



Guilford County

301 West Market Street
Greensboro, NC 27402

Meeting Agenda - Final Board of Commissioners

Thursday, May 15, 2025

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. [2025-260](#) RECOGNIZE HHS-DSS TRANSPORTATION EMPLOYEE JAMES HUNTLEY AS DRIVER OF THE YEAR FOR STATE OF NC BY THE NORTH CAROLINA PUBLIC TRANSPORTATION ASSOCIATION
- Background:** On April 25-26, the Guilford County Health and Human Services Division of Social Services - Transit and Mobility Services participated 2025 NC Public Transportation Association (NCPTA) and NC Department of Transportation (NCDOT) Rodeo and Conference held in Cherokee, North Carolina. The NCPTA/NCDOT Rodeo provides a remarkable opportunity for drivers to demonstrate their exception skills. The competition features two (2) categories: Urban (35-foot buses) and Rural Light Transit Vehicles (LTV) and featured 63 LTV's from 26 transit systems across North Carolina, including organizations like Salisbury Transit, Charlotte Area Transit, Go-Triangle Access and Chapel Hill Transit.
- This year NCPTA honored a public transit driver who has championed the goals, services and cause of public transportation in North Carolina through their service to the community and their local transit system. Mr. James Huntley, a valued professional who has worked with Guilford County Transportation & Mobility Services

(TAMS) since December 2014, was selected as Driver of the Year for 2025 as individual operator who exemplifies dedication, reliability, skill and compassion in his service.

Additionally, Guilford County TAMS received NCPTA's Safety Award in recognition of operating a Community Transportation Program for outstanding safety performance, and was awarded third place out of 26 transit systems in the Light Transit Vehicle (LTV) Competition.

Requested Action: Recognize HHS-DSS Transportation employee James Huntley as Driver of the Year for State of NC by the North Carolina Public Transportation Association.

Sponsors: Commissioner Carly Cooke

B. [2025-267](#) PROCLAIM MAY 2025 AS MENTAL HEALTH AWARENESS MONTH IN GUILFORD COUNTY

Requested Action: Proclaim May 2025 as Mental Health Awareness Month in Guilford County.

Sponsors: Commissioner Kay Cashion

C. [2025-271](#) RESOLUTION RECOGNIZING ORGANIZERS AND PARTICIPANTS IN THE YOUTH MENTAL HEALTH AWARENESS FORUM HELD ON MAY 2, 2025

Sponsors: Vice Chair J. Carlvena Foster

VI. CONSENT AGENDA

A. BUDGET AMENDMENTS

1. [2025-258](#) BUDGET AMENDMENT: REALIGNMENT OF FY2024-25 JUVENILE CRIME PREVENTION COUNCIL (JCPC) FUNDING

Background: The attached revisions to the Juvenile Crime Prevention Council (JCPC) funding budget for FY2024-25 reflect to the changes as a result of updating line item budgets for local external funding and additional discretionary funding awarded from the North Carolina Department of Public Safety (NC DPS) for the following organizations:

1. Operation Xcel - Homework Program (served 68 of 50 estimated)
Increase of +\$35,000 (Discretionary Funds awarded for a van)

Increase of +\$25,000 (Local Cash)

Total increase = +\$60,000

Reasons for Increase: Discretionary Funds Awarded by
NCDPS and Local Cash revenue increases (City of High Point
ARP)

2. One Step Further - Teen Court Program (served 269 of 270
estimated)

Increase of +\$5,268 (Discretionary Funds awarded for three
laptops)

Increase of +\$4,955 (Local Cash)

Decrease of -\$3,200 (Local Cash)

Total Increase = +\$7,023

Reasons for Increase: Discretionary Funds Awarded by
NCDPS and Local Cash revenue increases (OSF Fundraising)

Reasons for Decrease: Decreased Local Cash (UWGHP)

3. One Step Further - Junior Senior Life Skills Program (served
199 of 360 estimated)

Increase of +\$1,771 (Discretionary Funds awarded for one
laptop)

Increase of +\$590 (Local Cash)

Total Increase = +\$2,361

Reasons for Increase: Discretionary Funds Awarded by
NCDPS and Local Cash revenue increases (OSF Fundraising)

4. One Step Further - Community Service Restitution Program
(served 89 of 110 estimate)

Increase of +\$1,771 (Discretionary Funds awarded for one
laptop)

Increase of +\$590 (Local Cash)

Total Increase = +\$2,361

Reasons for Increase: Discretionary Funds Awarded by
NCDPS and Local Cash revenue increases (OSF Fundraising)

This results in an overall increase of \$43,810 in JCPC funds awarded from the North Carolina Department of Public Safety (NCDPS) and an increase of \$27,935 in Local Cash outside funding sources.

Requested Action: Approve attached revision to the FY 2024-25 Juvenile Crime Prevention Council (JCPC) funding plan for additional discretionary funding from the North Carolina Department of Public Safety (NC DPS) and local external funding; and approve General Fund budget amendment to increase Coordinated Services in the amount of \$43,810 to reflect the addition of \$43,810 in Federal/State funds.

Budget Impact: \$43,810 increase in appropriation to Coordination Services
\$43,810 increase in Federal/State Funds

Sponsors: J.J. Greeson

Attachments: [BR - Community Service and Resitution 4.16.25](#)
[BR - Guilford County Teen Court Program](#)
[BR - Junior-Senior Life Skills](#)
[BR - Operation Excel 4.22.25](#)
[Discretionary fund award - CSR](#)
[Discretionary fund award - Junior Senior](#)
[Discretionary fund award - Operation Xcel](#)
[Discretionary fund award - Teen Court](#)
[Guilford County Funding Plan FY 24-25 4.24.25 \(002\)](#)

B. CONTRACTS

1. [2025-206](#) SAFER OUTCOMES DE-ESCALATION TRAINING CONTRACT

Background: The Guilford County Sheriff's Office received a two year U.S. Department of Justice, Community Oriented Policing Services (COPS) grant to provide de-escalation training for all sworn deputies, and their support personnel the detention officers in the two county jails. Furthermore, ten personnel will take the Train the Trainer courses in order to continue teaching de-escalation to new personnel as they onboard, and provide refresher training as needed to current personnel. Our grant focus areas are de-escalation tactics and alternatives to the use of force, and safely responding to an individual experiencing a mental or behavioral health or suicidal crisis. The Guilford County Board of Commissioners voted to receive these grant funds on 12/19/2024.

An RFP was conducted and Crisis Consulting Group (CCG) was awarded the contract for the de-escalation training. CCG is a COPS approved provider of this training. CCG will provide course instruction via live, on-location training sessions for De-Escalation for Law Enforcement (Beginner and Advanced) and De-Escalation for Law Enforcement Trainer (Beginner and Advanced). The training is conducted by a highly experienced and certified Master Level Instructor with direct “front-line” law enforcement work experience dealing with crisis situations and challenging persons.

Crisis Consulting Group

Year 1: \$128,144

Year 2: \$128,144

Requested Action: Approve the contract in substantial form with Crisis Consulting Group, the contract will be effective beginning May 15, 2025 and ending September 30, 2026 in the amount of \$256,288, for de-escalation training for Sheriff’s Deputies and Detention Center Officers.

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

Sponsors: Sheriff Danny H. Rogers (Capt. Wes Mecham)

Attachments: [PE FINAL CONTRACT \(revised\) - 90007212 CRISIS CONSULTANT GROUP II](#)

2. [2025-235](#) TYLER ENTERPRISE PERMITTING AND LICENSING SYSTEM
CONTRACT EXTENSION RENEWAL

Background: Guilford County currently utilizes Tyler Enterprise, Permitting, and Licensing (EPL) platform system to streamline and optimize all aspects of inspections, permitting and planning review processes. The system was acquired by the County on June 5, 2018, and is used by several county departments including Inspections, Planning, Public Health (Environmental Health) and Emergency Services. The platform provides various key features that are essential to deliver quality digital services to the community in the planning permitting process.

The EPL contract was initially executed by Guilford County in 2018 for a total cost of \$792,712 (Software purchase is \$427,562 plus implementation cost of \$365,150). The annual software maintenance

costs vary annually as additional software licenses, professional service, support, and maintenance are required. The costs for FY25, excluding tax, were \$200,210.95.

This agenda item requests Board approval to approve, in substantial form, a one (1) year renewal, from 07/01/2025 to 06/30/2026, of the current maintenance and service contract between Guilford County and Tyler Technologies Inc. for \$210,222.

License type utilization shown below.

READ ONLY

Department / License Count

Tax - 28

Internal Audit - 1

Total Used 29

Available 1

COMMUNITY LICENSES

Department / License Count

Inspections - 31

Planning - 19

Environmental Health - 22

Fire Marshal - 11

IT / GIS - 12

Total Used 95

Available 12

PRODUCTIVITY

2023 Permits

New Permit Applications Total - 12,131

Issued Permits - 9,307

2024 Permits

New Permit Applications Total - 12,496

Issued Permits - 8,860

2023 Plans

New Plan Applications Total - 252

Plan Applications Completed - 146

2024 Plans

New Plan Applications Total - 237

Plan Applications Completed - 88

Requested Action: Approve, in substantial form, a one (1) year renewal, from 07/01/2025 to 06/30/2026, of the current maintenance and service contract between Guilford County and Tyler Technologies Inc. for \$210,222.

Budget Impact: **FUNDS COMMENSURATE WITH THE ADOPTION OF THE FY2025-26 BUDGET**

Sponsors: Peter Purcell, Chief Information Officer

Attachments: [Tyler Technologies 90000806 Fy26 renewal quote \(BOC\)](#)
[Tyler Bid Waiver](#)

3. [2025-257](#) APPROVE HHS-DSS CONTRACT ADJUSTMENT FOR AGING & ADULT SERVICES

Background: The FY 2024-25 adopted budget included Home and Community Care Block Grant (HCCBG) funding for aging adult in-home aide, transportation, and other services for seniors such as adult day care, group enrichment, community nutrition and home delivered meals, senior center operations, and housing assistance. It is estimated that more than 11,000 seniors will benefit from these block grant-funded services. The service providers under this agreement are the Adult Center for Enrichment, Inc. d/b/a Well-Spring Solutions, Emmanuel Senior Enrichment Center, Community Housing Solutions, Guilford County Social Services, Guilford County Transportation, Piedmont Triad Regional Council, and Senior Resources of Guilford.

Due to differing service demand within the above listed areas, staff identified a need to shift funding within the service providers of the block grant based on actual and anticipated use. Funding will be shifted internally from Adult Day Care and In-Home Aide into Adult Day Health to aide with the influx in need. No budget amendments/revisions are needed as the total Federal/State funding

did not change as all shifts made within existed allocation.

However, the shift will increase one contract with Emmanuel Senior Enrichment Center above the \$200K threshold requiring Board of County Commissioner approval. Emmanuel's current contract amount is \$196,045 and the updated amount will be \$211,045 for total contract increase of \$15,000. The funding for this increase will come from an equivalent decrease of the contract with Journey Homecare Services.

Requested Action: Approve contract increase with Emmanuel Senior Enrichment Center of \$15,000 for total contract of \$211,045.

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

Sponsors: Sharon Barlow

4. [2025-243](#) APPROVE PURCHASE OF IDEXX MEDICAL SUPPLIES

Background: Animal Services and Public Health have Idexx medical equipment used for testing. Animal Services' X-Ray equipment and Catalyst One Chemistry Analyzer were all manufactured by Idexx. Public Health purchases specialized consumables for testing water quality and impurities. Idexx equipment requires Idexx brand consumables to conduct the necessary equipment testing required. Idexx supplies must be purchased directly from the manufacturer, Idexx Distribution Corporation. Therefore, Purchasing is requesting sole source approval to purchase Medical Supplies from Idexx Distribution Corp. for an annual not-to-exceed amount of \$100,000, with four (4) possible renewals.

Requested Action: Approve the sole source purchase of medical supplies from Idexx Distribution Corp. for a not-to-exceed annual amount of \$100,000 with four (4) possible renewals, as authorized by G.S. 143-129 (e) (6), which provides that formal bidding requirements do not apply when a needed product is available from only one (1) source or supply.

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

Sponsors: Jorge Ortega

Attachments: [Bid Waiver IDEXX](#)

C. MISCELLANEOUS

1. [2025-254](#) APPROVE FY2025-2026 PROPERTY AND EXCESS WORKERS' COMPENSATION INSURANCE

Background:

Arthur J. Gallagher Risk Management Services LLC (Gallagher), on behalf of Guilford County, competitively marketed both excess workers' compensation and property insurance coverage for FY2025-2026 (FY26). Excess workers' compensation insurance coverage has been recommended by Gallagher to transition to Midwest Employers Casualty Company from Safety National Casualty Corporation and property insurance has been recommended by Gallagher to transition to Hiscox/Liberty Mutual etal from Travelers Indemnity Company for July 1, 2025, through June 30, 2026.

The County's excess workers' compensation insurance premium for FY26 will decrease by \$77,223 from \$327,091 to \$249,868 which is a decrease of 23.61%. The County's property insurance premium for FY26 will decrease by \$177,932 from \$776,514 to \$598,582 which is a decrease of 22.91%. With the premium decrease, we will also see significant coverage enhancements across the board.

The total proposed premium cost for both policies for FY26 is \$848,450 compared to our total premium cost of \$1,103,605 for FY25. This represents an overall premium decrease of \$255,155 or 23.12%. No additional County funds will be required, pending the adoption of the FY26 budget, as all premiums and adjustments have been planned for in the FY26 budget. Gallagher binds coverage and the County reimburses Gallagher for the insurance premiums paid by them to bind coverage.

Midwest Employers Casualty Company has also offered their coverage with a two-year premium guarantee, meaning, with Board approval we would lock in the same premium amount for our excess workers' compensation insurance policy for FY27. We do typically see premium increases with any increases in overall payroll from year-to-year so staff are recommending approval of the two-year premium option. The premium will be billed and paid for each fiscal year so it will not increase the amount required for FY26.

Requested Action:

Authorize County staff to (1) take all necessary actions to execute agreements with Arthur J. Gallagher Risk Management Services LLC to bind excess workers' compensation insurance coverage for

Guilford County for July 1, 2025 through June 30, 2027 and property insurance coverage for Guilford County for July 1, 2025, through June 30, 2026, and (2) to reimburse Arthur J. Gallagher Risk Management Services LLC in an amount not to exceed \$848,450 for insurance premiums paid binding coverage for FY26, pending adoption of the FY26 budget and following the start of the new fiscal year and (3) to reimburse Arthur J. Gallagher Risk Management Services LLC in an amount not to exceed \$249,868 for excess workers' compensation insurance premium paid binding coverage for FY27, pending adoption of the FY27 budget and following the start of the FY27 fiscal year.

Budget Impact:

**FUNDS COMMENSURATE WITH ADOPTION OF THE
FY2025-26 BUDGET**

Sponsors:

Jason Jones, Assistant County Manager for Quality Government /
Interim Risk Management Director

2. [2025-251](#)

**TAX COLLECTION AND BEVERAGE LICENSE REPORTS FOR MONTH
ENDING APRIL 30, 2025**

Background:

Attached is a tax collection report for the month ending April 30, 2025 required by NCGS 105-350(7) to be submitted by the tax collector to the governing body. The purpose of the report is to apprise the governing body of the progress of the tax collector in collecting taxes levied for the current fiscal year.

A list of beverage licenses issued for the month ending April 30, 2025 is attached for the purpose of providing the governing body the opportunity to exercise their authority to refuse to issue a license, as described in NCGS 105-113.71.

Requested Action:

Accept and approve the tax collection report and beverage licenses issued for month ending April 30, 2025.

Budget Impact:

NO ADDITIONAL COUNTY FUNDS REQUIRED

Sponsors:

Ben Chavis

Attachments:

[401C All Guilford 4-30-2025.pdf](#)
[Bev 4-30-2025 Detail.pdf](#)

3. [2025-252](#)

**PROPERTY TAX REBATES AND RELEASES FOR MONTH ENDING
APRIL 30, 2025**

Background:

A valid defense has been provided by the taxpayer that the tax imposed was invalid and met the criteria of North Carolina General Statute 105-325 and North Carolina General Statute 105-381, to be

rebated or released for the amounts contained in the attached reports. Complete reports are maintained on file with the Clerk to the Board.

Requested Action: Accept and approve property tax rebates and releases for the month ending April 30, 2025.

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

Sponsors: Ben Chavis

Attachments: [April 2025 NCVTS Pending Refund Report.pdf](#)
[April 2025 Rebates and Releases.pdf](#)

4. [2025-255](#) 5310 ENHANCED MOBILITY OF SENIORS & INDIVIDUALS WITH DISABILITIES PROGRAM FEDERAL TRANSIT ADMINISTRATION GRANT APPLICATION

Background: The City of Greensboro Metropolitan Planning Organization (MPO) has prepared the 5310 Enhanced Mobility of Seniors & Individuals with Disabilities Program application budgets for FY25 to be submitted to the Federal Transit Authority (FTA) Operating Grant Program. The grant application was submitted by the County on April 24, 2025 to the City of Greensboro. The grant provides operating assistance related to the operation of the County's public transit system. This year's grant application covers funding for 1,300 trips. Grant term July 01, 2024 - June 30, 2025. FTA is always one year behind, therefore the invoice for the 1,300 trips will be sent to City of Greensboro in July for trips completed to obtain reimbursement to County. The grant has been received annually by Guilford County for at least the last 15 years. No public hearing is required for the application since pass through funds are being received from the City of Greensboro, who have fulfilled that public hearing requirement.

Grant amount for FY24 vs. FY25 decreased from \$50,000 to \$35,000 for a net decrease of \$15,000. Guilford County matches 100% of allocated funds (FY24 County match \$50,000 vs FY25 County match \$35,000) for total funding of \$70,000, which is a decrease from FY24 total funding of \$100,000 (\$30,000 net decrease). Funding decreased for FY25 due to less total available funding from the City of Greensboro MPO. Planned use for expenses includes majority for insurance and bonding, with remainder going towards salaries and vehicle maintenance.

Requested Action: Approve 5310 Enhanced Mobility of Seniors & Individuals with

Disabilities Program grant request for \$35,000 with associated County match of \$35,000 within current operating budget.

Budget Impact:

**FUNDING COMMENSURATE WITH FY26
RECOMMENDED BUDGET**

Sponsors:

Sharon Barlow (Irma Zimmerman)

Attachments:

[Section 5310 Application Form FY 2025 UPDATE](#)

5. [2025-256](#) 5307 FEDERAL TRANSIT ADMINISTRATION FY2025 GRANT APPLICATION

Background:

The Federal Transit Administration (FTA) allocates funds to each Urbanized Area (UZA) in the United States with a population greater than 50,000 people by way of the Urbanized Area Formula Program (Section 5307). Guilford County Transportation applied for and has been approved for these grants for many years. The grant application was submitted by the County on April 30, 2025 to the FTA. 5307 grant allocations are determined through a formula that considers population size, population density, low-income population, reported revenue miles, passenger miles, and operating cost. Guilford County has 4 years to draw down funds once they are allocated and noticed in a NCDOT 5307 Small Urbanized Area Split Letter. Staff intend to fully draw down funds from FY2026 expenses.

If awarded, the total grant amount for FY25 will be \$234,198 with a 20% local match (\$58,550) for total funding of \$292,748. Grant amount for FY24 vs FY25 will increase by \$140,000 (FY24 \$94,198 vs FY25 \$234,198). Guilford County's match will now shift from 50% to 20% based upon it's direct recipient status with the Federal Transit Administration. Previous funds were limited to operational use, but direct recipient status allows funds to go towards preventative maintenance as well.

Requested Action: Approve 5307 Urbanized Area Grant Program request for \$234,198 with an associated County match of \$58,550 within current operating budget.

Budget Impact:

**FUNDS COMMENSURATE WITH FY26 RECOMMENDED
BUDGET**

Sponsors:

Sharon Barlow

Attachments:

[SimpliGov Grant Pre-Approval](#)

6. [2025-250](#) RECOMMENDED ALLOCATION OF GUILFORD COUNTY JUVENILE CRIME PREVENTION COUNCIL (JCPC) FUNDS AND ANNUAL

CERTIFICATION FOR FY 2025-2026

Background:

The Guilford County Juvenile Crime Prevention Council (JCPC) recommends an allocation of \$1,289,575 in North Carolina Department of Public Safety (NCDPS) funding and \$85,000 in Guilford County funding included in the FY 2025-2026 budget. A request for proposal (RFP) for use of funds within Guilford County was issued to qualify and evaluate community based programs targeting delinquent or gang involved youth (ages 10-17), or those at risk of juvenile court involvement. A copy of the RFP conducted for this budget is attached which was created based on the Youth Assessment and Screening Instrument (YASI) Risk & Needs Data provided to the local JCPC by NCDPS to match services with local needs. Twenty-eight (28) programs responded, and twenty-six (26) programs met the minimum requirements of the RFPs. Following a review of the RFP and applications, the JCPC voted on March 27, 2025 in favor of funding twenty-one (21) programs, including two (2) new programs for the following allocation recommendation for FY 2025-2026. The JCPC Administrative Program Application is being processed as a part of the annual Guilford County Juvenile Crime Prevention Certification for FY 2025-2026. The application shows that the Administrative annual budget is \$15,000, standards listed are true, membership information is accurate and lists terms / responsibilities under the agreement.

Requested Action:

Approve the Guilford County Juvenile Crime Prevention Council's (JCPC) recommended allocation, annual certification, and funding plan to be adopted with the FY 2025-26 annual budget and authorize staff to execute any program agreements for agencies approved by the state through NC Department of Public Safety (NCDPS).

Budget Impact:

No additional County funds requested funds commensurate with adoption of the FY2025-2026 annual budget

Sponsors:

J.J. Greeson

Attachments:

[2021-2026 prior years Vs current requests rev 04.01.25](#)

[FY25-26 Funding Recommendation to BOC](#)

[FY25-26 RFP - Final](#)

[JCPC Admin Program Application for Certification - Guilford - FY 25-26](#)

[FY25-26 Guilford County Funding Plan 04.23.25](#)

7. [2025-245](#) APPROVAL OF MINUTES

Requested Action: Consider and approve the following draft meeting minutes:

05/01/2025 BOC Work Session

05/01/2025 BOC Regular Meeting

Sponsors: Robin Keller

Attachments: [dmwsx050125](#)

[dmx050125](#)

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. [2025-198](#) LEGISLATIVE HEARING TO CONDITIONALLY REZONE PROPERTY
LOCATED AT 209 E SHERATON PARK ROAD FROM AG,
AGRICULTURAL TO CZ-LI, CONDITIONAL ZONING-LIGHT INDUSTRIAL:
CASE #24-02-PLBD-00073

Background: Per Guilford County Unified Development Ordinance Article 3 - Section 3.5.C.2.b.3. Procedures for Specific Applications, and S.L. 1985-485 HB651, the Board of Commissioners has the authority to hold a legislative (public) hearing to consider a decision by the Guilford County Planning Board to rezone property.

On February 17, 2025 an appeal (attached) was properly filed with the Clerk to Board to appeal the Planning Board's decision made on February 12, 2025 (minutes attached) to deny the land use classification change in the Southern Area Plan from Rural Residential to Light Industrial, and associated rezoning from Agricultural (AG) to Conditional Zoning Light Industrial (CZ-LI), by a vote of 7-0, of said property located at 209 E Sheraton Park Road (Guilford County Tax Parcel #142734 in Sumner and Fentress Township) approximately 2,923 feet east of Randleman Road and comprising approximately 48.76 acres.

This application request (attached) is to conditionally rezone the subject property from AG to CZ-LI with the following conditions:

Use Conditions - Permitted uses shall include all uses allowed in the

Light Industrial (LI) Zoning District, **except** for the following: (1) Homeless Shelter; (2) Country Club with Golf Course; (3) Golf Course; (4) Swim and Tennis Club; (5) Amusement or Water Park, Fairgrounds; (6) Auditorium, Coliseum or Stadium; (7) Go Cart Raceway; (8) Shooting Range, Indoor; (9) Daycare Center in Residence (In-Home) 12 or less; (10) Daycare Center (Not-In-Home); (11) Fraternity or Sorority (University or College Related); (12) Bank or Finance without Drive Through; (13) Bank or Finance with Drive Through; (14) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (15) Kennels or Pet Grooming; (16) Motion Picture Production; (17) Pest or Termite Control Services; (18) Research, Development, or Testing Service; (19) Studios Artist and Recording; (20) Garden Center or Retail Nursery; (21) Manufactured Home Sales; (22) Cemetery or Mausoleum; (23) Truck Stop; (24) Beneficial Fill Area; (25) Bus Terminal and Service Facilities; (26) Taxi Terminal; (27) Construction or Demolition Debris Landfill, Minor; (28) Land Clearing & Inert Debris Landfill, Minor; (29) Recycling Facilities, Outdoor; (30) Laundry or Dry-Cleaning Plant Laundry; (31) Dry-Cleaning Substation.

The attached Permitted Uses Table, submitted by the applicant, shows uses to be excluded as allowable, shown with a ~~strike through~~.

Development Conditions - (1) A vehicular connection to the Grey Bridge Neighborhood shall not be permitted, unless gated access is required by the Fire Department for emergency access; (2) All non-emergency access to the site shall be limited to Sheraton Park Road; (3) A vegetative buffer shall be provided and maintained as generally depicted in the landscape buffer concept plan attached hereto and incorporated by reference; (4) Hours of operation shall be limited to the hours between 7:00 a.m. and 6:00 p.m.; (5) The maximum number of tractor-trailer spaces shall be set at no more than 587 (max. of Phase 1 and 2 combined) as accepted by the Planning Board at the legislative hearing on February 12, 2025.

This is an appeal of the Planning Board's decision to deny the request at the Planning Board Regular Meeting on February 12, 2025. The Planning Board voted unanimously (7-0) in favor of the motion

to **deny**. (Ayes: Donnelly, Gullick, Craft, Little, Buchanan, Drumwright, Stalder. Nays: None.)

District Descriptions

The **AG, Agriculture** district is 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 **LI, Light Industrial** district accommodates limited, small-scale manufacturing, wholesaling, research and development, and related commercial activities that have little adverse effect, through noise, odor, or visual distraction, on neighboring properties. Development shall provide adequate screening and buffers and be located where there are adequate public utilities and access to arterial streets and highways.

The **CZ, Conditional Zoning District** is established as a companion district for every district established in the Unified Development Ordinance. These districts are CZ-AG, CZ-RS-40, CZ-RS-30, CZ-RS-20, CZ-RS-3, CZ-RS-5, CZ-RS-7, CZ-RM-8, CZ-RM-18, CZ-RM-26, CZ-LO, CZ-NB, CZ-LB, CZ-MXU, CZ-GB, CZ-HB, CZ-CP, **CZ-LI**, CZ-HI, CZ-PI, CZ-RPD, CZ-PD-R, and CZ-PD-M. 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.

Consistency with Adopted Plans: The Planning Board voted to deny the amended rezoning request from Agricultural (AG) to conditional zoning Light Industrial (CZ-LI) citing that the request is inconsistent with the Southern Area Plan recommendation of Rural Residential, where this designation is intended to accommodate agricultural uses, large-lot residential development, and low-density residential developments [subdivisions] not connected to public water and sewer, with densities generally up to 2 dwelling units per

acre. Anticipated land uses for those permitted in Agricultural (AG), RS-40 Residential Single Family, and RS-30 Residential Single-Family, Planned Unit Development (PUD) Residential- (PDR), and Rural Preservation (RPD) zoning districts. Uses typically permitted in the LI district are not anticipated in Rural Residential designated areas.

If the rezoning request from AG to CZ-LI is denied, a Southern Area Land Use Plan amendment from Rural Residential to Light Industrial would not be required. If the request is approved, a Southern Area Land Use Plan amendment to Light Industrial would be required.

Reasonableness: The Planning Board's recommendation to deny the requested zoning is reasonable because the LI zoning is inconsistent with the recommendation of the Southern Area Plan. The Plan is mostly zoned and used for residential purposes and has been consistently developed with single-family dwellings and manufactured homes. The LI district would be the lone Industrial zoning in the immediate area. Industrial use of large tracts of land and resulting traffic would adversely impact the adjacent and nearby residential communities.

The recommendation to deny is consistent with Objective 1.1 and Policy 1.1.1 of the Future Land Use element of the Comprehensive Plan adopted on September 21, 2006, which are as follows: Objective 1.1 continue the use of community-based area plans as a cornerstone for the Future Land Use Policy decisions. Policy 1.1.1 which states that the Planning staff will continue to utilize Future Land Uses depicted upon on the citizen-based area plans introduction with a rezoning guidance matrix as a basis for land use and policy recommendations.

Attached is correspondence from NCDOT, Planting Yard requirements, handouts presented by the applicant's representative, and the Planning & Development's staff's report.

Requested Action: Conduct required legislative hearing to approve/deny the rezoning of approximately 48.76 acres, located at 209 E Sheraton Park Road (Guilford County Tax Parcel #142734 in Sumner and Fentress Township) approximately 2,923 feet east of Randleman Road from

Agricultural (AG) to Conditional Zoning-Light Industrial, CZ-LI, (Ref. Case #24-02-PLBD-00073). If approved an associated land use classification change in the Southern Area Plan from Rural Residential to Light Industrial is needed, as presented herein, with the rezoning request to include the following use and development conditions:

Use Conditions - Permitted uses shall include all uses allowed in the LI, Light Industrial Zoning District, **except** for the following: (1) Homeless Shelter; (2) Country Club with Golf Course; (3) Golf Course; (4) Swim and Tennis Club; (5) Amusement or Water Park, Fairgrounds; (6) Auditorium, Coliseum or Stadium; (7) Go Cart Raceway; (8) Shooting Range, Indoor; (9) Daycare Center in Residence (In-Home) 12 or less; (10) Daycare Center (Not-In-Home); (11) Fraternity or Sorority (University or College Related); (12) Bank or Finance without Drive Through; (13) Bank or Finance with Drive Through; (14) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (15) Kennels or Pet Grooming; (16) Motion Picture Production; (17) Pest or Termite Control Services; (18) Research, Development, or Testing Service; (19) Studios Artist and Recording; (20) Garden Center or Retail Nursery; (21) Manufactured Home Sales; (22) Cemetery or Mausoleum; (23) Truck Stop; (24) Beneficial Fill Area; (25) Bus Terminal and Service Facilities; (26) Taxi Terminal; (27) Construction or Demolition Debris Landfill, Minor; (28) Land Clearing & Inert Debris Landfill, Minor; (29) Recycling Facilities, Outdoor; (30) Laundry or Dry-Cleaning Plant Laundry; (31) Dry-Cleaning Substation

Development Conditions - (1) A vehicular connection to the Grey Bridge Neighborhood shall not be permitted, unless gated access is required by the Fire Department for emergency access; (2) All non-emergency access to the site shall be limited to Sheraton Park Road; (3) A vegetative buffer shall be provided and maintained as generally depicted in the landscape buffer concept plan attached hereto and incorporated by reference; (4) Hours of operation shall be limited to the hours between 7:00 a.m. and 6:00 p.m.; (5) The maximum number of tractor-trailer spaces shall be set at no more than 587 (max. of Phase 1 and 2 combined) as accepted by the

Planning Board at the legislative hearing on February 12, 2025.

If the decision to deny the rezoning request is overturned, the rezoning will be deemed approved, and a land use classification change in the Southern Area Plan from Rural Residential to Light Industrial will be required.

Sponsors:

J. Leslie Bell

Attachments:

[00-209 E Sheraton Park Road _Appeal Application](#)
[01-Revised App WITH ADDED CONDITION 2-12-25 v2 - Signed](#)
[MAP-Zoning](#)
[MAP1-Aerial](#)
[MAP-1000](#)
[MAP-2000 8x11](#)
[MAP-Adjacent Properties_1](#)
[MAP-Adjacent Properties_2](#)
[MAP-Topo](#)
[3-NC Business Search](#)
[2- Updated - Transportation Tech Memo-Email](#)
[2- Updated - Sheraton Park Road - Trip Gen Memo 11-20-24](#)
[2a - NCDOT Email](#)
[5-Staff Report_00073-BCC](#)
[7-Landscape Planting Yard Requirements](#)
[8-Permitted Use Table Updated thru 10-7-24-LI](#)
[GC PLAN BRD_2-12-25_MINUTES](#)
[E. Sheraton Park Rd Handout](#)
[E. Sheraton Park Rd Handout 2](#)
[10 BCC Decision Matrix](#)

VIII. COUNTY MANAGER'S FY 2025-26 BUDGET PRESENTATION

A. [2025-262](#) COUNTY MANAGER'S FY 2025-26 BUDGET MESSAGE

Requested Action: Receive the County Manager's FY 2025-26 budget message, to be filed with the Clerk to Board for public inspection, and schedule a public hearing on the Manager's FY 2025-26 Recommended Budget and proposed economic development incentive grants for June 5, 2025 at 5:30PM in the Commissioners Chamber, located on the second floor of the Old County Courthouse, 301 W. Market Street, Greensboro, NC.

Sponsors:

County Manager Michael Halford

IX. HEALTH AND HUMAN SERVICES UPDATE**A. [2025-248](#) DHHS - DSS & CHILD SUPPORT MANDATED PERFORMANCE MEASURES**

Background: Guilford County signed an annual written agreement with the North Carolina Department of Health and Human Services for all social services programs, excluding medical assistance (Medicaid). This agreement required both Social Services and Child Support to comply with meeting certain performance and growth measures. The goal of the annual agreement is to support the provision of the consistent quality of services that ensure the safety, health and well-being of children, adults and families served across North Carolina.

This presentation will be provided quarterly to keep the Guilford County Board of County Commissioners informed of Guilford's progress. The attached results represent data for the months of January - March 2025.

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

Sponsors: Sharon Barlow, Social Services Director
Rosanne Wiley-Hayes, Child Support Director

Attachments: [Child Support MOU \(3rd QTR\) FY 25](#)
[MOU Requirement Informational Grid](#)
[Quarterly MOU Benchmark Results January February March 2025](#)
[Quarterly Med Benchmark Results January February March 2025](#)

X. COMMISSIONER LIAISON REPORTS**XI. COMMENTS FROM COUNTY MANAGER****A. [2025-238](#) 3RD QUARTER INVESTMENT REPORT**

Background: North Carolina General Statute 159-30 authorizes the Finance Officer to invest idle funds of the County subject to restrictions and directions of the governing board as outlined in the Cash Management and Investment Policy. The adopted policy requires the Finance Officer to submit quarterly investment reports to the

Board of County Commissioners. The report summarizes the investment activities in the most recent quarter and comments on anticipated investments in the next quarter. The report also includes a general description of the portfolio in terms of investment securities, maturities, yield and other features, and shows investment earnings for the quarter and fiscal year-to-date, including the weighted average yield to maturity. Finally, the report compares actual investment earnings with budgetary expectations and comments on actual and anticipated variances with the budget. Any areas of policy concern and suggested, or planned, revisions of investment strategies are addressed in the report.

Requested Action: Receive quarterly investment report.

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

Sponsors: Donald Warn

Attachments: [Quarterly Investment Report for 03312025 - Final05152025_ADA](#)

XII. COMMENTS FROM COMMISSIONERS

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

XIV. ADJOURN

*THE NEXT REGULAR MEETING OF
THE GUILFORD COUNTY BOARD OF COMMISSIONERS
WILL BE HELD JUNE 5, 2025 AT 5:30PM IN THE
COMMISSIONERS MEETING ROOM,
OLD COUNTY COURTHOUSE
301 W. MARKET STREET, GREENSBORO NC 27401.*