

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

Greensboro, North Carolina
April 2, 2026

The Board of County Commissioners met in a duly noticed regular meeting on April 2, 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; Commissioners Kay Cashion, Brandon Gray-Hill, Carly Cooke, Mary Beth Murphy, Frankie T. Jones, Jr., Pat Tillman (via virtual communication), and Alan Perdue.

ABSENT: Commissioner Mary Beth Murphy.

ALSO PRESENT: County Manager Victor Isler; 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; Deputy County Manager Toy Beeninga; Assistant County Manager Natalie Craver; Planning and Development Director J. Leslie Bell; members of staff, media, and the public. Virtual participation was made available to members of the public and media partners.

Chairman Alston introduced Mr. Paul Van Hagan, a United States Marine veteran, who would lead the Pledge of Allegiance following the invocation.

I. INVOCATION

Board Chaplain Ben Chavis offered the invocation.

II. PLEDGE OF ALLEGIANCE

Mr. Van Hagan 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 5:35 p.m.

IV. SPEAKERS FROM THE FLOOR

1. David Gilbert, Guilford Clean Power Now member, thanked the Board for their actions taken during the recent budget retreat. They requested that the Board continue by adopting a clean energy policy.
2. Gail Dunham spoke in opposition to the revaluation process and spoke in support of well preservation.
3. Tacoma Boan spoke to the affordability crisis and urged the Board not to raise taxes.
4. Deonna Kelli Sayed, Interactive Resource Center (IRC) Board Chair, thanked the Board for their past support. She noted that the IRC is entering its 16th year as a day center for our houseless community and spoke to having more coordination in case management and access to services. She noted that we are currently in a public health crisis and invited the Board to additional conversations with the new IRC staff.
5. Andy Clark encouraged the Board to reduce the property rates and improve service efficiencies.
6. Mike Perdue expressed concerns with the tax revaluation process and expressed frustrations with the valuations.
7. Bryan Gaiser urged the Board to consider lowering taxes.
8. Kelly Perdue spoke in opposition to the tax revaluation values.
9. Clay Troxler spoke to his family's history dating back to the 1800's. He expressed concerns about property values going up. He asked for additional accountability.
10. Sharon Wolfe, resident and small business owner, spoke to the revaluation of her neighbor's single-wide trailer. She urged the Board to consider consistency in the values.
11. Don Berckman noted that although no improvements have been made to his property in 30 years, his property was revalued by more than 70%. He noted that as a small business owner, his commercial lease is going up. He urged the Board to remember the residents.
12. Delbert Fentress urged the Board to consider tax revaluations.
13. Paul Van Hagan shared that as a retired veteran living on a fixed income, he encouraged the Board to consider impacts to residents. He expressed support for prioritizing public safety funding.

Chairman Alston noted that we will begin our community town hall series next week. He noted that we will be coming to the community to hear their concerns and will be voting on the budget in June.

Commissioner Tillman entered the meeting via virtual communications at 6:23 p.m.

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

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

[Legislation Text](#)

Commissioner Carly Cooke welcomed the community's valued stakeholders and partners. She noted that a strong and healthy early childhood environment creates a pathway for success.

Commissioner Cooke read the Proclamation into the record.

Guilford County Partnership for Children Executive Director Heather Adams noted that the partnership has been supporting families for over 30 years. She noted that Guilford County, like many other counties, is in a childcare crisis with a lack of care resources and affordability. She urged the Board to consider childcare as a core county service.

VI. CONSENT AGENDA

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

Motion was made by Commissioner Frankie T. Jones, Jr., and seconded by Vice Chairwoman J. Carlvena Foster, to adopt the consent agenda.

VOTE: Motion carried 8 - 0
AYES: Melvin "Skip" Alston, J. Carlvena Foster, Brandon Gray-Hill, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Pat Tillman, Alan Perdue
NOES: None

A. MISCELLANEOUS

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

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

[Legislation Text](#)

[DOC031226-03122026142938](#)

2. 2026-182 APPROVAL OF MINUTES

Consider and approve the following sets of Minutes:

Regular Meeting March 19, 2026

[Legislation Text](#)

[dmx031926](#)

VII. NEW BUSINESS

There was no New Business for this agenda.

VIII. PUBLIC HEARINGS

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

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.

[Legislation Text](#)

[TA 25-10-PLBD-0137 Section 1.4 JURISDICTION](#)

[TA 25-10-PLBD-0137 Section 3.5.M REZONING \(CONVENTIONAL & CONDITIONAL\) MAP AMENDMENT](#)

[2_BCC Staff Report 25-10-PLBD-00137](#)

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

Assistant Planning and Development Director Jason Harding introduced the agenda item and reviewed the proposed changes.

Assistant Director Harding noted the requirements of Session Law 2025-94. He noted that the amendments are consistent with the statement of aligning the Unified Development Ordinance (UDO) with recent amendments to NC General Statutes §160D-203 and §160D-601. He noted that the County Planning Board voted unanimously to approve.

Chairman Alston opened the public hearing and opened the floor for proponents of the item. There being none, he opened the floor for opponents. There being none, he closed the public hearing. He entertained a motion.

Motion was made by Commissioner Frankie T. Jones, Jr., and seconded by Vice Chairwoman J. Carlvena Foster, to adopt 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.

VOTE: Motion carried 8 - 0
AYES: Melvin "Skip" Alston, J. Carlvena Foster, Brandon Gray-Hill, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Pat Tillman, Alan Perdue
NOES: None

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

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.

[Legislation Text](#)

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

[Mutli-family Parking Comparison](#)

[TA 26-01-PLBD-000005 Staff Report 6.1 D](#)

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

Planning Director Leslie Bell noted that we received some comments to consider our multi-family parking requirements. He noted that we do have some parking standards, and applying the standards used by peer jurisdictions would allow us to reduce the amount of impervious parking, which is consistent with the guiding principles of our comprehensive plan.

Chairman Alston clarified the parentages and the rounding-up protocols.

Planning Director Bell clarified that if we have any percentile calculation for spaces that are dictated by our ordinance, those lot requirements are rounded up.

Chairman Alston opened the public hearing and opened the floor for proponents of the item. There being none, he opened the floor for opponents. There being none, he closed the public hearing. He entertained a motion.

Motion was made by Vice Chairwoman J. Carlvena Foster, and seconded by Commissioner Frankie T. Jones, Jr., to 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.

VOTE: Motion carried 8 - 0
AYES: Melvin "Skip" Alston, J. Carlvena Foster, Brandon Gray-Hill, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Pat Tillman, Alan Perdue
NOES: None

- 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

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.

[Legislation Text](#)

[TA 25-12-PLBD-00149 Appendix 2 Text Amendment](#)

[2_BCC Staff Report 25-12-PLBD-00149](#)

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

Director Leslie Bell introduced the agenda item. He noted that the proposed changes amend application submittals for electronic applications and remove the requirement of physical documents. He reviewed the amendments to the map standards.

Chairman Alston opened the public hearing and opened the floor for proponents of the item. There being none, he opened the floor for opponents. There being none, he closed the public hearing. He entertained a motion.

Motion was made by Commissioner Carly Cooke, and seconded by Commissioner Kay Cashion, to 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.

VOTE: Motion carried 8 - 0
AYES: Melvin "Skip" Alston, J. Carlvena Foster, Brandon Gray-Hill, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Pat Tillman, Alan Perdue
NOES: None

IX. APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

A. 2026-191 APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS & COMMISSIONS

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)

[Legislation Text](#)

[03.17.26 App_JAlbright](#)

[02.20.26 App_LGathers](#)

[10.20.25 App_SDunnington](#)

[10.20.25 Resume SDunnington](#)

Motion was made by Commissioner Alan Perdue, and seconded by Commissioner Carly Cooke, to 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)

VOTE: Motion carried 8 - 0

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

NOES: None

B. 2026-194 EXCEPTION REAPPOINTMENTS TO GUILFORD COUNTY BOARDS & COMMISSIONS

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)

[Legislation Text](#)

[03.18.26 Reapp TRedd](#)

[03.20.26 Term Exemption Ltr TRedd](#)

Motion was made by Vice Chairwoman J. Carlvena Foster, and seconded by Commissioner Kay Cashion, to 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)**

VOTE: Motion carried 8 - 0
AYES: Melvin "Skip" Alston, J. Carlvena Foster, Brandon Gray-Hill, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Pat Tillman, Alan Perdue
NOES: None

X. COMMISSIONER LIAISON REPORTS

There were no Commissioner Liaison Reports for this agenda.

XI. COMMENTS FROM COUNTY MANAGER/COUNTY ATTORNEY

A. 2026-187 RECEIVE FY26 BUDGET PERFORMANCE REPORT THROUGH FEBRUARY 2026

Receive FY2025-26 Budget Performance Report through February.

[Legislation Text](#)

[FY2026 Budget Performance Report - February](#)

[FY26 February BPR Presentation](#)

County Manager noted the Annual Budget Report.

Senior Budget and Management Analyst Kellen LaBonte noted that revenues and expenses are trending as expected based on the current projections. He noted that total sales and purchases in FY24 and FY25 mirrored each other, with minimal growth. He explained that FY26 is trending slightly higher, which would result in positive sales tax growth of 2.01%. He shared that the vacancy rate is currently higher than in previous years (11%), based on the staggered addition of new positions. He highlighted that an actual expenses section is included in the Board packet.

Senior Analyst LaBonte shared that staff anticipates using fund balance based on early indicators. He noted that overall operational expenses remain in line with monthly spread projections and historical spending patterns. He shared that Fire Districts are actively being monitored and revenues are on track to hit targets. He provided a FY26 budget timeline with the Fire District Chiefs.

Commissioner Cashion questioned the equivalent dollar amount associated with an anticipated 2% increase in sales.

Deputy County Manager Toy Beeninga noted that our last three years' sales tax revenues were around \$99M. He explained that we are starting to see a 1-2% growth (~\$1M) in actuals, perhaps ~\$102M, but we do not anticipate hitting our sales tax revenue budget.

Commissioner Cooke, referring to the Fire Districts, questioned how the Fire Districts' revenue-neutral rates will be published.

DCM Beeninga stated that those will be published for public viewing, along with the Manager's recommended rate, and it will include a table listing the current rate, the revenue-neutral rate, and the requested rate.

Commissioner Cooke suggested that perhaps we can discuss the tax layering that residents will see on their statement in our upcoming budget town hall sessions.

There were no comments from the County Manager.

There were no comments from the County Attorney.

XII. COMMENTS FROM COMMISSIONERS

Commissioner Cooke thanked the County Commissioners for joining her, along with Commissioners from other counties around the state, regarding our telehealth program. She recognized Fairview Elementary School Principal Fanisha Love for hosting the program.

Commissioner Cashion shared her recent attendance of a Triad Real Estate Building Industry Coalition (TREBIC) meeting and shared the session's information regarding housing, transit, and regionalism.

Commissioner Jones thanked staff for their preparation for the Budget Retreat last week and constituent engagement.

Vice Chairwoman Foster recognized Commissioner Cooke for presenting and promoting the telehealth program and what is happening in Guilford County. She recognized the County Manager and his team for the great and well-thought-out budget work session.

Chairman Alston thanked staff for the great job at the retreat and shared that it was very informative. He requested an update on the town hall messaging.

Clerk to Board Robin Keller confirmed a multi-platform publicity campaign.

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

There was no Closed Session for this agenda.

XIV. ADJOURN

Motion was made by Commissioner Alan Perdue, and seconded by Vice Chairwoman J. Carlvena Foster, to adjourn the regular meeting.

VOTE: Motion carried 8 - 0
AYES: Melvin "Skip" Alston, J. Carlvena Foster, Brandon Gray-Hill, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Pat Tillman, Alan Perdue
NOES: None

The Board meeting adjourned by unanimous consent at 7:05 p.m.

Melvin "Skip" Alston
Chairman

Robin Keller
Clerk