



GUILFORD COUNTY PLANNING AND DEVELOPMENT PLANNING BOARD

Regular Meeting Agenda

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

August 12, 2026

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes: July 8, 2026**
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**
- VII. New Business**

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE # 26-06-PLBD-00021: RS-40, RESIDENTIAL TO CZ-LB, CONDITIONAL ZONING - LIMITED BUSINESS: 5100 OLD RANDLEMAN ROAD

The subject property is located at 5100 Old Randleman Road (Guilford County Tax Parcel #141754 in Sumner Township), located at the intersection of Old Randleman Road and Kivett Drive, and comprises approximately 1.5 acres.

This request is to conditionally rezone the subject property from RS-40, Residential to CZ-LB, Conditional Zoning - Limited Business.

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) Kennels or pet grooming (2) Convenience store (with gas pumps) (3) Service station, gasoline (4) Office (5) Medical or professional office (6) Museum or art gallery (7) Bank with drive-through (8) Insurance agency (9) Retail (General) (10) Bakery (11) Bank without drive-through.

Proposed Development Conditions:

None

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

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

The Planning Board is not limited to the proposed conditional rezoning and may consider substantial changes to the proposed conditional rezoning.

Information for **CONDITIONAL REZONING CASE #26-06-PLBD-00021** can be viewed by scrolling to the August 12, 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 # 26-06-PLBD-00023: AG, AGRICULTURAL TO CZ-RS-40, CONDITIONAL ZONING RESIDENTIAL: 5731 COBLE CHURCH ROAD

The subject property is located at 5731 Coble Church Road (Guilford County Tax Parcel #125161 in Clay Township), approximately 4,400 feet north of the intersection of Coble Church Road and NC Highway 62 East and comprises approximately 4.43 acres.

This is a request to conditionally rezone the subject property from AG, Agricultural to CZ-RS-40, Conditional Zoning – 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): (1) Single Family Detached Dwelling. (2) Subdivision (Major) – Residential (6 or More Lots)

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) Not to exceed (4) lots.

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

The Planning Board is not limited to the proposed conditional rezoning and may consider substantial changes to the proposed conditional rezoning.

Information for **CONDITIONAL REZONING CASE #26-06-PLBD-00023** can be viewed by scrolling to the August 12, 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 # 26-07-PLBD-00028: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING RESIDENTIAL: 568 NC HWY 62 E

The subject property is located at 568 NC Hwy 62 E (Guilford County Tax Parcel #241960 in Fentress Township), approximately 1755 feet southwest of the intersection of Hunt Road and NC Hwy 62 E, comprising a total of approximately 48.31 acres.

This is a request to conditionally rezone an approximate 32.96 acre portion of the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning - 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): (1) Single Family Detached Dwellings. (2) Subdivision (Major) – Residential (6 or more lots). (3) Subdivision (Minor) – Residential. (4) Accessory Apartments/Dwelling Units.

Proposed Development Conditions:

None

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

The Planning Board is not limited to the proposed conditional rezoning and may consider substantial changes to the proposed conditional rezoning.

Information for **CONDITIONAL REZONING CASE #26-07-PLBD-00028** can be viewed by scrolling to the August 12, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

D. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-06-PLBD-00022: AN AMENDMENT TO ARTICLE 3 (PERMITS AND PROCEDURES) SUBSECTION 3.5.M (PROCEDURES FOR SPECIFIC APPLICATIONS - REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT) TO ADD TEXT TO ALIGN WITH NCGS 160D-601 AND CURRENT PRACTICE REGARDING REQUIRING OWNER CONSENT FOR DOWNZONING

This proposed Text Amendment amends Article 3 Permits and Procedures, Subsection 3.5.M Procedures for Specific Applications – Rezoning (Conventional & Conditional) / Map Amendment to add clarifying language to the Guilford County Unified Development Ordinance (UDO) regarding written consent being required of all affected property owners when downzoning any property consistent with NCGS 160D-601, and current departmental practice.

The underlined text is to be added.

The following amendment is proposed:

3.5 PROCEDURES FOR SPECIFIC APPLICATIONS...

M. REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT...

4. Procedure...

e. Planning Board Review and Decision

- (1) The Planning Board, after conducting a legislative hearing, shall review and provide a decision on the request.
- (2) The decision shall be one of the following:
 - (i) Adoption of the rezoning as proposed
 - (ii) Adoption of the rezoning to a zoning district designation of lesser intensity with written consent of all affected property owners.
 - (iii) Denial of the rezoning
 - (iv) Remand of the rezoning application to staff for further consideration.

Information for **TEXT AMENDMENT CASE #26-06-PLBD-00022** can be viewed by scrolling to the August 12, 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 Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above.

E. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-07-PLBD-00024: AN AMENDMENT TO ARTICLE 4 (ZONING DISTRICTS); SUBSECTION 4.2.1 (AG-AGRICULTURAL DISTRICT); SUBSECTION, 4.2.17 (MXU- MIXED USE DISTRICT); AND SUBSECTION 4.3 (USE MATRIX) TO ADJUST DIMENSIONAL REQUIREMENTS FOR SINGLE- AND TWO-FAMILY-DWELLINGS IN THE AG, AGRICULTURAL AND MXU, MIXED USE ZONING DISTRICTS AND ADD TWO-FAMILY DWELLINGS AS A PERMITTED USE IN THE RS-40, RESIDENTIAL DISTRICT

This proposed Text Amendment to the Guilford County Unified Development Ordinance (UDO) amends Article 4 Zoning Districts, Subsection 4.2.1 AG-Agricultural District; Subsection, 4.2.17-MXU Mixed Use District; and Subsection 4.3 Use Matrix. If approved, the amendment will align the dimensional requirements for two-family dwellings with single-family, detached dwellings in the AG district, reduce dimensional requirements for minimum lot width at the building line requirements for single-family, detached dwellings in the MXU district, and add two-family dwellings (twin homes and duplexes) as a permitted use by right in the RS-40 district.

A summary of the proposed Text Amendment is below:

- Subsection 4.2.1 (AG) – (1) Reduces the minimum lot size from 60,000 sf to 40,000 sf and minimum lot width from 200 ft to 150 ft for Two-Family Dwellings to align with the lot dimensional requirements for Single-Family, Detached Dwellings in the AG District.
- Subsection 4.2.17 (MXU) – (1) Clarifies that dimensional standards for Single-Family, Detached dwellings also apply to Two-Family dwellings in the MXU district.

Reduces Single-Family, Detached and Two-Family Dwelling minimum lot width at the building line from 50 ft to 40 ft for interior lots and reduces the minimum lot width at the building line for Single-Family, Detached and Two-Family Dwellings on corner lots from 70 ft to 50 ft in the MXU District.

- Subsection 4.3 (Use Matrix) – (1) Amends Table 4.3-1 Permitted Use Schedule to add Two-Family Dwelling (Twin Home or Duplex) as a permitted use by right in the RS-40 zoning district.

Information for **TEXT AMENDMENT CASE #26-07-PLBD-00024** can be viewed by scrolling to the August 12, 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 Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

A. ELECTION OF VICE-CHAIR

B. RECOGNITION OF BOARD MEMBER SERVICE: DAVID CRAFT

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.

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**GUILFORD COUNTY
PLANNING BOARD
REGULAR MEETING MINUTES**

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

July 8, 2026

6:00 PM

Call to Order

Chair Donnelly called the meeting to order at 6:05 p.m.

I. Roll Call

The following members were in attendance at this meeting:

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

The following members were absent from this meeting:

Ryan Alston; Cara Buchanan; Guy Gullick

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; Michael Townsend, Fire Marshal; Samantha Lockwood, Senior Planner; Darby Terrell, Senior Planner; Troy Moss, Planner I; Amira Yassin-Fort, Planning Technician; Matthew Mason, Attorney; Ashton Roberts, Deputy County Attorney

II. Agenda Amendments

There were no agenda amendments.

III. Approval of Minutes: June 10, 2026

Chair Donnelly referenced the packet from the meeting, which included a copy of the minutes from the June 10, 2026 meeting and called attention to the questions and comments he had submitted. Chair Donnelly noted that he wanted to clarify the language in the motion for the special use permit at the last meeting to make clear that the Special Use Permit was approved because evidence demonstrated that the applicant met the review factors.

Chair Donnelly wanted to ensure that the minutes included language beyond the answers to the questions and that the Board had decided the evidence was sufficient to address all the review factors.

Attorney Mason asked if the requested amendment was a direct quote. Chair Donnelly said he could not recall whether it was a direct quote and noted that the language of previous motions included language indicating that the applicant met the necessary factors. Attorney Mason stated that the amendment should be added only if it was stated at the time the motion was made in the prior meeting.

Mr. Stalder moved to approve the minutes of the June 10, 2026, meeting as amended, except for the final bullet point regarding the special use permit. The motion was seconded by Dr. Bui. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Donnelly, Craft, Bui, Drumwright, Little, Stalder. Nays: None.)

IV. Rules and Procedures

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

V. Continuance Requests

None

VI. Old Business

Non-Legislative Hearing Item(s)

A. ADOPT ORDER FOR SPECIAL USE PERMIT CASE #26-04-PLBD-00017: REQUEST TO AMEND CURRENT SPECIAL USE PERMIT FOR LANDSCAPE AND HORTICULTURAL SERVICES (Ref. Case #17-05-GCPL-02276): 7930 BEE JAY ROAD (ZONED AG, AGRICULTURAL)

Mr. Bass noted that the draft order was included in the meeting packet prepared by Guilford County staff based on the findings and decisions made during the June 10th meeting. Mr. Bass asked that, if any members were not present at that meeting, they received the records and details of the hearing and verbally affirm that they had reviewed them before voting to approve the order.

Mr. Bass informed the Board that he had a copy of the order for their signatures and would pass it around pending their vote.

Mr. Little and Mr. Craft, who were absent from the June 10, 2026, meeting, confirmed that they had reviewed the materials.

Mr. Craft noted that he had known Mr. Vinroot since he did landscape for him approximately five years ago, but it would not affect his ability to make a judgment on the case.

Rev. Drumwright moved to adopt the order. The motion was seconded by Mr. Craft. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Donnelly, Craft, Bui, Drumwright, Little, Stalder. Nays: None.)

Mr. Craft asked whether Ms. Buchanan would be expected to sign the order and whether she remained a member of the Board.

Mr. Bell responded that they could express the concern about the vacancy to the Clerk's Office, since it had been six months since Ms. Buchanan was present. The item was addressed later in the meeting.

VII. New Business

LEGISLATIVE HEARING ITEM(S)

A. CONDITIONAL REZONING CASE #26-02-PLBD-00011: AG, AGRICULTURAL TO CZ RS-30, CONDITIONAL ZONING – RESIDENTIAL: 645 NC HIGHWAY 62 EAST

Chair Donnelly inquired whether the applicant, his representative, any citizens for the case, and any citizens against the case were present at the meeting. Upon learning that neither the applicant nor his representative was present, but that one citizen was present to oppose the case, he asked the Staff to attempt to reach the applicant and/or his representative. Ms. Lockwood left the meeting to attempt to contact the applicant and his representative.

Chair Donnelly asked if anyone in the audience wanted to speak for or against the request. One person stated that they wanted to speak against the request. The Planning Board agreed to move on to Other Business and address the Conditional Zoning Case later during the meeting.

The Planning Board returned to this item after the discussion regarding Data Centers.

Ms. Lockwood reported that the applicant would not be present and had not indicated whether or not he wanted to continue the hearing. Chair Donnelly stated that the Board could move forward with the hearing or table the case. Mr. Hardin explained that if the Board decided to continue the item, the applicant would not have to reapply. However, if the next meeting was more than 25 days out, the notice had to be re-noticed. Chair Donnelly stated that in the past, applicants had an opportunity to request a continuance at the meeting.

Attorney Mason described issues with holding a hearing and returning to it at a later meeting. One issue was that not all the same Board members may be present at the next meeting. The applicant would not be able to hear what the opposing party said and could not respond. It would also be a deviation from the general process for legislative items.

Chair Donnelly stated that if the Board were to entertain a continuance of the case that it to be no sooner than the September meeting.

Dr. Bui commented that it was the neglect of the applicant and the representative, and staff sent out notice and Ms. Lockwood called the representative. The Board had no explanation why they did not attend. Because it is a conditional zoning and the resident took time to attend the meeting, she preferred to move forward with the item during the current meeting.

Chair Donnelly noted that the applicant should have received an invitation. Mr. Hardin noted that the applicant was a design professional, not the owner.

Board members discussed whether or not to continue the case.

Rev. Drumwright moved to approve proceeding with the hearing for the Conditional Rezoning Case #26-02-PLBD-00011. The motion was seconded by Dr. Bui. The Board voted 4-2 in favor of the motion. (Ayes: Bui, Drumwright, Little, Stalder. Nays: Craft, Donnelly)

Chair Donnelly noted that there was still an option to table the vote if that decision was made during the discussion.

A five-minute recess was taken. Chair Donnelly called the meeting back to order at 7:29 p.m.

Dr. Bui asked who could appeal the decision if the proposed conditional rezoning was denied. Attorney Mason responded that the County's Special Legislation approved by the General Assembly allowed the Planning Board to take final action on zoning matters, but the decisions were subject to a right of appeal to the Board of Commissioners under rules set by the Commissioners. He said the legislation does not specify as to who could file an appeal.

Ms. Terrell presented the staff report on Conditional Rezoning Case #26-02-PLBD-00011. She noted that all of the lettered parcels on the map received a physical mail notice about the public hearing. The subject property is located at 645 NC Highway 62 East (Guilford County Tax Parcel #132505 in Fentress Township), approximately 7,240 feet east of the intersection of Branson Mill Road and NC Highway 62 East and comprises approximately 26 acres.

Ms. Terrell stated that the request is to conditionally rezone the subject property from AG, Agricultural, to CZ-RS-30, Conditional Zoning – Residential. There were no proposed use conditions. The proposed development conditions were that the development shall be limited to a maximum of 14 residential lots. She pointed out that there was also a utility easement which spans most of the property. Agricultural and residential uses mostly surrounded the parcel, and there was also an undeveloped parcel to the north. The property was located near the historic Hockett House, but the rezoning was not anticipated to affect the historic property. The surrounding parcels were mostly zoned AG. The property to the west was conditionally zoned RS-40, which has slightly lower density than what was requested under the CZ RS-30 district.

Ms. Terrell noted that the parcel is in the Pleasant Garden Fire District. The closest fire station was approximately 3.9 miles away. NC Highway 62 East is considered a Major Thoroughfare per the Greensboro Urban Area Metropolitan Planning Organization (GUAMPO). The North Carolina Department of Transportation (NCDOT) 2025 Annual Average Daily Traffic count was 5,260 cars. The NCDOT has NC Highway 62 East designated for improvement as a highway safety project, and it involves the installation of pavement markings. There is a regulated floodplain on-site as well as mapped streams. Ms. Terrell pointed out that the property was currently classified as Rural Living in the Future Land Use Map. The proposed re-zoning is inconsistent with the Rural Living classification, but would be consistent with the Residential classification. This change was necessary mainly due to the reduced lot size requirements and increased density. The request is consistent with portions of the comprehensive plan including the Attainable Housing Goal Statement and Attainable Housing Policy 1.

Ms. Terrell stated that the request to rezone the subject property from AG to CZ-RS-30 is reasonable, as it aligns with the established development pattern in the surrounding area. The subject property is contiguous with an existing neighborhood to the west that is zoned CZ-RS-40 and has a Future Land Use Map designation of Residential. The proposed condition limiting development of the subject property to 14 residential lots would result in a lower density than the adjacent neighborhood, which has 19 developed lots. There is an existing RS-30 zoning district approximately 1,700 feet to the southwest of the subject property. The proposal supports key elements of the Guilford County Comprehensive Plan, including 1) 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, and 2) Attainable Housing's Policy 1: Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents. She said staff recommended approval, and if approved, an amendment to the Future Land Use Map to the Residential classification would be required for the subject property.

Chair Donnelly asked if there was a minimum lot size within a cluster development. There was a minimum lot size for each zoning district. Chair Donnelly stated that he was trying to understand the bounds that would apply if this item were approved as is. He stated he could easily see how a cluster development would be suitable, but he wanted to understand the bounds. Mr. Hardin responded that it would require service from a public sewer.

Chair Donnelly asked whether there was any indication from the applicant regarding the area relative to the utility easement. Ms. Terrell responded that they expressed their understanding of the limitation of what could be added to the easement.

Mr. Stalder asked where the floodplain on the property was in relation to the utility. Ms. Terrell referred to the topographic map to point out where the utility and floodplain were. Chair Donnelly noted that multiple existing utility lines were within the utility easement.

Reverend Drumwright asked what the size of the easement around the power utility structures was. Ms. Terrell stated that she was not sure of the exact size.

Mr. Craft asked if the property to the northeast was a potential mining property. Mr. Bass confirmed that the special use permit was for clay mining.

Mr. Hardin explained that cluster developments could be used in any district that permitted single-family residential if the tract was 10 acres or more and served by public sanitary sewer. Based on that information, public sewer would be required for cluster developments.

Mr. Bass reported that the utility easement was 240 feet in width. Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak in favor of this item.

No one came forward to speak in favor of the item.

Chair Donnelly asked if there was anyone wishing to speak in opposition to this item.

David Robinette, 723 North Carolina Highway 62, reported that he owned property next to the parcel in question. He stated that he had lived there for 31 years and that it had been passed down through generations. He reported that there was no public sewer. The present owner of the 645 property resides in another county. Approximately half of the property was under the Duke Power easement. There was a drainage running through the property, the topography was very steep, there had been some grading activity and further clearing to the north of the property. Before purchased by the present owner, the property was for sale off and on for 20 years. The present property owner appeared to be clearing the front area to build a house and put up "no trespassing" signs. He put the parcel up for sale for several months. He noted that the future land use maps were in place to protect the land from certain types of development. The majority of properties around the parcel have four acres or more and low-density development. Mr. Robinette stated that his main concern was water use and the risk of the water running out. He asked who would provide a solution if the water ran out. He commented that Highway 62 was high traffic. He asked what the quality of life would be like, since the closest grocery store was seven miles away and there were no amenities nearby, such as playgrounds. He also asked if the lots were needed. He discussed the time invested in developing the comprehensive plan and the need to preserve agriculture.

Chair Donnelly asked whether there had been any outreach from the property owner or their representative. Mr. Robinette confirmed that there was none.

Chair Donnelly closed the public hearing by acclamation.

Mr. Little stated that he would not support the request.

Reverend Drumwright stated that it was difficult to understand how parts of the property would be developed due to the large utility structures and the stream. He stated that he was not inclined to support the request.

Dr. Bui stated that her position was not biased by the applicant or representative's absence, but that their absence showed how strongly they wanted the request to go through. She stated that she supported housing development in general but felt that the plan for the property was not in line with the neighboring agricultural uses.

Mr. Craft commented that it was not up to him to determine how the land would be developed, but whether it was a reasonable use for the land.

Mr. Stalder commented that they were left with more questions than clarity about the property, including adding another road, the floodplains, and the number of houses. He stated that he believed RS-30 was too generous for the property.

Chair Donnelly noted that the lot size was less typical of the area and that a number of constraints impacted the development. He stated that he had no assurances because the applicant or representative was not present.

Mr. Little moved to deny the request for Conditional Rezoning Case #26-02-PLBD-00011, located at 645 NC Highway 62 East (Guilford County Tax Parcel #132505 in Fentress Township), because the amendment is not consistent with the Comprehensive Plan or the Future Land Use Map classification of Rural Living; additionally, the amendment was not reasonable because the change from Rural Living would increase density and affect public health and safety. The motion was seconded by Dr. Bui.

The Board voted 5-1 in favor of the motion to deny the request. (Ayes: Donnelly, Bui, Drumwright, Little, Stalder. Nays: Craft)

Chair Donnelly stated that the decision was still subject to appeal and that any appeal must be filed within 15 days with the Board of Commissioners.

VIII. Other Business

A. Draft Data Center Text Amendment for Review and Comment Only

Chair Donnelly noted that the presentation was for the Board to review and comment on but that it was not a formal text amendment requiring a public hearing.

Mr. Hardin reiterated that the Staff is providing an opportunity for review and feedback and will notify the Board on if and how/if the Data Center text amendment moves forward. There was no need for a vote at the current meeting. Mr. Bell indicated that this feedback could be given during a subsequent meeting.

Mr. Hardin presented several slides outlining theoretical development standards and regulations applicable to Data Centers. He discussed that Data Center conversations were very timely.

Mr. Hardin provided slides that defined Data Centers and outlined the different types. He stated that Data Centers were defined as physical rooms, buildings, or facilities that house information technology infrastructure for building, running, and delivering applications and services. Data centers also store and manage the data associated with those applications and services, including data processing, facilitating communications and transactions, and allowing virtual communications from e-mail to video conferences.

Mr. Hardin referred to a table in the agenda packet that outlined different types of Data Centers. Enterprise Data Centers were when companies owned and ran the building. For cell towers, a company owned them but rented the space to other companies. Managed services Data Centers were the model when a company owned all the equipment. Edge Data Centers were used for high-speed applications, processing, and connectivity. Cloud Data Centers were where data stored in the Cloud was housed, such as iCloud or Google Drive. Hyperscale Data Centers were those associated with Artificial Intelligence (AI), and they could be as large as a small town and consume large amounts of water and energy. Crypto mining Data Centers were where cryptocurrency was mined and generated.

Mr. Hardin pointed out common concerns with Data Centers. These concerns included noise from operating 24 hours a day, seven days a week; water and energy consumption; lighting concerns; and the loss of farmland and open spaces.

Mr. Hardin shared that, in response to the concerns, numerous jurisdictions have approved moratoriums, and some have opted to create standards to help Data Centers fit better into their communities or to exclude them. Mr. Hardin showed that in Greensboro and High Point, existing Data Centers were currently permitted as Warehouses with no additional use standards and shared what other counties across the state are adopting to mitigate some of the concerns.

Mr. Hardin noted that the draft text amendment would allow Data Centers as a principal use in the following zoning districts: Corporate Park, Light Industrial, and Heavy Industrial, with standards, as follows:

1. Setbacks.

- a. All structures associated with a data center shall maintain a minimum setback of no less than 100 feet from any lot line. Setbacks shall be increased to 500 linear feet from any lot line or interior zoning district line shared with a residential zoning district or any lot that contains an existing or approved residential dwelling unit.
- b. No structures associated with a data center shall be closer than 1,000 linear feet of an existing or approved elementary or secondary school, congregate care facility, or daycare center.

2. Required Planting Yard. When adjacent to a residential zoning district, or any lot that contains an existing or approved residential dwelling, this use shall maintain a Type A Planting Yard as detailed in Section 6.2 Landscaping Standards with a fully opaque fence, wall, or berm of no less than six feet in height along all lot lines abutting or adjacent to a residential zoning district or use.

3. Maximum Noise Levels.

- a. Through the utilization of noise dampening features or configuration methods, a data center, and all associated structures, shall be designed to maintain a maximum noise threshold of 60 dBA or less at all times, as measured at the lot line as certified by a licensed acoustical engineer.
- b. The Planning and Development Director, or their designee, may require a noise study prepared and certified by a licensed acoustical engineer at the property owner's expense upon receipt of a noise complaint, or as needed to ensure compliance with these standards is maintained.

4. Required Utility Connections: All facilities associated with a Data Center shall exclusively be served by public water & sewer connections.

5. Road Access: When located in the CP, Corporate Park Zoning District, a Data Center shall, at minimum, have direct access to a collector street or a road of higher classification.

6. Special Use Permit Submittal Requirements:

- a. A sketch plan showing the proposed location and dimensions of all equipment, existing and proposed structures, screening, fencing, property lines, access roads, turnout locations, ancillary equipment, and the location of any elementary or secondary school, congregate care facility, or daycare center within one-quarter mile (1,320 feet) of the perimeter of the facility;
- b. A study prepared and certified by a licensed acoustical engineer that describes the anticipated noise level of the facility and any proposed mitigation efforts such as sound walls, baffles, ventilation silencers, or additional separation from surrounding uses;
- c. An approval letter from the public water & sewer service provider(s).

Mr. Hardin showed an image of a hypothetical Data Center with a diagram of zoning areas and reviewed how the structure would be required to be designed. He explained that in the hypothetical scenario, there was a vacant LI parcel to the north, a vacant highway-business-zoned property to the south, and a residential parcel to the east.

The requirements would include noise suppression, a 500-foot setback for all structures that abutted residential zones, a 50' Type A buffer yard with required canopy tree plantings and landscaping, a required solid fence or solid berm, a Type C buffer when abutting an LI district, and lighting requirements and standards to minimize light trespass. Maps were provided to give everyone an idea of where the recommended zoning districts were in the county. There was a total of 158 LI properties, 72 HI properties, and eight (8) CP properties countywide.

Dr. Bui asked about the requirements for emergency vehicles. Mr. Townsend, Fire Marshal, clarified that, per fire code, one primary access point was required at the front of the facility, but most had both a primary and a secondary access point.

Dr. Bui noted that over the course of her work in health care, she encountered situations in which emergency medical services (EMS) could not enter a facility.

Dr. Bui expressed that this should be discussed during the design phase and that the size of parking spaces, the width of emergency vehicles, and whether EMS would have a hard time gaining access should be considered. Mr. Bell noted that it was a work in progress, but circulation was one consideration, and they would add Dr. Bui's concern as a review factor.

Vice Chair Craft expressed that it would be helpful to have a column in the table showing what Guilford County currently requires of a Data Center. Mr. Hardin replied that it was still being defined. Mr. Bell reported that an existing development was applied for as a General Industrial use.

Rev. Drumwright asked what the footprint was of the Data Center that had previously been approved and where it would fit Mr. Hardin's graphic. Mr. Hardin reported that it was for American Express to store credit card information.

Rev. Drumwright noted that counties were significantly smaller than Guilford County on the comparison chart. Mr. Hardin responded that many of the larger counties did not have requirements to compare to, or were in the process of drafting them, but they could be added to the chart. It was requested to identify some cities that would mirror what was observed in Guilford County.

Rev. Drumwright asked what precipitated the agenda item. Mr. Bell discussed that this is a timely topic that many counties are considering. Rev. Drumwright asked if the text was generated in Guilford County. Mr. Hardin confirmed that staff had drafted the draft text amendment. Mr. Hardin also stated that while staff reviewed other counties, the draft amendment was composed within the context of Guilford County.

Rev. Drumwright discussed the language passed in Guilford County 2025 Comprehensive Plan and the increase in public education. He noted that it was important to consider how the text amendment would fit their plan, especially in agricultural areas. He invited staff to reflect about what Guilford County's response will be to residents being against Guilford County moving forward by adopting language for Data Centers.

Mr. Little commented that the American Express Data Center was for their own use, but the building was also used for office uses. He asked if a similar company in the future would meet the special use requirement. Mr. Hardin responded that it would depend upon the principal use of the building whether it would be considered Data Center or Office.

Vice Chair Craft asked how many acres the American Express Data Center site was and how big the general Data Center sites were. Mr. Hardin explained that the site size varies based on the scale and type of data being stored and processed. He said data centers spanned several hundred to thousands of acres, but others were very small.

Vice Chair Craft asked if Data Centers of different sizes could be differentiated. Mr. Hardin responded that regulations could be based on intensity or square footage of the Data Center.

Chair Donnelly noted that a large, thousand-acre Data Center was very different than a 15-acre Data Center. The Board agreed that intensity was an important factor to consider.

Rev. Drumwright noted that the conversation needed to include the impact on resources, such as energy consumption, rising electricity costs, and impacts on water infrastructure. He added that Hyper Data Centers affect individuals' quality of life and cost of living.

Chair Donnelly clarified that the proposed definition was an umbrella term that included all types of Data centers.

Chair Donnelly asked if a congregate care facility included hospitals. Mr. Hardin clarified that congregate care facilities are for long-term care like assisted living and nursing homes. Chair Donnelly asked why hospitals were not included. Mr. Hardin responded that hospitals are typically short-term stays as opposed to long-term care.

Chair Donnelly commented on the road access and the need for a collector street in the CP zoning district. He asked if the need was different for CP areas. Mr. Hardin explained that areas with existing utilities did not require collector streets.

Chair Donnelly noted that the charts in the Board packet were helpful. He asked if the only text amendment was Subsection 4, Zoning Districts, and the rest was from existing ordinances. Mr. Hardin confirmed that the other portions were included for context, and Parts 1, 2, and 3 would be added.

Vice Chair Craft asked if the street classifications in the CP district would not allow Data Centers. Mr. Hardin clarified that Data Centers would have to be located on a collector street or higher-grade road. Vice Chair Craft asked why that was a requirement, since Data Centers did not generate much traffic. Mr. Bell explained that there were areas in the county with existing decades-old infrastructure.

Vice Chair Craft suggested that the text amendment provide flexibility and require that the collector street be within a certain distance, since there was not much traffic generated by Data Centers.

Mr. Bell reported that the American Express Data Center was built in 2010, sat on 105 acres, and had a total square footage of 495,000.

Mr. Little asked whether the requirement for utility approval letters applied to any other special uses. Mr. Bell confirmed that other instances required utility approval letters to ensure sufficient capacity.

Rev. Drumwright asked whether there were any counties in North Carolina that felt they could not support infrastructure, such as water. Mr. Hardin stated that he was not aware of anything specifically, but it was a possibility.

Chair Donnelly thanked the staff for the presentation and the information. He invited any Board members to reach out to the staff with additional questions.

B. Liberty Road/Woody Mill Small Area Plan Project Update

Mr. Bell thanked Mr. Little for his participation in the RFP Evaluation Committee. He stated that the project was likely to be rebid due to actions within the General Assembly. More information would be forthcoming, and Mr. Bell would provide updates as they came.

Chair Donnelly reported that Vice Chair Craft was resigning, with his last meeting being in August 2026. During the August meeting, there would be the opportunity to elect a new vice chair. There would also be the opportunity to consider positions at the start of the calendar year. Vice Chair Craft stated that he had spoken with Ms. Buchanan and that she was under the impression she had left the Board in January 2026. He recommended finding someone else to fill that position. Vice Chair Craft stated that he had enjoyed working with everyone.

Mr. Bass noted that there are three rezoning cases and two text amendments currently scheduled for the August Planning Board meeting.

IX. Adjourn

There being no further business before the Board, Chair Donnelly adjourned the meeting by acclamation at 8:22 p.m.

The next regular meeting of the Guilford County Planning Board is scheduled for September 9, 2026, at 6 p.m. in the Carolyn Q. Coleman Conference Room, located on the first floor of the Old Guilford County Courthouse, 301 W Market St, Greensboro, NC 27401.

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Rezoning
Application**

Fees: < 1 acre: \$750.00; 1-4.99 acres: \$1,200.00; 24.99 acres: \$1,500.00; 25+ acres or Planned Unit Development: \$2,000.00

Date Submitted: 6/2/26 Receipt # REC-034329-2026 Case Number 26-06-PLBD-00021

Revised: 07/20/26
Provide the required information as indicated below. Pursuant to the Unified Development Ordinance (UDO), this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Guilford County Planning & Development Department.

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the RS-40 zoning district to the CZ-LB zoning district.

Said property is located at 5100 OLD RANDELMAN RD.
in SUMNER Township; Being a total of: 1.5 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 141754

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

- ☒ The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map.
- ☐ The property requested for rezoning is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and/or a map are attached.

Check One: (Required)

- ☒ Public services (i.e. water and sewer) are not requested or required.
- ☐ Public services (i.e. water and sewer) are requested or required; the approval letter is attached.

Conditional Zoning Requirements:

- ☐ Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information may be included for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Unified Development Ordinance (UDO).
- ☒ Zoning Conditions. At least one (1) use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Table 4-3-1 of the Unified Development Ordinance (UDO).



GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Conditional Zoning
Application

Use Conditions

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) KENNELS OR PET GROOMING
 - 2) CONVENIENCE STORE (WITH GAS PUMPS)
 - 3) SERVICE STATION, GASOLINE OFFICE
 - 4) MEDICAL OR PROFESSIONAL OFFICE
 - 5) MUSEUM OR ART GALLERY
 - 6) BANK WITH DRIVE THRU
 - 7) INSURANCE AGENCY
 - 8) ~~KENNELS~~
- RETAIL (GENERAL)
BAKERY
BANK WITHOUT DRIVE THRU
- JAS 7-6-26

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)

2)

3)

4)

A NEIGHBORHOOD MEETING IS STRONGLY ENCOURAGED PRIOR TO SUBMITTAL AND
YOU OR SOMEONE REPRESENTING YOU IS ENCOURAGED TO BE PRESENT AT THE PUBLIC HEARING

A Conditional Zoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of Guilford County and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Guilford County Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

Respectfully Submitted,

John W. Starr

06/29/26

Property Owner Signature

John STARR

Name

4003 Smith Ridge Court

Mailing Address

Colfax, NC 27235

City, State and Zip Code

336-669-5048

Phone Number

JWSTARR1970@gmail.com

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

John H. Stratton III

Name

1105 Sunset Dr

Mailing Address

Greensboro, NC 27408

City, State and Zip Code

336-908-6448

Phone Number

JOHNSTRATTON30@gmail.com

Email Address

Additional sheets for conditions and signatures are available upon request.

CONDITIONAL REZONING CASE # 26-06-PLBD-00021: RS-40, RESIDENTIAL TO CZ-LB, CONDITIONAL ZONING - LIMITED BUSINESS: 5100 OLD RANDLEMAN ROAD

Property Information

The subject property is located at 5100 Old Randleman Road (Guilford County Tax Parcel #141754 in Sumner Township), located at the intersection of Old Randleman Road and Kivett Drive, and comprises approximately 1.5 acres.

Zoning History of Denied Cases: There is no history of denied cases.

Nature of the Request

This request is to conditionally rezone the subject property from RS-40, Residential to CZ-LB, Conditional Zoning - Limited Business.

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) Kennels or pet grooming (2) Convenience store (with gas pumps) (3) Service station, gasoline (4) Office (5) Medical or professional office (6) Museum or art gallery (7) Bank with drive-through (8) Insurance agency (9) Retail (General) (10) Bakery (11) Bank without drive-through.

District Descriptions

The **RS-40, Residential District** is primarily intended to accommodate single-family residential detached dwellings on lots in areas without access to public water and sewer services. The minimum lot size of this district is 40,000 square feet. Conservation subdivisions may be developed in this district.

This **LB, Limited Business District** is primarily intended to accommodate moderate intensity shopping and services convenient to nearby residential uses and typically located at intersections of collectors or thoroughfares.

The **CZ, Conditional Zoning District** is established as a companion district for every district established in the Unified Development Ordinance. These districts are CZ-AG, CZ-RS-40, CZ-RS-30, CZ-RS-20, CZ-RS-3, CZ-RS-5, CZ-RS-7, CZ-RM-8, CZ-RM-18, CZ-RM-26, CZ-LO, CZ-NB, CZ-LB, CZ-MXU, CZ-GB, CZ-HB, CZ-CP, CZ-LI, CZ-HI, CZ-PI, CZ-RPD, CZ-PD-R, and CZ-PD-M. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process, also shall apply.

Character of the Area

This vicinity of the subject property is generally characterized as residential with an adjacent religious institution. The vacant land to the east of the subject property is zoned as a Planned Unit Development (PUD) within the City of Greensboro (ref. Case Z-26-02-004).

The approved Unified Development Plan (UDP) for the PUD shows the proposed development to be limited to residential uses, including single-family detached and zero lot line; traditional house; twin home; townhouse; duplex; and multi-family per the UDP.

Existing Land Use(s) on the Property: Vacant/Undeveloped

Surrounding Uses:

North: Residential/Religious Institution (Concord Friends Meeting)

South: Residential

East: Residential and Vacant (City of Greensboro PUD ref. Case Z-26-02-004)

West: Residential

Historic Properties: There are currently no inventoried historic resources located on or adjacent to the subject property. County records indicate that there was an inventoried historic resource (Hodgin House) located on the subject property, but staff research indicates the historic resource was destroyed in a fire on October 4, 2021. This resource was not a local historic landmark (Site No. GF1981).

Cemeteries: No cemeteries are shown to be located on or adjacent to the subject property, but efforts should be made to rule out the potential for unknown grave sites.

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: Pinecroft-Sedgefield

Miles from Fire Station: 2.9 miles

Water and Sewer Services:

Provider: Private Septic System and Well

Within Service Area: No

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: Old Randleman Road is considered a Minor Thoroughfare per Greensboro Urban Area Metropolitan Planning Organization (GUAMPO). The North Carolina Department of Transportation (NCDOT) 2025 Annual Average Daily Traffic count was 2,801 cars.

Additionally, Kivett Drive is considered a Minor Thoroughfare per Greensboro Urban Area Metropolitan Planning Organization (GUAMPO). The North Carolina Department of Transportation (NCDOT) 2025 Annual Average Daily Traffic count was 2,817 cars.

Proposed Improvements: There are currently no known proposed road improvements in the area. Any new development would be subject to NCDOT review and must obtain any required approvals.

Projected Traffic Generation: Not available

Environmental Assessment

Topography:

Per the USDA-NRCS Web Soil Survey, the topography at the referenced parcel is nearly level to gently sloping.

Regulated Floodplain: There is no regulated floodplain on site per the effective Flood Insurance Rate Map.

Wetlands: There are no mapped wetlands on site per the National Wetlands Inventory.

Streams: There are no mapped streams on site per the USGS Topo Quad Map and/or Soil Survey Map of Guilford County.

Water Supply Watershed: The property straddles two (2) water supply watersheds:

1. Polecat Creek WS-III, General Watershed Area
2. Lower Randleman Lake WS-IV, General Watershed Area

Consistency: Land Use Plan & Comprehensive Plan

Future Land Use Map Classification: Residential (Southwest Quadrant)

The **Residential** Land Use Classification represents lands that typically consist of lots of varying sizes that are in a grid or curvilinear pattern and primarily consist of low-density, single-family residential uses. They include both existing development and new areas that are currently undeveloped, which may experience development in the form of medium and high density uses in areas where municipalities continue to grow outward into the county or along primary transportation corridors.

The **Retail/Restaurant** Land Use Classification represents lands that are typically located near key intersections and busy corridors that serve the daily needs of local residential neighborhoods. These uses typically are accessed by car and public transit or via bicycle and pedestrian connections. Larger retail uses are set back from the road with surface parking, while retail integrated in a mixed-use development typically has street parking or parking behind the building. They may or may not include multi-tenant commercial strip centers, big box stores, shopping centers or malls, mixed-use, live/work developments and outparcel buildings.

Consistency: The requested conditional rezoning is inconsistent with the property's current Future Land Use Map (FLUM) classification of Residential as this designation is not intended to accommodate commercial land uses.

The proposed conditional rezoning to the CZ-LB district would be consistent with the FLUM classification of Retail/Restaurant due to the uses included within the conditional rezoning request and the location of the property. Properties designated as Retail/Restaurant are described as lands that are typically located near key intersections and busy corridors that serve the daily needs of local residential neighborhoods.

Comprehensive Plan: Guiding Guilford Moving Forward Together (adopted September 4, 2025)

Consistency: While inconsistent with the current land use classification for the subject parcel, the requested rezoning is consistent with the following goals, policies, and actions of the Guilford County Comprehensive plan:

- **Guiding Principles:**
 - **Areas to Enhance:** Areas to Enhance include existing developed areas, such as established residential communities and employment hubs such as office and retail centers, that are now stable, but which should consider small-to-medium improvements over the long-term to keep up with changing economics, technologies, consumer preferences, and age-related deterioration. These areas are not likely to experience wholesale change or redevelopment but could benefit from strategic infill development or precise tactical improvements to meaningfully enhance the quality of life for the people who inhabit those areas.
- **Planning Theme: Resilient Economy**
 - **Goal Statement:** Promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees.
 - **Action E1.1:** Ensure areas best suited for economic development, such as the US 421 Corridor, are secured for such use, while balancing the needs for housing, recreational amenities, agricultural, and commercial uses.
 - **Action E1.2:** Evaluate economic development opportunities by considering their effects on the fair distribution of benefits and resources within the community.

Reasonableness

The request to conditionally rezone the subject property from RS-40, Residential to CZ-LB, Conditional Zoning – Limited Business is reasonable as it is consistent with the following elements found in the Guilford County Comprehensive Plan: 1) The Plan's Guiding Principle of Areas to Enhance which states that the area "could benefit from strategic infill development or precise tactical improvements to meaningfully enhance the quality of life for the people who inhabit those areas." 2) The Planning Theme of Resilient Economy's Goal Statement which states to "Promote a healthy, sustainable economy that fosters partnerships, supports small business, incentivizes retention of farmland, and creates an economic climate that will attract and retain both job-generating businesses and their employees." 3) Action Item E1.1 under the Resilient Economy Goal which states to "Ensure areas best suited for economic development, such as the US 421 Corridor, are secured for such use, while balancing the needs for housing, recreational amenities, agricultural, and commercial uses." and 4) Action Item E1.2 under the Resilient Economy Goal, "Evaluate economic development opportunities by considering their effects on the fair distribution of benefits and resources within the community."

Finally, the proposed use conditions would exclude potential incongruous land uses with adjacent residential properties. The subject property is located at an intersection of two minor thoroughfares (Kivett Drive & Old Randleman Road), which aligns with the description of the LB zoning district which is intended for location of business in close proximity to residential uses. Finally, there are existing, unconditionally LB zoned properties less than a half mile to the southwest along Kivett Drive. Therefore, a map amendment to the CZ-LB designation would be consistent with the existing development pattern in the general area.

Recommendation

Staff Recommendation: Approval

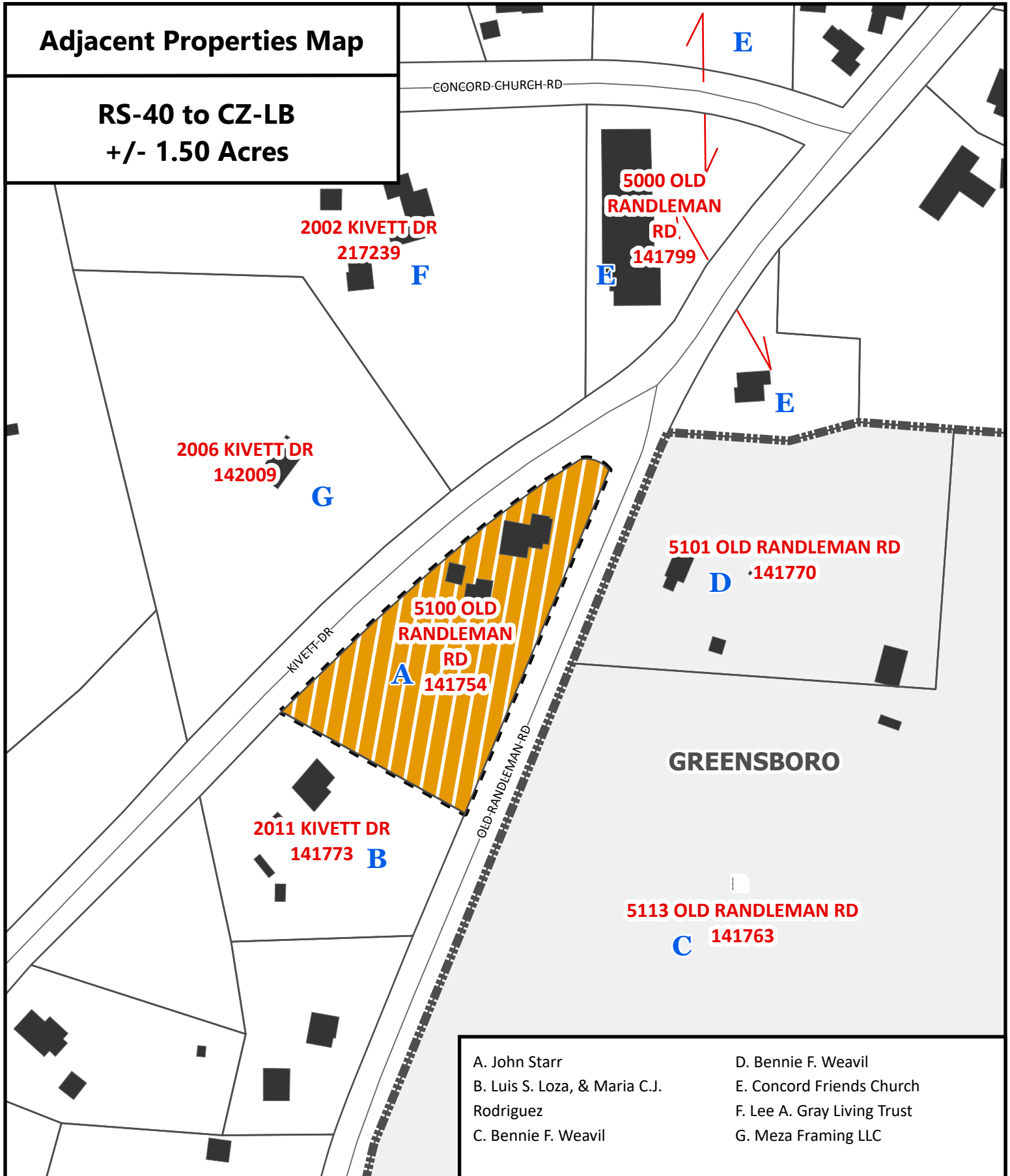
Future Land Use Map (FLUM) Quadrant: Southwest

FLUM Amendment Recommendation: The proposed conditional rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Residential. If approved, an amendment to the Retail/Restaurant classification will be required.

DRAFT

Adjacent Properties Map

**RS-40 to CZ-LB
+/- 1.50 Acres**



A. John Starr
B. Luis S. Loza, & Maria C.J.
Rodriguez
C. Bennie F. Weavil

D. Bennie F. Weavil
E. Concord Friends Church
F. Lee A. Gray Living Trust
G. Meza Framing LLC



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-06-PLBD-00021

Case Area:

Parcel(s) - 141754
5100 Old Randleman Rd



Scale: 1" = 150'

Aerial Map

**RS-40 to CZ-LB
+/- 1.50 Acres**



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-06-PLBD-00021

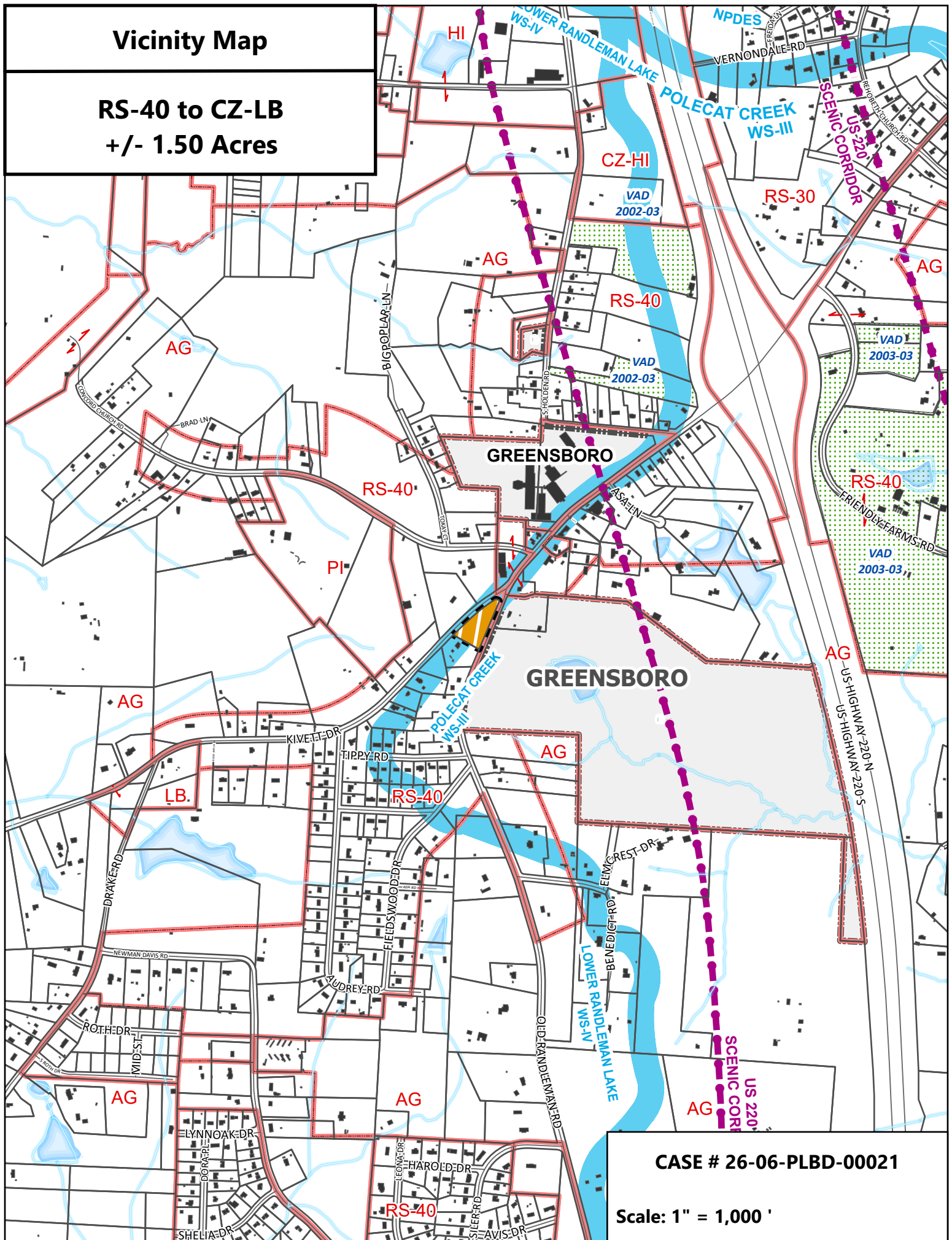
Case Area:

Parcel(s) - 141754
5100 Old Randleman Rd



Scale: 1" = 200 '

**RS-40 to CZ-LB
+/- 1.50 Acres**

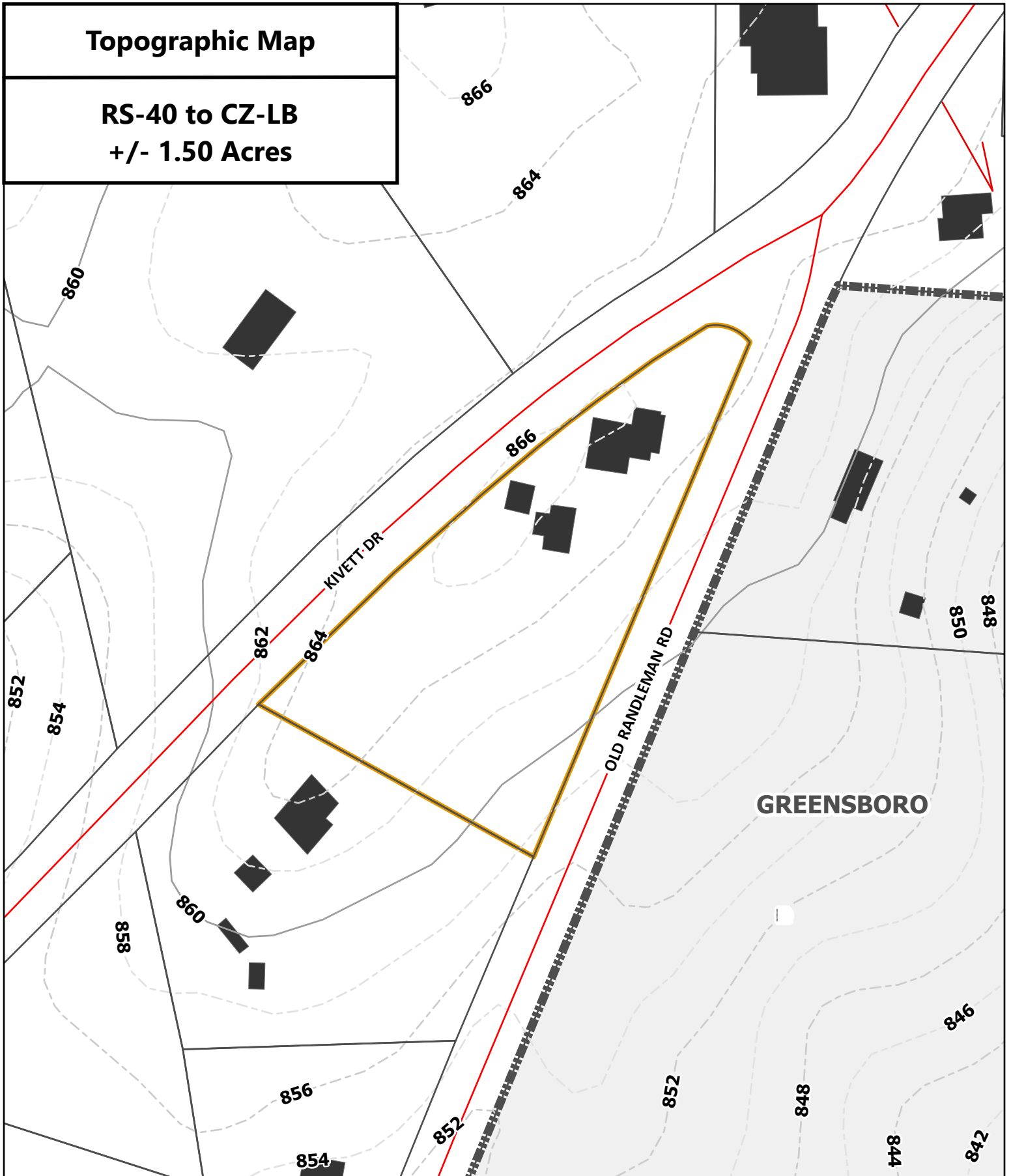


CASE # 26-06-PLBD-00021

Scale: 1" = 1,000 '

Topographic Map

RS-40 to CZ-LB
+/- 1.50 Acres



Planning & Development
Department

Jurisdiction:

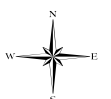
GUILFORD COUNTY

Case Number:

26-06-PLBD-00021

Case Area:

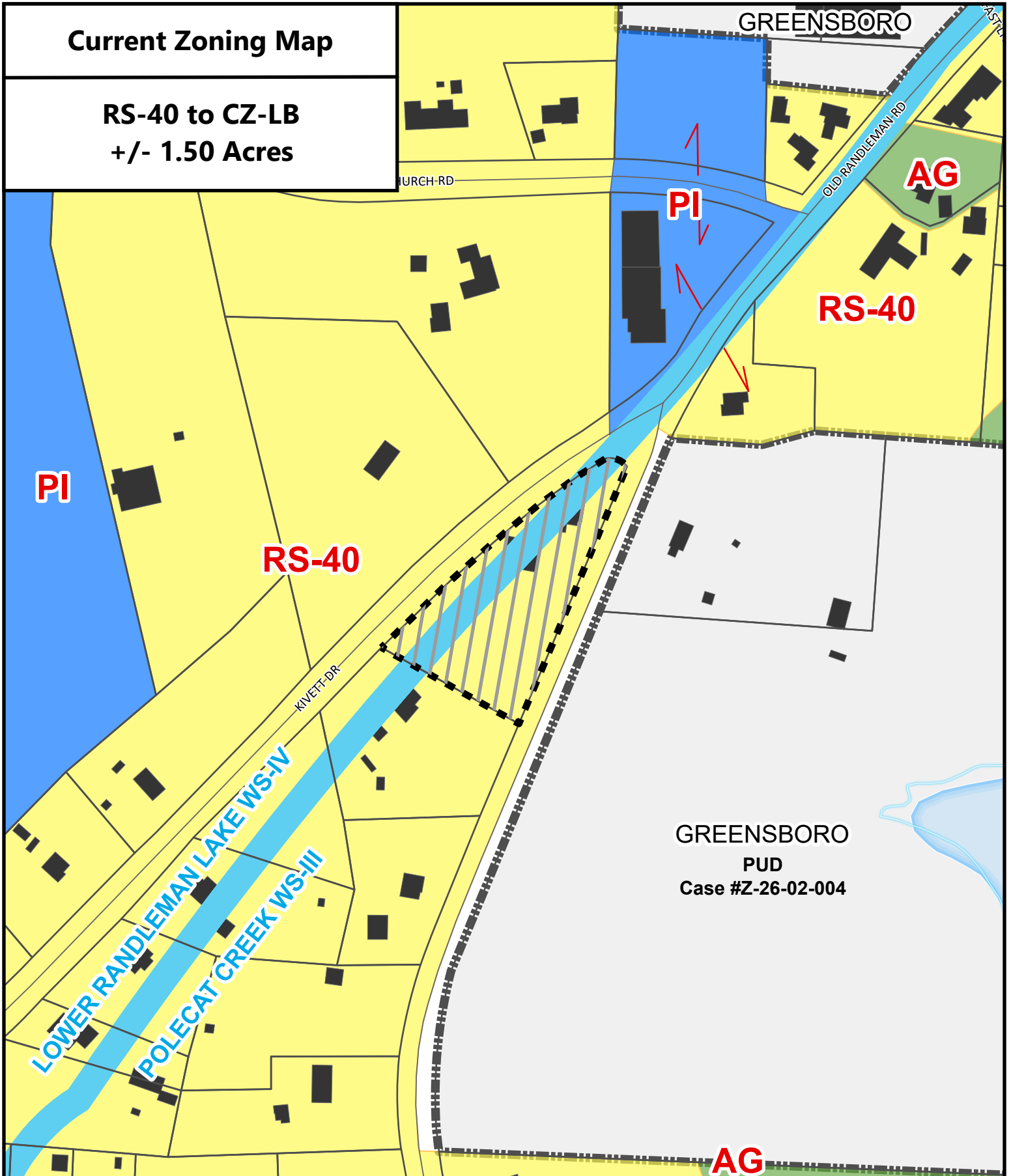
Parcel(s) - 141754
5100 Old Randleman Rd



Scale: 1" = 100'

Current Zoning Map

RS-40 to CZ-LB
+/- 1.50 Acres



Planning & Development
Department

Jurisdiction:

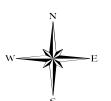
GUILFORD COUNTY

Case Number:

26-06-PLBD-00021

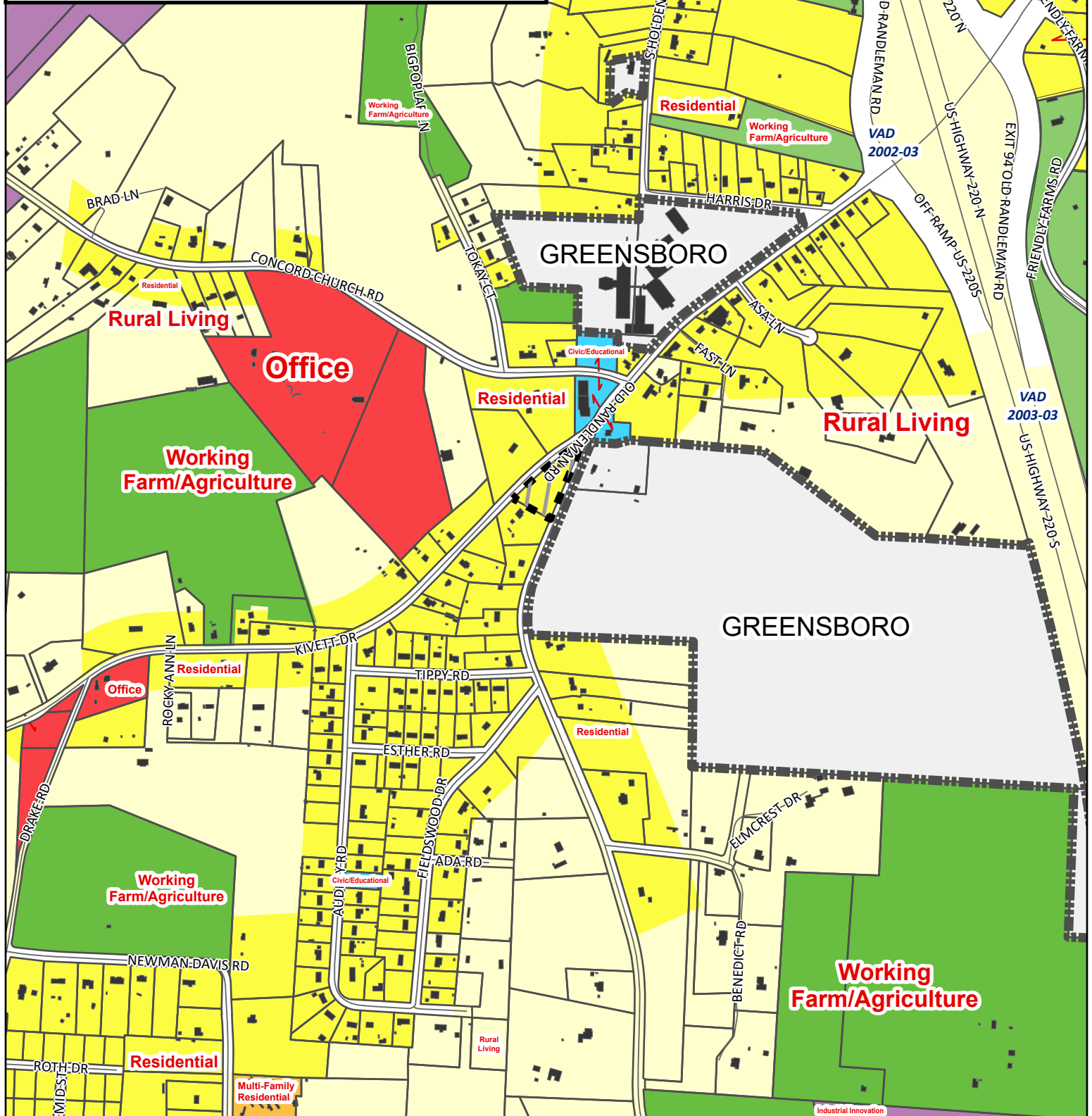
Case Area:

Parcel(s) - 141754
5100 Old Randleman Rd



Scale: 1" = 200'

Future Land Use Map (FLUM)



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-06-PLBD-00021

Case Area:

Parcel(s) - 141754
5100 Old Randleman Rd



Scale: 1" = 800'

141754



Zoom to

REID	141754
Owner	STARR, JOHN
Address	5100 OLD RANDLEMAN RD
Legal Description	1.50 AC FORT SR1104
FLUM	Residential
Zoning	RS-40,
Scenic Corridors	
Watershed	POLECAT CREEK
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

CONDITIONAL REZONING CASE # 26-06-PLBD-00021: RS-40, RESIDENTIAL TO CZ-LB, CONDITIONAL ZONING - LIMITED BUSINESS: 5100 OLD RANDLEMAN ROAD

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	N/A
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	N/A

CONDITIONAL REZONING CASE # 26-06-PLBD-00021: RS-40, RESIDENTIAL TO CZ-LB, CONDITIONAL ZONING - LIMITED BUSINESS: 5100 OLD RANDLEMAN ROAD

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #1
APPROVE-CONSISTENT
NO PLAN AMENDMENT**

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #141754 from **RS-40 to CZ-LB** because:

1. The amendment **is** consistent with the Comprehensive Plan because:

[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

2. The amendment **is** reasonable because:

[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

CONDITIONAL REZONING CASE # 26-06-PLBD-00021: RS-40, RESIDENTIAL TO CZ-LB, CONDITIONAL ZONING - LIMITED BUSINESS: 5100 OLD RANDLEMAN ROAD

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #2
DENY-INCONSISTENT
NO PLAN AMENDMENT**

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #141754 from **RS-40 to CZ-LB** because:

1. The amendment **is not** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is not consistent.]

2. The amendment **is not** reasonable because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

CONDITIONAL REZONING CASE # 26-06-PLBD-00021: RS-40, RESIDENTIAL TO CZ-LB, CONDITIONAL ZONING - LIMITED BUSINESS: 5100 OLD RANDLEMAN ROAD

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #3
APPROVE-INCONSISTENT
PLAN AMENDMENT**

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #141754 from **RS-40 to CZ-LB** because:

1. This approval also amends the **Future Land Use Map: Southwest Quadrant**.
2. The zoning map amendment and associated **Future Land Use Map** amendment from **Residential to Retail/Restaurant** in the **Southwest Quadrant** are based on the following change(s) in condition(s):

[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

3. The amendment **is** reasonable because:

[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

CONDITIONAL REZONING CASE # 26-06-PLBD-00021: RS-40, RESIDENTIAL TO CZ-LB, CONDITIONAL ZONING - LIMITED BUSINESS: 5100 OLD RANDLEMAN ROAD

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #4
DENY-CONSISTENT
NO PLAN AMENDMENT**

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #141754 from **RS-40 to CZ-LB** because:

1. The amendment **is** consistent with the Comprehensive Plan because:

[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

2. The amendment **is** consistent but not reasonable because:

[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Rezoning
Application**

Fees: < 1 acre: \$750.00; 1-4.99 acres: \$1,200.00; 5-24.99 acres: \$1,500.00; 25+ acres or Planned Unit Development: \$2,000.00

Date Submitted: 6/18/2026 Receipt # REC-03410-2026 Case Number 26-06-PLBD-00023

Revised: 7/15/2026

Provide the required information as indicated below. Pursuant to the Unified Development Ordinance (UDO), this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Guilford County Planning & Development Department.

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the AG zoning district to the CZ RS 40 zoning district.

Said property is located at 5731 Coble Church Rd.

in 06-Clay Township; Being a total of: 4.43 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 125161

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

- ☒ The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map.
- ☐ The property requested for rezoning is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and/or a map are attached.

Check One: (Required)

- ☒ Public services (i.e. water and sewer) are not requested or required.
- ☐ Public services (i.e. water and sewer) are requested or required; the approval letter is attached.

Conditional Zoning Requirements:

- ☐ Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information may be included for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Unified Development Ordinance (UDO).
- ☒ Zoning Conditions. At least one (1) use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Table 4-3-1 of the Unified Development Ordinance (UDO).



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Zoning
Application**

Use Conditions

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) Single Family Detached Dwelling only.

2) **SUBDIVISION (MAJOR) - RESIDENTIAL (6 OR MORE LOTS)**
MM - 7-15-26

3)

4)

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) Not to exceed (4) lots.

2)

3)

4)

**A NEIGHBORHOOD MEETING IS STRONGLY ENCOURAGED PRIOR TO SUBMITTAL AND
YOU OR SOMEONE REPRESENTING YOU IS ENCOURAGED TO BE PRESENT AT THE PUBLIC HEARING**

A Conditional Zoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of Guilford County and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Guilford County Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

Respectfully Submitted,

Property Owner Signature

GAYO 1, LLC

Name

3516 Palm Ridge Ln.

Mailing Address

Palm Bay, FL 32905

City, State and Zip Code

336-345-2851

Phone Number

mmcmillan@collinsgalyon.com

Email Address

Owner/Representative/Applicant Signature (if applicable)

Mike McMillan

Name

P.O. Box 4205

Mailing Address

Greensboro, NC 27404

City, State and Zip Code

336-345-2851

Phone Number

mmcmillan@collinsgalyon.com

Email Address

Additional sheets for conditions and signatures are available upon request.



LIMITED LIABILITY COMPANY ANNUAL REPORT

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: Gayo 1 LLC

SECRETARY OF STATE ID NUMBER: 2551469 STATE OF FORMATION: FL

REPORT FOR THE CALENDAR YEAR: 2026

Filing Office Use Only
E - Filed Annual Report
2551469
CA202604801833
2/17/2026 10:37

SECTION A: REGISTERED AGENT'S INFORMATION

☐ Changes

1. NAME OF REGISTERED AGENT: CT Corporation System

2. SIGNATURE OF THE NEW REGISTERED AGENT: _____

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS & COUNTY 4. REGISTERED AGENT OFFICE MAILING ADDRESS

160 Mine Lake Ct Ste 200

160 Mine Lake Ct Ste 200

Raleigh, NC 27615 Wake County

Raleigh, NC 27615

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: real estate investment

2. PRINCIPAL OFFICE PHONE NUMBER: (718) 305-7053

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

5. PRINCIPAL OFFICE MAILING ADDRESS

3516 Tree Ridge Ln

3516 Tree Ridge Ln

Palm Bay, FL 32905

Palm Bay, FL 32905

6. Select one of the following if applicable. (Optional see instructions)

☐

The company is a veteran-owned small business

☐

The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: GEEL yoseph ALMALIACH , mr

NAME: _____

NAME: _____

TITLE: Chief Executive Officer

TITLE: _____

TITLE: _____

ADDRESS: _____

ADDRESS: _____

ADDRESS: _____

3516 TREE RIDGE LN

PALM BAY, FL 32905

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

GEEL yoseph ALMALIACH mr

2/17/2026

SIGNATURE

DATE

Form must be signed by a Company Official listed under Section C of This form.

GEEL yoseph ALMALIACH mr

Chief Executive Officer

Print or Type Name of Company Official

Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

CONDITIONAL REZONING CASE #26-06-PLBD-00023: AG, AGRICULTURAL TO CZ-RS-40, CONDITIONAL ZONING – RESIDENTIAL: 5731 COBLE CHURCH ROAD

Property Information

The subject property is located at 5731 Coble Church Road (Guilford County Tax Parcel #125161 in Clay Township), approximately 4,400 feet north of the intersection of Coble Church Road and NC Highway 62 East and comprises approximately 4.43 acres.

Zoning History of Denied Cases: There is no history of denied cases.

Nature of the Request

This is a request to conditionally rezone the subject property from AG, Agricultural to CZ-RS-40, Conditional Zoning – 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): (1) Single Family Detached Dwelling.
(2) Subdivision (Major) – Residential (6 or More Lots)

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) Not to exceed (4) lots.

District Descriptions

The **AG, Agricultural 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 - "agritourism" - may be permitted. The minimum lot size of this district is 40,000 square feet.

This **RS-40, Residential District** is primarily intended to accommodate single-family residential detached dwellings on lots in areas without access to public water and sewer services. The minimum lot size of this district is 40,000 square feet. Conservation subdivisions may be developed in this district.

The **CZ, Conditional Zoning District** is established as a companion district for every district established in this Subsection. These districts are CZ-AG, CZ-RS-40, CZ-RS-30, CZ-RS-20, CZ-RS-3, CZ-RS-5, CZ-RS-7, CZ-RM-8, CZ-RM-18, CZ-RM-26, CZ-LO, CZ-NB, CZ-LB, CZ-MXU, CZ-GB, CZ-HB, CZ-CP, CZ-LI, CZ-HI, CZ-PI, CZ-RPD, CZ-PD-R, and CZ-PD-M. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process, also shall apply.

Character of the Area

The vicinity of the subject property is generally characterized as rural residential and agricultural.

Existing Land Use(s) on the Property: Single-Family, Detached Dwelling

Surrounding Uses:

North: Residential
South: Agricultural
East: Residential
West: Residential

Historic Properties: There are no inventoried historic resources located on or adjacent to the subject property.

Cemeteries: No cemeteries are shown to be located on or adjacent to the subject property, but efforts should be made to rule out the potential for unknown grave sites.

Infrastructure and Community Facilities

Public School Facilities:

Guilford Co. School Boundaries	2025-26 Built Capacity	2025-26 20 th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Nat Greene Elementary	309	252	0	2-3
Southeast Middle	912	840	13	1-2
Southeast High	1542	1140	4	1-2
Remarks: Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms. Fourth grade, fifth grade, middle, and high school built capacity assumes 30 students per core academic classroom.				
Source: Guilford County Schools				

Emergency Response:

Fire Protection District: Southeast FPSD

Miles from Fire Station: Approximately 3.3 miles

Water and Sewer Services:

Provider: Private Septic System and Well

Within Service Area: N/A

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: Coble Church Road is considered a Minor Thoroughfare per Greensboro Urban Area Metropolitan Planning Organization (GUAMPO). The North Carolina Department of Transportation (NCDOT) 2024 Annual Average Daily Traffic count was 650 cars.

Proposed Improvements: There are currently no known proposed road improvements in the area. Any new development would be subject to NCDOT review and must obtain any required approvals.

Projected Traffic Generation: N/A

Environmental Assessment

Topography:

Per the USDA-NRCS Web Soil Survey, the topography at parcel 125161 is nearly level and gently sloping to strongly sloping.

Regulated Floodplain: There is no regulation floodplain on the property per the effective FIRM.

Wetlands: There are no mapped wetlands on the property per the National Wetlands Inventory.

Streams: There is a mapped / buffered stream at the rear of the property per the Guilford County Soil Survey Map.

Watershed: The property is in the NPDES Phase II, non-water supply watershed area.

Consistency: Land Use Plan & Comprehensive Plan

Future Land Use Map Classification: Rural Living (Southeast Quadrant)

The **Rural Living** classification represents lands typically characterized by various lot sizes with low density residential, 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 **Residential** Land Use Classification represents lands that typically consist of lots of varying sizes that are in a grid or curvilinear pattern and primarily consist of low-density, single-family residential uses. They include both existing development and new areas that are currently undeveloped, which may experience development in the form of medium and high density uses in areas where municipalities continue to grow outward into the county or along primary transportation corridors.

Consistency: The requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Rural Living. Rural Living is typically characterized by one dwelling unit located on several acres of property. The proposed rezoning to CZ-RS-40 would fit the Land Use Map Classification of Residential due to the allowance of major subdivisions in the RS-40 district permitting increased density. The Residential classification includes a mixture of low and medium density development, typically consisting of densities of up to four dwelling units per acre.

Comprehensive Plan: Guiding Guilford Moving Forward Together (adopted September 4, 2025)

Consistency: While inconsistent with the current land use classification for the specified parcel(s), the requested conditional rezoning is consistent with the following goals, policies, and actions of the 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.

Reasonableness

The request to conditionally rezone the subject property from AG (Agricultural) to CZ-RS-40 is reasonable as it is consistent with the Guilford County Attainable Housing Planning Theme's Goal Statement which states: "Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design." The request is also consistent with Policy 1 under the Attainable Housing Theme which states: "Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents." The requested use condition to limit allowed use of the subject property to Single-Family, Detached Dwellings is in alignment with adjacent land uses. Also, the proposed development condition restricting any subdivision of the subject property to no more than four (4) lots provides reasonable limitation to altering the character of the general area. The subject property is located along Coble Church Road which is classified as a minor thoroughfare capable of accommodating the four (4) lot development. Finally, there are existing, unconditionally zoned RS-40 properties located within a mile proximity of the subject property. Therefore, a map amendment to the CZ-RS-40 district would be consistent with other properties within the surrounding area.

Recommendation

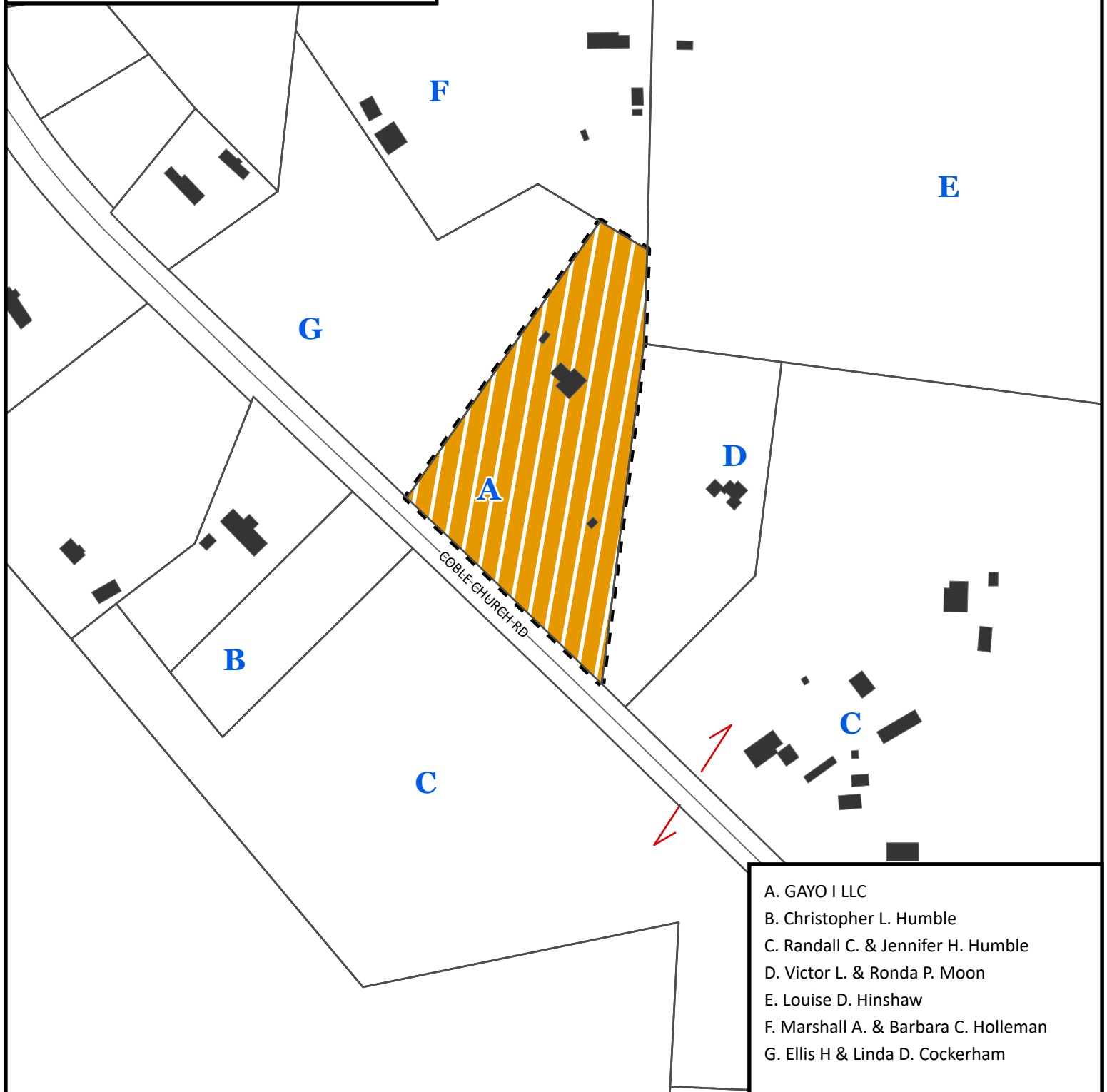
Staff Recommendation: Approval

Future Land Use Map (FLUM) Quadrant: Southeast

FLUM Amendment Recommendation: The proposed conditional rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Rural Living. If approved, an amendment to the Residential classification will be required.

Adjacent Properties Map

AG to CZ-RS-40
+/- 4.43 Acres



- A. GAYO I LLC
- B. Christopher L. Humble
- C. Randall C. & Jennifer H. Humble
- D. Victor L. & Ronda P. Moon
- E. Louise D. Hinshaw
- F. Marshall A. & Barbara C. Holleman
- G. Ellis H & Linda D. Cockerham



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-06-PLBD-00023

Case Area:

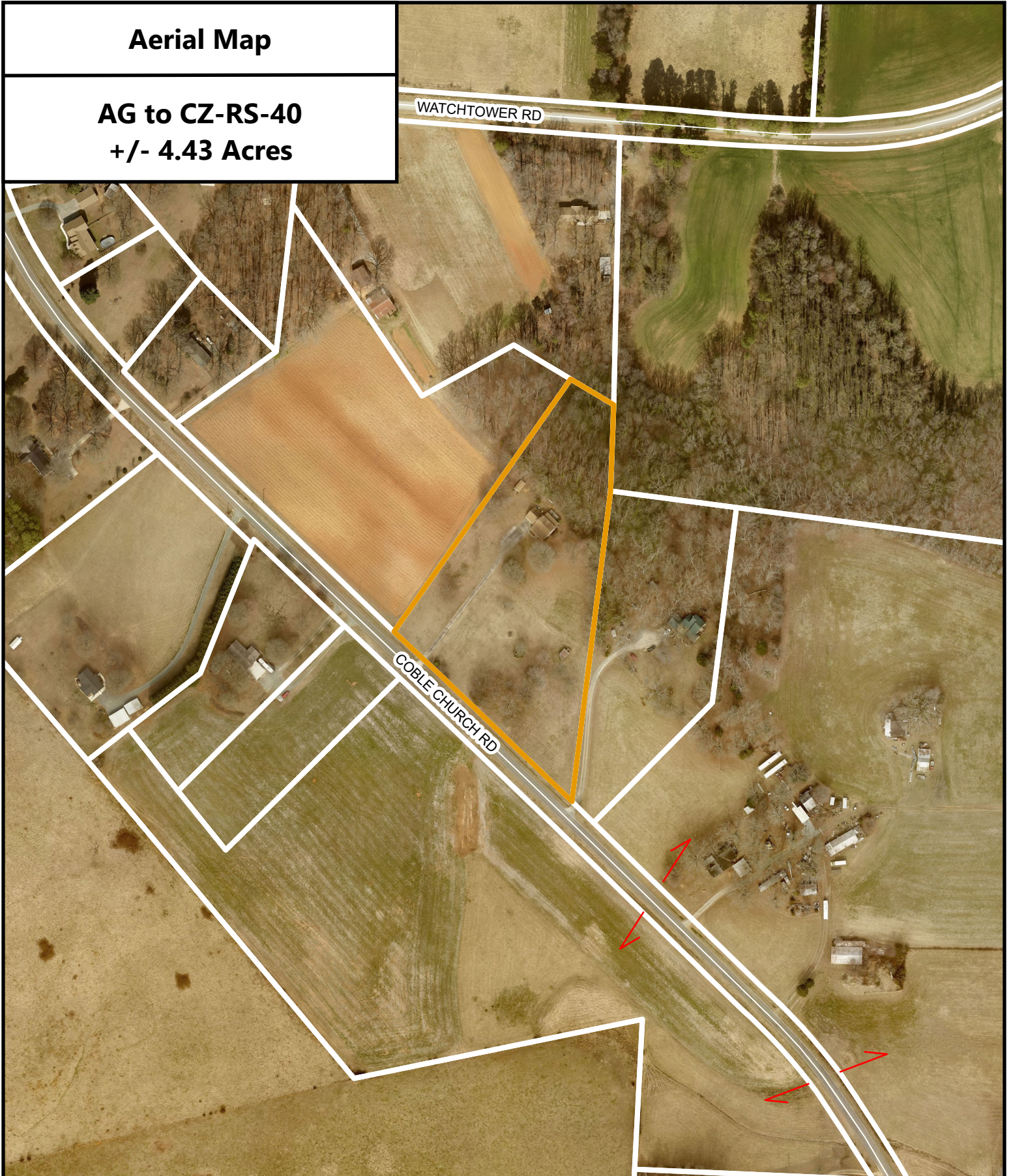
Parcel(s) - 125161
5731 Coble Church Rd



Scale: 1" = 250'

Aerial Map

AG to CZ-RS-40
+/- 4.43 Acres



Planning & Development
Department

Jurisdiction:

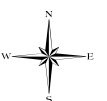
GUILFORD COUNTY

Case Number:

26-06-PLBD-00023

Case Area:

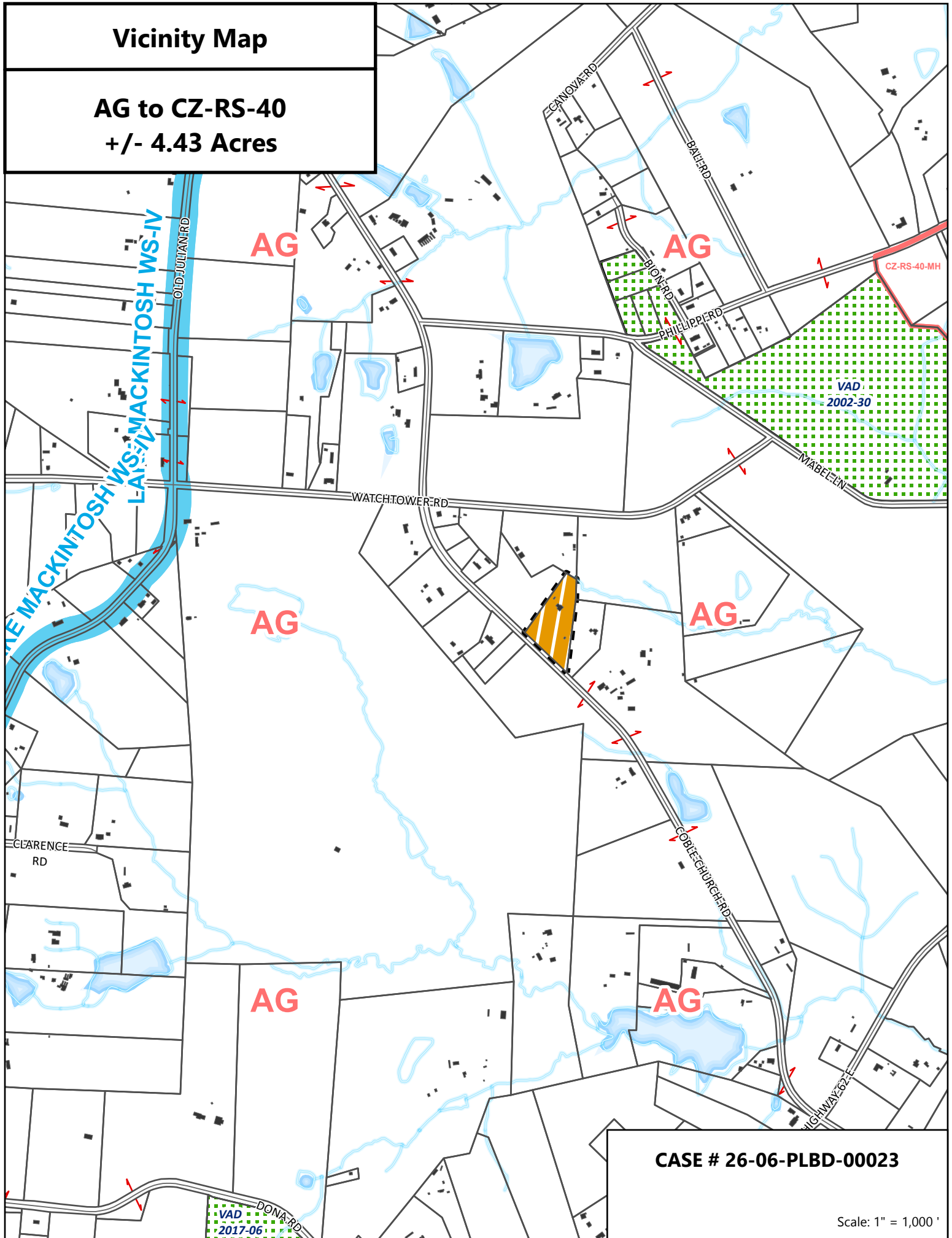
Parcel(s) - 125161
5731 Coble Church Rd



Scale: 1" = 250'

Vicinity Map

**AG to CZ-RS-40
+/- 4.43 Acres**

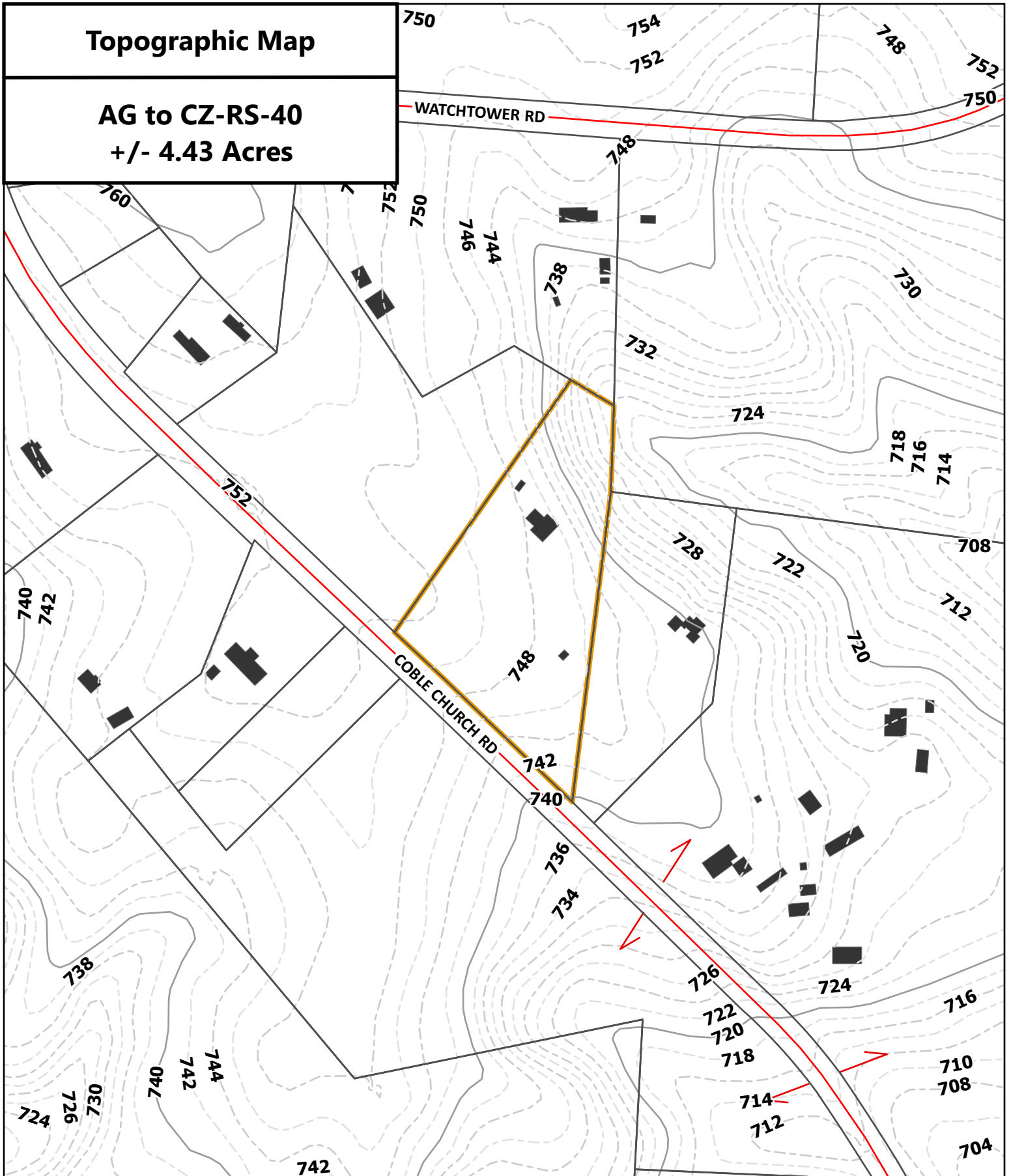


CASE # 26-06-PLBD-00023

Scale: 1" = 1,000 '

Topographic Map

**AG to CZ-RS-40
+/- 4.43 Acres**



Planning & Development
Department

Jurisdiction:

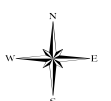
GUILFORD COUNTY

Case Number:

26-06-PLBD-00023

Case Area:

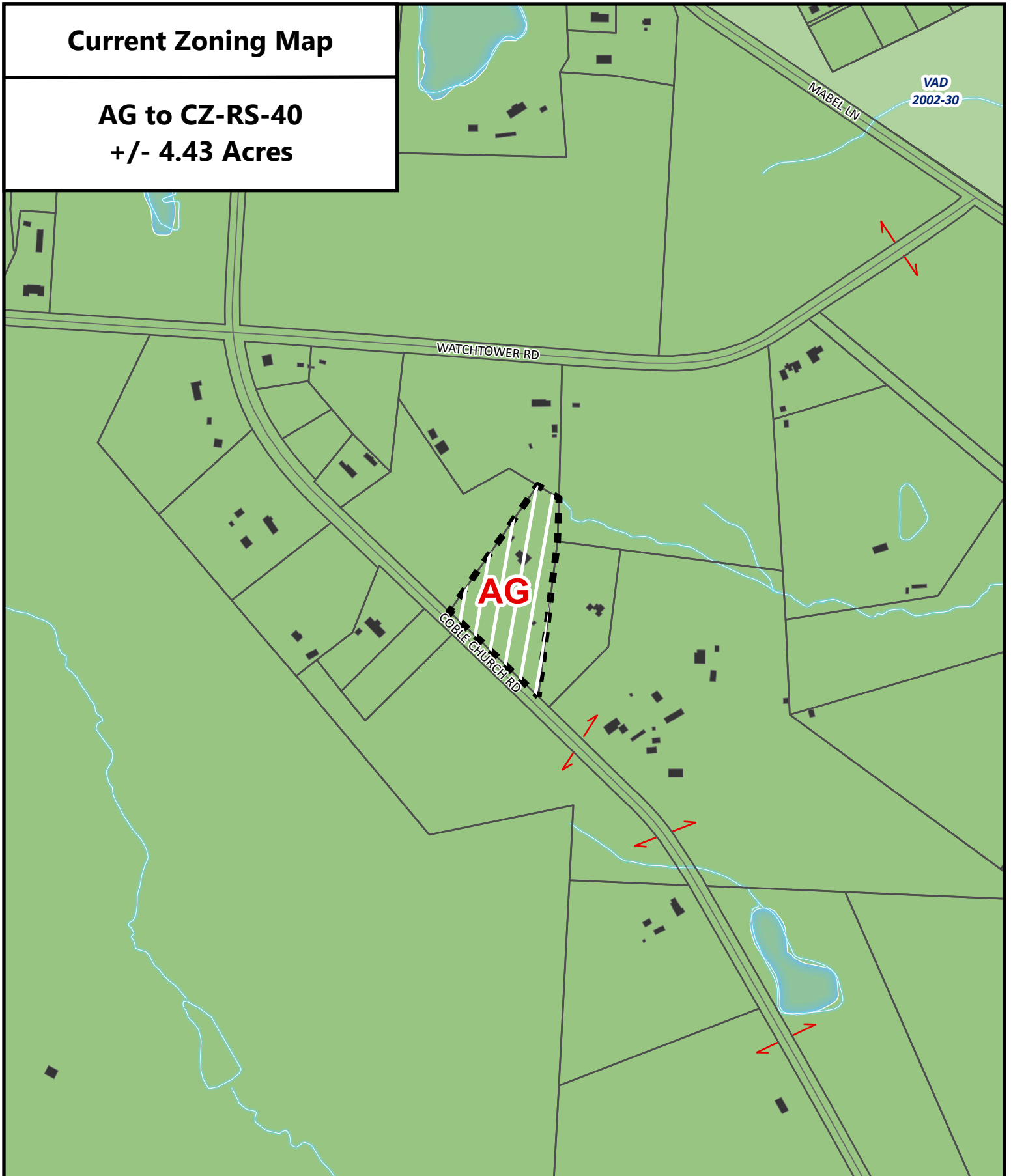
Parcel(s) - 125161
5731 Coble Church Rd



Scale: 1" = 250'

Current Zoning Map

**AG to CZ-RS-40
+/- 4.43 Acres**



Planning & Development
Department

Jurisdiction:

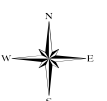
GUILFORD COUNTY

Case Number:

26-06-PLBD-00023

Case Area:

Parcel(s) - 125161
5731 Coble Church Rd



Scale: 1" = 500'

Future Land Use Map (FLUM)

VAD
2002-30

**Working
Farm/Agriculture**

WATCHTOWER RD

**Rural
Living**

COBLE CHURCH RD

**Working
Farm/Agriculture**

**Working
Farm/Agriculture**



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-06-PLBD-00023

Case Area:

Parcel(s) - 125161
5731 Coble Church Rd



Scale: 1" = 500'

125161



Zoom to

REID	125161
Owner	GAYO I LLC
Address	5731 COBLE CHURCH RD
Legal Description	4.43 AC 1 PB68-126 B J NORRIS PL:68-126
FLUM	Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

**CONDITIONAL REZONING CASE #26-06-PLBD-00023: AG, AGRICULTURAL
TO CZ-RS-40, CONDITIONAL ZONING – RESIDENTIAL: 5731 COBLE
CHURCH ROAD**

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	N/A
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	N/A

**CONDITIONAL REZONING CASE #26-06-PLBD-00023: AG, AGRICULTURAL
TO CZ-RS-40, CONDITIONAL ZONING – RESIDENTIAL: 5731 COBLE
CHURCH ROAD**

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #1
APPROVE-CONSISTENT
NO PLAN AMENDMENT**

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel
#125161 from **AG to CZ-RS-40** because:

1. The amendment **is** consistent with the Comprehensive Plan because:

[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

2. The amendment **is** reasonable because:

*[Factors may include public health and safety, character of the area and relationship of
uses, applicable plans, or balancing benefits and detriments.]*

**CONDITIONAL REZONING CASE #26-06-PLBD-00023: AG, AGRICULTURAL
TO CZ-RS-40, CONDITIONAL ZONING – RESIDENTIAL: 5731 COBLE
CHURCH ROAD**

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #2
DENY-INCONSISTENT
NO PLAN AMENDMENT**

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #125161 from **AG to CZ-RS-40** because:

1. The amendment **is not** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is not consistent.]

2. The amendment **is not** reasonable because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

**CONDITIONAL REZONING CASE #26-06-PLBD-00023: AG, AGRICULTURAL
TO CZ-RS-40, CONDITIONAL ZONING – RESIDENTIAL: 5731 COBLE
CHURCH ROAD**

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #3
APPROVE-INCONSISTENT
PLAN AMENDMENT**

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel
#125161 from **AG to CZ-RS-40** because:

1. This approval also amends the **Future Land Use Map: Southeast Quadrant**.
2. The zoning map amendment and associated **Future Land Use Map** amendment from
Rural Living to Residential in the **Southeast Quadrant** are based on the following
change(s) in condition(s):
*[Explanation of the change in conditions to meet the development needs of the community
that were taken into account in the zoning amendment.]*

3. The amendment **is** reasonable because:
*[Factors may include public health and safety, character of the area and relationship of
uses, applicable plans, or balancing benefits and detriments.]*

**CONDITIONAL REZONING CASE #26-06-PLBD-00023: AG, AGRICULTURAL
TO CZ-RS-40, CONDITIONAL ZONING – RESIDENTIAL: 5731 COBLE
CHURCH ROAD**

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #4
DENY-CONSISTENT
NO PLAN AMENDMENT**

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #125161
from **AG to CZ-RS-40** because:

1. The amendment **is** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

2. The amendment **is** consistent but not reasonable because:
*[Factors may include public health and safety, character of the area and relationship of
uses, applicable plans, or balancing benefits and detriments.]*

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(Insert Color Paper)

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Rezoning
Application**

Date Submitted: 7/7/2024 Fee \$500.00 Receipt # REC-035494-2024 Case Number 26-07-PLBD-00028

Revised: 7/20/2024

Provide the required information as indicated below. Pursuant to the Unified Development Ordinance (UDO), this application will not be processed until application fees are paid; the form below is completed and signed; and all required maps, plans and documents have been submitted to the satisfaction of the Guilford County Planning & Development Department.

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the Agricultural (AG) zoning district to the CZ RS-30 zoning district.

Said property is located at 568 NC HWY 62 E

in Fentress Township; Being a total of: 32.96 ac of 48.31 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # Portion of 241960

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

- ☐ The property requested for rezoning is an entire parcel or parcels as shown on the Guilford County Tax Map.
- ☒ The property requested for rezoning is a portion of a parcel or parcels as shown on the Guilford County Tax Map; a written legal description of the property and/or a map are attached.

Check One: (Required)

- ☒ Public services (i.e. water and sewer) are not requested or required.
- ☐ Public services (i.e. water and sewer) are requested or required; the approval letter is attached.

Conditional Zoning Requirements:

- ☐ Zoning Sketch Plan. A sketch plan illustrating proposed conditions and other pertinent information may be included for all conditional rezoning requests. Sketch elements not illustrating proposed conditions are subject to subdivision and site plan review. Refer to Appendix 2, Map Standards of the Unified Development Ordinance (UDO).
- ☒ Zoning Conditions. At least one (1) use and/or development conditions must be provided. Complete Page 2 of this application. Refer to uses as listed in Table 4-3-1 of the Unified Development Ordinance (UDO).



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Zoning
Application**

Use Conditions

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) Single Family Detached Dwellings
- 2) Subdivision (Major) - Residential (6 or more lots)
- 3) Subdivision (Minor) - Residential
- 4) Accessory Apartments/Dwelling Units

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)
- 2)
- 3)
- 4)

**A NEIGHBORHOOD MEETING IS STRONGLY ENCOURAGED PRIOR TO SUBMITTAL AND
YOU OR SOMEONE REPRESENTING YOU IS ENCOURAGED TO BE PRESENT AT THE PUBLIC HEARING**

A Conditional Zoning Application must be signed by current property owner(s).

I hereby agree to conform to all applicable laws of Guilford County and the State of North Carolina and certify that the information provided is complete and accurate to the best of my knowledge. I acknowledge that by filing this application, representatives from Guilford County Planning and Development may enter the subject property for the purpose of investigation and analysis of this request.

Respectfully Submitted,

Property Owner Signature

Austin McCombie

Name

829 Norfolk Rd

Mailing Address

Pleasant Garden NC 27313

City, State and Zip Code

(910) 547-7111

Phone Number

apmccombie@gmail.com

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Sarah McCombie

Name

829 Norfolk Rd

Mailing Address

Pleasant Garden NC 27313

City, State and Zip Code

336-264-3260

Phone Number

apmccombie@gmail.com

Email Address

Additional sheets for conditions and signatures are available upon request.



GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Conditional Rezoning
Application-Additional

Additional Tax Map References

Further referenced by the Guilford County Tax Department as:

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Additional Signatures

Owner/ Representative/ Applicant Signature (if applicable)

Mario Mareno

Name

219 Cassell St.

Mailing Address

Winston Salem, NC 27127

City, State and Zip Code

980 635 6764 mario@bradfordsiteworks.com

Phone Number

Email Address

Mario Mareno

Owner/ Representative/ Applicant Signature (if applicable)

Mario Mareno

Name

219 Cassell Street

Mailing Address

Winston Salem, NC 27127

City, State and Zip Code

980635676 Mario@bradfordsiteworks.com

Phone Number

Email Address

Nolan Franz

Owner/ Representative/ Applicant Signature (if applicable)

Nolan Franz

Name

3859 Battleground Ave. Ste 300

Mailing Address

Greensboro, NC 27410

City, State and Zip Code

3362863350 nfranz@hagen-eng.com

Phone Number

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

ATTACHED

SURVEYOR'S CERTIFICATE

I, Samuel S. Sydnor, certify that this map was drawn under my supervision and that the following information was used to perform the survey:

Class of survey: AL

Type of GPS (or GNSS) field procedure: NC WRS/RTK

Date(s) of survey: 7/6/2026

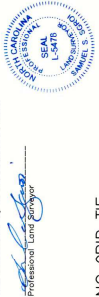
Published/field control: NC WRS

Geoid model used: 16

Control used: 16

Units: U.S. Feet

This map was drawn on JULY 2026



NC GRID TIE

I, Samuel S. Sydnor, certify that this map was drawn under my supervision and that the following information was used to perform the survey:

Class of survey: AL

Type of GPS (or GNSS) field procedure: NC WRS/RTK

Date(s) of survey: 7/6/2026

Published/field control: NC WRS

Geoid model used: 16

Control used: 16

Units: U.S. Feet

SURVEYOR'S NOTES

1. ALL DISTANCES ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
2. ALL DISTANCES ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
3. ALL DISTANCES ARE HORIZONTAL, UNLESS OTHERWISE NOTED.
4. AREA COMPUTED BY COORDINATE GEOMETRY.

LINE CHART

LINE CHART
1/4" = 100'
1/8" = 200'
1/16" = 400'
1/32" = 800'
1/64" = 1600'
1/128" = 3200'
1/256" = 6400'
1/512" = 12800'
1/1024" = 25600'
1/2048" = 51200'
1/4096" = 102400'
1/8192" = 204800'
1/16384" = 409600'
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Rezoning Description

Beginning at an existing $\frac{3}{4}$ " iron pipe, said iron pipe being the southeast corner of Plat Book: 180, Page: 58, Guilford County Registry, said property being owned either now or formerly by William Garret, said iron pipe having SPC NC/NAD83 2011 Grid Coordinates of Northing: 789300.08 (sft) , Easting: 1770968.58 (sft), thence FROM THE POINT OF BEGINNING along the new zoning line of Austin and Sarah McCombie for the following four bearings and distances; (1) South $84^{\circ}15'07''$ East for a distance of 244.93' to a new iron pipe, (2) South $35^{\circ}48'24''$ East for a distance of 191.08' to a new iron pipe, (3) South $80^{\circ}13'49''$ East for a distance of 812.88' to a new iron pipe, (4) South $59^{\circ}48'59''$ East for a distance of 183.81' to a new iron pipe, said iron pipe being located on the western property line of Austin and Sarah McCombie, said property being recorded either now or formerly in Deed Book: 8961, Page: 15, Guilford Country Registry, thence along the line of McCombie, South $01^{\circ}03'55''$ West for a distance of 93.51' to a $\frac{3}{4}$ " iron pipe, said iron pipe being a point on the western property line of Stanley Martin Homes LLC, said property being recorded either now or formerly in Plat Book: 215, Page: 103, Lot 54, thence along PB: 215, Page: 103, Lots 54, 53, 52, 51, and 50, for the following six bearings and distances; (1) South $40^{\circ}33'50''$ West for a distance of 8.27' to an existing $\frac{3}{4}$ " iron pipe, (2) South $40^{\circ}02'19''$ West for a distance of 111.49' to an existing $\frac{3}{4}$ " iron pipe, (3) South $39^{\circ}59'54''$ West for a distance of 35.80' to an existing $\frac{3}{4}$ " iron pipe, (4) South $26^{\circ}57'45''$ West for a distance of 73.90' to an existing $\frac{3}{4}$ " iron pipe, (5) South $26^{\circ}55'08''$ West for a distance of 116.33' to an existing $\frac{3}{4}$ " iron pipe, (6) South $26^{\circ}55'24''$ West for a distance of 143.91' to an existing $\frac{3}{4}$ " iron pipe, said iron pipe being the northwestern corner of Rogers Farm Road, thence along the western terminus of Rogers Farm Road South $26^{\circ}55'16''$ West for a distance of 50.16' to an existing iron pipe, said iron pipe being the northwestern corner of the property owned either now or formerly by Patrick and Susan Wyborny, said property being recorded either now or formerly known in Plat Book: 215, Page: 103, Guilford County Registry, thence along the western most line of Plat Book: 215, Page: 103, Lots 49, 48, 47, and 46, for the following five bearings and distances; (1) South $26^{\circ}55'39''$ West for a distance of 161.58' to an existing $\frac{3}{4}$ " iron pipe, (2) South $26^{\circ}56'03''$ West for a distance of 176.69' to an existing $\frac{3}{4}$ " iron pipe, (3) South $26^{\circ}55'22''$ West for a distance of 227.19' to an existing iron pipe, (4) South $26^{\circ}56'45''$ West for a distance of 83.96' to an existing $\frac{3}{4}$ " iron pipe, (5) South $12^{\circ}30'04''$ East for a distance of 175.88' to an existing $\frac{3}{4}$ " iron pipe, said iron pipe being the northeastern corner of the property owned, either now or formerly, by Elizabeth Osborne, said instrument being recorded as DB: 8961, Page: 27, Guilford County Registry, thence along Osborne's northern line North $61^{\circ}16'41''$ West for a distance of 944.23' to a new iron pipe, said iron pipe being a point in the eastern line of the property owned, either now or formerly, by Austin and Sarah McCombie, being known as an instrument recorded in DB: 8573, Page: 1433, Guilford County Registry, thence along said eastern line North $02^{\circ}01'17''$ East for a distance of 1262.78' to an existing $\frac{3}{4}$ " iron pipe, said iron pipe being known as THE POINT AND PLACE OF BEGINNING, containing 32.96 Acres +/-, as shown on that certain Re-Zoning Exhibit, prepared by Sgroi Geomatics, PLLC, Job No. 26-43.

ATTACHED

JCB Development, Inc.
219 Cassell Street
Winston Salem, NC 27127
980-635-6764
Mario@Bradfordsiteworks.com

July 29, 2026

Attn: Surrounding Residents of;
568 NC Highway 62 East
Pleasant Garden, NC

Re: Open Meeting Regarding the Development of 32.81 Acres of Property located at 568 NC Highway 62 East (Rear of Address).

I am pleased to share JCB Development, Inc. has filed for rezoning of the above-mentioned property. We are proposing 35 single family home lots. Your current neighborhood is zoned CZ RS-30, and we are proposing to match our zoning to yours.

To address any questions or concerns that you may have regarding JCB Development rezoning request and proposed development, we will hold a neighborhood meeting via Microsoft Teams on August 6, 2026 at 5:30pm to 6:30pm. If you would like to attend the meeting, please contact me at the email address listed above to receive the meeting link. If you are unable to attend, please do not hesitate to contact my office when convenient for you.

An aerial GIS image is enclosed to provide context as to the location of the Property. The City's Planning and Zoning Commission will meet to consider this request on Tuesday August 12, 2026 at 6pm.

Sincerely yours,

Mario Mareno
Bradford Siteworks Project Manager
JCB Development Project Manager
Mario@Bradfordsiteworks.com
980-635-6764 Mobile

CONDITIONAL REZONING CASE #26-07-PLBD-00028: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 568 NC HWY 62 E

Property Information

The subject property is located at 568 NC Hwy 62 E (Guilford County Tax Parcel #241960 in Fentress Township), approximately 1755 feet southwest of the intersection of Hunt Road and NC Hwy 62 E, comprising a total of approximately 48.31 acres.

Zoning History of Denied Cases: There is no history of denied cases.

Nature of the Request

This is a request to conditionally rezone an approximate 32.96 acre portion of the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning - 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): (1) Single Family Detached Dwellings.
(2) Subdivision (Major) – Residential (6 or more lots). (3) Subdivision (Minor) – Residential.
(4) Accessory Apartments/Dwelling Units.

Proposed Development Conditions:

None

District Descriptions

The **AG, Agricultural 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 - "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. Cluster development (conservation subdivisions) are permitted.

The **CZ, Conditional Zoning District** is established as a companion district for every district established in the Unified Development Ordinance. These districts are CZ-AG, CZ-RS-40, CZ-RS-30, CZ-RS-20, CZ-RS-3, CZ-RS-5, CZ-RS-7, CZ-RM-8, CZ-RM-18, CZ-RM-26, CZ-LO, CZ-NB, CZ-LB, CZ-MXU, CZ-GB, CZ-HB, CZ-CP, CZ-LI, CZ-HI, CZ-PI, CZ-RPD, CZ-PD-R, and CZ-PD-M. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process, also shall apply.

Character of the Area

The vicinity of the subject property is predominantly characterized as residential and vacant agricultural land. The surrounding zoning is mostly AG with an adjacent CZ-RS-30 district abutting the property to the east. The subject property is currently enrolled in the Present-Use Value program for tax deferred status with a Forestry Management Plan.

Existing Land Use(s) on the Property: A single-family, detached dwelling

Surrounding Uses:

North: Agricultural and residential
South: Agricultural and residential
East: Residential
West: Agricultural and residential

Historic Properties: There are no inventoried historic resources located on or adjacent to the subject property.

Cemeteries: No cemeteries are shown to be located on or adjacent to the subject property, but efforts should be made to rule out the potential for unknown grave sites.

Infrastructure and Community Facilities

Public School Facilities:

Guilford Co. School Boundaries	2025-26 Built Capacity	2025-26 20 th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Pleasant Garden Elementary	762	444	0	11-13
Southeast Middle	912	840	13	6-8
Southeast High	1542	1140	4	9-11
Remarks: Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms. Fourth grade, fifth grade, middle, and high school built capacity assumes 30 students per core academic classroom.				
Source: Guilford County Schools				

Emergency Response:

Fire Protection District: Pleasant Garden

Distance from Fire Station: 3.7 miles

Water and Sewer Services:

Provider: Private Septic System and Well

Within Service Area: No

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: NC Hwy 62 East is considered a Major Thoroughfare per Greensboro Urban Area Metropolitan Planning Organization (GUAMPO). The North Carolina Department of Transportation (NCDOT) 2025 Annual Average Daily Traffic count was 5,260 cars.

Proposed Improvements: There is an improvement project which began in 2023 for NC Hwy 62 East, it is under the Highway Safety mode and is described as installing pavement markings. TIP: HS-2007E. Any new development would be subject to NCDOT review and must obtain all required approvals.

Projected Traffic Generation: Data not available.

Environmental Assessment

Topography: Per the USDA-NRCS Web Soil Survey, the topography at this parcel ranges from nearly level to gently sloping and strongly sloping to moderately steep.

Regulated Floodplain: There is no regulated floodplain on site per the effective Flood Insurance Rate Map.

Wetlands: There are no mapped wetlands on site per the National Wetlands Inventory.

Streams: There are no mapped streams on site per the USGS Topo Quad Map and/or Soil Survey Map of Guilford County.

Water Supply Watershed: Lake Mackintosh WS-IV, General Watershed Area

Consistency: Future Land Use Map & Comprehensive Plan

Future Land Use Map Classification: Working Farm/Agriculture (Southeast Quadrant)

The **Working Farm/Agriculture** Land Use 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 Lands may contain both residential and non-residential uses and typically have parcel sizes that are larger than five or ten acres.

The **Residential** Land Use Classification represents lands that typically consist of lots of varying sizes that are in a grid or curvilinear pattern and primarily consist of low-density, single-family residential uses. They include both existing development and new areas that are currently undeveloped, which may experience development in the form of medium and high density uses in areas where municipalities continue to grow outward into the county or along primary transportation corridors.

Consistency: The requested rezoning is inconsistent with the property's current Future Land Use Map (FLUM) classification of Working Farm/Agriculture. Working Farm/Agriculture is typically characterized by parcel sizes that are larger than five or ten acres.

The proposed rezoning to CZ-RS-30 would be consistent with the FLUM Classification of Residential due to reduced lot size requirements leading to increased density. The Residential classification includes a mixture of low and medium density development, typically consisting of densities of up to four dwelling units per acre.

NOTE: A portion of the contiguous development to the east has a FLUM designation of Working Farm/Agriculture but is developed as a residential neighborhood.

Comprehensive Plan: Guiding Guilford Moving Forward Together (adopted September 4, 2025)

Consistency: While inconsistent with the current land use classification for the specified parcel(s), the requested rezoning is consistent with the following goals, policies, and actions of the 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.

Reasonableness

The request to conditionally rezone the subject portion of property from AG, Agricultural to CZ-RS-30 is reasonable as it supports key elements of the Guilford County Comprehensive Plan, including the Goal Statement for the Attainable Housing Planning Theme which states: “Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design,” and Attainable Housing’s Policy 1 to “enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents.” The subject property portion is contiguous to an existing, developed neighborhood to the east that is zoned CZ-RS-30 with an existing stub street extending from Rogers Farm Road intended for future connection to the subject property portion. Therefore, the requested map amendment to CZ-RS-30 is in alignment with the development pattern of the surrounding area and would facilitate strategic infill development connecting to existing infrastructure.

Recommendation

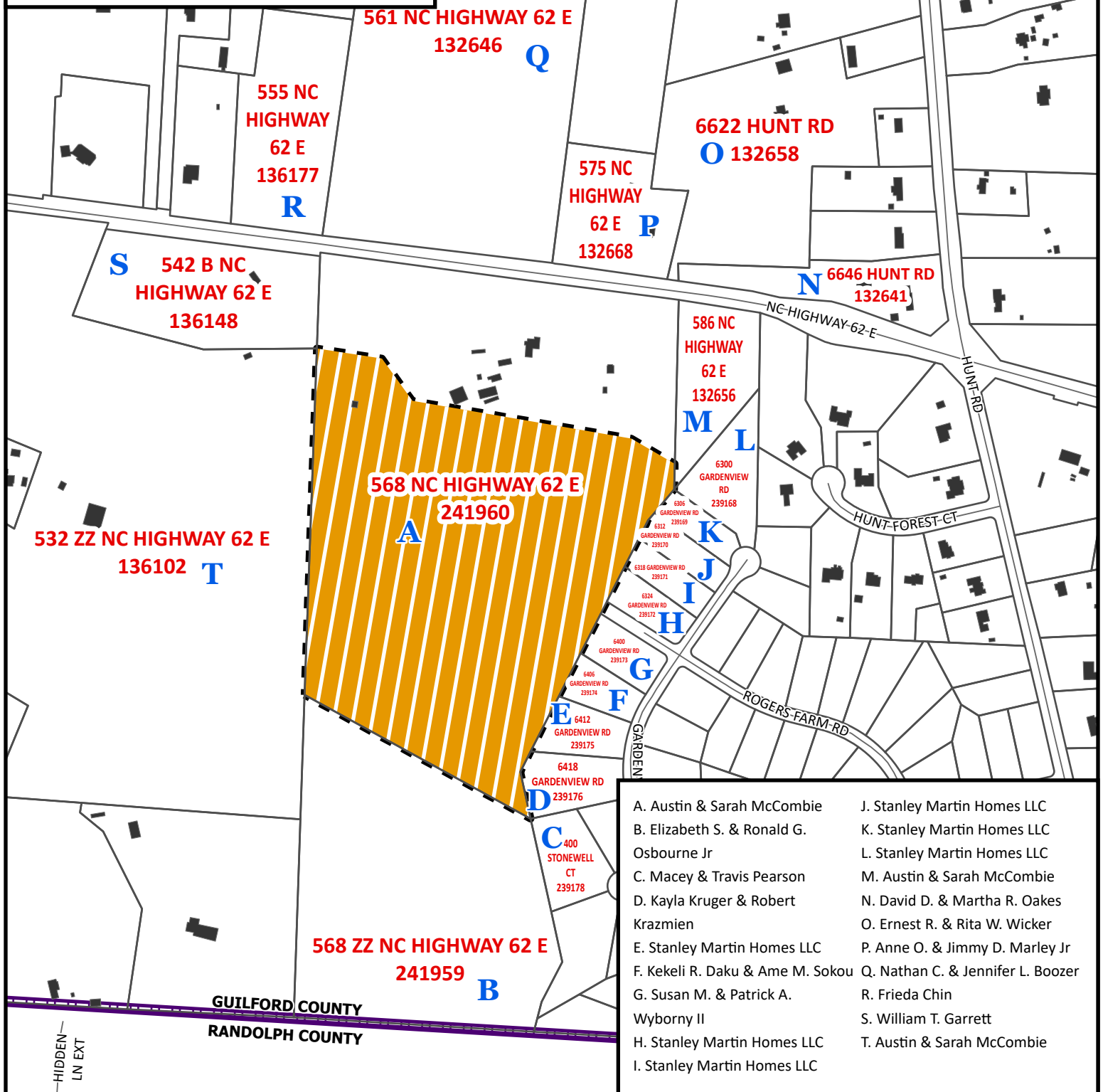
Staff Recommendation: Approval

FLUM Quadrant: Southeast

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

Adjacent Properties Map

**AG to CZ-RS-30
+/- 32.96 Acres**



- | | |
|---|-----------------------------------|
| A. Austin & Sarah McCombie | J. Stanley Martin Homes LLC |
| B. Elizabeth S. & Ronald G. Osbourne Jr | K. Stanley Martin Homes LLC |
| C. Macey & Travis Pearson | L. Stanley Martin Homes LLC |
| D. Kayla Kruger & Robert Krazmien | M. Austin & Sarah McCombie |
| E. Stanley Martin Homes LLC | N. David D. & Martha R. Oakes |
| F. Kekeli R. Daku & Ame M. Sokou | O. Ernest R. & Rita W. Wicker |
| G. Susan M. & Patrick A. Wyborny II | P. Anne O. & Jimmy D. Marley Jr |
| H. Stanley Martin Homes LLC | Q. Nathan C. & Jennifer L. Boozer |
| I. Stanley Martin Homes LLC | R. Frieda Chin |
| | S. William T. Garrett |
| | T. Austin & Sarah McCombie |



Planning & Development
Department

Jurisdiction:

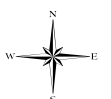
GUILFORD COUNTY

Case Number:

26-07-PLBD-00028

Case Area:

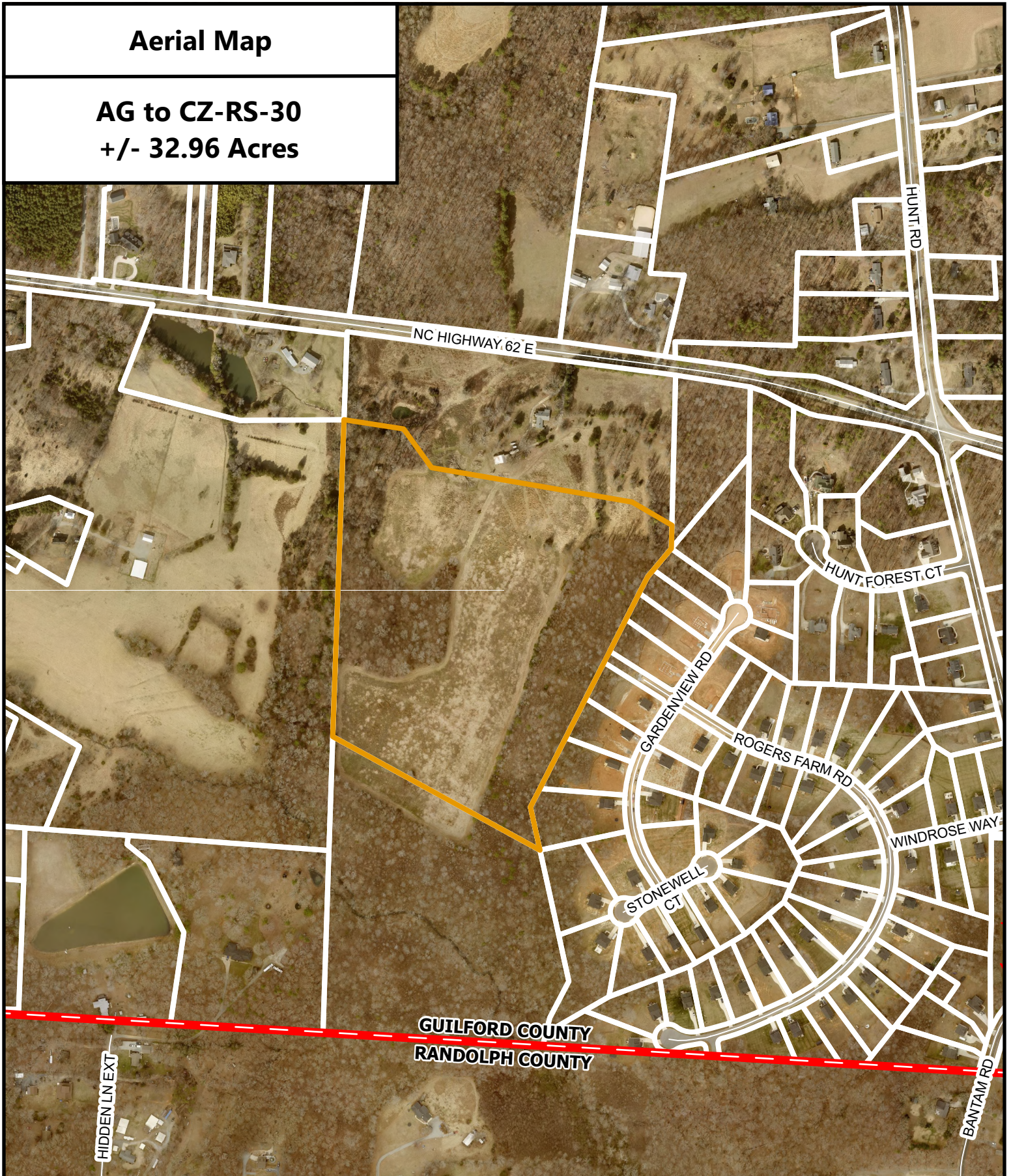
Parcel(s) - 241960
568 NC Highway 62 E



Scale: 1" = 500'

Aerial Map

**AG to CZ-RS-30
+/- 32.96 Acres**



Planning & Development
Department

Jurisdiction:

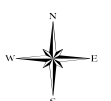
GUILFORD COUNTY

Case Number:

26-07-PLBD-00028

Case Area:

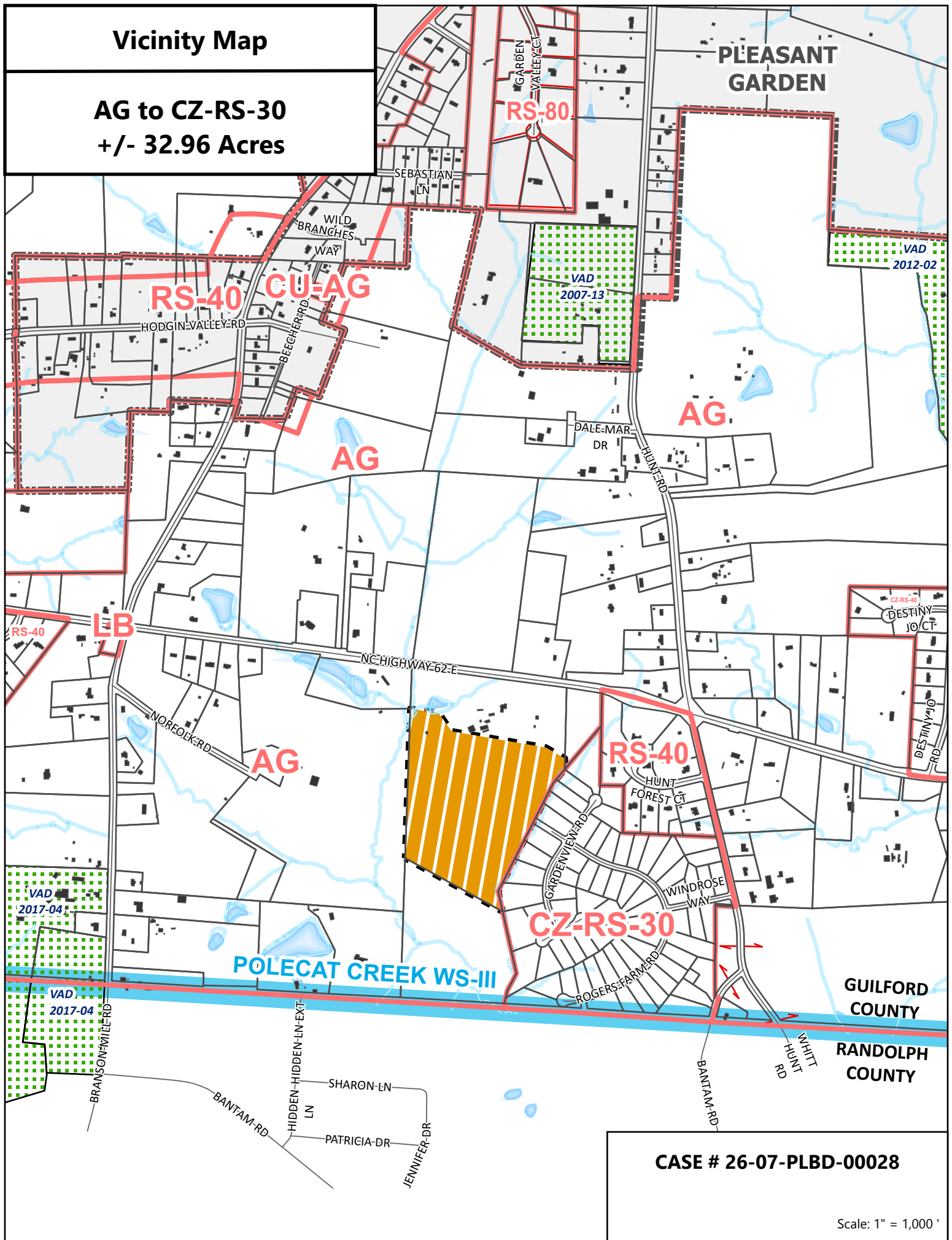
Parcel(s) - 241960
568 NC Highway 62 E



Scale: 1" = 500'

Vicinity Map

AG to CZ-RS-30
+/- 32.96 Acres

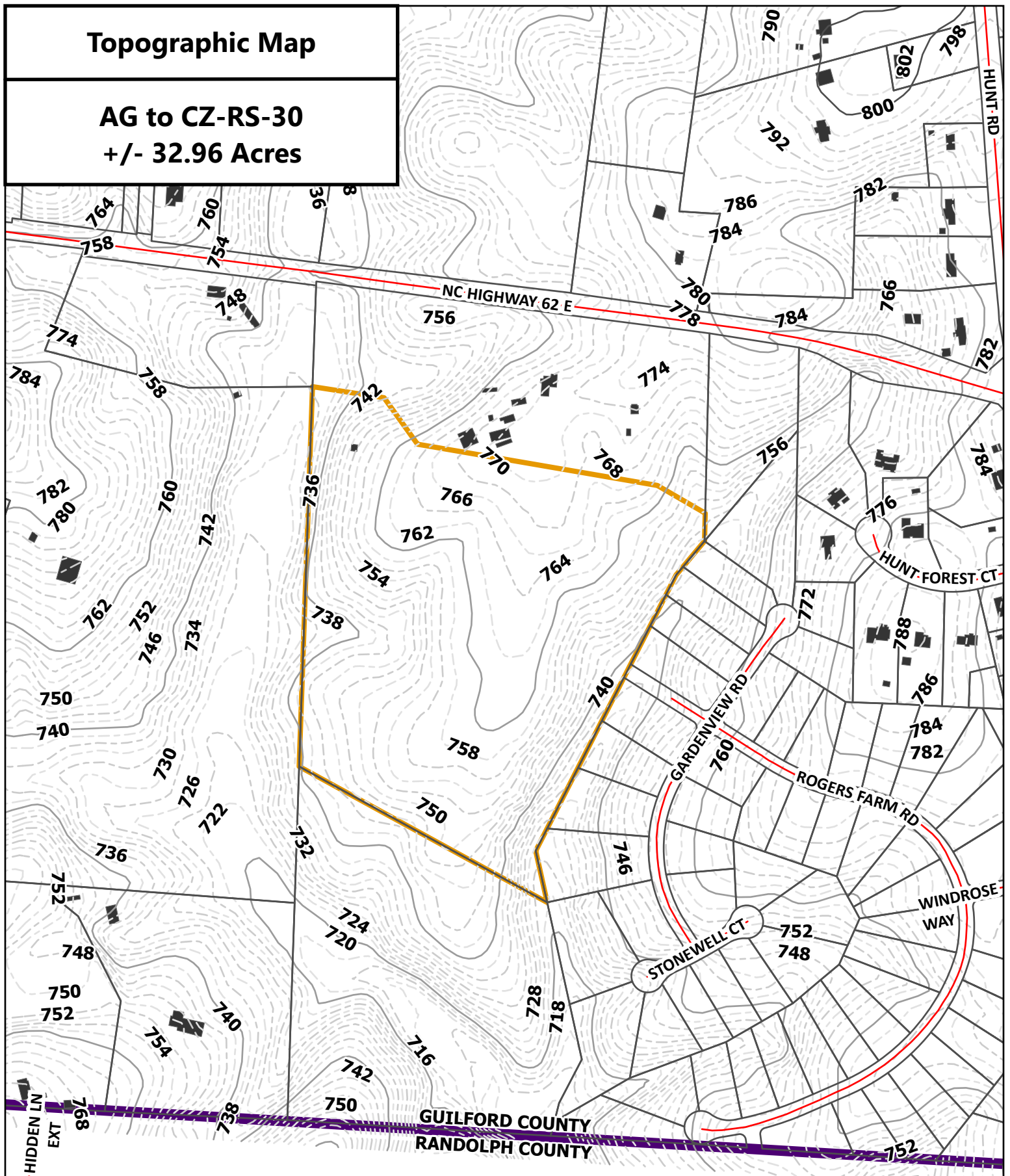


CASE # 26-07-PLBD-00028

Scale: 1" = 1,000'

Topographic Map

AG to CZ-RS-30
+/- 32.96 Acres



Planning & Development
Department

Jurisdiction:

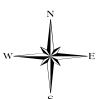
GUILFORD COUNTY

Case Number:

26-07-PLBD-00028

Case Area:

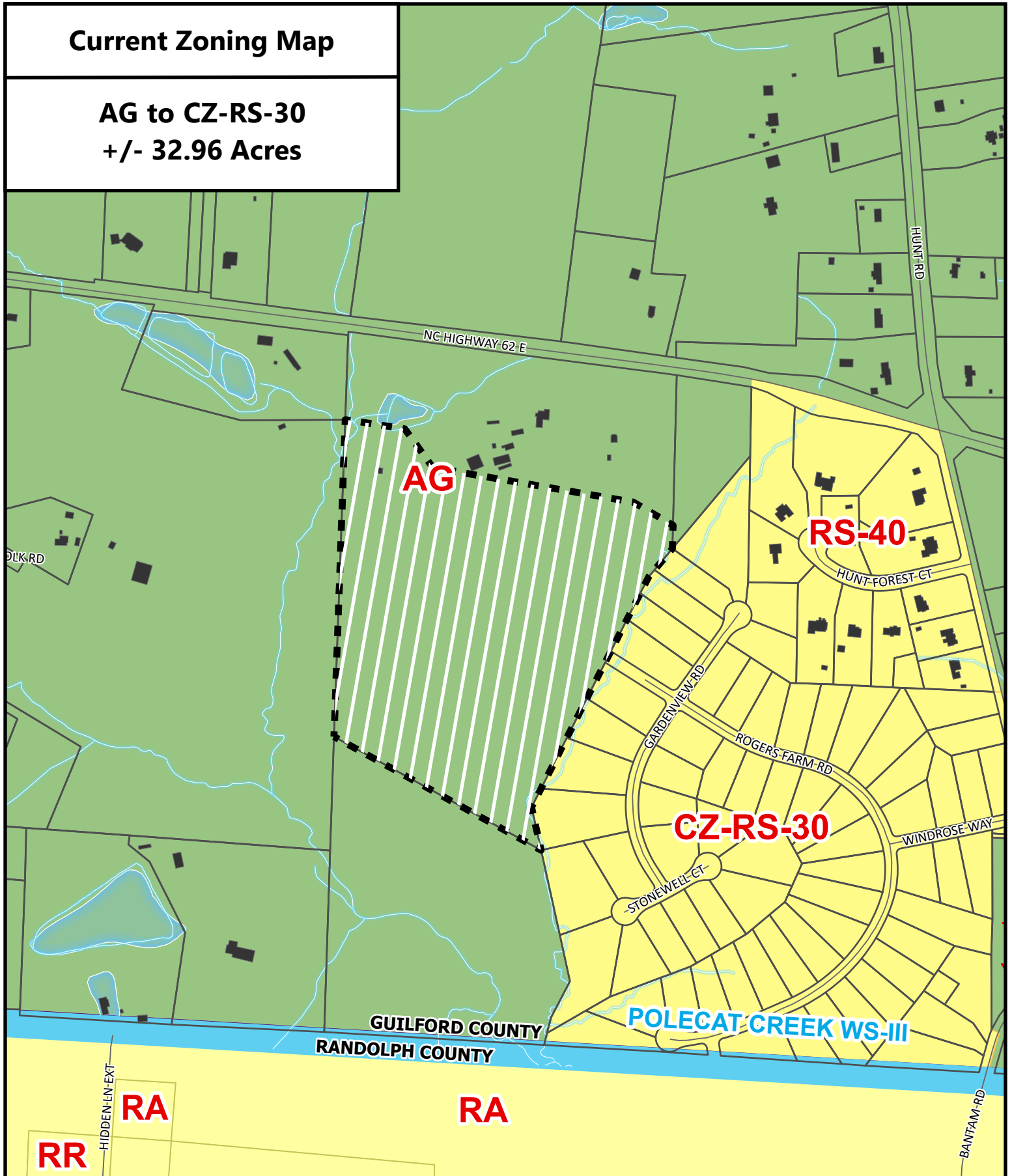
Parcel(s) - 241960
568 NC Highway 62 E



Scale: 1" = 417'

Current Zoning Map

**AG to CZ-RS-30
+/- 32.96 Acres**



Planning & Development
Department

Jurisdiction:

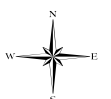
GUILFORD COUNTY

Case Number:

26-07-PLBD-00028

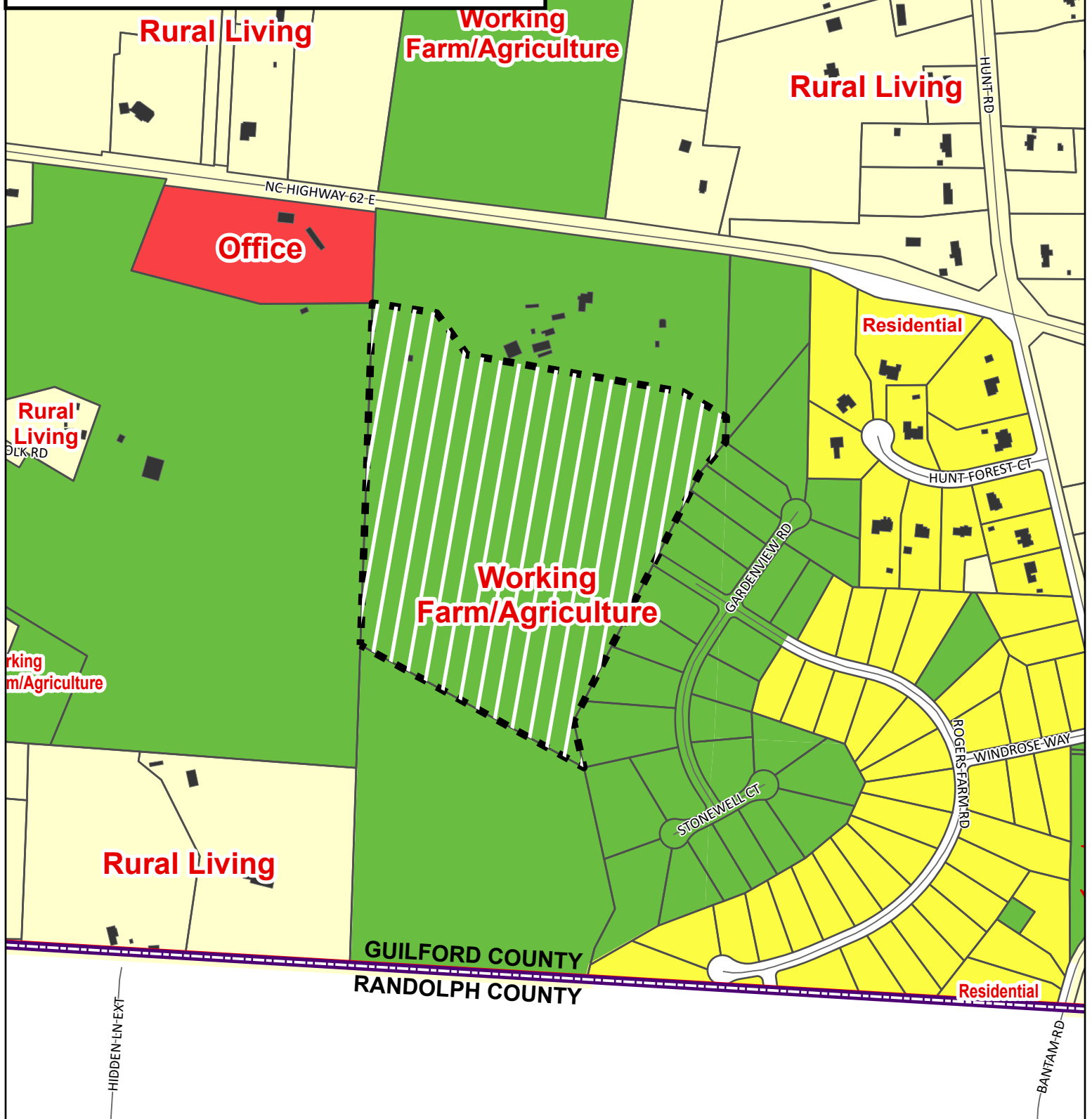
Case Area:

Parcel(s) - 241960
568 NC Highway 62 E



Scale: 1" = 500'

Future Land Use Map (FLUM)



Planning & Development
Department

Jurisdiction:

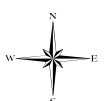
GUILFORD COUNTY

Case Number:

26-07-PLBD-00028

Case Area:

Parcel(s) - 241960
568 NC Highway 62 E



Scale: 1" = 500'

241960



Zoom to

REID	241960
Owner	MCCOMBIE, AUSTIN;MCCOMBIE, SARAH
Address	568 NC HIGHWAY 62 E
Legal Description	48.31AC TRACT B MCCOMBIE BK8960-15
FLUM	Working Farm/Agriculture
Zoning	AG,
Scenic Corridors	
Watershed	POLECAT CREEK
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

**CONDITIONAL REZONING CASE #26-07-PLBD-00028: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING RESIDENTIAL: 568 NC HWY 62 E**

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

DECISION MATRIX

Zoning	Plan Consistency	Decision
Approve	Consistent	N/A
Deny	Inconsistent	#2
Approve	Inconsistent	#3
Deny	Consistent	N/A

**CONDITIONAL REZONING CASE #26-07-PLBD-00028: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING RESIDENTIAL: 568 NC HWY 62 E**

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #1
APPROVE-CONSISTENT
NO PLAN AMENDMENT**

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #
241960 from **AG to CZ-RS-30** because:

1. The amendment **is** consistent with the Comprehensive Plan because:

[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

2. The amendment **is** reasonable because:

*[Factors may include public health and safety, character of the area and relationship of
uses, applicable plans, or balancing benefits and detriments.]*

**CONDITIONAL REZONING CASE #26-07-PLBD-00028: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING RESIDENTIAL: 568 NC HWY 62 E**

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #2
DENY-INCONSISTENT
NO PLAN AMENDMENT**

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel # 241960 from **AG to CZ-RS-30** because:

1. The amendment **is not** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is not consistent.]

2. The amendment **is not** reasonable because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

**CONDITIONAL REZONING CASE #26-07-PLBD-00028: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING RESIDENTIAL: 568 NC HWY 62 E**

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #3
APPROVE-INCONSISTENT
PLAN AMENDMENT**

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel # 241960 from **AG to CZ-RS-30** because:

1. This approval also amends the **Future Land Use Map: Southeast Quadrant**.
2. The zoning map amendment and associated **Future Land Use Map** amendment from **Working Farm/Agriculture to Residential** in the **Southeast Quadrant** are based on the following change(s) in condition(s):
[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

3. The amendment **is** reasonable because:
[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

**CONDITIONAL REZONING CASE #26-07-PLBD-00028: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING RESIDENTIAL: 568 NC HWY 62 E**

**GUILFORD COUNTY PLANNING BOARD
ZONING MAP AMENDMENT STATEMENT OF CONSISTENCY**

**DECISION #4
DENY-CONSISTENT
NO PLAN AMENDMENT**

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel # 241960 from **AG to CZ-RS-30** because:

1. The amendment **is** consistent with the Comprehensive Plan because:

[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

2. The amendment **is** consistent but not reasonable because:

[Factors may include public health and safety, character of the area and relationship of uses, applicable plans, or balancing benefits and detriments.]

(Insert Color Paper)

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UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-06-PLBD-00022: AN AMENDMENT TO ARTICLE 3 (PERMITS AND PROCEDURES) SUBSECTION 3.5.M (PROCEDURES FOR SPECIFIC APPLICATIONS - REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT) TO ADD TEXT TO ALIGN WITH NCGS 160D-601 AND CURRENT PRACTICE REGARDING REQUIRING OWNER CONSENT FOR DOWNZONING

Description

This proposed Text Amendment amends Article 3 Permits and Procedures, Subsection 3.5.M Procedures for Specific Applications – Rezoning (Conventional & Conditional) / Map Amendment to add clarifying language to the Guilford County Unified Development Ordinance (UDO) regarding written consent being required of all affected property owners when downzoning any property consistent with NCGS 160D-601, and current departmental practice.

The underlined text is text to be added.

The following amendment is proposed:

3.5 PROCEDURES FOR SPECIFIC APPLICATIONS

...

M. REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT...

4. Procedure...

e. Planning Board Review and Decision

- (1)** The Planning Board, after conducting a legislative hearing, shall review and provide a decision on the request.
- (2)** The decision shall be one of the following:
 - (i)** Adoption of the rezoning as proposed
 - (ii)** Adoption of the rezoning to a zoning district designation of lesser intensity with written consent of all affected property owners.
 - (iii)** Denial of the rezoning
 - (iv)** Remand of the rezoning application to staff for further consideration.

Consistency Statement

Comprehensive Plan: Guiding Guilford Moving Forward Together (adopted September 4, 2025)

Consistency: This proposed Text Amendment is consistent with the following elements of the Guilford Comprehensive Plan:

- **Planning Theme: Community Character**
 - Goal Statement: Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking.

The proposed amendment is consistent with the Future Land Use Framework for Sensible Growth outlined in the Guiding Guilford: Moving Forward Together Comprehensive Plan.

The Plan's Vision states, "In order to house this growth, the County needs to begin implementing measures, policies, and regulations to ensure that future development patterns are reflective of the community's Vision." Additionally, this Text Amendment aligns the UDO with current State law (NCGS 160D-601) and current departmental practice.

Staff Recommendation

Staff Recommendation: Approval.

DRAFT

Proposed Text Amendment

Case #26-06-PLBD-00022

The underlined text is to be added.

SUBSEC. 3 – PERMITS AND PROCEDURES

3.5 PROCEDURES FOR SPECIFIC APPLICATIONS

...

M. REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT...

4. Procedure...

e. Planning Board Review and Decision

- (1)** The Planning Board, after conducting a legislative hearing, shall review and provide a decision on the request.
- (2)** The decision shall be one of the following:
 - (i)** Adoption of the rezoning as proposed
 - (ii)** Adoption of the rezoning to a zoning district designation of lesser intensity with written consent of all affected property owners.
 - (iii)** Denial of the rezoning
 - (iv)** Remand of the rezoning application to staff for further consideration.

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(Insert Color Paper)

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UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-07-PLBD-00024: AN AMENDMENT TO ARTICLE 4 (ZONING DISTRICTS); SUBSECTION 4.2.1 (AG-AGRICULTURAL DISTRICT); SUBSECTION 4.2.17 (MXU-MIXED USE DISTRICT); AND SUBSECTION 4.3 (USE MATRIX) TO ADJUST DIMENSIONAL REQUIREMENTS FOR SINGLE- AND TWO-FAMILY DWELLINGS IN THE AG, AGRICULTURAL AND MXU, MIXED USE ZONING DISTRICTS AND ADD TWO-FAMILY DWELLINGS AS A PERMITTED USE IN THE RS-40, RESIDENTIAL DISTRICT

Description

This proposed Text Amendment to the Guilford County Unified Development Ordinance (UDO) amends Article 4 Zoning Districts, Subsection 4.2.1 AG-Agricultural District; Subsection 4.2.17-MXU Mixed Use District; and Subsection 4.3 Use Matrix. If approved, the amendment will align the dimensional requirements for Two-Family Dwellings (Duplexes) with single-family, detached dwellings in the AG district, reduce dimensional requirements for minimum lot width at the building line for single-family, detached and two-family dwellings in the MXU district, and add Two-Family Dwellings (Twin Homes and Duplexes) as a permitted use by right in the RS-40 district.

This proposal addresses several of the priorities and recommendations found within the Comprehensive Plan which places a priority on creation of new housing including what is known as the “Missing Middle Housing.” This term is defined as: “A term that refers to creating a spectrum of housing types that are typically absent from more recent housing development. Is a range of medium-density multifamily units – from Duplexes to cottage units to apartments – that can provide housing opportunities that are in scale with single-family neighborhoods but can house more people and are often at a lower, more attainable price point.” Additionally, Duplexes are identified as a recommended primary land use within both the Rural Living and Residential Land Use Classifications of the Future Land Use Map (FLUM).

The Community Character priorities of the Comprehensive Plan are not impacted by the proposed amendment as the addition of Duplexes in the RS-40 zoning district and reduction of the minimum lot size for Duplexes in AG district are in line with the existing district development patterns. For context, Accessory Dwelling Units (ADUs) are currently allowed in all residential zoning districts (one per lot). ADUs are defined as: “A dwelling unit that exists either as part of a principal dwelling, or as an accessory building, and is secondary and incidental to the use of the property as single family residential.” Under the UDO’s Development Standards, ADUs may be either detached or attached to the principal dwelling. Note, ADUs are not allowed as accessories to Duplexes. Therefore, the amendment does not alter the existing density limitations of the RS-40 district and brings lot size requirements in the AG district to be consistent between one- and two-family homes with two dwelling units currently being allowed on a 40,000 square foot lot (a principal dwelling and an ADU). Finally, the reduction of the minimum lot width at the building line for one- and two-family dwellings in the MXU district is in alignment with the character of a Mixed-Use District as a moderately dense and walkable area.

A summary of the proposed Text Amendment is below:

- Subsection 4.2.1 (AG) – (1) Reduces the minimum lot size from 60,000 sf to 40,000 sf and minimum lot width from 200 ft to 150 ft for Two-Family Dwellings to align with the lot dimensional requirements for Single-Family, Detached Dwellings in the AG District.

- Subsection 4.2.17 (MXU) – (1) Clarifies that dimensional standards for Single-Family, Detached dwellings also apply to Two-Family dwellings in the MXU district. Reduces Single-Family, Detached and Two-Family Dwelling minimum lot width at the building line from 50 ft to 40 ft for interior lots and reduces the minimum lot width at the building line for Single-Family, Detached and Two-Family Dwellings on corner lots from 70 ft to 50 ft in the MXU District.
- Subsection 4.3 (Use Matrix) – (1) Amends Table 4.3-1 Permitted Use Schedule to add Two-Family Dwelling (Twin Home or Duplex) as a permitted use by right in the RS-40 zoning district.

SEE ATTACHED TEXT AMENDMENT

Consistency Statement:

Comprehensive Plan: Guiding Guilford Moving Forward Together (adopted September 4, 2025)

Consistency: This proposed Text Amendment is consistent with the following elements of the Guiding Guilford Moving Forward Together 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 the new housing units that will provide a mix of housing types that meet the needs of residents.
 - Action H1.7 Update the UDO to allow developers of new subdivisions to provide multiple lot sizes and/or house types to encourage additional housing variety.
 - Action H2.3: Complete a code audit to identify any barriers related to the creation of missing middle housing and implement recommended code changes from the audit.

The proposed Text Amendment is consistent with the Guilford Comprehensive Plan's Attainable Housing Planning Theme's Goal Statement which states to: "Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design." The proposal is also consistent with the Attainable Housing Planning Theme's Policy 1 which states to: "Enable the creation of the new housing units that will provide a mix of housing types that meet the needs of residents." Furthermore, the proposed amendment is consistent with the following near term Action Items under the Attainable Housing Planning Theme: (1) Action H1.7 which states to "Update the UDO to allow developers of new subdivisions to provide multiple lot sizes and/or house types to encourage additional housing variety."

(2) Action Item H2.3 which states: "Complete a code audit to identify any barriers related to the creation of missing middle housing and implement recommended code changes from the audit."

Staff Recommendation

Staff Recommendation: Approval.

Proposed Text Amendment Case #26-07-PLBD-00024

The underlined text is to be added; the text to be removed is shown with a single ~~strike through~~.

Subsec. 4 – Zoning District...

4.2.1 AG – AGRICULTURAL DISTRICT...

Dimensional Requirements - AG

Dimensional Requirement	Single-Family Detached	Two-Family Dwelling Duplex	Note
Min. Lot Size (ft.²)	40,000	60,000	
<u>Min. Lot Size (ft²)</u>	<u>40,000</u>		
Min Lot Width (ft) @ Building Line			
Interior Lot (ft.)	150	200	
<u>Interior Lot (ft.)</u>	<u>150</u>		
Corner Lot (ft.)	150	200	
<u>Corner Lot (ft.)</u>	<u>150</u>		
Min. Street Frontage (ft.)	50	50	
<u>Min. Street Frontage (ft.)</u>	<u>50</u>		
Min Street Setback (ft.)			[1]
Local or Collector, Front or Side	40	40	
<u>Local or Collector, Front or Side</u>	<u>40</u>		
Minor Thoroughfare	45	45	
<u>Minor Thoroughfare</u>	<u>45</u>		
Major Thoroughfare	50	50	
<u>Major Thoroughfare</u>	<u>50</u>		
Min. Interior Setbacks (ft.)			
Side Yard (ft.)	15	15	
<u>Side Yard (ft.)</u>	<u>15</u>		

Proposed Text Amendment Case #26-07-PLBD-00024

The underlined text is to be added; the text to be removed is shown with a single ~~strike through~~.

Dimensional Requirements - AG

Dimensional Requirement	Single-Family Detached	Two-Family Dwelling Duplex	Note
Rear Yard (ft.)	30	30	
<u>Rear Yard (ft.)</u>	<u>30</u>		
Max. Structure Height (ft.)	50	50	[2]
<u>Max. Structure Height (ft.)</u>	<u>50</u>		<u>[2]</u>
Max. Building Coverage (% of Lot)	30	30	
<u>Max. Building Coverage (% of Lot)</u>	<u>30</u>		
Accessory Structures			[3]
Setbacks (ft.)	Same as above.		
Height (ft.)	N/A		
Maximum Size (% of Floor Area)	N/A		

1. *Setback measured from right-of-way line or property line of parcels.*
2. *No more than three (3) full or partial stories entirely above grade.*
3. *Accessory structures may be located in front of the principal structure when the lot is a minimum of two (2) acres. If the accessory building is less than or equal to 600 square feet in area, side and rear setbacks may be reduced to five (5) ft. See Section 4.8 for additional requirements for Accessory Uses, Buildings, and Structures.*

Proposed Text Amendment Case #26-07-PLBD-00024

The underlined text is to be added; the text to be removed is shown with a single ~~strike through~~.

4.2.17 MXU – MIXED-USE...

Dimensional Requirements - MXU

Standard	Residential (DU=Dwelling Unit)		Non-Residential	Note
	<u>SF Single-Fam/Two-Fam</u>	MF Mult-Fam.		
Min. Lot Size (ft. ²)	5,000	n/a	20,000	
Min. Lot Size for First 3 DUs (ft. ²)	n/a	9,000	n/a	
Additional Lot Area per Additional Unit (ft. ²)	n/a	2,000	n/a	
Minimum Lot Width (ft.) @ Building Line			100	
Interior Lot (ft.)	50-40	n/a	n/a	[1]
Corner Lot (ft.)	70-50	n/a	n/a	
Min. Street Frontage (ft.)	30	50	75	
Minimum Lot Width for First <u>First</u> 3 DUs (ft.)	n/a	60	n/a	
Additional Lot Width per Additional Unit (ft.)	n/a	5 until total = 120	n/a	
Min. Street Setbacks (ft.)				[1][2]
Local or Collector Rd.	15	25	25	
Minor Thoroughfare	35	35	30	
Major Thoroughfare	45	45	35	
Min. Interior Setbacks (ft.)				
Min. Side Setback (ft.)	5	10	10	
Rear Setback (ft.)	15	25	10	
Minimum Building Separation (ft.)	n/a	20	6	
Max. Structure Height (ft.)	50	50	n/a	[3]
Max. Building Coverage	40%			
Accessory Structures				[4]
Setbacks (ft.)	Same as above.			
Height (ft.)	25			
Maximum Size (% of Floor Area)	25			

1. Setbacks measured from right-of-way line/property line of parcels.
2. See Subsec. 8 - Subdivisions & Infrastructure Standards for Street Design Standards.
3. For each ft. above 50, the minimum setback on all sides shall increase by 1 ft.
4. See Section 4.8 for additional requirements for Accessory Uses, Buildings, and Structures.

Proposed Text Amendment Case #26-07-PLBD-00024

The underlined text is to be added; the text to be removed is shown with a single ~~strike through~~.

4.3 USE MATRIX...

TABLE 4.3-1 PERMITTED USE SCHEDULE																						
X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4 P = Use by Right D = Individual Development Standards Apply - See Article 5 S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q Z = Overlay Zoning Required "" = Additional District Requirements, See Section 4.5 or 4.6																						
Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial		
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*		
Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P		P	P	P							
	Two-Family Dwelling (Twin Home or Duplex)		P	P					P	P	P		P	P	P							

Single-Family Detached Dwelling

Zoning: RS-40, Residential

Text Amendment 26-07-PLBD-00024
Illustrative Image

Rear Setback: 30'

Lot Size –
40,000 sq ft

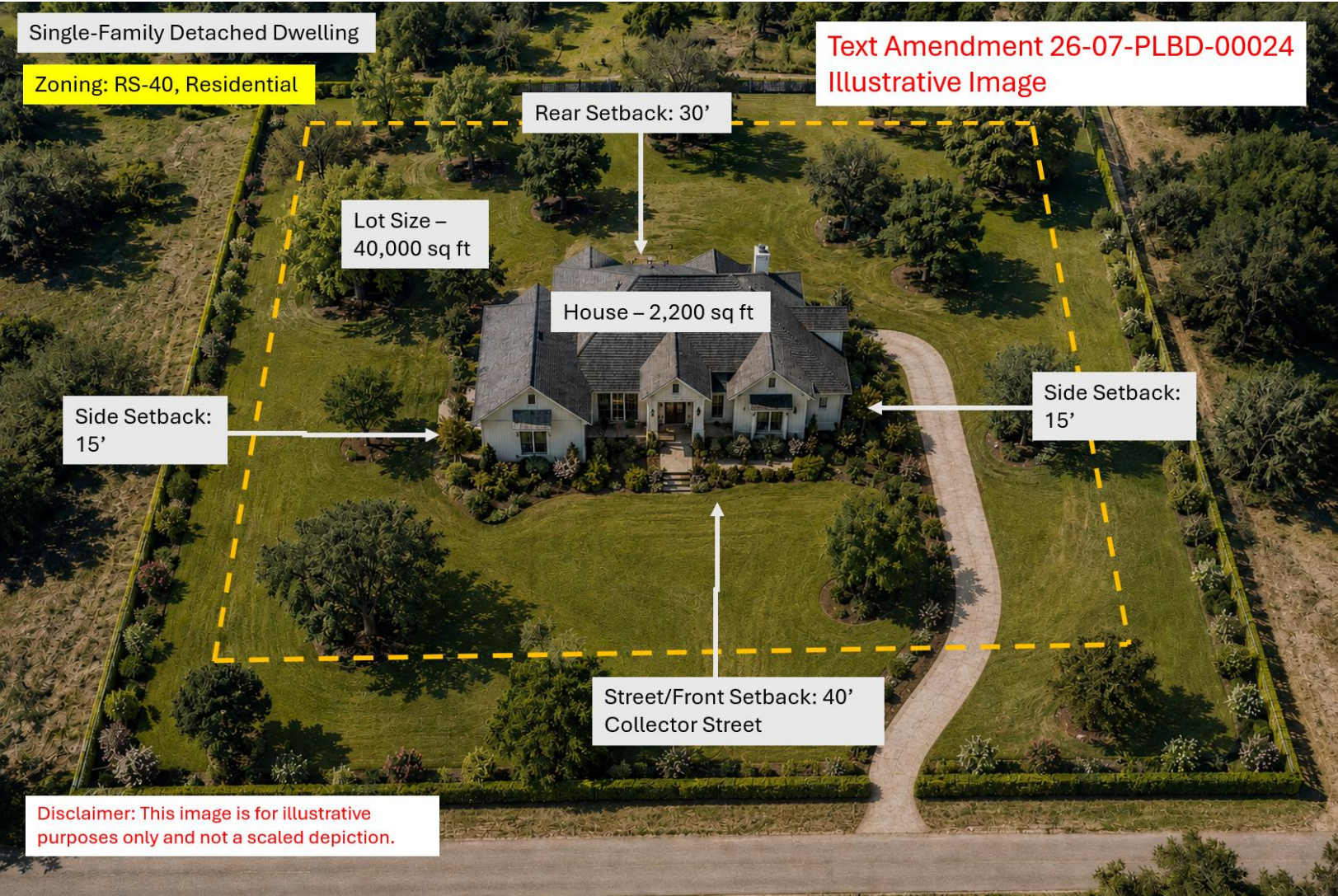
House – 2,200 sq ft

Side Setback:
15'

Side Setback:
15'

Street/Front Setback: 40'
Collector Street

Disclaimer: This image is for illustrative
purposes only and not a scaled depiction.



Single-Family Detached Dwelling with
Accessory Dwelling Unit (Detached)

Zoning: RS-40, Residential

Text Amendment 26-07-PLBD-00024
Illustrative Image

Rear Setback: 30'

Side Setback:
15'

Side Setback:
15'

ADU – 550 sq ft., as
shown. No size
limit per UDO.

House – 2,200 sq ft

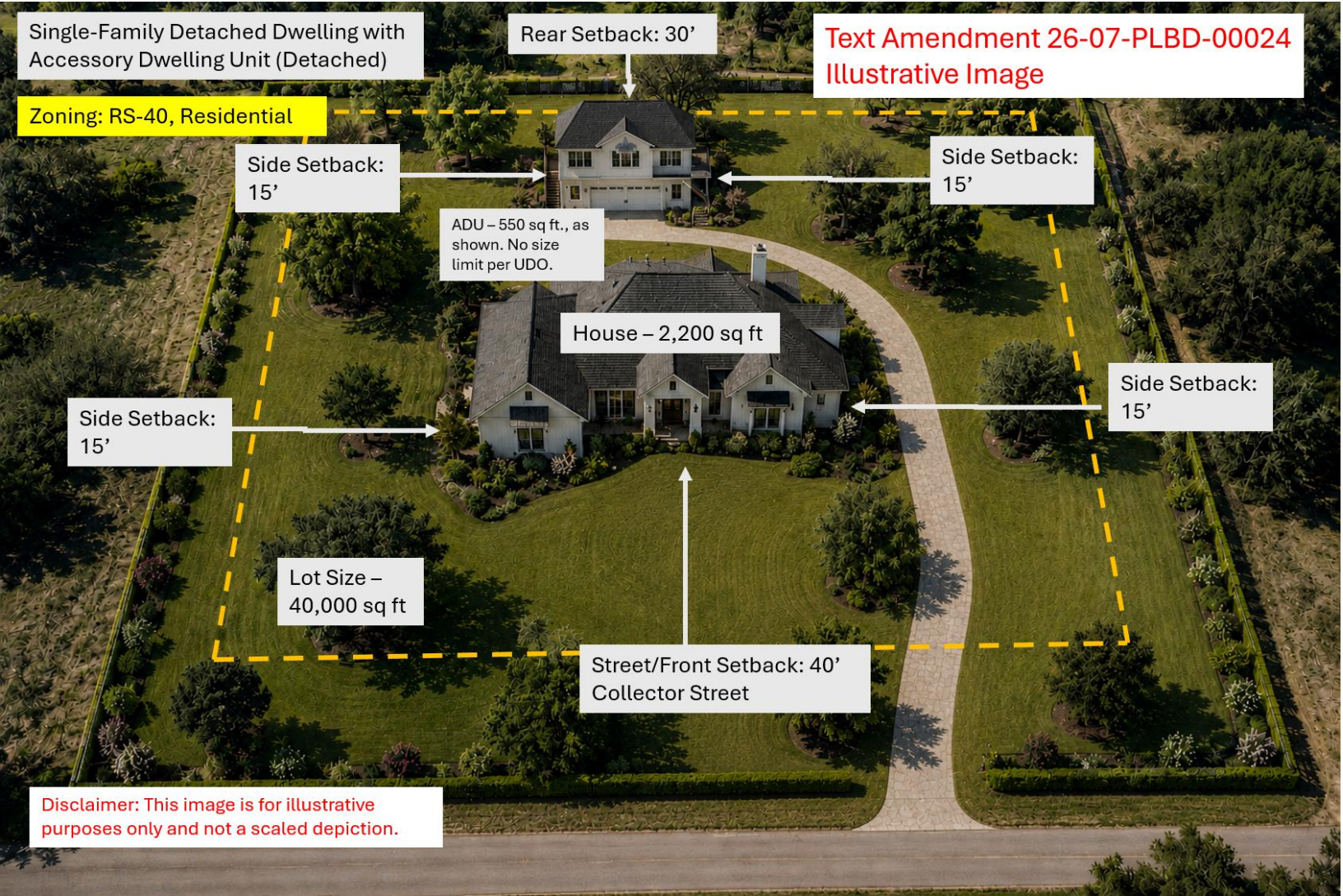
Side Setback:
15'

Side Setback:
15'

Lot Size –
40,000 sq ft

Street/Front Setback: 40'
Collector Street

Disclaimer: This image is for illustrative
purposes only and not a scaled depiction.



Two Family Dwelling – Duplex Dwelling

Zoning: RS-40, Residential

Text Amendment 26-07-PLBD-00024
Illustrative Image

Rear Setback: 30'

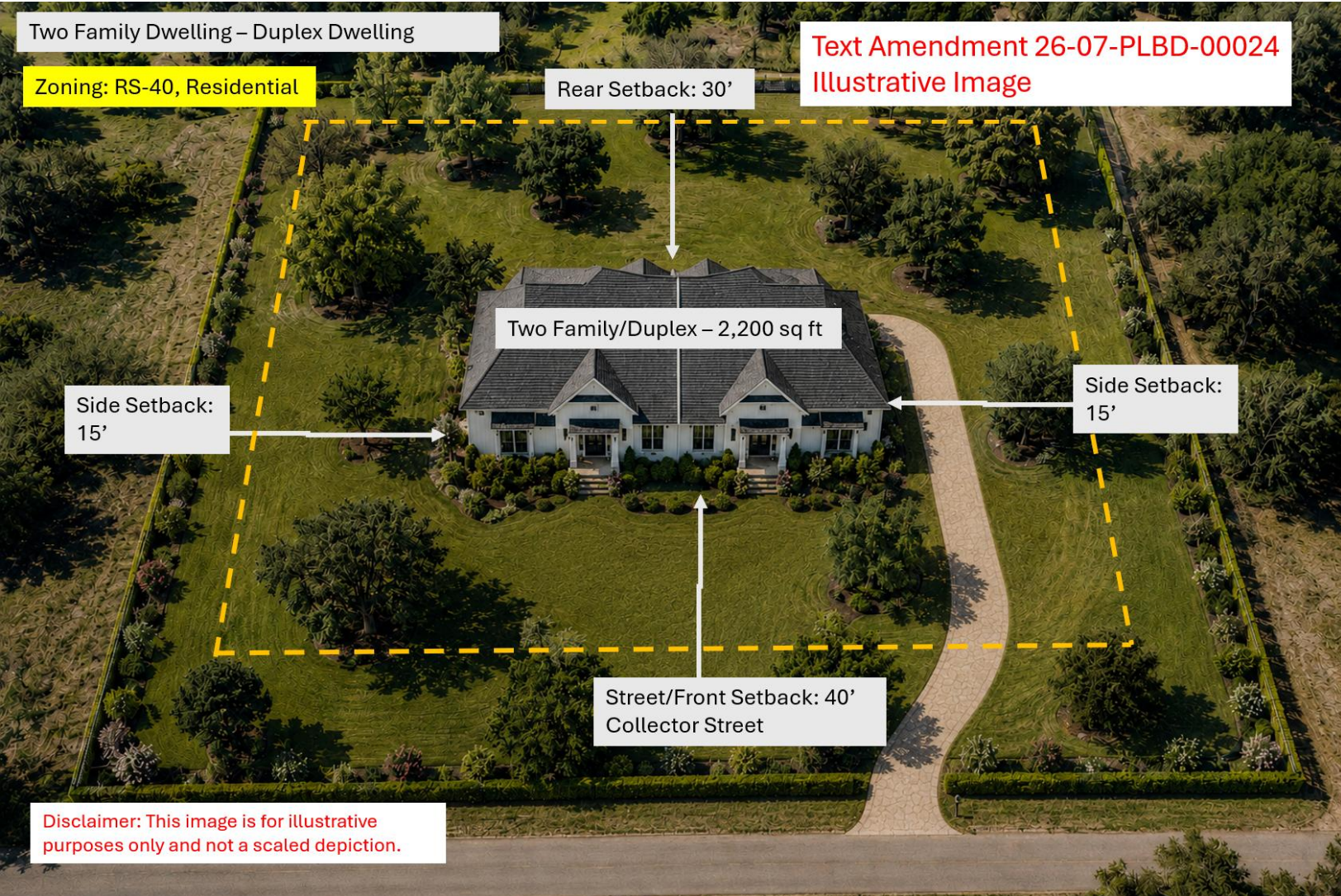
Two Family/Duplex – 2,200 sq ft

Side Setback:
15'

Side Setback:
15'

Street/Front Setback: 40'
Collector Street

Disclaimer: This image is for illustrative
purposes only and not a scaled depiction.



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