



Guilford County

301 West Market Street
Greensboro, NC 27402

Meeting Agenda - Final Board of Commissioners

Thursday, March 5, 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. [2026-171](#) RESOLUTION RECOGNIZING THE 2025 CHAMPIONSHIP SEASON FOR GRIMSLEY HIGH SCHOOL FOOTBALL TEAM
- Requested Action:** Adopt resolution recognizing the 2025 Championship season for the Grimsley High School Football Team.

Sponsors: Commissioner MaryBeth Murphy

- B. [2026-172](#) RESOLUTION CELEBRATING MARCH 2-6, 2026 AS READ ACROSS AMERICA WEEK IN GUILFORD COUNTY

Requested Action: Adopt resolution celebrating March 2-6, 2026 as Read Across America Week in Guilford County.

Sponsors: Commissioner Kay Cashion

VI. CONSENT AGENDA

A. BUDGET AMENDMENTS

1. [2026-160](#) HHS-PUBLIC HEALTH CHANDLER DENTAL CLINIC DONATION - \$3,500

Background: The Guilford County Department of Health and Human Services - Public Health Division is pleased to announce a generous donation of \$3,500 from Jeffrey and Paige Chandler to support services at the

Chandler Dental Clinic in Greensboro. This contribution will be used to fund facility improvements and space modifications.

Clinic Overview:

The Chandler Dental Clinic primarily serves children in Guilford County who are eligible for dental services under their Medicaid coverage. It is worth noting that most private dental offices only accept a limited number of Medicaid-eligible children for dental services. Over the last three fiscal years, the clinic has diligently served the community, with the following number of unduplicated patients:

FY22-23: 1,687

FY23-24: 1,901

FY24-25: 1,993

Requested Action: Approve the Increase of \$3,500 in Other revenue and in Appropriation to Health and Human Services by the same amount to allocate the funds received by Jeffrey and Paige Chandler. The budget adjustment will support facility improvements and space modifications at the Chandler Dental Clinic.

Budget Impact: **GENERAL FUND**
\$3,500 Increase in Other Revenue
\$3,500 Increase in Appropriation to Health and Human Services

Sponsors: Courtney McFadden

Attachments: [Chandler approved donation 1.20.26](#)

2. [2026-161](#) HHS-PUBLIC HEALTH WOMEN'S INFANT & CHILDREN (WIC) BUDGET AMENDMENT - \$16,686

Background: The North Carolina Department of Health and Human Services (NCDHHS) awards annual Public Health appropriations to local health departments through a State Consolidated Agreement. This agreement specifies funded activities across various divisions and ensures that resources are directed toward evidence-based and community-driven public health priorities.

Guilford County Public Health (GCPH) requests approval to amend the FY2026 budget to align with awarded state funds. This amendment reflects funding changes for the Women, Infants, and Children (WIC) program.

Allied Health:

WIC received additional \$16,686, bringing the total FY2026 award to \$2,788,118. WIC funding supports prenatal and early childhood

nutrition services and continues to fund salaries and fringe benefits for WIC staff serving pregnant women and children from birth to age four. This supplemental funding will be used to purchase computers for WIC exam rooms and new client scales to support efficient, accurate service delivery. In FY2024-2025, WIC served 13,685 clients, achieving 105.23% of the state-assigned caseload. As of January 2026, the current caseload has increased to 13,905.

Total Increase for Allied Health (WIC): \$16,686

This adjustment reflects the alignment of the FY2026 Public Health budget with the actual state award allocations. While initial funding amounts were received in February 2025, additional funding was awarded in subsequent months following FY2025-2026 budget adoption. These amendments do not impact local appropriations.

Requested Action: Amend the General Fund Budget Ordinance to Increase the Appropriation to Health & Human Services by \$16,686 and increase Federal/State revenue by \$16,686.

Budget Impact:

GENERAL FUND

\$16,686 increase in appropriation to Health & Human Services - Public Health

\$16,686 increase in Federal/State Revenue

Sponsors:

Courtney McFadden

3. [2026-157](#) BUDGET AMENDMENT: ALIGN ARPA ENABLED BUDGET AFTER FISCAL YEAR 2025 YEAR END

Background:

As part of the allocation of American Rescue Plan Act (ARPA) funding, certain priorities were authorized under revenue replacement and accounted for in the ARPA Enabled Fund. Within the ARPA Enabled Fund, annual appropriations in the Budget Ordinance are allocated at the initiative level, which restricts those funds to only be used for the specific purpose authorized by the Board of County Commissioners (BoCC). \$968,000 in ARPA and ARPA Enabled funding was allocated for infant mortality. Specifically, for the expansion of a community-based doula program in which 76 individuals were matched with contractual doulas. Feedback surveys consistently report positive birth experiences, with participants noting increased confidence and support throughout their pregnancy and delivery. Multiple community events and learning sessions were held to promote and strengthen community support for doula services.

When the annual budget is developed, staff project how much

funding will be spent before the conclusion of the fiscal year, how much funds will be under contract by the end of the year, and then how much funds will need to be budgeted in the subsequent year for each initiative. The total funding, by initiative, must remain balanced to the total amount approved by the BoCC. Final accounting is now complete and due to late FY25 invoices, the Infant Mortality budget needs to be adjusted. This action is a normal check that will be performed each year to ensure funding remains aligned with Board allocations and does not impact planned activities or total amounts awarded by the BoCC for each program.

Requested Action: Amend the ARPA Enabled Fund to decrease Infant Mortality in the amount of \$8,900 with \$8,900 in Appropriated Fund Balance.

Budget Impact: **ARPA Enabled Fund**

Infant Mortality

\$8,900 decrease in appropriation Infant Mortality - ARPA

\$8,900 decrease in Appropriated Fund Balance

Sponsors: Toy Beeninga

B. CONTRACTS

C. MISCELLANEOUS

1. [2026-142](#) APPROVAL OF MINUTES

Requested Action: Consider and approve the following sets of draft meeting minutes:
01/30/2026 BOC Budget Retreat

Sponsors: Robin Keller

Attachments: [Retreat_Budget_Minutes 1.30.26](#)

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. [2026-153](#) TEXT AMENDMENT CASE #25-12-PLBD-00151: AN AMENDMENT TO ARTICLE 5 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES) OF THE UDO TO ADJUST DEVELOPMENT STANDARDS FOR THE WAREHOUSE, SELF STORAGE USE IN THE GB AND HB DISTRICTS

Background: At its January 14, 2026 regular meeting, the Guilford County Planning Board recommended approval to the Board of Commissioners

Unified Development Ordinance (UDO) Text Amendment Case #25-12-PLBD-00151 (as presented herein) that proposes to adjust the individual development standards for the Warehouse, Self-Storage use when located in the GB, General Business, and HB, Highway Business, zoning districts (attached). This amendment revises Section 5.16.B to remove the maximum height limitation of twenty (20) feet for Warehouse, Self-Storage. With this revision, the maximum height allowed for Warehouse, Self-Storage would instead default to the maximum height requirement of the district in which the parcel is located (see attached UDO Sections 4.2.15 GB-General Business and 4.2.16 HB-Highway Business, where the maximum structure height is 50 feet without additional setback requirements to build higher). Currently, self-storage warehouses are restricted to no more than twenty (20) feet in structural height, while General Warehouses in the same zoning district are subject to the underlying zoning district's height requirement. This amendment aligns the height development standard for these two uses, so both are subject to the general zoning district height requirement, as both are of similar development intensity.

The Planning Board recommended approval of this text amendment to the Board of Commissioners by a vote of 6-1, with two members absent. (Ayes: Donnelly, Craft, Gullick, Stalder, Drumwright, and Bui. Nays: Little.). Please find staff report attached.

The full text of the proposed amendments is attached. The text to be added is shown with a ~~striketrough~~, and the text to be added is underlined.

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 (UDO) with this statement by modernizing County development standards for Self-Storage Warehouses.

Requested Action: Hold a legislative hearing, adopt the text amendments as proposed in Unified Development Ordinance (UDO) Text Amendment Case #25-12-PLBD-00151, and adopt the aforementioned statement of plan consistency, as presented herein, to increase the height development standard for the Warehouse, Self-Storage use when located in the GB and HB zoning district.

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

Sponsors: J. Leslie Bell

Attachments: [3 BCC TA 25-12-PLBD-00151](#)
[4 BCC HB and GB District Standards \(attachment\)](#)
[2 BCC Staff Report 25-12-PLBD-00151](#)
[PB Minutes 01-14-26](#)

VIII. NEW BUSINESS

A. [2026-159](#) BUDGET AMENDMENT AND AUTHORIZATION TO PAY STATE OF NORTH CAROLINA FOR JUVENILE DETENTION BED STAYS

Background: The Guilford County Juvenile Detention Center manages the daily population of juveniles housed at the County facility. Over the past year, the department has experienced increased operational and security challenges related to housing older juveniles (ages 16-17) together with younger residents. These challenges include program limitations in delivery, increased staffing and supervision demands, and elevated safety and security risks for both residents and staff.

To better manage this population mix and to maintain safe operations, the department has utilized the option of placing certain Guilford County juveniles in State-operated facilities when appropriate. The State of North Carolina assesses a rate of \$150 per night for each Guilford County juvenile housed in a state facility.

In the first six months of the current fiscal year, costs associated with these state facility bed stays have exceeded \$200,000. Based on current utilization trends, additional appropriations are necessary to continue this practice through the remainder of the fiscal year.

Guilford County operates under a Memorandum of Agreement (MOA) with the State of North Carolina governing juvenile detention cost sharing. Under this MOA, the State reimburses the County for a portion of costs associated with operating the County's detention

facility, including 50% of the projected cost for Guilford County juveniles housed locally and 100% of the projected cost for out-of-county juveniles housed locally. This requested action pertains specifically to payments made by Guilford County to the State for housing certain County juveniles in State facilities where appropriate for operational and safety reasons.

The Purchasing Department has requested formal Board authorization to continue payment of State invoices for these detention bed stays.

Fiscal Sustainability

This request is based on current year operational needs and projected usage trends. The Juvenile Detention Center will track daily State placements, nightly costs, and remaining budget authority, reporting monthly to Budget & Management Services to ensure spending remains within the approved appropriation. Staff are evaluating long-term population management strategies, including age separation practices and coordination with the State, to reduce reliance on State-operated placements when feasible and fiscally responsible.

Policy Compliance

This practice aligns with North Carolina juvenile detention standards requiring appropriate age separation and adequate supervision for all residents.

Requested Action: Amend the General Fund budget ordinance to increase the appropriation to Juvenile Detention by \$250,000 and \$250,000 in appropriated fund balance; and authorize the Purchasing Department to pay invoices submitted by the State of North Carolina for juvenile detention bed stays at State facilities.

Budget Impact: \$250,000 increase in appropriation to Juvenile Detention
\$250,000 increase in Appropriated Fund Balance

Sponsors: Doug Logan

IX. HEALTH AND HUMAN SERVICES UPDATE

A. [2026-101](#) HEALTH AND HUMAN SERVICES UPDATE - PUBLIC HEALTH MEASLES

Background: Public Health will provide a brief presentation and situational update

on the current status of measles in North Carolina, including recent case activity, trends, and any relevant guidance from the state. The update will also highlight prevention efforts, vaccination recommendations, and key actions being taken to protect the community.

Requested Action: Receive HHS-Public Health Division Measles Update.

Sponsors: Courtney McFadden / Dr. Candice McNeill

X. APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.

A. [2026-117](#) APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS & COMMISSIONS

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

Guilford County Board of Equalization & Review

Reappoint Jasmine Quick-Miller to 2nd term in Alternate position (March 16, 2026 - March 15, 2029)

Sponsors: Robin Keller

Attachments: [02.12.26 Reapp JQuick-Miller Redacted](#)
[02.12.26 Resume JQuick-Miller D8 Redacted](#)

XI. COMMISSIONER LIAISON REPORTS

XII. COMMENTS FROM COUNTY MANAGER / COUNTY ATTORNEY

A. [2026-156](#) RECEIVE FY26 BUDGET PERFORMANCE REPORT THROUGH JANUARY 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 January.

Sponsors: Michael Rupp

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

XIII. COMMENTS FROM COMMISSIONERS

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

XV. ADJOURN

*THE NEXT REGULAR MEETING OF
THE GUILFORD COUNTY BOARD OF COMMISSIONERS
WILL BE HELD MARCH 19, 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: 3/5/2026

Agenda #: A.
File Type: New Business

TITLE

RESOLUTION RECOGNIZING THE 2025 CHAMPIONSHIP SEASON FOR GRIMSLEY HIGH SCHOOL FOOTBALL TEAM

SPONSOR

Commissioner MaryBeth Murphy

RESOLUTION

WHEREAS, founded in 1899, Greensboro High School (formerly known as Greensboro Central High School, Greensboro Senior High School, and now Grimsley High School), was established as the oldest institution of public secondary education in Guilford County and is one of the oldest high schools in the state; and

WHEREAS, Grimsley High School is a 4-A school with a strong athletic program, including a variety of men and women's sports teams such as football, basketball, baseball, softball, track, tennis, swimming, golf, and wrestling; and

WHEREAS, for the third time in six years, Grimsley's football program has won the North Carolina High School Athletic Association (NCHSAA) 7A State Championship and ends the 2025 season with a perfect 15-0 record upon defeating the Clayton Comets in December; and

WHEREAS, under the leadership of head coach Darryl Brown, this team of dynamic assistant coaches and staff has propelled the Whirlies to thirty-one (31) straight game wins, along with extremely talented student athletes, who have successfully navigated the academic and athletic fields through hard work, perseverance, and dedication to the goal of excellence.

NOW, THEREFORE, BE IT RESOLVED that the Guilford County Board of Commissioners recognizes and celebrates the 2025 Grimsley High School football team, coaches, athletic boosters, parents, and all other members of their support network on their back-to-back undefeated championship season and commemorates the effort required by all to

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Agenda #: A.
File Type: New Business

ensure success for this team and these talented student athletes.

ADOPTED this 5th day of March 2025.

IN WITNESS WHEREOF, I hereunto set my hand and cause the corporate seal of the County of Guilford to be affixed, this the 5th day of March 2025.

Melvin “Skip” Alston, Chairman
Guilford County Board of Commissioners

REQUESTED ACTION

Adopt resolution recognizing the 2025 Championship season for the Grimsley High School Football Team.



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 3/5/2026

Agenda #: B.
File Type: Presentation

TITLE

RESOLUTION CELEBRATING MARCH 2-6, 2026 AS READ ACROSS AMERICA WEEK IN GUILFORD COUNTY

SPONSOR

Commissioner Kay Cashion

RESOLUTION

WHEREAS, Guilford County is committed to promoting reading as the catalyst for our students' future academic success, their preparation for future careers and their foundation to compete in our local, national and global economies; and

WHEREAS, Guilford County recognizes educational investment is key to the community's well-being and quality of life; and

WHEREAS, Guilford County, in partnership with Guilford County Schools, will continue to support and promote facilities designed for modern learning and literacy - safe, physical spaces that inspire and engage, and give teachers and students the tools they need to thrive; and

WHEREAS, the National Education Association's "Read Across America Day" was a nationwide event on March 2, 2026 that celebrated the joy of books, the power of storytelling and the importance of making literacy a fun, essential and daily habit; and

WHEREAS, the purpose of "Read Across America Week" during National Reading Month in March is to inspire children of all ages to enjoy reading and to highlight the importance of literacy as a fundamental skill that opens doors to learning, creativity and understanding the world around us.

NOW, THEREFORE, BE IT RESOLVED that the Guilford County Board of Commissioners does hereby encourage all citizens to celebrate "Read Across America Week" during the week of March 2-6, 2026 and engage in programs and activities that promote the joy

of reading at home, in our schools and in our communities.

ADOPTED this the 5th day of March 2026.

IN WITNESS WHEREOF, I hereunto set my hand and cause the corporate seal of the County of Guilford to be affixed, this the 5th day of March 2026.

Melvin “Skip” Alston, Chairman
Guilford County Board of Commissioners

REQUESTED ACTION

Adopt resolution celebrating March 2-6, 2026 as Read Across America Week in Guilford County.



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 3/5/2026

Agenda #: 1.
File Type: Budget Amendment

TITLE

HHS-PUBLIC HEALTH CHANDLER DENTAL CLINIC DONATION - \$3,500

SPONSOR

Courtney McFadden

BACKGROUND

The Guilford County Department of Health and Human Services - Public Health Division is pleased to announce a generous donation of \$3,500 from Jeffrey and Paige Chandler to support services at the Chandler Dental Clinic in Greensboro. This contribution will be used to fund facility improvements and space modifications.

Clinic Overview:

The Chandler Dental Clinic primarily serves children in Guilford County who are eligible for dental services under their Medicaid coverage. It is worth noting that most private dental offices only accept a limited number of Medicaid-eligible children for dental services. Over the last three fiscal years, the clinic has diligently served the community, with the following number of unduplicated patients:

FY22-23: 1,687

FY23-24: 1,901

FY24-25: 1,993

BUDGET IMPACT

GENERAL FUND

\$3,500 Increase in Other Revenue

\$3,500 Increase in Appropriation to Health and Human Services

REQUESTED ACTION

Approve the Increase of \$3,500 in Other revenue and in Appropriation to Health and Human

In Control: Board of Commissioners
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Agenda #: 1.
File Type: Budget Amendment

Services by the same amount to allocate the funds received by Jeffrey and Paige Chandler. The budget adjustment will support facility improvements and space modifications at the Chandler Dental Clinic.



Donation Approval Request Form

I hereby request approval to receive the following donation valued at \$25,000 or less for Guilford County as identified below:

Date of Donation Offer: 01/06/2026
Department: PUBLIC HEALTH
Amount of Donation Offer: \$3,500.00
Goods(s) Donation Offer:
Donation Offer from: Chandler Charitable Foundation

If donation offer is from a business, what is the primary purpose of the business?

Provide a brief explanation of the donation offer or intended use of the goods offered:

Dental clinic supplies and or improvements

Has the donor proposed any restriction on the donation offer? If so, please explain.

N/A - states use as needed

Does the Department or County have an existing relationship with the donor? If Yes, please explain.

No Yes

Annually makes a donation to the public health dental clinic. Family donated the Chandler clinic building on Freindly avenue to the county several years ago.

I certify nothing has been promised in exchange for the donation offer.

I certify that accepting this donation offer does not create a known conflict of interest.

× Louise Baldwin
Department Director or Designee Signature

01/06/2026
Date

× John C. Barfield
Finance Receipt Acknowledgement

01/06/2026
Date

× Matt Turcola
County Legal Approval

01/06/2026
Date

× Victor Isler
County Manager Approval

01/19/2026
Date

Conflict of Interest Disclosure Form

A potential or actual conflict of interest exists when commitments and obligations are likely to be compromised by any Guilford County employee’s material interests, or relationships (especially economic), particularly if those interests or commitments are not disclosed.

This Disclosure Form should indicate whether the department director or any employee within the department has an economic interest in, or acts as an officer or a director of, any outside entity whose financial interests would reasonably appear to be affected by the proposed donation.

The department director should also disclose any personal, business, or volunteer affiliations that may give rise to a real or apparent conflict of interest. The department shall adhere to all organizational established regulations and guidelines in financial conflicts.

Date: 01/06/2026

Name: Louise Baldwin

Position: Agency Business Manager

Describe below any relationships, transactions, positions you hold (volunteer or otherwise), or circumstances that you believe could contribute to a conflict of interest:

I have no conflict of interest to report.

I have the following conflict of interest to report (please specify other nonprofit and for-profit boards you (and your spouse) sit on, any for-profit businesses for which you or an immediate family member are an officer or director, or a majority shareholder, and the name of your employer and any businesses you or a family member own:

- 1. _____
- 2. _____
- 3. _____

I hereby certify that the information set forth above is true and complete to the best of my knowledge.

¹ Situations in which a Guilford County employee or representative could have an actual or perceived conflict of interest must be strictly avoided. A conflict of interest is a situation in which an individual or someone close to them may benefit from a decision that they can make or influence.

Examples would include soliciting donations for personal use (e.g., asking for and receiving a vehicle that is used for personal use), directing a sponsor or donor to purchase from a business owned by the County employee or relative, or directing funds to a relative. Not all conflicts benefit the individual directly, for example a Public Health inspector asking for a donation from a restaurant for a gift card before inspecting the business may be perceived as coercion.

Printed Name: Louise Baldwin

Job Title: Agency Business Manager

Signature: *x Louise Baldwin*

Date: 01/06/2026



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 3/5/2026

Agenda #: 2.
File Type: Budget Amendment

TITLE

HHS-PUBLIC HEALTH WOMEN'S INFANT & CHILDREN (WIC) BUDGET AMENDMENT - \$16,686

SPONSOR

Courtney McFadden

BACKGROUND

The North Carolina Department of Health and Human Services (NCDHHS) awards annual Public Health appropriations to local health departments through a State Consolidated Agreement. This agreement specifies funded activities across various divisions and ensures that resources are directed toward evidence-based and community-driven public health priorities.

Guilford County Public Health (GCPH) requests approval to amend the FY2026 budget to align with awarded state funds. This amendment reflects funding changes for the Women, Infants, and Children (WIC) program.

Allied Health:

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Total Increase for Allied Health (WIC): \$16,686

This adjustment reflects the alignment of the FY2026 Public Health budget with the actual state award allocations. While initial funding amounts were received in February 2025, additional funding was awarded in subsequent months following FY2025-2026 budget adoption. These amendments do not impact local appropriations.

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Agenda #: 2.
File Type: Budget Amendment

BUDGET IMPACT
GENERAL FUND

\$16,686 increase in appropriation to Health & Human Services - Public Health

\$16,686 increase in Federal/State Revenue

REQUESTED ACTION

Amend the General Fund Budget Ordinance to Increase the Appropriation to Health & Human Services by \$16,686 and increase Federal/State revenue by \$16,686.



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 3/5/2026

Agenda #: 3.
File Type: Budget Amendment

TITLE

BUDGET AMENDMENT: ALIGN ARPA ENABLED BUDGET AFTER FISCAL YEAR 2025 YEAR END

SPONSOR

Toy Beeninga

BACKGROUND

As part of the allocation of American Rescue Plan Act (ARPA) funding, certain priorities were authorized under revenue replacement and accounted for in the ARPA Enabled Fund. Within the ARPA Enabled Fund, annual appropriations in the Budget Ordinance are allocated at the initiative level, which restricts those funds to only be used for the specific purpose authorized by the Board of County Commissioners (BoCC). \$968,000 in ARPA and ARPA Enabled funding was allocated for infant mortality. Specifically, for the expansion of a community-based doula program in which 76 individuals were matched with contractual doulas. Feedback surveys consistently report positive birth experiences, with participants noting increased confidence and support throughout their pregnancy and delivery. Multiple community events and learning sessions were held to promote and strengthen community support for doula services.

When the annual budget is developed, staff project how much funding will be spent before the conclusion of the fiscal year, how much funds will be under contract by the end of the year, and then how much funds will need to be budgeted in the subsequent year for each initiative. The total funding, by initiative, must remain balanced to the total amount approved by the BoCC. Final accounting is now complete and due to late FY25 invoices, the Infant Mortality budget needs to be adjusted. This action is a normal check that will be performed each year to ensure funding remains aligned with Board allocations and does not impact planned activities or total amounts awarded by the BoCC for each program.

BUDGET IMPACT

ARPA Enabled Fund

Infant Mortality

\$8,900 decrease in appropriation Infant Mortality - ARPA

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File Type: Budget Amendment

\$8,900 decrease in Appropriated Fund Balance

REQUESTED ACTION

Amend the ARPA Enabled Fund to decrease Infant Mortality in the amount of \$8,900 with \$8,900 in Appropriated Fund Balance.



Guilford County

301 West Market Street
Greensboro, NC 27402

Agenda Cover

In Control: Board of Commissioners
Agenda Date: 3/5/2026

Agenda #: 1.
File Type: Miscellaneous

TITLE
APPROVAL OF MINUTES

SPONSOR
Robin Keller

REQUESTED ACTION
Consider and approve the following sets of draft meeting minutes:
01/30/2026 BOC Budget Retreat



GUILFORD COUNTY COMMISSIONERS' **BUDGET RETREAT**

January 30, 2026

ACC Hall of Champions Conference Room
Greensboro Complex's Special Events Center
1921 West Gate City Boulevard, Greensboro, NC 27403

MINUTES

The Board of County Commissioners met in a duly noticed Special Meeting – Annual Board Retreat - on January 30, 2026 at 9:00 a.m., ACC Hall of Champions Conference Room, Greensboro Complex's Special Events Center, 1921 West Gate City Boulevard, Greensboro, NC 27403.

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

ABSENT: None.

ALSO PRESENT: County Manager Victor Isler; Interim County Attorney Matt Mason; Clerk to Board Robin Keller; Chief Deputy Clerk to Board Ariane Webb; Deputy Clerk to Board T'ebony Rosa; Assistant County Manager Erris Dunston; 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.

CALL TO ORDER

Chairman Melvin "Skip" Alston called the meeting to order at 9:10 a.m. and expressed appreciation to staff and the Greensboro Coliseum for hosting the Budget Retreat. He recognized County Manager Victor Isler.

WELCOME FROM MANAGER

County Manager Victor Isler extended greetings and provided some logistics for the audience in attendance. He began his presentation by noting the benefits of planning, with the same goal, but a different experience. He highlighted the State Fiscal Control Act and spoke to having approximately 3000 county staff. He spoke to stewardship, to mandatory responsibilities, to environmental scanning, to intergovernmental factors, to strategic planning, to public alignment, and to inspection.

County Manager Isler explained the benefits of working with stakeholders who have clear decision-making skills and a clear pulse check. He described the day's objectives along with a timeline towards budget adoption. He invited the department directors to each provide a brief perspective on the past 10 years.

Clerk to the Board Robin Keller shared progress in countywide process transparency, and the value of having a committed group of dedicated leaders that uplift information sharing, and the many successes for building a stronger better informed Guilford County.

Social Services Director Sharon Barlow highlighted the work in logistical support for the global pandemic, including medical support and vaccinations. She noted \$47M in rental assistance funding, the age-friendly community designation, and Medicaid expansion to over 47K residents. She shared that childcare assistance was up 80% and her department processed \$36M in assistance in 2025. She noted that 14K households receive assistance, and 18% of county residents use Food and Nutrition Services.

Emergency Services Director Jim Albright highlighted the strategic response to the opioid crisis. He shared the county's receipt of \$40M of Opioid Settlement resources over the next 18 years. He explained a decline in death rates but an increase in overdoses. He described the expansion of mobile clinics, and PORT (Post Overdose Response Team) shifting to a nonprofit space. He spoke to a partnership with the Greensboro Police Department's Behavioral Response Team, consolidation of the Health and Human Services agency framework, and the new animal shelter. He shared the opening of the EMS Pepperstone logistics hub and the new Law Enforcement Administrative Building.

Behavioral Health Director Debra Mack expressed appreciation to the Board for its compassion and care regarding mental health, and for placing mental health as the foremost need of our community.

Family Justice Center Interim Director Sonya Desai spoke to the FJC's global recognition in Greensboro and High Point. She spoke to the Infant Mortality Taskforce and Every Baby Guilford. She highlighted the 24/7 walk-in access for the Behavioral Health Center. She noted the re-entry program and the NC Department of Public Safety support.

Special Projects Manager Abby Gostling shared the \$104M federal recovery investments through the American Rescue Plan Act (ARPA), the food initiatives, the Women and Children's Recovery Center (WCRC), and the Lee's Chapel Residential Treatment Center. She noted the

network of supportive services, and how water expansion was a catalyst to bring solutions to implement these projects and policy changes.

Budget Director Toy Beeninga shared an over \$99M Guilford County School (GCS) investment, coupled with many groundbreaking, infrastructure improvements, and programs to assist students, such as increasing the nursing staff.

Planning Director Leslie Bell highlighted the county's impressive economic development portfolio to include \$464M in private sector investment, and 15K in job creation from JetZero, Boom Supersonic, Honda Aircraft Company, Toyota, Publix, Food Lion, and many others. He spoke to a resilient economy, to an average 22.4 miles travel distance from home to work, to a solid waste management plan, and to in-field development.

Human Resources Director Jaime Joyner shared the "Grow with Guilford" campaign and an HR employee compensation study. She noted the county's family-friendly workplace certification designation and the different types of available employee leave.

County Manager Isler thanked the department directors for their 10-year reviews.

County Manager Isler continued the presentation by speaking to trust by having consistency over time, looking ahead to the next 10 years, having a lens of livability, and spoke to multi-year considerations to include (1) regionalism and interlocal collaborations, (2) budgeting and capital planning, (3) sustaining our workforce, (4) support and promote education and skill/certification development, (5) adopt a strategic planning framework, (6) population health and wellbeing.

County Manager Isler spoke to the leadership lens to include Responsibility (mandated vs. non-mandated, community needs, crisis response, level of engagement); Reasonableness (readiness, resource capacity, timeframe); Measurement (end goal, continuous quality improvement, pace and impact); and Ethics/Values (alignment, commitment).

BREAKOUT GROUPS

The commissioner Breakout Groups were announced - Team All-Star (Chairman Melvin "Skip" Alston, Commissioner Alan Perdue, Commissioner Carly Cooke), Team MVP (Vice Chairwoman J. Carlvena Foster, Commissioner Pat Tillman, Commissioner Brandon Gray-Hill), Team Greatest of All Time (Commissioner Kay Cashion, Commissioner Mary Beth Murphy, Commissioner Frankie T. Jones, Jr.).

Breakout Questions for discussion:

- 1. Since 2016, what accomplishments best represent our 'championship seasons' as a Board, and what made those wins possible?**

Commissioner Perdue identified success as a collective effort, along with breaking down silos, and collaboratively working together. He shared bringing different departments together to get buy-in from the Board. He explained that these are county problems and not an individual's, so the citizen comes first.

Commissioner Tillman shared a Huntsville visit where business leaders, electeds, and the educational system (K-12, universities, community colleges) are in alignment. He noted that a Renaissance period in education is occurring with large overarching goals.

Commissioner Cooke explained the wins and the Board legacy for generations include investments in school infrastructure, listening to community input, and acting on what is important to them. She shared that the accomplishment is the Board's willingness to invest in employees, service delivery, and compensation.

Commissioner Tillman spoke to the regionalism discussion regarding the Carolina Core and the opportunities and challenges ahead of us for large economic development. She noted shattering the silos and ensuring we have integrity with the regionalism approach.

2. Which decisions or initiatives since 2016 will you be most proud to see remembered as part of the Board's legacy?

Vice Chairwoman Foster identified that the One Guilford theme created an opportunity for inclusiveness and trust from other cities, along with ARPA funding for local towns/cities, building partnerships, and transparency.

Commissioner Jones noted the collaborations with other municipalities, in addition to the public, for the budget and tax town halls. He shared the level of information shared with the public, and that the meetings are recorded for posterity.

Commissioner Cashion noted an attitude change with personnel. She shared that there is a lot of enthusiasm with the progress being made. She explained that there is better service delivery with behavioral health, Lee's Chapel, and Gibson Park. She noted that this resonates with employees and makes them feel proud. She emphasized that One Guilford is a strong base for the future, and an exciting time for capital improvements.

3. Looking back at our biggest successes since 2016, what strengths should we keep playing to as we head into the next chapter?

Commissioner Murphy spoke to intentionality around collaborations and coordination with government, education, economic development, workforce preparedness, and other electeds. She noted capitalizing on growth and progress.

Chairman Alston stated that this is the best Board I have served on in 29 years. He highlighted that the ARPA funding allocation, vaccination efforts, homeless initiatives, long-term treatment centers, and transportation make this One Guilford. He noted serious efforts around school investments, staff dependability, transparency, tax revaluation meetings, increased dialogue, and public input before decision-making lead to inclusiveness, transparency, and forward thinking.

Vice Chairwoman Foster spoke to Board leadership making a community impact on each issue facing the county – homelessness, infant mortality, 3 county managers, and enhanced service delivery. She noted that the roles work within the county GC mission, and the selection of good leaders helps us to be a great Board.

STATE OF THE ECONOMY, CONNECTION TO LIVABILITY AND PLACED BASED COMPETITIVENESS

County Manager Isler recognized Ted Abernathy, Economic Leadership, and the alignment with the current budget prep work over the course of 10 years. Abernathy, the company founder, noted the nationwide work of Economic Leadership. He stated that data is important because data analytics controls everything. He shared that the economy is evaluated through individual lenses, and it ripples, but we are dealing with a storm. He noted that the United States fundamentals are good, with evolving trade policy, a global response, federal spending policy, immigration policy, consumer and business response, technology, and the 2026 elections.

Abernathy noted that the pace will not slow down, and this creates the challenge. He shared that the economy always has cycles. He explained that North Carolina is the 3rd fastest growing state in the US and this designation determines wealth and income. He displayed a graph indicating that the Southwest and West are where the growth is centered. He explained that there are not a lot of jobs and the unemployment rate has gone up. He shared that small businesses are mostly affected and suffer more. He explained that population impacts affect jobs and livability in the county. He shared increases in construction growth but a loss of manufacturing jobs.

Abernathy explained that automation is increasing, but jobs have not because there are skill shortages that are determinative of securing these jobs. He shared that state and local government jobs have grown. He explained that our economy has shifted dramatically as healthcare and education jobs increased, but there is a loss of manufacturing and financial services occupations.

Abernathy displayed a chart indicating growth in e-commerce and materials moving, whereas skill set demands have shifted. He explained that post-COVID consumer debt has increased. He noted that there needs to be a wage increase to catch up with inflation. He noted that health and housing insurance costs will go up. He shared that there will be a decrease in new construction over the next few years. He noted a low consumer confidence in policy direction.

Abernathy highlighted four trends that will impact North Carolina, the Carolina Core, and Guilford County in the next five years, to include (1) Improvement by Competitor States (The Race), (2) Business Climate (Cost, Speed, and Certainty), (3) Labor Force Availability, and (4) Housing Costs. He highlighted competitiveness factors to include the business climate, infrastructure, workforce, and innovation. He explained that decreasing birth rates will affect school enrollment.

Abernathy shared that the current immigration climate will decrease the labor force and prioritize talent attraction. He noted supply and demand in the housing market and the need for an energy plan. He urged consideration of data center needs and how artificial intelligence (AI) exposes white-collar jobs, of which 1/3 of these jobs will change dramatically. He shared the global shift in politics, economics, and supply chains.

Chairman Alston expressed appreciation for the presentation and extended an invitation for Abernathy to return.

Breakout Questions:

- 1. Based on the economic and competitiveness data we've just reviewed, are there any priority areas you feel are underrepresented in the county?**
- 2. Where do you see opportunities to strengthen or better leverage existing investments to improve our long-term economic growth and competitiveness?**
- 3. Looking at the information through a risk lens, what potential challenges or trade-offs should we be mindful of as we move forward?**

Commissioner Perdue expressed that the information presented was insightful and the data was different than what I thought. He voiced interest in seeing if the forecast aligns with what we need to focus on, such as planning and zoning issues (i.e., receiving different permitting answers). He voiced concern regarding outdated regulations based on today's world, the need for telecommunication towers, new housing infrastructure, and re-examining data.

Commissioner Cooke spoke to working with community partners, to a reliance on Duke Energy, to re-evaluating policies, and to increasing collaborations with Planning Board representatives. She shared bringing in community to find an important balance with growth and what they love about Guilford County. She noted that we are underrepresented regarding water and sewer for housing availability.

Commissioner Cashion advised that we are looking at housing for the unhoused, but we need to be more creative and provide housing for the potential workforce, since we are anticipating approximately 15K new jobs. She urged consideration for educational investment due to a decrease in student population in pre-school and 1st grade.

Commissioner Jones referred to Slide 67 (What Matters Most) and noted that a refresher is needed in the workforce development area (GuilfordWorks), in addition to quality-of-life concerns, as more than 4 retail businesses (restaurants and entertainment) closed this week. He highlighted the Nussbaum Center to dial into decreases in small businesses and employment.

Commissioner Tillman expressed appreciation to Mr. Abernathy for the presentation. He noted site selection, crime/safety element on a micro level, impacts from downtown establishments, and how to involve leadership to remove obstacles. He considered water/sewer and power needs and encouraged the Board to tour the Duke Energy substation in Huntersville, a small modular reactor at Belews Lake with 600 megawatts of nuclear power

Commissioner Perdue noted the nonfarm-related slides, and spoke to collecting data alongside rural areas and to including an agricultural discussion in the global perspective.

Commissioner Cooke highlighted the recent Comprehensive Plan as citizens spoke to their opinions on growth.

ADVANCING OUR LIVABILITY STRATEGIC PLAN

County Manager Isler introduced Budget Director Toy Beeninga to continue the presentation.

Director Beeninga shared the micro and mezzo levels of livability, the spectrum of government involvement, and goal areas to include (1) healthy and thriving people, (2) lifelong success, (3) safe and resilient communities, (4) sustainable and vibrant communities, and (5) operational

support and fiscal sustainability. He posed a question to the Board: *Are there any amendments to the goal area language that you feel should be reflected?*

Commissioner Jones stated that the One Guilford motto references these goals and community collaborations.

Commissioner Cooke spoke to an opportunity for all things, to a responsibility for public safety services, and to growth.

Commissioner Perdue highlighted being intentional, acting with intentionality, and holding ourselves accountable.

Commissioner Tillman noted his interest in how we get there more so than the wordsmithing.

Commissioner Cashion noted the first two categories (healthy and thriving people, lifelong success) and to consider our aging population.

Vice Chairwoman Foster questioned if we really supply the opportunity, and if we have a specific plan to empower, since the goals are inclusive.

County Manager Isler requested to bring these amendments back at next Thursday's work session and scaling down to sub-topic areas.

Director Beeninga continued the presentation by explaining that public engagement includes eight (8) pop-ups (one per district) and four (4) livability forums/gallery walks.

Chairman Alston suggested to consider combining the meetings to consolidate dates.

Commissioner Murphy spoke in favor of hosting pop-ups in each district because combining the sessions may be an impediment to accessibility. She noted the value in bringing this message as close to the people as you can.

Commissioner Tillman echoed Commissioner Murphy's sentiment that more is better, and spoke in support of the meetings since we represent our districts and have a pulse on the community.

Commissioner Jones urged consideration of the geographic scope and the nature of how the districts stretch.

Commissioner Perdue suggested incorporating the One Guilford concept and collaborating with the municipalities and towns to coincide with their meeting schedule, as we want to hear from the people in these towns.

Vice Chairwoman Foster suggested a separate forum in High Point and not tag onto a council meeting.

Commissioner Cooke questioned an appropriate method to handle micro communities without overlapping. She further questioned the difference between a pop-up and a livability forum.

Director Beeninga explained that a pop-up is a short one-on-one interaction, whereas a livability

forum is specific to county offerings to get feedback.

Commissioner Tillman urged consideration for a quadrant approach to strategically coordinate and cover constituents.

Commissioner Cashion suggested combining the pop-up and livability forum. She noted having staff available during the quadrant sessions. She stated that as an at-large rep, I want to attend as many sessions as possible.

Chairman Alston questioned the timing of these sessions. He opined on a pre- or post-budget, and whether they would conflict with future budget town halls.

Director Beeninga confirmed that these sessions would take place in February through March and then have budget town halls in April.

Commissioner Jones spoke to having community sessions with directors on-site to answer questions.

County Manager Isler noted a post-COVID strategic plan and community pulse check with two modes of communication.

Commissioner Murphy shared a compromise approach to having outlier meetings on the quadrant borders to allow equal opportunity to provide balance and reach more groups.

Commissioner Jones noted leveraging the budget town halls with a livability discussion.

County Manager Isler emphasized that the goal is to gather and process information and align with the recommended budget. He noted that starting in February/March gives us an opportunity to analyze quantitative data.

Chairman Alston voiced concern that the public may get confused about the number of different meetings.

Director Beeninga confirmed speaking of our directors and bringing back updates to the Board.

WORKING LUNCH

The lunch break started at 11:53 a.m. with the next presentation starting in 15 minutes.

BUDGET OPTIMIZATION AND BEST PRACTICES

County Manager Isler recognized Amy Cannon, NCACC Outreach Associate and Johnna Sharpe, NCACC Consultant.

Cannon spoke to the county having a solid foundation in key observations such as experienced financial leadership, strong financial reporting, policy-driven debt management, and a recent space study to identify facility needs.

Cannon highlighted key opportunities that included (1) achieving a structurally balanced

budget, (2) strengthening policies, including fund balance policy, (3) creating budget flexibility by revisiting debt funding strategy, (4) building out a long-term county capital improvement plan, and (5) enhancing utilization of Enterprise Resource Planning Systems for finance, budget and human resources.

Cannon spoke to key considerations: credit rating and balancing debt versus pay-go, changes in federal and devolution, school funding considerations amid population trends and state funding challenges, and property tax reform discussions at the state level.

Cannon highlighted financial stability revenues, expenditures, reserves and debt, compliance and transparency, communication, and steps to a structurally balanced budget.

Sharpe continued the presentation by sharing fund balance best practices. She provided a definition along with practical application and categories as defined by GASB. She noted 10-year projections for the total fund balance, unassigned fund balance, Moody's rating criteria, S&P ratings, and benchmark data.

Sharpe noted that a well-structured fund balance policy should include scope and purpose, appropriate levels, and use and replenishment. She shared that the importance of fund balance is to provide cash flow, serve as a safety net for unexpected revenue shortfalls or emergency expenditure needs, and is a fiscal health metric to reinforce investor confidence.

Sharpe spoke to building a long-range capital improvement plan (CIP) blueprint. She explained the definition and benefits, cost thresholds, project duration, funding schema, and building around core county responsibilities to include public schools/community colleges, county buildings, criminal justice, public safety, fire tax district, and other areas such as technology and solid waste.

Sharpe outlined balancing CIP needs with financial capacity, which involves (1) establishing goals and objectives, (2) needs assessment, (3) organize for success, (4) prioritize initiatives, (5) identify funding strategies, (6) implement and monitor, and (7) success metrics. She advised during the debrief session to consider establishing a more robust fund balance policy, establishing a CIP, and achieving structural balance in the budget process.

FY27 MANAGER'S INTEREST AREAS

County Manager Isler expressed appreciation to the presenters and spoke to interest areas that coincide with identified next steps (1) develop a fiscally-responsible budget - host a future Board discussion around a structurally balanced/minimize fund balance, (2) explore resetting the Honor School Capital - Board direction on debt service leveling plan, (3) implement and operationalize a county capital improvement plan (CIP) - Board direction on CIP investment areas, (4) develop a multi-year funding plan for GCS – consider fiscal capacity and advocacy, (5) invest in technology modernization – Board work session update, (6) Opioid Recovery and Response Sustainability Plan – Board work session update, (7) Unhoused services in partnership with COG and HP – funding gaps and interlocal alignment opportunities, (8) Maintain market competitiveness for county position – compensation and market competitiveness work session, (9) evaluate county's Internal Service Fund sustainability – multi-year benefit strategy and plan design option future update.

BREAKOUT GROUPS

The three Breakout Groups convened to brainstorm the breakout questions. Team Leads prepared to report out the discussion highlights.

Breakout Questions:

- 1. Which of these priorities resonates with you?**
- 2. What other priorities or interests do you think need to be on the list?**
- 3. Which of these priorities do you think needs to be removed from the list?**

Senior Budget Analyst Leia Stiegmann reported that **Team All-Star** (Commissioners Alston, Perdue, Cooke) spoke to details, to collaboration for Honor School Capital, and to setting a threshold amount. She noted the CIP deferred maintenance portion, an alternative model regarding square footage, looking ahead at portions of payments for purchases, economic policy regarding smart growth, economic development evaluation, and having a Planning/Zoning vision.

Senior Budget Analyst Jonathan Holt reported that **Team MVP** (Commissioners Foster, Tillman, Gray-Hill) spoke to having a fiscally-responsible budget while maintaining core services, to a multiyear strategy with GCS, and to emphasize filling public safety positions. He noted operationalizing CIP, noting the smaller town impacts, more data collection on homeless initiatives throughout the year, a regional water/sewer approach, and reduced priority on the Opioid Settlement.

Senior Budget Analyst Kellen LaBonte reported that **Team Greatest of All Time** (Commissioners Cashion, Murphy, Jones) spoke to the Honor School Capital, to technology, to a GCS funding model outside of the ¼ cent sales tax, and to an Opioid Settlement Fund sustainability plan. He noted working with other municipalities on the unhoused data, personnel pay plans that include retirees, having more conversations about a technology plan, and interlocal agreement (ILA) opportunities.

County Manager Isler confirmed preparing these comments for a future work session.

TAX REVALUATION

Tax Director Ben Chavis spoke to two (2) community sessions at the Carl Chavis YMCA in High Point and Bur-Mil Park. He spoke to the 225K properties and the IRS work involved. He shared the purpose of the reappraisal and spoke to the sales ratio that dropped below 87% of the assessed value, which triggered the state process. He described the factors driving the increased market values in North Carolina for residential and commercial properties. He shared the approved timeline and community feedback on the Schedule of Values and the 18,500 commercial notices to be mailed in February.

Director Chavis explained the factors driving the increased market values in the state, and noted the early estimates on assessed values of 40-45%, plus forecasted appeals. He shared the online Appeal Pro process. He explained tax relief programs to include (1) the homestead exclusion for the elderly and disabled, (2) disable veterans, (3) circuit breaker, and (4) the low income homeowner assistance program. (slide 184-185).

Chairman Alston questioned the discrepancies regarding the buy/sell value.

Commissioner Cooke questioned Slide 180 (Factors Driving Increased Market Values in NC) and requested to see the difference in the numbers and the average median home sale year after year.

Director Chavis confirmed that values captured improved property residential sale value and will confirm any median data. He referred to Mr. Abernathy's presentation using Zillow figures. He spoke to using only pure sale transactions in their figures.

Commissioner Murphy echoed Commissioner Cooke's comments.

Vice Chairwoman Foster expressed appreciation to the staff for the excellent town hall set up in High Point. She noted that the presentations and breakout stations were great, along with diverse participation.

Director Chavis gave kudos to the multi-department effort.

Commissioner Jones referred to Slide 181 (Early Estimates on Assessed Values) and questioned whether the growth percentage was due to new development from 2022 to the current.

Director Chavis confirmed a 2022 snapshot and another in 2026. He noted that there are other elements factored in a re-appraisal.

GUILFORD COUNTY SCHOOLS FIVE-YEAR FUNDING PLAN

County Manager Isler noted the deep dives into the funding model, spoke to open and frequent communication, to understanding the county's fiscal capacity, to adopted goal areas, and to value-added community context.

GCS Superintendent Dr. Oakley noted transparency and spoke to strategic planning efforts during the budget months. She spoke to four focus areas: (1) accelerate learning, (2) recruit, retain, and reward top talent, (3) strengthen health, wellness, and safety in schools, and (4) prepare students for the world.

GCS Chief Financial Officer Tyler Beck shared the budget preparation timeline.

Director Beeninga spoke to the collaborative effort, to understanding peer-county funding models and community contexts, to principal/assistant principal/teacher supplement funding efforts, to counties that have adopted the Article 46 sales tax distribution, to investment snapshots, and to school bond debt allocation. He applauded the Board's commitment to K-12 education.

Director Beeninga explained the funding model, shared peer-county comparisons with Onslow, Brunswick, and Dare with adjustments for public schools, property taxes, and charter schools regarding maintenance, utilities, CIP, and pupil enrollment.

Financial Officer Beck noted that the GCS funding plan and four budget priorities for 2027-2031 include (1) an increase in staff compensation, (2) a technology replacement cycle, (3) continuing school safety strategies, and (4) vehicle, activity bus, and non-bond capital. He

shared projections based on operations, legislation, classified employee/teacher pay adjustments, and safety/security.

Commissioner Cooke questioned the legislative mandates of approximately \$42M.

Financial Officer Beck Tyler confirmed 4% growth.

Financial Officer Beck continued the presentation and spoke to the Dare County model.

Commissioner Cooke referred to Slide 209 (Legislative Mandates and Sustaining Operations Annual Costs) and questioned General Assembly adjustments.

Financial Officer Beck confirmed that our state has not adopted a budget, but classified workers received compensation increases.

Director Beeninga confirmed actual spending in the Dare model. He noted policy dials and actuals based on General Assembly percentiles.

Financial Officer Beck spoke to a staff compensation plan, staff retention, workplace equity, market competitiveness, and House Bill 305. He recognized GCS Chief Technology Officer Dr. Rashad Slade.

Technology Officer Dr. Slade shared the technology replacement cycle and noted the annual device purchase replacement costs to include end-of-life device impacts. He shared that the FY26-27 devices need replacement at \$19M, versus alternatives. He opined if \$6M was allocated, which involves device sharing and charging carts.

Commissioner Murphy sought clarification regarding the Microsoft buy-back program.

Technology Officer Dr. Slade confirmed.

Commissioner Murphy questioned the \$6M shared model with variable numbers instead of a flat cost.

Technology Officer Dr. Slade confirmed.

Superintendent Dr. Oakley spoke to limited screen time based on doctor recommendations.

Commissioner Cooke spoke to the blue light screen time impacts.

Commissioner Jones questioned the leasing and installment loan option and requested a figure/term comparison.

GCS Deputy Superintendent Dr. Monk explained the lease arrangements and additional expenses.

Chairman Alston requested additional pro/con information regarding purchase versus leasing.

Technology Officer Dr. Slade concluded the presentation by explaining instructional impacts to instructional design, staff, students, testing platforms, and professional development. He

recognized Assistant Superintendent Mike Richey to review the Safety and Security portion of the presentation.

Assistant Superintendent Richey highlighted fees associated with cameras, scanners, radio amplifiers, and other systems.

Financial Officer Beck Tyler explained the GCS capital outlay and concluded the presentation with a budget process timeline.

Commissioner Tillman referred to Slide 196 (Level of Funding Effort) and questioned teacher supplements and School Board decisions.

Director Beeninga explained that 5,341 teachers are eligible for teacher supplements, plus retirement and FICA with charter school allocation.

Superintendent Dr. Oakley confirmed.

Commissioner Murphy voiced concerns regarding editing the asterisk on Slide 196 to say “Guilford *may* rank 6th if Article 46 is approved”.

Chairman Alston questioned the timing of a post-budget sales tax collection.

Director Beeninga confirmed that if the ballot referendum passes, the funds will be received in the 2027 tranche, with potential mid-year action.

Commissioner Murphy clarified a partial-year implementation.

Director Beeninga confirmed.

BREAKOUT GROUPS

Breakout Questions:

- 1. County ranking considerations in the areas of per pupil, teacher supplements, principal supplements, and assistant principal supplements?**
- 2. What elements of the presented funding models shared by NCACC aligns with Guilford County’s interests and fiscal capacity?**
- 3. What questions do you still have for Fiscal Year 2027 budget planning associated with the funding plan?**

Due to time constraints, the final breakout session was not conducted.

County Manager Isler concluded the presentation by discussing the proposed work session calendar with a subject matter overview and requested actions. He highlighted budget worksheets for Board review.

CLOSED SESSION

Motion made by Vice Chairwoman J. Carlvena Foster, seconded by Commissioner Kay Cashion, to enter into closed session pursuant to NCGS §143-318.11 for the purpose of consulting with the County Attorney and to consider the qualifications of a potential

employee.

The motion carried unanimously.

The Board recessed the Budget Retreat and entered into closed session at 3:45 p.m.

The Board reconvened from closed into open session at 4:02 p.m.

Motion made by Commissioner Mary Beth Murphy, seconded by Commissioner Frankie T. Jones, Jr., to return to open session at 4:03 p.m.

The motion carried unanimously.

Motion made by Vice Chairwoman J. Carlvena Foster, seconded by Commissioner Mary Beth Murphy, to appoint, and approve a contract in substantial form with Carolyn Thompson to serve as County Attorney effective February 2, 2026 at an annual salary of \$250,000, consistent with the terms of the contract outlining additional fringe benefits to include reimbursement for reasonable costs and expenses for relocating to Guilford County at a maximum sum of \$10,000.

The motion carried unanimously.

ADJOURN

The Board unanimously consented to adjourn the Budget Retreat at 4:04 p.m.

Melvin "Skip" Alston
Chairman

Robin Keller
Clerk



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 3/5/2026

Agenda #: A.
File Type: Public Hearing

TITLE

TEXT AMENDMENT CASE #25-12-PLBD-00151: AN AMENDMENT TO ARTICLE 5 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES) OF THE UDO TO ADJUST DEVELOPMENT STANDARDS FOR THE WAREHOUSE, SELF STORAGE USE IN THE GB AND HB DISTRICTS

SPONSOR

J. Leslie Bell

BACKGROUND

At its January 14, 2026 regular meeting, the Guilford County Planning Board recommended approval to the Board of Commissioners Unified Development Ordinance (UDO) Text Amendment Case #25-12-PLBD-00151 (as presented herein) that proposes to adjust the individual development standards for the Warehouse, Self-Storage use when located in the GB, General Business, and HB, Highway Business, zoning districts (attached). This amendment revises Section 5.16.B to remove the maximum height limitation of twenty (20) feet for Warehouse, Self-Storage. With this revision, the maximum height allowed for Warehouse, Self-Storage would instead default to the maximum height requirement of the district in which the parcel is located (see attached UDO Sections 4.2.15 GB-General Business and 4.2.16 HB-Highway Business, where the maximum structure height is 50 feet without additional setback requirements to build higher). Currently, self-storage warehouses are restricted to no more than twenty (20) feet in structural height, while General Warehouses in the same zoning district are subject to the underlying zoning district's height requirement. This amendment aligns the height development standard for these two uses, so both are subject to the general zoning district height requirement, as both are of similar development intensity.

The Planning Board recommended approval of this text amendment to the Board of Commissioners by a vote of 6-1, with two members absent. (Ayes: Donnelly, Craft, Gullick, Stalder, Drumwright, and Bui. Nays: Little.). Please find staff report attached.

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

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 (UDO) with this statement by modernizing County development standards for Self-Storage Warehouses.

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-00151, and adopt the aforementioned statement of plan consistency, as presented herein, to increase the height development standard for the Warehouse, Self-Storage use when located in the GB and HB zoning district.

Proposed Text Amendment Case #25-12-PLBD-00151

ARTICLE 5 - DEVELOPMENT STANDARDS FOR INDIVIDUAL USES

A. WAREHOUSE, GENERAL STORAGE, ENCLOSED (WHERE REQUIRED: GB, HB)

1. **Maximum Area:** A maximum of ten thousand (10,000) square feet of gross floor area shall be permitted for warehouse or wholesaling per establishment per lot.
2. **Outdoor Storage:** No outdoor storage of warehousing or wholesaling items is permitted.

B. WAREHOUSE, SELF-STORAGE (WHERE REQUIRED: GB, HB)

1. **Minimum Size:** Minimum lot size shall be two (2) acres.
2. **Maximum Size:** Maximum lot size shall be five (5) acres.
3. **Lot Coverage:** The total ground area covered by buildings shall not exceed fifty percent (50%) of the site.
4. ~~**Maximum Height:** Maximum height of building(s) shall be twenty (20) feet.~~
5. **4. Storage:**
 - a. No outside storage shall be permitted.
 - b. Storage of hazardous, toxic or explosive substances shall be prohibited.
6. **5. Operation:**
 - c. No business activity other than the rental of storage units shall be conducted on the premises.
 - d. One residential dwelling unit shall be allowed on the same lot for use as a caretaker dwelling.

...

UDO Section 4.2:

Section 4.2.15 GB – General Business:

B. Lot Standards

Dimensional Requirements – GB

Standard	Dimension	Note
Min. Development Size (ft.)	n/a	[1]
Min. Development Width (ft.)	n/a	
Min Lot Size (ft. ²)	12,000	
Minimum Lot Width (ft.) @ Building Line	75	
Min. Street Frontage (ft.)	75	
Min. Street Setbacks (ft.)		[2][3]
Local or Collector Rd.	15	
Minor Thoroughfare	15	
Major Thoroughfare	15	
Min. Interior Setbacks (ft.)		
Side/Rear if Adj. to Non-Res. (ft.)	0/5	[4]
Side/Rear if Adj. to Res. (ft.)	10	
Max. Structure Height (ft.)	50	[5]
Max. Building Coverage (% of Lot)	n/a	
Accessory Structures		[6]
Setbacks (ft.)	Same as above.	
Height (ft.)	25	
Maximum Size (% of Floor Area)	25	
<p>1. Lots of record having less than minimum required area may be developed pursuant to Subsec. 11 – Nonconformities.</p> <p>2. Setbacks measured from right-of-way line /property line of parcels.</p> <p>3. See Subsec. 8 – Subdivisions & Infrastructure Standards for Street Design Standards.</p> <p>4. Zero setback if no setback provided. If setback is provided it must be a minimum of five (5) feet.</p> <p>5. For each ft. above 50, the minimum setback on all sides shall increase by 1 ft. up to 80 ft. No additional setback is required for buildings above 80 ft.</p> <p>6. See Section 4.8 for additional requirements for Accessory Uses, Buildings, and Structures.</p>		

Section 4.2.16 HB – Highway Business:

B. Lot Standards

Dimensional Requirements – HB

Standard	Dimension	Note
Min. Development Size (ft.)	n/a	
Min. Development Width (ft.)	n/a	
Min Lot Size (ft. ²)	20,000	[1]
Minimum Lot Width (ft.) @ Building Line	100	
Min. Street Frontage (ft.)	100	
Min. Street Setbacks (ft.)		[2][3]
Lot fronts Local or Collector Rd.	30	
Minor Thoroughfare	40	
Major Thoroughfare	50	
Min. Interior Setbacks (ft.)		
Side/Rear if Adj. to Non-Res. (ft.)	10	[4]
Side/Rear if Adj. to Res. (ft.)	25	
Max. Structure Height (ft.)	50	[5][6]
Max. Building Coverage (% of Lot)	n/a	
Accessory Structures		[7]
Setbacks (ft.)	Same as above.	
Height (ft.)	25	
Maximum Size (% of Floor Area)	25	
<p>1. Lots of record having less than minimum required area may be developed pursuant to Subsec. 11 – Nonconformities.</p> <p>2. Setbacks measured from right-of-way line /property line of parcels.</p> <p>3. See Subsec. 8 – Subdivisions & Infrastructure Standards for Street Design Standards.</p> <p>4. Zero setback if no setback provided. If setback is provided it must be a minimum of five (5) feet.</p> <p>5. No more than three (3) full or partial stories entirely above grade.</p> <p>6. For each ft. above 50, the minimum setback on all sides shall increase by 1 ft. up to 80 ft. No additional setback is required for buildings above 80 ft.</p> <p>7. See Section 4.8 for additional requirements for Accessory Uses, Buildings, and Structures.</p>		

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-12-PLBD-00151: AN AMENDMENT TO ARTICLE 5 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES) OF THE UDO TO ADJUST DEVELOPMENT STANDARDS FOR THE WAREHOUSE, SELF STORAGE USE IN THE GB AND HB DISTRICTS

Description

At its January 14, 2026 regular meeting, the Guilford County Planning Board recommended approval of Unified Development Ordinance (UDO) Text Amendment Case #25-12-PLBD-00151 to the Guilford County Board of Commissioners to adjust the individual development standards for the Warehouse, Self-Storage use when located in the GB, General Business, and HB, Highway Business, districts. The amendment to UDO 5.16.B proposes to increase the maximum height limitation of 20 feet for Warehouse, Self-Storage buildings to the maximum height of the parcel's zoning district. Currently, self-storage warehouses are restricted to no more than 20 feet in structural height while general warehouses in the same zoning district are subject to the underlying zoning district's height requirement (see attached UDO Sections 4.2.15 GB and 4.2.16 HB where the maximum structure height is 50 feet without additional requirements to build higher). This amendment seeks to align the development standards for these two uses so both are subject to the general zoning district height requirement as both are of similar development intensity.

The ~~strikethrough~~ text is text to be removed. The underlined text is to be added.

SEE ATTACHED

Consistency: Land Use Plan & Comprehensive Plan

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

Consistency: 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 (UDO) with this statement by modernizing County development standards for Self-Storage Warehouses.

Staff Recommendation

Staff Recommendation: Staff recommends approval of the proposed text amendments.

**GUILFORD COUNTY PLANNING AND DEVELOPMENT
PLANNING BOARD REGULAR MEETING MINUTES**
Old County Courthouse – Carolyn Q. Coleman Conference Room
301 W. Market Street, Greensboro, NC 27401
January 14, 2026
6:00 PM

Call to Order

Chair Donnelly called the meeting to order at 6:00 p.m. He asked staff to call the roll for 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; David Craft, Vice Chair; Randy Little; Dr. Nho Thi Bui; Rev. Gregory Drumwright; Guy Gullick; and Sam Stalder

The following members were absent from this meeting:

Ryan Alston and 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; Avery Tew, Senior Planner; Samantha Lockwood, Senior Planner; Darby Terrell, Senior Planner; Troy Moss, Planner I; Robert Carmon, Fire Marshal; and Matthew Mason, Interim County Attorney

II. Agenda Amendments

Mr. Bass stated that there was a request to withdraw Item D under New Business, Case #25-12-PLBD-00146.

Mr. Bell added that text amendment Items G and I, Case #25-10-PLBD-00132 and #25-12-PLBD-00149, are requested to be removed from the agenda this evening.

Vice Chair Craft moved to withdraw Items D, G, and I from the agenda, seconded by Mr. Stalder. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Gullick, Stalder. Nays: None.)

III. Approval of Minutes: December 10, 2025

Chair Donnelly noted that the minutes of the December 10, 2025, meeting had been sent out to the Planning Board members ahead of the meeting for review. He noted that Vice Chair Craft had sent several minor edits to staff.

Mr. Little moved to approve the minutes of the December, 10, 2025, meeting, as amended, seconded by Dr. Bui. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Gullick, Stalder. Nays: None.)

IV. Rules and Procedures

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

V. Continuance Requests

Ms. Terrell stated that the applicant for Case #25-11-PLBD-00142 wishes to continue the request to the February 11 meeting. She mentioned that the applicant was present.

Chair Donnelly invited the applicant to step forward and comment on the continuance request.

Mr. Sergio Rico, applicant for Case #25-11-PLBD-00142, requested to continue the item because his builder was not able to be present at this meeting.

Vice Chair Craft suggested a continuance to a date uncertain, rather than specifying the February 11 meeting, because that would offer greater flexibility for the applicant. Mr. Rico agreed.

Chair Donnelly added that the Board is generally very open to initial continuance requests, but it may not be as amenable to repeated continuance requests.

Mr. Gullick suggested that the applicant contact neighbors to discuss the plans for this property. Mr. Rico stated that he had tried to get in touch with the neighbors, but they did not answer the door, and he does not know them. He mentioned that he also put notes on neighbors' mailboxes, but they did not respond.

Mr. Gullick moved to continue this matter until a future meeting, seconded by Vice Chair Craft. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Gullick, Stalder. Nays: None.)

VI. Old Business

None.

VII. New Business**Legislative Hearing Item(s)****A. REZONING CASE #25-12-PLBD-00144: AG, AGRICULTURAL TO RS-40, RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY DISTRICT (RS-40-MH): 5822 APPLE-WYRICK ROAD. (APPROVED)**

Darby Terrell presented the staff report for the application. She stated that this is a request to rezone the subject property from AG, Agricultural to RS-40, Residential with a MH, Manufactured Housing (HUD) Overlay District (RS-40-MH). She stated the subject property is located at 5822 Apple-Wyrick Road (Guilford County Tax Parcel #111693 in Madison Township), approximately 600 feet east of the intersection of Huffine Mill Road and Apple-Wyrick Road, and comprises approximately 5 acres.

Ms. Terrell described the property as being surrounded primarily by residential and agricultural uses, including single-family detached homes. She noted that development to the south is currently zoned RS-40 with a Manufactured Housing overlay. Multiple manufactured homes exist within the surrounding AG district and within the RS-40-MH district to the south.

Ms. Terrell informed the Board there was already a Manufactured Home located on the property. She stated the proposed rezoning was inconsistent with the current classification of Rural Living on the Future Land Use Map (FLUM). Therefore, a FLUM amendment to the Residential classification would be required.

Ms. Terrell stated the request is consistent with the Guilford County Comprehensive Plan, specifically under the Planning Theme: Attainable Housing, citing the following policies:

- Policy 1: “Enables the creation of new housing units that will provide a mix of housing types that meet the needs of residents.”
- Policy 2 under Attainable Housing states, “Enable housing creation and preservation throughout Guilford County that is attainable for all income levels.”

Ms. Terrell explained that the request is reasonable as it is consistent with Policies #1 and #2 of the Attainable Housing Planning Theme in the Guilford County Comprehensive Plan. The proposed rezoning is compatible with surrounding uses and zoning districts, which allow Manufactured Homes, specifically in the Agricultural district and the RS-40-MH district. Manufactured homes are present on surrounding properties and the subject parcel.

She concluded that staff recommends approval of the proposed rezoning with an amendment to the properties' FLUM designation from Rural Living to the Residential classification for the subject parcel.

Mr. Little asked if approving RS-40 with an MH Overlay would allow all uses permitted in a standard RS-40 district, with the addition of manufactured housing. Mr. Bass confirmed that it would.

Chair Donnelly noted that he observed 3 driveways or access points to the property and asked when a new NCDOT driveway permit would be triggered. Chair Donnelly suggested that a plan submittal might be required for the permit application.

Mr. Oliver Bass responded that all major subdivision applications require there to be access and NCDOT review. In which case a permit would be issued by NCDOT.

Chair Donnelly asked hypothetically if the property were to subdivide and only add one more house and were to use one of the current accesses would there be a requirement for them to pull a new NDCOT permit.

Mr. Bass answered it more than likely would not require a new permit.

Mr. Bell suggested clarifying any new development or subdivision requires a NCDOT review.

Chair Donnelly asked if anyone wished to speak in favor of this request.

Catherine Kennedy, 5822 Apple Wyrick Road, stated that she has pictures of the property and surrounding areas, as well as the front, sides and back of her home. The property is very large, and she doesn't need all of that land.

Matt Millaway, 5822 Apple Myrick Road, speaking on behalf of the applicant, stated that Ms. Kennedy would like to divide the property and sell off a portion so someone else can enjoy living in this area. She has already had a soil scientist determine that the property is suitable for a septic tank and it has been approved. The property is currently under contract to sell.

Chair Donnelly asked if anyone wished to speak in opposition to the request.

There being no one wishing to speak in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Vice Chair Craft moved to approve the zoning map amendment located at Guilford County Tax Parcel #111693 from AG to RS-40-MH. As the requested zoning is inconsistent with the current classification of Rural Living, this approval also

amends the FLUM designation for the subject parcel located in the Northeast Quadrant to the Residential classification. The zoning map amendment and associated FLUM amendment from Rural Living to Residential in the Northeast quadrant are based on the following changes in condition. While inconsistent with the current land use classification of Rural Living for the specified parcel, the requested rezoning is consistent with the following goals, policies and actions of the Comprehensive Plan, “Attainable Housing, Policy #1 enable the creation of new housing units to provide a mix of housing types that meet the needs of residents, and Policy #2, “enable housing creation and preservation throughout Guilford County that is attainable for all income levels.” The amendment is reasonable because the request to rezone the property from AG to RS-40-MH aligns with Guilford County Comprehensive Plan Policy #1 and Policy #2 by permitting major subdivisions on the property, therefore, allowing the opportunity for more housing creation. The proposed uses to be permitted under the requested zoning districts are compatible with adjacent land uses as Manufactured Homes are currently located along Apple Wyrick Road and the greater surrounding area. As the parcel is currently zoned AG, Manufactured Housing is an allowed use on the property. The property is also abutted on all sides by AG properties which either allow or have Manufactured Homes on-site. Additionally, the request is reasonable as there is an existing RS-40-MH district just south of the subject property, seconded by Mr. Little. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Gullick, Stalder. Nays: None.)

B. CONDITIONAL REZONING CASE #25-12-PLBD-00148: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 3020 HUFFINE MILL ROAD (APPROVED)

Mr. Avery Tew presented the staff report for this application. The subject property is located at 3020 Huffine Mill Road (Guilford County Tax Parcel #242227 in Madison Township), approximately 600 feet southwest of the intersection of Huffine Mill Road and Hicone Road, and comprises approximately 15.37 acres. This is a request to rezone the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential with the following conditions:

Use Conditions: None.

Development Conditions:

- (1) All single-family residential structures to be stick built, a maximum of 2 stories, and have no vinyl siding (except for areas under eaves and soffit).
- (2) Chain link and woven-wire fence material shall be prohibited.
- (3) Wood pole streetlights shall be prohibited. Metal pole streetlights shall be placed within a utility easement or by an encroachment agreement approved by NCDOT.

- (4) A Street Planting Yard per Guilford County UDO Table 6-2-1 shall be provided along Huffine Mill Road. Street Yard shall be 10' minimum width instead of 8' min. width per UDO and have a 3' minimum height berm and maintained by HOA.

The existing AG, Agricultural District is described in the UDO as being intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales - "agritourism" - may be permitted. The minimum lot size of this district is 40,000 square feet.

The proposed RS-30, Residential District is described as being primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer services. The minimum lot size of this district is 30,000 square feet. Cluster development (conservation subdivisions) are permitted.

Mr. Tew stated that the CZ, Conditional Zoning District was established as a companion district for every district established in the Unified Development Ordinance. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process, also shall apply.

The vicinity of the subject property consists predominantly of rural residential and agricultural uses on lands zoned AG, Agricultural. Multiple clusters of RS-30 and RS-40 zoning exist within a 0.75-mile radius of the subject property.

The subject property fronts on Huffine Mill Road, which is classified as a Major Thoroughfare with an Average Annual Daily Traffic of 2,800 vehicles.

The subject property's Future Land Use Map (FLUM) classification is Rural Living, which represents lands that are characterized by various lot sizes with low-density residential, typically in the form of single-family detached homes. This includes both existing development and new areas that are currently undeveloped, which may experience increased density along major transportation corridors over time, but which will remain largely rural the farther away properties are located from established corridors and community services. Primary land uses are single-family detached residential, duplexes, cottage-style single-family, and mobile home parks. General residential density is low, typically with one dwelling unit located on several acres; densities on individual properties will vary based on site conditions.

The requested rezoning is inconsistent with the property's Future Land Use Map (FLUM) classification of Rural Living because the increased density permitted

under the proposed zoning district would be incompatible with the lower density of development envisioned within the Rural Living place type.

Though inconsistent with the current land use classification, the requested rezoning is consistent with the following goals and policies of the Guiding Guilford Comprehensive Plan:

- **Planning Theme: Attainable Housing**
 - **Goal Statement:** Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design.
 - **Policy 4:** Encourage the preservation, maintenance, and development of high-quality and safe housing.
- **Planning Theme: Service Accessibility**
 - **Goal Statement:** Support land use decisions that create coordinated distribution of and convenient access to health and emergency services, schools, and parks.
 - **Policy 2:** Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods.

The request to rezone the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential is reasonable as there are existing RS-30 and RS-40 zoning districts in the surrounding area. The property's size of approximately 15.37 acres would limit development to a moderate number of new residential lots with the rezoning to CZ-RS-30, which would not substantially change the overall pattern of development in the surrounding area. Additionally, the parcel is within a 5-minute drive of Northeast Park, Bold Moon Nature Preserve, Hines Chapel Nature Preserve, Northeast High School, Northeast Middle School, and Madison Elementary School, which supports Comprehensive Plan goals related to the creation of housing in proximity to schools and recreational amenities. Finally, the subject property is located along a Major Thoroughfare (Huffine Mill Rd) that would provide sufficient transportation infrastructure for any new residential development. Therefore, staff recommends approval of the request.

Because the request to rezone the subject property from AG to CZ-RS-30 is inconsistent with the FLUM classification of Rural Living, if the request is approved, a FLUM amendment to Residential will be required.

Chair Donnelly opened the Public Hearing and asked anyone wishing to speak in favor of this request to come forward, sign in, and state their name and address for the record.

Todd Lambert, 1141 Jay Lane, Graham, NC, stated that he is with VennTerra, a local developer who focuses on single-family residential construction in Guilford, Alamance, and Davidson Counties. The zoning conditions they are offering

tonight are based on feedback from a neighborhood meeting that they held with surrounding property owners.

Chair Donnelly noted that the property owner of record was Murray James LLC, but the contact information included on the application was for Todd Lambert with VennTerra. Mr. Lambert explained that Murray James LLC is a subsidiary of VennTerra.

Mr. Lambert said his team had initially offered a minimum heated floor area as an additional condition, but staff noted that that was impermissible as a zoning condition and would instead have to be implemented through some other means, like a restrictive covenant. He said that he is still committed to that requirement, but he understands that it cannot be included in the rezoning request. He mentioned that one neighbor mentioned concerns about trespassing on his property, but that that was also not appropriate to include as a zoning condition. The configuration of the lot, existing streams, an existing easement, and the general requirements of the UDO would limit the number of potential dwellings on the site. He said he expects to be able to create 11 or 12 lots, which is not very high density.

Chair Donnelly pointed out that the developer also owns the property addressed 3030 Huffine Mill Rd (Parcel #242228), and asked whether that had come up at the neighborhood meeting. Mr. Lambert responded that that property had been a single lot with the subject property that they are requesting to rezone tonight. There was an existing home on the property, so they decided to subdivide off the existing home from the rest of the property, which resulted in the current lot configuration.

Chair Donnelly asked if there was anyone who wished to speak in opposition to the request.

There being no one wishing to speak in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Dr. Bui stated that even though the request is inconsistent with the subject property's FLUM classification, she felt that the request was reasonable because of the conditions offered by the applicant.

Chair Donnelly stated that he had driven by the property ahead of the meeting, and he thought the rezoning would be a good fit for this area, especially considering the site's proximity to schools and parks.

Mr. Gullick moved to approve the zoning map amendment for the property located at 3020 Huffine Mill Road (Guilford County Tax Parcel #242227 in Madison Township) from AG to CZ-RS-30. This approval also amends the FLUM from Rural Living to Residential located in the Northeast Quadrant. Mr. Gullick stated that the

request is consistent with the Guilford County Comprehensive Plan and is reasonable, and he incorporated into his motion the consistency statement and reasonableness statement contained in the staff report, which states that the requested rezoning is consistent with the following the Attainable Housing Planning Theme, Goal statement “Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design; and Policy 4, which states “Encourage the preservation, maintenance, and development of high-quality and safe housing”. The request to rezone the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential is reasonable as there are existing RS-30 and RS-40 zoning districts in the surrounding area. The property’s size of approximately 15.37 acres would limit development to a moderate number of new residential lots with the rezoning to CZ-RS-30, which would not substantially change the overall pattern of development in the surrounding area. Additionally, the parcel is within a 5-minute drive of Northeast Park, Bold Moon Nature Preserve, Hines Chapel Nature Preserve, Northeast High School, Northeast Middle School, and Madison Elementary School, which supports Comprehensive Plan goals related to the creation of housing in proximity to schools and recreational amenities. Finally, the subject property is located along a Major Thoroughfare (Huffine Mill Rd) that would provide sufficient transportation infrastructure for any new residential development. The motion was seconded by Rev. Drumwright. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Gullick, Stalder. Nays: None.)

- C. CONDITIONAL REZONING CASE #25-11-PLBD-00142: RS-30, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 2701 LEES CHAPEL ROAD (CONTINUED TO FUTURE MEETING)**
- D. REZONING CASE #25-12-PLBD-00146: AG, AGRICULTURAL TO RS-30, RESIDENTIAL: 7930 NC HIGHWAY 150 EAST (APPLICATION WITHDRAWN)**
- E. ROAD RENAMING CASE #25-09-PLBD-00132: 0.32 MILE PORTION OF KERSEY VALLEY ROAD TO OLD KERSEY VALLEY ROAD (ADOPTED)**

Ms. Lockwood presented a letter from the Fire Marshall, Robert Carmon, expressing formal support of the proposed renaming to address safety and emergency response concerns. She stated that this is a government-initiated petition to rename the southern portion of Kersey Valley Road to Old Kersey Valley Road. On December 15, 2025, the City of High Point’s City Council approved Street Abandonment Case 25-01, and made official with a Resolution recorded with the Guilford County Register of Deed’s Office in Deed Book 9002 Page 537, permanently closing a 2,185 foot-long portion of Kersey Valley Road. The City of High Point realigned Kersey Valley Road to expand the City’s landfill and extend its useful lifetime. Due to this realignment and subsequent closure of this portion of Kersey Valley Road, a jump street was created and has caused the

need for this remaining portion of the road to be renamed for Emergency Services purposes.

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

There being no one wishing to speak in favor of or in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Chair Donnelly moved to adopt an Ordinance renaming the former portion of Kersey Valley Road to the south of the landfill, page 2 of the packet, the official name is hereby established for the following road(s) as indicated: PREVIOUS NAME: Kersey Valley Road PROPOSED/ ESTABLISHED NAME: Old Kersey Valley Road. Now, therefore, be it adopted, that the official name is hereby established as Old Kersey Valley Road, seconded by Dr. Bui. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Gullick, Stalder. Nays: None.)

F. ROAD RENAMING CASE #25-12-PLBD-00147: 0.29 MILE PORTION OF KERSEY VALLEY ROAD TO GOLDEN ROAD (ADOPTED)

Ms. Lockwood stated that this is also a government-initiated petition to rename said portion of Kersey Valley Road to Golden Road. This renaming is in response to a government-initiated petition and a letter of recommendation by Fire Marshall, Robert Carmon. On December 15, 2025, the City of High Point's City Council approved Street Abandonment Case 25-01, and made official with a Resolution recorded with the Guilford County Register of Deed's Office as Deed Book 9002 Page 537, permanently closing a 2,185 foot-long portion of Kersey Valley Road. The City of High Point realigned Kersey Valley Road to expand the City's landfill and extend its useful lifetime. Due to this realignment and subsequent closure of this portion of Kersey Valley Road, a jump street was created and has caused the need for this remaining portion of the road to be renamed for Emergency Services purposes. This request falls under the same guidelines as the previous request for Old Kersey Valley Road.

There being no one wishing to speak in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Vice Chair Craft moved to adopt an Ordinance in regard to Case # 25-12-PLBD-00147, whereas, pursuant to N.C.G.S. 143(a)-239.1 Notices were posted that a Public Hearing would be held before this Planning Board on January 14, 2026, on a request that the official name of a certain road be established or changed. Now, therefore, be it adopted that the official name is hereby established for the following road(s) as indicated: the northern portion of Kersey Valley Road will now become Golden Road. The location presently known as Kersey Valley Road, Secondary Road #1153 in Jamestown Township, and running 0.29 miles north

from Kivett Drive, Secondary Road #1113 and terminating at the southern property line of Guilford County Tax Parcel #161320. Staff comments are incorporated by reference, seconded by Dr. Bui. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Gullick, Stalder. Nays: None.)

- G. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-10-PLBD-00137: AN AMENDMENT TO ARTICLE 1 (GENERAL PROVISIONS) SECTION 1.4 AND ARTICLE 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 (REMOVED FROM AGENDA)**
- H. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-12-PLBD-00151: AN AMENDMENT TO ARTICLE 5 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES) OF THE UDO TO ADJUST DEVELOPMENT STANDARDS FOR THE WAREHOUSE, SELF STORAGE USE IN THE GB AND HB DISTRICTS (RECOMMENDED ADOPTION TO COUNTY COMMISSIONERS)**

Ms. Lockwood stated that this text amendment is to adjust the individual development standards for the Warehouse, Self-Storage use when located in the GB, General Business, and HB, Highway Business, districts. The amendment to UDO 5.16.B proposes to remove the maximum height requirements for buildings under this use and the maximum height of the parcel's zoning district would instead apply.

Currently, self-storage warehouses are restricted to no more than 20 feet in structural height while general warehouses in the same zoning district are subject to the underlying zoning district's height requirement. This amendment seeks to align the development standards for these two uses so both are subject to the general zoning district height requirement as both are of similar development intensity.

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 (UDO) with this statement by modernizing County development standards for Self-Storage Warehouses. Staff recommends approval.

Jason Hardin stated that there are currently applicants working on a site plan for development and they have requested to construct a three-story building which would exceed the 20-foot height requirement specific to Self-Storage

Warehouses. Staff compared the standards for Warehouse, Self-Storage to General Warehouse. General Warehouse is generally considered to be a more intense use with shipping, warehousing, and commercial vehicles, whereas self-storage uses are typically more residential and are not allowed to have outside storage per the UDO. After this comparison, staff felt that given that General Warehouse is a more intensive use and allows for taller buildings this text amendment is relevant and worth pursuing to align these two uses. This amendment would also align with the City of Greensboro's and City of High Point's general requirements for self-storage.

There being no one wishing to speak in favor of or in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Mr. Little stated that storage buildings over 20 feet are eyesores in his mind and stated that in some ways general warehousing is more intense in some ways they aren't. Self-storage buildings have more traffic and individual users. General warehousing, typically, has bigger trucks, but way less traffic. He is not sure he sees a need for this.

Mr. Bell stated that it is more consistent with what is being seen now for the consumers. Self-storage is now more vertical and a lot of what they are seeing now is more climate-controlled units.

Vice Chair Craft stated that he is also a little torn, too, as it sounds fine, but one of these goes up in a more rural area, people aren't going to be really happy about that. He stated that a building of this height is something you would see on Battleground Avenue or S. Elm-Eugene Street.

Mr. Stalder stated that he is okay with the request as it would free up land for other uses. Dr. Bui agreed with Mr. Stalder.

Chair Donnelly stated that when there are residential zoning districts adjacent to GB or HB, there would be a rather significant buffer requirement between those two uses.

Vice Chair Craft stated that he would support it at 50-feet because he thinks the thing that really controls where this goes is the zoning district, so you have to have that zoning district before the 50-foot requirement comes into play.

Mr. Gullick stated that there are activity centers in the County that could use high-rise storage like this. These buildings can look fairly nice so he would support the request.

Dr. Bui stated that these buildings can look modern and are often not as much of an eyesore as the older style of self-storage buildings.

Chair Donnelly stated that there might be some compromise between 20 feet and 50 feet. He also stated that conditional zoning could be used to limit height, with the property owner's consent.

Mr. Gullick moved to recommend the proposed text amendment Case #25-10-PLBD-00151, for adoption and incorporate into the record, the consistency statement from page 1 of the staff report, which states: "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 (UDO) with this statement by modernizing County development standards for Self-Storage Warehouses". The motion was seconded by Mr. Stalder. The Board voted 6-1 in favor of the motion. (Ayes: Donnelly, Craft, Bui, Drumwright, Gullick, Stalder. Nays: Little.)

I. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-12- PLBD-00149: AN AMENDMENT TO APPENDIX 2 (MAP STANDARDS) OF THE UDO TO UPDATE DOCUMENT CURRENT SUBMITTAL PROCESSES, CLARIFY TECHNICAL TERMINOLOGY, AND MATCH EXISTING ADMINISTRATIVE PRACTICES (REMOVED FROM AGENDA)

VIII. Other Business

Mr. Bass noted that the February meeting will be held in the McAdoo Building, located on the third floor of the Truist Building.

At the February meeting, staff is anticipating a rezoning case on Alamance Church Road. There are also a couple more planned text amendments, and the Lees Chapel Road rezoning request that was continued earlier may be heard in February.

Vice Chair Craft stated that the Board is going to be getting into the decision matrix a lot more. Any time a property is rezoned from Agricultural to Residential, they are usually changing the FLUM. He asked for the other Board members' input.

Mr. Bell said the FLUM classifications in the new Comprehensive Plan represented a conscious decision to be very careful about large-scale changes in the more rural, less developed areas of the County. They weren't sure how the infrastructure was going to play out, and the citizen input that they received emphasized conserving the rural parts of the County. Working farms felt that they should be a distinct FLUM classification because they are different than people that just wanted more elbow room or to live in a rural area.

Rev. Drumwright mentioned that Mecklenburg County has just sold their last operating farm, and he realized that some of that is coming this way, too.

Chair Donnelly stated that he will look more critically at a switch from Working Farms and Agricultural Lands to Residential than from Rural Living to Residential. He said there is a consistency in the residential nature of Rural Living, but a change away from Working Farms and Agricultural Lands is a major shift in land use. He reiterated that there was interest in trying to maintain that as part of the new Comprehensive Plan, and it is an economic asset for Guilford County.

IX. Adjourn

There being no further business before the Board, Chair Donnelly adjourned the meeting by acclamation at 7:38 p.m.

The next regular meeting of the Guilford County Planning Board is scheduled for February 11, 2026, at 6:00 p.m. in the McAdoo Room, located on the third floor of the Truist Building, 201 W Market St, Greensboro, NC 27401.



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 3/5/2026

Agenda #: A.
File Type: New Business

TITLE

BUDGET AMENDMENT AND AUTHORIZATION TO PAY STATE OF NORTH CAROLINA FOR JUVENILE DETENTION BED STAYS

SPONSOR

Doug Logan

BACKGROUND

The Guilford County Juvenile Detention Center manages the daily population of juveniles housed at the County facility. Over the past year, the department has experienced increased operational and security challenges related to housing older juveniles (ages 16-17) together with younger residents. These challenges include program limitations in delivery, increased staffing and supervision demands, and elevated safety and security risks for both residents and staff.

To better manage this population mix and to maintain safe operations, the department has utilized the option of placing certain Guilford County juveniles in State-operated facilities when appropriate. The State of North Carolina assesses a rate of \$150 per night for each Guilford County juvenile housed in a state facility.

In the first six months of the current fiscal year, costs associated with these state facility bed stays have exceeded \$200,000. Based on current utilization trends, additional appropriations are necessary to continue this practice through the remainder of the fiscal year.

Guilford County operates under a Memorandum of Agreement (MOA) with the State of North Carolina governing juvenile detention cost sharing. Under this MOA, the State reimburses the County for a portion of costs associated with operating the County's detention facility, including 50% of the projected cost for Guilford County juveniles housed locally and 100% of the projected cost for out-of-county juveniles housed locally. This requested action pertains specifically to payments made by Guilford County to the State for housing certain County juveniles in State facilities where appropriate for operational and safety reasons.

The Purchasing Department has requested formal Board authorization to continue payment of

State invoices for these detention bed stays.

Fiscal Sustainability

This request is based on current year operational needs and projected usage trends. The Juvenile Detention Center will track daily State placements, nightly costs, and remaining budget authority, reporting monthly to Budget & Management Services to ensure spending remains within the approved appropriation. Staff are evaluating long-term population management strategies, including age separation practices and coordination with the State, to reduce reliance on State-operated placements when feasible and fiscally responsible.

Policy Compliance

This practice aligns with North Carolina juvenile detention standards requiring appropriate age separation and adequate supervision for all residents.

BUDGET IMPACT

\$250,000 increase in appropriation to Juvenile Detention
\$250,000 increase in Appropriated Fund Balance

REQUESTED ACTION

Amend the General Fund budget ordinance to increase the appropriation to Juvenile Detention by \$250,000 and \$250,000 in appropriated fund balance; and authorize the Purchasing Department to pay invoices submitted by the State of North Carolina for juvenile detention bed stays at State facilities.



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 3/5/2026

Agenda #: A.
File Type: Presentation

TITLE

HEALTH AND HUMAN SERVICES UPDATE - PUBLIC HEALTH MEASLES

SPONSOR

Courtney McFadden / Dr. Candice McNeill

BACKGROUND

Public Health will provide a brief presentation and situational update on the current status of measles in North Carolina, including recent case activity, trends, and any relevant guidance from the state. The update will also highlight prevention efforts, vaccination recommendations, and key actions being taken to protect the community.

REQUESTED ACTION

Receive HHS-Public Health Division Measles Update.



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 3/5/2026

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 Board of Equalization & Review

Reappoint Jasmine Quick-Miller to 2nd term in Alternate position (March 16, 2026 - March 15, 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.

Jasmine _____ Quick-Miller _____
First Name _____ Middle Initial _____ Last Name _____

Email Address

Street Address _____ Suite or Apt _____

City _____ State _____ Postal Code _____

Primary Phone _____ Alternate Phone _____

NC General Assembly _____ Legislative Assistant _____
Employer _____ Job Title _____

Which Boards would you like to apply for?

Board of Equalization and Review: Submitted

County Commissioner District *

District 8

Interests & Experiences

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

I'm interested in serving on a board or commission because I'm committed to strengthening Guilford County and ensuring that community voices are reflected in local decision-making. As a life-long resident with experience on GCJAC, the Board of Equalization and Review, and the Board of Adjustment, I understand both the needs of our community and the responsibility that comes with public service. I'm eager to continue contributing my perspective, accountability, and dedication to equity in a collaborative leadership role.

[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:

Legislative Assistant, Masters of Science in Psychology, Top 22 of 2022 Exceptional Legislative Staff nominee, Board of Adjustment member, Board of Equalization member, GCJAC commissioner, Pastry Arts Students, Former Alamance, Guilford, and Durham County Mentor & Tutor

Demographics

Ethnicity

African American

Gender

Female



Date of Birth

Jasmine Quick-Miller



Experience

March 2021 – Present

Realty One Group Results, Greensboro – Real Estate Broker

- Helping buyers locate all properties in their desired area in their price range and meeting their criteria
- Coordinating and helping buyers to visit and view properties
- When a decision is made to attempt a purchase, helping the buyer craft their initial offer and purchase agreement
- Working with the buyer on their behalf in negotiations with the seller through their agent/broker
- Once a purchase contract is executed, coordinating the transaction process on the buyer side
- Delivering and explaining documents in the transaction process
- Coordinating inspections, reports and repair negotiations
- Assisting buyers through to closing and taking possession
- Listing homes for sale on the local, MLS, Multiple Listing Service
- Sharing the brokerage listings with other MLS broker members to get buyers to the property
- Sharing the listing commission with successful buyer brokers
- Advising the home seller in preparing their home for listing and showings
- Supervising showing, report to sellers results and feedback
- Submitting any offers to the seller for consideration
- Helping the seller negotiate offers to try and execute a purchase contract with a buyer
- Working on the seller's behalf in coordinating the transaction process
- Delivering and explain documents, disclosures and transaction items
- Working with the seller through the closing and their move-out from the home

September 2017 – Present

North Carolina General Assembly Legislative Assistant

- Be the eyes, ears, and spokesperson for the representative and their office
- Answer all emails and phone calls with due diligence and in a timely manner
- Organize all necessary paperwork to research and create new bills/laws
- Work with various media outlets
- Assist constituents
- Manage representative's social media accounts and community outreach
- Coordinate/prioritize all mail/paperwork that comes through the office prior to the representative seeing it
- Attend government, outreach, and community events on representative's behalf
- Create and execute presentations to a wide demographic on representative's behalf
- Be an orator for the representing district
- Meticulously create a detailed oriented schedule for the representative

May 2016 - March 2017

US OPM/CACI, Charlotte - Federal Investigator

- Engineer federal investigations on behalf of U.S. OPM in the greater Charlotte, NC and surrounding areas.
- Canvass areas for a vast array of sources that periodically come into contact with the subject
- Solicit subject to gain accurate and relevant information for the purposes of their clearance

- Uncover all records to precisely portray the subject through criminal, rental, medical, education, employment, and civil records.
- Cultivate prominent and absent information as it applies to federal clearances.
- Utilize data conduct assessment
- Work independently and remotely with minimal supervision

December 2014 - May 2016

Guilford County Courthouse/State of NC, Greensboro - Deputy Clerk

- Preserve, narrate, and file documents for the superior court of Guilford County
- Dismiss cases by the district attorney's office
- Input order for arrest and recalls into the North Carolina State database
- Schedule court dates for the public and attorneys
- Retrieve faxes and assist the constituents
- Collect and tally monies given to the county by constituents, attorneys, and court personnel
- Advance knowledge of all the programs in Microsoft Office, ACIS, FMS, and DMV databases

September 2013 - October 2014

MurphyWainer Orthopedics, Greensboro - Administrative Assistant

- Record patient information using Microsoft Word and an SRS database, as well as assist patients.
- Communicate urgent messages between practitioner's and their multiple constituents.
- Classify/code confidential information for the company's administrative staff.
- Route the company's EOB's, Medicaid, MRI charts, and encounter/appointment forms into the computer system for easier accessibility for management
- Perpetrate an array of detailed assignments by the practitioner's and the administrative staff that aided in the necessary daily functions
- Work immensely with office management/administration to cement the safety and comfort of all patients as well as to ensure the necessities of the practitioners
- Work with team members to enhance the function of the office
- Manage insurance paperwork for patients

Internships

State Bureau of Investigation

I learned vital information about the duties and multiple jurisdictions of the SBI throughout the state of NC. I also gained knowledge of the chain of command and different duties between a Special Agent and a Special Agent in Charge.

Greensboro Police Department

I shadowed different CSI agents and worked their various shifts to gain knowledge on how to process crime scenes, take photos, bag evidence, as well as the multiple steps in a criminal proceeding. I also learned how to fingerprint, create molds, test blood and bodily fluids.

Education

Grand Canyon University – MS

Health Psychology

Walden University - *MS*

Forensic Psychology

North Carolina State University BA

Criminology & Forensic Science



Agenda Cover

In Control: Board of Commissioners
Agenda Date: 3/5/2026

Agenda #: A.
File Type: New Business

TITLE

RECEIVE FY26 BUDGET PERFORMANCE REPORT THROUGH JANUARY 2026

SPONSOR

Michael Rupp

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 January.

Budget Performance Report

Fiscal Year 2026 – As of January 31st



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

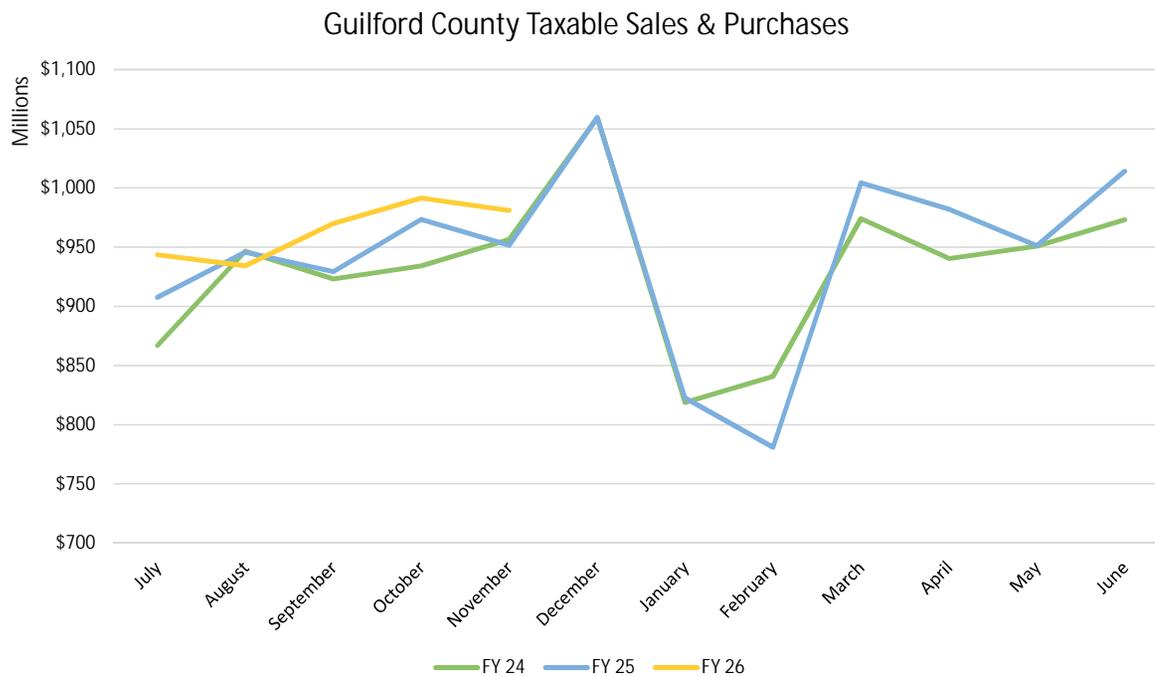
Revenues Update

- Property tax is performing as expected, as of February 19 the collection rate was 97.79%, which is higher than this time last year.
- Through this date, 3 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	\$542.43	\$508.58	94%
Sales Tax	102.75	32.06	31%
Federal & State	94.92	33.40	35%
User Fees & Charges	54.10	29.58	55%
Other Revenues	22.60	15.17	67%
Transfers from Other Funds	0.58	0.58	100%
Total (excl. fund balance)	\$817.38	\$619.37	76%
Appropriated fund balance	39.82	0.00	0.0%
Total	\$857.20	\$619.37	72%



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 343 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	\$178.38	51%
Personnel	310.82	170.32	55%
Operating	123.34	56.54	46%
Human Services Assistance	28.20	10.43	37%
Capital Outlay	3.46	0.69	20%
Transfers Out & Other Financing	41.86	41.88	100%
Total	\$857.19	\$458.24	53%



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

- 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
- March 27: 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



General Fund Summary

Months (for Table)

1

7

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)	(\$495,855,468)	93%	(\$542,425,000)	(\$505,953,402)	93%
Sales Tax	(\$102,750,000)	(\$31,852,752)	31%	(\$102,750,000)	(\$32,062,378)	31%
Federal/State Funds (Intergovernmental)	(\$92,507,437)	(\$32,533,708)	35%	(\$94,915,420)	(\$31,078,233)	33%
User Charges	(\$50,370,961)	(\$29,712,116)	59%	(\$54,100,000)	(\$28,709,881)	53%
Appropriated Fund Balance	(\$50,075,409)			(\$39,816,406)		
Other Revenues	(\$19,770,336)	(\$16,257,199)	82%	(\$22,595,788)	(\$14,976,895)	66%
Transfers from Other Funds				(\$583,824)	(\$583,824)	100%
Total	(\$846,324,143)	(\$606,211,242)	72%	(\$857,186,438)	(\$613,364,613)	72%

This table includes ARPA Enabled Funds

Highlights:

- General Fund property tax collection is slightly ahead of prior years (94%).
- 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	\$170,596,150	50%	\$349,507,000	\$178,377,603	51%
Personnel	\$291,158,304	\$166,366,703	57%	\$310,919,461	\$156,650,462	50%
Operating	\$118,643,910	\$48,209,837	41%	\$123,243,370	\$55,884,564	45%
Transfers Out & Other Financing	\$68,213,565	\$345,180	1%	\$41,855,302	\$41,878,995	100%
Human Services Assistance	\$25,212,233	\$10,474,533	42%	\$28,202,848	\$10,326,419	37%
Capital Outlay	\$2,211,751	\$589,585	27%	\$3,458,457	\$689,455	20%
Total	\$846,324,143	\$396,581,989	47%	\$857,186,438	\$443,807,498	52%

This table includes ARPA Enabled Funds

Highlights:

- The County's **vacancy rate** is currently 343 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)

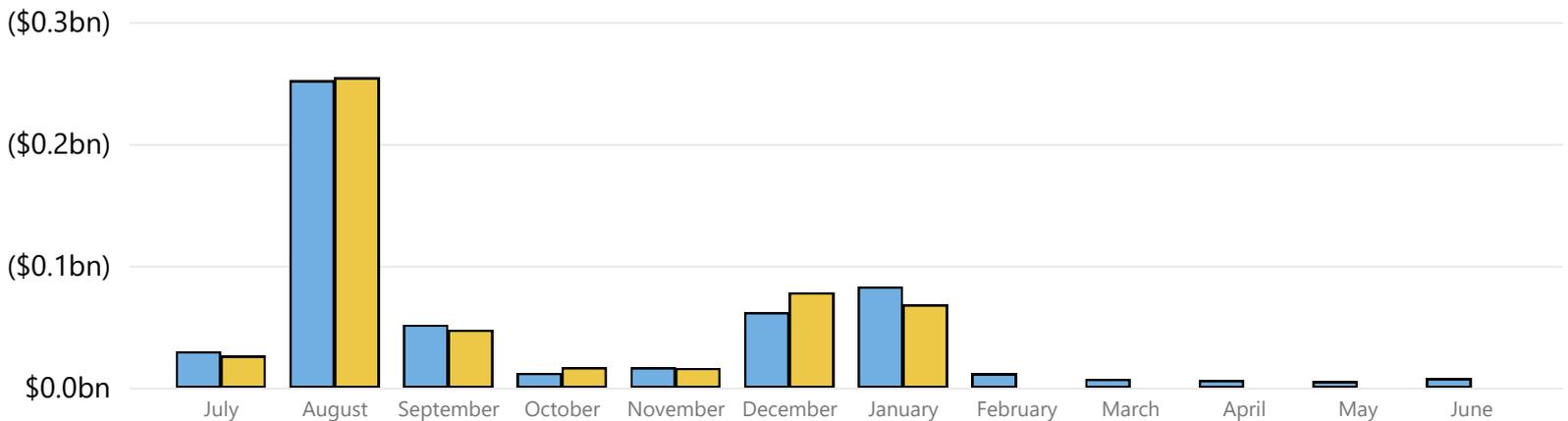
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How do we receive Property Tax?

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.

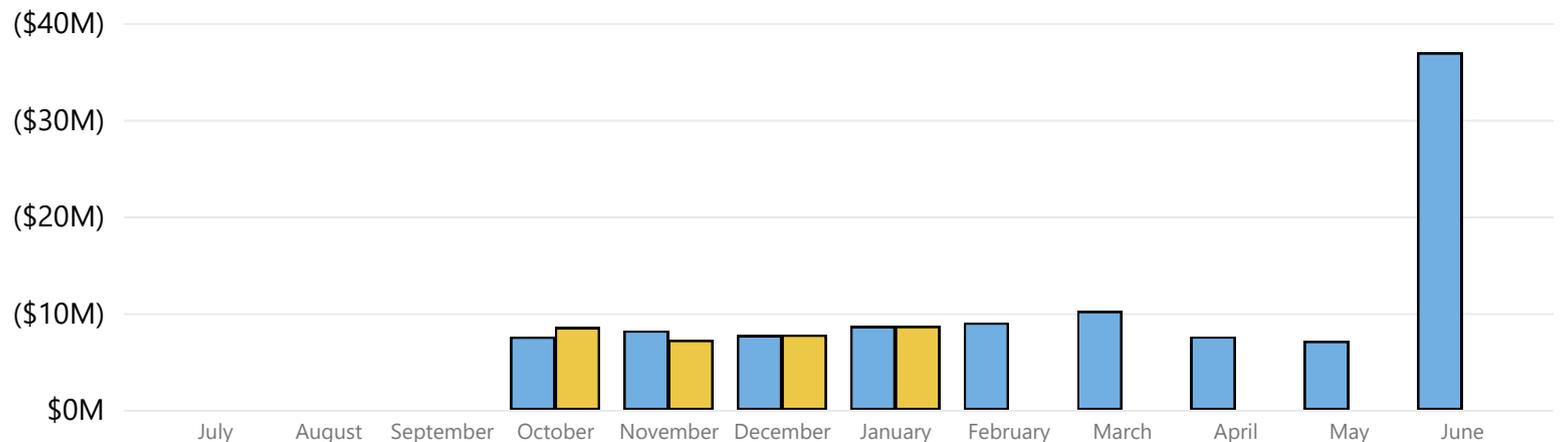
● Expected ● Actuals



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)

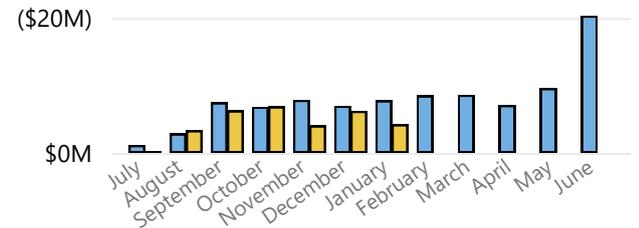
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12

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.

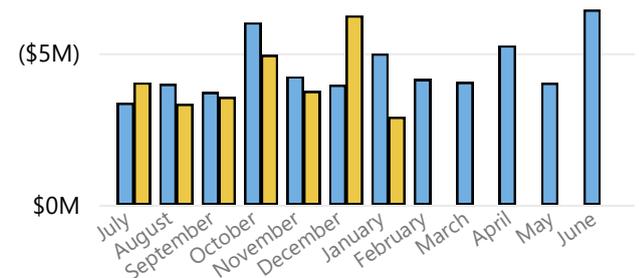
Expected Actuals



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.

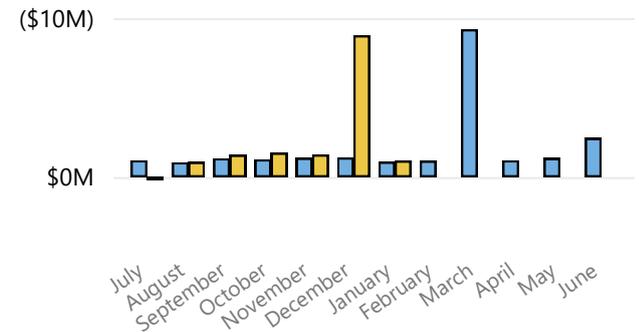
Expected Actuals



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.).

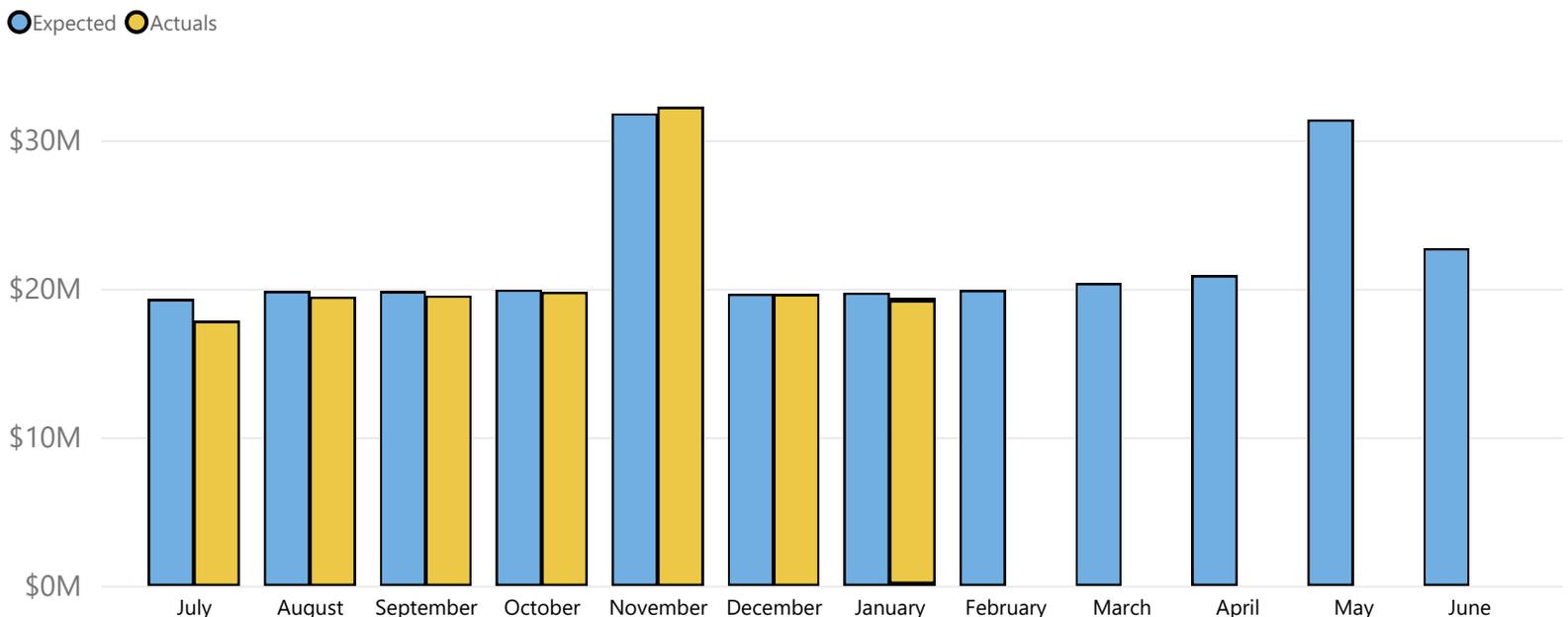
Our **Quality Government** area houses 405.5 employees dedicated to providing key internal services (Human Resources, Information Technology, Finance, Administration). Guilford County has one of the lowest ratios in the state of general service positions to residents - at 5.5 employees for every 1,000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

343 Vacant Positions

The County has 343 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)

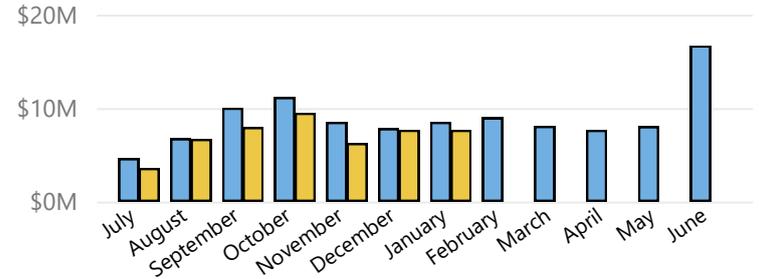
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Other Services & Charges

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.

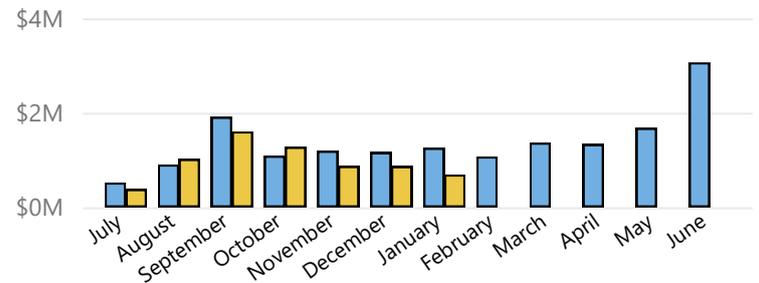
Expected Actuals



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.

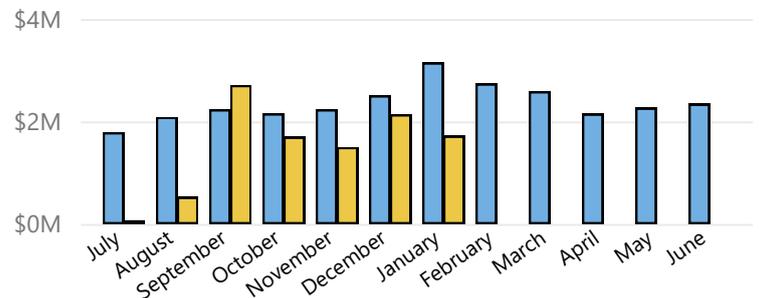
Expected Actuals



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.

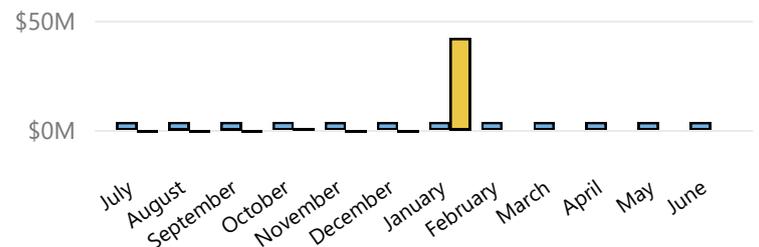
Expected Actuals



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.

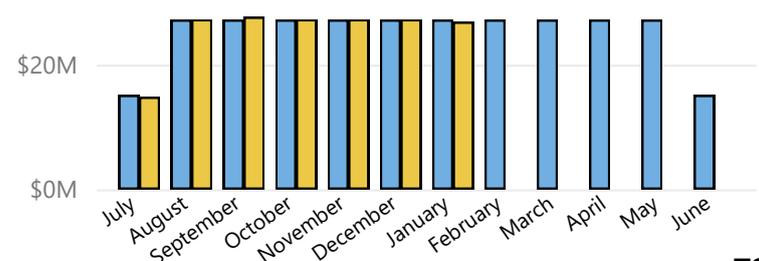
Expected Actuals



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

7

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		
Service Area	Amended Budget	YTD Actuals	Percentage Spent	Amended Budget	YTD Actuals	Percentage Spent
Education	\$340,884,380	\$170,596,150	50%	\$349,507,000	\$178,377,603	51%
Successful People	\$183,463,182	\$87,625,430	48%	\$196,420,142	\$85,617,342	44%
2300 - HHS: Social Services	\$97,187,154	\$49,840,747	51%	\$106,896,987	\$49,060,868	46%
2100 - HHS: Public Health	\$56,202,835	\$27,766,676	49%	\$57,598,547	\$25,977,471	45%
2200 - Behavioral Health	\$11,242,773	(\$46,334)	-0%	\$13,582,853	\$1,716,260	13%
2400 - Child Support Enforcement	\$8,492,526	\$4,643,706	55%	\$8,823,052	\$4,373,402	50%
3400 - Juvenile Detention	\$4,547,540	\$2,266,673	50%	\$4,763,340	\$2,421,438	51%
3500 - Family Justice Center	\$1,594,928	\$759,965	48%	\$1,919,183	\$929,516	48%
3900 - Court Services	\$1,363,487	\$828,987	61%	\$1,423,264	\$688,521	48%
2500 - Transportation Service	\$1,855,685	\$990,041	53%	\$542,739	\$38,801	7%
2850 - Veteran Services	\$609,467	\$348,743	57%	\$629,608	\$307,697	49%
2050 - HHS: DHHS Administration	\$366,787	\$226,225	62%	\$240,569	\$103,369	43%
Strong Community	\$176,301,692	\$94,792,636	54%	\$190,027,586	\$103,906,351	55%
3100 - Law Enforcement	\$90,042,880	\$51,266,058	57%	\$101,688,673	\$56,977,415	56%
3200 - Emergency Services	\$44,509,441	\$24,517,443	55%	\$48,412,197	\$24,525,568	51%
6500 - Economic Develop & Assistance	\$9,323,134	\$617,542	7%	\$5,505,436	\$4,042,829	73%
5150 - Culture-Recreation (Parks)	\$6,095,845	\$2,896,107	48%	\$6,568,365	\$3,229,905	49%
3700 - Animal Services	\$5,758,606	\$3,097,664	54%	\$6,074,415	\$3,008,468	50%
1800 - Security	\$4,533,148	\$2,739,689	60%	\$5,311,715	\$2,252,814	42%
3300 - Inspections	\$3,528,894	\$1,932,119	55%	\$3,612,777	\$1,878,992	52%
2950 - Coordinated Services	\$3,513,378	\$2,539,877	72%	\$3,585,251	\$2,626,392	73%
4100 - Solid Waste	\$2,672,683	\$999,554	37%	\$2,724,923	\$1,050,290	39%
1600 - Planning and Development	\$2,477,767	\$1,095,135	44%	\$2,621,264	\$1,267,264	48%
5110 - Culture - Libraries	\$2,395,122	\$2,395,122	100%	\$2,417,964	\$2,417,964	100%
2900 - Cooperative Extension Service	\$992,108	\$487,537	49%	\$998,217	\$417,915	42%
4200 - Soil & Water Conservation	\$458,686	\$208,789	46%	\$506,389	\$210,535	42%
Quality Government	\$78,081,496	\$43,293,613	55%	\$84,925,284	\$39,599,710	47%
1400 - Information Technology	\$18,109,580	\$10,327,625	57%	\$18,680,865	\$10,446,653	56%
1750 - Facilities	\$11,381,937	\$6,450,070	57%	\$13,171,818	\$6,984,299	53%
1150 - Human Resources	\$10,997,230	\$6,273,494	57%	\$12,320,598	\$3,303,250	27%
1450 - Tax	\$9,016,137	\$4,529,980	50%	\$10,103,491	\$4,976,946	49%
1300 - Finance	\$5,122,375	\$2,823,073	55%	\$5,270,458	\$2,732,091	52%
1100 - County Attorney	\$4,845,596	\$2,651,126	55%	\$5,304,335	\$2,487,755	47%
1550 - Elections	\$4,190,124	\$3,404,045	81%	\$4,138,207	\$1,970,927	48%
1050 - County Administration	\$2,782,749	\$1,341,342	48%	\$4,127,677	\$1,435,329	35%
1500 - Register of Deeds	\$3,323,529	\$1,545,717	47%	\$3,455,083	\$1,593,061	46%
1060 - Small Business & Entrepreneurship	\$1,753,420	\$640,508	37%	\$1,697,114	\$550,707	32%
1020 - Clerk to the Board	\$1,586,893	\$833,156	53%	\$1,685,077	\$855,535	51%
1070 - Public Relations	\$1,252,983	\$395,518	32%	\$1,425,883	\$624,108	44%
1200 - Budget & Management Services	\$1,323,413	\$607,922	46%	\$1,324,906	\$463,102	35%
1910 - Fleet Operation	\$1,387,190	\$916,965	66%	\$1,150,038	\$612,459	53%
1250 - Internal Audit	\$1,008,340	\$553,072	55%	\$1,069,734	\$563,488	53%
Debt Service	\$66,643,700			\$36,306,426	\$36,306,426	100%
Other	\$949,693	\$274,000	29%	\$0	\$0	
Total	\$846,324,143	\$396,581,829	47%	\$857,186,438	\$443,807,432	52%



ARPA Enabled Fund

Months (for Table)

1

7

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.

Program	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	\$1,717,317	\$6,700,044
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	\$404,209	\$480,924	\$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	\$2,564,920	\$10,295,538	\$8,719,593



ARPA Enabled Fund

Months (for Table)

1	7
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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

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	\$2,736,387	\$263,613	\$0
Total		\$28,000,000	\$24,412,532	\$1,589,410	\$1,998,058



Fire Districts

Months (for Table)

1

7

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	\$2,667,806	76%
8040 - Climax FPSD	\$349,000	\$256,411	73%
8060 - Colfax FPSD	\$1,103,000	\$838,869	76%
8080 - Deep River No. 18 FPSD	\$475,768	\$390,240	82%
8100 - Fire Prot Service Dist No. 1	\$57,000	\$41,000	72%
8120 - Friedens No. 28 FPSD	\$657,375	\$478,030	73%
8130 - Gibsonville FPD	\$15,000	\$15,000	100%
8160 - Guilford College FPSD	\$220,961	\$82,552	37%
8180 - Guil-Rand FPSD	\$310,000	\$209,339	68%
8200 - Julian Volunteer FPSD	\$116,000	\$84,874	73%
8210 - Kimesville FPD	\$193,638	\$137,835	71%
8240 - McLeansville FPSD	\$2,166,000	\$1,610,808	74%
8260 - Mt Hope Com FPSD	\$1,609,000	\$1,363,084	85%
8280 - No. 14 FPSD	\$342,342	\$249,961	73%
8300 - Northeast FPSD	\$2,620,362	\$2,019,589	77%
8320 - Oak Ridge FPSD	\$3,231,000	\$2,576,064	80%
8340 - Pinecroft-Sedgefield FPSD	\$4,270,000	\$3,133,227	73%
8360 - Pleasant Garden FPSD	\$2,172,687	\$1,535,424	71%
8380 - PTIA FPSD	\$696,072	\$541,613	78%
8400 - Rankin No. 13 FPSD	\$2,616,000	\$2,062,049	79%
8420 - Southeast FPSD	\$402,000	\$289,113	72%
8430 - Stokesdale FPD	\$1,819,000	\$1,485,049	82%
8460 - Summerfield FPSD	\$4,966,901	\$3,854,720	78%
8480 - Whitsett FPSD	\$1,303,000	\$897,267	69%
Total	\$35,225,436	\$26,819,924	76%

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

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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	\$4,859,687	(\$10,362,319)	(\$5,153,712)
1970 - Health Care & Wellness	\$57,581,310	\$32,009,415	(\$57,581,310)	(\$23,402,296)
0000 - Non-Departmental				(\$123,763)
Total	\$67,943,629	\$36,869,101	(\$67,943,629)	(\$28,679,771)

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	\$1,623,549	(\$4,000,000)	(\$1,721,431)
Total	\$4,000,000	\$1,623,549	(\$4,000,000)	(\$1,721,431)

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	\$773,898	(\$4,000,000)	(\$859,874)
Total	\$4,000,000	\$773,898	(\$4,000,000)	(\$859,874)



Other Annual Funds

Months (for Table)

1

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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	\$3,835,214	(\$10,000,000)	(\$3,835,214)
Total	\$10,000,000	\$3,835,214	(\$10,000,000)	(\$3,835,214)

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	\$197,572	(\$978,264)	(\$450,000)
Total	\$978,264	\$197,572	(\$978,264)	(\$450,000)



Other Annual Funds

Months (for Table)

1

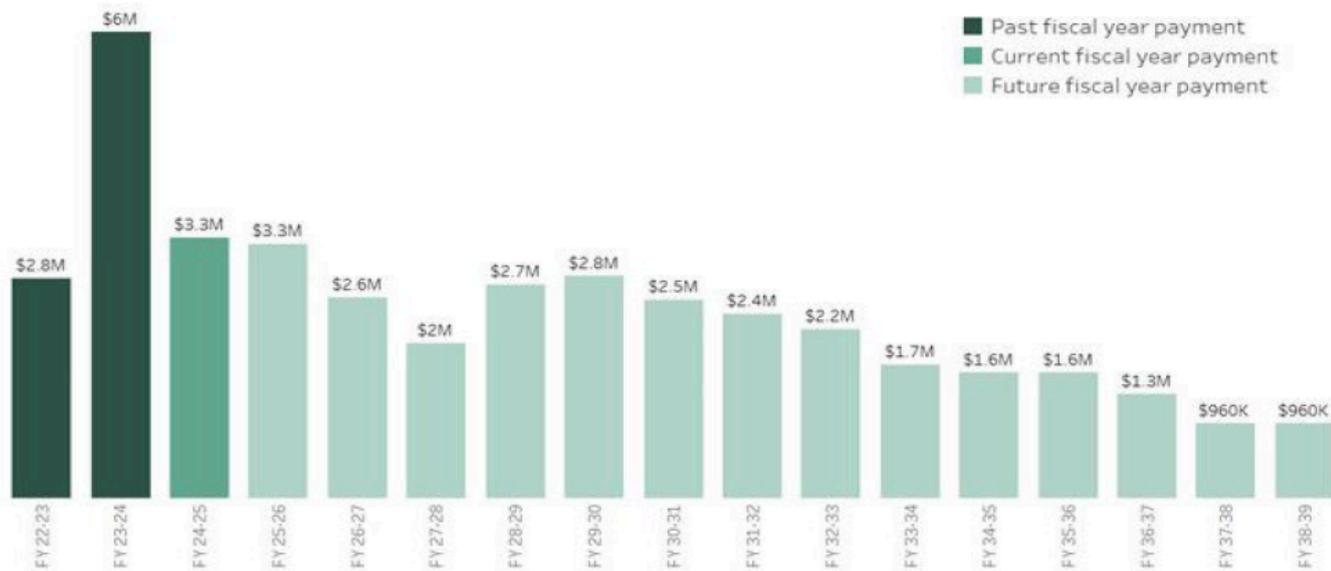
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Opioid Settlement Overview:

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

7

Guilford County Opioid Settlement Funds Projection January 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	\$453,673
48502145 - Pregnant & Parenting Recovery	\$397,256	\$183,852
48502156 - Opioid Outreach & Education	\$342,520	\$50,066
48503252 - MAT Induction EMS	\$309,000	
48502110 - Opioid Taskforce Coordinator	\$149,350	\$65,156
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	\$1,084,323