GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

Regular Meeting Agenda
Old County Courthouse – Board of Commissioners Chambers
Second Floor, 301 W Market St, Greensboro, NC 27401
November 10, 2026
6:00 PM

I. Roll Call

II. Agenda Amendments

III. Approval of Minutes: October 14, 2026

IV. Rules and Procedure

V. Continuance Requests

VI. Old Business

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #26-08-PLBD-00033: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD (CONTINUED)—Refer to September 9, 2026 Minutes

The subject properties are located at 6215 NC Highway 61 N, 7150 Howerton Road, 7245 Howerton Road, 7255 Howerton Road, 7240 Howerton Road, and 6100 NC Highway 61 N (Guilford County Tax Parcels #243764, #243718, #243708, #243763, #243713, and #243700 located in Washington Township) located at the intersection of NC Highway 61 N and Howerton Road. The subject properties comprise approximately 233.46 total acres.

This is a request to conditionally rezone the subject properties from AG, Agricultural, to CZ-RS-30, Conditional Zoning – Residential, with the following conditions:

Proposed Use Conditions:
Uses of the property shall be limited to the following, as listed in Article 4, Table 4-3-1 of the Unified Development Ordinance (UDO):

(1) All uses in the RS-30 district are permitted, except for the uses struck through on the attached use matrix.

Uses to be permitted on the subject properties are identified on the attached use matrix, as follows: Single-Family Detached Dwelling, Home Occupations, Accessory

Apartments/Dwelling Units, Subdivision (Minor) - Residential, Subdivision (Major) – Residential (6 or more lots), Temporary Family Healthcare Structures, Bed and Breakfast Home for 8 or Less Guest Rooms (Requires Special Use Permit).

The attached use matrix identifies the following uses to be prohibited: Family Care Facility, Mfgr. (HUD)/Mobile Home Dwelling (Class A & B – Requires Manufactured Housing Zoning Overlay), Athletic Fields, Club or Lodge, Country Club with Golf Course, Golf Course, Public Park or Public Recreation Facility (incl. Indoor Batting Cages), Swim and Tennis Club, Place of Worship, Elementary School, Secondary School, Daycare Centers in Residence (in-home) (12 or less), Emergency Services, Cemetery or Mausoleum, Beneficial Fill Area, Wireless Communication Tower – Stealth Camouflage Design, Utilities – Major, Utilities – Minor, Construction or Demolition Debris Landfill – Minor, Land Clearing and Inert Debris Landfill – Minor, Temporary Events/Uses.

Proposed Development Conditions:
Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Unified Development Ordinance (UDO):

1) Except for Minimum Lot Width @ Building Line (100') and Minimum Local or Collector Side Street Setback (20'), RS-40 Lot Standards - Section 4.2.2.B Dimensional Requirements shall apply, including but not limited to:
   a) Minimum Lot Size shall be 40,000 sf
   b) Minimum Front Street Setback shall be 40'
   c) Minimum Minor Thoroughfare Street Setback shall be 45'
   d) Minimum Major Thoroughfare Street Setback shall be 50'
   e) Minimum Interior Side Setback shall be 15'
   f) Minimum Interior Rear Setback shall be 30'
   g) Maximum Structure Height shall be 50'
   h) Maximum Building Coverage shall be 30%
   i) Accessory Structures shall comply with standards in Section 4.2.2.B
2) A maximum of 130 lots shall be allowed.
3) A Street Planting Yard per Guilford County UDO Table 6-2-1 shall be provided along the entirety of the lot frontage along NC Hwy 61. The Street Yard shall be located entirely within the common area and maintained by the Homeowner's Association (HOA). The planting rate will be increased to be 3 canopy trees, 3 understory trees and 20 shrubs per 100lf instead of the UDO listed minimum planting rates of 2 canopy trees and 17 shrubs per 100 lf.
4) Street lighting will be full cutoff type fixtures on decorative poles offered by Duke Energy.
5) A minimum of 50 acres of open space will be provided, which may include areas for wildlife easements, recreation easements, community septic and wells, streams and wetlands. All designated open space shall be owned and maintained by the Homeowner's Association (HOA).
6) Will provide a perpetual dedicated easement outside of the existing right-of-way that can be used for the Mountains to Sea Trail so the trail does not have to be on Howerton Road. The location is to be reviewed and approved by Guilford County.

7) A minimum of 6 acres that is contiguous to the Guilford County – County Farm Park will be dedicated for a wildlife conservation easement. The land shall be owned and maintained by the Homeowner's Association (HOA).
8) Vegetative cover within the community septic areas shall be maintained as follows:
   a) Vegetation directly over designated septic drain lines shall be maintained in condition that allows visual inspection and operation of the system. Routine mowing may be performed as necessary, but vegetation shall generally be maintained between 8 and 15 inches. Vegetation within 2' of any above ground septic apparatus shall be maintained to be visually evident.
   b) Areas outside of septic drain lines shall be managed as native grassland habitat and shall generally be maintained at a mature height of approximately 24 to 30 inches, including repair areas not utilized.
   c) Mowing in all areas shall be prohibited generally between April 1 and August 15, with exception of when required under condition 8a, as this is the normal nesting habitat period, except: for emergency repairs to the septic system or utilities; to control noxious or invasive vegetation; or as otherwise required by the Guilford County Environmental Health Department or System Operator.
   d) Herbicides shall be limited to spot treatment of invasive or noxious plant species.
   e) If mowing is performed, vegetation shall not be mowed below a height of 8 inches.
   f) The Homeowner's Association (HOA) will be responsible for all maintenance of these areas as well as enforcement of this section with all homeowners.

The proposed conditional rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Working Farm/Agriculture. If the request is approved, an amendment to the Residential classification will be required.

At the September 9, 2026, Planning Board regular meeting, the Board closed the public hearing on this item to receive a 30-day biological inventory of the adjacent property with the impacts reasonably expected from the proposed development via the Guilford County Parks and Recreation Department. The biological inventory has been received, hence scheduled for the Planning Board's November 10, 2026, regular meeting. The Planning Board reserves the right to reopen the legislative (public) hearing.

The Planning Board is not limited to the proposed Conditional Rezoning of this parcel and may consider substantial changes to the proposed Conditional Rezoning.

Information for **CONDITIONAL REZONING CASE #26-08-PLBD-00033** can be viewed by scrolling to the November 2nd, 2026, Regular Meeting Agenda Packet at https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board.

VII. New Business

Legislative Hearing Item(s)

A. REZONING CASE #26-10-PLBD-00045: CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS (Ref. Case 17-04-GCPL-01624) TO AG, AGRICULTURAL: 2503 NELSON FARM ROAD

The subject property is located at 2503 Nelson Farm Road (Guilford County Tax Parcel #118010 in Jefferson Township), approximately 5,159 feet north of the intersection of Alamance Church Road and Nelson Farm Road, and comprises approximately 1.01 acres.

This is a request to rezone the subject property from CZ-HB, Conditional Zoning - Highway Business (Ref. Case 17-04-GCPL-01624), to AG, Agricultural.

The proposed conditional rezoning is consistent with the subject property's current Future Land Use Map (FLUM) classification of Residential. Therefore, if the request is approved, no FLUM amendment will be required.

The Planning Board is not limited to the proposed Conditional Rezoning of this parcel and may consider substantial changes to the proposed Conditional Rezoning.

Information for **REZONING CASE #26-10-PLBD-00045** can be viewed by scrolling to the November 10, 2026, Regular Meeting Agenda Packet at https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board.

B. CONDITIONAL REZONING CASE #26-10-PLBD-00046: CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS (Ref. Case# 22-05-GCPL-03277) TO CZ-GB AMENDED, CONDITIONAL ZONING – GENERAL BUSINESS AMENDED: 413 NC HIGHWAY 150 WEST

The subject property is located at 413 NC Highway 150 West (Guilford County Parcel #139158 in Center Grove Township), at the intersection of NC Highway 150 West and Spencer Dixon Road, and comprises approximately 31.65 acres. The proposed amendment would apply to a 27.59-acre portion of the subject parcel.

This is a request to amend the existing Conditional Zoning Case #22-05-GCPL-00046 that requires a buffer along the southern property line to include an opaque fence, in addition to the requisite UDO plantings. The proposed change is to construct a fence of a design style determined by the applicant, in addition to the requisite UDO plantings, and maintain mature vegetation to the extent possible.

Current Use Conditions will remain in effect:

Uses of the property shall be limited to the following uses as listed in Article 4, Table 4-3-1 of the Unified Development Ordinance (UDO):

(1) Office (General);
(2) Medical or Professional Office;

(3) Personal Service;
(4) Bank or Finance With Drive-through;
(5) Insurance Agency;
(6) Laundromat or Dry Cleaner;
(7) Pest or Termite Control Services;
(8) Studio/Artist/Recording; Retail (General);
(9) Auto Supply Sales;
(10) Auto Rental or Leasing;
(11) Car Wash;
(12) Garden Center or Retail Nursery;
(13) Used Merchandise Store; Bakery;
(14) Restaurant With Drive-Through,
(15) Restaurant without a Drive-Through;
(16) Wireless Communications Tower-Stealth Camouflage Design Or Non-Stealth Design;
(17) Small Cell Wireless Tower.

Current and Proposed Development Conditions		
	Current Development Conditions (CZ Case #22-04-GCPL-03277)	**Proposed Development Conditions (26-10-PLBD-00046)**
1	All buffers along the western property line of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque vegetative screen and a buffer along the southern property line shall include an opaque fence, in addition to the requisite UDO plantings.	All buffers along the western property line of the subject property shall be planted with sufficient evergreen planting materials to achieve an opaque screen and the buffer along the southern property line shall include a fence, of a design style determined by the applicant, in addition to the requisite UDO plantings. Existing mature vegetation shall be maintained to the extent possible.
2	Ground signage shall be limited to one (1) freestanding sign along any (each of two) public right-of-way frontages and such signage shall not exceed eight (8) feet in height.	To remain in effect.
3	All building façade materials shall consist of masonry, EIFS or similar construction, with no exposed metal; and	To remain in effect.
4	The applicant shall include an easement for sidewalk along its frontage of Spencer-Dixon Road and shall pursue the possibility of a sidewalk along its frontage of Spencer-Dixon Road and shall pursue the possibility of a sidewalk with NCDOT on Highway 150 W.	To remain in effect.

The proposed conditional rezoning is consistent with the current Commercial classification. If the request is approved or denied, an amendment to the Future Land Use Map will not be required.

The Planning Board is not limited to the proposed Conditional Rezoning of this parcel and may consider substantial changes to the proposed Conditional Rezoning.

Information for **CONDITIONAL REZONING CASE #26-10-PLBD-00046** can be viewed by scrolling to the November 10, 2026, Regular Meeting Agenda Packet at https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board.

C. CONDITIONAL REZONING CASE #26-10-PLBD-00047: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL REZONING – RESIDENTIAL: 1323 A SCALESVILLE ROAD

The subject property is located at 1323 A Scalesville Road (Guilford County Tax Parcel #138696 in Center Grove Township), approximately 3,925 feet west of the intersection of Scalesville Road and Nutt Road, and comprises approximately 64.76 acres.

This is a request to conditionally rezone the subject property from AG, Agricultural, to CZ-RS-30, Conditional Rezoning – Residential, subject to the following conditions:

Proposed Use Conditions: Uses of the property shall be limited to the following, as listed in Article 4, Table 4-3-1 of the Unified Development Ordinance (UDO):

Uses shall be limited to: (1) Single-family Dwellings, (2) Major Subdivisions, and (3) Minor Subdivisions.

Proposed Development Conditions: Development of the property shall occur in accordance with the following standards and requirements in addition to those specified in the Unified Development Ordinance (UDO):

(1) All proposed lots shall be offset from Scalesville Road by a minimum of thirty (30) feet.

The proposed conditional rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Working Farm/Agricultural. Therefore, if the request is approved, an amendment to the Residential classification will be required.

The Planning Board is not limited to the proposed Conditional Rezoning of this parcel and may consider substantial changes to the proposed Conditional Rezoning.

Information for **CONDITIONAL REZONING CASE #26-10-PLBD-00047** can be viewed by scrolling to the November 10, 2026, Regular Meeting Agenda Packet at https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board. A copy of the included sketch plan is also included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

None.

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.