

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

Greensboro, North Carolina  
August 7, 2025

The Board of County Commissioners met in a duly noticed regular meeting on August 7, 2025 at 5:30 p.m., in the Commissioners' Meeting Room, 301 W. Market St., Greensboro, North Carolina.

PRESENT: Chairman Melvin "Skip" Alston, presiding; Vice Chairwoman J. Carlvena Foster (entered meeting via virtual communication at 5:38 p.m., and entered the meeting in person at 6:09 p.m.); Commissioners Brandon Gray-Hill (via virtual communication), Mary Beth Murphy, Carly Cooke, Kay Cashion, Frankie T. Jones, Jr., Pat Tillman, and Alan Perdue.

ABSENT: None.

ALSO PRESENT: County Manager Victor Isler; County Attorney Andrea Leslie-Fite; Clerk to Board Robin Keller; Deputy Clerk to Board Ariane Webb; Deputy Clerk to Board T'ebony Rosa; Assistant County Manager Jason Jones; Assistant County Manager Erris Dunston; Planning and Development Director J. Leslie Bell; Public Health Director Courtney McFadden; Child Support and Court Services Director Rosanne Wiley; Sheriff's Office First Lieutenant Eric Gordon; Facilities Director Eric Hilton; members of staff, media, and the public. Virtual participation was made available to members of the public and media partners.

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

Taking a point of personal privilege, Commissioner Perdue requested that the Board enter into Closed Session immediately after the Work Session.

**The Board recessed to closed session at 4:54 p.m. by unanimous consent.**

**The Board adjourned the closed session at 5:30 p.m. by unanimous consent.**

Chairman Alston introduced Wanda Abbott, United States Army Gulf War Veteran, who would lead the Pledge of Allegiance following the invocation.

**I. INVOCATION**

Chairman Alston offered the invocation.

## **II. PLEDGE OF ALLEGIANCE**

Ms. Abbott led those present in the Pledge of Allegiance.

## **III. WELCOME AND CALL TO ORDER**

Chairman Alston called the meeting to order at 5:32 p.m.

## **IV. SPEAKERS FROM THE FLOOR**

1. Attorney Jessica Saxton provided public notice regarding concerns with criminal indictments. She noted that, in her opinion, it is unacceptable to have law enforcement officials violate the law.

2. Attorney Tanawah Downing shared that he has criminal affidavits pending regarding Title 18 violations. He noted that the Sheriff is executing warrants under orders from Judges who are under violations for conspiracy. He spoke to the law of criminal conspiracy.

Vice Chairwoman Foster entered the meeting via virtual communication at 5:38 p.m.

3. Dr. David Stansfield, Humane Society, voiced concern regarding banning the sale of puppies from stores in Guilford County. He spoke to the lack of adequate veterinarian care and the extended packing and shipping of live animals for sale. He spoke in support of an ordinance to ban pet store sales.

4. Gail Dunham of Summerfield spoke in support of the protection of wells in her community. She spoke to the American Association of Retired Persons (AARP) requirements for potable water. She urged the Board to cease funding the Town of Summerfield.

## **V. PRESENTATIONS**

### **A. 2025-345 PROCLAIM AUGUST 2025 AS CHILD SUPPORT AWARENESS MONTH IN GUILFORD COUNTY**

Receive proclamation recognizing August 2025 as Child Support Awareness Month in Guilford County.

## **Legislation Text.**

Commissioner Cooke welcomed our Child Support Office Director Rosanne Wiley and her team. She read the Proclamation Declaring August as Child Support Awareness Month.

Director Wiley thanked the Commissioners for recognizing their work. She noted that nationally, the child support program is celebrating its 50<sup>th</sup> year, and our state is celebrating forty (40) years. She thanked the Board for their support as they partner with families.

B. 2025-349 RECOGNITION OF JORDAN LEREW FROM NC AGRICULTURE  
COMMISSIONER STEVEN TROXLER

Recognize Jordan Lerew for his swift and professional response to an environmental issue.

[Legislation Text](#)

[7-9-25 Jordan Lerew](#)

Commissioner Murphy introduced Toxic and Health Hazard Specialist Jordan Lerew who responded to an environmental spill over the Fourth of July holiday.

Public Health Director Courtney McFadden shared that Mr. Lerew's action reflects our highest standards for health and safety efforts.

2025-362 RECOGNIZE NCACC YOUTH VOICES - JUNIOR DELEGATES

Recognize Questyn Hinton and Oyinkansola Adekoya as Guilford County's Youth Voices Junior Delegates for the 2025 NCACC Conference.

[Legislation Text](#)

Chairman Alston noted the Addendum agenda item to recognize our North Carolina Association of County Commissioners (NCACC) Youth Voices Junior Delegates.

Commissioner Cashion welcomed our new North Carolina Cooperative Extension Director Natalie Owens and 4-H Youth Development Extension Agent Meredith Kreeger.

Commissioner Cashion welcomed Questyn Hinton, a recent graduate of Southeast Guilford High School where she was a member of the Psychology Club, Robotics Club, Student government Association, National Honor Society, national Technical Honor Society.

Commissioner Cashion introduced our second student, Oyinkansola Adekoya, a rising 10<sup>th</sup> grader at Choate Rosemary Hall in Wallingford, CT, who has earned multiple recognitions and represented her school in cross-country, swimming, and track. Adekoya was awarded the Edith Wallis and Ben Sylvester Award for the greatest contribution through excellence, sportsmanship, and sound character.

Extension Agent Kreeger acknowledged the two Youth Delegates representing Guilford County at the conference in Greenville, NC.

Youth Delegate Hinton provided comments to the Board, highlighted her Camp HOPE experience, and hoped to develop collaborations to assist with supporting youth.

## **VI. CONSENT AGENDA**

Chairman Alston introduced the consent agenda and noted the addendum agenda. He opened the floor for any items to be pulled for separate consideration.

Commissioner Tillman requested that Budget Amendment Item 225-350 A. 1. BUDGET AMENDEMENT: PURCHASE OF STARCHASE GPS LAUNCHERS be removed for discussion.

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

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

*Note: Approval of the Addendum Agenda added the following items:*

- *V. PRESENTATIONS. ITEM C. 2025-362 RECOGNIZE NCACC YOUTH VOICES – JUNIOR DELEGATES*
- *VI. CONSENT AGENDA. ITEM B. 4. 2025-354 APPROVE STRETCHERS/MOUNTS AND CARDIAC EQUIPMENT PROPRIETARY MAINTENANCE SERVICE AND PARTS AGREEMENT WITH STRYKER*
- *VI. CONSENT AGENDA. ITEM B. 5. 2025-363 AUTHORIZE FOOD SERVICE CONTRACT BETWEEN GUILFORD JUVENILE DETENTION AND ARAMARK FOOD SERVICE*

### **2. 2025-347 AMEND FISCAL YEAR 2025-26 BUDGET ORDINANCE**

Amend the Fiscal Year 2025-26 Budget Ordinance to add Subsection 10-C(j) outlined above and amend Section 10-C(f) to remove "described in Section (e) herein" and to revise "amendment" to "amendment(s)" in the second line as shown above.

## **Legislation Text**

### **B. CONTRACTS**

#### **1. 2025-335 LEES CHAPEL DESIGN BUILD CONTRACT GMP CHANGE ORDER**

Staff recommends amending the Design-Build GMP Contract 90006226 to increase the GMP amount by \$632,284, and authorize staff to take all reasonable steps to modify the contract accordingly; approve project ordinance amendment.

[Legislation Text](#)

[ATTACHMENT A CHANGE ORDER 2 GC Lees Chapel - COR 002 - Mold Remediation - Final](#)

2. 2025-348 HHS INTER-LOCAL MEMORANDUM OF AGREEMENT (MOA)  
DIVISION OF PUBLIC HEALTH- GUILFORD COUNTY SCHOOLS - SCHOOL  
HEALTH PROGRAM 2025-2026

Approve interlocal Memorandum of Agreement, in substantial form, with Guilford County Schools to be effective August 1, 2025, through July 31, 2026, covering the 2025-2026 School year.

[Legislation Text](#)

[PE FINAL CONTRACT - 90007331 GUILFORD COUNTY SCHOOLS](#)

3. 2025-352 APPROVE INTER LOCAL AGREEMENT RENEWAL WITH HIGH  
POINT FOR ANIMAL SHELTER AND ANIMAL CONTROL SERVICES

Approve a resolution ratifying and authorizing the execution of one (1) year Animal Shelter and Animal Control Services interlocal agreement, in substantial form as attached hereto, between High Point and Guilford County effective July 1, 2025 through June 30, 2026.

[Legislation Text](#)

[City of HP Resolution 7.11.25](#)

[Guilford County Resolution for Animal Services for HP 7.11.25](#)

[Interlocal - GC Animal Shelter HP 7.11.25](#)

4. 2025-354 APPROVE STRETCHERS/MOUNTS AND CARDIAC EQUIPMENT  
PROPRIETARY MAINTENANCE SERVICE AND PARTS AGREEMENT WITH  
STRYKER

Authorize staff to enter into a purchase agreement for a one (1) year proprietary maintenance service and parts agreement, with Stryker Sales Corporation, for comprehensive preventive maintenance and repair of ambulance stretchers and mounts in the annual amount \$141,740 for fifty-seven stretcher mounts and seventy-four stretchers, as authorized by G.S. 143-129 (e) (6) provides that formal bidding requirements do not apply when a needed product is available from only one source or supplier. Additionally, annual maintenance on Cardiac Monitors is \$67,480 and Lucas cardiac compression devices is \$59,072. Total commitment is \$268,292.

[Legislation Text](#)

[Bid Waiver Request # 05828475](#)

[Bid Waiver Request # 05828557](#)

[Emergency Care Parts and Service Letter - dynamic date \(3\)](#)

[Guilford 2024](#)

[Guilford County EMS Transport](#)

[ProCare Power-PRO and Power-LOAD Sell Sheet \(3\)](#)

5. 2025-363 AUTHORIZE FOOD SERVICE CONTRACT BETWEEN GUILFORD JUVENILE DETENTION AND ARAMARK FOOD SERVICE

Approve a contract, in substantial form, between Guilford County, on behalf of its Juvenile Detention Center, and Aramark Food Service to provide food services to detained juveniles at a not to exceed annual amount of \$354,036; with options to renewal for four (4) additional one (1) year terms; authorize staff to take all necessary actions to execute the agreement. Approve a budget amendment to increase the appropriation for Juvenile Detention by \$17,000, with an increase in Federal/State revenue by \$17,000.

[Legislation Text](#)

[FINAL 90007514 Aramark](#)

**C. MISCELLANEOUS**

1. 2025-351 GRANTING OF PERMANENT SANITARY SEWER EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT TO THE CITY OF BURLINGTON

Approve the Temporary Construction Easement and Permanent Sanitary Sewer Easement as requested by the City of Burlington and authorize staff to take all reasonable actions to finalize and execute said easements.

[Legislation Text](#)

[Guilford Co Easment Agreement COB Signed](#)

ITEM REMOVED FROM CONSENT AGENDA FOR SEPARATE CONSIDERATION.

**A. BUDGET AMENDMENTS**

1. 2025-350 BUDGET AMENDMENT: PURCHASE OF STARCHASE GPS LAUNCHERS

Approve contract, in substantial form, with StarChase, LLC for the purchase of four (4) StarChase Vehicle Mounted GPS Launchers and one (1) StarChase Handheld GPS Launcher, as authorized by the sole source exemption of G.S. 143-129(e)(6) for a total cost of \$55,153. Amend the General Fund budget ordinance to increase Law Enforcement in the amount of \$55,153, with \$55,153 in appropriated fund balance.

[Legislation Text](#)

[Bid Waiver Request # 05827575](#)

[StarChase Quote](#)

[StarChase Sole Source Letter](#)

[PE FINAL CONTRACT - 90007421 STAR CHASE](#)

**Motion was made by Commissioner Pat Tillman, and seconded by Commissioner Carly Cooke, to adopt a contract, in substantial form, with StarChase, LLC for the purchase of four (4) StarChase Vehicle Mounted GPS Launchers and one (1) StarChase Handheld GPS Launcher, as authorized by the sole source exemption of G.S. 143-129(e)(6) for a total cost of \$55,153. Amend the General Fund budget ordinance to increase Law Enforcement in the amount of \$55,153, with \$55,153 in appropriated fund balance.**

**VOTE: Motion carried 9 - 0**

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

**NOES: None**

Commissioner Tillman voiced safety concerns regarding high-speed pursuits. He opined whether the purpose was to apprehend the perpetrator or simply recover the vehicles.

First Lt. Gordon shared that recently Forsyth County purchased these GPS launchers. He noted that he is aware of an instance where the launcher was used in Forsyth County and they were able to contact Guilford County to provide real-time tracking for apprehension of the assailant.

Commissioner Tillman questioned federal forfeiture spending when we recently allocated funding for radios, K-9s, and tasers. He shared that we want to continue our support of law enforcement and requested a broader discussion as to when and how we use these forfeiture funds for maximum impact.

Vice Chairwoman Foster entered the meeting in person at 6:09 p.m.

## VII. PUBLIC HEARINGS

### A. 2025-338 LEGISLATIVE HEARING ON WHETHER TO CONDITIONALLY REZONE FROM AGRICULTURAL (AG) TO CZ-RS-40 A PORTION OF PROPERTY LOCATED AT 5475 YANCEYVILLE ROAD (TAX PARCEL #129849)

Conduct required legislative hearing to approve/deny the conditional rezoning (and adopt associated consistency and reasonableness statements) of the western portion (21.29 acres of approximately 37.66 acres total) of property located at 5475 Yanceyville Road (Guilford County Tax Parcel #129849 in Monroe Township), approximately 2,990 feet south of the intersection of NC Highway 150 E and Yanceyville Road from Agricultural (AG) to Conditional Zoning-RS-40, Residential, as presented herein with the following conditions:

Use Conditions: Permitted uses shall include all uses allowed in the RS-40 Residential Zoning District except the following:

- (1) Cemetery or Mausoleum.
  - (2) Land Clearing & Inert Debris Landfill, Minor (application amended to include during the Planning Board's April 9, 2025 Regular Meeting)
- Development Conditions: None

If the Planning Board's decision to deny the rezoning request is overturned, the rezoning will be deemed approved. A land use classification change in the Northern Lakes Area Plan will not be required.

#### Legislation Text

[01 Yanceyville Rd Appeal\\_00114](#)

[02 Yanceyville Rd Amended App\\_00114 Signed-Rev 4-9-25](#)

[02 Yanceyville Rd Amended Permitted Use Table-Rev 4-9-25](#)

[03 NCSOS Business Search\\_00114](#)

[04 2-Staff Report\\_00114 BCC](#)

[2025 GC PLAN 4-9-25 MINUTES](#)

[BCC-Decision Matrix\\_00114](#)

[MAP-1000 8x10](#)

[MAP-Zoning 8x10](#)

[Adjacent Properties](#)



[Stream Map](#)

[Stream Map Buffered](#)

[MAP-Aerial 8x10](#)

[MAP-Topo 8x10](#)

Planning and Development Director J. Leslie Bell introduced the public hearing. He noted the matter before the Board is a rezoning appeal request for conditional rezoning from AG to CZ-RS-40. He reviewed the location of the subject property and adjacent properties in addition to reviewing the definitions of the AG zoning and CZ-RS-40 zoning.

Chairman Alston opened the public hearing and invited all Proponents to come forward.

Attorney Nathan Duggins, Tuggle Duggins Law Firm, shared that they are prepared to add conditions.

County Attorney Andrea Leslie-Fite noted that it is appropriate to introduce them.

Attorney Duggins noted that they will add the following conditions to the excluded uses and requested insertion into the application:

1. Permitted uses shall include all uses allowed in the RS-40 (RS-40 Residential Zoning District) except for the following:

- a. Cemetery or Mausoleum
- b. Family Care Facility
- c. Manufactured (HUD) Mobile Home Dwelling (Class A & B)
- d. Athletic Fields
- e. Club or Lodges
- f. Country Club with Golf Course
- g. Equestrian Facility
- h. Golf Course
- i. Paintball Field
- j. Public Park or Public Recreation Facility
- k. Place of Worship
- l. Elementary School
- m. Secondary School
- n. Emergency Services
- o. Beneficial Fill Area
- p. Utilities, Major
- q. Utilities, Minor
- r. Construction or Demolition of Debris Landfill, Major
- s. Land Clearing & Inert Debris Landfill, Minor

Attorney Duggins noted that the second condition is for a maximum of eleven (11) single-family residences. He shared that the third condition is to preserve a ten (10) foot undisturbed vegetative buffer for properties identified as PINS 7879285351 Tax Parcel #129202 and PINS 7879285520 Tax Parcel #129202. He noted that the fourth condition is that the developer agrees to construct the roadbed prior to any vertical construction to allow all construction activity to occur on the subject parcel. He shared that the fifth condition is that all construction activities be limited from Monday through Saturday (no Sundays) from 7:00 a.m. to 7:00 p.m.

Attorney Duggins noted the community engagement efforts. He spoke to the financial infeasibility of accessing the property through Yanceyville Street.

Chairman Alston called for any more Proponents. Hearing none, he opened the floor for Opponents.

1. Stacey Hobart, Triple Lakes Homeowners Association (HOA) representative, shared that they are comprised of 125 families. She noted that over 70% of the families have lived in our neighborhood over ten (10) years and use the streets for walking and playing daily. She noted that there are no sidewalks. She confirmed that they have talked to Attorney Duggins four (4) times, and he met with the neighborhood twice.

HOA representative Hobart shared that the neighborhood is in opposition to the rezoning due to the negative construction impact on the community. She noted that the Old Squaw Drive stub leading to the property has a home on the left and septic field on the right. She noted the septic lines run under the road to the homes. She noted the high level of timber to be logged and removed. She shared that the community is asking for denial of the request and urges the developer to utilize a different access point.

2. Dr. Kelly Munson, adjacent property owner, shared his opposition to the rezoning. He noted that in purchasing his home, he asked his realtor and was informed that the adjoining property was for agriculture (AG). He noted that the reason why he purchased the home was for the privacy. He shared that the rezoning would diminish his property values.

3. Don Madrin, adjacent property owner, voiced concerns regarding the septic field. He shared his opposition to the extension of Old Squaw Drive. He spoke to the unreasonable and massive disruption to the community, given that there are access alternatives that are not being considered.

4. Michael Causey shared that he has been a long-term resident. He spoke to the narrow roads in the community.

5. Jennifer Hutchins expressed concerns regarding the safety of their children. She shared in the opposition to using the neighborhood as a pass-through to develop the land.

Hearing no additional Opponents, Chairman Alston opened the floor for rebuttal for Proponents.

Attorney Duggins emphasized to the Board that they will be good neighbors. He noted that in conversations with the community, they have committed to repairing and maintaining the roads. He shared that there are tight turns in this neighborhood. He emphasized that these are NC Department of Transportation (DOT) roads.

Hearing no additional rebuttal Proponents, Chairman Alston opened the floor for rebuttal for Opponents.

HOA representative Hobart noted that the Planning Board voted in support of the community and that the community has not had any contact with the developer. She noted that she does not have confidence that the developer has the funds to build a bridge, but assumes they will repair any property or road damage.

Mr. Causey clarified that the parcel's location is Yanceyville Road.

Mr. Madrin emphasized the importance of building the road for construction purposes to alleviate safety risks for equipment staging.

Hearing no additional rebuttal Opponents, Chairman Alston closed the public hearing. He opened the floor for Board discussion.

Commissioner Perdue questioned the stub streets.

Director Bell noted that the purpose of stub roads is to allow for continuity of the street network and allow for the extension of streets for adjoining developments and to allow emergency management to access properties.

Commissioner Perdue questioned how the Planning Department determines allocating developer access to maintain traffic flow.

Director Bell confirmed looking at the hierarchy of roads in the residential neighborhood and how to get to a connector street, minor/major thoroughfare, freeway or interstate system.

Commissioner Murphy questioned the difference between a stub road and a cul-de-sac and who makes that decision. She spoke to the residential maps indicating at least three (3) stub roads and the abutting properties zoned AG. She sought clarification regarding the cul-de-sac designation.

Director Bell confirmed that one of the reasons why you see stubs is the anticipation for the adjacent property to be developed. He noted that in working with the NC DOT, they preferred a stub-out, or temporary cul-de-sacs, so there are not a lot of dead-end roads and unusable reserved right of ways.

Commissioner Murphy noted that it sounds like the stub-end roads are put in purposefully to encourage future development and support the necessary flow of traffic.

Director Bell confirmed that stub roads are identified and recommended by the Technical Review Committee (TRC).

Commissioner Murphy requested Attorney Duggins clarify putting an access road in and staging construction equipment on the property. She questioned if there is a time estimate to be able to move vehicles onto the parcel property.

Attorney Duggins responded to intentions to park on the existing Old Squaw Drive. He noted that there is no intention to park equipment on the existing Old Squaw Drive. He explained that our client's intention is that the road will be cut very quickly and the timber will be taken very quickly. He shared that the client's intention is to chip the timber on site. He noted that the impacts will be temporary.

Commissioner Murphy questioned the statement that the client would be financially responsible for damage to private property. She inquired into the process if damage occurs.

Attorney Duggins noted that Wright Archer, the NC DOT Division 7 Engineer, stated that if there is damage to the road beds, they would hold parties responsible. He noted that he is willing to serve as a conduit for contact for the developer and contractor once identified.

Commissioner Murphy questioned what the client could do with the current AG zoning.

Attorney Duggins noted that under current AG zoning, up to five (5) homes could be built as well as the road under the AG zoning.

Commissioner Cashion opined that under current AG zoning, with the addition of a road, and five (5) homes, how long would they have to wait until they could build five (5) more.

Attorney Duggins noted that he is unaware of the Unified Development Ordinance (UDO) time limits for the additional subdivision.

Director Bell confirmed that there are some state exemptions, however, in the totality, it would be considered a major subdivision.

Commissioner Cooke asked Director Bell to elaborate on uses under AG.

Director Bell noted that under AG there are fifty-one (51) allowable usages, including housing, and under RS-40 there are thirty (30) uses. He noted a barn, animal feeder or animal breeding operations, agriculture or animal services, places of worship or civic education, or institutional, business, professional, and personal purposes, utilities, and communication services.

Commissioner Cooke noted under AG the purposes are broader than the conditional rezoning uses that are being proposed tonight.

Director Bell confirmed.

Commissioner Cooke opined in terms of access to a property, we have heard that these are public roads owned by the State DOT. She questioned who determines who can access and traverse the roads.

County Attorney Leslie-Fite advised that the public road designation by NC DOT allows anyone to freely travel on these roads.

Commissioner Cooke questioned if there were any restrictions on these roads.

County Attorney Leslie-Fite noted that typically, there is signage posted if there are weight restrictions or any public restrictions.

Commissioner Murphy highlighted that she had driven through the neighborhood a few days ago. She noted some narrow road challenges and no posted signage.

County Attorney Leslie-Fite confirmed that is general practice and will confer with NC DOT.

Commissioner Murphy questioned the Technical Review Committee (TRC) process and whether there were any discussions regarding DOT weight limitations or restrictions signage.

Director Bell confirmed.

Commissioner Tillman shared that under allowable AG zoning, there could be development, noting that there is no land per se that is locked from development. He explained that there are six (6) homes above the existing five (5) allowable. He questioned the road weight restrictions.

County Attorney Leslie-Fite confirmed co-collaborations between TRC, subject-matter experts, and NC DOT to ensure the development complies with state law and policy.

Commissioner Jones opined the various levels involved with the Planning Board and TRC stages. He asked Director Bell to review that process and how long it takes.

Director Bell outlined the TRC composition.

Commissioner Jones noted that currently, large vehicles, tractors, and construction vehicles are allowed on the roadways today and to deny the rezoning request based on that would set a dangerous precedent. He explained that there are far more restrictions before the Board tonight.

Hearing no additional Board comments, Chairman Alston entertained a motion.

**Motion was made by Commissioner Frankie T. Jones, Jr., and seconded by Commissioner Mary Beth Murphy, to adopt the additional amended conditions as presented:**

**CONDITION(S):**

**1. Permitted uses shall include all uses allowed in the RS-40 (RS-40 Residential Zoning District) except for the following:**

- a. Cemetery or Mausoleum**
- b. Family Care Facility**

- c. Manufactured (HUD) Mobile Home Dwelling (Class A & B)
- d. Athletic Fields
- e. Club or Lodges
- f. Country Club with Golf Course
- g. Equestrian Facility
- h. Golf Course
- i. Paintball Field
- j. Public Park or Public Recreation Facility
- k. Place of Worship
- l. Elementary School
- m. Secondary School
- n. Emergency Services
- o. Beneficial Fill Area
- p. Utilities, Major
- q. Utilities, Minor
- r. Construction or Demolition of Debris Landfill, Major
- s. Land Clearing & Inert Debris Landfill, Minor

**VOTE:** Motion carried 9 - 0

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

**NOES:** None

Motion was made by Commissioner Frankie T. Jones, Jr., and seconded by Commissioner Kay Cashion, to approve the request to rezone a portion of property located at 5475 Yanceyville Road (Guilford County Tax Parcel #129849), approximately 21.29 acres, from AG to CZ-RS-40, as presented herein.

The requested zoning is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential. The AG Rural Residential is intended to accommodate agricultural uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer with densities not to exceed two (2) units per acre. Large major residential subdivisions in the AG Rural Residential area should incorporate into their design a minimum of two (2) policies recommended by this plan. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance.

It is consistent with Policy 1.1.1 under the Future Land Use Element of the Guilford County Comprehensive Plan which states "Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations."

and

**Approving the request to rezone the subject property from AG to CZ-RS-40 (with stated conditions) is reasonable because:**

- 1. It is adjacent to an existing single-family residential subdivision with the same RS-40 base zoning plus added conditions.**
- 2. It will advance Goal #1 of the Housing Element of the Comprehensive Plan, which states “Provide current and future residents of Guilford County with a variety of housing options and opportunities.”**
- 3. The uses and density of residential development are consistent with development in the vicinity of the subject parcel.**
- 4. Policy 1.4.3 of the Future Land Use Element of the Comprehensive Plan “References adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.”**
- 5. The limit of eleven (11) homes on 21.29 acres is significantly less density that is otherwise allowed for under the ordinance.**
- 6. The roads to access this site are roads which are public and maintained by NC DOT.**
- 7. The request prohibits many uses which are already permitted within the existing zoning designation and prohibits all but the single-family detached residential uses for eleven (11) homes which significantly limits the potential uses which are incompatible with the adjacent subdivision.**

**The decision to approve the conditional rezoning from AG to CZ-RS-40 would not require an amendment to the Northern Lakes Area Plan.**

**VOTE: Motion carried 9 - 0**

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

**NOES: None**

Chairman Alston clarified that the Board is provided both options to approve or deny a rezoning request based on the legal requirements of findings of fact.

Commissioner Cooke shared that she understands the concerns of the residents' desire to protect and preserve the community. She explained that it was noted tonight that the property owner already has the right to build on the property, and the request to build seems the most compatible to what exists in the Triple Lakes community. She noted that because these are also state-maintained roads, we do not have any authority to deny the property owner access to his land to improve it. She shared that she hopes that by the end of the development that they will have eleven (11) new families to join the community.

Commissioner Murphy thanked the community for their engagement and thanked HOA representative Stacey Hobart for reaching out and working with her to understand the

community's concerns. She noted that it has become clearer through the conversations tonight that RS-40 is consistent with the development that exists today.

The Board recessed at 7:33 p.m.

Commissioner Gray-Hill left the meeting at 7:34 p.m.

The Board reconvened to open session at 7:42 p.m.

## **VIII. NEW BUSINESS**

### **A. 2025-346 AUTHORIZE STAFF TO UTILIZE THE DESIGN-BUILD CONSTRUCTION CONTRACT METHOD FOR GREENE ST. FIRE RESTORATION**

Pursuant to N.C. G.S. 143-128.1A, authorize staff to utilize the Design-Build Construction Contract method based on the project needs outlined above.

[Legislation Text](#)

[Design-Build RFQ Greene St Restoration Final](#)

Facilities Director Eric Hilton provided an overview of the incident that occurred at the Kay Cashion Center last month. He shared restoration and stabilization progress. He noted the ongoing impacts, displaced departments, and operational challenges. He suggested accelerating the design schedule.

**Motion was made by Commissioner Carly Cooke, and seconded by Commissioner Mary Beth Murphy, to adopt pursuant to N.C.G.S. 143-128.1A, authorize staff to utilize the Design-Build Construction Contract method based on the project needs outlined above.**

**VOTE: Motion carried 8 - 0**

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

**NOES: None**

### **B. 2025-355 BUDGET AMENDMENT: ALIGN CONTINUUM OF CARE (CoC) PROGRAM UNDER COUNTY ADMINISTRATION**

Approve the transfer of \$1,256,240 in existing appropriations from the Health and Human Services to the County Administration. Align \$761,722 in associated revenue which consists of federal/state grant funds and transfers of ARPA investment earnings.

[Legislation Text](#)

[CoC Services Director](#)



### Continuum of Care Program

County Manager Victor Isler introduced the agenda item. He noted the item is to transfer the appropriated funds to the County Manager's Office to support the CoC partnership. He shared that he will be moving forward with the CoC positions.

**Motion was made by Commissioner Kay Cashion, and seconded by Vice Chairwoman J. Carlvena Foster, to adopt the transfer of \$1,256,240 in existing appropriations from the Health and Human Services to the County Administration. Align \$761,722 in associated revenue which consists of federal/state grant funds and transfers of ARPA investment earnings.**

**VOTE: Motion carried 8 - 0**

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

**NOES: None**

**C. 2025-320 CONTRACT WITH MENTAL HEALTH ASSOCIATES OF THE TRIAD (MHAT) FOR THE COSSUP GRANT SITE-BASED PROGRAM**

Approve the contract with Mental Health Associates of the Triad in substantial form for a period of two (2) years and three (3) months effective July 1, 2025 through September 30, 2027 in the amount of \$908,932.50, for services in the two (2) Guilford County Sheriff's Office Detention Centers.

### Legislation Text

#### Complete\_with\_Docusign\_Revised\_Award\_Letter

#### PE FINAL CONTRACT (revised 07.31.25) - 90007261 MENTAL HEALTH ASSOCIATE OF THE TRIAD (with attachments)

Captain Wes Mecham introduced the agenda item and recognized Behavioral Health Coordinator Dr. LaKisha Ellison.

Dr. Ellison noted that the Comprehensive Opioid, Stimulant, and Substance Use Program (COSSUP) Grant will allow us to bring in six (6) contracted positions through Mental Health Associates of the Triad and subcontracting with ADS Associates to work with individuals with mental health and substance abuse disorders.

Commissioner Murphy congratulated the staff for receiving this grant. She noted that she and Dr. Ellison have had an opportunity to work through the County Officials advancing Racial Equity (CORE) Justice Group with the National Association of Counties (NACo) to help support transformational outcomes with true wrap-around services to help those leaving the detention center successfully maintain re-entry.

**Motion was made by Commissioner Mary Beth Murphy, and seconded by Vice Chairwoman J. Carlvena Foster, to adopt the contract with Mental Health Associates of the Triad in substantial form for a period of two (2) years and three (3) months effective July 1, 2025 through September 30, 2027 in the amount of \$908,932.50, for services in the two (2) Guilford County Sheriff's Office Detention Centers.**

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

D. 2025-273 SELECT A VOTING DELEGATE AND ALTERNATE VOTING DELEGATE TO REPRESENT GUILFORD COUNTY AT THE 2025 NCACC ANNUAL CONFERENCE

Select a voting delegate and alternate voting delegate to represent Guilford County at the 2025 NCACC Annual Conference.

[Legislation Text](#)

**Motion was made by Vice Chairwoman J. Carlvena Foster, and seconded by Commissioner Mary Beth Murphy, to appoint Chairman Melvin “Skip” Alston as a voting delegate and Commissioner Kay Cashion as an alternate delegate for the 2025 NCACC Annual Conference.**

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

**IX. HEALTH AND HUMAN SERVICES UPDATE**

A. 2025-344 DHHS - DSS & CHILD SUPPORT MANDATED PERFORMANCE MEASURES

Receive quarterly data regarding the mandated performance measures as outlined in the Memorandum of Understanding between Guilford County's DSS & Child Support departments and NC DHHS.

[Legislation Text](#)

[MOU Update updated 07.21.25](#)

Social Work Supervisor Charita Sutton provided a report on the quarterly requirements. She noted one (1) untimely re-certification report for the Work-First program based on a state system issue, creating an untimely filing. She shared that the Food and Nutrition service had an

increased number of recertifications, but did not meet the requirements due to the number of vacancies and unavailability of staff due to training. She reassured the Board that with the additional staffing allotted in the adopted budget, they anticipate meeting these MOU requirements moving forward.

Director Wiley reported that the Child Support Office has met their quarterly standards.

Vice Chairwoman Foster questioned the interruption of services and the number of applicants for the Work-First program.

Supervisor Sutton noted that they have not seen any service delivery delays, but noted a statewide decrease in Work-First recipients.

**X. APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS AND COMMISSIONS.**

**A. 2025-339 APPOINTMENTS AND REAPPOINTMENTS TO VARIOUS BOARDS & COMMISSIONS**

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

Commission on Aging

Appoint Kedrian J. Blackmon to 1st term (August 7, 2025 - August 6, 2028)

Appoint Gilda Friedman to 1st term (August 7, 2025 - August 6, 2028)

Appoint Helen H. McInnis to 1st term (August 7, 2025 - August 6, 2028)

Fire District Commission - Pleasant Garden

Appoint Kim Rayle to 1st term (August 7, 2025 - August 6, 2027)

Greensboro / Guilford County Tourism Development Authority

Appoint Madison C. Snyder to 1st term as Small Hotels representative (October 1, 2025 - September 30, 2028)

Guilford County Transportation Advisory Board

Appoint Tahir Bashir to 1st term in Government & Quasi-Governmental position (August 7, 2025 - August 6, 2028)

[Legislation Text](#)

[07.15.25 App\\_KRayle\\_Redacted](#)

[07.08.25 App\\_KBlackmon\\_Redacted](#)

[07.08.25 Resume\\_KBlackmon\\_Redacted](#)

[07.11.25 App\\_GFriedman\\_Redacted](#)

[06.23.25\\_App\\_HMcInnis\\_Redacted](#)

[06.23.25\\_Resume\\_HMcInnis\\_Redacted](#)

[08.04.25\\_App\\_MSnyder](#)

[08.04.25\\_Resume\\_MSnyder](#)

[06.11.25\\_App\\_TBashir\\_Redacted](#)

[06.11.25\\_Resume\\_TBashir\\_Redacted](#)

**Motion was made by Commissioner Alan Perdue, and seconded by Commissioner Carly Cooke, to adopt the following appointments and reappointments to various boards & commissions:**

**Commission on Aging**

**Appoint Kedrian J. Blackmon to 1st term (August 7, 2025 - August 6, 2028)**

**Appoint Gilda Friedman to 1st term (August 7, 2025 - August 6, 2028)**

**Appoint Helen H. McInnis to 1st term (August 7, 2025 - August 6, 2028)**

**Fire District Commission - Pleasant Garden**

**Appoint Kim Rayle to 1st term (August 7, 2025 - August 6, 2027)**

**Greensboro / Guilford County Tourism Development Authority**

**Appoint Madison C. Snyder to 1st term as Small Hotels representative (October 1, 2025 - September 30, 2028)**

**Guilford County Transportation Advisory Board**

**Appoint Tahir Bashir to 1st term in Government & Quasi-Governmental position (August 7, 2025 - August 6, 2028)**

**VOTE: Motion carried 8 - 0**

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

**NOES: None**

**XI. COMMISSIONER LIAISON REPORTS**

Commissioner Cashion noted that on the 21<sup>st</sup> they held their quarterly meeting of the Behavioral Health Urgent Care (BHUC) Board. She noted that they received updates on opioid recovery appointments. She noted that additional staffing was added by Cone to help reduce scheduling delays. She shared her attendance at the Homelessness Taskforce meeting and is pleased to see the movement. She shared that she attended the Legal Support Center ribbon cutting in High Point, and congratulated Commissioner Jones and Retired Judge Teresa Vincent on bringing the

idea to life. She shared that this program will level the playing field for pro se individuals. She shared her NACo reappointments to include Vice Chair of Arts and Culture and Vice Chair of Justice and Public Safety, as well as additional boards.

Commissioner Jones provided an update on the Greensboro Sports Foundation and support of the Wyndham. He shared that the economic impact was estimated at over \$35M.

Commissioner Cooke spoke to the Joint Capital Facilities Committee and asked County Manager Isler to share those presentations with the full Board after those committee meetings.

County Manager Isler confirmed.

## **XII. COMMENTS FROM COUNTY MANAGER / COUNTY ATTORNEY**

County Manager Isler noted that we were able to recruit our Cooperative Extension Director and our new Public Health Director. He thanked Special Projects Manager Heather Schaeffer and Assistant County Manager Erris Dunston for their support in the recruitment of the Cooperative Extension position.

County Attorney Leslie-Fite introduced their Elon University Law School intern.

## **XIII. COMMENTS FROM COMMISSIONERS**

Commissioner Murphy described her visit to Peace Haven Community Farm which creates a community for adults with mental disabilities. She shared that they are working to build a diverse community.

Commissioner Cooke shared her attendance at this year's annual Civil Rights Gala. She noted that she will be serving as Vice Chair of this year's NACo Mid-Size Urban Caucus and is excited to help facilitate.

Commissioner Perdue noted his attendance at the Wyndham Golf Tournament at Sedgefield Country Club.

Commissioner Tillman noted his apologies for being out of pocket for a few weeks attending his annual military training. He noted that students are starting to return to college and middle college and preparing for this year's traditional school year.

Commissioner Jones noted his participation in several National Night Out events.

Vice Chairwoman Foster noted that on July 23<sup>rd</sup>, Chairman Alston and she attended the High Point State of the City address. She noted that she attended the United Way 90th anniversary. She noted her participation in this year's Every Baby Guilford's Crucial Conversations forum. She noted that she was re-elected as Vice-Chair to the Trillium Board of Directors. She thanked the County Manager and the Budget team for working through the community-based organization (CBO) grant process.

Chairman Alston thanked all those who came out to support the annual Civil Rights Gala. He shared that it was his honor to offer remarks at this year's Every Baby Guilford forum. He noted that he was also able to attend the Wyndham events with Commissioners Jones and Perdue.

**XV. ADJOURN**

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

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

**There being no further business, the meeting adjourned at 8:12 p.m.**

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Melvin "Skip" Alston  
Chairman

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Robin Keller  
Clerk