recorded with the register of deeds in the every county where the property land is located within 14 days of the adoption of the last required resolution.

3.5 PROCEDURES FOR SPECIFIC APPLICATIONS...

M. REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT...

- 1. Intent...
- 4. Procedure...
 - b. Application Submittal and Acceptance
 - (1) Conventional and Conditional. Applications for a rezoning/map amendment shall be submitted in accordance with the requirements on the form available in the Planning and Development Department or on the County's website.
 - (2) All fees shall be due and payable when the application is made according to the Schedule of Fees.
 - (3) Refiling of Application
 - (i) No application for rezoning to the same district shall be filed within a one (1) year period from the date of final action on the previous rezoning request (other than a withdrawal, subject to the provisions in Section 3.5, prior to the legislative hearing) on a given parcel of land or portion thereof, unless the Planning Board determines that additional information submitted to them merits consideration for a legislative hearing at their next meeting.
 - (ii) A second request for the same parcel of land or portion thereof for a different zoning district may occur within a one (1) year period from final action on the initial request.

~~(iii) Under no circumstances shall more than two (2) zoning map amendments be filed for rezoning a given parcel of land or any portion thereof within any one year period.~~

4. Procedure ...

g. Application Withdrawal

- (1) An application for amendment may be withdrawn by the applicant any time before submission of the public notice to the newspaper or electronically, announcing the legislative hearing.
- (2) After submission of such notice, an application may be withdrawn at the discretion of the Planning Board or Board of Commissioners at the legislative hearing.
- ~~(3) No more than two (2) withdrawals may occur on the same parcel of land or portion thereof within a one (1) year period.~~
- ~~(4) No application shall be filed on the same parcel of land or portion thereof within a one (1) year period after the date of the second withdrawal.~~

Information for **TEXT AMENDMENT CASE #25-10-PLBD-00137** can be viewed by scrolling to the February 11, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above.

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

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 stream buffers are stream features, adding the specific language makes this clear in the Map Standard Table

A summary of the proposed amendment is below:

- Amend Section A-1 to remove the requirement for printed copies of maps and other review materials to be submitted physically to the County for review. This is no longer a requirement as the County now uses the Civic Access Portal and

Enterprise Permitting and Licensing Software (EPL) to review applications and associated documents.

- Amend Section A-2 to remove the word “Annexations.”
- Amend Table A-2, which details the current map standards and requirements, is modified, as follows:
 - Clarifies that riparian buffers and buffer zones, currently referred to in the UDO as “stream features,” are to be shown on all maps.
 - Removes the Technical Review Committee (TRC) as a decision-making body from determining the requirement of front, side, and rear elevations of proposed buildings. This proposal is in conformance with previous administrative changes removing TRC as a decision-making body.
- Amend Section A-3, which provides the language for required Map Certificates, to make various technical and grammatical edits.

Information for **TEXT AMENDMENT CASE #25-12-PLBD-00149** can be viewed by scrolling to the February 11, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above.

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

Staff prepared the attached text amendment 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.

A summary of the proposed amendment is below:

- Amend Subsection 6-1 D Table 6-1-1, to modify parking requirements for Multi-Family Dwellings and Townhomes from requiring 1.8 spaces per unit within 200 ft. of the unit plus 0.25 spaces for visitor parking (current requirement) to 1.25 per 0-1 bedroom unit; 1.5 per 2 bedroom units; 2 per 3+ bedroom units (proposed requirement).

Information for **TEXT AMENDMENT CASE #26-01-PLBD-00005** can be viewed by scrolling to the February 11, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

IX. Adjourn

Information may be obtained for any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27401.

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**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-Wywick Road (Guilford County Tax Parcel #111693 in Madison Township), approximately 600 feet east of the intersection of Huffine Mill Road and Apple-Wywick 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 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-feet 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.

DRAFT

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GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board
Conditional Rezoning
Application

Fees: < 1 acre: \$750.00; 1-4.99 acres: \$1,200.00; 24.99 acres: \$1,500.00; 25+ acres or Planned Unit Development: \$2,000.00

Date Submitted: 01-05-2026 Receipt # RIC-030721-2026 Case Number 26-01-PLBD-00001

Provide the required information as indicated below. Pursuant to the Unified Development Ordinance (UDO), this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Guilford County Planning & Development Department.

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the CZ-17 AG zoning district to the CZ-L1 Amended zoning district. Said property is located at 2532, 2544 Almanor Church Rd. in Clay Township; Being a total of: 12, 27 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 121260

Tax Parcel # _____

Tax Parcel # 121287

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

- The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map.
- The property requested for rezoning is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and/or a map are attached.

Check One: (Required)

- Public services (i.e. water and sewer) are not requested or required.
- Public services (i.e. water and sewer) are requested or required; the approval letter is attached.

Conditional Zoning Requirements:

- Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information may be included for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Unified Development Ordinance (UDO).
- Zoning Conditions. At least one (1) use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Table 4-3-1 of the Unified Development Ordinance (UDO).



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Conditional Zoning Application

Use Conditions

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

1) Septic tank services

2) Caretaker facility

3)

4)

Development Conditions

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

1) None offered

2)

3)

4)

A NEIGHBORHOOD MEETING IS STRONGLY ENCOURAGED PRIOR TO SUBMITTAL AND
YOU OR SOMEONE REPRESENTING YOU IS ENCOURAGED TO BE PRESENT AT THE PUBLIC HEARING

A Conditional Zoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of Guilford County and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Guilford County Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

Respectfully Submitted,

Property Owner Signature

William D Young

Name

2544 Alamance Church Rd

Mailing Address

Greensboro NC 27406

City, State and Zip Code

Phone Number

Email Address

336-707-8695 Billy@absoluteseptic.net

Owner/ Representative/Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Additional sheets for conditions and signatures are available upon request.



GUILFORD COUNTY TABLE OF PERMITTED USES

TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations
For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

P = Use by Right

D = Individual Development Standards Apply - See Article 5

S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q

Z = Overlay Zoning Required

** = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional		Commercial				Industrial				
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H	
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	P	I	I		
Agriculture/Animal Services	Agricultural																						
	Maintenance Barns																						
	Agricultural																						
	Tourism																						
	Animal																						
	Feeder/Breeder	X																					
	Animal Services (Livestock)																						
	Animal Services (Other)																						
	Horticultural																						
	Specialties																						
Household Living	Single-Family		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
	Detached Dwelling																						
	Two-Family Dwelling (Twin)		P											P	P	P		P	P	P			
	Home or Duplex																						
	Townhouse																						
	Dwelling																						
	Caretaker Dwelling (Accessory)		D														D	D	D	D	D	D	D
	Multifamily																						
	Dwelling (including Condominium)*																						
	Family Care Facility		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
	Home Occupation		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
	Mfgr.(HUD)/Mobile																						
	Home Dwelling (Class A & B)		P	Z	Z									Z	Z								
	Mfgr.(HUD)/Mobile																						
	Home Dwelling Park													S	S	S							
	Accessory Apartments/		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
	Dwelling Units																						
	Subdivision (Minor)		P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P
	- Residential																						



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Use Category	Use Type	WCA Prohibited	Residential										Institutional			Commercial				Industrial			
			A	R	R	R	R	R	R	R	R	R	P	I	M	N	I	G	H	C	L	H	
			G	S	S	S	S	S	S	S	S	M	I	O	X	B	B	B	P	I	I		
			40	30	20	3	5	7	8	18	26												
	Subdivision (Major)																						
	Residential (6 or more lots)		P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P		
	Tiny House Developments											D	D	D									
	Temporary Family																						
	Healthcare Structures		B	B	B	B	B	B	B	B	B		B	B	B	B	B	B	B	B	B		
	Boarding House, 3 - 8 Residents		S									P	P		P	P							
	Rooming House, 9 or More Residents											S	S		S	S							
	Congregate Care Facility											B	B	B	B	B							
	Group Care Facility											S	S	D	D	D							
Group Living/Social Service	Single Room																						
	Occupancy (3HO) Residence											S	S	S	D	D							
	Nursing and Convalescent Home											S	S	P	P	P	P	P	P	P	P	P	
	Temporary Shelter											P	P	P									
	Homeless Shelter											B	B	B	B	B	B	B	B	B	B	B	
	Athletic Field		S	S	S	S	S	S	S	S	S	P	P	D	P	P	P	P	P	P	P	P	
Recreation and Entertainment (Light)	Batting Cages, Outdoor		B										B										
	Club or Lodge		S	S	S	S	S	S	S	S	S	P		S	P	S	P	P	P	P	P	P	
	Country Club with Golf Course		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Equestrian Facility		S	S									S										
	Golf Course		P	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Paintball Field		D	F																			
	Physical Fitness Center															P	P	P	P	P	P	P	P
	Private Club																						
	Recreation (incl. Indoor Batting Cages)		S										D										
	Public Park or Public Recreation Facility (incl. Indoor Batting Cages)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	


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S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q
Z = Overlay Zoning Required
***** = Additional District Requirements, See Section 4.5 or 4.6**

Use Category	Use Type	WCA	Residential										Institutional					Commercial					Industrial					
			A	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H							
			G	S	S	S	S	S	S	S	M	I	O	X	B	B	B	B	P	I	I							
	Swim and Tennis Club			40	30	20	3	5	7	8	18	26							U	*	*	*	*	*	*			
Recreation and Entertainment (Heavy)	Adult-Oriented Establishments																											
	Amusement or Water Parks, Fairgrounds																											
	Auditorium, Coliseum or Stadium																											
	Go-cart Raceway																											
	Golf Course, Miniature																											
	Recreational Vehicle Park or Campsite																											
	Special Event Venue		S																P									
	Shooting Range, Indoor																											
	Shooting Range, Outdoor		S																S									
	Theater (Outdoor)																		S	D	D	D	D					
	Theater (Indoor)																		P	P	P							
	Other Outdoor Uses Not Listed		S																									
	Other Indoor Uses Not Listed																		P	P	P	P	P	P				
Civic, Educational, and Institutional	Place of Worship		P	D	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	College or University																		P	P								
	Vocational, Business or Secretarial School																		P	P	P	P	P	P				
	Elementary School		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D										
	Secondary School		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D										
	Correctional Institution																		S									
	Daycare Centers in Residence (In-Home) (12 or Less)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Daycare Center (Not In-Home)		S															D	D	D	D	D	D	D	D	D	D	



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For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

P = Use by Right

D = Individual Development Standards Apply - See Article 5

S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q

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Use Category	Use Type	WCA Prohibited	Residential										Institutional			Commercial					Industrial			
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H		
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I		
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*		
Business, Professional, and Personal Services	Emergency Services																							
	Community or Social Service Agencies																							
	Fraternity or Sorority (University or College Related)																							
	Government Office																							
	Library																							
	Museum or Art Gallery																							
	Post Office																							
	Hospital																							
	Office (General)																							
	Medical or Professional Office																							
	Personal Service																							
	Advertising, Outdoor Services																							
	Bank or Finance Without Drive- through																							
	Rural Residential Occupation	S																						
	Bank or Finance with Drive- through																							
	Boat Repair	X																						
	Building Maintenance Services																							
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X																						
	Insurance Agency (Carriers and On- Site Claims Inspections)																							
	Kennels or Pet Grooming	P																						



TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations

For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

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Use Category	Use Type	WCA Prohibited	Residential										Institutional				Commercial				Industrial			
			A	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H			
			G	S	S	S	S	S	S	M	M	I	O	X	B	B	B	B	P	I	I			
			40	30	20	3	5	7	8	18	26					U	*	*	*	*	*	*		
	Landscape and Horticultural Services	X	S																			P	P	P
	Laundromat or Dry Cleaner	X																			P	P	P	P
	Motion Picture Production																				P	P	P	P
	Pest or Termite Control Services	X																			D	D	D	P
	Payday Loan Services																				P			
	Research, Development or Testing Services																				P	P	P	P
	Studios-Artists and Recording																			P	P	P	P	P
Lodging	Bed and Breakfast																							
	Home for 8 or Less		S	S	S	S	S	S	S	D	D	D					D	D	D	P	P			
	Guest Rooms																							
	Hotel or Motel																S			P	P	P	P	
	Retail (General)																P	P	P	P	P	P	P	
	A BC Store (Liquor)																			D	D			
	Auto Supply Sales																			P	P			
Retail Trade	Automobile Rental or Leasing	X																		P	P	P	P	P
	Automobile Repair Services	X																		D	D	D	P	P
	Car Wash	X																		D	D	D	D	P
	Building Supply Sales (with Storage Yard)																			D	D	D	P	P
	Convenience Store (with Gasoline Pumps)	X																		D	D	D	P	P
	Equipment Rental and Repair, Heavy	X																						P
	Equipment Rental and Repair, Light																			D	D	D	P	P
	Fuel Oil Sales	X																					P	P
	Garden Center or Retail Nursery																			P	P	P		



TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations
 For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

P = Use by Right

D = Individual Development Standards Apply - See Article 5

S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q

Z = Overlay Zoning Required

** = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA	Residential										Institutional				Commercial				Industrial			
			A	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H				
			G	S	S	S	S	S	S	M	I	O	X	B	B	B	P	I	I					
			40	30	20	3	5	7	8	18	26													
	<u>Manufactured</u> Home Sales																							
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																						
	Pawnshop or Used Merchandise Store																							
	Service Station, Gasoline	X																						
	Tire Sales																							
Food Service	Bakery																							
	Bar Private																							
	Club/Tavern																							
	Microbrewery, Private																							
	Club/Tavern																							
	Restaurant (With Drive-thru)																							
	Restaurant (Without Drive- thru)																							
Funeral and Internment Services	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Funeral Home or Crematorium																							
	Wholesale Trade- Heavy																							
Transportation, Warehousing, and Wholesale Trade	Wholesale Trade- Light																							
	Automobile Parking (Commercial)																							
	Automotive Towing and Storage Services	X																						
	Equipment Rental and Leasing (No Outside Storage)																							
	Equipment Rental and Leasing (with Outside Storage)																							



TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations

For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

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Z = Overlay Zoning Required

"/*" = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA	Residential										Institutional					Commercial				Industrial			
			Prohibited		A	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H			
			G	S	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I		
			40	30	20	3	5	7	8	18	26					U	*	*	*	*	*	*	*		
	Equipment Repair, Heavy	X																							P
	Equipment Repair, Light																								D D P P
	Tire Recapping																								P
	Truck Stop	X																							D D P P
	Truck and Utility																								
	Trailer Rental and Leasing, Light	X																							
	Truck Tractor and Semi-Rental and Leasing, Heavy	X																							P P
	Truck Washing	X																							
	Beneficial Fill Area		D	D	D	D	D	D	D	D	D	D	B	D	D	D	D	D	D	D	D	D	D	D	
	Bus Terminal and Service Facilities	X																							P P P P
	Courier Service, Central Facility																								P
	Courier Service, Substation																								P P P P
	Heliport	X																							S S S P
	Moving and Storage Service																								P P
	Railroad Terminal or Yard	X																							P P P
	Taxi Terminal	X																							P P P P
	Trucking or Freight Terminal	X																							P P P
Utilities and Communication	Communication or Broadcasting Facility																								P P P P
	Wireless Communication Tower - Stealth		D	D	D	B	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Camouflage Design																								
	Wireless Communication Tower - Non-Stealth	D																							D D D D D D
	Small Cell Wireless Tower																								S S S S S S S S
	Radio or TV Station																								P P P P P P P P
	Utilities, Major		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		



TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations
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Use Category	Use Type	WCA Prohibited	Residential										Institutional						Commercial				Industrial			
			A	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H					
			G	S	S	S	S	S	S	M	M	I	O	X	B	B	B	B	P	I	I					
			40	30	20	3	5	7	8	18	26											U	*	*	*	*
	Utilities, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
	Solar Collectors		S										S									S	S			
	Principal																									
	Utility Company																					P	P	P	P	P
	Office																									
	Utility Equipment																									P
	and Storage Yards																									
	Construction or																									
	Demolition Debris																									
	Landfill, Major																									
	Construction or																									
	Demolition Debris		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Landfill, Minor																									
	Junk/Salvage Yard																									
	Land Clearing &																									
	Inert Debris		A	S																						
	Landfill, Major																									
	Land Clearing &																									
	Inert Debris		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Landfill, Minor																									
	Refuse and Raw																									
	Material Hauling																									
	Recycling Facilities,																									
	Outdoors																									
	Resource Recovery																									
	Facilities																									
	Waste Transfer																									
	Stations																									
	Septic Tank																									
	Services																									
	Sewage Treatment																									
	Plant																									
	Solid Waste																									
	Disposal (Non-																									
	Hazardous)																									
	Hazardous and																									
	Radioactive Waste																									
	(Transportation)																									
	Storage and																									
	Disposal)																									
	Warehouse																									
General Industrial	(General Storage,																									
	Enclosed)																									



TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations
For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4

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*** = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional			Commercial				Industrial			
			A	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H		
			G	S	S	S	S	S	S	M	M	I	O	X	B	B	B	B	P	I	I		
	Warehouse (Self-Storage)																						
	Laundry or Dry Cleaning Plant	X																		B	B	P	P
	Laundry or Dry Cleaning	X																		P	D	P	P
	Substation																			P	P	P	P
	Petroleum & Petroleum Products	X																					P
	Welding Shop	X																					
Manufacturing	Manufacturing Heavy																			P	P		
	Manufacturing Light																			S			
	Animal Slaughter & Rendering	X																		P	P		
	Mining	X																		S			
Mining Uses	Quarrying	X																		S			
	Airport	Airport and Flying Field, Commercial	X																	S			
Temporary Events/Uses	Temporary Events/Uses		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Turkey Shoots		D																				

William Darby Yar

1-9-26

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Limited Liability Company

Actions

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- [Print a Pre-Populated Annual Report form](#)
- [Add Entity to My Email Notification List](#)
- [Print an Amended a Annual Report form](#)
- [an Annual Report](#)
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- [View Filings](#)

Legal name: Young Land Solutions, LLC

Secretary of State Identification Number (SOSID): 3081165

Status: Current-Active

Citizenship: Domestic

Date formed: 6/20/2025

Registered agent: [William Young](#)

Registered Office address

5128 Blakeshire Rd
Greensboro, NC 27406

Registered Mailing address

5128 Blakeshire Rd
Greensboro, NC 27406

Company officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

- **Managing Member**

[Amana Young.](#)

5128 Blakeshire Rd
Greensboro NC 27406

- **Managing Member**

[William Young.](#)

5128 Blakeshire Road
Greensboro NC 27406

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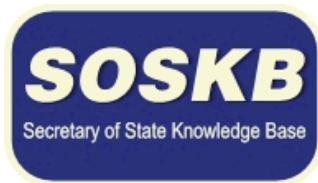
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North Carolina Secretary of State's Office



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GUILFORD COUNTY PLANNING AND DEVELOPMENT

February 22, 2018

William D Young
2544 Alamance Church Road
Greensboro, NC 27406

REZONING CASE #18-01-GCPL-00523

Following a public hearing on February 21, 2018 requesting a Rezoning of the property located approximately 3,950 feet southeast of the intersection of Alamance Church Road & Andrews Dairy Road in Clay Township, being Guilford County Tax Parcel #0121287, approximately 9.25 acres owned by A&B Portable Toilets Inc., the Guilford County Planning Board approved the request to rezone this property from CU-LI to Amended CZ-LI with the following conditions:

Use Condition(s):

1. Sales and rental of portable toilets and septic services.
2. Caretaker facility.

Development Condition(s):

1. General site layout as shown on sketch map for maintenance shop and storage facility for portable toilets and equipment.

This decision is final unless it is appealed by 5:00 pm on March 8, 2018. If appealed, you will be notified by the Clerk to the Board of County Commissioners of the place, date, and time of the public hearing.

Very truly yours,

A handwritten signature in black ink that reads "Leslie P. Eger".

Leslie P. Eger, Secretary
Guilford County Planning Board

CZ Case #18-01-GCPL-00523-Rezoning
Sketch Plan

Guilford County, NC



Disclaimer: While every effort is made to keep information provided over the internet accurate and up-to-date, Guilford County does not certify the authenticity or accuracy of such information. No warranties, express or implied, are provided for the records and/or mapping data herein, or for their use or interpretation by the User.

CONDITIONAL REZONING CASE # 26-01-PLBD-00001: AG, AGRICULTURAL & CZ-LI, CONDITIONAL ZONED-LIGHT INDUSTRIAL (REF. CASE #18-01-GCPL-00523) TO CZ-LI AMENDED, CONDITIONAL – ZONED LIGHT INDUSTRIAL AMENDED: 2532 AND 2544 ALAMANCE CHURCH ROAD

Property Information

The subject properties are located at 2532 and 2544 Alamance Church Road (Guilford County Tax Parcels #121260 (3.02 ac) and #121287 (9.25 ac), respectfully in Clay Township), approximately 4,090 feet northwest of the intersection of Wades Store Road and Alamance Church Road and comprises approximately 12.27 acres. The conditional zoned portion of the request applies to parcel #121287.

Zoning History of Denied Cases: There is no history of denied cases.

Nature of the Request

This request is to rezone approximately 12.27 acres from AG, Agricultural and CZ-LI, Conditional – Zoned Light Industrial to CZ-LI Amended, Conditional – Zoned Light Industrial Amended with the following 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

The absence of proposed development conditions would remove the sketch plan included with the current CZ-LI zoning district (see attached sketch plan). However, if the proposal is approved, the current approved site plan will remain effective (see attached currently approved site plan). Per UDO section 10.03.B.1. SPECIFIC VIOLATIONS “It shall be a violation of this Ordinance to undertake any activity contrary to the provisions of this Ordinance, including but not limited to any of the following: 1. Occupy, develop, or use any land or structure without first obtaining all appropriate permits or development approvals and complying with such terms and conditions.” Therefore, any proposed expansion or new construction not consistent with the current site plan would require approval of an updated site plan by Guilford County staff.

Note, 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.

UDO Subsection 4.3.A.3 provides that staff may utilize the NAICS Classification system to determine whether an unlisted use is materially similar or dissimilar to a listed permitted use. Therefore, if approved, the proposed conditional zoning would not create a non-conforming use on the additional parcel.

District Descriptions

The **AG, Agriculture District** is 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 **LI, Light Industrial District** accommodates limited, small-scale manufacturing, wholesaling, research and development, and related commercial activities that have little adverse effect, through noise, odor, or visual distraction, on neighboring properties. Development shall provide adequate screening and buffers and be located where there are adequate public utilities and access to arterial streets and highways.

The **CZ, Conditional Zoning District** is established as a companion district for every district established in the Unified Development Ordinance. These districts are CZ-AG, CZ-RS-40, CZ-RS-30, CZ-RS-20, CZ-RS-3, CZ-RS-5, CZ-RS-7, CZ-RM-8, CZ-RM-18, CZ-RM-26, CZ-LO, CZ-NB, CZ-LB, CZ-MXU, CZ-GB, CZ-HB, CZ-CP, CZ-LI, CZ-HI, CZ-PI, CZ-RPD, CZ-PD-R, and CZ-PD-M. 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.

Character of the Area

The area is characterized as rural residential with single-family homes on 5 or more acres. There are clusters of Residential-40 (RS-40) zoning located approximately 0.19 miles to the West and 0.41 miles to the east.

Existing Land Use(s) on the Property: A septic tank service and portable toilet sales and rental business is located at parcel #121287 with parcel #121260 being vacant or undeveloped.

Surrounding Uses:

North: Single-Family Residential
South: Single-Family Residential
East: Single-Family Residential
West: Single-Family Residential

Historic Properties: There are no inventoried historic resources located on or adjacent to the subject properties.

Cemeteries: No cemeteries are shown to be located on or adjacent to the subject properties, but efforts should be made to rule out the potential for unknown grave sites.

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: Alamance

Miles from Fire Station: Approximately 2.2 miles

Water and Sewer Services:

Provider: Private Septic System and Well

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Alamance Church Road is classified as a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Thoroughfare and Collector Street Plan. The Average Annual Daily Traffic for Alamance Church Road is 2,100 vehicles per NCDOT traffic count.

Proposed Improvements: There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT driveway permit.

Projected Traffic Generation: Not available.

Environmental Assessment

Topography:

Per the USDA-NRCS Web Soil Survey soil resource report, the topography for this parcel ranges from nearly level and gently sloping to strongly sloping.

Regulated Floodplain:

There is no regulated floodplain on-site, per FIRM map #3710789100J with effective date 6/18/2007.

Wetlands:

There are mapped wetlands on-site, per the National Wetlands Inventory.

Streams:

There are mapped features on-site per the USGS Topography and NRCS Soil Survey Maps.

Watershed:

The site lies within the Lake Mackintosh (Big Alamance Creek) WS-IV, GWA.

Consistency: Land Use Plan & Comprehensive Plan

Future Land Use Map Classification: Rural Living (Parcel #12160) and Office (Parcel #121287) in the Southeast Quadrant

Activity Center/Node: None

The **Rural Living** classification 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 **Office** classification represents lands that provide opportunities for concentrated employment in Guilford County and include various forms of commercial enterprises, such as rural office and retail services, large-scale buildings with numerous employees, and areas that encompass several businesses that support and serve one another. This category also includes businesses that provide services to individuals, such as commercial shopping areas.

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

Comprehensive Plan: Guiding Guilford Moving Forward Together (adopted September 4, 2025)

Consistency: The requested rezoning is consistent with the following goals and policies of the Guiding Guilford Comprehensive Plan.

- **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.
 - **Policy 2:** Support existing businesses and industries, while seeking to increase high-wage jobs and employment opportunities throughout the County.

Reasonableness

The request to rezone the subject properties from AG, Agricultural & CZ-LI, Conditional Zoned-Light Industrial to CZ-LI Amended, Conditional Zoned- Light Industrial, Amended 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 request is consistent with the Guilford County Comprehensive Plan, Planning Theme Resilient Economy's Goal Statement, and Policy 2 statement to "Support existing businesses and industries, while seeking to increase high wage jobs and employment opportunities throughout the county." It provides an existing business with the opportunity to expand its operations and increase employment opportunities.

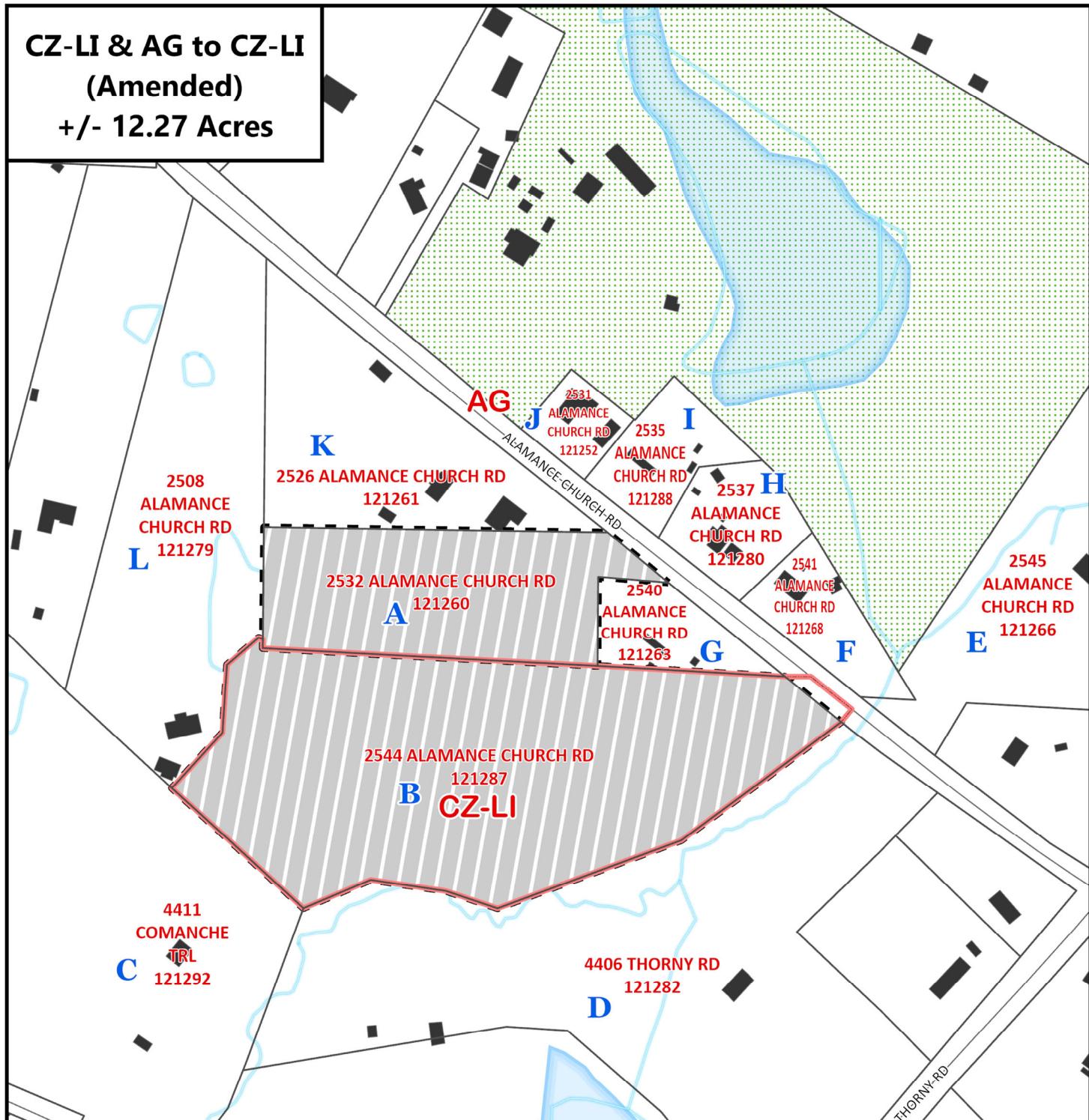
Recommendation

Staff Recommendation: Approval

Future Land Use Map (FLUM) Quadrant: Southeast

FLUM Amendment Recommendation: The request to rezone the subject parcels from CZ-LI and AG to CZ-LI Amended is inconsistent for both parcels, which have current FLUM classifications of Rural Living (Parcel #12160) and Office (Parcel #121287) in the Southeast Quadrant. If the request is approved, an amendment to the Industrial/Innovation Center classification will be required.

**CZ-LI & AG to CZ-LI
(Amended)
+/- 12.27 Acres**



A. Young Land Solutions LLC
B. Young Land Solutions LLC
C. Tara O. & Thomas N. Jones
D. Kathy E. Bowman
E. David A. & Lisa M. Musko

F. Elizabeth R. & Jason L. Collins
G. James P. & Mary J. Dew
H. James P. Dew & Pamela J.D. Stevens
I. Gaspar G. Gonzalez & Maria E.R. Espitia
J. James B. Johnson

K. Ahmed M. Sabek, Karla R. Sabek, Lila A. Sabek,
Yoseph A. Sabek, & Taha A. Sabek
L. Willomae N. Jones, Larry K. Jones, Robert K.
Jones, Wanda K. Jones, & Cynthia K. Jones



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-01-PLBD-00001

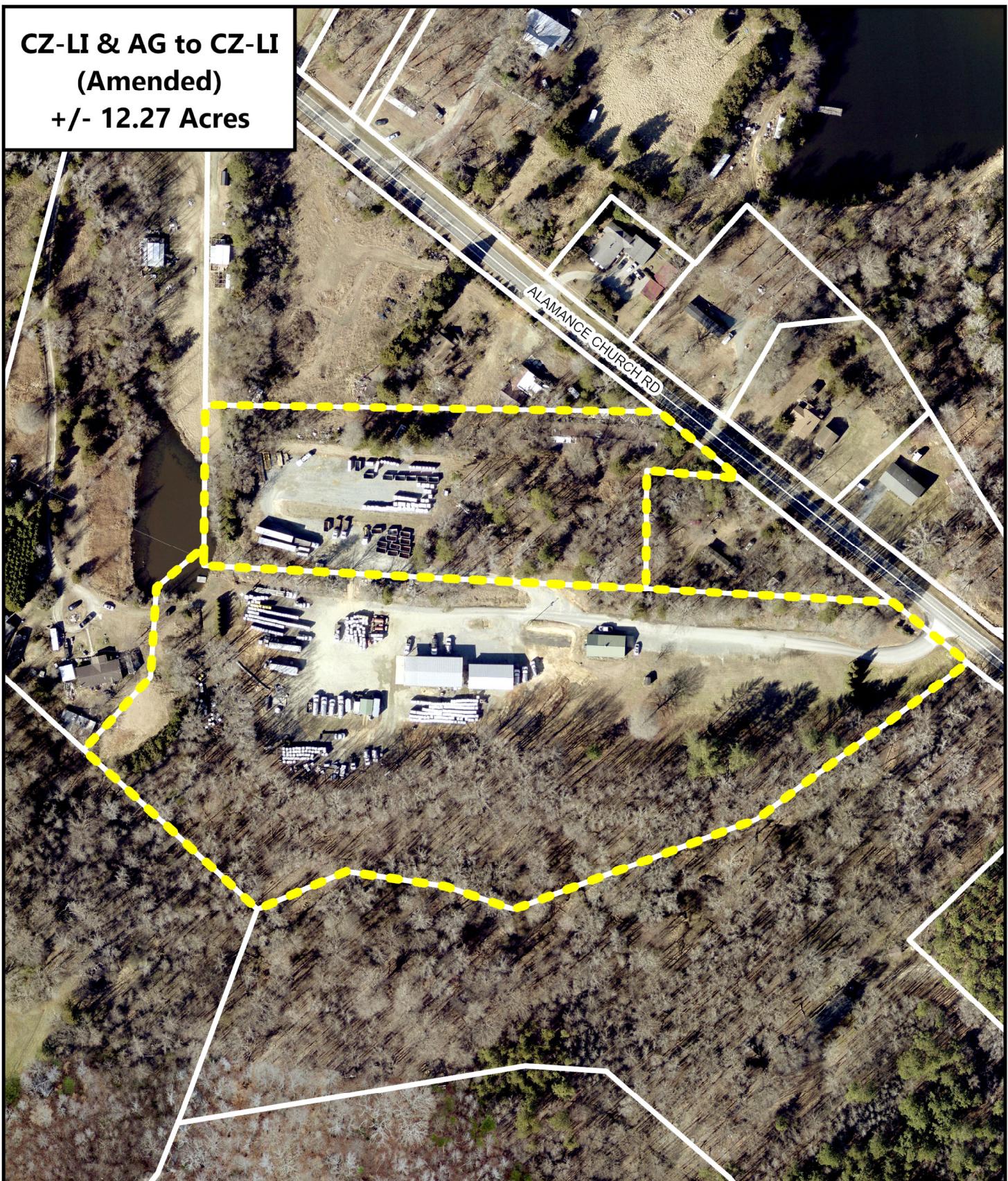
Case Area:

Parcel(s) - 121260 (3.02AC) &
121287 (9.25AC)
2532 & 2544 Alamance
Church Rd



Scale: 1" = 250'

**CZ-LI & AG to CZ-LI
(Amended)
+/- 12.27 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

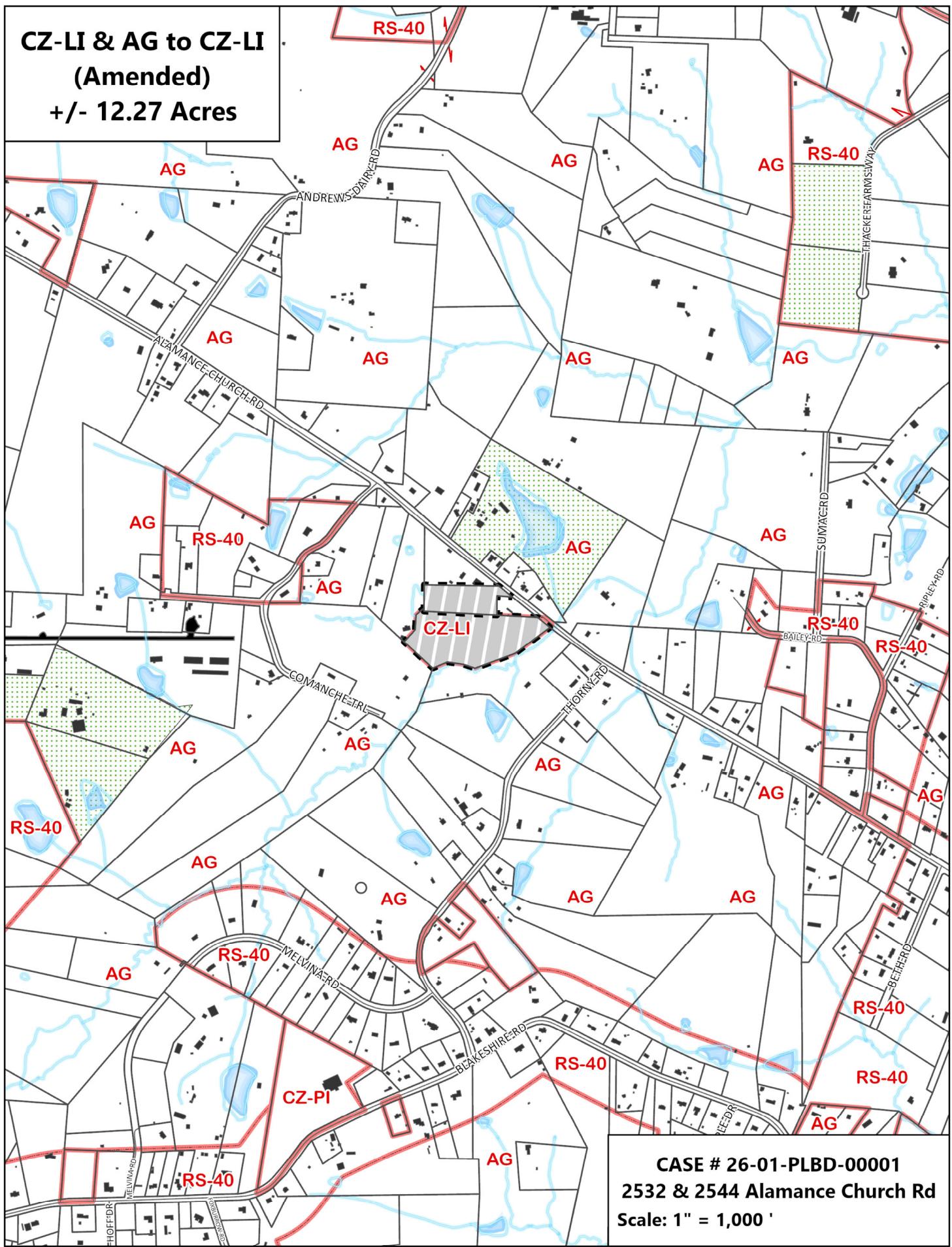
Case Number:
26-01-PLBD-00001

Case Area:
**Parcel(s) - 121260 (3.02AC) &
121287 (9.25AC)**
**2532 & 2544 Alamance
Church Rd**



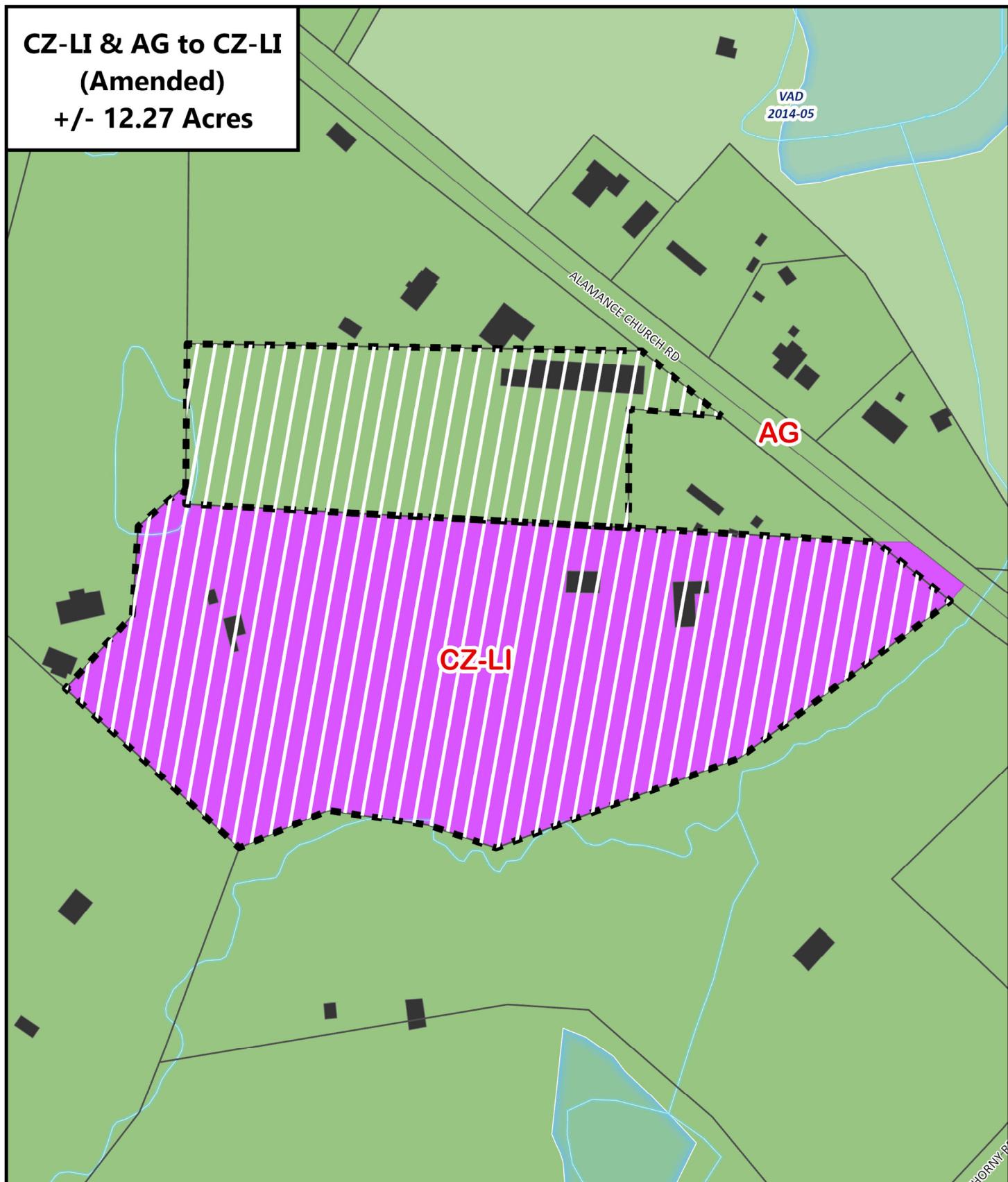
Scale: 1" = 175'

**CZ-LI & AG to CZ-LI
(Amended)
+/- 12.27 Acres**



CASE # 26-01-PLBD-00001
2532 & 2544 Alamance Church Rd
Scale: 1" = 1,000'

**CZ-LI & AG to CZ-LI
(Amended)**
+/- 12.27 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

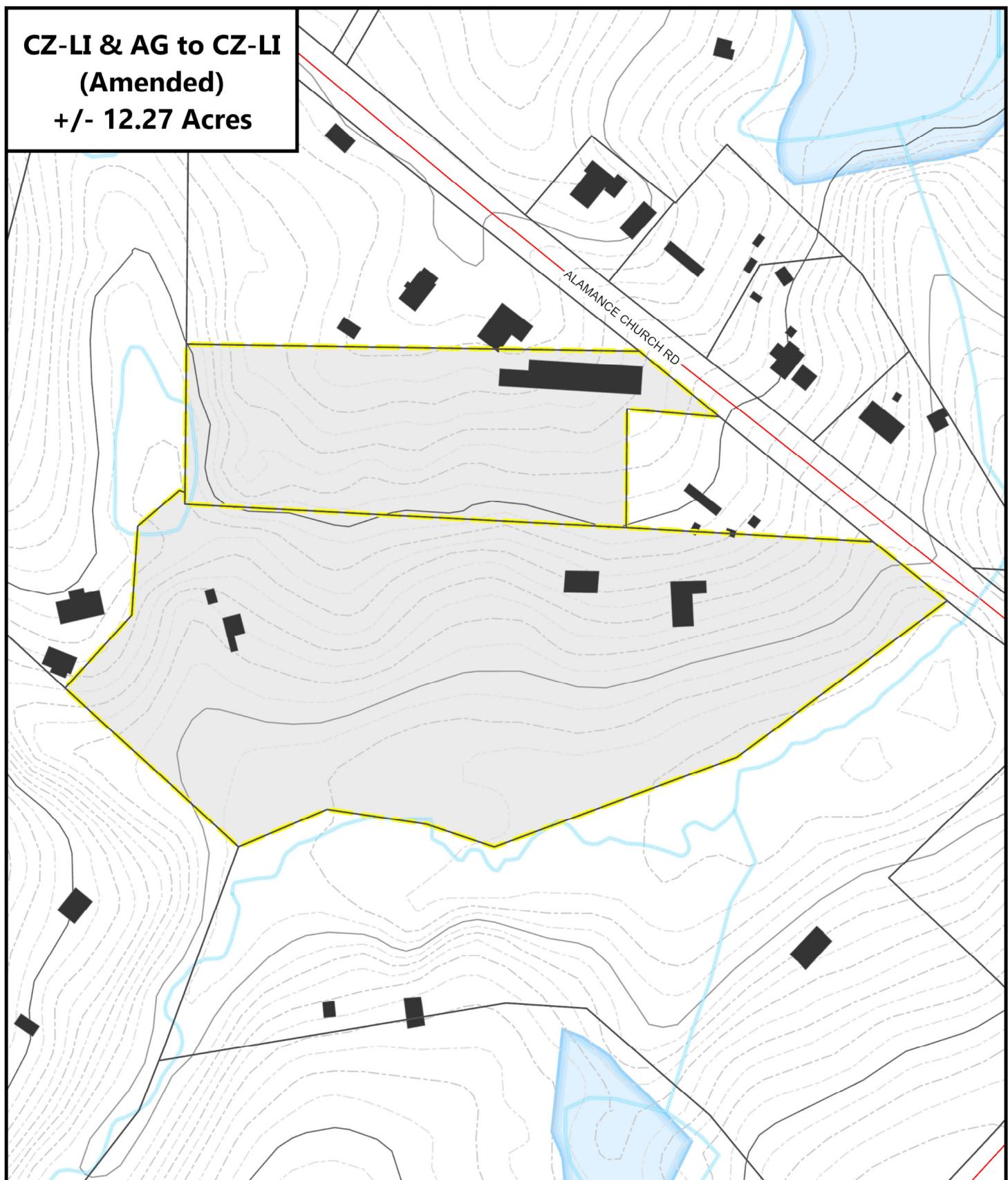
Case Number:
26-01-PLBD-00001

Case Area:
**Parcel(s) - 121260 (3.02AC) &
121287 (9.25AC)
2532 & 2544 Alamance
Church Rd**



Scale: 1" = 175'

**CZ-LI & AG to CZ-LI
(Amended)
+/- 12.27 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-01-PLBD-00001

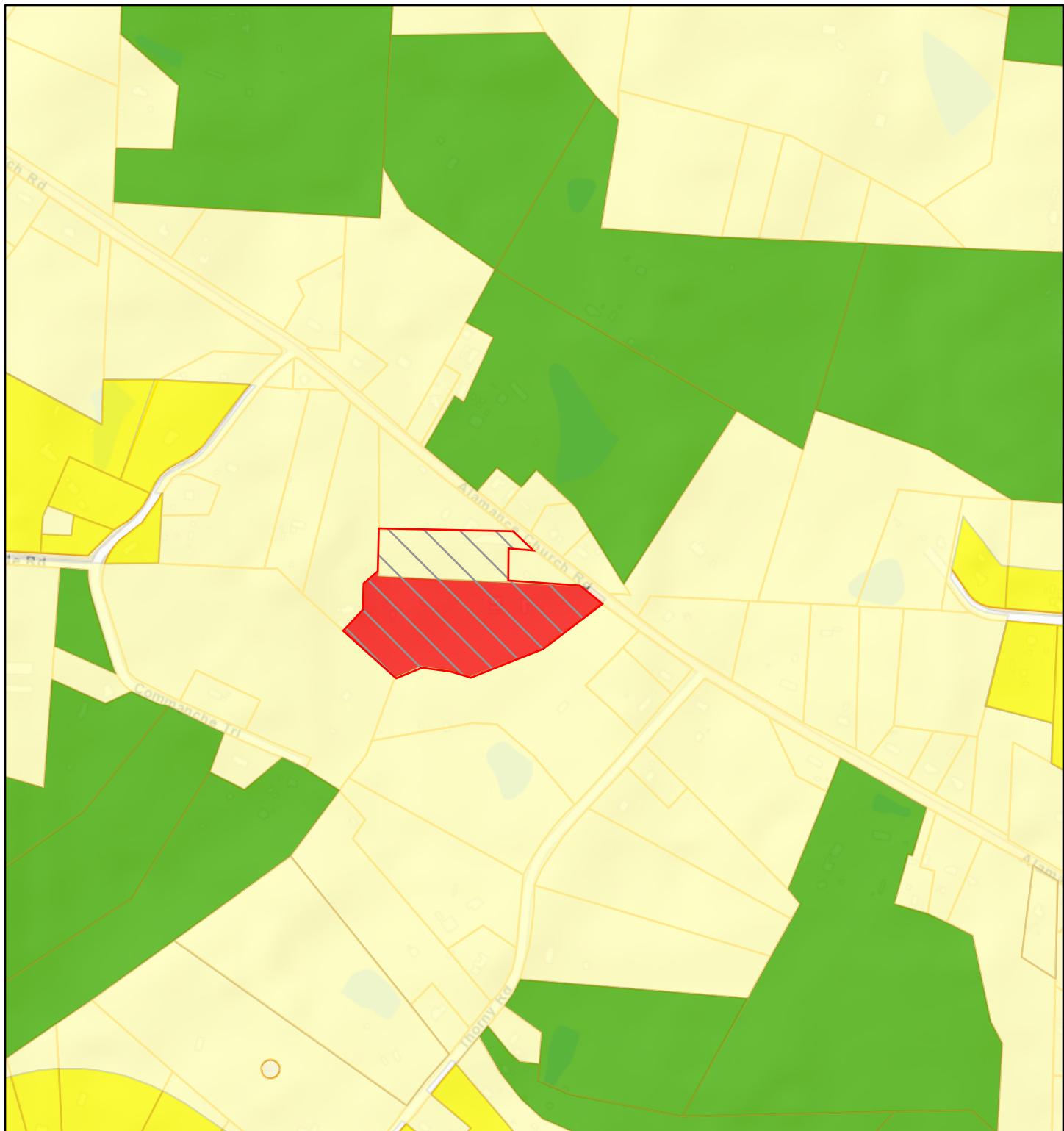
Case Area:
**Parcel(s) - 121260 (3.02AC) &
121287 (9.25AC)
2532 & 2544 Alamance
Church Rd**



Scale: 1" = 175'

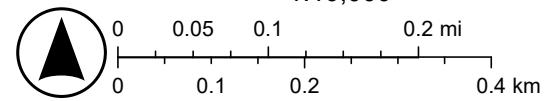
FUTURE LAND USE MAP CONDITIONAL REZONING CASE

26-01- PLBD-00001: 2532 & 2544 ALAMANCE CHURCH ROAD



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FLUM		Working Farm/Agriculture
		Rural Living
		Residential
		Commercial
		FLUM Labels
		Parcels

State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

121260	  
  	  
REID	121260
Owner	YOUNG LAND SOLUTIONS LLC
Address	2532 ALAMANCE CHURCH RD
Legal Description	3.02 AC SHARPE SR1005
FLUM	Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	LAKE MACKINTOSH
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

121287	  
  	  
REID	121287
Owner	YOUNG LAND SOLUTIONS LLC
Address	2544 ALAMANCE CHURCH RD
Legal Description	9.25AC 2 PB 105-39 JONES & 4.25 AC PL 105-39
FLUM	Office
Zoning	U,
Scenic Corridors	
Watershed	LAKE MACKINTOSH
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

CONDITIONAL REZONING CASE # 26-01-PLBD-00001: AG, AGRICULTURAL & CZ-LI, CONDITIONAL – ZONED LIGHT INDUSTRIAL (REF. CASE #18-01-GCPL-00523) TO CZ-LI AMENDED, CONDITIONAL – ZONED LIGHT INDUSTRIAL AMENDED: 2532 and 2544 ALAMANCE CHURCH ROAD

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	N/A
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	N/A

CONDITIONAL REZONING CASE # 26-01-PLBD-00001: AG, AGRICULTURAL & CZ-LI, CONDITIONAL – ZONED LIGHT INDUSTRIAL (REF. CASE #18-01-GCPL-00523) TO CZ-LI AMENDED, CONDITIONAL – ZONED LIGHT INDUSTRIAL AMENDED: 2532 and 2544 ALAMANCE CHURCH ROAD

GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #1
APPROVE-CONSISTENT
NO PLAN AMENDMENT

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcels #121260 & 121287 from **AG & CZ-LI to CZ-LI Amended** because:

1. The amendment **is** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

2. The amendment **is** reasonable because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

CONDITIONAL REZONING CASE # 26-01-PLBD-00001: AG, AGRICULTURAL & CZ-LI, CONDITIONAL – ZONED LIGHT INDUSTRIAL (REF. CASE #18-01-GCPL-00523) TO CZ-LI AMENDED, CONDITIONAL – ZONED LIGHT INDUSTRIAL AMENDED: 2532 and 2544 ALAMANCE CHURCH ROAD

GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY

DECISION #2
DENY-INCONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcels #121260 & 121287 from **AG & CZ-LI to CZ-LI Amended** because:

1. The amendment **is not** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is not consistent.]

2. The amendment **is not** reasonable because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

CONDITIONAL REZONING CASE # 26-01-PLBD-00001: AG, AGRICULTURAL & CZ-LI, CONDITIONAL – ZONED LIGHT INDUSTRIAL (REF. CASE #18-01-GCPL-00523) TO CZ-LI AMENDED, CONDITIONAL – ZONED LIGHT INDUSTRIAL AMENDED: 2532 and 2544 ALAMANCE CHURCH ROAD

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #3
APPROVE-INCONSISTENT
PLAN AMENDMENT**

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcels #121260 & 121287 from **AG & CZ-LI to CZ-LI Amended** because:

1. This approval also amends the **Future Land Use Map: Southeast Quadrant**.
2. The zoning map amendment and associated **Future Land Use Map** amendment from **Rural Living and Office to Industrial/Innovation** in the **Southeast Quadrant** are based on the following change(s) in condition(s):

[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

3. The amendment **is** reasonable because:

[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

CONDITIONAL REZONING CASE # 26-01-PLBD-00001: AG, AGRICULTURAL & CZ-LI, CONDITIONAL – ZONED LIGHT INDUSTRIAL (REF. CASE #18-01-GCPL-00523) TO CZ-LI AMENDED, CONDITIONAL – ZONED LIGHT INDUSTRIAL AMENDED: 2532 and 2544 ALAMANCE CHURCH ROAD

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

DECISION #4
DENY-CONSISTENT
NO PLAN AMENDMENT

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcels #121260 & 121287 from **AG & CZ-LI to CZ-LI Amended** because:

1. The amendment **is** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

2. The amendment **is** consistent but not reasonable because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

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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

Description

Staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) to Subsection 4, Table 4-3-1, which updates the Home Occupation use in certain commercial zoning districts from a use that is subject to Individual Development Standards, indicated by the letter "D" in the Permitted Use Schedule, to a use that is allowed as a Use by Right, indicated by the letter "P" in the Permitted Use Schedule. Subsection 5.4.F is amended to include individual development standards for the use of Home Occupations in all residential zoning districts. Home Occupations are currently allowed in all residential zone districts and in certain commercial districts.

Home Occupations are currently allowed in all residential zoning districts and provide important services to county residences. This amendment provides specific standards the Home Occupation use in an effort to preserve community character throughout the county. Home Occupations, by nature, typically operate in close proximity to other dwellings and providing use specific standards assists with ensuring limited commercial operations which have the least possible visual and audible impact on the surrounding neighborhood possible.

Staff conducted an assessment of Home Occupation standards found in neighboring jurisdictions and took them into account when formulating the proposed text amendment. A table comparing the proposed Home Occupation standards to those in nearby jurisdictions is attached.

SEE ATTACHED TEXT AMENDMENT

Consistency: Land Use Plan & Comprehensive Plan

Comprehensive Plan: Guiding Guilford Moving Forward Together (adopted September 4, 2025)

Consistency: The proposed amendment is consistent with the Goal Statement of the Community Character Planning Theme presented in the Guiding Guilford Comprehensive Plan.

Community Character:

- Goal Statement: Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking.

The proposed standards serve as a mechanism to help ensure preservation of community character throughout the county.

Staff Recommendation

Staff Recommendation: Approval

Proposed Text Amendment

Case #25-12-PLBD-00150

SUBSECTION 4 – ZONING DISTRICTS...

TABLE 4.3 1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 Environmental Regulations For PUD Zoning Districts (PD R, PD M & RPD) Refer to Section 4.4

P = Use by Right

D = Individual Development Standards Apply See Article 5

S Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q

Z = Overlay Zoning Required

*** Additional District Requirements, See Section 4.5 or 4.6**

Use Category	Use Type	WCA Prohibited	Residential										P	Commercial						Industrial		
			A	R	R	R	R	R	R	R	R	R		L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M		O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	*
Household Living	Home Occupation		D	D	D	D	D	D	D	D	D	D	P	P	P							
			D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		

SUBSECTION 5 - DEVELOPMENT STANDARDS FOR INDIVIDUAL USES

5.4 HOUSEHOLD LIVING...

E. Home Occupations

- A. Where Required: All Residential Districts (Including AG).
- B. Maximum Area: Area set aside for Home Occupation shall occupy no more than twenty-five (25) percent of the gross floor area of the dwelling unit.
- C. Outside Storage: No outside storage or display of items associated with the Home Occupation is permitted.
- D. Operation:
 - 1) The Home Occupation must be conducted entirely within a dwelling unit. It must be a use which is clearly incidental and secondary to the use of the dwelling unit for residential purposes and does not change the character of the residence. Home Occupations are not permitted in a detached garage or other accessory structure, except for accessory dwelling units.
 - 2) Prohibited home occupations: Use or storage of any explosive or hazardous material in conjunction with any home occupation is prohibited.
 - 3) No display, stock-in-trade, nor commodity sold not made on the premises shall be permitted.
 - 4) Only one (1) person may be employed who is not an occupant of the residence.
 - 5) Activities shall not generate traffic, parking, noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the district in which it is located.
 - 6) Instruction in music, dancing, art or similar subjects shall be limited to no more than five (5) students at one time.

Proposed Text Amendment

Case #25-12-PLBD-00150

E. Commercial Vehicles:

- 1) One commercial vehicle up to 30 feet in length may be kept on-site in conjunction with the home occupation.
- 2) A second commercial vehicle up to 30 feet in length may be kept on-site when located behind the front building line of the principal structure and within a covered attached or detached structure that is fully screened from adjacent residential uses.
- 3) When there are two vehicles kept on-site, only one of the two vehicles can be a truck that exceeds 20 feet in length, a bus or other non-automobile vehicle.

Commentary: Permitted home occupations include but are not limited to offices, telephone sales, barber/beauty services, architects, accountants, and handcrafting.

Home Occupation Regulation Comparison			
Regulation	Guilford County (Proposed)	City of Greensboro	Comparison
Zoning Districts	All Residential Districts (including AG)	City of Greensboro Allowed in the following districts, based on the 30-8-11.5 standards: AG, R-3, R-5, R-7, RM-5, RM-8, RM-12, RM-13, RM-26, RM-40, MUL-L, MUL-M, MU-H, O, C-H, C-B, and TN. No allowed in: AO, UMU, NS, C-N, C-L, C-M	Guilford County's proposed regulation is similar to the City of Greensboro and City of High Point.
Maximum Area	No more than thirty (30) percent of the gross floor area of the dwelling unit.	No more than 30% of the gross floor area of the dwelling.	Guilford County's proposed regulation is the same as High Point and is more restrictive than Greensboro.
Outside Storage	No outside storage or display.	No outside storage. No display of goods may be visible off site.	Guilford County's proposed regulation is the same as Greensboro and High Point.
Accessory Structure Use	Must be conducted entirely within a dwelling unit. Home Occupations are not permitted in a detached garage or other accessory structure, except for accessory dwelling units.	A home occupation must be conducted entirely within the dwelling unit. In the TN district, Artisans and Crafts home occupations may use a garage or another enclosed accessory structure.	Guilford County's proposed regulation is the same as Greensboro and High Point.
Uses	Permitted home occupations include, but are not limited to: typing services, telephone sales, barber/beauty services, doctor/dentist office, architects, accountants, family day care (five (5) or fewer persons), food catering, and Handcrafting etc.	Permitted home occupations include, but are not limited to: typing services, telephone sales, barber/beauty services, doctor/dentist offices, architects, accountants, child day care homes, food catering, and handcrafting.	Guilford County's proposed regulation is the same as Greensboro and High Point.
Production of Goods	No display, stock-in-trade, nor commodity sold not made on the premises shall be permitted.	Only handmade items, foodstuffs, and crafts made on the premises may be offered for sale on the premises. Resale of goods or products for retail or wholesale is allowed when the goods or products are received and shipped from the premises to fulfill catalog, electronic, or internet business orders. No goods, products, or commodities brought into the dwelling unit for purposes of resale may be sold to persons coming on the premises.	Guilford County's proposed regulation is less restrictive than Greensboro. High Point's regulation is not specified.
Employment	Only one (1) person may be employed who is not an occupant of the residence.	Persons who are not occupants of the dwelling may: a. work at or on the site of the dwelling; b. report to work at or near the dwelling; c. go by the dwelling to pick up orders, supplies, or other items related to the home occupation; d. report to the dwelling for pay; e. associate with the dwelling in any manner that could be interpreted as a part of a normal employer/employee relationship.	Guilford County's proposed regulation is less restrictive than Greensboro and High Point.
Disturbance	Activities shall not generate traffic, parking, noise, vibration, glare, fumes, odors, or electrical interference beyond what normally occurs in the District in which it is located.	Activities may not generate traffic, parking, noise, vibration, glare, fumes, odors or electrical interference beyond what normally occurs in the immediate neighborhood.	Guilford County's proposed regulation is the same as Greensboro and High Point.
Number of Students	Instruction in music, dancing, art, or similar subjects shall be limited to no more than five (5) students at one time.	Instructions in music, dancing, art, or similar subjects may have up to 5 students at a time.	Guilford County's proposed regulation is the same as Greensboro and High Point.
Explosive Materials	Use or storage of explosive or hazardous materials is not currently specified by Guilford County.	9. Use or storage of any explosive or hazardous material in conjunction with the home occupation is prohibited.	Guilford County's proposed restriction of explosive material storage is the same as Greensboro.
Commercial vehicles	Guilford County's regulations do specify commercial vehicle parking is allowed for home occupation related use.	A. One commercial vehicle up to 30 feet in length may be kept on-site in conjunction with the home occupation. B. A second commercial vehicle up to 30 feet in length may be kept on-site when located behind the front building line of the principal structure and within a covered attached or detached structure that is fully screened from adjacent residential uses. C. When there are two vehicles kept on-site, only one of the two vehicles can be a truck that exceeds 20 feet in length, a bus, or other non-automobile vehicle. D. All commercial vehicles must display a current license plate.	No maintenance or repair of commercial equipment may be associated with a home occupation. Only 1 commercial vehicle with an attached trailer associated with the home occupation may be parked or stored on the lot, but neither the truck nor the trailer shall exceed 24 feet in length.
Signage	Guilford County UDO 7.7.H specifies that no permit is required for signs for home occupations. Signs which have the following requirements: Allowed in all districts: 1 sign allowed per building; Maximum area of 4 sq. ft.; Maximum height of 4 feet; Allow for indirect illumination.	Signage associated with home occupations is limited to one attached sign mounted flat to the front wall of the building that does not exceed 4 square feet in area and 6 feet in height above ground level. Only external illumination is allowed.	The home occupation is allowed 1 wall sign up to a maximum of 4 square feet. Such wall signs may not be illuminated.

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UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-10-PLBD-00137: AN AMENDMENT TO SUBSECTION 1 (GENERAL PROVISIONS) SECTION 1.4 AND SUBSECTION 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

Description

Staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) to Subsections 1 and 3 that aligns 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 (see attached). The law prohibits waiting periods for resubmission and withdrawal limits of development applications. The law also creates conditions in which a landowner may elect to apply the UDO standards of one local government over another for split-jurisdiction properties if all conditions are met (listed below). This amendment clarifies that the Guilford County UDO standards may apply to split-jurisdiction parcels in these specific instances outlined under the General Statute. The amendment also updates UDO language to reflect the current Piedmont Triad Airport Authority title from the previous Greensboro High Point Winston Salem Airport Authority organization title.

The underlined text is text to be added. The ~~strike-through~~ text is text to be removed.

SEE ATTACHED

Consistency Statement

Comprehensive Plan: Guiding Guilford Moving Forward Together (adopted September 4, 2025)

Consistency with Adopted Plans:

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 with this statement to streamline County procedures for reviewing development applications and alignment with current state law.

Staff Recommendation

Staff Recommendation: Approval.

Proposed Text Amendment

Case #25-10-PLBD-00137

Subsection 1 - GENERAL PROVISIONS

1.4 JURISDICTION

A. COVERAGE

The provisions of this Ordinance shall apply to the following:

1. **Guilford County (Unincorporated) Jurisdiction**

All the territory encompassed in Guilford County, North Carolina herein referred to as "the Jurisdiction" except for those areas within incorporated municipalities and their extraterritorial jurisdiction, and property owned by the Greensboro-High Point-Winston-Salem Piedmont Triad Airport Authority. This Ordinance shall govern the development and use of land and structures therein, except for bona fide farmland and structures as provided for by North Carolina General Statutes, namely G.S. § 160D-903.

2. **Split-Jurisdiction Parcels**

- a) If a parcel of land lies within the planning and development regulation jurisdiction of more than one local government, the local governments may by mutual agreement pursuant to Article 20 of Chapter 160A of the General Statutes and with the written consent of the landowner, assign exclusive planning and development regulation jurisdiction under G.S. §160D for the entire parcel of land, including all development phases on the land, to any one of those local governments.
- b) In the event no mutual agreement or written consent under subsection (a) exists, the landowner of land lying within the planning and development regulation jurisdiction of more than one local government may elect the planning and development regulations of the local government where the majority of the total acreage of the parcel of land is situated.
- c) This section shall only be applicable to planning and development regulations and shall not affect taxation or other nonregulatory matters. The mutual agreement under subsection (a) shall be evidenced by a resolution formally adopted by each governing board and recorded with the register of deeds in the every county where the property land is located within 14 days of the adoption of the last required resolution.

Proposed Text Amendment

Case #25-10-PLBD-00137

SUBSECTION 3 - PERMITS AND PROCEDURES

3.5 PROCEDURES FOR SPECIFIC APPLICATIONS...

M. REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT...

4. Procedure...

b. Application Submittal and Acceptance

- (1) Conventional and Conditional. Applications for a rezoning/map amendment shall be submitted in accordance with the requirements on the form available in the Planning and Development Department or on the County's website.
- (2) All fees shall be due and payable when the application is made according to the Schedule of Fees.
- (3) ~~Refiling of Application~~
 - (i) ~~No application for rezoning to the same district shall be filed within a one (1) year period from the date of final action on the previous rezoning request (other than a withdrawal, subject to the provisions in Section 3.5, prior to the legislative hearing) on a given parcel of land or portion thereof, unless the Planning Board determines that additional information submitted to them merits consideration for a legislative hearing at their next meeting.~~
 - (ii) ~~A second request for the same parcel of land or portion thereof for a different zoning district may occur within a one (1) year period from final action on the initial request.~~
 - (iii) ~~Under no circumstances shall more than two (2) zoning map amendments be filed for rezoning a given parcel of land or any portion thereof within any one year period.~~

...

g. Application Withdrawal

- (1) An application for amendment may be withdrawn by the applicant any time before submission of the public notice to the newspaper or electronically, announcing the legislative hearing.
- (2) After submission of such notice, an application may be withdrawn at the discretion of the Planning Board or Board of Commissioners at the legislative hearing.
- (3) ~~No more than two (2) withdrawals may occur on the same parcel of land or portion thereof within a one (1) year period.~~
- (4) ~~No application shall be filed on the same parcel of land or portion thereof within a one (1) year period after the date of the second withdrawal.~~

Session Law 2025-94

If multiple locked hearing aids are sold in a single transaction, a single written notice under subsection (a) of this section and a single written receipt under this subsection may be used to satisfy the requirements of this section, provided that the required information for each locked hearing aid sold is documented.

(c) Record Keeping. – A licensed audiologist shall maintain, for a period of at least three years after the sale of a locked hearing aid, the following records for each locked hearing aid transaction:

- (1) A copy of the written notice described in subsection (a) of this section as signed by the purchasing patient.
- (2) A copy of the written receipt described in subsection (b) of this section.
- (3) The results of any audiologic tests or measurements performed as part of the fitting and dispensing of the locked hearing aid or aids.
- (4) A copy of any written recommendations prepared as part of the fitting and dispensing of the hearing aid or aids.

These records shall be kept at the audiologist's principal place of practice and shall be made available for inspection by the Board."

SECTION 9.1.(b) The North Carolina Board of Examiners for Speech and Language Pathologists and Audiologists may adopt rules to implement subsection (a) of this section.

SECTION 9.1.(c) This section becomes effective October 1, 2025.

ALLOW BUYER'S AGENT COMPENSATION TO BE INCLUDED IN THE OFFER TO PURCHASE

SECTION 10.(a) Definitions. – For purposes of this section, "Offer and Sales Contracts Rule" means 21 NCAC 58A .0112 (Offer and Sales Contracts).

SECTION 10.(b) Offer and Sales Contracts Rule. – Until the effective date of the revised permanent rule that the Real Estate Commission is required to adopt pursuant to subsection (d) of this section, the Commission shall implement the Offer and Sales Contracts Rule as provided in subsection (c) of this section.

SECTION 10.(c) Implementation. – A broker acting as an agent in a real estate transaction may use a preprinted offer or sales contract form containing provisions concerning the payment of a commission or compensation, including the forfeiture of earnest money, to a broker or firm.

SECTION 10.(d) Additional Rulemaking Authority. – The Commission shall adopt a rule to amend the Offer and Sales Contracts Rule consistent with subsection (c) of this section. Notwithstanding G.S. 150B-19(4), the rule adopted by the Commission pursuant to this section shall be substantively identical to the provisions of subsection (c) of this section. Rules adopted pursuant to this section are not subject to Part 3 of Article 2A of Chapter 150B of the General Statutes. Rules adopted pursuant to this section shall become effective as provided in G.S. 150B-21.3(b1), as though 10 or more written objections had been received as provided in G.S. 150B-21.3(b2).

SECTION 10.(e) Sunset. – This section expires when permanent rules adopted as required by subsection (d) of this section become effective.

PROHIBIT WAITING PERIODS FOR REFILING OF DEVELOPMENT APPLICATIONS

SECTION 11. G.S. 160D-601 is amended by adding a new subsection to read:

"(e) Withdrawn or Denied Applications. – A development regulation or unified development ordinance may not include waiting periods prohibiting a landowner, developer, or applicant from refiling a denied or withdrawn application for a zoning map amendment, text amendment, development application, or request for development approval."

- (1) Buildings or uses of buildings or land for which a development permit application has been submitted and subsequently issued in accordance with G.S. 143-755.
- (2) Subdivisions of land for which a development permit application authorizing the subdivision has been submitted and subsequently issued in accordance with G.S. 143-755.
- (3) A site-specific vesting plan pursuant to G.S. 160D-108.1.
- (4) A multi-phased development pursuant to subsection (f) of this section.
- (5) A vested right established by the terms of a development agreement authorized by Article 10 of this Chapter.

The establishment of a vested right under any subdivision of this subsection does not preclude vesting under one or more other subdivisions of this subsection or vesting by application of common law principles. A vested right, once established as provided for in this section or by common law, precludes any action by a local government that would change, alter, impair, prevent, diminish, or otherwise delay the development or use of the property allowed by the applicable land development regulation or regulations, except where a change in State or federal law mandating local government enforcement occurs after the development application is submitted that has a fundamental and retroactive effect on the development or use. A vested right obtained by permit or other local government approval shall not preclude the use or extinguish the existence of any other vested right or use by right attached to the property.

...."

SECTION 29.(b) G.S. 160D-705 reads as rewritten:

"§ 160D-705. Quasi-judicial zoning decisions.

...

(c) Special Use Permits. – The regulations may provide that the board of adjustment, planning board, or governing board hear and decide special use permits in accordance with principles, conditions, safeguards, and procedures specified in the regulations. Reasonable and appropriate conditions and safeguards may be imposed upon these permits. Where appropriate, such conditions may include requirements that street and utility rights-of-way be dedicated to the public and that provision be made for recreational space and facilities. Conditions and safeguards imposed under this subsection shall not include requirements for which the local government does not have authority under statute to regulate nor requirements for which the courts have held to be unenforceable if imposed directly by the local government, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land.

The regulations may provide that defined minor modifications to special use permits that do not involve a change in uses permitted or the density of overall development permitted may be reviewed and approved administratively. Any other modification or revocation of a special use permit shall follow the same process for approval as is applicable to the approval of a special use permit. If multiple parcels of land are subject to a special use permit, the owners of individual parcels may apply for permit modification so long as the modification would not result in other properties failing to meet the terms of the special use permit or regulations. Any modifications approved apply only to those properties whose owners apply for the modification. The regulation may require that special use permits be recorded with the register of deeds. If a special use permit expires and does not vest, the current zoning classification or regulation for the property applies.

...."

SECTION 29.(c) G.S. 160D-203 reads as rewritten:

"§ 160D-203. Split jurisdiction.

(a) If a parcel of land lies within the planning and development regulation jurisdiction of more than one local government, for the purposes of this Chapter, the local governments may,

by mutual agreement pursuant to Article 20 of Chapter 160A of the General Statutes and with the written consent of the landowner, assign exclusive planning and development regulation jurisdiction under this Chapter for the entire parcel land, including all development phases on the land, to any one of those local governments.

(b) In the event no mutual agreement or written consent under subsection (a) of this section exists, the landowner of land lying within the planning and development regulation jurisdiction of more than one local government may elect the planning and development regulations of the local government where the majority of the total acreage of the parcel of land is situated.

(c) Such a mutual agreement This section shall only be applicable to planning and development regulations and shall not affect taxation or other nonregulatory matters. The mutual agreement under subsection (a) of this section shall be evidenced by a resolution formally adopted by each governing board and recorded with the register of deeds in the every county where the property land is located within 14 days of the adoption of the last required resolution."

SECTION 29.(d) G.S. 160D-102(18) reads as rewritten:

"(18) Landowner or owner. – The holder All holders of record of the title in fee simple. Absent evidence to the contrary, a local government may rely on the county tax records to determine who is a landowner. The landowner may authorize a person holding a valid option, lease, or contract to purchase to act as his or her agent or representative for the purpose of making applications for development approvals."

AUTHORIZE USE OF CERTAIN SUBSURFACE DISPERSAL PRODUCTS FOR WASTEWATER STORAGE AND DISPERSAL IN TRAFFIC-RATED AREAS UNDER PRIVATE OPTION PERMITS

SECTION 30. G.S. 130A-343 is amended by adding a new subsection to read:

"(j3) Authorize Certain Subsurface Dispersal Products for Use in Traffic-Rated Areas Under Private Option Permits. – A wastewater dispersal product approved pursuant to this section shall be approved for use in wastewater storage and dispersal under areas subject to vehicular traffic and traffic-bearing loads if a professional engineer, licensed pursuant to Chapter 89C of the General Statutes, certifies that the product has been designed with a compatible load rating and the product manufacturer has approved the product for use in traffic-rated areas. Wastewater permits issued pursuant to this subsection shall be issued by a professional engineer, licensed pursuant to Chapter 89C of the General Statutes, under G.S. 130A-336.1, or by an Authorized On-Site Wastewater Evaluator under G.S. 130A-336.2. For the purposes of this section, "traffic-rated areas" does not include Department of Transportation rated areas but does include driveways and private parking areas with impervious or pervious pavement areas."

SEVERABILITY AND EFFECTIVE DATE

SECTION 31.(a) If any provision of this act or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this act that can be given effect without the invalid provision or application and, to this end, the provisions of this act are declared to be severable.

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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

Description

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 stream buffers are stream features, adding the specific language makes this clear in the Map Standard Table.

For context, Riparian Buffers are regulatory areas that are currently required by state law and exist around perennial streams, intermittent streams, and other water bodies as outlined in Guilford County UDO Subsection. 9.1.I Stream Buffers and as required by 15A NCAC 02B .0267 Jordan Water Supply Nutrient Strategy: Protection of Existing Riparian Buffers, 15A NCAC 02B .0724 Randleman Lake Water Supply Watershed: Protection and Maintenance of Existing Riparian Buffers, and 15A NCAC 02B .0624 Water Supply Watershed Protection Program: Nonpoint Source and Stormwater Pollution Control (Subsection. 11 Vegetated Setbacks).

The amendment also makes various other grammatical edits and adjusts procedures in accordance with current administrative practice listed below.

The underlined text is text to be added, the ~~strike through~~ text is text to be removed.

A summary of the proposed amendment is below:

SEE ATTACHED

- Amend Section A-1 to remove the requirement for printed copies of maps and other review materials to be submitted physically to the County for review. This is no longer a requirement as the County now uses the Civic Access Portal and Enterprise Permitting and Licensing Software (EPL) to review applications and associated documents.
- Amend Section A-2 to remove the word “Annexations.”
- Amend Table A-2, which details the current map standards and requirements, is modified, as follows:
 - Clarifies that riparian buffers and buffer zones, currently referred to in the UDO as “stream features,” are to be shown on all maps.
 - Removes the Technical Review Committee (TRC) as a decision-making body from determining the requirement of front, side, and rear elevations of proposed buildings. This is consistent with a previous Text Amendment which removed TRC as a decision making authority.
- Amend Section A-3, which provides the language for required Map Certificates, to make various technical and grammatical edits.

Consistency: Land Use Plan & Comprehensive Plan

Comprehensive Plan: Guiding Guilford Moving Forward Together (adopted September 4, 2025)

Consistency: 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 with this statement to streamline County procedures for reviewing development applications.

Staff Recommendation

Staff Recommendation: Approval.

Proposed Text Amendment

Case #25-12-PLBD-00149

APPENDIX 2 – MAP STANDARDS

Contents:

- A-1 NUMBER OF REVIEW AND FILING COPIES TO BE SUBMITTED APPLICATION AND DOCUMENT SUBMITTAL **[RESERVED]**
- A-2 REQUIRED INFORMATION ON SUBDIVISION PLATS, EXEMPT PLATS, ANNEXATIONS, PLOT PLANS, AND SITE PLANS/GROUP DEVELOPMENTS
- A-3 MAP CERTIFICATES

A-1 NUMBER OF REVIEW AND FILING COPIES TO BE SUBMITTED APPLICATION AND DOCUMENT SUBMITTAL **[RESERVED]**

Type of Map	Review # of Prints*	Filing (after plan approval)	
		# of Prints*	
Sketch Plan	9	[4]	
Preliminary Plan	9		
Final Plat**	5	5	
Exempt Plats	[4]	[4]	
Plot Plan	3	-	
Site Plan/Group Developments including: <ul style="list-style-type: none">• Site Plan Cover Sheet• Site Layout• Utility• Soil and Erosion Control• Landscaping• Grading• Watershed Development Plan	9 Sets	[4] Sets	
Street and Utility Construction Plans and Profiles	2 Sets	7 Sets	

**When electronic plan/plot review is provided as an alternative, number of prints may be reduced and instructions for submittal can be provided.*

***See Section I of this Appendix for E-Recording Instructions.*

Proposed Text Amendment

Case #25-12-PLBD-00149

A-2 REQUIRED INFORMATION ON SUBDIVISION PLATS, EXEMPT PLATS, ANNEXATIONS, PLOT PLANS, AND SITE PLANS/GROUP DEVELOPMENTS

A. Submission of all maps and/or plans shall contain the following information before submitted to the Planning & Development Department for review. An "X" indicates required information for site plan sheets.

1. "A" to be included on all sheets,
2. "S" to be included on Site Layout sheet,
3. "U" to be included on Utility sheet,
4. "E" to be included on Soil and Erosion Control sheet,
5. "L" to be included on Landscaping sheet,
6. "G" to be included on Grading Sheet,
7. "W" to be included on Watershed Development Plan.

B. Depending on the scale or complexity of the development, any or all the sheets may be combined. Site plan approval may require additional information. The Administrator may waive items required for sketch plans, if it is judged that they are not necessary to complete the review...

...

	Sketch Plan	Preliminary Plat	Final Plat	Exempt Plat	Plot Plan	Site Plan/ Group Dev.
2. Project Site Data and Detail						
Water courses, pond, lakes, or streams	X	X	X	X	X	A
Wetlands		X		X		A
Riparian Buffer and Buffer Zones	X	X	X	X	X	A
Location of floodway and floodway fringe from Flood Hazard Boundary Maps and cross-section elevations	X	X	X	X	X	A
3. Site Layout, Design, and Uses						
Front, side, and rear elevations of proposed building(s)						If required by TRG

...

**Proposed Text Amendment
Case #25-12-PLBD-00149**

A-3 MAP CERTIFICATES...

C. CERTIFICATE OF OWNERSHIP AND DEDICATION (FINAL PLATS AND EXEMPT PLATS)

The undersigned hereby acknowledge(s) ownership of the property shown and described hereon and hereby adopts this plat and allotment to be a free act and deed and hereby dedicate(s) to public use streets, playgrounds, parks, drainageway, and open space, and easements forever all area so shown or indicated on said plat, and authorize(s) Guilford County to record this plat in the office of the Register of deeds Deeds of Guilford County, N.C.

Signed

Date

Attested

Date

D. DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATE (FINAL PLATS AND EXEMPT PLATS)

I hereby certify that the plans for streets in the subdivision shown hereon meet the design standards and specifications of the North Carolina Department of Transportation Division of Highways.

District Engineer

Date

E. CERTIFICATE STATING NO APPROVAL IS REQUIRED BY DIVISION OF HIGHWAYS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (FINAL PLATS AND EXEMPT PLATS)

This plat does not require a certificate of approval by the Division of Highways as provided in G.S. 136- 102.6, subsection (g).

Planning & Development Director

Date

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UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-01-PLBD-00005: AN AMENDMENT TO TABLE 6-1-1 PARKING REQUIREMENTS; TO MODIFY THE PARKING REQUIREMENTS FOR MULTI-FAMILY DWELLINGS AND TOWNHOMES

Description

Staff prepared the attached text amendment 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 and townhomes. Staff conducted an assessment of the parking requirements for multi-family dwellings and townhomes among other jurisdictions. A table comparing these parking requirements is attached and includes an example of the various standards being applied to a previous multi-family dwelling development project.

The underlined text is text to be added, the ~~strike thru~~ text is text to be removed.

A summary of the proposed amendment is below:

- Amend Subsection 6-1 D Table 6-1-1, to modify parking requirements for Multi-Family Dwellings and Townhomes from requiring 1.8 spaces per unit within 200 ft. of the unit plus 0.25 spaces for visitor parking (current requirement) to 1.25 per 0-1 bedroom unit; 1.5 per 2-bedroom units; 2 per 3+ bedroom units (proposed requirement).

SEE ATTACHED TEXT AMENDMENT

Consistency: Land Use Plan & Comprehensive Plan

Comprehensive Plan: Guiding Guilford Moving Forward Together (adopted September 4, 2025)

Consistency: 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, food risks, and watershed health. Incentivize the preservation of open space along waterways within future developments.”

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

Staff Recommendation

Staff Recommendation: Approval.

**Proposed Text Amendment
Case #26-01-PLBD-00005**

Subsection 6.1 – Parking Standards...

D. MAXIMUM NUMBER OF SPACES PERMITTED

1. If a commercial use exceeds one hundred twenty-five percent (125%) of the minimum number of parking spaces required in Table 6-1-1, but no more than one hundred seventy-five percent (175%), approval of an alternative parking plan (see Section 6.1.F Parking Credits; see Section 6.1.L Combined Parking; and/or Section 9.1.F Low-Impact Design) by the Planning Director, or designee, shall be required.
2. If a commercial use exceeds one hundred seventy-five percent (175%) of the minimum number of parking spaces required in Table 6-1-1, then an alternative parking plan (see Section 6.1.F Parking Credits; see Section 6.1.L Combined Parking; and/or Section 9.1.F Low-Impact Design) must be approved by the Planning and Development Director.

TABLE 6-1-1: PARKING REQUIREMENTS

USE CATEGORY/SPECIFIC TYPE	MINIMUM REQUIRED AUTO SPACE
HOUSEHOLD LIVING:	
Single-Family & Two-Family Detached Dwelling	1.5 per unit
Townhouse Dwelling and Multi-Family	<u>1.25 per 0-1 bedroom unit; 1.5 per 2 bedroom units; 2 per 3+ bedroom units</u> <u>4.8 per unit within 200 ft. of unit plus 0.25 spaces for visitor parking</u>
Accessory Dwelling	1 per unit

Multi-family Housing Parking Requirements: Jurisdiction Comparison

	Guilford County	High Point	Greensboro	Durham County	Wake County
Multi-Family Housing Parking Space Requirement	1.8 per unit within 200ft of unit plus .25 spaces for visitor parking	1.5 spaces per dwelling unit	1.25 per 0-1 bedroom unit; 1.5 per 2 bedroom unit; 2 per 3+ bedroom unit (1)	2 per nit	1.5 per dwelling unit
Admin. Adjustment or Modification Allowable	Up to 10% of the numerical standard	Up to 10% outside core City Area	Does not specify if parking space number can be reduced	No provision for adm adjustment or modification	No provision for admin adjustment or modification
Parking Credit	Reduce 1 parking space for every 4 bicycle spaces, up to 5% of the total required	No reduction credit for Bicycle Parking	No reduction credit for Bicycle Parking	No reduction credit for bicycle parking	No reduction credit for bicycle parking
UDO Section	<u>6.1.1</u>	<u>5.4.4.B</u>	<u>30-11-5</u>	<u>10.3.A.4</u>	<u>Article 15-10-4</u>
Notes	Apartments, Townhouses, and Residential Condominiums	Minimum Off-Street Parking Standards	Does not include townhomes	Have bicycle parking spots	Triplex or 4-ply, Upper-story residence, Condominium or apartment

Example: Minimum Parking Requirements for Recent Multi-Family Project Comparison With Neighboring Jurisdictions

# of Bedrooms	Units	Greensboro	Guilford Co. (Proposed)	Guilford Co. (Current)	High Point
1 Bedroom Units	12	15	15	1.8 per Unit Within 200ft of Unit + .25 Spaces for Visitor Parking	1.5 Spaces per Dwelling Unit
2 Bedroom Units	72	108	108		
3+ Bedroom Units		24	24		
Total Units	96	147	147	197	144
Allowable Reductions Per Ordinance					
10% Reduction of Total Spaces by Admin. Adjustment		14	19	14	
Bike Space Credit (40 Spaces Provided), capped at 5% of total		N/A	6	9	N/A
Spaces Required After Reductions		N/A	127	169	130