



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.*



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 4/2/2026

Agenda #: A.
File Type: Presentation

TITLE

PROCLAIM APRIL 2026 AS "MONTH OF THE YOUNG CHILD" AND APRIL 11-17, 2026 AS "WEEK OF THE YOUNG CHILD" IN GUILFORD COUNTY

SPONSOR

Commissioner Carly Cooke

PROCLAMATION

WHEREAS, there are over 32,000 children ages 0-5 (not yet in kindergarten) in Guilford County and 69% of these children live in households where their sole parent or both parents are working; and

WHEREAS, children’s cognitive, physical, social, emotional, and language and literacy development are built through positive interactions with adults, peers and their environment during these critical early years; and

WHEREAS, participation in high-quality early childhood education saves taxpayer dollars, makes working families more economically secure, and prepares children to succeed in school, earn higher wages, and live healthier lives: and

WHEREAS, Guilford County’s 312 licensed early care and education facilities employ over 2000 early care and education professionals; and

WHEREAS, high-quality early childhood education depends on high-quality early childhood educators who ensure that children, supported by families, have the early experience they need for a strong foundation; and

WHEREAS, these high-quality early childhood educators make a lasting impact on the lives of the children and families of Guilford County and deserve thanks and recognition; and

WHEREAS, in a show of unity, we participate in a county-wide spirit week and support a Get Green initiative to wear green and a sticker of advocacy stating. “I am at work today thanks to an early childhood educator” across all sectors; and

WHEREAS, Guilford County recognizes and celebrates the critical investments the people, organizations, and programs committed to providing high-quality early childhood education and services to the families of our community make; and

WHEREAS, the Guilford County Partnership for Children, a hub for early childhood education in Guilford County, is celebrating its 30th year of supporting young children, their families and early childhood educators.

NOW, THEREFORE, BE IT RESOLVED that the Guilford County Board of Commissioners do hereby proclaim April 2026 as “**MONTH OF THE YOUNG CHILD**” and April 11-17, 2026 as “**WEEK OF THE YOUNG CHILD**” in Guilford County and commend its observance to all residents.

ADOPTED this 2nd day of April, 2026.

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.



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 4/2/2026

Agenda #: 1.
File Type: Miscellaneous

TITLE

APPROVE TWO (2) VOLUNTARY AGRICULTURAL DISTRICT (VAD) APPLICATIONS

SPONSOR

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

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.

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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.

BUDGET IMPACT

NO ADDITIONAL COUNTY FUNDS REQUIRED

REQUESTED ACTION

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

**Application for Participation in the Guilford County
Voluntary Agricultural District or
Enhanced Voluntary Agricultural District**

(Chapter 15, Article III - Guilford County Code and N.C.G.S. 106-735 et seq.)

(Read and Initial)

 I am applying for The *Enhanced* Voluntary Agricultural District which has a 10 year binding agreement.

I am applying for the Voluntary Agricultural District which is a non-binding agreement

APPLICANT INFORMATION

Name (s): Adam Meylor & Andrea Meylor

Full Address: 7537 Happy Hill Rd

Kernersville State NC Zip Code 27284

Phone: (day) 336-520-0417 (evening) 336-520-0417

PROPERTY INFORMATION

	PARCEL #1	PARCEL #2	PARCEL #3
Parcel identification number *(ex. 01-23-4567-890-00)	164999		
USDA Tract Number**			
Property Address	7537 Happy Hill Rd Kernersville NC 27284		
Township	Oak ridge		
Number of Acres	22		
Current Land Use (Enter number of acres in production and what is being produced for each parcel)	hay		
Is this tract enrolled in Present-Use Value Program?	<u> N </u> (Y/N)	<u> </u> (Y/N)	<u> </u> (Y/N)
On annually planted cropland are you following a sound management plan (soil conservation plan) on highly erodible (HEL) land?	<u> N </u> (Y/N)	<u> </u> (Y/N)	<u> </u> (Y/N)
If not, are you willing to develop and follow a plan with Soil & Water or NRCS on these HEL fields?	<u> Y </u> (Y/N)	<u> </u> (Y/N)	<u> </u> (Y/N)
On forestland are you following a sound management plan (forest management plan) on these fields?	<u> N </u> (Y/N)	<u> </u> (Y/N)	<u> </u> (Y/N)
If not, are you willing to develop and follow a plan with NC Forest Service on these fields?	<u> Y </u> (Y/N)	<u> </u> (Y/N)	<u> </u> (Y/N)

* Found on tax bill or Guilford county GIS site (http://gcgis.co.guilford.nc.us/guilford_new/)

** Found at USDA-Farm Service Agency or Soil & Water Conservation District Office

(Please continue to back of this form)

ADDITIONAL TRACTS:

	PARCEL #4	PARCEL #5	PARCEL #6
Parcel identification number *(ex. 01-23-4567-890-00)			
USDA Tract Number**			
Property Address			
Township			
Number of Acres			
Current Land Use (Enter number of acres in production and what is being produced for each parcel)			
Is this tract enrolled in Present-Use Value Program?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)
On annually planted cropland are you following a sound management plan (soil conservation plan) on highly erodible (HEL) land?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)
If not, are you willing to develop and follow a plan with Soil & Water or NRCS on these HEL fields?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)
On forestland are you following a sound management plan (forest management plan) on these fields?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)
If not, are you willing to develop and follow a plan with NC Forest Service on these fields?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)

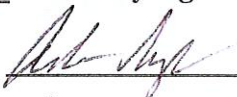
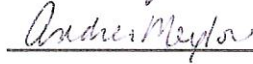
* Found on tax bill or Guilford county GIS site (http://gcgis.co.guilford.nc.us/guilford_new/)

** Found at USDA-Farm Service Agency or Soil & Water Conservation District Office

The Conservation Agreement for the Agricultural Districts is for 10 years. The Agreement shall be deemed automatically renewed for an additional term of 3 years, unless either the Advisory Board or the landowner gives written notice to the contrary prior to the termination date of the Conservation Agreement. At the end of each 3 year term the Conservation Agreement shall automatically renew for an additional 3 year term unless notice of termination is given.

I hereby submit my application for inclusion in the Guilford County's: (Please check one)

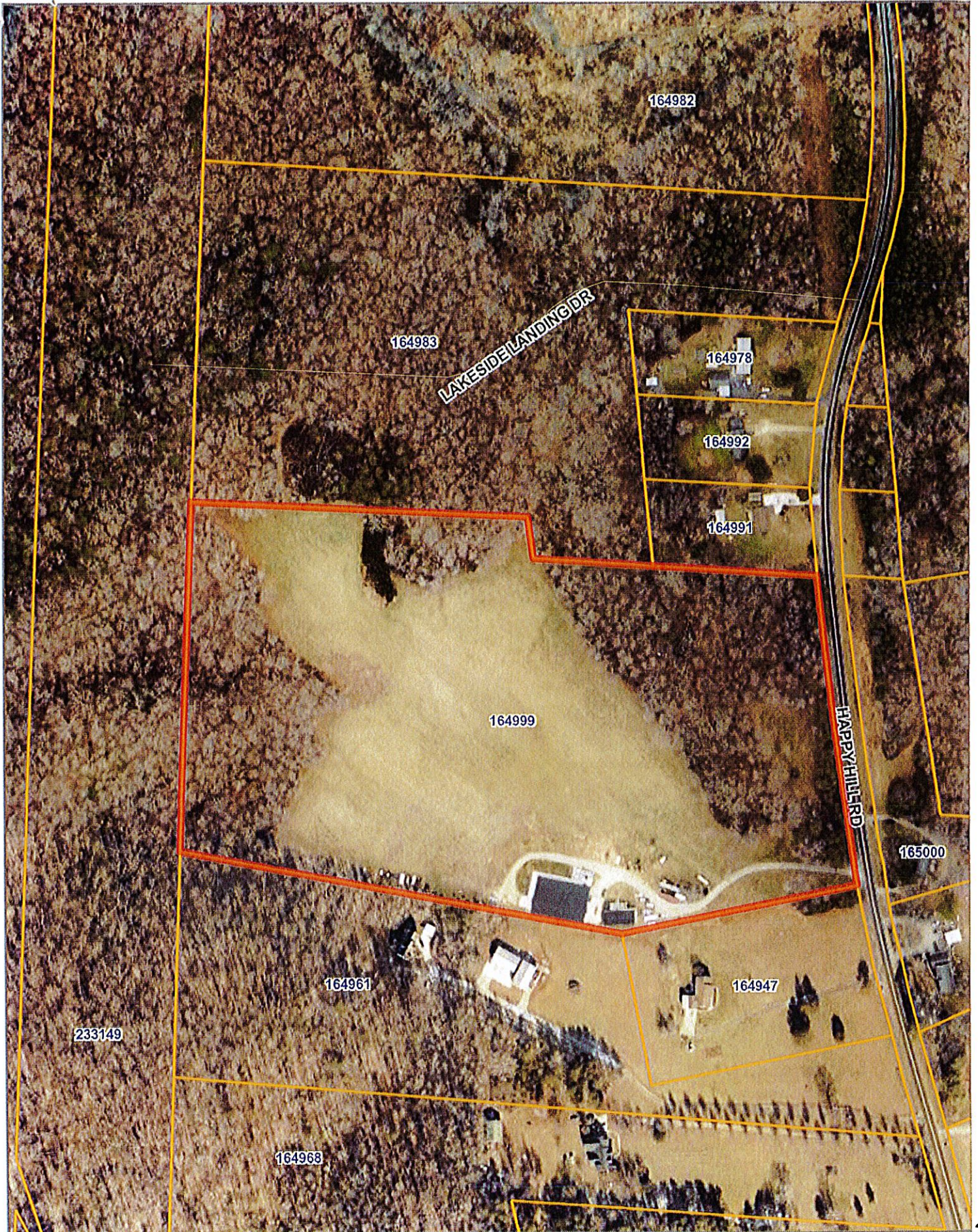
_____ **ENHANCED Voluntary Agricultural District** OR
 _____ **Voluntary Agricultural District**

Signature of Owners/Applicants:  **Date:** 11-11-25
 **Date:** 11-11-25
 _____ **Date:** _____
 _____ **Date:** _____

Mail to: Guilford Soil & Water Conservation District
 Attention: Voluntary Agricultural Districts
 3309 Burlington Road, Greensboro, NC 27405-7605

(Revised 11/17/25)

Guilford County, NC



**Application for Participation in the Guilford County
Voluntary Agricultural District or
Enhanced Voluntary Agricultural District**

(Chapter 15, Article III - Guilford County Code and N.C.G.S. 106-735 et seq.)

(Read and Initial)

I am applying for The *Enhanced* Voluntary Agricultural District which has a 10 year binding agreement.

I am applying for the Voluntary Agricultural District which is a non-binding agreement

APPLICANT INFORMATION

Name (s): Lisa K. Lee

Full Address: 2020 Rayle Farm Road

Pleasant Garden State NC Zip Code 27313

Phone: (day) 336-202-9488 (evening) same

PROPERTY INFORMATION

	PARCEL #1	PARCEL #2	PARCEL #3
Parcel identification number *(ex. 01-23-4567-890-00)	229703		
USDA Tract Number**			
Property Address	4316 Williams Drive Rd.		
Township	Fentress		
Number of Acres	24.88		
Current Land Use (Enter number of acres in production and what is being produced for each parcel)	6 ac. Soybean - Corn 5 ac. Hay		
Is this tract enrolled in Present-Use Value Program?	<u>Y</u> (Y/N)	_____ (Y/N)	_____ (Y/N)
On annually planted cropland are you following a sound management plan (soil conservation plan) on highly erodible (HEL) land?	<u>N</u> (Y/N)	_____ (Y/N)	_____ (Y/N)
If not, are you willing to develop and follow a plan with Soil & Water or NRCS on these HEL fields?	<u>Y</u> (Y/N)	_____ (Y/N)	_____ (Y/N)
On forestland are you following a sound management plan (forest management plan) on these fields?	<u>N</u> (Y/N)	_____ (Y/N)	_____ (Y/N)
If not, are you willing to develop and follow a plan with NC Forest Service on these fields?	<u>N</u> (Y/N)	_____ (Y/N)	_____ (Y/N)

* Found on tax bill or Guilford county GIS site (http://cgis.co.guilford.nc.us/guilford_new/)

** Found at USDA-Farm Service Agency or Soil & Water Conservation District Office

(Please continue to back of this form)

ADDITIONAL TRACTS:

	PARCEL #4	PARCEL #5	PARCEL #6
Parcel identification number *(ex. 01-23-4567-890-00)			
USDA Tract Number**			
Property Address			
Township			
Number of Acres			
Current Land Use (Enter number of acres in production and what is being produced for each parcel)			
Is this tract enrolled in Present-Use Value Program?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)
On annually planted cropland are you following a sound management plan (soil conservation plan) on highly erodible (HEL) land?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)
If not, are you willing to develop and follow a plan with Soil & Water or NRCS on these HEL fields?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)
On forestland are you following a sound management plan (forest management plan) on these fields?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)
If not, are you willing to develop and follow a plan with NC Forest Service on these fields?	_____ (Y/N)	_____ (Y/N)	_____ (Y/N)

* Found on tax bill or Guilford county GIS site (http://cgis.co.guilford.nc.us/guilford_new/)

** Found at USDA-Farm Service Agency or Soil & Water Conservation District Office

The Conservation Agreement for the Agricultural Districts is for 10 years. The Agreement shall be deemed automatically renewed for an additional term of 3 years, unless either the Advisory Board or the landowner gives written notice to the contrary prior to the termination date of the Conservation Agreement. At the end of each 3 year term the Conservation Agreement shall automatically renew for an additional 3 year term unless notice of termination is given.

I hereby submit my application for inclusion in the Guilford County's: (Please check one)

_____ _____ **ENHANCED Voluntary Agricultural District** OR
 _____ _____ **Voluntary Agricultural District**

Signature of Owners/Applicants:

Lisa K. Lee

Date: 4-11-25

Date: _____

Date: _____

Date: _____

Mail to: Guilford Soil & Water Conservation District
 Attention: Voluntary Agricultural Districts
 3309 Burlington Road, Greensboro, NC 27405-7605

(Revised 7/22/21)

Lisa Lee 2026-01-VAD



229703
Parcel # 229703 @ 24.88 ac



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.

Map Scale
1 inch = 287 feet
12/8/2025



Guilford County

301 West Market Street
Greensboro, NC 27402

Agenda Cover

In Control: Board of Commissioners
Agenda Date:

Agenda #: 6.
File Type: New Business

TITLE
APPROVAL OF MINUTES

SPONSOR
Robin Keller, Clerk to Board

REQUESTED ACTION
Consider and approve the following sets of Minutes:

Regular Meeting March 19, 2026

**MINUTES OF BOARD OF COUNTY
COMMISSIONERS
OF GUILFORD COUNTY**

Greensboro, North Carolina
March 19, 2026

The Board of County Commissioners met in a duly noticed regular meeting on March 19, 2026 at 5:30 p.m., in the Commissioners' Meeting Room, 301 W. Market St., Greensboro; North Carolina.

PRESENT: Chairman Melvin "Skip" Alston, presiding; Vice Chairwoman J. Carlvena Foster (via virtual communication); Commissioners Kay Cashion, Brandon Gray-Hill, Carly Cooke, Mary Beth Murphy, Frankie T. Jones, Jr., Pat Tillman (via virtual communication), and Alan Perdue (via virtual communication).

ABSENT: None.

ALSO PRESENT: County Manager Victor Isler; Deputy County Manager Toy Beeninga; County Attorney Carolyn Thompson; Clerk to the Board Robin Keller; Chief Deputy Clerk to the Board Ariane Webb; Deputy Clerk to the Board T'ebony Rosa; Assistant County Manager Natalie Craver; members of staff, media, and the public. Virtual participation was made available to members of the public and media partners.

Chairman Alston introduced Gary Morton, United States Army Veteran, who would lead the Pledge of Allegiance following the invocation.

I. INVOCATION

Board Chaplain Ben Chavis offered the invocation.

II. PLEDGE OF ALLEGIANCE

Chairman Alston led those present in the Pledge of Allegiance.

III. WELCOME AND CALL TO ORDER

Chairman Alston welcomed those present and called the meeting to order at 5:37 p.m.

IV. SPEAKERS FROM THE FLOOR

1. Cabell Lambeth spoke to the recent property revaluation. She urged that all property tax appeals be considered. She noted that even if the requested reduction is under 10%, it still requires careful consideration. She spoke in support of a revenue-neutral tax rate.

2. Susan Lindsay spoke in support of a Clean Energy Resolution and a goal to reach 100% of clean energy by 2050.

3. Sam Bridges voiced concern regarding property tax revaluations resulting in a legal issue.

4. Leisa Bridges noted that for over 38 years, they have been loyal taxpayers. She voiced concern regarding a recent legal issue.

Chairman Alston asked the County Manager and County Attorney to look into the matter and bring an update to the Board.

5. Phil Byrd spoke in opposition to the recent tax revaluation process and urged the Board to represent the people.

6. Calvin Henderson shared a draft resolution for a 100% property tax exemption for our most severely disabled veterans. He noted the current program with a flat cap. He spoke in support of Senate Bill 228.

7. Michael Bronowicz voiced support for his property value to go up as it is the American Dream. He shared that the issue is not the assessments, but lies in who is in control of the taxes. He noted that we, the people, are in control and that as elected leaders, you represent us. He requested a resolution where the citizens have to vote to approve a tax increase during a revaluation.

8. Representative John Blust provided an update on upcoming legislative items. He shared that he is hopeful that the General Assembly will mandate a revenue-neutral rate during a tax revaluation year. He noted that the revaluation is based on inflation and is a tax on unrealized capital gain. He emphasized that renters also pay property taxes.

9. Zoe Langley, Weaver Academy High School student, spoke to students who do not have access to stable housing or regular meals. She noted that over 3,000 students are listed as homeless. She spoke to shelter limitations for homeless youth.

10. Luther Falls, Jr. shared his appreciation for attending Bluford Elementary with Governor Josh Stein, and extended his appreciation to Commissioners Cashion and Jones for their service to the County.

11. Iris Sunshine, Executive Director of the Children's Law Center, noted that they have been advocating for children since early 2019. She thanked the Board for its investment in the Children's Law Center. She spoke to their partnership with Camp Hope to help mitigate negative effects of trauma and adversity on children impacted by domestic violence. She thanked the Board for its positive community impact.

12. Abigail Seymour, CLC Board member and Family Law Attorney, highlighted the work of the Children's Law Center.

13. Camille Jurman, YMCA Teen Mental Health Advisory Council (TMAC), noted that teens need places to move and connect and places to belong when they are out during the summer. She spoke to the low- and no-cost summer programs offered at the Y. She noted that they are lacking visibility on programs offered for teenagers.

Taking a moment of personal privilege, Chairman Alston reminded the community that we are holding several community Town Halls that will allow residents to share their thoughts and concerns. He noted that the County Manager will present his recommended budget in May, with a public hearing on June 4th.

V. PRESENTATIONS

A. 2026-177 PROCLAIM THE MONTH OF MARCH 2026 AS SOCIAL WORKER APPRECIATION MONTH IN GUILFORD COUNTY

Proclaim the month of March 2026 as Social Worker Appreciation Month in Guilford County.

Legislation Text

Commissioner Cooke recognized a group of remarkable individuals whose compassion, dedication and service make a meaningful difference in the lives of our residents each and every day. She welcomed social workers in the audience and invited them to come forward for the recognition.

Commissioner Cooke read the Proclamation declaring the month of March 2026 as Social Worker Appreciation Month in Guilford County.

DSS Director Sharon Barlow noted that each day, social workers help millions of residents in the United States. She shared that Guilford County employs more than 320 social workers. She spoke to this year's theme: "*Social Workers: Uplift. Defend. Transform.*" to transform compassion into tangible action.

Director Barlow noted that social workers work tirelessly to build a more just society. She shared that the Board of County Commissioners has been a huge support in recognizing the scope of work that your teams engage in every day. She thanked the Board for its ongoing support.

B. 2026-180 PROCLAIM MARCH 23-27, 2026 COMMUNITY CHAMPIONS WEEK IN GUILFORD COUNTY

Proclaim the week of March 23-27, 2026 as Community Champions Week in Guilford County.

Legislation Text

Commissioner Jones noted that Community Champions Week gives us a chance to support our local Meals on Wheels programs and recognize our Senior Resources program and our volunteers. He welcomed representatives to come forward and receive the proclamation.

Commissioner Jones read the Proclamation declaring March 23-27 as Community Champions Week in Guilford County.

The Senior Resources Director shared statistics around hunger in our community. She thanked the Board for helping raise awareness. She noted that we serve 600 clients every day for meal services. She spoke to the number of malnutrition hospital stays for our senior population. She honored the volunteers who make this work possible.

C. 2026-186 RESOLUTION OF BOARD OF COUNTY COMMISSIONERS' SUPPORT FOR PIEDMONT TRIAD REGIONAL WATER AUTHORITY'S (PTRWA) MASTER PLANNING STUDY AND THE STUDY'S PRIORITIZATION OF A RECOMMENDED REGIONAL WASTEWATER CAPACITY DEVELOPMENT ALTERNATIVES

Approve a resolution of support for the Piedmont Triad Regional Water Authority's Master Planning Study.

[Legislation Text](#)

Commissioner Cashion noted that Guilford County has collaborated with cities, towns, businesses, and residents to strengthen our local economy. She urged that reliable infrastructure is essential to sustaining the momentum of job growth, new investments, and supporting affordable housing development. She highlighted that water and sewer are critical resources fundamental to public health, economic development, and community competitiveness. She read the resolution into the record.

Motion was made by Commissioner Kay Cashion, and seconded by Commissioner Carly Cooke, to adopt a resolution of support for the Piedmont Triad Regional Water Authority's Master Planning Study.

VOTE: Motion carried 9 - 0
AYES: Melvin "Skip" Alston, J. Carlvena Foster, Brandon Gray-Hill, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Pat Tillman, Alan Perdue
NOES: None

VI. CONSENT AGENDA

Chairman Alston introduced the consent and addendum agendas. He opened the floor for any items to be pulled for separate consideration. Hearing none, he entertained a motion.

Motion was made by Commissioner Carly Cooke, and seconded by Commissioner Mary Beth Murphy, to adopt the consent and addendum agendas.

VOTE: Motion carried 9 - 0
AYES: Melvin "Skip" Alston, J. Carlvena Foster, Brandon Gray-Hill, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Pat Tillman, Alan Perdue
NOES: None

Note: The approval of the addendum agenda adjusted the agenda as follows:

- *Add to the Consent Agenda – Item 2026-170 CONTRACT WITH UHS HIGH POINT OUD LLC dba FOUNDATIONS HEALTH – HIGH POINT FOR THE COSSUP GRANT SITE-BASED PROGRAM*

A. CONTRACTS

1. 2026-176 PROCURE DELL DESKTOPS, LAPTOPS, AND DOCKING STATIONS FOR HHS-DSS REPLACEMENTS

Approve the purchase of laptops, desktops, and docking stations, as authorized by the state contract exemption of G.S. 143-129(e) (9) for a total cost of \$178,204 from Dell Technologies Inc. off NC State Contract 204A.

[Legislation Text](#)

[Bid Waiver Approval_Dell Technologies](#)

2. 2026-170 CONTRACT WITH UHS HIGH POINT OUD LLC dba FOUNDATIONS HEALTH - HIGH POINT FOR THE COSSUP GRANT SITE-BASED PROGRAM

Approve the contract with UHS High Point OUD LLC dba Foundations Health - High Point, in substantial form, for a period of two (2) years and six (6) months effective April 1, 2026 through September 30, 2027 with the option to extend the contract to September 30, 2028 contingent upon receiving a No Cost Extension from the USDOJ for an additional year.

[Legislation Text](#)

[PE 90260256 COSSUP -UHS HIGH POINT OUD 3-18-26](#)

B. MISCELLANEOUS

1. 2026-175 GUILFORD COUNTY TRANSPORTATION AND MOBILITY SERVICES - TITLE VI PLAN

Approve and adopt the Guilford County Transportation and Mobility Services Title VI Plan.

[Legislation Text](#)

[2025 Title VI Program Plan for Guilford County Transportation and Mobility Services](#)

[Guilford County TAB Bi-Laws Member Manual](#)

2. 2026-169 REALIGNMENT OF FY26 JUVENILE CRIME PREVENTION COUNCIL (JCPC) FUNDING

Approve the attached revision to the Juvenile Crime Prevention Council (JCPC) funding plan for FY 2025-2026.

[Legislation Text](#)

[Guilford County Funding Plan 25-26FY 2.23.26](#)

[Operation Homework 1.16.26](#)

3. 2026-173 TAX COLLECTION AND BEVERAGE LICENSE REPORTS FOR MONTH ENDING FEBRUARY 28, 2026

Accept and approve the tax collection report and beverage licenses issued for month ending February 28, 2026.

[Legislation Text](#)

[401C All Guilford 2-28-2026.pdf](#)

[Bev 2-28-2026 Detail.pdf](#)

4. 2026-174 PROPERTY TAX REBATES AND RELEASES FOR MONTH ENDING FEBRUARY 28, 2026

Accept and approve property tax rebates and releases for the month ending February 28, 2026.

[Legislation Text](#)

[February 2026 NCVTS Pending Refund Report.pdf](#)

[February 2026 Rebates and Releases.pdf](#)

5. 2026-147 APPROVAL OF THE MINUTES

Review and approve the following sets of minutes:

Regular Meeting February 19, 2026

Regular Meeting March 5, 2026

[Legislation Text](#)

[dmx021926](#)

[dmx030526](#)

VII. NEW BUSINESS

A. 2026-184 AMENDMENT TO FY 2026 FLEET PURCHASES

Approve the amended purchase of two (2) Toyota Camry Hybrid vehicles, one (1) Toyota Corolla Hybrid vehicle, three (3) Toyota Corolla Cross Hybrid vehicles and five (5) Toyota Tacoma trucks, as authorized by the cooperative purchasing exemption of G.S. 143-129(e)(3) for a total cost of \$339,603.18 from Toyota of Greensboro through NC Sheriff's Association Cooperative Contract 26-12-0909.

[Legislation Text](#)

[2026-103](#)

DCM Beeninga noted that back in January, the Board approved the fleet replacement schedule. He noted that, as a result of the snowstorm, the County recognized that the motor pool lacked enough All-Wheel Drive vehicles to improve the resilience of our fleet. He noted that there are additional costs for the hybrid models, but no additional county funds were needed.

Motion was made by Commissioner Mary Beth Murphy, and seconded by Commissioner Carly Cooke, to adopt the amended purchase of two (2) Toyota Camry Hybrid vehicles, one (1) Toyota Corolla Hybrid vehicle, three (3) Toyota Corolla Cross Hybrid vehicles and five (5) Toyota Tacoma trucks, as authorized by the cooperative purchasing exemption of G.S. 143-129(e)(3) for a total cost of \$339,603.18 from Toyota of Greensboro through NC Sheriff's Association Cooperative Contract 26-12-0909.

VOTE: Motion carried 9 - 0

AYES: Melvin "Skip" Alston, J. Carlvena Foster, Brandon Gray-Hill, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Pat Tillman, Alan Perdue

NOES: None

VIII. APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

A. 2026-154 APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS & COMMISSIONS

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

Fire District Commission - Oak Ridge

Reappoint Johnnie Lee Stafford to 16th term (January 1, 2026 - December 31, 2027)

Guilford County Juvenile Crime Prevention Council

Reappoint Jenny Caviness to 2nd term as Chief of Police Designee (May 16, 2026 - May 15, 2028)

Reappoint Bethany Van Wyk to 2nd term as Public Health Director Designee (May 16, 2026 - May 15, 2028)

[Legislation Text](#)

[10.02.25_Reapp_JStafford_Redacted](#)

[02.16.26_App_JCaviness_D3](#)

[02.13.26_Reapp_BVanWyk_D3](#)

[02.13.26_Resume_BVanWyk](#)

Motion was made by Commissioner Kay Cashion, and seconded by Commissioner Mary Beth Murphy, to consider and approve the following appointments and reappointments to various boards & commissions:

Fire District Commission - Oak Ridge

Reappoint Johnnie Lee Stafford to 16th term (January 1, 2026 - December 31, 2027)

Guilford County Juvenile Crime Prevention Council

Reappoint Jenny Caviness to 2nd term as Chief of Police Designee (May 16, 2026 - May 15, 2028)

Reappoint Bethany Van Wyk to 2nd term as Public Health Director Designee (May 16, 2026 - May 15, 2028)

VOTE: Motion carried 9 - 0

AYES: Melvin "Skip" Alston, J. Carlvena Foster, Brandon Gray-Hill, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Pat Tillman, Alan Perdue

NOES: None

IX. COMMENTS FROM COUNTY MANAGER / COUNTY ATTORNEY

There were no comments from the County Manager.

There were no comments from the County Attorney.

X. COMMENTS FROM COMMISSIONERS

Commissioner Gray-Hill shared his attendance at the Servant Center ribbon-cutting ceremony. He encouraged the public to come out to our Budget Town Halls.

Commissioner Murphy echoed the comments of Commissioner Gray-Hill regarding ongoing community engagement and encouraged residents to attend our Town Hall meetings.

Commissioner Cooke echoed encouragement for high attendance at our community events. She noted attendance at several North Carolina Association of County Commissioners (NCACC) steering committees. She spoke to the work of the Tax and Finance Committee as well as the Justice and Public Safety Committee as they prepare legislative goals. She noted that next week, Guilford County is hosting the Health and Public Safety Committee meeting at Fairview Elementary. She congratulated the Northern Basketball Women's team on winning the state championship.

Commissioner Perdue left the meeting at 6:49 p.m.

Commissioner Cashion shared her attendance at a recent Joint Capital/School Facilities meeting. She noted that she and the County Manager recently toured The Forge in downtown Greensboro.

Commissioner Jones noted continuing to hear from the community regarding the revaluation.

Vice Chairwoman Foster echoed comments regarding the upcoming Budget Town Halls. She shared her recent attendance at the Servant Center grand opening. She shared that the High Point University men's basketball team won the first round of the NCAA tournament.

Chairman Alston echoed his attendance at the Servant Center and the great turnout to support our homeless and our veterans. He noted the work being done with the veteran and homeless communities, in addition to the Women and Children's Recovery Center.

XI. HOLD CLOSED SESSION PURSUANT TO N.C.G.S. §143-318.11 FOR THE PURPOSE OF CONSULTING WITH THE COUNTY ATTORNEY AND TO CONSIDER A BUSINESS RELOCATION OR EXPANSION REQUEST

There was no Closed Session held for the agenda.

XII. ADJOURN

There being no further business, Chairman Alston entertained a motion to adjourn.

Motion was made by Commissioner Kay Cashion, and seconded by Commissioner Frankie T. Jones, Jr., to adjourn the regular meeting at 6:56 p.m.

VOTE: Motion carried 9 - 0
AYES: Melvin "Skip" Alston, J. Carlvena Foster, Brandon Gray-Hill, Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Pat Tillman, Alan Perdue
NOES: None

Melvin "Skip" Alston
Chairman

Robin Keller
Clerk



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 4/2/2026

Agenda #: A.
File Type: Public Hearing

TITLE

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

SPONSOR

Jason Hardin (J. Leslie Bell)

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 refileing 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.

BUDGET IMPACT

NO ADDITIONAL COUNTY FUNDS REQUIRED

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.

In Control: Board of Commissioners
Agenda Date: 4/2/2026

Agenda #: A.
File Type: Public Hearing

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. Chapter 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 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.~~

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

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 refile 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 (draft minutes attached) be adopted, as presented herein. (Ayes: Alston, Donnelly, Gullick, Little, and Stalder. Nays: None. Absent: Bui, Craft, Drumwright, and Buchanan).

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.

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.

DRAFT

**GUILFORD COUNTY PLANNING BOARD
REGULAR MEETING MINUTES**

John H. McAdoo Conference Room
Third Floor, Truist Building
201 W Market St, Greensboro, NC 27401

February 11, 2026

6:00 p.m.

Call to Order

Chair Donnelly called the meeting to order at 6:00 p.m. and welcomed everyone to the meeting. He asked staff to call the roll for those 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; Sam Stalder, Ryan Alston, Guy Gullick, Randy Little.

The following members were absent from this meeting:

David Craft, Vice Chair; Dr. Nho Thi Bui; Rev. Gregory Drumwright; 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; Samantha Lockwood, Senior Planner; Darby Terrell, Senior Planner; Troy Moss, Planner I; Brent Gatlin, Watershed Section Manager; Joel Almquist, Zoning and Land Use Compliance Officer; and Matthew Mason, Attorney

II. Agenda Amendments

Mr. Hardin asked that Case #25-12-PLBD-00150, item "B" under New Business, be removed from the agenda as the Legal Department needs to conduct additional review of proposed text amendment.

Mr. Gullick moved to withdraw Case #25-12-PLBD-00150 from the agenda. The motion was seconded by Mr. Alston. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

III. Approval of Minutes: January 14, 2026

Chair Donnelly noted he had sent a list of minor corrections to Mr. Bass. Mr. Little moved to approve the minutes of the January 14, 2026, Planning Board meeting, as revised. The motion was seconded by Mr. Stalder. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

IV. Rules and Procedure

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

V. Continuance Requests

None.

VI. Old Business

None.

VII. New Business**Legislative Hearing Item(s)****A. CONDITIONAL REZONING CASE #26-01-PLBD-00001: AG, AGRICULTURAL AND CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL (REF. CASE #18-01-GCPL00523) TO CZ-LI AMENDED, CONDITIONAL ZONING – LIGHT INDUSTRIAL AMENDED: 2532 AND 2544 ALAMANCE CHURCH ROAD (APPROVED)**

Ms. Terrell stated that 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 comprised approximately 12.27 total acres. She first showed the Planning Board that proper noticing was conducted for the rezoning case via presentation slide before beginning the staff report presentation.

Ms. Terrell stated this request was to rezone Parcel #121260 (currently AG, Agricultural) and Parcel #121287 (currently CZ-LI, Conditional Zoning –Light Industrial) to CZ-LI Amended, Conditional Zoning – Light Industrial Amended, then presented both the existing and proposed 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.

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

Ms. Terrell informed the Planning Board the current site plan on file remains valid; however, any proposed expansion or new construction beyond the existing development would require submission of a new site plan for staff review and approval. She then clarified that 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.

Ms. Terrell stated the property is surrounded mostly by rural residential single-family homes. She also stated that the previous area plan designation of commercial Office. This is why it is shown as such in the FLUM.

Ms. Terrell stated the requested rezoning is consistent with the Planning Theme Resilient Economy’s Goal Statement and Policy 2 statement.

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

Ms. Terrell said staff found the request reasonable as it is consistent with the aforementioned comprehensive plan sections and it would allow an existing business to expand its activity to the northern parcel and protect adjacent property owners by restricting the uses to what is currently operating on the southern parcel. Staff recommends approval.

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

Billy Young, the owner of the property at 2544 Alamance Church Road and 5128 Blakeshire Road, stated that he has grown this business for the last 18 years and there are now approximately 36 employees. They have expanded the portable toilet disposal and the septic sides. He purchased the subject property a few years ago, with expansion plans in mind. The northern property was previously a junk yard. They plan to expand again, add another building, and have another access to Alamance Church Road.

There being no other speakers in favor or in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Chair Donnelly asked if the applicant had any conversations with his neighbors about this potential expansion and concerns about future buffers for the property. Mr. Young stated that he has spoken to his neighbors, and no one seemed to have any objections. He is aware that additional buffers would be required and he is ready to comply with those restrictions. There is an existing tree line, and he will put a buffer line in that location.

Mr. Gullick moved to approve Zoning Map Amendment Case #26-01-PLBD-00001, 2532 and 2544 Alamance Church Road, Tax Parcel #121260 and #121287, from AG and CZ-LI to CZ-LI Amended. The approval also amends the Future Land Use Map (FLUM) Southeast Quadrant Designations from Rural Living and Office to Industrial/Innovation Center as the requested rezoning is inconsistent with the FLUM classifications of Rural Living (Parcel #121260) and Office (Parcel #121287). The requested rezoning is consistent with the Goal Statement and Policy 2 under the Resilient Economy Planning Theme of the Guiding Guilford Moving Forward Comprehensive Plan. The request 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 motion was seconded by Mr. Alston. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

- 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 (WITHDRAWN)**

- 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 (APPROVED)**

Ms. Lockwood stated that staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) to Subsections 1 and 3 to align 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.

The law prohibits waiting periods for resubmission and withdrawal limits for 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 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.

Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak either for or against the proposed text amendment, and no one came forward. Therefore, the Public Hearing was closed by acclamation.

Chair Donnelly asked, with the surrounding jurisdictions, do we tend to find mutual agreements or do we tend more to find a situation where it goes by the majority of the property? Mr. Hardin stated that this statute is new and was just adopted in October by the General Assembly. To his knowledge, he was not aware of any type of inter-local agreements pertaining to development regulations which have previously simply applied just within jurisdictional bounds. However, this change to the statute adds in the split jurisdiction provision which is something everyone across the state will need to be cognizant of moving forward.

Mr. Bell added that there was one case on the western border with Forsyth County and one near Rockingham County. Fortunately, before the geodetic survey line for the Guilford/Forsyth County line was established. The line ran across some of the lots; however, it wasn't in a way that would run through someone's living room when they built the house. There is a larger issue with the Rockingham County line that is impacting a couple of properties because there are three (3) lines: the line that Rockingham says they have, the line that Guilford County says they have, and then there's an old geodetic survey line that needs to be updated. There are typically agreements on who does the taxation, and that is usually a gentleman's agreement.

Mr. Gullick moved to recommend the adoption of the Guilford County Commissioners in regard to text amendment Case #25-10-PLBD-00137 to amend 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. 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." The motion was seconded by Mr. Little. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

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 (APPROVED)

Ms. Lockwood stated that 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 riparian buffers are stream features, adding the specific language makes this clear in the Map Standards that riparian buffers are required.

Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak either for or against the proposed text amendment and no one came forward. Therefore, Chair Donnelly closed the Public Hearing by acclamation.

Chair Donnelly asked Mr. Gatlin what his experience has been in terms of the riparian buffers and mapping or if he has any comments on the text amendment.

Mr. Gatlin responded that this is mainly just a clarification. Riparian buffers are already typically shown on maps. Right now, the language shows streams, wetlands and drainage easements and this is to just make it clear that the buffers also need to be shown. Riparian buffers are regulated areas on properties, regardless, whether they are on a map or not.

Mr. Alston moved to recommend adoption of Text Amendment Case# 25-12-PLBD-00149, as presented, finding the Amendment consistent with the Guiding Principles of 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. The motion was seconded by Mr. Little. The

Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

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 (APPROVED)

Ms. Terrell stated that staff prepared the attached text amendment Case #26-01-PLBD-00005, 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. Ms. Terrell stated that staff conducted an assessment of the parking requirements for multi-family dwellings and townhomes among other jurisdictions. She presented a table comparing these parking requirements with the County's UDO and highlighted that staff chose the City of Greensboro's standards to propose for adoption. 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

Ms. Terrell said 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 and Green Space in the Comprehensive Plan. Policy 2 seeks to "Safeguard the environmental integrity of Regional Water Sources and Recreational Water bodies. As well as Action Item N-2.7 which states, to "Incentivize development and re-development to address environmental concerns, flood risks and watershed health; and incentivize the preservation of open space along waterways within future development."

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

Mr. Hardin added that the reason staff chose to propose aligning with the City of Greensboro's parking regulations is because the predominant multi-family zoning in the county is in proximity to Greensboro, therefore, it makes regulations consistent with the surrounding area and jurisdiction.

Chair Donnelly asked if there was anyone wishing to speak either for or against the proposed text amendment and no one came forward. Therefore, Chair Donnelly closed the Public Hearing by acclamation.

Mr. Little moved to recommend Text Amendment Case #26-01-PLBD-00005 for approval because 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 motion was seconded by Mr. Stalder. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

VIII. Other Business

Mr. Bass stated that the March meeting will include approximately 5 rezoning cases, including one previously withdrawn.

Chair Donnelly noted that Vice Chair Craft’s wife has had serious and significant surgery. She is home from the hospital and doing reasonably well.

IX. Adjourn

There being no further business before the Board, Chair Donnelly adjourned the meeting by acclamation at 6:41 p.m.

The next regular meeting of the Guilford County Planning Board is scheduled for March 11, 2026, at 6:00 p.m. in the Board of Commissioners Chambers, Old Guilford County Courthouse, 301 W. Market Street, Greensboro, NC 27402



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 4/2/2026

Agenda #: B.
File Type: Public Hearing

TITLE

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

SPONSOR

J. Leslie Bell

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.

BUDGET IMPACT

NO ADDITIONAL COUNTY FUNDS REQUIRED

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.

**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> 4.8 per unit within 200 ft. of unit plus 0.25 spaces for visitor parking
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
Multi-Family Housing (Elderly) Parking Space Requirement	Guilford Co. does not distinguish for elderly housing	0.5 spaces per dwelling unit for elderly housing developments	1 per 2 dwelling units or rooming units	No distinction for elderly units	No provision for elderly units
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	6.1.1	5.4.4.B	30-11-5	10.3.A.4	Article 15-10-4
Notes	Apartments, Townhouses, and Residential Condominiums	Minimum Off-Street Parking Standards	Does not include townhomes	Have bicycle parking spots	Triplex or 4-plex, 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	12	24	24		
Total Units	96	147	147	197	144

Allowable Reductions Per Ordinance					
10% Reduction of Total Spaces by Admin. Adjustment		N/A	14	19	14
Bike Space Credit (40 Spaces Provided), capped at 5% of total			6	9	N/A
Spaces Required After Reductions			127	169	130
Example: Same Recent Multi-Family Project Above Except as Multi-Family Housing (Elderly)					
Parking Spaces Requirement for Multi-Family Dwelling (Elderly)		1 per 2 Dwelling Units	1 per 2 Dwelling Units	N/A	0.5 Spaces per Dwelling Unit
Total Units	96	48	48	N/A	48
Allowable Reductions Per Ordinance					
10% Reduction of Total Spaces by Admin. Adjustment		N/A	4	N/A	4
Bike Space Credit (40 Spaces Provided), capped at 5% of total			2		N/A
Spaces Required After Reductions			42		44

Definitions for Elderly Housing

High Point:

. 4-3-7.Exemptions - Housing for older persons.

62 years or older

55 years or older

80% occupants have 1 person 55+years

Greensboro:

Sec. 30-15-13 Definition: Multi-Family Development (Elderly)

Three or more dwelling units on a single zone lot, including apartments, residential condominiums, and/or townhouses, designed for use and occupancy by individuals at least 55 years of age. Elderly multi-Family Development (Elderly) does not include assisted living facilities, nursing homes or similar institutions devoted primarily to the care of such individuals.

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. 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. Staff assessed parking requirements for multi-family dwellings and townhomes across local and regional 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-through~~ 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, 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.

Staff Recommendation

Staff Recommendation: Approval.

**GUILFORD COUNTY PLANNING BOARD
REGULAR MEETING MINUTES**

John H. McAdoo Conference Room
Third Floor, Truist Building
201 W Market St, Greensboro, NC 27401

February 11, 2026

6:00 p.m.

Call to Order

Chair Donnelly called the meeting to order at 6:00 p.m. and welcomed everyone to the meeting. He asked staff to call the roll for those 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; Sam Stalder, Ryan Alston, Guy Gullick, Randy Little.

The following members were absent from this meeting:

David Craft, Vice Chair; Dr. Nho Thi Bui; Rev. Gregory Drumwright; 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; Samantha Lockwood, Senior Planner; Darby Terrell, Senior Planner; Troy Moss, Planner I; Brent Gatlin, Watershed Section Manager; Joel Almquist, Zoning and Land Use Compliance Officer; and Matthew Mason, Attorney

II. Agenda Amendments

Mr. Hardin asked that Case #25-12-PLBD-00150, item "B" under New Business, be removed from the agenda as the Legal Department needs to conduct additional review of proposed text amendment.

Mr. Gullick moved to withdraw Case #25-12-PLBD-00150 from the agenda. The motion was seconded by Mr. Alston. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

III. Approval of Minutes: January 14, 2026

Chair Donnelly noted he had sent a list of minor corrections to Mr. Bass. Mr. Little moved to approve the minutes of the January 14, 2026, Planning Board meeting, as revised. The motion was seconded by Mr. Stalder. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

IV. Rules and Procedure

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

V. Continuance Requests

None.

VI. Old Business

None.

VII. New Business**Legislative Hearing Item(s)****A. CONDITIONAL REZONING CASE #26-01-PLBD-00001: AG, AGRICULTURAL AND CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL (REF. CASE #18-01-GCPL00523) TO CZ-LI AMENDED, CONDITIONAL ZONING – LIGHT INDUSTRIAL AMENDED: 2532 AND 2544 ALAMANCE CHURCH ROAD (APPROVED)**

Ms. Terrell stated that 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 comprised approximately 12.27 total acres. She first showed the Planning Board that proper noticing was conducted for the rezoning case via presentation slide before beginning the staff report presentation.

Ms. Terrell stated this request was to rezone Parcel #121260 (currently AG, Agricultural) and Parcel #121287 (currently CZ-LI, Conditional Zoning –Light Industrial) to CZ-LI Amended, Conditional Zoning – Light Industrial Amended, then presented both the existing and proposed 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.

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

Ms. Terrell informed the Planning Board the current site plan on file remains valid; however, any proposed expansion or new construction beyond the existing development would require submission of a new site plan for staff review and approval. She then clarified that 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.

Ms. Terrell stated the property is surrounded mostly by rural residential single-family homes. She also stated that the previous area plan designation of commercial Office. This is why it is shown as such in the FLUM.

Ms. Terrell stated the requested rezoning is consistent with the Planning Theme Resilient Economy's Goal Statement and Policy 2 statement.

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

Ms. Terrell said staff found the request reasonable as it is consistent with the aforementioned comprehensive plan sections and it would allow an existing business to expand its activity to the northern parcel and protect adjacent property owners by restricting the uses to what is currently operating on the southern parcel. Staff recommends approval.

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

Billy Young, the owner of the property at 2544 Alamance Church Road and 5128 Blakeshire Road, stated that he has grown this business for the last 18 years and there are now approximately 36 employees. They have expanded the portable toilet disposal and the septic sides. He purchased the subject property a few years ago, with expansion plans in mind. The northern property was previously a junk yard. They plan to expand again, add another building, and have another access to Alamance Church Road.

There being no other speakers in favor or in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Chair Donnelly asked if the applicant had any conversations with his neighbors about this potential expansion and concerns about future buffers for the property. Mr. Young stated that he has spoken to his neighbors, and no one seemed to have any objections. He is aware that additional buffers would be required and he is ready to comply with those restrictions. There is an existing tree line, and he will put a buffer line in that location.

Mr. Gullick moved to approve Zoning Map Amendment Case #26-01-PLBD-00001, 2532 and 2544 Alamance Church Road, Tax Parcel #121260 and #121287, from AG and CZ-LI to CZ-LI Amended. The approval also amends the Future Land Use Map (FLUM) Southeast Quadrant Designations from Rural Living and Office to Industrial/Innovation Center as the requested rezoning is inconsistent with the FLUM classifications of Rural Living (Parcel #121260) and Office (Parcel #121287). The requested rezoning is consistent with the Goal Statement and Policy 2 under the Resilient Economy Planning Theme of the Guiding Guilford Moving Forward Comprehensive Plan. The request 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 motion was seconded by Mr. Alston. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

- 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 (WITHDRAWN)**

- 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 (APPROVED)**

Ms. Lockwood stated that staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) to Subsections 1 and 3 to align 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.

The law prohibits waiting periods for resubmission and withdrawal limits for 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 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.

Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak either for or against the proposed text amendment, and no one came forward. Therefore, the Public Hearing was closed by acclamation.

Chair Donnelly asked, with the surrounding jurisdictions, do we tend to find mutual agreements or do we tend more to find a situation where it goes by the majority of the property? Mr. Hardin stated that this statute is new and was just adopted in October by the General Assembly. To his knowledge, he was not aware of any type of inter-local agreements pertaining to development regulations which have previously simply applied just within jurisdictional bounds. However, this change to the statute adds in the split jurisdiction provision which is something everyone across the state will need to be cognizant of moving forward.

Mr. Bell added that there was one case on the western border with Forsyth County and one near Rockingham County. Fortunately, before the geodetic survey line for the Guilford/Forsyth County line was established. The line ran across some of the lots; however, it wasn't in a way that would run through someone's living room when they built the house. There is a larger issue with the Rockingham County line that is impacting a couple of properties because there are three (3) lines: the line that Rockingham says they have, the line that Guilford County says they have, and then there's an old geodetic survey line that needs to be updated. There are typically agreements on who does the taxation, and that is usually a gentleman's agreement.

Mr. Gullick moved to recommend the adoption of the Guilford County Commissioners in regard to text amendment Case #25-10-PLBD-00137 to amend 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. 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." The motion was seconded by Mr. Little. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

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 (APPROVED)

Ms. Lockwood stated that 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 riparian buffers are stream features, adding the specific language makes this clear in the Map Standards that riparian buffers are required.

Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak either for or against the proposed text amendment and no one came forward. Therefore, Chair Donnelly closed the Public Hearing by acclamation.

Chair Donnelly asked Mr. Gatlin what his experience has been in terms of the riparian buffers and mapping or if he has any comments on the text amendment.

Mr. Gatlin responded that this is mainly just a clarification. Riparian buffers are already typically shown on maps. Right now, the language shows streams, wetlands and drainage easements and this is to just make it clear that the buffers also need to be shown. Riparian buffers are regulated areas on properties, regardless, whether they are on a map or not.

Mr. Alston moved to recommend adoption of Text Amendment Case# 25-12-PLBD-00149, as presented, finding the Amendment consistent with the Guiding Principles of 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. The motion was seconded by Mr. Little. The

Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

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 (APPROVED)

Ms. Terrell stated that staff prepared the attached text amendment Case #26-01-PLBD-00005, 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. Ms. Terrell stated that staff conducted an assessment of the parking requirements for multi-family dwellings and townhomes among other jurisdictions. She presented a table comparing these parking requirements with the County's UDO and highlighted that staff chose the City of Greensboro's standards to propose for adoption. 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

Ms. Terrell said 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 and Green Space in the Comprehensive Plan. Policy 2 seeks to "Safeguard the environmental integrity of Regional Water Sources and Recreational Water bodies. As well as Action Item N-2.7 which states, to "Incentivize development and re-development to address environmental concerns, flood risks and watershed health; and incentivize the preservation of open space along waterways within future development."

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

Mr. Hardin added that the reason staff chose to propose aligning with the City of Greensboro's parking regulations is because the predominant multi-family zoning in the county is in proximity to Greensboro, therefore, it makes regulations consistent with the surrounding area and jurisdiction.

Chair Donnelly asked if there was anyone wishing to speak either for or against the proposed text amendment and no one came forward. Therefore, Chair Donnelly closed the Public Hearing by acclamation.

Mr. Little moved to recommend Text Amendment Case #26-01-PLBD-00005 for approval because 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 motion was seconded by Mr. Stalder. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

VIII. Other Business

Mr. Bass stated that the March meeting will include approximately 5 rezoning cases, including one previously withdrawn.

Chair Donnelly noted that Vice Chair Craft’s wife has had serious and significant surgery. She is home from the hospital and doing reasonably well.

IX. Adjourn

There being no further business before the Board, Chair Donnelly adjourned the meeting by acclamation at 6:41 p.m.

The next regular meeting of the Guilford County Planning Board is scheduled for March 11, 2026, at 6:00 p.m. in the Board of Commissioners Chambers, Old Guilford County Courthouse, 301 W. Market Street, Greensboro, NC 27402



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 4/2/2026

Agenda #: C.
File Type: Public Hearing

TITLE

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

SPONSOR

J. Leslie Bell

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 ~~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.

BUDGET IMPACT

NO ADDITIONAL COUNTY FUNDS REQUIRED

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.

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	Filing (after plan approval)
	# of Prints*	# 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
<u>Riparian Buffer and Buffer Zones</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>A</u>
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 TRC

...

**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~~ described hereon and hereby adopts this ~~plat~~ 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
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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).

<u>Planning & Development Director</u>	<u>Date</u>
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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 CURRENT DOCUMENT SUBMITTAL PROCESSES, CLARIFY TECHNICAL TERMINOLOGY, AND MATCH EXISTING ADMINISTRATIVE PRACTICES

Description

The proposed Text Amendment Case #25-12-PLBD-00149 (attached) proposes an amendment to Appendix 2 – Map Standards of the Unified Development Ordinance (UDO) to update current document submittal processes, clarify technical terminology, and match existing administrative practices.

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.

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. 9.1.1 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 meeting, the Guilford County Planning Board unanimously recommended to the Board of Commissioners that Text Amendment Case #25-12-PLBD-00149 (draft minutes attached) be adopted, as presented herein. (Ayes: Alston, Donnelly, Gullick, Little, and Stalder. Nays: None. Absent: Bui, Craft, Drumwright, and Buchanan).

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 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 strikethrough~~, and the new text to be added is underlined.

SEE ATTACHED

Consistency Statement

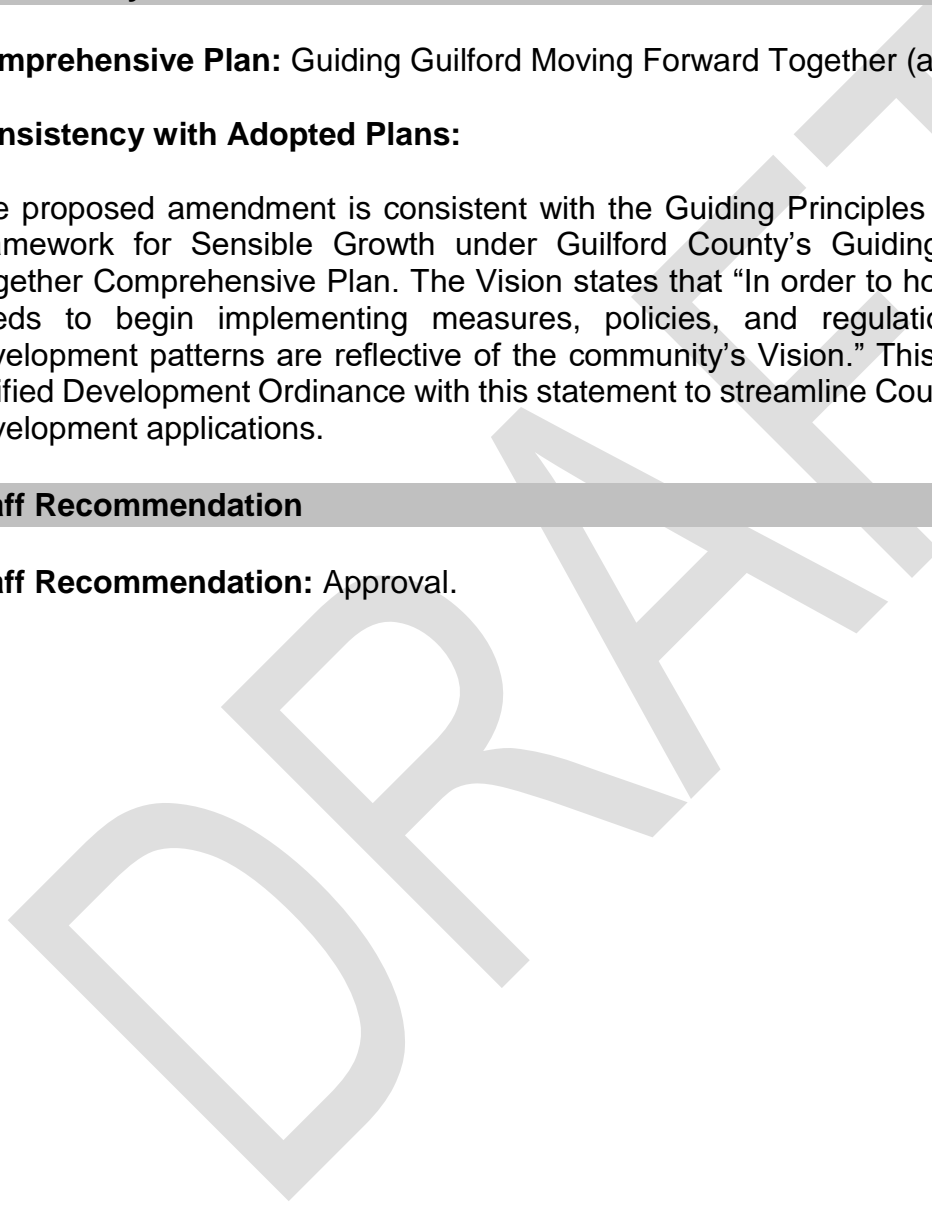
Comprehensive Plan: Guiding Guilford Moving Forward Together (adopted September 4, 2025)

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.

Staff Recommendation

Staff Recommendation: Approval.



**GUILFORD COUNTY PLANNING BOARD
REGULAR MEETING MINUTES**

John H. McAdoo Conference Room
Third Floor, Truist Building
201 W Market St, Greensboro, NC 27401

February 11, 2026

6:00 p.m.

Call to Order

Chair Donnelly called the meeting to order at 6:00 p.m. and welcomed everyone to the meeting. He asked staff to call the roll for those 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; Sam Stalder, Ryan Alston, Guy Gullick, Randy Little.

The following members were absent from this meeting:

David Craft, Vice Chair; Dr. Nho Thi Bui; Rev. Gregory Drumwright; 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; Samantha Lockwood, Senior Planner; Darby Terrell, Senior Planner; Troy Moss, Planner I; Brent Gatlin, Watershed Section Manager; Joel Almquist, Zoning and Land Use Compliance Officer; and Matthew Mason, Attorney

II. Agenda Amendments

Mr. Hardin asked that Case #25-12-PLBD-00150, item "B" under New Business, be removed from the agenda as the Legal Department needs to conduct additional review of proposed text amendment.

Mr. Gullick moved to withdraw Case #25-12-PLBD-00150 from the agenda. The motion was seconded by Mr. Alston. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

III. Approval of Minutes: January 14, 2026

Chair Donnelly noted he had sent a list of minor corrections to Mr. Bass. Mr. Little moved to approve the minutes of the January 14, 2026, Planning Board meeting, as revised. The motion was seconded by Mr. Stalder. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

IV. Rules and Procedure

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

V. Continuance Requests

None.

VI. Old Business

None.

VII. New Business**Legislative Hearing Item(s)****A. CONDITIONAL REZONING CASE #26-01-PLBD-00001: AG, AGRICULTURAL AND CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL (REF. CASE #18-01-GCPL00523) TO CZ-LI AMENDED, CONDITIONAL ZONING – LIGHT INDUSTRIAL AMENDED: 2532 AND 2544 ALAMANCE CHURCH ROAD (APPROVED)**

Ms. Terrell stated that 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 comprised approximately 12.27 total acres. She first showed the Planning Board that proper noticing was conducted for the rezoning case via presentation slide before beginning the staff report presentation.

Ms. Terrell stated this request was to rezone Parcel #121260 (currently AG, Agricultural) and Parcel #121287 (currently CZ-LI, Conditional Zoning –Light Industrial) to CZ-LI Amended, Conditional Zoning – Light Industrial Amended, then presented both the existing and proposed 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.

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

Ms. Terrell informed the Planning Board the current site plan on file remains valid; however, any proposed expansion or new construction beyond the existing development would require submission of a new site plan for staff review and approval. She then clarified that 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.

Ms. Terrell stated the property is surrounded mostly by rural residential single-family homes. She also stated that the previous area plan designation of commercial Office. This is why it is shown as such in the FLUM.

Ms. Terrell stated the requested rezoning is consistent with the Planning Theme Resilient Economy's Goal Statement and Policy 2 statement.

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

Ms. Terrell said staff found the request reasonable as it is consistent with the aforementioned comprehensive plan sections and it would allow an existing business to expand its activity to the northern parcel and protect adjacent property owners by restricting the uses to what is currently operating on the southern parcel. Staff recommends approval.

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

Billy Young, the owner of the property at 2544 Alamance Church Road and 5128 Blakeshire Road, stated that he has grown this business for the last 18 years and there are now approximately 36 employees. They have expanded the portable toilet disposal and the septic sides. He purchased the subject property a few years ago, with expansion plans in mind. The northern property was previously a junk yard. They plan to expand again, add another building, and have another access to Alamance Church Road.

There being no other speakers in favor or in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Chair Donnelly asked if the applicant had any conversations with his neighbors about this potential expansion and concerns about future buffers for the property. Mr. Young stated that he has spoken to his neighbors, and no one seemed to have any objections. He is aware that additional buffers would be required and he is ready to comply with those restrictions. There is an existing tree line, and he will put a buffer line in that location.

Mr. Gullick moved to approve Zoning Map Amendment Case #26-01-PLBD-00001, 2532 and 2544 Alamance Church Road, Tax Parcel #121260 and #121287, from AG and CZ-LI to CZ-LI Amended. The approval also amends the Future Land Use Map (FLUM) Southeast Quadrant Designations from Rural Living and Office to Industrial/Innovation Center as the requested rezoning is inconsistent with the FLUM classifications of Rural Living (Parcel #121260) and Office (Parcel #121287). The requested rezoning is consistent with the Goal Statement and Policy 2 under the Resilient Economy Planning Theme of the Guiding Guilford Moving Forward Comprehensive Plan. The request 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 motion was seconded by Mr. Alston. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

- 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 (WITHDRAWN)**
- 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 (APPROVED)**

Ms. Lockwood stated that staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) to Subsections 1 and 3 to align 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.

The law prohibits waiting periods for resubmission and withdrawal limits for 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 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.

Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak either for or against the proposed text amendment, and no one came forward. Therefore, the Public Hearing was closed by acclamation.

Chair Donnelly asked, with the surrounding jurisdictions, do we tend to find mutual agreements or do we tend more to find a situation where it goes by the majority of the property? Mr. Hardin stated that this statute is new and was just adopted in October by the General Assembly. To his knowledge, he was not aware of any type of inter-local agreements pertaining to development regulations which have previously simply applied just within jurisdictional bounds. However, this change to the statute adds in the split jurisdiction provision which is something everyone across the state will need to be cognizant of moving forward.

Mr. Bell added that there was one case on the western border with Forsyth County and one near Rockingham County. Fortunately, before the geodetic survey line for the Guilford/Forsyth County line was established. The line ran across some of the lots; however, it wasn't in a way that would run through someone's living room when they built the house. There is a larger issue with the Rockingham County line that is impacting a couple of properties because there are three (3) lines: the line that Rockingham says they have, the line that Guilford County says they have, and then there's an old geodetic survey line that needs to be updated. There are typically agreements on who does the taxation, and that is usually a gentleman's agreement.

Mr. Gullick moved to recommend the adoption of the Guilford County Commissioners in regard to text amendment Case #25-10-PLBD-00137 to amend 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. 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." The motion was seconded by Mr. Little. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

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 (APPROVED)

Ms. Lockwood stated that 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 riparian buffers are stream features, adding the specific language makes this clear in the Map Standards that riparian buffers are required.

Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak either for or against the proposed text amendment and no one came forward. Therefore, Chair Donnelly closed the Public Hearing by acclamation.

Chair Donnelly asked Mr. Gatlin what his experience has been in terms of the riparian buffers and mapping or if he has any comments on the text amendment.

Mr. Gatlin responded that this is mainly just a clarification. Riparian buffers are already typically shown on maps. Right now, the language shows streams, wetlands and drainage easements and this is to just make it clear that the buffers also need to be shown. Riparian buffers are regulated areas on properties, regardless, whether they are on a map or not.

Mr. Alston moved to recommend adoption of Text Amendment Case# 25-12-PLBD-00149, as presented, finding the Amendment consistent with the Guiding Principles of 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. The motion was seconded by Mr. Little. The

Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

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 (APPROVED)

Ms. Terrell stated that staff prepared the attached text amendment Case #26-01-PLBD-00005, 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. Ms. Terrell stated that staff conducted an assessment of the parking requirements for multi-family dwellings and townhomes among other jurisdictions. She presented a table comparing these parking requirements with the County's UDO and highlighted that staff chose the City of Greensboro's standards to propose for adoption. 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

Ms. Terrell said 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 and Green Space in the Comprehensive Plan. Policy 2 seeks to "Safeguard the environmental integrity of Regional Water Sources and Recreational Water bodies. As well as Action Item N-2.7 which states, to "Incentivize development and re-development to address environmental concerns, flood risks and watershed health; and incentivize the preservation of open space along waterways within future development."

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

Mr. Hardin added that the reason staff chose to propose aligning with the City of Greensboro's parking regulations is because the predominant multi-family zoning in the county is in proximity to Greensboro, therefore, it makes regulations consistent with the surrounding area and jurisdiction.

Chair Donnelly asked if there was anyone wishing to speak either for or against the proposed text amendment and no one came forward. Therefore, Chair Donnelly closed the Public Hearing by acclamation.

Mr. Little moved to recommend Text Amendment Case #26-01-PLBD-00005 for approval because 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 motion was seconded by Mr. Stalder. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

VIII. Other Business

Mr. Bass stated that the March meeting will include approximately 5 rezoning cases, including one previously withdrawn.

Chair Donnelly noted that Vice Chair Craft’s wife has had serious and significant surgery. She is home from the hospital and doing reasonably well.

IX. Adjourn

There being no further business before the Board, Chair Donnelly adjourned the meeting by acclamation at 6:41 p.m.

The next regular meeting of the Guilford County Planning Board is scheduled for March 11, 2026, at 6:00 p.m. in the Board of Commissioners Chambers, Old Guilford County Courthouse, 301 W. Market Street, Greensboro, NC 27402



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 4/2/2026

Agenda #: A.
File Type: Appointments

TITLE

APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS & COMMISSIONS

SPONSOR

Robin Keller

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)

Profile

Public Records Law Statement: Please be advised that this application and attachments submitted sent to and from Guilford County is subject to the NC Public Records Law and may be disclosed to third parties.

Confidentiality Statement: If appointed, please indicate to the Clerk's Office your preferred phone number and/or email you select to be shared to public.

James (Jim) _____ L _____ Albright _____
 First Name Middle Initial Last Name

jalbrig@guilford-es.com _____
 Email Address

1002 Meadowood St _____ Suite or Apt _____
 Street Address

Greensboro _____ NC _____ 27409 _____
 City State Postal Code

Home: (336) 641-7565 _____ Mobile: (336) 451-6721 _____
 Primary Phone Alternate Phone

Guilford County _____ Emergency Services Director _____
 Employer Job Title

Which Boards would you like to apply for?

Guilford County Behavioral Health Center Oversight Board: Submitted

County Commissioner District *

District 3

Interests & Experiences

Why are you interested in serving on a board or commission?

Part of my role as the Emergency Services Director is to advocate for the medically underserved in our community, including those with undiagnosed, underdiagnosed, or undertreated mental illness and substance use disorder. We also know that the whole person requires some balance of physical, social, psychological, and spiritual health; otherwise, they become dependent on the emergency care systems in our community.

Upload a Resume _____

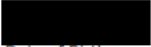
Demographics

Ethnicity

Caucasian/Non-Hispanic

Gender

Male


Date of Birth

Profile

Public Records Law Statement: Please be advised that this application and attachments submitted sent to and from Guilford County is subject to the NC Public Records Law and may be disclosed to third parties.

Confidentiality Statement: If appointed, please indicate to the Clerk's Office your preferred phone number and/or email you select to be shared to public.

Dr LaToya _____ B _____ Gathers _____
First Name Middle Initial Last Name

_____ _____
Email Address

_____ _____ Suite or Apt _____
Street Address

_____ _____ State _____ Postal Code _____
City

_____ _____
Primary Phone Alternate Phone

Neuropsych , Inc _____ Neuropsychotherapist _____
Employer Job Title

Which Boards would you like to apply for?

Board of Adjustment: Submitted

County Commissioner District *

District 7

Interests & Experiences

Why are you interested in serving on a board or commission?

Professional Experience: • Experience in education, healthcare, and community advocacy, including roles requiring interpretation of policy, documentation, and compliance with state and federal regulations. • Background in case management and multidisciplinary coordination, which involved reviewing complex information, applying rules consistently, and communicating decisions clearly. • Extensive experience navigating governmental systems, preparing formal documentation, and engaging with regulatory bodies to ensure fair and equitable outcomes. Educational Background: • Bachelor's, Master's, and Doctorate degrees, providing advanced training in research, analysis, critical thinking, and structured decision-making. • Academic work grounded in evaluating evidence, interpreting policy, and applying standards objectively — skills directly relevant to quasi-judicial board responsibilities. Volunteer & Community Experience: • Service on community boards and committees focused on public engagement, equity, and systems-level problem-solving. • Advocacy work supporting residents navigating procedural barriers, emphasizing fairness, transparency, and accountability. • Longstanding involvement in community leadership roles requiring impartiality, ethical judgment, and commitment to public service.

Upload a Resume

Question applies to multiple boards

Briefly list your professional, educational and volunteer experiences that are most relevant to the mission and duties of this board:

Professional Experience: • Experience in education, healthcare, and community advocacy, including roles requiring interpretation of policy, documentation, and compliance with state and federal regulations. • Background in case management and multidisciplinary coordination, which involved reviewing complex information, applying rules consistently, and communicating decisions clearly. • Extensive experience navigating governmental systems, preparing formal documentation, and engaging with regulatory bodies to ensure fair and equitable outcomes. Educational Background: • Bachelor's, Master's, and Doctorate degrees, providing advanced training in research, analysis, critical thinking, and structured decision-making. • Academic work grounded in evaluating evidence, interpreting policy, and applying standards objectively — skills directly relevant to quasi-judicial board responsibilities. Volunteer & Community Experience: • Service on community boards and committees focused on public engagement, equity, and systems-level problem-solving. • Advocacy work supporting residents navigating procedural barriers, emphasizing fairness, transparency, and accountability. • Longstanding involvement in community leadership roles requiring impartiality, ethical judgment, and commitment to public service.


Demographics

Ethnicity

African American

Gender

Female


Date of Birth

Profile

Public Records Law Statement: Please be advised that this application and attachments submitted sent to and from Guilford County is subject to the NC Public Records Law and may be disclosed to third parties.

Confidentiality Statement: If appointed, please indicate to the Clerk's Office your preferred phone number and/or email you select to be shared to public.

Samantha _____ L _____ Dunnington _____
First Name Middle Initial Last Name

Email Address

Street Address Suite or Apt

City State Postal Code

Primary Phone Alternate Phone

Employer Job Title

Which Boards would you like to apply for?

Health and Human Services Advisory Committee: Submitted

County Commissioner District *

District 7

Interests & Experiences

Why are you interested in serving on a board or commission?

I believe access to quality and sustainable eyecare and health care is important to the citizens of Guilford County

[Samantha_Dunnington_Optometrlist_Resume.docx](#)

Upload a Resume

Question applies to multiple boards

Briefly list your professional, educational and volunteer experiences that are most relevant to the mission and duties of this board:

6 years of Direct patient care, ORYA Youth Soccer Coach

Demographics

Ethnicity

Caucasian/Non-Hispanic

Gender

Female



Date of Birth

Dr. Samantha Dunnington



Professional Summary

- Dedicated healthcare professional with 6 years of experience providing high-quality and innovative patient care in a fast-paced clinical setting. Passionate about fostering relationships and collaborating with multidisciplinary teams to deliver excellent patient care. Known for leadership, communication, and driving results; well prepared to excel as a pharmaceutical sales representative.

Education

- **2015-2019 University of Alabama at Birmingham School of Optometry, Birmingham, AL**
 - Doctorate of Optometry (May 2019)
 - Dean's List, BSK
 - **2010-2014 University of North Carolina at Greensboro, Greensboro, NC**
- B.S. in Biology/Chemistry with Minor in Business Administration
Cum Laude, Dean's List

Professional Experience

DIGBY EYE ASSOCIATES, High Point, NC—Optometrist February 2023 to Present

Responsibilities: Direct patient care, in a fast pace, OMD office. Managing complex medical cases, ocular disease, and specialty contact lens exams, thyroid eye disease management, complex uveitis management, dry eye specialty, amniotic membrane placements, foreign body removals. Continuing education seminars, presentations and education. Responsible for all staff training. Prior authorizations, proficient in billing and coding. Responsible for presentation of clinical case data.

EYETRAVELFIT Travel Agency—Owner/Operator 2019 to Present

Responsibilities: Interact with clients, take leads, delegate tasks to my assistance to ensure customer first mentality marketing/advertising, proficient in sales, delivering the best products to meet my client's needs, ensure they have all necessary documents for travel, facilitate travel arrangements, for destination weddings, and large group trips.

MEBANE VISION CENTER, Mebane NC—Optometrist April 2022 to January 2023

Responsibilities: Perform all direct patient care using EHR. Fit specialty soft and hard contact lenses. Directly supervise staff and day to day operations.

GUILFORD EYE CENTER/THURMOND EYE ASSOCIATES, Greensboro and Burlington, NC—Optometrist March 2020 to April 2022

Responsibilities: Perform all direct patient care in multiple offices using Revolution EHR. Fit specialty soft and hard contact lenses. Directly supervise staff and day to day operations, responsible for training staff.

INDEPENDENT CONSULTANT—Optometry Consulting September 2019 to Present

Responsibilities: Provided oversight to offices on updating procedures and employee policies, innovating outdated practices to find ways to increase revenue and increase efficiencies, filled in for offices to provide insight on staff while owners were away. Modernized pricing to elevate margins and compete with competition.

Skills/Certifications

CPR and First Aid Certified
Dependable, Honest, Team Player, Attention to Detail, Friendly, Energetic, Driven, Self-motivated
Exceptional Computer Skills, Phone Skills, Communication Skills, Great work ethic, Learns quickly
Seven years of Spanish
Licensed Soccer Coach



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 4/2/2026

Agenda #: B.
File Type: Appointments

TITLE

EXCEPTION REAPPOINTMENTS TO GUILFORD COUNTY BOARDS & COMMISSIONS

SPONSOR

Robin Keller

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)

Profile

Public Records Law Statement: Please be advised that this application and attachments submitted sent to and from Guilford County is subject to the NC Public Records Law and may be disclosed to third parties.

Confidentiality Statement: If appointed, please indicate to the Clerk's Office your preferred phone number and/or email you select to be shared to public.

Dr. Tanya _____ D. _____ Redd _____
 First Name Middle Initial Last Name

drtredd@drtredd.com _____
 Email Address

2006 New Garden Road, Suite 101 _____
 Street Address Suite or Apt

Greensboro _____ NC _____ 27410 _____
 City State Postal Code

_____ _____
 Primary Phone Alternate Phone

REDD Family Dentistry _____ Owner _____
 Employer Job Title

Which Boards would you like to apply for?

Health and Human Services Advisory Committee: Submitted

County Commissioner District *

District 4

Interests & Experiences

Why are you interested in serving on a board or commission?

Having participated on the Board, it has proven informative and given access to information I would not otherwise have the opportunity to learn. I have found it rewarding to play a small part in the welfare of the community by participating on the Board and I would like to continue to do so.

 Upload a Resume

Question applies to multiple boards

Briefly list your professional, educational and volunteer experiences that are most relevant to the mission and duties of this board:

General Dentist

Demographics

Ethnicity

African American

Gender

Female



Date of Birth



Guilford County Health and Human Services Advisory Committee

March 16, 2026


To: Guilford County Board of Commissioners

The Guilford County Department of Health and Human Services (HHS) would like to request a Term Exemption for the current Health and Human Services Advisory Committee (HHSAC) member, Dr. Tanya Redd. Set forth in the HHSAC Bylaws, members have a two-term limit. With this request, we would like to recommend that Dr. Redd be granted a 3rd term as a member of the HHSAC.

HHSAC serves a key role in advocating for the health and well-being of the citizens of Guilford County. Dr. Redd has served on HHSAC since February 18th, 2021, and has served as the “Dentist” representative. At this time, we do not have any dentist candidates to fill the seat currently occupied by Dr. Redd. Dr. Redd is interested in continuing her service on HHSAC and her contributions to date have been greatly appreciated. At this time, we have several vacancies we are anticipating filling in the near-term. Dr. Redd’s continued presence would help with the onboarding and transition of members and bring valuable perspective and context as HHS continues its work in consolidating/integrating operations and service delivery across Public Health and Social Services.

Thank you so much for your consideration of this recommendation.

Sincerely,

Signed by:


6C69AD64CD3A494...
Natalie Craver,
Director, HHS/Assistant County Manager



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 4/2/2026

Agenda #: A.
File Type: New Business

TITLE

RECEIVE FY26 BUDGET PERFORMANCE REPORT THROUGH FEBRUARY 2026

SPONSOR

Toy Beeninga

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.



General Fund Summary

Months (for Table)

1

8

General Fund Summary

The General Fund is the primary operating fund for Guilford County. The General Fund is supported through collected property tax (\$0.7305 per \$100 of property value), sales tax, intergovernmental (federal or state grants, or state shared revenue), and other revenues.

General Fund Revenues

Fiscal Year	2025			2026		
	Amended Budget	YTD Actuals	YTD %	Amended Budget	YTD Actuals	YTD %
Ad Valorem Taxes (Property Tax)	(\$530,850,000)	(\$509,052,912)	96%	(\$542,425,000)	(\$521,012,835)	96%
Sales Tax	(\$102,750,000)	(\$40,582,461)	39%	(\$102,750,000)	(\$40,961,141)	40%
Federal/State Funds (Intergovernmental)	(\$92,721,805)	(\$39,449,087)	43%	(\$94,915,420)	(\$39,330,890)	41%
User Charges	(\$50,370,961)	(\$33,699,763)	67%	(\$54,100,000)	(\$34,692,541)	64%
Appropriated Fund Balance	(\$50,079,916)			(\$39,816,406)		
Other Revenues	(\$19,770,336)	(\$17,278,638)	87%	(\$22,620,788)	(\$16,154,130)	71%
Transfers from Other Funds		\$225,693		(\$583,824)	(\$583,824)	100%
Total	(\$846,543,018)	(\$639,837,169)	76%	(\$857,211,438)	(\$652,735,360)	76%

This table includes ARPA Enabled Funds

Highlights:

- General Fund property tax collection is on pace with prior years (96%).
- Sales tax actuals are currently on pace with our projections.
- The County is monitoring federal/state revenues to determine impacts from the Federal Shutdown and any legislative changes.
- Transfers from Other Funds represents funding to support the CoC & TEAMS program from available ARPA Investment Earnings.

General Fund Expenses

Fiscal Year	2025			2026		
	Amended Budget	YTD Actuals	YTD %	Amended Budget	YTD Actuals	YTD %
Education	\$340,884,380	\$196,684,397	58%	\$349,507,000	\$205,638,206	59%
Personnel	\$291,055,636	\$187,795,958	65%	\$310,721,727	\$192,931,446	62%
Operating	\$118,751,826	\$59,658,433	50%	\$123,463,399	\$66,728,974	54%
Transfers Out & Other Financing	\$68,413,017	\$68,059,833	99%	\$41,855,302	\$41,809,899	100%
Human Services Assistance	\$25,227,233	\$12,165,242	48%	\$28,202,448	\$12,155,749	43%
Capital Outlay	\$2,210,926	\$942,826	43%	\$3,461,562	\$1,551,000	45%
Total	\$846,543,018	\$525,306,690	62%	\$857,211,438	\$520,815,274	61%

This table includes ARPA Enabled Funds

Highlights:

- The County's **vacancy rate** is currently 348 FTEs (11%).
- Staff continue to monitor spending on **overtime**.
- New positions added to the FY26 budget include **staggered** start dates, which will result in an uptick in spending in future months.
- **Operating** expenses remain in line with monthly spread projections and historical spending patterns.



General Fund Revenue

Months (for Table)

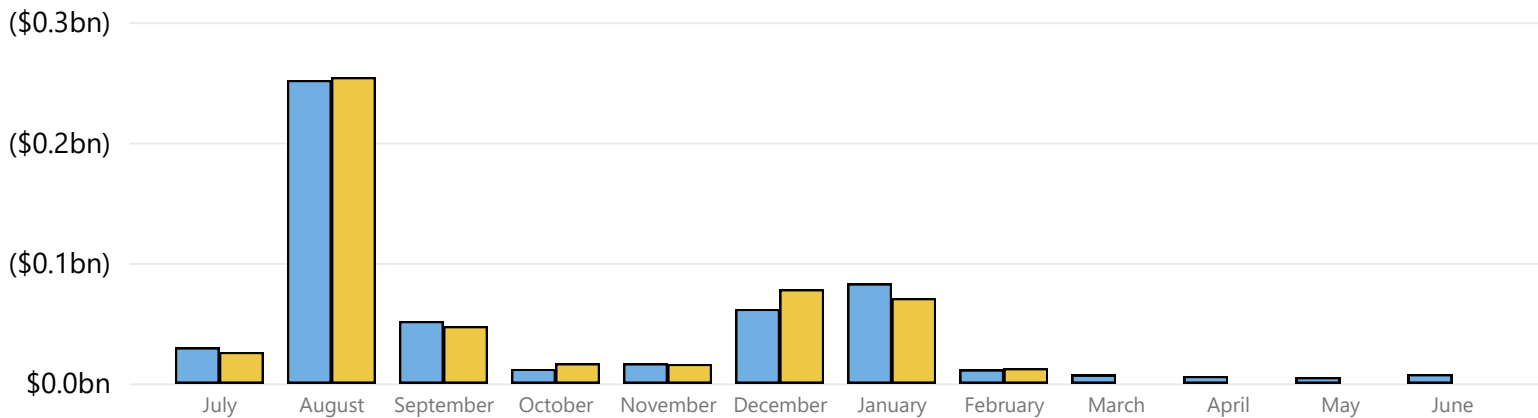
1

12

How do we receive Property Tax?

The general county Property Tax is the county's largest single source of revenue, making up over 63% of total funds available to support operations. This tax applies to real property (things like land or buildings), personal property (things like business equipment or personal boats), and motor vehicles. The general county property tax rate is \$0.7305 for every \$100 of assessed property value. If you live in a city or town, you may also pay a city or town property tax. If you live in an unincorporated part of the county, you also pay a separate fire tax for fire response. The County receives most of its property tax revenue by August 31 associated with the County's property tax discount program. This program provides a 1% discount if a property owner pays by August 31.

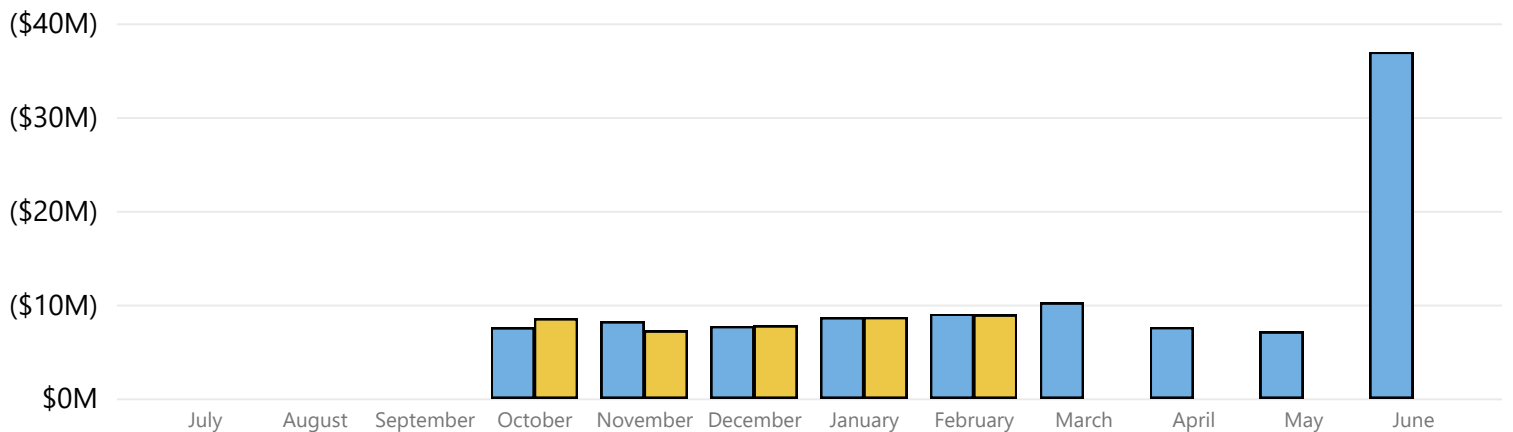
● Expected ● Actuals



How do we receive Sales Tax?

About 13% of general county revenues come from the Sales Tax, used to support general operations. The sales tax rate in Guilford County is 6.75% (4.75% of state sales tax and 2% of local sales tax). Some or all this total sales tax is applied to purchases made in Guilford County (not all purchases are subject to the full sales tax rate). Sales tax revenues are shared with Guilford County cities and towns that levy a property tax. All sales tax revenue received from the state for July, August, and September is accounted for in the prior fiscal year because it is for sales that occurred in April, May, and June. This results in an apparent spike in revenue each June. The graph below shows the amount of sales tax revenue the County expects to receive each month of FY2026, based on historical trends.

● Expected ● Actuals





General Fund Revenue

Months (for Table)

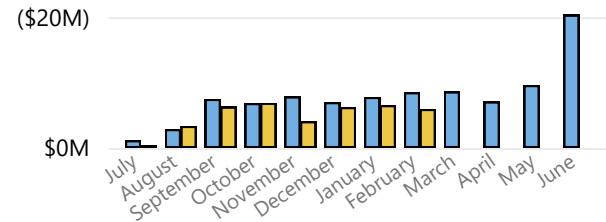
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12

When are Federal & State revenues received?

About 12% of general county revenues comes from the federal and state government through intergovernmental revenue. Most of these revenues are used to support federal and state programs provided administrated by the county's Public Health and Social Services programs. The County's share of Lottery Funds, which are used to help pay for new school buildings or renovation to existing ones, is also included in this category.

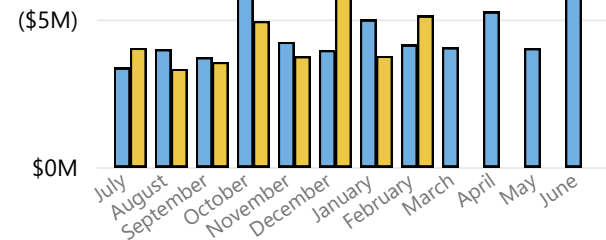
Expected Actuals



When are User Fee revenues received?

About 6% of general county revenues come from user fees. The revenue type includes items such as fees for ambulance transportation and medical visits to the Health Department. Other fees levied include inspections and permitting charges, fees received from the state for housing out-of-county inmates, fees paid to the Register of Deeds for various documents and transactions, and park fees. Most user fees and charges are collected by Public Safety and Human Services departments.

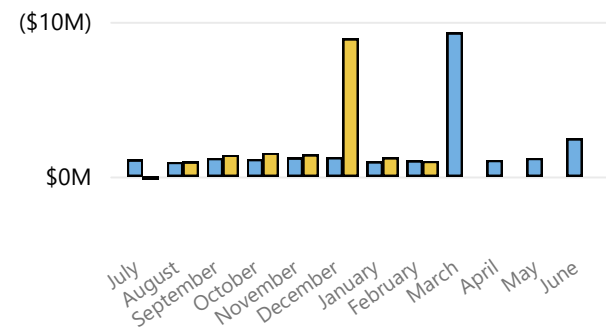
Expected Actuals



When do we receive other revenues?

The Other Revenue category is a "catch all" grouping of miscellaneous revenues. Investment earnings on county investments, facility rental charges, sales of old vehicles and equipment, interest charges on late taxes, and community donations are included in this category.

Expected Actuals



Projected Fund Balance Recovery

Guilford County must adopt a balanced budget, which means revenues and other sources of funds must equal expenses. When budgeted revenues do not equal expenses, the county commits to use a certain amount of Fund Balance to make up the difference. Fund Balance is like a savings account. During a typical year, the county brings in more revenue and spends less expense than budgeted. When this happens, the county doesn't have to use all of the Fund Balance it committed to keep the budget balanced. If extra revenue and expense savings are more than the committed Fund Balance, the county is able to add to its savings account. On the other hand, if the extra revenue and expense savings are less than the committed Fund Balance, the county has to use funds from its savings account to pay for operations. The number to the right represents our year end projected fund balance recovery based on revenues exceeding budgeted estimates and actual expenses performing more favorable than budgeted expenses.





General Fund Personnel Expenses

Months (for Table)

1

12

How do we spend our personnel budget?

Personnel represents 36% of the county's budget. This expense category includes salaries and benefits for the county's 3,073.75 employees.

Our largest area is **Successful People**, with 1,451 employees, focused on providing human services including Social Services, Public Health, Child Support Enforcement, Family Justice Center, and Veteran's Services.

1,184.25 of these employees are dedicated to providing public safety and community-oriented services in our **Strong Community** focus area (Law Enforcement, Emergency Management and Emergency Medical Services, Animal Services, Parks etc.).

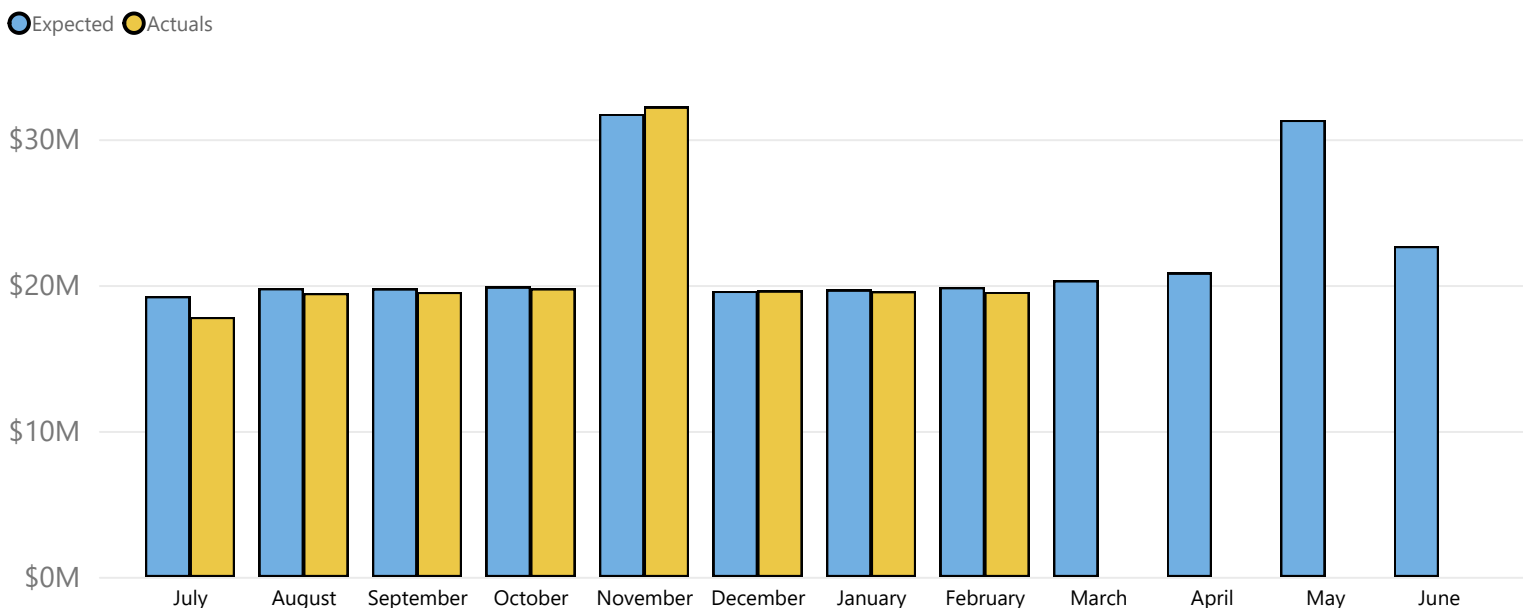
Our **Quality Government** area houses 405.5 employees dedicated to providing key internal services (Human Resources, Information Technology, Finance, Administration). Guilford County has one of the lowest ratios in the state of general service positions to residents - at 5.5 employees for every 1,000 county residents.

33 additional positions are funded with grants or other funding sources.

The graph below provides a historical look at the County's total number of full-time equivalent positions budgeted by service area.

348 Vacant Positions

The County has 348 vacant positions, which is equivalent to 11% of total budgeted positions. Through May, monthly personnel expenditures remain mostly in line with expected costs.



Excluding Group Insurance and LEOSA Contribution for Law Enforcement retirement.



General Fund Operating Expenses

Months (for Table)

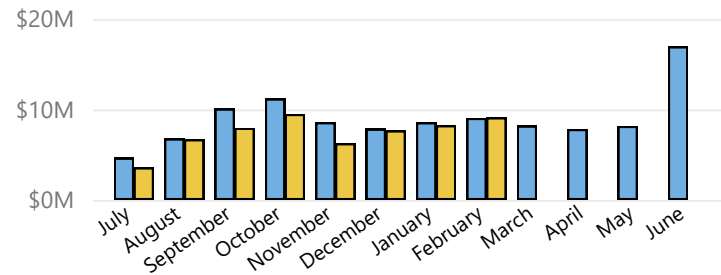
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12

Other Services & Charges

Other Services and Charges represent 12% of the County's budget for professional services, medical services at county jails, utilities, insurance, routine building maintenance, fuel for Law Enforcement or Emergency Medical Service, and payments to for behavioral health, substance abuse, and developmental disabilities service providers.

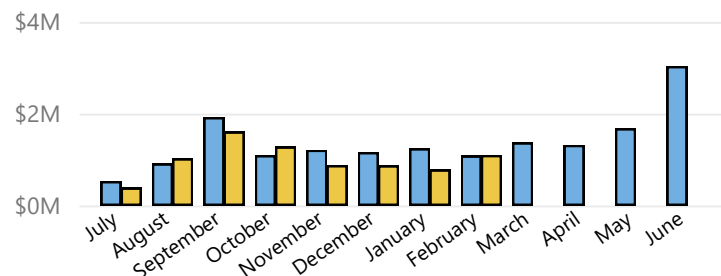
Expected Actuals



How are Supplies & Materials Spent?

Supplies & Materials represents 1% of the County's budget for drugs and medical supplies for county health clinics and ambulances, food and provisions for the County's jails, computer equipment, and other supplies utilized to provide county services. Spending on these expenses remains within the amount budgeted to be spent through this point in the fiscal year.

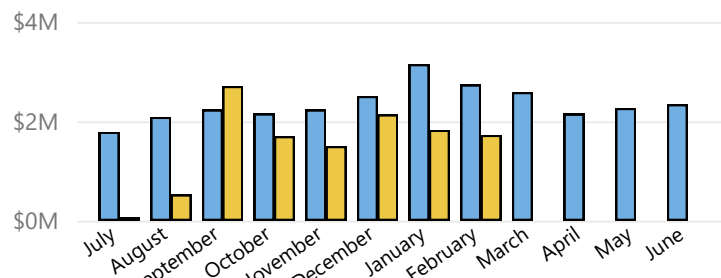
Expected Actuals



How do we spend Human Services Assistance

Human Services represents 2% of the county's budget. This includes most of the county's service obligations for mandated public assistance programs including adult and child day care, adoption program expenses, room and board expenses for foster children in the county's care, and funding for residents experiencing heating and cooling crises. A significant portion is offset by federal and state revenue support.

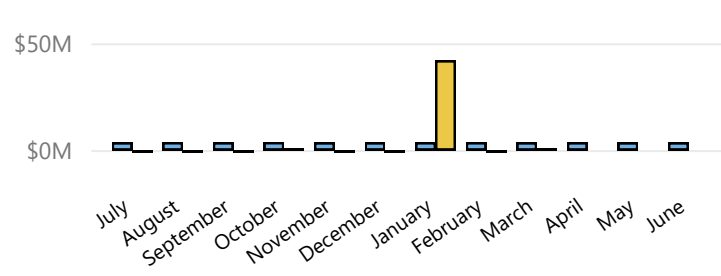
Expected Actuals



How do we spend transfers to other funds?

Transfers represent 9% of the county's budget. This represents the county's debt service obligations and capital transfers for Guilford County Schools, GTCC, and county capital construction. This also includes a transfer to the Tax Revaluation Fund to prepare for the annual five-year revaluation cycle.

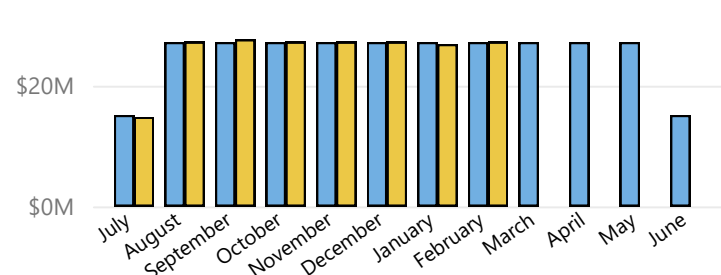
Expected Actuals



How are Education Funds distributed?

The County's support for Guilford County Public Schools and Guilford Technical Community College. These funds are distributed on a monthly basis, with lower transfers in months when schools are not in session.

Expected Actuals





Department Budgets

Excluding ARPA Enabled

Months (for Table)

1

8

The County's level of budgetary control is set at the department level. The table below shows department spending patterns through this report for the current fiscal year and prior fiscal year.

Fiscal Year	2025			2026		
	Amended Budget	YTD Actuals	Percentage Spent	Amended Budget	YTD Actuals	Percentage Spent
Education	\$340,884,380	\$196,684,397	58%	\$349,507,000	\$205,638,206	59%
Successful People	\$183,471,178	\$99,687,532	54%	\$196,420,142	\$106,220,586	54%
2300 - HHS: Social Services	\$97,187,154	\$56,713,579	58%	\$106,896,987	\$58,911,939	55%
2100 - HHS: Public Health	\$56,210,831	\$31,448,867	56%	\$57,598,547	\$31,327,307	54%
2200 - Behavioral Health	\$11,242,773	\$11,609	0%	\$13,582,853	\$5,230,176	39%
2400 - Child Support Enforcement	\$8,492,526	\$5,240,788	62%	\$8,823,052	\$5,280,922	60%
3400 - Juvenile Detention	\$4,547,540	\$2,580,889	57%	\$4,763,340	\$2,956,250	62%
3500 - Family Justice Center	\$1,594,928	\$994,731	62%	\$1,919,183	\$1,075,276	56%
3900 - Court Services	\$1,363,487	\$919,764	67%	\$1,423,264	\$873,823	61%
2500 - Transportation Service	\$1,855,685	\$1,109,366	60%	\$542,739	\$38,823	7%
2850 - Veteran Services	\$609,467	\$390,910	64%	\$629,608	\$374,194	59%
2050 - HHS: DHHS Administration	\$366,787	\$277,028	76%	\$240,569	\$151,876	63%
Strong Community	\$176,313,119	\$113,303,148	64%	\$190,082,586	\$122,651,382	65%
3100 - Law Enforcement	\$90,042,880	\$59,442,176	66%	\$101,713,673	\$67,221,405	66%
3200 - Emergency Services	\$44,509,441	\$27,563,694	62%	\$48,412,197	\$30,094,373	62%
6500 - Economic Develop & Assistance	\$9,323,134	\$5,804,968	62%	\$5,505,436	\$4,167,829	76%
5150 - Culture-Recreation (Parks)	\$6,095,845	\$3,352,713	55%	\$6,568,365	\$3,725,237	57%
3700 - Animal Services	\$5,758,606	\$3,534,772	61%	\$6,074,415	\$3,653,388	60%
1800 - Security	\$4,533,148	\$3,018,401	67%	\$5,311,715	\$2,774,813	52%
3300 - Inspections	\$3,528,894	\$2,176,490	62%	\$3,612,777	\$2,285,208	63%
2950 - Coordinated Services	\$3,524,805	\$2,708,084	77%	\$3,615,251	\$2,778,378	77%
4100 - Solid Waste	\$2,672,683	\$1,280,845	48%	\$2,724,923	\$1,237,486	45%
1600 - Planning and Development	\$2,477,767	\$1,219,058	49%	\$2,621,264	\$1,525,252	58%
5110 - Culture - Libraries	\$2,395,122	\$2,395,122	100%	\$2,417,964	\$2,417,964	100%
2900 - Cooperative Extension Service	\$992,108	\$574,067	58%	\$998,217	\$510,747	51%
4200 - Soil & Water Conservation	\$458,686	\$232,757	51%	\$506,389	\$259,302	51%
Quality Government	\$78,081,496	\$48,283,570	62%	\$84,895,284	\$49,998,608	59%
1400 - Information Technology	\$18,109,580	\$11,298,730	62%	\$18,680,865	\$11,870,771	64%
1750 - Facilities	\$11,381,937	\$7,262,846	64%	\$13,171,818	\$8,202,359	62%
1150 - Human Resources	\$10,997,230	\$7,153,865	65%	\$12,320,598	\$6,930,328	56%
1450 - Tax	\$9,016,137	\$5,157,057	57%	\$10,103,491	\$5,974,367	59%
1300 - Finance	\$5,122,375	\$3,182,078	62%	\$5,270,458	\$3,313,609	63%
1100 - County Attorney	\$4,845,596	\$2,989,010	62%	\$5,304,335	\$3,054,642	58%
1550 - Elections	\$4,190,124	\$3,510,868	84%	\$4,138,207	\$2,561,108	62%
1050 - County Administration	\$2,782,749	\$1,490,422	54%	\$4,097,677	\$1,838,647	45%
1500 - Register of Deeds	\$3,323,529	\$1,755,263	53%	\$3,455,083	\$1,906,580	55%
1060 - Small Business & Entrepreneurship	\$1,753,420	\$767,128	44%	\$1,697,114	\$645,052	38%
1020 - Clerk to the Board	\$1,586,893	\$958,452	60%	\$1,685,077	\$1,010,288	60%
1070 - Public Relations	\$1,252,983	\$475,908	38%	\$1,425,883	\$758,276	53%
1200 - Budget & Management Services	\$1,323,413	\$680,456	51%	\$1,324,906	\$574,178	43%
1910 - Fleet Operation	\$1,387,190	\$974,477	70%	\$1,150,038	\$679,713	59%
1250 - Internal Audit	\$1,008,340	\$627,010	62%	\$1,069,734	\$678,690	63%
Debt Service	\$66,643,700	\$66,643,700	100%	\$36,306,426	\$36,306,426	100%
Other	\$1,149,145	\$704,183	61%	\$0	\$0	
Total	\$846,543,018	\$525,306,530	62%	\$857,211,438	\$520,815,208	61%



ARPA Enabled Fund

Months (for Table)

1

8

The ARPA Enabled Fund is a new operating fund established to track programs or activities funded by County general funds made available through use of ARPA Revenue Replacement funds for regular county operating expenses.

Project	Description	Allocated Budget	Encumbrances	Actuals	Remaining Budget
Integrated Service Delivery	Supports the development of an integrated data system to support care coordination across the County government and with community partners. The system will improve referrals, access, and engagement processes with clients to improve health of vulnerable County residents.	\$10,000,000	\$1,582,639	\$1,782,087	\$6,635,274
Homelessness Taskforce	Supports an interagency taskforce charged with identifying and enacting initiatives to address housing instability and other issues leading to experiences of homelessness in Guilford County. The Homelessness Taskforce includes partnerships with local organizations including Partners Ending Homelessness, YWCA, Salvation Army, West End Ministries, Room at the Inn, The Servant Center, Tiny House Community, Family Services of the Piedmont, Interactive Resource Center, Welfare Reform Liaison Project, and the Center for Hope and Healing.	\$8,500,000	\$136,134	\$6,700,412	\$1,663,454
Legal Support Center	The Legal Support Center is intended serve as resource hubs for self-represented litigants. These centers offer navigators who share information on how the court system works, provide access to and support with completing legal paperwork, and offer referrals to legal assistance and other agencies that can assist these litigants with their cases.	\$544,000	\$3,902	\$184,003	\$356,095
Broadband Initiatives	Funding has been set aside to address needs and strategies identified in the Broadband Gaps & Needs Infrastructure Analysis.	\$282,919	\$282,919	\$0	\$0
EMT and Paramedic Academy	Provides funding for EMT and Paramedic Academy to hire and train employees, increase workforce diversity and increase prehospital providers at both EMT and Paramedic level.	\$399,999	\$155,117	\$244,882	\$0
Food Security	Aims to develop a county-wide plan for Food Security, coordinating data sharing and communication to align resources, and improve communication between agencies in Guilford County.	\$885,133	\$403,471	\$481,662	\$0
Infant Mortality	Supports a collective action movement of lowering infant mortality rates in Guilford County. Efforts include building partnerships, community engagement, a Health Ambassador program to share health information across networks, and training for maternal health stakeholders.	\$968,000		\$968,000	\$0
Total		\$21,580,051	\$2,564,182	\$10,361,046	\$8,654,823



ARPA Enabled Fund

Months (for Table)

1

8

The ARPA Enabled Fund is a new operating fund established to track programs or activities funded by County general funds made available through use of ARPA Revenue Replacement funds for regular county operating expenses.

Project	Description	Allocated Budget	Encumbrances	Actuals	Remaining Budget
Pleasant Garden Water and Sewer	Supports the development of Phase 1 of the Pleasant Garden Business District water and sewer infrastructure project. The water system will connect to the Greensboro water system at Ritters Lake Rd and Spur Rd. This proposed system will provide 3000 GPM light industrial fire flow and 1 MGD total water demand distributed evenly across economic development sites in the district.	\$5,500,000	\$4,915,848	\$584,152	\$0
The Bridge	Projects increase access to recreation, health and wellness, workforce development and other community services to improve the quality of life of Guilford County residents.	\$2,000,000	\$1,316,120	\$683,880	\$0
Transitional Therapeutic Foster Care	Supports therapeutic services for foster youth who are experiencing persistent mental illness, with the goal of improving placement stability while awaiting the transition to higher levels of care.	\$1,500,000	\$0	\$0	\$1,500,000
Transportation Initiatives	Is a collaborative stakeholder group with county-wide representatives committed to ongoing collaboration and movement towards a collective vision for transportation in Guilford County. Funding will support promising initiatives that advance the shared vision and better connect residents, especially those most in need, to jobs, human services, and care.	\$1,000,000	\$444,177	\$57,765	\$498,058
Windsor Chavis Nocho Community	Project supports the City of Greensboro's Windsor Chavis Nocho Community Complex which will be a unique, "one-stop" facility and destination that merges and offers residents convenient and equitable access to recreation, health/wellness, library, and other government supportive services. The facility will provide Guilford County core eligibility services and other programming.	\$15,000,000	\$15,000,000	\$0	\$0
Women's Recovery Housing	There are currently no treatment programs in Guilford County that provide residential substance use treatment services for pregnant or parenting women. Guilford County Board of Commissioner Planning Committee on Women with Children Residential Recovery Services and a broad range of community stakeholders are working to formalize a program and facility design to provide this needed service in our community at Gibson Park in High Point.	\$3,000,000	\$2,712,802	\$287,198	\$0
Total		\$28,000,000	\$24,388,947	\$1,612,995	\$1,998,058



Fire Districts

Months (for Table)

1

8

Guilford County has 24 fire districts providing fire response service in areas of the county not serviced by a municipal fire department. The primary funding for each district is property tax revenue generated by a special district tax. The tax, which is in addition to the County's general property tax, is levied on the property in each district. Revenues generated are dedicated for use in the district where they are levied. Guilford County contracts with County fire departments to provide fire response service.

Fiscal_Year	2026		
Department	Adopted Budget	Actuals	Percentage Spent
8020 - Alamance FPSD	\$3,513,330	\$3,205,322	91%
8040 - Climax FPSD	\$349,000	\$317,918	91%
8060 - Colfax FPSD	\$1,103,000	\$1,011,062	92%
8080 - Deep River No. 18 FPSD	\$475,768	\$468,776	99%
8100 - Fire Prot Service Dist No. 1	\$57,000	\$54,181	95%
8120 - Friedens No. 28 FPSD	\$657,375	\$627,660	95%
8130 - Gibsonville FPD	\$15,000	\$15,000	100%
8160 - Guilford College FPSD	\$220,961	\$107,449	49%
8180 - Guil-Rand FPSD	\$310,000	\$289,656	93%
8200 - Julian Volunteer FPSD	\$116,000	\$107,083	92%
8210 - Kimesville FPD	\$193,638	\$178,825	92%
8240 - McLeansville FPSD	\$2,166,000	\$2,000,617	92%
8260 - Mt Hope Com FPSD	\$1,609,000	\$1,521,580	95%
8280 - No. 14 FPSD	\$342,342	\$310,293	91%
8300 - Northeast FPSD	\$2,620,362	\$2,431,384	93%
8320 - Oak Ridge FPSD	\$3,231,000	\$3,109,547	96%
8340 - Pinecroft-Sedgefield FPSD	\$4,270,000	\$3,879,448	91%
8360 - Pleasant Garden FPSD	\$2,172,687	\$2,044,205	94%
8380 - PTIA FPSD	\$696,072	\$696,072	100%
8400 - Rankin No. 13 FPSD	\$2,616,000	\$2,476,593	95%
8420 - Southeast FPSD	\$402,000	\$367,701	91%
8430 - Stokesdale FPD	\$1,819,000	\$1,736,386	95%
8460 - Summerfield FPSD	\$4,966,901	\$4,605,029	93%
8480 - Whitsett FPSD	\$1,303,000	\$1,303,000	100%
Total	\$35,225,436	\$32,864,787	93%

Highlights:

- Staff is actively monitoring revenue projections.
- Early indicators of revenues are on track to hit targets.
- Staff maintain continued monthly discussion with Fire Chiefs.
- Budget amendment for Guilford College forthcoming due to consolidation of service districts into Fire Service Protection District Overlay.



Other Annual Funds

Months (for Table)

1

8

Internal Service Fund

The Internal Service Fund accounts for Wellness initiatives, Healthcare benefits, and Risk Management services provided to employees and departments. The Internal Service Fund operates as a self-funded pool to serve the entire organization.

The County administers health and dental benefits through a self-funded program, supplemented by employee contributions, to provide medical coverage for employees and their covered dependents. The self-insured program includes stop-loss insurance to limit the County's losses for the overall program.

The County conducts Risk Management operations through a combination of insurance programs. These include liability, property, workers' compensation, and cybersecurity, in addition to employee health benefits. The County is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; injuries to employees; and natural disasters. The County protects itself from potential loss using a combination of risk financing methods, which are accounted for in the Internal Service Fund.

All operating funds of the County participate in the risk management program and make payments to the program based on allocated charges. Payments are for prior and current year claims and to establish adequate reserves for catastrophic losses. YTD Budget and actual revenue and expenses are shown in the table below.

Account Type Department	Expenses		Revenues	
	Amended Budget YTD	Actuals	Amended Budget YTD	Actuals
1950 - Risk Retention-Liab/Prop/WC	\$10,362,319	\$5,135,971	(\$10,362,319)	(\$5,686,074)
1970 - Health Care & Wellness	\$57,581,310	\$35,684,636	(\$57,581,310)	(\$31,418,298)
0000 - Non-Departmental				(\$123,763)
Total	\$67,943,629	\$40,820,606	(\$67,943,629)	(\$37,228,134)

DSS Representative Payee Fund

When Governmental Accounting Standards Board (GASB) Statement 84 took effect the County was required to change our financial structure, resulting in the creation of a new fund called "DSS Representative Payee Fund". The Division of Social Services "representative payee" funds are revenues such as imposed Social Security Rulings and Social Security disbursements on behalf of individuals who are wards of the County. This usually pertains to individuals under the age of 18 or those assigned by courts. Funds received are held in an account for the individual and disbursed as required.

Account Type Fund	Expenses		Revenues	
	Amended Budget YTD	Actuals	Amended Budget YTD	Actuals
4740 - DSS Rep Payee	\$4,000,000	\$2,069,166	(\$4,000,000)	(\$2,189,363)
Total	\$4,000,000	\$2,069,166	(\$4,000,000)	(\$2,189,363)

Fines & Forfeitures Fund

When Governmental Accounting Standards Board (GASB) Statement 84 took effect the County was required to change our financial structure, resulting in the creation of a new fund called "Fines and Forfeitures", which under the NC Constitution Article IX states that any fines and forfeitures collected in the County should be appropriated and used exclusively for maintaining public schools within the county. The special revenue fund Fines & Forfeitures Fund was formally established in FY2022.

Account Type Fund	Expenses		Revenues	
	Amended Budget YTD	Actuals	Amended Budget YTD	Actuals
4730 - Fines & Forfeitures	\$4,000,000	\$860,717	(\$4,000,000)	(\$960,682)
Total	\$4,000,000	\$860,717	(\$4,000,000)	(\$960,682)



Other Annual Funds

Months (for Table)

1

8

Room Occupancy and Tourism Development Fund

The Greensboro/Guilford County Tourism Development Authority (the Authority) is a public authority under North Carolina General Statutes created to promote activities and programs which encourage travel and tourism to the area. The County is financially accountable for the Authority because it levies the occupancy tax—the major source of the Authority's revenues. The County also has final approval over the Authority's annual budget. The budget presented below allows the county to remit the proceeds of the occupancy tax revenue to the Authority.

Account Type	Expenses		Revenues	
	Amended Budget YTD	Actuals	Amended Budget YTD	Actuals
4500 - Room Occupancy/Tourism Dev Tax	\$10,000,000	\$4,820,028	(\$10,000,000)	(\$4,820,028)
Total	\$10,000,000	\$4,820,028	(\$10,000,000)	(\$4,820,028)

Tax Revaluation Fund

The Tax Revaluation Fund accounts for expenses for conducting the County's property revaluation process including revenues dedicated to revaluation. The most recent revaluation was completed in FY2022. The County operates on a 5-year revaluation cycle, with the next revaluation planned for FY2026. Revenues and contributions from the General Fund not spent in the current fiscal year are retained in the fund for revaluation needs.

Account Type	Expenses		Revenues	
	Amended Budget YTD	Actuals	Amended Budget YTD	Actuals
4700 - Tax Revaluation Fund	\$978,264	\$209,489	(\$978,264)	(\$450,000)
Total	\$978,264	\$209,489	(\$978,264)	(\$450,000)



Other Annual Funds

Months (for Table)

1

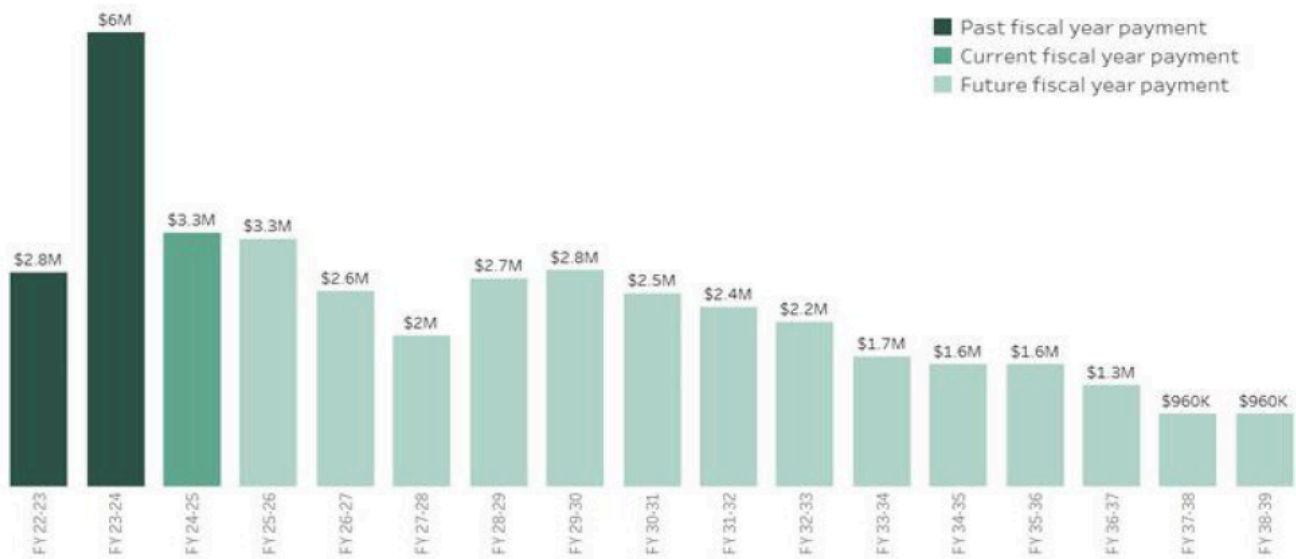
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Opioid Settlement Overview:

North Carolina announced the first \$26 billion national settlement agreement with the three largest drug distributors, plus the drug maker Johnson & Johnson (J&J) in July 2021. Two additional sets of settlements with pharmacies and other companies totaling \$22 billion together were announced in 2023 and 2024. All settlement proceeds will be distributed over an 18-year period from FY 2022 to FY 2039.

The State of North Carolina has established a Memorandum of Agreement (NC MOA) for distribution and use of settlement funds. Guilford County signed on to this MOA in June 2021 when the first wave of settlement agreements was being finalized, and the MOA continues to apply to following settlements. Guilford County's estimated payment distributions can be accessed on the [state's dashboard](#) and are referenced below.

Guilford County is receiving \$40,750,701 in opioid settlement funds from 2022 through 2038.



What the County is Doing with the Funds:

The county can only use settlement funds to address issues arising from or related to the opioid crisis including to assist with the treatment, recovery, and support of our residents with substance use disorder. All uses of funds must be specifically authorized by the Board of Commissioners, and the outcomes of the funded programs and activities are reported to the state annually.

To ensure that the use of funds is based on actual needs and interests of the community, Guilford County created a drug and injury prevention manager to serve as a coordinator for opioid settlement planning and engagement work and hired a consultant to conduct a collaborative strategic planning process with the community. The Board of Commissioners approved the recommendations from the strategic plan and staff began to implement these recommendations in July 2024. The county must conduct a new collaborative strategic planning process every four (4) years to continue to fund certain recommendations.



Other Annual Funds

Months (for Table)

1

8

Guilford County Opioid Settlement Funds Projection

February 2026

	Program/Service	FY2023 Actual	FY2024 Actual	FY2025 Actuals	FY2026 Budget
Recurring	Opioid Coordinator	50,975	116,577	130,800	149,350
	Naloxone Distribution	-	48,500	99,257	100,000
	MAT at Gibson Park*	-	287,522	425,597	667,015
	Long-term Beds at Gibson Park*	-	-	539,075	883,953
	Women & Children at Gibson Park*	-	-	345,625	397,256
	GCSTOP PORT & Opioid Use Disorder Clinic	-	-	636,000	636,000
	EMS MAT Induction Program	-	-	-	309,000
	Community Outreach & Education	-	-	45,462	342,520
	Syringe Service Program	-	-	85,676	91,000
	Transportation Services	-	-	-	11,226
	Sobriety Treatment and Recovery Team	-	-	-	-
	NC Survivor's Union Harm Reduction Clinic	-	-	-	100,000
One Time	Opioid Settlement Strategic Planning	86,173	94,917	-	-
	Lees Chapel Facility Upfit	-	98,457	1,820,958	4,062,890
	Women & Children Gibson Park Upfit	-	-	-	577,210
Annual Net Cost		137,148	645,972	4,128,449	8,327,420
Annual Opioid Settlement Disbursements		2,817,906	5,966,590	3,335,879	3,258,841
Other Non-County Disbursements (McKinsey)		-	-	199,452	-
Special Federal Appropriation (Women & Children Treatment Facility)					577,210
County Building Construction Fund (Lees Chapel)					632,285
Annual Funding		2,817,906	5,966,590	3,535,331	4,468,336
Annual Net Cost v. Funding		2,680,758	5,320,618	(593,118)	(3,859,084)
Estimated Funds Remaining at Year End		2,680,758	8,001,376	7,408,258	3,549,174

*The appropriation these three programs include encumbrance rolls from the prior year

Current Year Spending:

Account Type	Expenses	
Org	Amended Budget YTD	Actuals
48502136 - Gibson Longterm Beds	\$883,953	\$301,875
48502135 - Gibson Park MAT	\$667,015	
48502151 - GCSTOP Response	\$636,000	\$522,822
48502145 - Pregnant & Parenting Recovery	\$397,256	\$214,338
48502156 - Opioid Outreach & Education	\$342,520	\$59,895
48503252 - MAT Induction EMS	\$309,000	
48502110 - Opioid Taskforce Coordinator	\$149,350	\$79,136
48502130 - Naloxone Distribution	\$100,000	\$29,700
48502161 - NCSU MOUD Clinic	\$100,000	
48502157 - Opioid Syringe Services	\$91,000	
48502158 - Opioid Transportation	\$11,226	
Total	\$3,687,320	\$1,207,766

Budget Performance Report

Fiscal Year 2026 – As of February 28th

Key Takeaways:

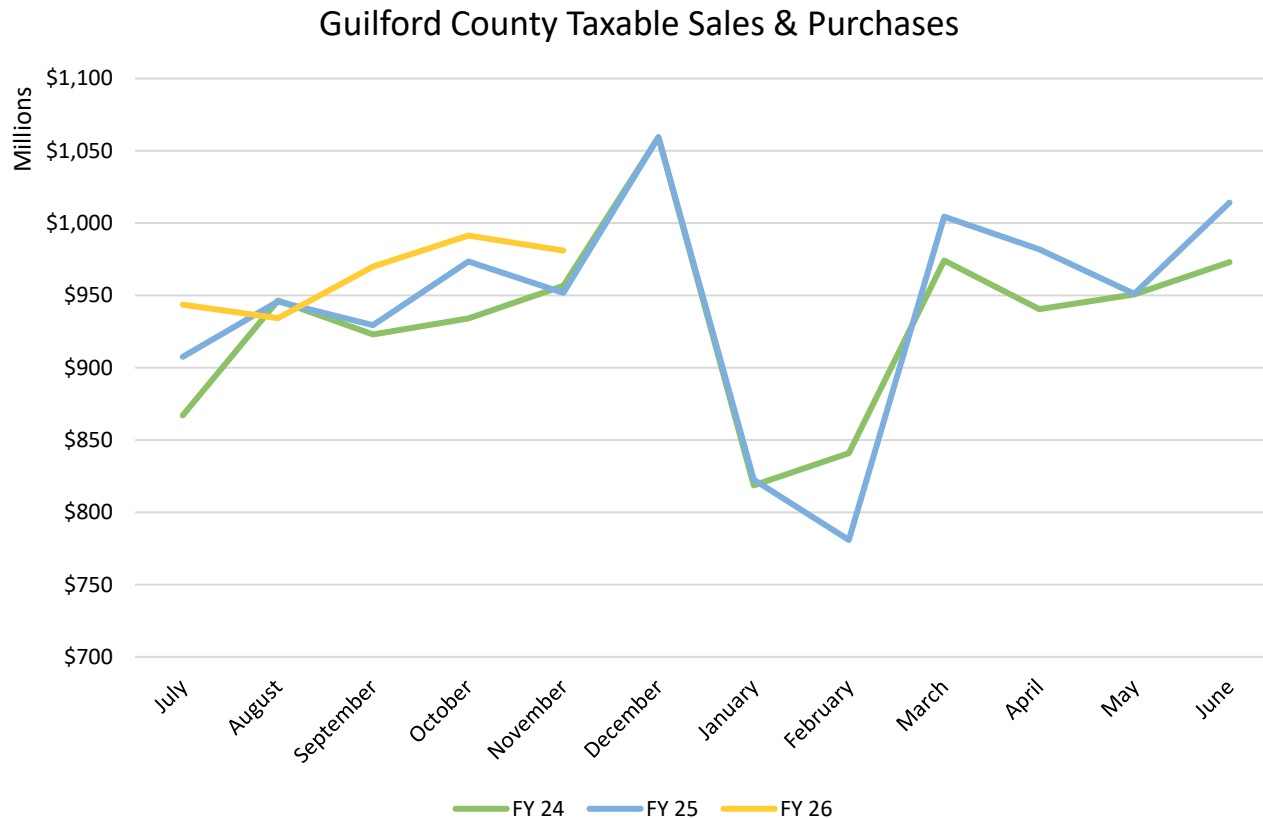
- Revenues and Expenses are trending as expected based on current projections
- The vacancy rate is currently higher than previous years based on the staggered addition of new positions throughout the fiscal year
- Staff anticipates the use of fund balance based on early indicators

Revenues Update

- Through this date, 5 months of sales tax actuals have been collected, with slight growth from the prior year, after factoring in refunds.
- Monitoring federal/state revenues

Revenue Type (\$ millions)	FY2026 Amended	FY2026 Actuals	% Collected
Property Tax	\$542.42	\$521.02	96%
Sales Tax	102.75	40.96	40%
Federal & State	94.92	39.33	41%
User Fees & Charges	54.10	34.69	64%
Other Revenues	22.62	16.15	71%
Transfers from Other Funds	0.58	0.58	100%
Total (excl. fund balance)	\$817.39	\$652.73	79%
Appropriated fund balance	39.82	0.00	0.0%
Total	\$857.21	\$619.37	76%

Sales Tax Look-back



- Total sales and purchases in FY24 and FY25 mirrored each other, with minimal growth (blue and green line).
- FY26 is trending slightly higher, which would result in positive sales tax growth of 2.01%.

Expenses by Category

- The County's vacancy rate is currently 348 FTEs (11%)
- Staff continue to monitor spending on overtime
- Operating expenses remain in line with monthly spread projections and historical spending patterns

	FY2026 Amended	FY2026 Actuals	% Spend
Education*	\$349.51	\$205.64	59%
Personnel	310.72	192.93	62%
Operating	123.46	66.73	54%
Human Services Assistance	28.20	12.16	43%
Capital Outlay	3.46	1.55	45%
Transfers Out & Other Financing	41.86	41.81	100%
Total	\$857.21	\$520.82	61%

Fire District Revenues

- Staff is actively monitoring revenue projections
- Revenues are on track to hit targets
- Continued monthly discussion with Fire Chiefs

FY26 Budget Timeline – Fire Districts

- **February 17: Budget sheet workshop refresher**
 - Budget worksheet & certification forms sent out
- **Feb 17 – March 27:** Budget is available for 1-hour meetings (by appointment, phone, etc.) to discuss budget requests / support you in telling your story
- **April 3: Budget worksheets due** & Departments notify County of preliminary tax rate requests
- **March 30 – April 10:** 1-hour meetings with County Manager
 - Meetings can be requested by District
- **April 10: Certified budget + tax rate request due**
- **May 7: Manager's Recommended Budget**



Guilford County Health and Human Services Advisory Committee

March 16, 2026


To: Guilford County Board of Commissioners

The Guilford County Department of Health and Human Services (HHS) would like to request a Term Exemption for the current Health and Human Services Advisory Committee (HHSAC) member, Dr. Tanya Redd. Set forth in the HHSAC Bylaws, members have a two-term limit. With this request, we would like to recommend that Dr. Redd be granted a 3rd term as a member of the HHSAC.

HHSAC serves a key role in advocating for the health and well-being of the citizens of Guilford County. Dr. Redd has served on HHSAC since February 18th, 2021, and has served as the “Dentist” representative. At this time, we do not have any dentist candidates to fill the seat currently occupied by Dr. Redd. Dr. Redd is interested in continuing her service on HHSAC and her contributions to date have been greatly appreciated. At this time, we have several vacancies we are anticipating filling in the near-term. Dr. Redd’s continued presence would help with the onboarding and transition of members and bring valuable perspective and context as HHS continues its work in consolidating/integrating operations and service delivery across Public Health and Social Services.

Thank you so much for your consideration of this recommendation.

Sincerely,

Signed by:


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Natalie Craver,
Director, HHS/Assistant County Manager