



Guilford County

301 West Market Street
Greensboro, NC 27402

Meeting Agenda - Final Board of Commissioners

Thursday, April 2, 2026

5:30 PM

Second Floor, Old County Courthouse

I. INVOCATION

II. PLEDGE OF ALLEGIANCE

III. WELCOME AND CALL TO ORDER

Chairman Melvin "Skip" Alston

IV. SPEAKERS FROM THE FLOOR

Each speaker will be allowed three (3) minutes to address the Board. Speakers from the Floor will last for a maximum of thirty (30) minutes.

V. PRESENTATIONS

- A. [2026-181](#) PROCLAIM APRIL 2026 AS "MONTH OF THE YOUNG CHILD" AND APRIL 11-17, 2026 AS "WEEK OF THE YOUNG CHILD" IN GUILFORD COUNTY

Requested Action: Proclaim April 2026 as "Month of the Young Child" and April 11-17, 2026 as "Week of the Young Child" in Guilford County.

Sponsors: Commissioner Carly Cooke

VI. CONSENT AGENDA

A. MISCELLANEOUS

1. [2026-188](#) APPROVE TWO (2) VOLUNTARY AGRICULTURAL DISTRICT (VAD) APPLICATIONS

Background:

The purpose of Voluntary Agricultural Districts (VADs) and Enhanced Voluntary Agricultural Districts (EVADs) is to promote the preservation of farmland in Guilford County so that development and growth will be accompanied by protection of farms and non-farm development and other negative impacts on properly managed farms, recognizing the importance of agriculture to the economic and cultural life of the county. VADs and EVADs designate where bonafide agricultural operations are happening on the property, protect the property owner from nuisance lawsuits related to normal farming operations, provide public awareness of agriculture, notify adjacent landowners and those considering purchasing adjacent properties about the farming operations, give eligibility for some cost-share programs for conservation, and exempt the landowner from some municipal requirements.

Guilford County established VAD/EVAD in Article III of Chapter 15 of the Guilford County Code of Ordinances and is authorized by Article 61 of Chapter 106 of the North Carolina General Statutes: The Farmland Preservation Enabling Act.

During its February 16, 2026, meeting, the Guilford County Agricultural Advisory Board voted to recommend approval of the following applications to the Guilford County Board of Commissioners pursuant to Sec. 15-66 of the Guilford County Code of Ordinances:

1. VAD application #2026-01, being 24.88 acres and comprised of 1 tax parcel #229703, being 24.88 acres, owned by Lisa Lee, 2020 Rayle Farm Rd. Pleasant Garden, NC 27313
2. VAD application #2026-02, being 21.72 acres and comprised of 1 tax parcel #164999, being 21.72 acres, owned by Adam & Andrea Meylor, 7587 Happy Hill Rd. Kernersville, NC 27204

To date, approval of these applications brings the total number of VAD and EVAD parcels to 443, totaling 19,270.30 acres enrolled. Of these totals, 400 parcels comprising 17,504.62 acres are enrolled in VAD, and 43 parcels comprising 1765.68 acres are enrolled in the

EVAD.

The VAD applications are subject to a non-binding agreement between the County and the landowners that prohibits non-farm use or development of land for a period of at least ten (10) years. There is an exception for the creation of not more than three (3) lots that meet applicable county zoning and subdivision regulations. If an applicant decides to remove his or her farm from the VAD program or if the land is sold, the applicant can revoke the agreement by giving notice to the VAD Board.

Requested Action: Approve two (2) Voluntary Agricultural District (VAD) applications; #2026-01 and #2026-02.

Budget Impact: **NO ADDITIONAL COUNTY FUNDS REQUIRED**

Sponsors: Natalie Owens, Guilford County Extension Director
Marcus Williams, Agriculture Agent

Attachments: [DOC031226-03122026142938](#)

2. [2026-182](#) APPROVAL OF MINUTES

Requested Action: Consider and approve the following sets of Minutes:

Regular Meeting March 19, 2026

Sponsors: Robin Keller, Clerk to Board

Attachments: [dmx031926](#)

VII. PUBLIC HEARINGS

Proponents shall be heard first and shall be provided a total of twenty (20) minutes notwithstanding the number of persons desiring to be heard. Opponents shall be heard after the proponents and shall be provided a total of twenty (20) minutes notwithstanding the number of persons desiring to be heard. Each side will be allowed three (3) minutes in rebuttal.

- A. [2026-164](#) 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

Background: Proposed Text Amendment Case #25-10-PLBD-00137 (attached) amends Subsection 1 and Subsection 3 of the Unified Development Ordinance (UDO) to align with recent changes to North Carolina General Statute 160D-203 and 160D-601 per Session Law 2025-94; House Bill 926 by the General Assembly on October 6, 2025. The law prohibits waiting periods for resubmission and withdrawal limits of development applications. As a result, Subsection 3 (Permits and Procedures), Section 3.5M Rezoning (Conventional & Conditional / Map Amendment, of the UDO, is amended to remove the one year waiting period for refiling of a rezoning (map amendment) application and it removes the limitation on the number of withdrawals of a rezoning request (map amendment) on the same parcel within a one-year period.

The law also creates conditions in which a landowner may elect to apply planning and development regulations of one local government over another for split-jurisdiction properties by 1) mutual agreement and written consent which shall be evidenced by a resolution formally adopted by each governing board and recorded with the register of deeds in every county where the land is located within 14 days of the adoption of the last required resolution; or 2) 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.

In either case, this law shall not affect taxation or other nonregulatory matters.

Lastly, and unrelated to House Bill 926, is an amendment to UDO Subsection 1, Section 1.4, (General Provisions) that updates the name of the Piedmont Triad Airport Authority from the previous Greensboro High Point Winston Salem Airport Authority.

At its February 11, 2026 regular meeting, the Guilford County Planning Board unanimously recommended to the Board of Commissioners that Text Amendment Case #25-10-PLBD-00137 (minutes attached) be adopted, as presented herein. (Ayes: Alston, Donnelly, Gullick, Little, and Stalder. Nays: None).

The full text of the proposed amendments is attached. The text to be removed is shown with a ~~single-strikethrough~~, and the new text to be added is underlined.

The staff report is also attached.

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.

Requested Action: Hold a legislative hearing, adopt the text amendments as proposed in Unified Development Ordinance (UDO) Text Amendment Case #25-10-PLBD-00137, and adopt the aforementioned statement of plan consistency, as presented herein, to 1) update the name of the Piedmont Triad Airport Authority from the previous Greensboro High Point Winston Salem Airport Authority; and 2) with recent changes to North Carolina General Statute 160D-203 and 160D-601 per Session Law 2025-94; House Bill 926 adopted by the NC General Assembly October 6, 2025, and in accordance with NCGS 160D-203 and 160D-601 to remove waiting periods and limitations on the number of withdrawals for development applications, and add conditions by which a landowner may elect to apply planning and development regulations of one local government over another for split-jurisdiction properties.

Budget Impact: **NO ADDITIONAL COUNTY FUNDS REQUIRED**

Sponsors: Jason Hardin (J. Leslie Bell)

Attachments: [TA 25-10-PLBD-0137 Section 1.4 JURISDICTION](#)
 [TA 25-10-PLBD-0137 Section 3.5.M REZONING \(CONVENTIONAL & CONDIT](#)
 [2_BCC Staff Report 25-10-PLBD-00137](#)
 [PB Minutes 02-11-2026](#)

- B. [2026-165](#) TEXT AMENDMENT CASE #26-01-PLBD-00005 TO AMEND SUBSECTION 6.1.D (PARKING STANDARDS) TABLE 6-1-1 (PARKING REQUIREMENTS) OF THE UDO TO REVISE PARKING REQUIREMENTS FOR MULTI-FAMILY DWELLINGS AND TOWNHOMES

Background:

Proposed Text Amendment Case #26-01-PLBD-00005 (attached) seeks to update Table 6-1-1, Parking Requirements, by revising the standards for multi-family dwellings and townhomes. The amendment establishes the following parking ratios:

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

While current parking requirements for Townhouse Dwelling and Multi-Family require an across-the-board 1.8 parking spaces per unit within 200 feet of the unit + 0.25 spaces for visitor parking, the aforementioned recommended requirements are based on a graduated scale that reflects the number of bedrooms in each unit. To ensure consistency with regional practices and for uniformity, staff conducted a comparative analysis of parking requirements across multiple jurisdictions (attached).

At its February 11, 2026, regular meeting (minutes attached), the Guilford County Planning Board recommended approval of this text amendment to the Board of Commissioners by a vote of 5-0, with four members absent. (Ayes: Donnelly, Gullick, Stalder, Little, Alston, Nays: None). The staff report is also attached.

The full text of the proposed amendment is attached. The text to be removed is shown with a ~~single strike thru~~, and the new text is underlined.

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, flood 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. Reducing parking areas 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 able to provide more open space and green infrastructure, thereby improving watershed health and reducing flood risks.

Requested Action:

Hold a legislative hearing, adopt the text amendment as proposed in Unified Development Ordinance (UDO) Text Amendment Case #26-01-PLBD-00005, and adopt the aforementioned statement of plan consistency, as presented herein, to amend Subsection 6.1, Parking Standards, Table 6-1-1 to revise parking standards based on number of bedrooms in each unit for the Townhouse Dwelling and Multi-family.

Budget Impact:

NO ADDITIONAL COUNTY FUNDS REQUIRED

Sponsors:

J. Leslie Bell

Attachments:

[TA 26-01-PLBD-000005 Section 6.1 Parking Standards](#)

[Mutli-family Parking Comparison](#)

[TA 26-01-PLBD-00005 Staff Report 6.1 D](#)

[PB Minutes 02-11-2026](#)

- C. [2026-166](#) 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

Background: Proposed Text Amendment Case #25-12-PLBD-00149 (attached) to Appendix 2 - Map Standards of the Unified Development Ordinance (UDO) updates current document submittal processes, clarifies technical terminology, and aligns with existing administrative practices.

Additionally, the amendment clarifies various terminology, including specifying that 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.

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.

At its February 11, 2026 regular meeting, the Guilford County Planning Board unanimously recommended to the Board of Commissioners that Text Amendment Case #25-12-PLBD-00149 (minutes attached) be adopted, as presented herein. (Ayes: Alston, Donnelly, Gullick, Little, and Stalder. Nays: None).

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) for submittal and review of 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, and 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.

The full text of the proposed amendments is attached. The text to be removed is shown with a single ~~strike through~~, and the new text to be added is underlined.

The staff report is also attached.

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.

Requested Action: Hold a legislative hearing, adopt the text amendments as proposed in Unified Development Ordinance (UDO) Text Amendment Case #25-12-PLBD-00149, and adopt the aforementioned statement of plan consistency, as presented herein, to modify the UDO to update application submittal processes to align with current electronic submittal and review, amend Table A-2 to clarify technical terminology, map standards, and match existing administrative practices, and Amend Table A-3 with technical and grammatical edits for required Map Certificates.

Budget Impact: **NO ADDITIONAL COUNTY FUNDS REQUIRED**

Sponsors: J. Leslie Bell

Attachments: [TA 25-12-PLBD-00149 Appendix 2 Text Amendment](#)
[2_BCC Staff Report 25-12-PLBD-00149](#)
[PB Minutes 02-11-2026](#)

VIII. NEW BUSINESS

IX. APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

A. [2026-191](#) APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS & COMMISSIONS

Requested Action: Consider and approve the following appointments and reappointments to various boards & commissions:

Guilford County Behavioral Health Center Oversight Board

Reappoint Commissioner Kay Cashion to 2nd term as BOCC Liaison (June 16, 2026 - June 15, 2029)

Reappoint Jim Albright to 2nd term in Guilford County EMS Director position (June 16, 2026 - June 15, 2029)

Guilford County Case Review Multidisciplinary Team

Appoint Greensboro Police Assistant Chief Ric Alston to the Law Enforcement Officer Position (April 2, 2026- April 1, 2029)

Appoint Dr. Elizabeth Golding of Cone Health to the Health Care Provider Position (April 2, 2026- April 1, 2029)

Guilford County Board of Adjustment

Appoint Dr. LaToya B. Gathers to 1st term as an Alternate (April 2, 2026 - April 1, 2029)

Guilford County Health & Human Services Advisory Committee

Appoint Dr. Samantha Dunnington to 1st term in Optometrist position (April 2, 2026 - April 1, 2029)

Sponsors: Robin Keller

Attachments: [03.17.26 App_JAlbright](#)
[02.20.26 App_LGathers](#)
[10.20.25 App_SDunnington](#)
[10.20.25 Resume_SDunnington](#)

B. [2026-194](#) EXCEPTION REAPPOINTMENTS TO GUILFORD COUNTY BOARDS & COMMISSIONS

Requested Action: Consider and approve the following exception reappointments to Guilford County boards & commissions:

Guilford County Health & Human Services Advisory Committee

Reappoint Dr. Tanya D. Redd to 3rd term in Dentist position (February 18, 2026 - February 17, 2029)

Sponsors: Robin Keller

Attachments: [03.18.26 Reapp TRedd](#)
[03.20.26 Term Exemption Ltr TRedd](#)

X. COMMISSIONER LIAISON REPORTS

XI. COMMENTS FROM COUNTY MANAGER/COUNTY ATTORNEY

A. [2026-187](#) RECEIVE FY26 BUDGET PERFORMANCE REPORT THROUGH FEBRUARY 2026

Background: Budget and Management Services prepares a Budget Performance Report as part of our monthly budget monitoring. These reports are intended to show the current status of the county's actual expenditures and revenues compared to budgeted amounts and identify areas of concern that may require additional staff and/or board action.

At this time, staff is providing the report to the Board for reference only. No additional action is needed.

Requested Action: Receive FY2025-26 Budget Performance Report through February.

Sponsors: Toy Beeninga

Attachments: [FY2026 Budget Performance Report - February](#)
[FY26 February BPR Presentation](#)

XII. COMMENTS FROM COMMISSIONERS

XIII. HOLD CLOSED SESSION PURSUANT TO N.C.G.S. §143-318.11 FOR THE PURPOSE OF CONSULTING WITH THE COUNTY ATTORNEY.

XIV. ADJOURN

*THE NEXT REGULAR MEETING OF
THE GUILFORD COUNTY BOARD OF COMMISSIONERS
WILL BE HELD APRIL 16, 2026 AT 5:30PM IN THE
COMMISSIONERS MEETING ROOM,
OLD COUNTY COURTHOUSE
301 W. MARKET STREET, GREENSBORO NC 27401.*