



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

October 8, 2025

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** September 10, 2025
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**
- VII. New Business**

Legislative Hearing Item(s)

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #23-09-PLBD-00064: AN AMENDMENT TO ARTICLE 2 (ADMINISTRATION), ARTICLE 3 (PERMITS AND PROCEDURES), ARTICLE 4 (ZONING DISTRICTS), ARTICLE 5 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES) ARTICLE 6 (GENERAL DEVELOPMENT STANDARDS), ARTICLE 8 (SUBDIVISIONS AND INFRASTRUCTURE STANDARDS), ARTICLE 9 (ENVIRONMENTAL REGULATIONS), ARTICLE 12 (DEFINITIONS) OF THE UDO TO ADJUST ASSIGNED ADMINISTRATIVE DUTIES AND PROCEDURES FOR DEVELOPMENT REVIEW CONSISTENT WITH NC GENERAL STATUTES 160D FOR LEGISLATIVE, QUASI-JUDICIAL, AND ADMINISTRATIVE DECISIONS

Staff prepared text amendments to the Guilford County Unified Development Ordinance (UDO) to Article 2, Article 3, Article 4, Article 5, Article 6, Article 8, Article 9, and Article 12 (Referenced as Subsection 2, Subsection 3, Subsection 4, Subsection 5, Subsection 6, Subsection 8, Subsection 9, and Subsection 12 respectively, in the County Code of Ordinances) that adjusts the duties of the Planning

Board and Technical Review Committee (TRC) in accordance with current practice and NCGS 160D. These revisions maintain and support the multi-disciplinary TRC review process, supporting thoroughness of development reviews while improving efficiency and adding clarity in the development review process. Additionally, the amendment includes revisions to terminology (e.g., changing substantial change to major change) for consistency with NCGS 160D.

Information for **TEXT AMENDMENT #23-09-PLBD-00064** can be viewed by scrolling to the October 8, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the proposed text amendment also is included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

- A.** Board Member Training: Using the recently adopted Guilford County Moving Forward Together Comprehensive Plan for development and text amendment application decisions.
- B.** Proposed 2026 Planning Board Meeting and Submittal Schedule

IX. Adjourn

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