



## Steering Committee Meeting #5 Summary

April 2, 2019

### ▼ Members Present

Kathleen Evans  
Frankie Jones  
Amanda Hodierne  
Lynn Gullick  
Kim Rayle  
Vincent Townsend  
Judy Stalder  
Mark Gatehouse  
Craig Fleming  
*\*Cyndy Hayworth (Planning Board Member)*

### ▼ Staff Present

J. Leslie Bell, AICP, Planning Director  
Oliver Bass, Senior Planner  
Matt Talbott, Planner II  
Frank Park, Chief Plans Engineer  
Stephen Thomas, Fire Marshall

### ▼ Consultants Present

Chad Sary, AICP

### ▼ Meeting Overview

#### → Presentation and Committee Comments:

Leslie Bell welcomed the committee and provided an update on the following items:

- Airport Zoning / Noise Cone
  - Current noise cone is out dated. Staff is working with the Airport Commission to update and will reference in Section 2.2 of the UDO.
- VAD & Agricultural Advisory Board
  - At last meeting the committee asked staff/consultant to explore the AG & RR districts further. There was discussion on the importance of the VAD. Mr. Bell suggested three options for consideration: 1) No change from existing ordinance, 2) Explore combining AG to RR or 3) Include VAD program as reference in UDO.
  - The committee recommended that the Agricultural Advisory Board be included in Article 2 of the UDO, the AG District remain in the UDO, the RR District being removed & to include an applicability section and flow chart of VAD process in Article 2 the UDO. It was noted that it would be helpful to have a map to reference for uses so that the VAD's can be easily located.

#### → Presentation and Committee Comments:

Notes/comments for each article from Steering Committee members are annotated below:

#### Article 4:

- Please review zoning districts in High Point and Greensboro to see if names of districts in county can match up for consistency (i.e. RS5 – RS12).
- Evaluate maximum building coverage / consider removing. Staff to provide illustration of a typical lot with maximum coverage.
- Reduce restrictions on accessory structures size and height. They should just be subordinate to the primary structure.
- RM districts (higher density) need to allow for buildings taller than 50'.



## Guilford County Unified Development Ordinance Update

- AG district should have more flexibility with accessory structures.
- Eliminate story references and use height.
- When drafting subdivision standards, consider community wells/septic systems on open space to allow for clustering. Also have a standard for street connections/stubs for future development.
- Exemptions for sidewalks should be considered in revised subdivision regulations.

### Article 7:

- Use Greensboro definition for signage.
- Clarify graphic so that area between signage on free standing sign illustration is not included in sign calculations.
- Add illustration to 7.3.D.2 for structural and decorative calculations.
- Clarify 7.5.B – “animated features”.
- Provide examples of “works of art” as listed in 7.6.B.
- Consider allowing 3 flags, emblems, insignia per lot in Table 7.7.I.
- Clarify 25% maximum window area in Table 7.7.I.
- Remove “any unlawful message” from 7.7.L.
- Billboards are regulated by zoning district and spacing. This is being transferred from existing ordinance.

### → Next Steps

Next steps for the project include the following:

- Correspondence on outstanding items to previously reviewed Articles (1-4 & 7).
- Next Articles for review will be Article 5 – Individual Development Standards & Article 6 – General Development Standards.
- Consultant will be working with staff to draft Module 4 (Article 8 – Subdivision & Infrastructure & Article 9 – Environmental Regulations) over the next month.

### → Adjournment

The meeting adjourned at 11:00AM.