

**GUILFORD COUNTY PLANNING BOARD
SPECIAL MEETING MINUTES**

Old County Courthouse - Board of Commissioners Chambers
301 W Market St, Greensboro, NC 27401

March 25, 2026

6:00 p.m.

Call to Order

Chair Donnelly called the meeting to order at 6:00 p.m. and welcomed everyone to the meeting. He asked staff to call the roll.

I. Roll Call

Mr. Moss called the roll for attendance at this meeting.

The following members were in attendance in person for this meeting:

James Donnelly, Chair; David Craft, Vice Chair; Sam Stalder, Guy Gullick, Randy Little; Dr. Nho Thi Bui; Rev. Gregory Drumwright; Ryan Alston

The following members were absent from this meeting:

Cara Buchanan

The following Guilford County staff members were in attendance in person for this meeting:

J. Leslie Bell, Planning and Development Director; Jason Hardin, Planning and Development Deputy Director; Oliver Bass, Planning and Zoning Manager; Avery Tew, Senior Planner; Samantha Lockwood, Senior Planner; Darby Terrell, Senior Planner; Troy Moss, Planner I; Matthew Mason, Attorney; Robert Carmon, Fire Marshal

Chair Donnelly congratulated Rev. Drumwright on winning the Democratic primary for the upcoming Board of County Commissioners election.

II. Agenda Amendments

Chair Donnelly suggested moving Case #26-02-PLBD-00010 up on the agenda because there appeared to be only a few members of the public present for that case.

Vice Chair Craft made a motion to move Item D under New Business, Conditional Rezoning Case #26-02-PLBD-00010, 916 Crosscreek Road, to be the second item under New Business (under item A) on the agenda, seconded by Mr. Alston.

The Board voted unanimously, 8-0, in favor of the motion. (Ayes: Donnelly, Craft, Stalder, Gullick, Little, Bui, Drumwright, Alston. Nays: None.)

III. Approval of Minutes: February 11, 2026 and March 11, 2026

Mr. Little moved to approve minutes from the February 11, 2026, and March 11, 2026 meetings, as submitted, seconded by Rev. Drumwright.

The Board voted unanimously, 8-0, in favor of the motion. (Ayes: Donnelly, Craft, Stalder, Gullick, Little, Bui, Drumwright, Alston. Nays: None.)

IV. Rules and Procedures

Chair Donnelly explained the rules and procedures followed by the Planning Board.

V. Continuance Requests

Mr. Bell requested that the Board consider continuing Item A under Old Business on the agenda, Conditional Rezoning Case #26-02-PLBD-00142, concerning 2701 Lees Chapel Road, to the May 13, 2026 regular meeting as the applicant was not present.

Mr. Gullick moved to continue Item A, Conditional Rezoning Case #26-02-PLBD-00142, under Old Business to the May 13, 2026 regular meeting, seconded by Dr. Bui.

The Board voted unanimously, 8-0, in favor of the motion. (Ayes: Donnelly, Craft, Stalder, Gullick, Little, Bui, Drumwright, Alston. Nays: None.)

VI. Old Business**Legislative Hearing Item(s)**

- A. CONDITIONAL REZONING CASE #25-11-PLBD-00142: RS-30, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 2701 LEES CHAPEL ROAD (CONTINUED TO MAY 13, 2026 REGULAR MEETING)**

VII. New Business

- A. REZONING CASE #26-02-PLBD-00006: AG, AGRICULTURAL TO RS-40, RESIDENTIAL: 8320 FAIRGROVE CHURCH ROAD (APPROVED)**

Mr. Tew presented the staff report on the proposed rezoning case. He stated that the subject property is located at 8320 Fairgrove Church Road (Guilford County Tax Parcel #128648 in Monroe Township), approximately 3,500 feet southwest of the intersection of Brooks Lake Road and Fairgrove Church Road, and comprises 9.60 acres. This is a request to rezone the subject property from AG, Agricultural to RS-40, Residential.

The existing AG zoning district is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales and agritourism may be permitted. The minimum lot size in this district is 40,000 square feet. The proposed RS-40 zoning district is primarily intended to accommodate single-family residential detached dwellings on lots in areas without access to public water and sewer services. Conservation subdivisions may be developed in this district.

The vicinity of the subject property is predominantly characterized by single-family residential development on lots zoned RS-40 and RS-30. There are also significant clusters of large-lot rural residential development and agricultural uses on parcels zoned AG within a one-mile radius of the subject property. To the north of the subject property are single-family residential, rural residential, and agricultural uses; to the south and east, single-family residential uses; and to the west is undeveloped land. Mr. Tew also presented data provided by Guilford County Schools showing that the proposed rezoning would result in an estimated 2-4 additional students at Monticello-Brown Summit Elementary School, 1-3 additional students at Northeast Middle School, and 2-4 additional students at Northeast High School. The subject property fronts Fairgrove Church Road, which is classified as a Collector Street and has an Annual Average Daily Traffic of 2,700 vehicles per the 2023 North Carolina Department of Transportation traffic count. Topography on site ranges from nearly level and gently sloping to strongly sloping. There are no regulated floodplains or mapped wetlands on site, but there is a mapped stream toward the southern half of the site. The site lies within the National Pollutant Discharge Elimination System (NPDES) non-water supply watershed area.

The Future Land Use Map (FLUM) classifies the subject property under the Rural Living place type, and it is not located within or adjacent to an activity center/node. The Rural Living place type represents lands that are characterized by various lot sizes with low density residential development, typically in the form of single-family detached homes. These lands include both existing development and new areas that are currently undeveloped, which may experience increased density along major transportation corridors over time, but which will remain largely rural the farther away properties are located from established corridors and community services.

The requested rezoning is inconsistent with the FLUM classification of Rural Living because the larger scale and higher density of residential development permitted under the proposed RS-40 district would be incompatible with the low-density development consisting of less than one dwelling unit per acre envisioned within this designation. Although the requested rezoning is inconsistent with the existing FLUM designation, it is consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan:

- Planning Theme: Community Character
 - Action C3.5: Encourage universal access to stores, parks, community amenities, and employment centers.
- Planning Theme: Attainable Housing
 - Action H4.5: Prioritize the location of new housing in locations that are accessible to employment, schools, parks, services, and transit.
- Planning Theme: Service Accessibility.
 - Goal Statement: Support land use decisions that create coordinated distribution of and convenient access to health and emergency services, schools, and parks.
 - Policy 2: Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods.

The request to rezone the subject property from AG to RS-40 is reasonable because the surrounding area predominantly consists of land zoned RS-40 and RS-30. Therefore, the uses and density permitted under the proposed zoning would be consistent with the overall

pattern of development in the area. Furthermore, the subject property is within about a 10-minute drive of Monticello-Brown Summit Elementary School, Northeast Guilford Middle School, Northeast Guilford High School, Cone Health Brown Summit Family Medicine, Haw River State Park, Bryan Park, and Northeast Guilford Fire Department Station 33, which supports Comprehensive Plan goals related to the creation of housing in proximity to essential services. Finally, the subject property has direct access to a Collector Street (Fairgrove Church Road) that would provide sufficient transportation infrastructure for any new residential development.

Mr. Tew said that staff recommend approval of the request. Because the proposed rezoning is inconsistent with the subject property's current FLUM classification of Rural Living, if the request is approved an amendment to the Residential classification will be required.

Chair Donnelly opened the Public Hearing and asked any speakers in favor of the request to come forward.

Joseph Pezik, applicant, 262 N. Bunker Hill Rd, said he believes this is a responsible rezoning request because there is RS-40 zoning across the street and there is a lot of development along that road that is RS-30 and RS-40. Mr. Pezik added that there was a neighborhood meeting several weeks ago, and no one from the neighborhood attended, nor has anyone contacted them to voice any concerns.

Chair Donnelly asked anyone in opposition to come forward. There being no other speakers for or against the request, Chair Donnelly closed the Public Hearing by acclamation.

Vice Chair Craft and Mr. Gullick both stated that this seems to be reasonable based on the development in the area.

Vice Chair Craft moved to approve the zoning map amendment Case (#26-02-PLBD-00006) for property located on Guilford County Tax Parcel #128648, from AG to RS-40. This approval also amends the Future Land Use Map Classification from Rural Living to Residential. The zoning map amendment and associated Future Land Use Map amendment are based on the following changes in conditions: There is a tremendous amount of growth in the area, and this development is very consistent with the area's pattern of development. Although the requested rezoning is inconsistent with the existing FLUM designation, it is consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan:

- Planning Theme: Community Character
 - Action C3.5: Encourage universal access to stores, parks, community amenities, and employment centers.
- Planning Theme: Attainable Housing
 - Action H4.5: Prioritize the location of new housing in locations that are accessible to employment, schools, parks, services, and transit.
- Planning Theme: Service Accessibility.
 - Goal Statement: Support land use decisions that create coordinated distribution of and convenient access to health and emergency services, schools, and parks.

- Policy 2: Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods.

The request to rezone the subject property from AG to RS-40 is reasonable because the surrounding area predominantly consists of land zoned RS-40 and RS-30. Therefore, the uses and density permitted under the proposed zoning would be consistent with the overall pattern of development in the area. Furthermore, the subject property is within about a 10-minute drive of Monticello-Brown Summit Elementary School, Northeast Guilford Middle School, Northeast Guilford High School, Cone Health Brown Summit Family Medicine, Haw River State Park, Bryan Park, and Northeast Guilford Fire Department Station 33, which supports Comprehensive Plan goals related to the creation of housing in proximity to essential services. Finally, the subject property has direct access to a Collector Street (Fairgrove Church Road) that would provide sufficient transportation infrastructure for any new residential development, seconded by Mr. Gullick.

The Board voted unanimously, 8-0, in favor of the motion to approve the request. (Ayes: Donnelly, Craft, Stalder, Gullick, Little, Bui, Drumwright, Alston. Nays: None.)

D. CONDITIONAL REZONING CASE #26-02-PLBD-00010: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 916 CROSSCREEK ROAD (APPROVED)

Ms. Terrell presented the staff report for the proposed rezoning. The subject property is located at 916 Crosscreek Road (Guilford County Tax Parcel #168570 in Deep River Township), approximately 2,630 feet south of the intersection of County Line Road and Crosscreek Road, and comprises 36.59 acres.

The request is to rezone the subject property from AG, Agricultural, to CZ-RS-30, Conditional Zoning – Residential, with the following conditions:

Use Conditions: 1) The only permitted Principal Use shall be Single Family Detached Dwelling.

Development Conditions: 1) The total number of lots shall not exceed 24.

Ms. Terrell pointed out that the applicant attached a sketch plan with the conditional zoning application. The Guilford County Technical Review Committee (TRC) reviewed the included sketch plan and provided comments that are included in the agenda packets.

Ms. Terrell said that development in the vicinity of the property includes a mixture of residential and agricultural uses. There is a planned residential development zoned PD-R to the east, Triad Park is located to the south, and a Voluntary Agricultural District (VAD) property is found to the west. Though, the subject property was not under a Voluntary Agricultural District (VAD), does not have bona fide farm status, and is currently undeveloped/vacant land.

Ms. Terrell informed the Planning Board that the Guilford County School System projected the impact on the schools in the area will be an additional 10-12 elementary students, 6-8 middle school students, and 11-13 high school students.

Ms. Terrell stated that the topography of the subject property, using the USDA-NCRS Web Soil Survey, varies from nearly level to gently and strongly sloping (comprising roughly 80% of the parcel) to moderately steep to very steep.

Ms. Terrell explained that the requested rezoning is inconsistent with the current Future Land Use Map (FLUM) classification of Working Farm/Agricultural designated to the subject property. The Working Farm/Agricultural designation typically includes parcels of five or ten acres, which exceed the minimum dimensional and density requirements of the CZ-RS-30 district. The proposed rezoning to CZ-RS-30 is consistent with the Residential Land Use Classification. The Residential classification consists of low-density, residential uses which are compatible with the proposed CZ-RS-30 zoning district. Further, a revision to the Residential classification would account for increased density with the allowance of major subdivisions (dividing any parcel into more than 5 lots) which are permitted in the RS-30 underlying district but not in the current AG district. The Residential classification includes a mixture of low and medium-density development, typically with densities up to 4 dwelling units per acre.

Ms. Terrell said the requested rezoning is consistent with the Planning Theme: Service Accessibility's Goal Statement: Support land use decisions that create coordinated distribution of and convenient access to health and emergency services, schools, and parks. The request is also consistent with the Service Accessibility Planning Theme's Policy 2: Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods. The proposed rezoning is also consistent with the Attainable Housing Planning Theme's Goal Statement: "Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design."

Ms. Terrell stated that the request to rezone the subject property from AG to CZ-RS-30 is reasonable as it aligns with established development patterns in the surrounding area. The area to the east is classified as Residential under the Future Land Use Map (FLUM) and is zoned for a residential planned development. The proposed zoning of CZ-RS-30 is consistent with established low-density, single-family residential neighborhoods, as development will be limited to 24 lots. Furthermore, the proposal supports key elements of the Guilford County Comprehensive Plan including Planning Theme: Service Accessibility Goal Statement: "Support land use decisions that create coordinated distribution of and convenient access to health and emergency services, schools, and parks" and Planning Theme: Service Accessibility Policy 2: "Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods." The subject property is near Triad Park, which offers outdoor public recreation opportunities, including trails, disc golf, picnic shelters, and playgrounds. Finally, the proposed rezoning aligns with the Planning Theme: Attainable Housing Goal Statement: "Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design." This rezoning would facilitate strategic infill development and expand opportunities for additional housing units in a manner consistent with the County's long-term planning objective.

Ms. Terrell noted that the subject parcel is located in the Northwest Quadrant of the Future Land Use Map (FLUM). She stated that the proposed rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Working

Farm/Agricultural. If the request is approved, an amendment to the Residential classification will be required.

Ms. Terrell said that staff recommend approval.

Chair Donnelly opened the Public Hearing and asked whether anyone wished to speak in favor of this request.

Attorney Amanda Hodierne, 804 Green Valley Road, Suite 200, said that she represents the property owner, Joe Hawkins, and the developer of the project. The civil and design engineering professional, Dalton Ward from Hugh Creed, is in attendance, as well, if there should be questions for him. Also, Mr. Tommy Johnson from KRC Development is in attendance. The total acreage for the subject parcel is 36.59 acres. The existing zoning is AG and consists of one parcel. The applicant is proposing to rezone to Conditional Zoning RS-30, which is Residential Single-Family. The development conditions seek to limit the permitted uses of the property to only single-family homes, and the density will be reduced to 24 homes. This is less than what would be allowed under the general RS-40 zoning. Attorney Hodierne stated that the request was reasonable given the area's amenities and development patterns.

Chair Donnelly asked anyone in opposition to come forward. There being no other speakers for or against the request, Chair Donnelly closed the Public Hearing by acclamation.

Mr. Gullick stated that he is comfortable with the request and likes the conditions. He will be in favor of this request.

Rev. Drumwright said he likes that the density is limited to 24 lots.

Dr. Bui stated that she sees harmony with the rest of the neighborhood in this request.

Mr. Gullick moved to approve the conditional rezoning request for Case #26-02-PLBD-00010: AG, Agricultural to CZ-RS-30 located at 916 Crosscreek Road (Guilford County Tax Parcel #168570). This approval amends the Future Land Use Map (FLUM) of the Northwest quadrant from Working Farm/Agricultural to Residential.

Mr. Gullick incorporated into the motion the consistency statement from page 4 of the staff report, which states that the requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Working Farm/Agricultural. The Working Farm/Agricultural designation typically includes parcels larger than five or ten acres, which exceeds the minimum required of the CZ-RS-30 district. The requested rezoning is consistent with the following goals, policies and actions of the Comprehensive plan: (1) Planning Theme: Service Accessibility, Goal Statement: "Support land use decisions that create coordinated distribution of and convenient access to health and emergency services, schools, and parks.", and Policy 2: "Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods."; and (2) Planning Theme, Attainable Housing, Goal Statement: "Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design."

Mr. Gullick also incorporated the Reasonableness statement from page 4 of the staff report into the motion, which states that the request to rezone the subject property from AG to CZ-RS-30 is reasonable as it aligns with established development patterns in the surrounding area. The area to the east is classified as Residential under the Future Land Use Map (FLUM) and zoned as a residential planned development district. The proposed zoning district of CZ-RS-30 is consistent with the established low-density, single-family residential neighborhoods, as development will be limited to 24 lots. Furthermore, the proposal supports key elements of the Guilford County Comprehensive Plan, including Planning Theme: Service Accessibility's Goal Statement and Planning Theme: Service Accessibility Policy 2. The subject property is in close proximity to Triad Park, which offers outdoor public recreation opportunities, including trails, disc golf, picnic shelters, and playgrounds. Finally, the proposed rezoning aligns with Planning Theme: Attainable Housing's Goal Statement. This rezoning would facilitate strategic infill development and expand opportunities for additional housing units in a manner consistent with the County's long-term planning objectives, seconded by Mr. Stalder.

The Board voted unanimously, 8-0, in favor of the motion to approve the request. (Ayes: Donnelly, Gullick, Craft, Bui, Drumwright, Little, Stalder and Alston. Nays: None.)

B. CONDITIONAL REZONING CASE #26-02-PLBD-00008: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 7930 NC HIGHWAY 150 E (DENIED)

Ms. Lockwood presented the staff report for the proposed rezoning case. The subject property is located at 7930 NC Highway 150 E (Guilford County Tax Parcel #242017 in Washington Township) approximately 6,100 feet north of the intersection of Osceola-Ossipee Road and NC Highway 150 E and comprises approximately 121.87 acres. This is a request to rezone the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential with the following conditions:

Use Conditions: 1) All uses in the RS-30 district are permitted, except for the uses struck through on the attached use matrix. The attached use matrix identifies the following uses to be prohibited: Athletic Fields, Club or Lodge, Country Club with Golf Course, Golf Course, Paintball Field, 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.

Development Conditions: 1) Lot size minimum shall be 40,000 sf.

Ms. Lockwood said the AG, Agriculture District, is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales and agritourism may be permitted. The minimum lot size of this district is 40,000 square feet. The RS-30, Residential District is primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer services. The minimum lot size of this district is 30,000 square feet. The CZ, Conditional Zoning District

is established as a companion district for every zoning district established in the Unified Development Ordinance (UDO). All regulations which apply to a general use zoning district apply to the companion conditional zoning, as well as any conditions requested by the property owner as part of the conditional rezoning process.

Ms. Lockwood stated that the vicinity of the subject property is zoned AG and is predominantly agricultural, including Voluntary Agricultural Districts (VADs), and rural residential properties. The subject parcel is also currently located in a VAD. Although, it does not appear that any agricultural activities are actively occurring on the property. There are existing clusters of RS-30 zoning located within 2 miles south and southeast of the property and RS-40 zoning located 1 and 1.5 miles to the east. There are also several residential subdivisions to the north of the property located in Rockingham County.

Ms. Lockwood pointed out that the neighboring parcels to the north in Rockingham County are zoned RA, Residential Agricultural, per the Rockingham County UDO which imposes a minimum lot size of 35,000 square feet. She stated that the existing land use on the subject property is undeveloped and vacant.

Ms. Lockwood stated that NC Highway 150 is classified as a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Thoroughfare and Collector Street Plan. The Average Annual Daily Traffic for NC Highway 150 is 1,400 vehicles per the 2024 North Carolina Department of Transportation (NCDOT) traffic count. There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT review and permitting process.

Ms. Lockwood noted the USDA-NRCS Web Soil Survey, the topography for parcel 242017 varies from nearly level and gently sloping to strongly sloping and moderately steep. There is no regulated floodplain on-site per FIRM map #3710892000J with effective date 7/3/2007. There are no mapped wetlands on-site per the National Wetlands Inventory. There are mapped streams on-site, per the USGS/NRCS maps of Guilford County. The site lies within the Haw River WS-IV, General Watershed Area.

Ms. Lockwood said the Future Land Use Map (FLUM) Classification of the subject property is Working Farm/Agricultural. The Working Farm/Agricultural classification represents land that is actively used for agriculture or forestry activities, including cultivated farmland, livestock, woodlands, or timber harvest. The lands may or may not support the primary residence of the property owner and outbuildings associated with activities on the property. Working Farms and Agricultural may contain both residential and non-residential uses and typically have parcel sizes that are larger than five or ten acres.

Ms. Lockwood explained that the requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Working Farm/Agricultural. The Working Farm/Agricultural designation includes parcels with sizes typically larger than five to ten acres, which exceeds the minimum requirements of the CZ-RS-30 district. The proposed rezoning to CZ-RS-30 is consistent with the FLUM classification of Residential. The Residential classification consists of low-density, residential uses which are compatible with the proposed CZ-RS-30 zoning district. Further, a revision to the Residential classification would account for increased density with the allowance of major subdivisions (dividing any parcel into more than 5 lots) which are permitted in the RS-30 underlying district and not in the current AG district. The Residential classification includes a mixture

of low and medium density development, typically consisting of densities of up to four dwelling units per acre.

Ms. Lockwood said that while inconsistent with the current land use designation, the requested rezoning is consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan:

- Planning Theme: Attainable Housing
 - Goal Statement: “Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high quality, sustainable design.”
 - Policy 1: “Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents.”

Ms. Lockwood stated that the request to rezone the subject property from AG to CZ-RS-30 is reasonable as it aligns with the Guilford County Comprehensive Plan’s Attainable Housing Goal Statement and Policy 1. Permitting a greater degree of residential development on the subject property may benefit the county at large and help address the ongoing need for housing in Guilford County. Additionally, the subject property is located along a Major Thoroughfare that would provide sufficient transportation infrastructure for any new residential development. Lastly, there are several clusters of RS-30 zoning located within a 1.5-mile radius of the parcel. Therefore, a rezoning to the CZ-RS-30 designation would be compatible with development patterns found in the general area. The proposed rezoning is inconsistent with the subject property’s current Future Land Use Map (FLUM) designation of Working Farm/Agricultural located in the Northeast quadrant. If the request is approved, an amendment to the Residential classification will be required.

Ms. Lockwood said staff recommend approval of the request.

Chair Donnelly opened the Public Hearing and asked anyone wishing to speak in favor of the request to come forward.

Scott Krusell, PE, 1141 Jay Lane, Graham, NC, stated that he works for Venn Terra Land Development and is a professional Civil Engineer and the Project Engineer for this development. This site is located in the very north of the County, along the Rockingham County line. The closest property that is not AG is zoned RS-30, and there are a lot of RS-40 properties in the surrounding area. They are requesting the CZ-RS-30 zoning, with a condition limiting lot size to a minimum of 40,000 sq. ft. due to the narrow access point (street frontage); they plan to provide only 99 lots on the property. There are a gas line and some heavy topography on the west side of the property, as well as a stream that runs down the middle of the property. There was a neighborhood meeting on December 3, 2025 and about ten (10) people from the area attended. The concerns voiced were about additional traffic, destroying farmland, destruction of wildlife habitat, and well concerns. They will be limited to approximately .67 dwelling units per acre, which is well below a conventional (non-conditional) RS-30 district.

Shawn Cummings, 1141 Jay Lane, Graham, NC identified himself as a partner in VennTerra Land Development, and stated that they will partner with team builders for this project. They would focus on products priced at \$500,000 or more, and the homes would be 1,800 to 3,200 square feet.

Mr. Hardin advised the Board that there are State Law restrictions on making rezoning decisions based on housing price and placing development standards on the "bulk" of the structure (square footage) for single-family, detached dwellings.

Mr. Cummings stated he would offer additional conditions limiting the maximum number of lots to 90 and limiting exterior finishes primarily to a mix of cementitious (hardi-board) siding, stone, and brick, with no vinyl on the front of the home. He said that there will be community wells, rather than individual wells on each lot. This is the new trend in today's housing development and seems to serve residents well in new communities.

Chair Donnelly asked for a motion to approve the additional conditions being offered by the developer and amend the submitted application. One, being specific building materials and the other is for a maximum of ninety (90) lots to be developed for homes.

Mr. Alston moved to approve the additional zoning conditions as follows: 1. Houses shall have exterior finishes with a combination of cementitious siding (hardi-board), brick and/or stone, also vinyl siding may be used on the sides and rear of the houses, but not the front of the houses, other than the soffit, fascia, and eaves. 2. A maximum of 90 lots, seconded by Dr. Bui.

Mr. Stalder asked if the board could vote on approval of the additional conditions in two (2) separate motions.

Mr. Alston amended his motion to include only the new condition regarding restriction of building materials for any proposed structures. The second proposed condition limiting the number of lots would be voted on separately.

The Board voted, 7-1, in favor of the first additional condition that houses shall have exterior finishes with a combination of cementitious siding (hardi-board), brick and/or stone, also vinyl siding may be used on the sides and rear of the houses but not the front of the houses, other than the soffit, fascia, and eaves. (Ayes: Donnelly, Gullick, Craft, Bui, Drumwright, Little, and Alston. Nays: Stalder.)

Vice Chair Craft made a motion to approve the additional condition to limit development of the subject property to a maximum of 90 lots, seconded by Mr. Gullick.

The Board voted unanimously, 8-0, in favor of the second additional condition of a maximum of 90 lots. (Ayes: Donnelly, Gullick, Craft, Bui, Drumwright, Little, Stalder and Alston. Nays: None.)

Chair Donnelly asked that anyone wishing to speak in opposition to the request to come forward and identify themselves for the record.

Mike Isley, 7902 Highway 150 East, Brown Summit, NC, presented hand-outs for the Board members' review. He asked the Board members to reference page 2 of the handout. He stated that the subject property is outlined in red. Going across that property is a white line, which represents the right-of-way for a high-pressure petroleum pipeline. This pipeline is his main concern for this property development. The pipeline shown divides the property in half. This is a Plantation Pipeline, originally laid in 1964, and is capable of delivering as much as 660,000 barrels per day of gasoline, jet fuel, and diesel fuel. He has talked with the current maintenance person and that pipeline is now owned by Exxon and

Kinder-Morgan, who is responsible for transmission and maintenance. This pipeline supplies about 90% of all the aviation jet fuel that is on the east coast. The pipeline is 3,100 miles long starting in Louisiana and going all the way up through Baltimore, including supplying Dulles Airport. His concern for this is a housing development and the risks involved when you have excavators moving a lot of dirt and running the risk of accidentally colliding with the pipeline causing a rupture. Also, the actual vibrations caused by the heavy equipment used in construction can cause cracks and possibly joint separation. As of August of 2024, there were repairs on this line within this specific property and there were also repairs within yards of the property behind his house and a sleeve was installed, surrounding a weak section within one quarter mile of the subject property. In the last few days, there have been two (2) integrity digs conducted within a mile of this property, and according to a pipeline official with Kinder-Morgan, these digs go all the way up through Virginia. An integrity dig is a visual inspection after they send a device through the pipeline to locate cracks and in-walls and corrosion. When this is indicated a visual inspection is done, and they then do the integrity dig. Colonial Pipeline just north of Charlotte, in Huntersville, had a crack in the line that was not discovered for a month because it was in a nature preserve. During that month, there was a spill of two million gallons of gasoline in 2020, and remediation is still going on there. They have dug deep wells to remove the gasoline and water mixture and now they are talking about possibly building a treatment plant on-site to treat at least 500,000 gallons a day. That is the type of situation that he is very concerned about, especially with a pipeline that is this old, 62 years old. One of the scariest scenarios is, what if there is a small, undetected pipeline crack leaking this jet and diesel fuel into the underground water on this property. The developer plans to dig two (2) community wells on the property, and what if they were to hit the pipeline? These toxic chemicals include known carcinogens and many other toxic chemicals that would endanger the lives of these proposed residents in this development if there were a leak. He asked that the Board members deny this request as it is not worth the risk of having a catastrophic environmental health emergency when there are numerous other properties in Guilford County that do not have the high-pressure, aging petroleum pipeline going through them.

Laura P. Smith, 8167 Brown Road, Brown Summit, NC, stated that her family farmed this land within the last five years. A farmer cannot buy land because they don't have enough money to invest in purchasing property, whereas a developer can. Many times, there are farm tractors pulling farm equipment down Highway 150 E that take up both sides of the road, and no one can pass them. She and her husband have farmed 600 acres of land since 1982, and they still raise soybeans and wheat. She is against the proposed development of this property and the number of people that will be coming to this area. It takes land to grow crops, cattle, eggs, chickens, and oxygen-producing trees. Northeast Guilford County had the highest concentration of farms in rural areas in the county and provided open space for farm products to be raised. This is why the Northeast Area Plan was passed by the Commissioners, which states, "Property to be developed must be in compliance with the Northeast Area Plan." If the request is approved, this would be the first housing sprawl along the corridor in Guilford County. Air quality in North Carolina has decreased to some of the worst in the United States. Weather forecasters are now talking about air quality days because of the pollution. Development often replaces vegetative land and trees, which absorb some of the pollutants in the ground. Since 2022, Guilford County has lost 775 farms. That land is lost forever.

At this time a short break in the meeting was taken from 8:22 p.m. until 8:32 p.m. and the meeting resumed.

Chair Donnelly asked that anyone wishing to speak in rebuttal in favor of the request come forward at this time.

Scott Krusell returned to the podium and displayed slides indicating proposed well locations within the immediate area. He stated that most of these wells have been approved, but one was not approved because it was too close to a contamination site on the other side of Highway 150. The closest well to the subject property is about 1,600 feet and is in the interior of their site and is very far away from anyone else. He also pointed out that there are no wetlands on the site, and there is a stream onsite that was shown earlier by staff. He does not think they will be disturbing the stream in any way. In regard to the gas pipeline that was mentioned earlier, they are aware of the pipeline and will follow all regulations that pertain to it. The Pipe and Hazardous Material Safety Administration would require them to identify their crossing of the pipeline in specific terms and have someone from their administration on-site to inspect the pipeline. None of the homes would be located over the pipeline.

Chair Donnelly asked if anyone in opposition wished to speak in rebuttal against the request:

Mike Isley returned to the podium and said regarding the structures to be constructed, the minimum distance for the pipeline easement is 50 feet, and the right-of-way is also 50 feet.

There being no other speakers in rebuttal, Chair Donnelly closed the Public Hearing by acclamation.

Vice Chair Craft stated that there are a lot more cases going from Agricultural to Residential. In AG the minimum lot size is roughly an acre for houses, and these applicants are proposing close to one-acre lots for this development. This area of the county has not grown as much as in some other areas, and he will support the request.

Mr. Gullick stated that he would also support the request. He lives on a farm in southeast Guilford County, and he understands the opposition to this application. However, no one wants development in their particular area. People need places to live. The applicants are a good group, and they have developed well in the past and have come up with conditions that give him more comfort for development in these areas.

Mr. Little stated that he does not like that all this land was previously farmland and that it will disappear, and that this developer is going to put residential zoning right in the middle of this farmland. The County has created this plan to preserve land for working agriculture, and he doesn't think this development will fit the nature of this area and doesn't fit what the County envisioned.

Dr. Bui stated that she understands the shortage of housing, but she cannot envision how this is in line with the surrounding area.

Rev. Drumwright stated that he is hesitant to support this request. It seems imminent for development in this area, but it doesn't mean that the existing residents should be impacted to such a degree. It is concerning to him that the developer is hesitant to go back out and meet with the neighborhood residents. He would not be inclined to support the request.

Chair Donnelly stated that this is clearly a case where there are competing interests. There is a growing and resilient economy which requires development of homes and a need for those homes. There is also a Comprehensive Plan that asks this Board to conserve natural spaces and preserve the character of the community. The Board's role is to look at the zoning classification that is being proposed and determine if it is consistent and reasonable. The applicant has offered some conditions based on the concerns that were articulated by the neighborhood residents.

Vice Chair Craft moved to approve Conditional Rezoning Case #26-02-PLBD-00008, a request to rezone property from AG, Agricultural to CZ-RS-30, Conditional Zoning - Residential, located at 7930 NC Highway 150 E., (Guilford County Tax Parcel #242017), approximately 6,100 feet north of the intersection of Osceola-Ossipee Road and NC Highway 150 E and comprises approximately 121.87 acres. This approval also amends the Future Land Use Map (FLUM) Northeast Quadrant. The proposed map amendment and associated FLUM amendment from Working Farms/Agricultural to Residential are based on the following changes and conditions: There is tremendous growth in the area, which requires a considerable amount of new housing. While inconsistent with the current land use designation, the requested rezoning is consistent with the following goals and policies and actions of the Guilford County Comprehensive Plan: (1) The Planning Theme: Attainable Housing, Goal statement – Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety, high quality, and sustainable design; and (2) Policy 1: Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents. The amendment is reasonable because of the reasons set forth in the staff report under "Reasonableness" and incorporated in the motion, and the following additional reasons: Guilford County needs additional housing. A large number of new jobs have come to the area, and more are coming. The size of the tract of land allows it to be impactful in meeting this need. Having such a tract on NC Hwy 150 E where access would not require adding traffic to existing neighborhood streets is a positive factor. The shape of the parcel dictates that no development would directly adjoin Highway 150 E, or any other existing neighborhood streets, which reduces the visual impact on the area. The minimum lot size of 40,000 square feet mitigates the density concerns. The uses that are excluded by the applicant are all allowable under the current AG zoning. This requested conditional zoning would benefit neighboring properties by preventing these potentially high intensity uses. The negative impact of this development is primarily the introduction of a possible residential subdivision on this tract where some would understandably prefer the land to remain open space, or farmland. While those concerns are not overlooked, considering the positives and negatives for the community, this development would have a positive impact on the neighboring area, seconded by Mr. Gullick.

The Board voted 4-4; therefore, the motion to approve the request was denied. (Ayes: Donnelly, Gullick, Craft, Alston. Nays: Bui, Drumwright, Little, Stalder.)

Chair Donnelly stated that a tie vote constitutes a denial of the motion. An appeal may be filed with the Board of County Commissioners in writing within fifteen (15) days, and a processing fee applies.

C. CONDITIONAL REZONING CASE #26-02-PLBD-00009: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245, & 7255 HOWERTON ROAD (DENIED)

Ms. Lockwood presented the staff report on the proposed rezoning. She noted that an updated staff report has been provided for the Board's review. 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 234.82 total acres. There is no history of denied cases regarding these properties.

Ms. Lockwood stated that this is a request to rezone the subject properties from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential with the following conditions:

Use Conditions: 1) All uses in the RS-30 district are permitted, except for the uses struck through on the attached use matrix. The attached use matrix identifies the following uses to be prohibited: Athletic Fields, Club or Lodge, Country Club with Golf Course, Golf Course, Paintball Field, 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.

No Development Conditions were offered for this request.

Ms. Lockwood explained that the AG, Agricultural District is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. The minimum lot size of this district is 40,000 square feet. The RS-30, Residential District is primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer services. The minimum lot size for this district is 30,000 square feet. The Conditional Zoning (CZ) district is established as a companion district in which all regulations that apply to a general use zoning district also apply to the companion conditional zoning district. Any conditions which may be offered by the property owner, and approved by the Jurisdiction, as part of the conditional zoning process, shall also apply.

Ms. Lockwood noted that the vicinity of the subject properties consists predominantly of rural residential and agricultural uses on lands zoned AG, Agricultural and RS-30, Residential. She pointed out that there are multiple clusters of RS-30 and RS-40 zoning near the subject properties within a half mile radius. The properties are currently undeveloped. The neighboring parcel to the east is the Guilford County Farm Park, which is zoned Public Institutional (PI), to the north and the south is residential and agricultural, and to the west is residential and agricultural.

Ms. Lockwood stated that the subject properties have a Future Land Use Map (FLUM) designation of Working Farm/Agricultural. The Working Farm/Agricultural Land Use Classification represents land that is actively used for agriculture or forestry activities, including cultivated farmland, livestock, woodlands, or timber harvest. Lands classified as

Working Farm/Agricultural may or may not support the primary housing types that meet the needs of residents. Working Farms and Agricultural Lands may contain both residential and non-residential uses and typically have parcel sizes that are larger than five or ten acres. This requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Working Farm/Agricultural. The Working Farm/Agricultural designation typically includes parcels with acreage that exceeds the minimum requirements of the CZ-RS-30 district.

Ms. Lockwood said the proposed rezoning of CZ-RS-30 is consistent with the Land Use Classification of Residential. The Residential classification consists of low-density, residential uses which are compatible with the proposed CZ-RS-30 zoning district. Further, a revision to the Residential classification would account for increased density with the allowance of major subdivisions (dividing any parcel into more than 5 lots) which are permitted in the RS-30 underlying district and not in the current AG district. The Residential classification includes a mixture of low- and medium-density development, typically consisting of densities of up to four dwelling units per acre.

Ms. Lockwood stated that while inconsistent with the current future land use designation, the requested rezoning is consistent with the following goals and policies of the Guilford County Comprehensive Plan:

- Planning Theme: Attainable Housing Goal Statement: Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design.
 - Policy 1: Enable the creation of new housing units that will provide a mix of units to meet the needs of residents.
- Planning Theme: Service Accessibility Goal Statement: Support land use decisions that create coordinated distribution of and convenient access to health and emergency services, schools, and parks.
 - Policy 2: Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods.

Ms. Lockwood noted that staff recognize there are competing interests related to this proposed rezoning within the Guilford County Comprehensive Plan. The proposed rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Working Farm/Agricultural. Additionally, the proposed rezoning is inconsistent with Protected Natural Environment and Green Space Policy 1, Action N-1.1, "to continue promoting the preservation of agricultural lands which are a declining resource in Guilford County." Based on a wholistic review of the Guilford County Comprehensive Plan the request to rezone the subject property from AG to CZ-RS-30 is reasonable as it aligns with the Guilford County Comprehensive Plan's Attainable Housing Goal Statement: "Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design."

Chair Donnelly pointed out that staff have received several emails and letters concerning this case, and those communications have been presented to Board members for review. A signed petition was also submitted for consideration.

Chair Donnelly opened the Public Hearing and asked those speaking in favor of the request to come forward at this time.

Scott Krusell, PE, 1141 Jay Lane, Graham, NC, Project Engineer for VennTerra, stated that this project includes a couple of parcels in northeast Guilford County, close to the City of Gibsonville and about 2,000 feet from the Gibsonville City Limits. The property consists of approximately 234 acres and is currently zoned AG, Agricultural. There are several different zoning districts nearby, PI, (the prison farm), RS-30 and RS-40 properties, and most significantly, RS-30 development directly adjacent to the subject property. Staff have recommended approval of this request, and the applicant is offering a condition to limit allowed uses on the property. The only non-residential use to be allowed is a bed-and-breakfast, as there will be some larger lots. The developer is very constrained by the septic systems on this site, as well as a large stream, some small streams and a lot of wetland areas. The RS-30 district has an expected density of 1.3 acres, and they are looking at 0.59 dwelling units per acre because of the septic system restrictions. Approximately 140 units will be constructed on the property. They originally thought that RS-20 would make sense on this property because of the limited septic areas. The septic field will not be on the individual lots but will be off-site in the septic fields shown on the maps provided. RS-20 would disturb less land with less roads to build and less development expense. At the neighborhood meeting, held on February 13th, they presented the RS-20 concept. There were about 60 people in attendance, and the RS-20 concept was not well-received. The developer has done more in-depth research and did a detailed septic survey and came up with the current plan for construction and placement of the homes to be built on the property.

Shawn Cummings, 1141 Jay Lane, Graham, NC, with Venn Terra, stated that this development would be similar to the proposed development on the Highway 150 E site. There is another development just down the road from the subject properties, called Edenborough, that will have more than 1,000 homes and is within the City of Gibsonville. There are water and sewer available for that development. The developer met with the neighbors of the subject properties over a year ago and one of the major complaints was regarding the RS-20 lots (20,000 square foot minimum lot sizes). They changed that to the proposed RS-30 lots and refined their plans. He pointed out that if they are not approved for the proposed development tonight, they will wait 3 years and spend \$3 Million - \$5 Million and hook into the water and sewer system in Gibsonville, which would enable them to construct 600 units on this land. However, they prefer to build in the County.

Chair Donnelly asked about the density of the proposed development. Mr. Cummings stated that they would be open to limiting the number of lots to 140 on these properties.

Rev. Drumwright stated that Mr. Cummings' comments are quite concerning regarding the conversations with the neighborhood residents. There is a small road to the left of the subject properties that is not state maintained they intend to connect to which the residents do not want to be connected. Also, they are proposing to install community wells instead of individual wells on each lot. Rev. Drumwright highlighted the neighbors' concerns about wildlife preservation, the disruption to the Mountains-to-Sea-Trail, concerns about working farms that are still in existence, disruption of active wildlife habitat and bird-watching in the area, concerns about the proximity to Smith Farms, all of which have been voiced to the Planning Board members and staff. He said that it does not seem that Mr. Cummings has documented concerns from the neighbors or shown a genuine interest in the concerns of the neighbors. Rev. Drumwright stated that he feels that there is a lack of transparency

and it is hard to support something like this when comments are made to make people feel that they are not being heard. This Board is governed by procedure, but they have to take into account the County Comprehensive Plan, which uplifts protection of natural environment and green space.

Chair Donnelly asked any in opposition to the request to come forward at this time.

Joy Isley, 7104 Howerton Road, Gibsonville, NC, stated that she and her husband want to keep this land as working agricultural land. They feel that changing the zoning designation to residential would directly undermine the Guilford County Comprehensive Plan, which was adopted in September 2025 after two years of community input and planning. The plan is intended to guide growth and development through 2045, so it is reasonable to expect that major rezoning should align with, and not contradict, its stated goals. The goals of the Comprehensive Plan show that this rezoning conflicts with several of its core priorities. One of the Plan's first goals is for community character preservation and protection are the number one goal for agricultural land. This proposal would convert approximately 235 acres of rural, agricultural land into dense residential development, altering the character of the area and undermining this goal. Preservation of cultural and natural resources is repeated throughout the Comprehensive Plan and the importance of maintaining agricultural and natural land. These two open land and woodland areas are not only part of the rural identity, but they also provide critical habitat for pollinators such as bees and other insects, who are responsible for pollinating roughly 1/3 of the food supply the residents depend on. Another key goal of the Comprehensive Plan is the economy and prioritizing the preservation of agricultural uses and working farms as a strategic economic development initiative. Agriculture remains a viable economic resource in North Carolina. The horse industry contributes over \$2B annually to the state's economy. Land such as this could support agricultural enterprises that contribute to local and regional economic resilience. The Plan notes that from 2001 to 2019, Guilford County lost 9% of its forested land and 12% of its agricultural land, identifying farmland as a declining resource. The Guilford County Comprehensive Plan clearly prioritizes farmland preservation, rural character, environmental protection and thoughtful, well-located roadways. Rezoning this land contradicts those priorities.

Anne Castlebaum, 3469 Amick Road, Elon, NC, stated that people seem to already know that the Guilford County Farm is a jewel worth protecting. It is over 700 acres, with ponds, woods, streams, fields, quiet space, fishing, running, picnicking, and part of the Mountains-to-Sea Trail, all with only an occasional vehicle passing by. Farms, fields and pastures provide food, the ponds provide fish, and the community grows there. Groups assemble there, people mix, scouts camp there. The public nature programs and bird walks are used constantly. Over 30,000 visitors came last year and that number has increased each year. The land is a haven for wildlife and people come from all over to view the migrating birds.

Allen Holloman, 7102 Claren Oaks Ct., Gibsonville, NC, stated that speakers have already made his point for him. He doesn't think the applicant has looked at the Comprehensive Plan. This is a well-thought-out Comprehensive Plan to provide housing and address the needs of the community. He thanked staff for working on and preparing this plan. He asked that they stick to it. He is also concerned about the additional traffic to Main Street in Gibsonville.

Trina Joyce, 7107 Howerton Road, Gibsonville, NC., stated that she moved to this location because it was such a peaceful, quiet place and she could get to work quickly. With all the additional traffic from Edenborough, it has made traffic very difficult. The thought of adding more houses to that small area has too much traffic impact. She is concerned about the water and the wells in this area. There are a lot of problems with community septic and wells, one being the long-term maintenance. Who is responsible for the maintenance of those once the developers leave? She had to drill over 390 feet to be able to get water where she lives. The idea of them drilling a community well is scary because it means she may have to drill another well at a deeper space.

Krystal Riley, 1626 White Ct., Mebane, NC., stated that her family has chosen to move to Gibsonville recently and now they are concerned about their possible move. All the schools are over capacity and are not serving the children who attend.

Chair Donnelly asked if the applicant would like to speak in rebuttal to comments made by those in opposition.

Mr. Cummings stated that they do not wish to speak at this time.

Chair Donnelly asked if anyone in opposition to the request would like to speak in rebuttal.

Eric Tweedie, 7104 Ledgate Road, stated that the traffic statistics that were given were from 2024 and did not include all the new traffic from the new development on Hwy 61, as well as the school overcrowding.

Joy Isley, 7104 Howerton Road, Gibsonville, NC., stated that she attended the January 20, 2025 meeting and there were 60 people there. They pointed out the development of Edenborough and Mr. Cumming said that the homes that they would be building, would be in the \$500,000 to \$700,000.00 range and they would have the batten-board or stone, as he mentioned, but it would be on three sides, not just one. If you drive into Edenborough, those homes have vinyl on the front, and there is no comparison to what he described.

Allen Holloman, 7102 Claren Oaks Ct., Gibsonville, NC, stated that they provided the covenants from Summer Glen to the developer and asked them to consider those covenants and they did. The covenants would outline exactly what they would expect for the houses proposed in this new development.

Erik Hamner, 6705 Easy Going Ct, Gibsonville stated that he has a Gibsonville address but lives in the county. This amount of construction would have impact on the wildlife there and people hunt around this area. He has seen an impact of much smaller development and the impact it has had on the wildlife, especially the deer. He feels this development would also impact local traffic. The roads are narrow, and you do get stuck behind farm equipment and school buses. He thinks it is too much for this particular area.

There being no other speakers in favor of or opposed to the request, Chair Donnelly closed the Public Hearing by acclamation.

Mr. Alston stated that he does not support this request; he and the other Board members see this type of request time and time again. Communities come up and make their concerns known. The county is growing and they do need housing, jobs are coming to the

community, but he is still concerned about the impact on the surrounding community residents.

Mr. Little stated that he appreciates Mr. Alston's comments and noted this Board must consider impacts on the surrounding area. This area is a working farm and agricultural area. When driving around, you see livestock, the farms, and the crops being grown. He would like to see the property continue to be working farmland.

Vice Chair Craft stated that events like this could be watershed events. What can come out of this event is the opportunity to work with the Guilford County Farmland Preservation Program which works with voluntary owners to preserve farmland. He advised that they really need to look at the Guilford County farmland preservation easements on a regular basis. Guilford County had an open space bond 20 years ago and he was part of that effort. He urged the applicants to contact Palmer McIntyre at Piedmont Land Conservancy.

Mr. Gullick stated that he certainly understands the concerns of the residents who spoke tonight. However, unless someone comes up with an alternative, this land will be developed at some point in time.

Rev. Drumwright stated that he concurs with the wisdom from Mr. Alston, as it gives a sobering moment to understand how these things are already at work. He wants to assert that ownership without accountability is not acceptable. He offered hope to the people who spoke tonight. Rev. Drumwright acknowledged a comment from the hearing that the County lost 700 farms. He does not believe that the plan presented was properly vetted. The Comprehensive Plan was enacted to protect some of these areas, and he thinks that this area is one of those places. He is not anti-development; however, he thinks that the voices of the people should be heard and remain open to the idea that not all of Guilford County deserves to be bulldozed and developed just because of money. His vote will be against this request.

Chair Donnelly stated that he appreciated the patience and participation of the people who came to this meeting. He pointed out that the role of the Planning Board is to identify whether a proposed rezoning is reasonable and in the public interest. In this particular case, there are two elements to the decision. The reasonableness of the request has to do with the kind of development that is proposed on this property given what we know about the surrounding area. He would argue that it is eminently reasonable in terms of development. In fact, as the developer shared, the net density is going to be significantly less than what RS-30 typically is and comparable with uses around it. The other part of evaluating this request is determining whether the rezoning is consistent with the long-range land use classification. A lot of time was spent tonight talking about working farms and agriculture. He doesn't want to lose sight of the fact that this is a reasonable development. The question is whether the weight of the public interest is sufficient enough that the Board would shift the land use classification from Working Farm and Agricultural Lands to Residential. He does think there are competing interests here and he appreciates that the priorities that are laid out here are going to come into conflict sometimes. He pointed out that one of the things they may have lost sight of over the course of this evening is that they are looking specifically at a parcel of property in unincorporated Guilford County and not Gibsonville or Mebane. He appreciated the forthrightness that the developer offered this evening and what their plans are and what they may do as a result. He recognized that development could change the character of the area.

Rev. Drumwright said he wants to remind this Board that they do approve nine out of ten requests for development. The work of this Board is moving very fast and overwhelmingly in one direction, and to him, that is not reasonable to have over 700+ signatures in opposition to the request, from Guilford County residents. He noted that he was able to read almost all the letters received and wants these voices to be uplifted as they go into this vote because this area is a tourist attraction. He said the proposed development will disrupt the Mountains-to-Sea trail, the hikers, the bikers and the farmers have a reasonable objection to what the developer is requesting. Protecting the County Park, which is reported as being the 12th highest number of bird sightings in the country by Cornell University. It is beyond reasonable to protect the vital, interconnected ecosystem, the proximity to working farms, particularly Smith Farms, and reasonable to be able to view the hay bales, livestock in the fields, and the sun rising on these fields. It is reasonable that this area of the county has helped Amy Banten and her husband, who is a combat veteran, to enjoy this area of the county to fight depression and has served as a natural resource that has been therapeutic. We do a lot to help people shoulder the onslaught of development and he noted the he usually votes in favor of those requests. However, he does think that these concerns are reasonable for the Board to consider a vote to deny this request.

Mr. Little moved to deny Conditional Rezoning Case #26-02-PLBD-00009, a request to rezone the subject properties from AG, Agricultural to CZ-RS-30, 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 in Washington Township) at the intersection of NC Highway 61 N and Howerton Road because it is inconsistent with the Comprehensive Plan FLUM classification of Working Farm/Agricultural which typically includes parcels larger than 5 or 10 acres, which exceeds the minimum requirements of the CZ-RS-30 district. Additionally, it is incompatible with surrounding land uses as this property is surrounded by Working Farms. Additionally, the proposal conflicts with the FLUM designating this area as Working Farm/Agricultural to maintain the rural characteristics of this area. The amendment is not reasonable because of concerns that the requested district would be incompatible with the surrounding areas, and the current zoning better serves the FLUM by maintaining the character of the area, seconded by Rev. Drumwright.

The Board voted unanimously, 8-0, in favor of the motion to deny the request. (Ayes: Donnelly, Gullick, Craft, Bui, Drumwright, Little, Stalder and Alston. Nays: None.)

Chair Donnelly stated that the motion to deny has been unanimously approved. He stated that the case can be appealed to the Board of County Commissioners in writing within fifteen (15) days, and there is a filing fee associated with that. He noted further his appreciation for the number of people that came out tonight to give their comments and express their interest in their community.

VIII. Other Business

None

IX. Adjourn

There being no other business before the Planning Board, Chair Donnelly adjourned the meeting by acclamation at 10:54 p.m.

The next regular meeting of the Guilford County Planning Board is scheduled for April 8, 2026, at 6:00 p.m. in the Carolyn Q. Coleman Room, located on the first floor of the Old Guilford County Courthouse, 301 W Market St, Greensboro, NC 27401.