



**GUILFORD COUNTY  
PLANNING AND DEVELOPMENT  
PLANNING BOARD**

**Regular Meeting Agenda**

Old County Courthouse – Carolyn Q. Coleman Conference Room  
301 W. Market Street, Greensboro, NC 27401

**January 08, 2025**

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** November 13, 2024
- IV. Rules and Procedures**
- V. Continuance Requests**
- VI. Old Business**  
None
- VII. New Business**

**Legislative Hearing Item(s)**

**A. UDO TEXT AMENDMENT CASE #23-05-PLBD-00048: AMEND ARTICLE 4 (ZONING DISTRICTS) TO ADD SECTION 4.10, SPECIAL PURPOSE LOTS AND AMEND SUBSECTION 5.14.A.2.C WITH THE CORRECT CORRESPONDING SECTION REFERENCE FOR WIRELESS COMMUNICATION TOWERS**

On June 14, 2023, the Planning Board recommended approval of UDO Text Amendment Case #23-05-PLBD-00048 to the Guilford County Board of Commissioners to add provisions (Section 4.10) for Special Purpose Lots. Special Purpose Lots are intended to allow sites for family or church cemeteries, mail kiosks (in subdivisions or group developments), sewer lift stations, radio, television, and communication towers, off-site sewage treatment, and other similar utility uses (there is a trend toward relatively larger solar farms as the market develops) that are supportive and ancillary to the surrounding development. Additionally, this includes Section 5.14.A.2.c., which establishes Individual Development Standards for wireless

communication towers. With this revision, the Special Purpose Lot shall be permitted when it is determined by the Director of Planning and Development, after considering comments from the Technical Review Committee (TRC), that the proposed lot's dimensions accommodate the intended use and planting yards if required per Ordinance. An application which includes a Special Purpose Lot shall not be deemed complete until it provides the Director with sufficient detail to allow the Director to make this calculation.

Text to be deleted from the June 14, 2023 recommended draft version is shown with a ~~single or double strikethrough~~. New text is **highlighted**.

Information for **TEXT AMENDMENT CASE #23-05-PLBD-00048** can be viewed by scrolling to the January 08, 2025 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/our-county/planning-development/boards-commissions/planning-board>. A copy of the Proposed Text Amendment is also included under the MEETING CASE INFORMATION section at the link above.

## **VIII. Other Business**

### **A. Comprehensive Plan Update**

### **B. Legislative Update (SB 382 enclosed)**

## **IX. Adjourn**

*Information may be obtained for any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27401.*