

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.