



GUILFORD COUNTY PLANNING AND DEVELOPMENT PLANNING BOARD

Regular Meeting Agenda

Old County Courthouse – Board of Commissioners Chambers
2nd Floor, 301 W Market St, Greensboro, NC 27401

September 9, 2026

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** August 12, 2026
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**
- VII. New 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

The subject properties are located at 6215 NC Highway 61 N, 7150 Howerton Road, 7245 Howerton Road, 7255 Howerton Road, 7240 Howerton Road, 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.

400 W Market Street, Greensboro, NC 27401
PO Box 3427, Greensboro, NC 27402
Telephone: 336-641-3334 | Fax: 336-641-6988

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, Mfg. (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 a 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.

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 September 9, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

Evidentiary Hearing Item(s)

A. SPECIAL USE PERMIT CASE #26-07-PLBD-00031: REQUEST TO AMEND SPECIAL USE PERMIT FOR SOLAR COLLECTOR (PRINCIPAL) Ref. Case #21-05-GCPL-04192: 1984, 1942, 1922, 1890, 1951 MT. HOPE CHURCH ROAD, & 1413 STEWART MILL ROAD (ZONED AG, AGRICULTURAL)

The subject properties are located at 1984 Mt. Hope Church Road, 1942 Mt. Hope Church Road, 1922 Mt. Hope Church Road, 1890 Mt. Hope Church Road, 1951 Mt. Hope Church Road, and 1413 Stewart Mill Road (Guilford County Tax Parcel #116807, #116805, #116804, #116799, #120643, and #120662 in Jefferson Township), approximately 1,500 feet northwest from its intersection of McConnell Road and Mt. Hope Church Road, and comprise approximately 470 acres.

This is a request to amend the existing Special Use Permit (SUP) for a Solar Collector (Principal) use to revise a portion of Development Condition #3 (listed below under Current SUP Development Conditions) requiring specifically “wildlife friendly fencing” and instead allow standard fencing in its place. All other conditions previously approved by SUP Order 21-05-GCPL-04192 (listed below) and as amended in BOA variance 23-06-BOA-00005 (listed below) shall carry over and apply.

Current SUP Development Conditions:

- 1) Along the western and southern boundaries of parcel # 120643, West River Solar will observe minimum setbacks of 125 feet from the nearest panel to adjoining property lines as shown on the site plan submitted May 12, 2021;
- 2) Along the western boundaries of parcel #120643, West River Solar will plant or preserve a minimum of 50 feet of vegetation for screening purposes as shown on the site plan submitted May 12, 2021; and
- 3) To the extent practicable, West River Solar will plant native grasses or pollinator plant species within the project footprint and install wildlife friendly fencing that meets or exceeds the standards of the National Electric Code.

Referenced Board of Adjustment Case #23-06-BOA-00005 Granted the Following Variances to the Subject Property:

- 1) The first variance applied to the internal boundary of Parcels #120662 and #116799. The approved variance for Parcel #120662 was for a 15-foot variance to allow minimum side yard setbacks of 0 feet and the elimination of landscape buffer requirements. The approved request for Parcel #116799 included a 30-foot variance to allow minimum rear yard setbacks of 0 feet and the elimination of landscape buffer requirements.
- 2) The second variance applied to the internal boundary of Parcels #116805 and #116807. The approved variance for Parcel #116805 was for a 15-foot variance to allow minimum side yard setbacks of 0 feet and the elimination of landscape buffer requirements. The approved request for Parcel #116807 included a 15-foot variance to allow minimum side yard setbacks of 0 feet and the elimination of landscape buffer requirements.

The Planning Board is not limited to the proposed Special Use Permit of this parcel and may consider substantial changes to the proposed Special Use Permit.

Information for **SPECIAL USE PERMIT CASE #26-07-PLBD-00031** can be viewed by scrolling to the September 9, 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 site 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.