

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-10-PLBD-00137: AN AMENDMENT TO SUBSECTION 1 (GENERAL PROVISIONS) SECTION 1.4 AND SUBSECTION 3 (PERMITS AND PROCEDURES) SECTION 3.5.M TO ALIGN THE UDO WITH RECENT AMENDMENTS TO NCGS 160D-203 and 160D-601 PER SESSION LAW 2025-94; HOUSE BILL 926

Description

Proposed Text Amendment Case #25-10-PLBD-00137 (attached) amends Subsection 1 and Subsection 3 of the Unified Development Ordinance (UDO) to align with recent changes to North Carolina General Statute 160D-203 and 160D-601 per Session Law 2025-94; House Bill 926 by the General Assembly on October 6, 2025. The law prohibits waiting periods for resubmission and withdrawal limits of development applications. As a result, Subsection 3 (Permits and Procedures), Section 3.5M Rezoning (Conventional & Conditional / Map Amendment, of the UDO, is amended to remove the one year waiting period for refile of a rezoning (map amendment) application and it removes the limitation on the number of withdrawals of a rezoning request (map amendment) on the same parcel within a one year period.

The law also creates conditions in which a landowner may elect to apply planning and development regulations of one local government over another for split-jurisdiction properties by 1) mutual agreement and written consent which shall be evidenced by a resolution formally adopted by each governing board and recorded with the register of deeds in every county where the land is located within 14 days of the adoption of the last required resolution; or 2) the landowner of land lying within the planning and development regulation jurisdiction of more than one local government may elect the planning and development regulations of the local government where the majority of the total acreage of the parcel of land is situated.

In either case, this law shall not affect taxation or other nonregulatory matters.

Lastly, and unrelated to House Bill 926, is an amendment to UDO Subsection 1, Section 1.4, (General Provisions) that updates the name of the Piedmont Triad Airport Authority from the previous Greensboro High Point Winston Salem Airport Authority.

At its February 11, 2026 regular meeting, the Guilford County Planning Board unanimously recommended to the Board of Commissioners that Text Amendment Case #25-10-PLBD-00137 (draft minutes attached) be adopted, as presented herein. (Ayes: Alston, Donnelly, Gullick, Little, and Stalder. Nays: None. Absent: Bui, Craft, Drumwright, and Buchanan).

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

Consistency Statement

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

Consistency with Adopted Plans:

The proposed amendment is consistent with the Guiding Principles under the Future Land Use Framework for Sensible Growth under Guilford County's Guiding Guilford Moving Forward Together Comprehensive Plan. The Vision states that "In order to house this growth, the County

needs to begin implementing measures, policies, and regulations to ensure that future development patterns are reflective of the community’s Vision.” This text amendment aligns the Unified Development Ordinance with this statement to streamline County procedures for reviewing development applications and alignment with current state law.

Staff Recommendation

Staff Recommendation: Approval.

DRAFT