



GUILFORD COUNTY PLANNING AND DEVELOPMENT PLANNING BOARD

Regular Meeting Agenda

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

September 9, 2026

6:00 PM

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

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #26-08-PLBD-00033: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD

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

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

Proposed Use Conditions:

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

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

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

Uses to be permitted on the subject properties are identified on the attached use matrix, as follows: Single-Family Detached Dwelling, Home Occupations, Accessory Apartments/Dwelling Units, Subdivision (Minor) - Residential, Subdivision (Major) – Residential (6 or more lots), Temporary Family Healthcare Structures, Bed and Breakfast Home for 8 or Less Guest Rooms (Requires Special Use Permit).

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

Proposed Development Conditions:

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

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

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

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

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

Information for **CONDITIONAL REZONING CASE #26-08-PLBD-00033** can be viewed by scrolling to the September 9, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

Evidentiary Hearing Item(s)

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

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

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

Current SUP Development Conditions:

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

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

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

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

Information for **SPECIAL USE PERMIT CASE #26-07-PLBD-00031** can be viewed by scrolling to the September 9, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the included site plan is also included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

None.

IX. Adjourn

Information may be obtained for any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27401.

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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
**August 12, 2026
6:00 PM**

Call to Order

Chair Donnelly called the meeting to order at 6:02 p.m.

I. Roll Call

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

James Donnelly, Chair; David Craft, Vice Chair; Ryan Alston (exited at approximately 10:00 p.m.); Dr. Nho Thi Bui; Reverend Gregory Drumwright; Guy Gullick; Jason Randy Little; Sam Stalder

The following members were absent from this meeting:

Cara Buchanan

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

Leslie Bell, Planning and Development Director; Jason Hardin, Planning and Development Deputy Director; Oliver Bass, Planning and Zoning Manager; Samantha Lockwood, Senior Planner; Darby Terrell, Senior Planner; Troy Moss, Planner I; Amira Yassin Fort, Planning Technician; Michael Townsend, Fire Marshal; Ashton Roberts, Deputy County Attorney

II. Agenda Amendments

There were no agenda amendments.

III. Approval of Minutes: July 8, 2026

Chair Donnelly referenced the minutes from the July 8, 2026, meeting, and called attention to the amendments distributed to board members by staff members. The first correction acknowledged that the Special Use Permit associated with one of the cases was not currently active. The second correction clarified comments from Board members about data centers, as requested by Reverend Drumwright.

Reverend Drumwright moved to approve the minutes of the July 8, 2026, meeting as amended. The motion was seconded by Vice Chair Craft. The Board voted unanimously, 8-0, in favor of the motion. (Ayes: Donnelly, Craft, Alston, Bui, Drumwright, Gullick, Little, Stalder. Nays: None.)

IV. Rules and Procedures

Chair Donnelly provided information to everyone present regarding the Rules and Procedures followed by the Guilford County Planning Board.

V. Continuance Requests

None

VI. Old Business

None

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.**

Ms. Lockwood presented the staff report for Case #26-06-PLBD-00021. She confirmed that three public notice signs were placed on the subject property and the abutting and adjacent property owners were sent public notice letters consistent with the North Carolina General Statutes. 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. There was no history of denied cases on this parcel. 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

Ms. Lockwood noted the application included no proposed development conditions. She went on to explain that 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.

Ms. Lockwood reviewed the zoning district descriptions as follows:

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.

The **LB, Limited Business District**, is primarily intended to accommodate moderate-intensity shopping and services convenient to nearby residential uses and is 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. All regulations which apply to a general use zoning district also apply to the companion conditional zoning.

Ms. Lockwood stated the 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. The approved Unified Development Plan (UDP) for the PUD limits the proposed development to residential uses, including single-family detached and zero lot line; traditional house; twin home; townhouse; duplex; and multi-family per the UDP. The existing land use on the property is vacant/undeveloped.

Ms. Lockwood said the parcel is located in the Pinecroft-Sedgefield Fire Protection District and is 2.9 miles from the fire station. A private septic system would serve the parcel, and no well is available within the service area. The North Carolina Department of Transportation (NCDOT) 2025 Annual Average Daily Traffic count was 2,801 cars on Old Randleman Road. Additionally, Kivett Drive is considered a Minor Thoroughfare per Greensboro Urban Area Metropolitan Planning Organization (GUAMPO). The NCDOT 2025 Annual Average Daily Traffic count was 2,817 cars. There are currently no known proposed road improvements in the area. Any new development would be subject to NCDOT review and would need to obtain any required approvals.

Ms. Lockwood explained that the parcel is nearly level to gently sloping; there are no regulated floodplains, mapped wetlands or mapped streams on site. The property is located within two water supply watersheds: Polecat Creek WS-III and Lower Randleman Lake WS-IV.

Ms. Lockwood stated that the current Future Land Use Map Classification is Residential, and the parcel is located in the Future Land Use Map (FLUM) southwest quadrant. The requested conditional rezoning is inconsistent with the property's current 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 because of the uses included in the conditional rezoning request and the property's location. Properties designated as Retail/Restaurant are typically located near key intersections and busy corridors that serve the daily needs of local residential neighborhoods. While inconsistent with the current land use classification for the subject parcel, the requested rezoning is consistent with the goals, policies, and actions of the Guilford County Guiding Guilford: Moving Forward Together Comprehensive Plan.

Ms. Lockwood said 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 Guiding Guilford: Moving Forward Together 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 the intersection of two minor thoroughfares (Kivett Drive & Old Randleman Road), which aligns with the LB zoning district's intent to support businesses in proximity to residential uses. Finally, existing unconditionally LB-zoned properties are 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.

Ms. Lockwood confirmed the staff recommendation was approval. 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.

Mr. Hardin pointed out that there is an existing gas station along Randleman Road that is zoned as RS-40 making it legally nonconforming.

Chair Donnelly inquired what the conditional zoning request meant in terms of the flexibility for the Board and the conversation. Ms. Lockwood stated that during the hearing the Board could discuss other conditions as well and see if the applicant was amenable to adding those conditions.

Mr. John Stratton, the applicant, 1105 Sunset Drive, Greensboro, NC, spoke in favor of the application and provided additional information. He reported that he had been in the business of building and developing in Guilford County since 1977. The property was an opportunity to benefit the entire community as well as to benefit Mr. Stratton. Mr. Stratton discussed the new jobs being created in the area and the area's overall growth. The existing property conditions were poor, with abandoned outbuildings, weeds, and overgrown bushes. The existing well was last documented in 1990, so it would need to be redone, and the septic would also need to be redone. Traffic was expected to continue increasing, especially with the new elementary school being built nearby. The 100-acre property across the street was recently purchased, and it could support a potential 900 units for residents. The property's tax valuation was currently \$40,000, and the new development would likely increase it to \$2.5 million, increasing tax revenue for the county. Mr. Stratton presented preliminary concepts. He stated that they preferred single-use units.

Mr. Gullick asked about the residential property to the southwest and whether any additional buffers were considered. Mr. Stratton stated that they would prefer having a buffer, but they had not determined a plan.

Mr. Gullick discussed the surrounding residential areas and asked whether any conditions for hours of operation had been considered. Mr. Stratton stated that what the neighborhood wanted dictated the uses and times, and he was willing to agree to some conditions for operations.

Vice Chair Craft asked what type of buffer would be required. Mr. Bass stated that a Type B Buffer between the business and the adjacent zoning would be required. Type B requires a minimum 30-foot vegetative buffer.

Mr. Gullick and Vice Chair Craft asked about hours of operation. Mr. Stratton confirmed that he did not want it to be a 24-hour operation and was open to restricted hours.

Reverend Drumwright asked if any neighbors had been engaged. Mr. Stratton stated that he had not reached out to neighbors, but he did answer all the questions of one neighbor who reached out to him.

Mr. Hardin noted that the concept plan being presented by the applicant had not yet been reviewed by the Technical Review Committee (TRC), any site plan would have to go through the approval processes.

Chair Donnelly stated that the Board had the flexibility, as a conditional zoning requirement, to make adjustments if they were agreeable to all parties including the property owner. Those would then be adopted as part of the application for Board action.

Mr. Gullick suggested 6:00 a.m. to 11:00 p.m. as operating hours.

Mr. John Starr, the property owner, and Mr. Stratton asked to extend the hours to 12:00 a.m. The hours of 6:00 a.m. to 12:00 a.m. daily were agreeable to everyone and added as a condition.

Mr. Little asked about a tree barrier instead of a fence, but Mr. Gullick noted that tree barriers must be maintained so they do not decay and get removed. Mr. Gullick stated that the fence would be in addition to the vegetative buffer.

With no further speakers from the public, Chair Donnelly closed the public hearing by acclamation.

Vice Chair Craft stated that he believed the proposal would benefit the area.

Mr. Gullick moved to add the conditions discussed to Conditional Rezoning Case #26-06-PLBD-00021: to have hours of operation from 6:00 a.m. to 12:00 a.m. (midnight) and to have a six-foot opaque fence on the southwest side of the property. The motion was seconded by Vice Chair Craft. The Board voted unanimously, 8-0, in favor of the motion. (Ayes: Donnelly, Craft, Alston, Bui, Drumwright, Gullick, Little, Stalder. Nays: None.)

Mr. Gullick moved to approve Conditional Rezoning Case #26-06-PLBD-00021 (Guilford County Tax Parcel #141754) from RS-40, Residential to CZ-LB, Conditional Zoning; this approval amends the Future Land Use Map: Southwest Quadrant and the zoning map amendment and associated Future Land Use Map amendment from Residential to Retail/Restaurant in the Southwest Quadrant; 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 Guiding Guilford: Moving Forward Together 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.

The amendment is reasonable as it is consistent with the following elements found in the Guilford County Guiding Guilford: Moving Forward Together 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, "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 the intersection of two minor thoroughfares (Kivett Drive & Old Randleman Road), which aligns with the LB zoning district's intent to locate businesses near 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. The motion was seconded by Vice Chair Craft. The Board voted unanimously, 8-0, in favor of the motion. (Ayes: Donnelly, Craft, Alston, Bui, Drumwright, Gullick, Little, Stalder. Nays: None.)

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

Ms. Terrell presented the staff report for Case #26-06-PLBD-00023. She stated that 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. There was no history of denied cases for the parcel. All of the properties on the map received mailed notice of the meeting. Staff posted notices on the subject parcel.

Ms. Terrell said the request received by staff was 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.

Ms. Terrell stated the vicinity of the subject property is generally characterized as rural residential and agricultural. The existing land use on the property is a single-family, detached dwelling. Guilford County Schools estimated additional students for the four lots. The projected increase of students was two to three for Nathaniel Greene Elementary School, and one to two students for both Southeast Middle School and Southeast High School.

Ms. Terrell explained that the current parcel has a private septic system and well and is not within a service area. The applicant did not provide a feasibility study or service commitment. 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 off of Coble Church Road.

Ms. Terrell said the topography is nearly level, gently sloping, and strongly sloping. There is no regulation floodplain on the property per the effective FIRM and no mapped wetlands on the property per the National Wetlands Inventory. A mapped/buffered stream exists at the rear of the property per the Guilford County Soil Survey Map. No stronger conditions would have to be considered for the rezoning case.

Ms. Terrell stated that the current Future Land Use Map classification is Rural Living and is in the southeast quadrant. The requested rezoning is inconsistent with the Rural Living FLUM classification. 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 because the RS-40 district allows major subdivisions, permitting increased density. The Residential classification includes a mixture of low- and medium-density development, typically up to four dwelling units per acre.

Ms. Terrell said when examining consistency with the Guilford County Guiding Guilford: Moving Forward Together Comprehensive Plan, it was found to be consistent with the following goals, policies, and actions of the Comprehensive Plan under the Attainable Housing planning theme.

Ms. Terrell stated 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 limiting allowed use of the subject property to Single-Family, Detached Dwellings aligns with adjacent land uses. Also, the proposed development condition restricting any subdivision of the subject property to no more than four (4) lots provides a 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, existing unconditionally zoned RS-40 properties are located within a mile of the subject property. Therefore, a map amendment to the CZ-RS-40 district would be consistent with other properties within the surrounding area. The proposed conditional rezoning is inconsistent with the subject property's current FLUM classification of Rural Living. If approved, an amendment to the Residential classification will be required.

Mr. Gullick asked if Rural Living was designed to be one unit per acre. Ms. Terrell confirmed this was the case.

Mr. Gullick noted that septic was also required for each unit.

Vice Chair Craft asked if the applicant could do what they wanted if the parcel had not already been divided five times. Ms. Terrell confirmed this was the case, however, because the parent parcel had already been subdivided three times, the proposed subdivision of four lots would exceed the number of lots permitted for a minor subdivision. Therefore, approval was required to further subdivide the lot.

Chair Donnelly asked about the potential conflict between the development condition limiting the parcel to four lots and the use condition allowing six or more lots. He asked if it caused an issue. Mr. Bass clarified that there was no conflict in the conditions since the parent parcel had already been divided three times. Three or more additional lots would constitute a major subdivision.

Vice Chair Craft asked if it was common to return to the parent parcel when making conditions. Mr. Bass explained that this requirement exists as some developers subdivide lots to piecemeal developments to circumvent a jurisdiction's major subdivision requirements.

Chair Donnelly opened the public hearing and invited the applicant to the podium to share additional information.

Chair Donnelly pointed out that the applicant provided a power of attorney to allow the representative to act on behalf of the owner.

Jim Galyon, 421 Spring Garden St, stepped to the podium and introduced Mike McMillan (5826 Cadiz Rd). Mr. Galyon noted that Mr. McMillan had the property owner's power of attorney because his client was out of the country. Mr. McMillan had the authority to speak on his behalf and accept any amendments.

Mr. Galyon stated that the property at 5731 Coble Church Road was acquired by his client in April 2026 and contains approximately 4.43 acres. The request was to rezone the parcel from Agriculture to CZ-RS-40. An existing home on the property was occupied by a tenant. The proposal was to construct three additional homes on the property, for a total of four homes. The existing and three new homes would be developed as single-family, detached dwellings. Access to the four lots would have one curb cut, and NCDOT approval would be required. There would be a private driveway and also be a T-turnaround. There would be a very small impact on traffic and schools. Since it was one unit per acre, it is in the agricultural field. Mr. McMillan sent letters to neighboring property owners and invited surrounding neighbors to look at an illustrative engineer. A civil engineer had not yet drawn up a site plans. The property was tested for the septic system and wells, and it can handle what was proposed. They believe that the proposal provided an appropriate use of the property and provides a rural setting.

Reverend Drumwright asked about any conversations being held with neighbors. Mr. Galyon reported that Mr. McMillan sent letters to the neighbors. One family visited the site to review the site plans.

Chair Donnelly asked whether neighbors raised any concerns and what was done to address them. Mr. Galyon stated that there were questions about the fire department, tree removal, impact on wells, and the general plans for the property.

Mr. Hardin noted that a T-turnaround would be allowed only for private roads, and cul-de-sac were required otherwise. Mr. Galyon stated that they would be okay with either a T-turnaround or cul-de-sac.

Chair Donnelly asked if the current drive would be replaced with a curb cut. Mr. Galyon stated that it would be determined with the help of NCDOT. Mr. Bass stated that direct lot access was not permitted from a thoroughfare. Mr. Galyon stated that those details would be addressed with the NCDOT. The intention was to have one drive and one curb cut serving all four lots.

Mr. Alston inquired if there was already an existing septic system on the land. Mr. Galyon confirmed that there was one for the existing home. The remainder of the property was tested and could accommodate up to four septic systems.

Mr. Alston asked if a preliminary soil evaluation had been done. Mr. Galyon confirmed that it had been done.

Mr. Gullick asked if the parent parcel had already been divided four times. Mr. Bass reported that it had been divided into three lots.

Chair Donnelly invited anyone else in favor of the request to step to the podium.

No one was present to speak in favor of the rezoning request.

Chair Donnelly invited anyone against the request to step to the podium.

Charles Moon, 5702 Coble Church Rd, stepped to the podium for public comment. He asked the Planning Board to deny the zoning request and retain the existing AG zoning. He noted that the most important point was not whether the property could be used residentially, but that the requested rezoning was primarily about increasing the intensity of development to create four residential lots, and he believed the record had not demonstrated a compelling reason for the change.

He discussed that the Rural Living designation indicated that one dwelling unit be located on several acres. If rural living properties were repeatedly rezoned to accommodate higher-density development, the cumulative result was a gradual loss of the rural character that the county's planning framework was intended to preserve. Under North Carolina's Chapter 160D, the reasonableness analysis specifically allows the board to consider property size, physical conditions, and the benefits and detriments to neighbors and the surrounding community. The Board was asked to consider the site's actual characteristics: it is approximately 4.43 acres, and increasing density would create additional demands on septic systems, water supply, stormwater management, emergency access, and other infrastructure. Surrounding residents also raised concerns about the compatibility of the proposed homes with the existing community, including their design materials, construction, form, scale, and appearance. Mr. Moon stated that selling four homes for more than \$400,000 each did not, by itself, demonstrate a specific unmet affordable housing need at this location, and it did not automatically mean the rezoning was appropriate. The Board was asked to follow the County's adopted plan planning framework and deny the case. Mr. Moon also discussed the need for applicants in rezoning cases to reach out to and engage with surrounding property owners.

Mr. Alston asked if there were other issues aside from not all neighbors receiving the letters due to the zip code mistake. Mr. Moon stated that he received one of the two letters. None of the residents in the south area received any notice. The notice was also posted within a two-week period, which greatly impacted individuals' ability to be at the meeting.

Mr. Charles Moon stated that not all properties received notice. Mr. Bass confirmed that letters were sent to all the lettered properties on the adjacent properties map.

Dr. Bui asked if the county received any undelivered mail. Mr. Bass stated that the County had not received any returned mail to date.

Mr. Moon noted that he had a petition to oppose the rezoning, signed by all surrounding neighbors and many residents within a quarter mile.

Reverend Drumwright asked if the notice sign was one-sided. Mr. Bass stated that the sign was two-sided. Since there was only one street frontage, only one sign was posted.

Mr. Alston asked about circumstances like the current one, in which multiple residents stated they were not properly notified. How does the Board move forward? Mr. Bell responded that staff had not received any returned mail from the letters that Guilford County sent to adjacent property owners based on the tax listing.

Mr. Moon stated that some nearby residents did not receive letters from Guilford County.

Chair Donnelly asked if any of the board members had questions about the comments shared by Mr. Moon.

Reverend Drumwright commented that the public notice was not a small issue, and it should be taken into consideration. If there were assertions that notice was not provided, it should not be minimized. He asked if people were asserting they did not receive notice of the hearing was grounds for postponement. Mr. Bell stated that because the property owners were present, they were aware of the hearing, and that any issue could be due to mail delays.

Mr. Moon stated that other individuals may not have received the mail and were not present. He stated that it was not a small matter affecting them.

Chair Donnelly stated that he did not want to minimize any concerns and that their role was to consider all factors, but they could decide whether the Board felt there was not enough information before them. He stated that the Board can decide to consider continuation if they do not feel there is enough information to decide. He asked how many individuals in the audience were supportive of Mr. Moon's statements and wanted the request denied. Eight members in the audience raised their hands to express their desire for the request to be denied.

Mr. Hardin placed an email for the board from a resident who had expressed similar opposition.

Laurie Scotton, 6108 Phillipi Rd, stepped to the podium for public comment. She stated that she was a farmer and was representing the farmers in the audience. She stated that they happened to drive by the notice sign but had received no letters. She discussed the issues that farmers were facing, including expensive farmland and the aging farmer population. She discussed the importance of the local farms and the ability to eat local food and preserve agriculture, the environment, and water quality. She stated that if farmland becomes too expensive, they will have to leave North Carolina.

Dr. Bui asked if there were any conversations with the applicant regarding her concerns. Ms. Scotton reported that she had not, and the landowner was from a Florida-based company.

Mr. Hardin noted that Ms. Scotton would not have received a notice since she was not an abutting or adjacent property owner.

Terrie Yaw, 5866 Coble Church Rd, stepped to the podium for public comment. She asked that the request be denied because it moved away from the area's current Rural Living designation. She stated that her concern was bigger than the one property since it would set a precedent for more rezonings in the area and change the character of the community. Ms. Yaw commented that the continued reduction of rural and agricultural land is a dangerous path and that the decisions could have devastating long-term effects on the future of the community. She asked the board to deny the request for rezoning.

David Scotton, 6108 Phillippi Rd. stepped to the podium for public comment. He said it was important to consider the property's future, not just the current request. He raised concerns about increased traffic from farmers and the many cyclists who use the road. He stated that there were small farms in the area, and it was dangerous to move farm equipment with more development. He raised concerns about the impact on wildlife habitat.

Dr. Bui asked how many years Mr. Scotton had lived in the area. Mr. Scotton reported that he had been in the area for over 34 years. Dr. Bui asked if he had seen changes since living in the area. Mr. Scotton explained that the parent property at hand had been divided before they moved in. He discussed the changes to another neighboring property and noted the additional homes built. He stated that if enough people build homes on one acre of land, there would be no farmland left.

Victor Moon, 5861 Coble Church Rd, stepped to the podium for public comment. He stated that he had not received any letters and lived next door to the property. He stated that the surrounding area consist of pasture, corn, and hay, and said that the proposed development was from an out-of-state developer who did not care about the surrounding farmland.

Dr. Bui asked if Mr. Moon had any conversations with the applicants. Mr. Moon stated that the applicant was not even in the state, but he did raise his concern with the contractor that it was only a transfer of money. He noted that it could be different if it was someone who lived in the community.

Stacey Coleman, 5544 Watchtower Rd, stepped to the podium for public comment. She said she did not have much to add to the others' comments. She reported that she was a real estate agent and a realtor. The Rural Living designation was intended to preserve farmland, and adding more homes and traffic would set a precedent for allowing more homes and subdivisions, which would negatively impact farmers.

Dr. Bui asked if the approval would affect the property value of the surrounding area and how it would impact it. Ms. Coleman stated that property value is based on what a buyer is willing to pay and that it was hard to provide a definitive answer, but it would definitely have an impact.

Chair Donnelly invited those in favor of the request to rebuttal to any comments in opposition.

Mr. Galyon and Mr. McMillan stepped to the podium. Mr. Galyon stated that he had lived in Greensboro his entire life, owned a farm, and respected farmers. He noted that he was also a realtor and respected the neighbors' wishes, but a precedent was already set at a nearby lots, and he did not see the land becoming farmland again. Mr. McMillan noted that sending their own letters was voluntary and not required.

Chair Donnelly invited those against the request to rebuttal to comments in favor.

Mr. Scotton stated that small farms were a necessity, and farms could be very successful on just a few acres. If houses replaced the property, it could not become farmland.

Mr. Charles Moon reiterated that the county's FLUM identified the property as Rural Living, and that was how they wanted to keep it. The Rural Living was designed for lower-density areas and identified single-family dwellings on several acres of land, which the proposed development did not meet. He asked the Board to deny the rezoning request. There are plenty of areas in the county that are designated for attainable housing

There being no further speakers, Chair Donnelly closed the public hearing by acclamation.

Mr. Alston commented that it was not the first time he had heard similar instances during his time on the Board. People are moving to the rural areas. He stated that he felt for the community and the farmers, but the community needed a proactive plan. He discussed the need for a proactive position by the community rather than a reactive one. People moving to the area need somewhere to live. He recommended the neighbors work together to purchase land they wished to preserve.

Mr. Gullick commented that they needed to be careful about what precedent they were setting. Southeast Guilford County could be changing, but there needed to be a very compelling reason to change the FLUM. He stated that he did not see a compelling reason for the change in the instance.

Reverend Drumwright thanked all of the members of the public for their comments. He said they had seen several similar cases, but he could not recall an instance with three working agricultural farms next to the property in question on all sides. He stated that he believed, where there are working farms, it would set a dangerous precedent to ignore the concerns raised by the community. He believed that the Guilford County Guiding Guilford: Moving Forward Together Comprehensive Plan should not be ignored. One near-term action under the Resilient Economy Strategy was to continue promoting the County's voluntary agriculture district, enhance voluntary agriculture district ordinances, and establish a farmland preservation initiative. If the county ignores the near-term action of the plan and input from community would be a disservice.

Vice Chair Craft stated that the County followed the ordinance regarding public notice. He stated that the Board should not consider property ownership when considering rezoning requests. He noted that he was sensitive to the area. From a land use point of view, we are putting a cul-de-sac and three houses in a primarily rural area. Land in the area was already being subdivided. There had been many instances of rezoning agriculture zones to residential zones, and he stated that he supported the rezoning for the current case.

Reverend Drumwright read an email sent to Mr. Hardin from Lisa Sterling for the record. In the letter, Ms. Sterling asked that the Planning Board not approve the rezoning request. She wrote that the Florida-based development company requesting the change had no interest in living in the area. She wrote about the land, the surrounding area, the wildlife, the and the dairy. The area was designated as Agricultural/Rural Living for many decades, and it was asked that a change not be made for the developer. Ms. Sterling wrote about the creek at the rear end of the lot and concerns about septic tank drain and run-off from roads and driveways.

Chair Donnelly discussed that it was a challenging case for a few reasons. The Planning Board's role was to determine whether the rezoning was reasonable and consistent with the surrounding area in the context of public interest. There were properties up the road that were of similar size, so he believed the request was reasonable in that context. As to consistency with the surrounding area, he stated that he had never had a case that was surrounded by working farms. Three comparably sized houses sounded reasonable, but the change to the FLUM from Rural Living to Residential is not taken lightly. He noted that property ownership could not legally be considered when making a decision. He stated that because of the change from Rural Living to Residential and the potential for making a precedent, he was inclined to vote to deny the request.

Dr. Bui stated that she supported building more houses in general, but the request and plan were not in harmony with the area and the existing farms. She stated that they had to consider whether or not the proposal was in harmony when making a decision, and from her perspective, she would not vote in favor of the request.

Mr. Gullick stated that Chair Donnelly's point about setting a precedent was spot on, and he did not see a compelling reason for the rezoning.

Reverend Drumwright moved to deny the request for Conditional Rezoning Case #26-06-PLBD-00023, located at 5731 Coble Church Road (Guilford County Tax Parcel #125161 in Clay Township), from AG to CZ-RS-40, as the amendment 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. Additionally, the amendment was not reasonable in uplifting the Future Land Use Map as stated in the Guiding Guilford: Moving Forward Together Comprehensive Plan on page 10 of the staff report which uplifts the opportunity for the County to establish farmland preservation and the character of the application is not consistent and in harmony with surrounding parcels. The motion was seconded by Dr. Bui. The Board voted, 7-1, in favor of the motion to deny the request. (Ayes: Alston, Bui, Donnelly, Drumwright, Gullick, 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 to be heard by the Board of County Commissioners.

A five-minute break was taken.

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

Ms. Lockwood presented the staff report for Case #26-07-PLBD-00028. She confirmed that two notice signs were posted on the property, one on Highway 62 East and one in the adjacent subdivision. The adjacent property owners were sent public notice letters. The subject property is located at 568 NC Hwy 62 E (Guilford County Tax Parcel #241960 in Fentress Township), approximately 1,755 feet southwest of the intersection of Hunt Road and NC Hwy 62 E, comprising a total of approximately 48.31 acres. There is no history of denied cases.

Ms. Lockwood stated that the request is 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.

There were no proposed development conditions.

Ms. Lockwood reviewed the AG and RS-30 district descriptions. 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. The existing land use includes a single-family, detached dwelling. The impact on the public schools was an estimated 11-13 additional students for the elementary school, six to eight additional students for the middle school, and nine to 11 additional students for the high school. The parcel is located within the Pleasant Garden Fire Protection District and is approximately 3.7 miles from the fire station. A private septic system and well serve the property, and it is not within a service area.

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. An improvement project began in 2023 for NC Hwy 62 East 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 would need to obtain all required approvals. The parcel's topography ranges from nearly level to gently sloping, and from strongly sloping to moderately steep. There are no regulated floodplains, mapped wetlands, or mapped streams. It is located in the Lake Mackintosh water supply watershed.

Ms. Lockwood said the property is located in the Working Farm/Agriculture FLUM classification in the 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 include both residential and non-residential uses and typically have parcel sizes larger than five or ten acres.

Ms. Lockwood stated the requested conditional rezoning is inconsistent with the subject property's current FLUM classification of Working Farm/Agriculture. Working Farms and Agricultural Lands typically apply to parcels larger than five or ten acres. If it were rezoned, it would be classified as Residential due to the lot sizes and increased density. 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 and may be developed with medium- and high-density uses in areas where municipalities continue to grow outward into the county or along primary transportation corridors.

Ms. Lockwood further explained that while inconsistent with the FLUM, the requested rezoning is consistent with the following goals, policies, and actions of the Guiding Guilford Moving Forward Together 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 aligns with the development pattern of the surrounding area and would facilitate strategic infill development connecting to existing infrastructure. She noted that the staff recommendation is approval.

If approved, an amendment to the Residential classification will be required.

Chair Donnelly opened the public hearing and invited the applicant and anyone speaking on behalf of the zoning request to speak.

Nolan Franz, 3854 Battleground Avenue, Suite 300, stepped to the podium. Mr. Franz reported that he was representing JCB Development, Inc., which was proposing 35 single-family home lots. The property is intended to be rezoned to match the neighboring area that is zoned CZ-RS-30. NCDOT roads will serve the site, and two creeks cross the western property line, acting as a buffer between the site and the neighborhood.

The site was intended to be a future phase of the existing neighborhood, but the owners decided to hold it so one developer would not own an entire swath of land.

Dr. Bui asked how many access points there would be and from where. Mr. Franz reported that there would be a single access point from Rogers Farm Road.

Chandler Bradford, 924 Happy Hill Road, the power-of-attorney designee, confirmed his attendance.

Mr. Gullick stated that he was close to the area and familiar with the project. He noted the concerns raised by citizens. It was confirmed that a neighborhood meeting was held to raise those concerns.

Mario Mareno, 219 Cassell Street, the Senior Project Manager for JCB Development, stepped to the podium. He stated that he spoke with the adjourning neighborhood, Rogers Farm, and HOA President. He put notices in and around the neighborhood and down Highway 62. He stated that he spoke to many residents and no one aside from Rogers Farm residents had opposition, only questions about the use. Rogers Farm residents had concerns due to the ongoing construction they have dealt with. He stated a permanent entrance will not be provided from Highway 62, but construction access will be provided. The McCombie family owned some of the surrounding properties and were selective about who purchased the property. JCB Development is a small, family-oriented company. Piedmont Environmental completed the soil analysis, and there was no negative feedback on the impact of septic systems. One of the large concerns of Rogers Farm residents was to provide a playground area in the leftover open common area, so that was being worked on.

Mr. Gullick asked whether they were in a position to put conditions on the request at this time. Mr. Mareno stated that they had not had enough conversations to have conditions in place.

Chair Donnelly asked about the possibility of a 30-day continuance to allow all parties to finalize items. He asked if they were willing to do so. Mr. Mareno stated that they were not, and Mr. Bradford clarified they were open to it but first wanted to hear what the opposition was. They anticipated that the biggest opposition would be construction traffic, and there were people in attendance who could address those concerns.

Dr. Bui asked how many homes were intended to be placed on the lot and how large they were. Mr. Mareno reported that the current intention was to put in 35 homes because the current development has 75 homes.

Dr. Bui asked if one fire station can serve more than 99 homes. Michael Townsend, Fire Marshal, reported that it does not apply to fire stations, and that 99 homes is the buildout ceiling before a second access point is triggered, unrelated to this specific request. If there were 100 homes or more, a secondary egress was needed. If there were 99 homes or fewer, only one access point was required. Based on the anticipated total of 99 homes, one access point would be needed.

Reverend Drumwright asked for confirmation that the number of homes would be 34 instead of 35 given the access point requirements. Mr. Bradford confirmed that they would have 34 lots.

Mr. Little asked if HOA annexation could be added as a condition. Attorney Ashton Roberts stated that there was some leeway to add social equity conditions, but encouraged the community to work with the developer on those items rather than having the Planning Board include them as a condition.

Vice Chair Craft asked if uniform lighting could be included. Staff confirmed that it could be.

Sarah McCombie, 829 Norfolk Road, stepped to the podium. She stated that she and her husband owned the adjoining property and were the sellers for the property in question. She discussed the property, which had served as part of the Underground Railroad and still had a log cabin on it. She stated that they wanted to protect the land. When an opportunity came up to purchase what would become Phase Four of Rogers Farm, they decided to do so to minimize development of the land. They wanted to ensure the property would be developed in the right way and respect the land's heritage. Ms. McCombie stated that she and her husband were excited to develop some of the land in such a way that would respect the land. She stated that they were excited to have new neighbors and strengthen the community as a whole.

Mr. Bell clarified that the blasting was not a function of the Technical Review Committee's review, and that grading was part of the development review and was intended to protect adjacent properties from soil erosion.

Mr. Gullick asked about the "for sale" sign on Highway 62 and if it was for the current property. Ms. McCombie stated that another piece of land was sold to their neighbors across the street, and the sign encompassed that piece of land, the acreage being discussed at the current meeting, and a piece of land they hoped could be retained for a small farm.

Vice Chair Craft stated that he was trying to ensure both parties understood what could be included in conditions and what could not. He commented that it seemed the applicant and neighbors needed to work together and come forward with a package that was more aligned with each other. Mr. Mareno stated that their goal was to not have access through the McCombie's property, and they wanted to have a productive discussion about the best way to complete the construction. Vice Chair Craft noted that Planning Board meetings were not time for discussions among applicants and community members.

Chair Donnelly invited anyone who was opposed to the rezoning request to the podium to speak.

Jerry Thompson, 6463 Rogers Farm Road, stepped to the podium to provide public comment. He noted that he was the President of the Rogers Farm HOA. He stated that the current proposed conditions by the developers left critical gaps. The developer was presented with seven specific reasonable conditions that the HOA would like to move forward with where possible. The first condition related to construction access, and Rogers Farm wanted to require that construction not go through their neighborhood. Mr. Thompson raised concerns about the increased traffic. The second condition was that all heavy equipment, materials, deliveries, and construction traffic must access the site from Highway 62 and not through Windrose Way and Rogers Farm Road. All construction was requested to go through the construction access until homes were put up for sale. The HOA annexation was asking to be part of the Rogers Farm, and there had been many negative experiences related to construction. Uniform lighting was another condition. It was asked that the developer build the homes to the same safety and structural standards as Rogers Farm.

Mr. Thompson requested that the Planning Board deny the request unless there was agreement to the conditions or grant a 30-day continuance to allow the developer time to discuss and solidify the conditions.

Mr. Little asked whether the Rogers Farm HOA opposed the development. Mr. Thompson stated that they were opposed to it, but they did not have the resources to fight it. He said they would love to keep the woods and nature there.

Mr. Stalder commented that the construction access was a good idea and several of the conditions were possible. He stated that his concern was that the zoning conditions would stay with the property until it was rezoned, and some of them could cause issues once it was subdivided and sold to individuals. He stated that future lot owners would be forced to follow restrictions. He asked whether other ways could be explored to work out the issues. Mr. Thompson stated that they wanted whatever was decided in writing.

Vice Chair Craft asked whether the roads in the current subdivision were state maintained. Mr. Thompson stated that all of them except for "Section 3" were state maintained.

Vice Chair Craft asked whether there could be wording requiring the construction entrance until the last home was built. Staff stated that they were not familiar with an expiring condition as a land-use option, but they could look further into it.

Chair Donnelly stated that he was aware of prior cases with construction entrances and asked what would make those cases different from the current one. He stated that he believed there were already multiple entrances in the past, but the current request was to add another entrance. Staff stated that they would look into the issue.

Timothy Halstead, 6623 Rogers Farm Road, stepped to the podium to provide public comment. He stated that the developers had been very transparent, and he appreciated it. He commented that his only concern was the access point. If there were an evacuation, it would be difficult with only one access point. He discussed emergency traffic flow and noted that it was a one-way road.

Michael Padrick, 406 Stonewall Court, stepped to the podium to provide public comment. He said his biggest concern was the construction coming through the neighborhood. He stated that residents have already had to replace tires because screws were left from prior construction. There were also safety concerns about the construction.

Chair Donnelly invited those in favor of the request to provide rebuttal to the comments from those opposed.

Ms. McCombie stated that she was unfamiliar with any LLC, clarified that it was unrelated to her and her husband, and she was happy to answer any questions.

Mr. Franz commented that the roads were state roads that were sized for the current development. The current developers did not own the property to the north, so requiring an easement to the north would require additional approval from that property and from NCDOT.

Chair Donnelly commented that it sounded like the speakers had ownership of the northern property related to the development to allow construction access. He added that he appreciated the need for NCDOT approval.

Mr. Mareno stated that he believed a contingency on the rezoning of a construction entrance would cause future difficulties for the individual homeowners. He stated that they were fully transparent and would work with the Rogers Farm HOA, but adding the condition would create additional hardships.

Chair Donnelly asked what would occur if an agreement could not be reached. Mr. Mareno stated that he believed that an agreement can be reconciled.

Mr. Gullick commented that the smartest option seemed to be to continue the conversations together to determine what could and could not be agreed to. Mr. Mareno stated that, from a business standpoint, the financial impacts were considerable.

Vice Chair Craft asked the applicants if they were willing to offer any conditions that could be added to the request at the current meeting. Mr. Bradford confirmed that they would not do any blasting. He stated that all of the requests were reasonable aside from the construction easement. The concern about the road widths was understandable, but they were able to withstand the prior construction traffic. The fire access concern was acknowledged, but the regulations allowed 99 homes to be built in total.

Chair Donnelly clarified that the conditions offered were uniform lighting and a minimum of 25% brick, stone or fiber cement for the front façade and raised foundations.

Attorney Roberts reiterated that they would not recommend including the HOA annexation as a condition.

Mr. Bradford stated that they are willing to include the two conditions and that they are willing to pursue all options that they can come up with for the temporary access, but they did not feel it would be appropriate to make it a condition in case NCDOT does not grant them necessary access.

Chair Donnelly asked the applicant to confirm that the strong preference was not to have a 30-day continuance. Mr. Bradford confirmed that this was the case.

Chair Donnelly invited anyone in opposition to the request to provide rebuttal comments.

Mr. Thompson commented that the biggest concern was the construction insurance due to the safety concerns and that the neighborhood had dealt with construction issues for five years.

There being no further speakers, Chair Donnelly closed the public hearing by acclamation.

Reverend Drumwright asked staff whether the Planning Board could make construction access a condition. Attorney Roberts confirmed that the landowner would have to consent for it to be a condition. Reverend Drumwright stated that he would have preferred more time to confer among the developer and the community, but he acknowledged that the developer would incur millions of dollars in costs. Reverend Drumwright stated that he agreed with the community that the road is startling and referenced a previous rezoning application where the developer was held to take responsibility for how they left streets during and post construction. He stated that his work on this Board is to advocate for the community as they are the ones that will live and play there. He stated he was at a true crossroads due to the temporary construction access not being a development condition.

Mr. Alston stated that he did not feel that they, the Board, had any true standing to hold the developer accountable for a construction entrance. He noted a similar situation in which the Board voted against it, an appeal was filed, and then the County Commissioners approved it. He said there seemed to be no way around it, given the laws and the stipulations in place.

Mr. Gullick asked Mr. Mareno about interest payments and if the purchase was already processed. Mr. Mareno stated that they were in the process of buying it.

Mr. Little stated that the FLUM designation of the land as Working Farm/Agriculture and that he would not support the zoning change. He noted the time and effort put into developing the FLUM. He stated that he would not support this.

Vice Chair Craft noted that part of the adjacent property was RS-40 and part was RS-30. He commented that there did not seem to be anything that could be done about the construction easement. He noted that he would appreciate seeing the easement through the McCombie's property to Highway 62. Ultimately, the decision was related to the reasonableness of the use of the land.

Mr. Gullick stated that, regarding the FLUM, he believed that the zoning change request was reasonable given that the surrounding property was residential. He stated that there is a compelling reason to amend the FLUM from Working Farm. He noted that he would appreciate seeing a separate construction entrance.

Dr. Bui noted that the difference between the current and previous case was that development already existed adjacent to the property. She stated that she felt that the zoning change request fit the goal statement of attainable housing planning and was also in harmony with the surrounding area. Even though the applicant had been very transparent, the community still had unanswered questions. She stated that the applicants would likely have a stronger position if they returned after more conversations with the community.

Chair Donnelly stated that the Board was specifically intended to weigh the benefits and detriments to the surrounding community. He stated that he would also like to see an agreement between the community and applicants, but he would weigh the balance of benefits and detriments.

Reverend Drumwright commented that he did not believe 30 days of conversation would help in regard to the temporary construction easement. The road would either be built or not, but they cannot compromise and build half of a road. He also stated that whether NCDOT would allow the access is a big consideration as the Board does not have an answer to that question. The developer does not know if that is something the state would allow.

Mr. Gullick stated that, from a land use standpoint, the proposal was appropriate. He said he would favor the development. He noted that the county has a shortage of housing and they are willing to accept some conditions.

Mr. Alston asked whether it was possible to ensure that the other requests from the community were granted if the road is used for construction traffic.

Chair Donnelly stated that the two potential conditions are the only ones they are able to bring forward.

Vice Chair Craft moved to add the conditions of uniform lighting (all internal street lighting, fixtures, pole designs, and spacing intervals should mirror the fixture style and installation specifications currently in place in the Rogers Farm community), and that the construction shall match the existing neighborhood, including a minimum of 25% brick, stone, fiber cement, front façade, and raised foundations. The motion was seconded by Mr. Gullick. The Board voted unanimously, 8-0, in favor of the motion. (Ayes: Alston, Bui, Craft, Donnelly, Drumwright, Gullick, Little, Stalder. Nays: None)

Vice Chair Craft moved to approve the zoning map amendment located on Guilford County Tax Parcel #241960 from AG to CZ-RS-30 and this approval also amends the Future Land Use Map: Southeast Quadrant. 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 changes in conditions: while inconsistent with the map, the subject parcel is adjacent to a neighborhood that has parcels currently shown under the Working Farm designation and there are also RS-30 and RS-40 adjacent to the parcel, and it also addresses the planning theme of Attainable Housing by providing much-needed housing in a growing part of the county; the amendment is reasonable because it supports key elements of the Guilford County Guiding Guilford: Moving Forward Together 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 aligns with the development pattern of the surrounding area and would facilitate strategic infill development connecting to existing infrastructure. The motion was seconded by Mr. Gullick. The Board voted, 6-2, in favor of the motion. (Ayes: Alston, Bui, Craft, Drumwright, Gullick, Stalder. Nays: Little, Donnelly)

Reverend Drumwright encouraged the developer to do whatever they could to benefit the existing community.

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 160D601 AND CURRENT PRACTICE REGARDING REQUIRING OWNER CONSENT FOR DOWNZONING

Chair Donnelly asked whether Board members had sufficient understanding of the text amendments to vote at the current meeting. All Planning Board members stated that they were.

Mr. Alston requested to exit the meeting.

Vice Chair Craft moved to excuse Mr. Alston from the meeting. The motion was seconded by Mr. Stalder. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Bui, Craft, Donnelly, Drumwright, Gullick, Little, Stalder. Nays: None).

Mr. Moss presented the 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 160D601 and Current Practice Regarding Requiring Owner Consent For Downzoning.

Mr. Moss stated that the 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 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.

Mr. Moss stated that the proposed Text Amendment is consistent with the following elements of the Guilford County Guiding Guilford: Moving Forward Together Comprehensive Plan: Planning Theme: Community Character. The goal statement is to 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.

Chair Donnelly opened the public hearing and invited comments on the proposed text amendment.

Hearing none, Chair Donnelly closed the public hearing by acclamation.

Vice Chair Craft moved to recommend the Proposed Text Amendment Case #26-06-PLBD-0002 to the Board of Commissioners, as presented, finding the Amendment consistent with the Planning Theme of Community Character as the Goal Statement "Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking" under Guilford County's Guiding Guilford: Moving Forward Together Comprehensive Plan. 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. The motion was seconded by Reverend Drumwright. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Bui, Craft, Donnelly, Drumwright, Gullick, Little, Stalder. Nays: None)

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

Ms. Terrell presented the staff report on proposed 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 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.

Ms. Terrell stated that this proposal addresses several priorities and recommendations in the Guiding Guilford: Moving Forward Together Comprehensive Plan, which prioritizes the creation of new housing, including what is known as "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." It was also highlighted that duplexes are identified as a recommended primary land use within both the Rural Living and Residential Land Use Classifications of the FLUM. 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. It was noted that ADUs are not allowed as accessories to Duplexes. Therefore, the amendment does not alter the existing density limitations of the RS-40 district and makes lot size requirements in the AG district consistent between one- and two-family homes, with two dwelling units currently allowed on a 40,000 square foot lot (a principal dwelling and an ADU). Finally, reducing the minimum lot width at the building line for one- and two-family dwellings in the MXU district aligns with the character of a Mixed-Use District as a moderately dense and walkable area.

Ms. Terrell said this proposed Text Amendment is consistent with multiple elements of the Guiding Guilford: Moving Forward Together Comprehensive Plan, including the Planning Theme: Attainable Housing 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 proposed Text Amendment is also consistent with Policy 1, which states "Enable the creation of the new housing units that will provide a mix of housing types that meet the needs of residents." The proposal is also consistent with the following action items: 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." and 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." Staff recommended approval.

Ms. Terrell outlined the proposed text amendment as follows:

- 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 under the RS-40 use matrix. She stated that the proposal addresses the priorities in the comprehensive plan to create attainable housing types that are typically absent, such as duplexes, cottage units, and apartments, that can provide housing opportunities in scale with single-family neighborhoods that can house more people at an attainable price point. Duplexes are identified as a recommended primary land use in both the Rural Living and Residential land use classifications.

Ms. Terrell presented illustrative showings of a 2,200 square foot Single-Family, Detached Dwellings, a 2,200 square foot Single-Family, Detached Dwelling with a 600 square foot Accessory Dwelling Unit (ADU), and a 2,200 square foot Duplex on a residential lot. Ms. Terrell clarified that the UDO does not allow an accessory dwelling on a lot with a duplex.

Chair Donnelly asked about the driver for the reduction in the interior lot and corner-lot widths. Mr. Bell reported that there were three areas in the county with access to water and sewer that do not require annexation: the Stony Creek area, the Rock Creek area, and the Liberty Road Woody Mill area. To promote housing, the lot width was reduced so that for every four houses you could add another lot.

Chair Donnelly opened the public hearing and invited comments on the proposed text amendment.

Hearing none, Chair Donnelly closed the public hearing by acclamation.

Mr. Gullick moved to recommend the Proposed Text Amendment Case #26-07-PLBD-00024 to the Board of Commissioners, as presented, and stated the proposed Text Amendment is consistent with the Guilford County Guiding Guilford: Moving Forward Together Comprehensive Plan 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." The motion was seconded by Reverend Drumwright. The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Bui, Craft, Donnelly, Drumwright, Gullick, Little, Stalder. Nays: None)

VIII. Other Business

A. Election of Vice-Chair

Chair Donnelly asked if anyone was interested in serving as Vice Chair.

Mr. Gullick moved to nominate Mr. Little, seconded by Dr. Bui. Mr. Little accepted the nomination.

The Board voted unanimously, 7-0, in favor of the motion. (Ayes: Bui, Craft, Donnelly, Drumwright, Gullick, Little, Stalder. Nays: None)

B. Recognition of Board Member Service: David Craft

Chair Donnelly thanked Mr. Craft for his service. He also welcomed newly appointed Board member, Amy Kemp, who was sitting in the audience.

Mr. Craft said he enjoyed working with everyone and continued to admire the staff and all of their work.

Chair Donnelly noted that the Board received a letter requesting a meeting on data centers. If anything came to the Planning Board from the Board of County Commissioners, there would be an opportunity for public comment, but no action was being taken on the letter at this time.

IX. Adjourn

There being no further business before the Board, Chair Donnelly adjourned at 10:27 p.m. by acclamation.

The next regular meeting of the Guilford County Planning Board is scheduled for September 9, 2026, at 6 p.m. in the Board of Commissioners Chambers, located on the second floor of the Old Guilford County Courthouse, 301 W Market St, Greensboro, NC 27401.

(Insert Color Paper)

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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: 8/4/2026 Receipt # REC-036537-2026 Case Number 26-08-PLBD-00033

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-30** zoning district.
7150 HOWERTON RD, 6215 NC HIGHWAY 61 N, 7245 HOWERTON RD, 7255 HOWERTON RD, 6100 NC
Said property is located at HIGHWAY 61 N, 7240 HOWERTON RD

in 01- Washington Township; Being a total of: ~~234.82~~ acres.

233.46 JH

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 243764

Tax Parcel # 243763

Tax Parcel # 243718

Tax Parcel # 243713

Tax Parcel # 243708

Tax Parcel # 243700

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) All uses in the RS-30 district are permitted, except for the uses struck through on the attached use matrix
- 2)
- 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) See attached Document
- 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

Shawn Cummings

Name

1141 Jay Lane

Mailing Address

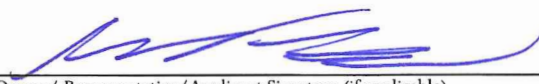
Graham NC, 27253

City, State and Zip Code

743-205-3912

Phone Number

Email Address



Owner/ Representative/ Applicant Signature (if applicable)

Scott Krusell

Name

1141 Jay Lane

Mailing Address

Graham NC, 27253

City, State and Zip Code

704-467-0983

Phone Number

skrusell@vennterra.com

Email Address

Additional sheets for conditions and signatures are available upon request.



**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) All uses in the RS-30 district are permitted, except for the uses struck through on the attached use matrix
- 2)
- 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) See attached Document
- 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

Brandon Holt - JM Holt and Associates

Name
2345 Walter Andrews Road

Mailing Address
Graham NC, 27253

City, State and Zip Code

Phone Number

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Scott Krusell

Name
1141 Jay Lane

Mailing Address
Graham NC, 27253

City, State and Zip Code

704-467-0983

Phone Number

skrusell@vennterra.com

Email Address

Additional sheets for conditions and signatures are available upon request.

**WRITTEN CONSENT TO ACTION BY
ALL OF
THE SHAREHOLDERS AND ALL OF THE DIRECTORS
OF
J. M. HOLT & ASSOCIATES, INC.
(the "Company")**

March 5, 2026

The undersigned, being the sole shareholder, officer and director of the Company, does hereby waive all time, place, or notice requirements in calling a meeting of the shareholders or board of directors and adopt the following resolutions, this action in lieu of a special meeting of the shareholders and directors for such purposes:

WHEREAS, the undersigned is the President of the Company, the sole shareholder of the Company and the sole director of the Company; and

WHEREAS, the undersigned has determined that at this time it is in the best interest of the Company that the undersigned step down as President, and that Brandon M. Holt serve as President of the Company until such time as he resigns or is removed as the president of the Company as provided by the Company's bylaws; and

WHEREAS, Brandon M. Holt has agreed to serve as President of the Company until such time as he resigns or is removed as the president of the Company as provided by the Company's bylaws; and

NOW, THEREFORE, BE IT RESOLVED, that Darrell M. Holt, hereby resigns as President of the Company, and shall remain as the sole director and shareholder of the Company; and

RESOLVED, FURTHER that Brandon M. Holt, hereby is appointed to serve as President of the Company, with full power and authority as provided in the Company's By-laws and by the statutory law of the state of North Carolina; and

RESOLVED, FURTHER that Brandon M. Holt, is specifically authorized and directed to negotiate, execute and deliver in the name of the Company such documents, instruments and papers reasonably required in connection with the refinancing of the Company's real property by United Bank (the Refinancing Transaction") and to do such other matters that are in the best interest of the Company and its shareholder, and to perform such acts as may be legally, properly and reasonably required or necessary for or incidental to the effectuation of the Refinancing Transaction described herein and that such execution shall be solely effective to bind the Company under the terms thereof; and

RESOLVED, FURTHER, that this Written Consent to Act may be executed in one or more counterparts and by electronic signature (whether facsimile, portable format (.pdf) or original), each of which shall be deemed an original, but all of which together shall constitute one and the same instrument; and

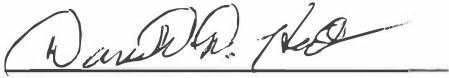
ATTACHMENT

RESOLVED, FURTHER, that all transactions by any officers, position-holders, representatives, agents, or employees of the Company on its behalf and in its name prior to delivery of the foregoing resolutions are in all respects, hereby ratified, confirmed and adopted; and

RESOLVED, FURTHER, that there is no provision in the articles of incorporation, bylaws or other organizational documents of the Company limiting the power of the shareholders and directors to pass the foregoing resolutions, and that the same is in conformity with the provisions of such documents or such documents are hereby deemed modified and amended with regards to same in order to so conform herewith without any further action by any party.

EXECUTED this Written Consent to Action by All of the Shareholders and All of the Directors of the Company by the undersigned to be effective as of the date above first written:

SHAREHOLDER:



Darrell M. Holt

DIRECTOR :



Darrell M. Holt

I, Brandon M. Holt, hereby accept appointment as President of the Company.



Brandon M. Holt

Date: 3/5/2026

ATTACHMENT

Development Conditions:

- 1) Except for Minimum Lot Width @ Building Line (100') and Minimum Local or Collector Side Street Setback (20'), RS-40 Lot Standards - Section 4.2.2.B Dimensional Requirements shall apply, including but not limited to:
 - a) Minimum Lot Size shall be 40,000sf
 - b) Minimum Front Street Setback shall be 40'
 - c) Minimum Minor Thoroughfare Street Setback shall be 45'
 - d) Minimum Major Thoroughfare Street Setback shall be 50'
 - e) Minimum Interior Side Setback shall be 15'
 - f) Minimum Interior Rear Setback shall be 30'
 - g) Maximum Structure Height shall be 50'
 - h) Maximum Building Coverage shall be 30%
 - i) Accessory Structures shall comply with standards in Section 4.2.2.B
- 2) A maximum of 130 lots shall be allowed.
- 3) A Street Planting Yard per Guilford County UDO Table 6-2-1 shall be provided along the entirety of the lot frontage along NC Hwy 61. The Street Yard shall be located entirely within the common area and maintained by the Homeowner's Association (HOA). The planting rate will be increased to be 3 canopy trees, 3 understory trees and 20 shrubs per 100lf instead of the UDO listed minimum planting rates of 2 canopy trees and 17 shrubs per 100lf.
- 4) Street lighting will be full cutoff type fixtures on decorative poles offered by Duke Energy.
- 5) A minimum of 50 acres of open space will be provided, which may include areas for wildlife easements, recreation easements, community septic and wells, streams and wetlands. All designated open space shall be owned and maintained by the Homeowner's Association (HOA).
- 6) Will provide a perpetual dedicated easement outside of the existing right-of-way that can be used for the Mountains to Sea Trail so the trail does not have to be on Howerton Road. The location is to be reviewed and approved by Guilford County.
- 7) A minimum of 6 acres that is contiguous to the Guilford County – County Farm Park will be dedicated for a wildlife conservation easement. The land shall be owned and maintained by the Homeowner's Association (HOA).
- 8) Vegetative cover within the community septic areas shall be maintained as follows:
 - a) Vegetation directly over designated septic drain lines shall be maintained in a condition that allows visual inspection and operation of the system. Routine mowing may be performed as necessary, but vegetation shall generally be maintained between 8 and 15 inches. Vegetation within 2' of any above ground septic apparatus shall be maintained to be visually evident.
 - b) Areas outside of septic drain lines shall be managed as native grassland habitat and shall generally be maintained at a mature height of approximately 24 to 30 inches, including repair areas not utilized.

ATTACHMENT

- c) Mowing in all areas shall be prohibited generally between April 1 and August 15, with exception of when required under condition 8a, as this is the normal nesting habitat period, except: for emergency repairs to the septic system or utilities; to control noxious or invasive vegetation; or as otherwise required by the Guilford County Environmental Health Department or System Operator.
- d) Herbicides shall be limited to spot treatment of invasive or noxious plant species.
- e) If mowing is performed, vegetation shall not be mowed below a height of 8 inches.
- f) The Homeowner's Association (HOA) will be responsible for all maintenance of these areas as well as enforcement of this section with all homeowners.



ATTACHMENT

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	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	*	*	*	*	*	*	*		
Agriculture/Animal Services	Agricultural Maintenance Barns		D																				
	Agricultural Tourism		S																				
	Animal Feeder/Breeder	X	D																				
	Animal Services (Livestock)		P																	P	P		
	Animal Services (Other)		P											D		D	D	D	D	P	P		
	Horticultural Specialties		P															P		P	P		
Household Living	Single-Family Detached Dwelling		P	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							
	Townhouse Dwelling									P	P	P			P	P	P						
	Caretaker Dwelling (Accessory)		D										D	D	D	D	D	D	D	D	D		
	Multifamily Dwelling (including Condominium)*									P	P	P			P	P	P	P	P				
	Family Care Facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P						
	Home Occupation		D	D	D	D	D	D	D	D	D	D		D	D	D							
	Mfgr.(HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z							Z	Z										
	Mfgr.(HUD)/Mobile Home Dwelling Park									S	S	S											
	Accessory Apartments/ Dwelling Units		D	D	D	D	D	D	D	D	D	D		D	D								
Subdivision (Minor) - Residential		P	P	P	P	P	P	P	P	P	P		P	P	P								
Subdivision (Major) - Residential (6 or more lots)			P	P	P	P	P	P	P	P	P		P	P	P								
	Tiny House Developments									D	D	D											



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			A	R	R	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	B	P	I	I	
			40	30	20	3	5	7	8	18	26					U	*	*	*	*	*	*	*		
	Temporary Family Healthcare Structures		D	D	D	D	D	D	D	D	D			D	D	D									
Group Living/Social Service	Boarding House, 3 - 8 Residents		S							P	P			P	P										
	Rooming House, 9 or More Residents									S	S			S	P										
	Congregate Care Facility								D	D	D		D		D										
	Group Care Facility									S	S		D		D										
	Single Room Occupancy (SRO) Residence								S	S	S		D		D										
	Nursing and Convalescent Home									S	S		P		P			P	P						
	Temporary Shelter Homeless Shelter									P	P		P		D			D	D		D	D			
Recreation and Entertainment (Light)	Athletic Fields		S	S	S	S	S	S	S	S	S	S	P	D	P	D	P	P	P	P	P	P	P		
	Batting Cages, Outdoor		D										D						D		D	D			
	Club or Lodge		S	S	S	S	S	S	S	S	S	S	P	S	P	S	P	P	P	P					
	Country Club with Golf Course		D	S	S	S	S	S	S	S	S	S	D		S			D	D	D	D				
	Equestrian Facility		S	S									S												
	Golf Course		P	S	S	S	S	S	S	S	S	S	D		D				D	D	D				
	Paintball Field		D	S															D	D	D				
	Physical Fitness Center														P		P	P	P	P	P				
	Private Club Recreation (incl. Indoor Batting Cages)		S										D												
	Public Park or Public Recreation Facility (incl. Indoor Batting Cages)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D			
	Swim and Tennis Club		D	S	S	S	S	S	S	S	S	S	D		D			D	D	D	D				
Recreation and Entertainment	Adult-Oriented Establishments																				S				



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			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	*	*	*	*	*	*	*		
(Heavy)	Amusement or Water Parks, Fairgrounds																		D		D		
	Auditorium, Coliseum or Stadium											P						P		P			
	Go-cart Raceway																	P		P	P		
	Golf Course, Miniature														P	P	P						
	Recreational Vehicle Park or Campsite																	D					
	Special Event Venue		S									P					P	P	P				
	Shooting Range, Indoor																D	D		D	D		
	Shooting Range, Outdoor		S									S											
	Theater (Outdoor)													S	D	D	D	D					
	Theater (Indoor)													P			P	P					
Other Recreation and Entertainment Uses	Other Outdoor Uses Not Listed		S															P		P	P		
	Other Indoor Uses Not Listed													P	P	P	P	P	P				
Civic, Educational, and Institutional	Place of Worship		P	D	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P		
	College or University											P					P						
	Vocational, Business or Secretarial School													P		P	P	P	P	P	P		
	Elementary School		D	D	D	D	D	D	D	D	D	D	D	D									
	Secondary School		D	D	D	D	D	D	D	D	D	D	D	D									
	Correctional Institution											S									S		
	Daycare Centers in Residence (In-Home) (12 or Less)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Daycare Center (Not In-Home)		S							D	D	D	D	D	D	D	D	D	D				
	Emergency Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Community or Social Service Agencies											P		P	P	P	P	P	P				



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			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	*	*	*	*	*	*	*		
	Fraternity or Sorority (University or College Related)												P		P		P	P	P		P		
	Government Office												P	P	P	P	P	P	P	P	P	P	
	Library												P	P	P	P	P	P	P				
	Museum or Art Gallery												P	P	P	P	P	P	P				
	Post Office												P	P	P	P	P	P	P	P	P	P	
	Hospital												P		P			P	P				
Business, Professional, and Personal Services	Office (General)													P	P	P	P	P	P	P	P		
	Medical or Professional Office													P	P	P	P	P	P	P	P		
	Personal Service													P	P	P	P	P	P	P	P		
	Advertising, Outdoor Services																	D	D	P	P	P	
	Bank or Finance without Drive-through														D		P	P	P	D	P		
	Rural Residential Occupation		S																				
	Bank or Finance with Drive- through														P		P	P	P	P	P		
	Boat Repair	X																P	P		P	P	
	Building Maintenance Services																	P	P		P	P	
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X																P	P		P	P	
	Insurance Agency (Carriers and On-Site Claims Inspections)														P		P	P	P	P	P		
	Kennels or Pet Grooming		P												D		D	D	D	D	P	P	
	Landscape and Horticultural Services	X	S																P		P	P	
	Laundromat or Dry Cleaner	X															P	P	P	P			



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			G	S	S	S	S	S	S	M	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*			
	Motion Picture Production																	P	P	P	P			
	Pest or Termite Control Services	X																P	P		P	P		
	Payday Loan Services																		P					
	Research, Development or Testing Services																			P	P	P		
	Studios-Artists and Recording													P	P	P	P	P	P		P			
Lodging	Bed and Breakfast Home for 8 or Less Guest Rooms		S	S	S	S	S	S	S	D	D	D			D	D	D	P	P					
	Hotel or Motel													S				P	P	P				
Retail Trade	Retail (General)													P	P	P		P	P					
	A B C Store (Liquor)																	P	P					
	Auto Supply Sales																	P	P					
	Automobile Rental or Leasing	X																P	P		P	P		
	Automobile Repair Services	X																P	P		P	P		
	Car Wash	X																D	D		P	P		
	Building Supply Sales (with Storage Yard)																	D	D		P	P		
	Convenience Store (with Gasoline Pumps)	X												P		P	P	P	P	D	P	P		
	Equipment Rental and Repair, Heavy	X																				P		
	Equipment Rental and Repair, Light																	D	D		P	P		
	Fuel Oil Sales	X																			P	P		
	Garden Center or Retail Nursery																	P	P		P			
	Manufactured Home Sales																		P		P	P		
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																P	P		P	P		



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			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	*	*	*	*	*	*	*		
	Pawnshop or Used Merchandise Store																P	P					
	Service Station, Gasoline	X														P	P	P		P	P		
	Tire Sales																P	P		P			
Food Service	Bakery													P	P	P	P	P					
	Bar Private Club/Tavern																D	D			P		
	Microbrewery, Private Club/Tavern																D	D					
	Restaurant (With Drive-thru)													P			P	P					
	Restaurant (Without Drive-thru)													P	P	D	P	P	P	P	P		
Funeral and Internment Services	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Funeral Home or Crematorium											S		P			P	P					
Transportation, Warehousing, and Wholesale Trade	Wholesale Trade-Heavy																			S	P		
	Wholesale Trade-Light																	P	P	P	P		
	Automobile Parking (Commercial)											S					P	P	P	P	P		
	Automotive Towing and Storage Services	X															D	D		D	D		
	Equipment Rental and Leasing (No Outside Storage)																P	P		P	P		
	Equipment Rental and Leasing (with Outside Storage)																			P	P		
	Equipment Repair, Heavy	X																			P		
	Equipment Repair, Light																D	D		P	P		
	Tire Recapping																				P		
	Truck Stop	X																D		P	P		



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			G	S	S	S	S	S	S	M	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26					U	*	*	*	*	*	*	*	
	Truck and Utility Trailer Rental and Leasing, Light	X																P	P		P	P		
	Truck Tractor and Semi-Rental and Leasing, Heavy	X																			P	P		
	Truck Washing	X																				P		
	Beneficial Fill Area		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Bus Terminal and Service Facilities	X																P	P		P	P		
	Courier Service, Central Facility																				P	P		
	Courier Service Substation														P			P	P	P	P	P		
	Heliport	X											S		S				S	S	S	P		
	Moving and Storage Service																				P	P		
	Railroad Terminal or Yard	X																	P		P	P		
	Taxi Terminal	X																P	P		P	P		
	Trucking or Freight Terminal	X																			P	P		
	Utilities and Communication	Communication or Broadcasting Facility														P			P	P	P	P	P	
Wireless Communication Tower – Stealth Camouflage Design			D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
Wireless Communication Tower – Non-Stealth Design			D												D			D	D	D	D	D		
Small Cell Wireless Tower													S	S	S	S	S	S	S	S	S	S		
Radio or TV Station															P			P	P	P	P	P		
Utilities, Major			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		
Utilities, Minor			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Solar Collectors Principal			S											S							S	S		
Utility Company Office															P			P	P	P	P	P		



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			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*		
	Utility Equipment and Storage Yards																			P	P		
Waste-Related Uses	Construction or Demolition Debris Landfill, Major																				S		
	Construction or Demolition Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Junk/Salvage Yard																				P		
	Land Clearing & Inert Debris Landfill, Major	X	S																		S		
	Land Clearing & Inert Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Refuse and Raw Material Hauling	X																			P		
	Recycling Facilities, Outdoors																			P	P		
	Resource Recovery Facilities																				P		
	Waste Transfer Stations																				P		
	Septic Tank Services	X																		P	P		
	Sewage Treatment Plant	X																			P		
	Solid Waste Disposal (Non-Hazardous)	X																			S		
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																			S		
	General Industrial	Warehouse (General Storage, Enclosed)																D	D	P	P	P	
		Warehouse (Self-Storage)																D	D		P	P	
		Laundry or Dry Cleaning Plant	X														P	D	P	P	P	P	



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			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	*	*	*	*	*	*	*		
	Laundry or Dry Cleaning Substation	X													P	P	P	P	P	P			
	Petroleum & Petroleum Products	X																			P		
	Welding Shops	X																	P	P			
Manufacturing	Manufacturing Heavy																				S		
	Manufacturing Light																	P	P	P			
	Animal Slaughter & Rendering	X																			S		
Mining Uses	Mining	X																			S		
	Quarrying	X																			S		
Airport	Airport and Flying Field, Commercial	X										D											
Temporary Events/Uses	Temporary Events/Uses		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D		
	Turkey Shoots		D																				

August 3, 2026

RE: FOLLOW-UP COMMUNITY MEETING FOR PROPOSED REZONING OF 6215 NC HIGHWAY 61 N, 7150 HOWERTON RD, 7245 HOWERTON RD, 7255 HOWERTON RD, 6100 NC HIGHWAY 61 N, AND 7240 HOWERTON RD

Dear Neighbor,

We hope this letter finds you well. We are writing to you on behalf of VennTerra, a land development company dedicated to developing community-responsive residential projects. We are currently pursuing a rezoning of the above listed from AG to CZ-RS-30. The site is approximately 235 acres, on which we are proposing a maximum 130-lot single-family neighborhood with minimum 40,000sf lots, resulting in a density of roughly 0.55 lots per acre.

We held our first community meeting on January 9, 2025 and have since received helpful feedback from neighboring property owners and Guilford County planning staff. We have been working with a community subcommittee, and we believe that their feedback has reshaped the proposal to better align with the expectations and preferences of existing property owners in the area.

The revised proposal will include newly added zoning conditions intended to address many of the concerns we heard from the community and County officials, including density, lot size, housing product, lighting, open space, wildlife/birds conservation, Mountains to Sea trail, viewsheds and landscaping. These added conditions will be reviewed and discussed at an upcoming community meeting (information below). If you are unfamiliar with the project or are interested in learning more about updates from our prior submittal, this community meeting will provide helpful information.

We are preparing to resubmit the revised application and currently anticipate presenting the project to the Planning Board on September 9, 2026, though that date must be confirmed by Guilford County. Because this is a conditional rezoning, the proposed zoning conditions are binding on the property and can be revised and supplemented after the application is filed and up through the public hearings — the input we receive at this community meeting can still change what we bring forward.

This informational community meeting referenced above will be held on Wednesday, August 19th from 6:00 pm to 7:30 pm at the Gibsonville Community Center located at 314 10th St, Gibsonville, NC 27249. We will review the current proposal and the added conditions, answer questions, and receive input.

We are committed to maintaining an open line of communication with you throughout this process, and we want the project to take the concerns of the community into consideration. If you cannot attend the community meeting but would still like to share input or hear about the project, please email the engineer of record for the project, Scott Krusell, at skrusell@vennterra.com. We look forward to seeing you and hearing your thoughts, and we thank you for your time.

Best Regards,
VennTerra

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Legal name: J. M. Holt & Associates, Inc.

Secretary of State Identification Number (SOSID): 0070170

Status: Current-Active

Citizenship: Domestic

Date formed: 9/11/1984

Fiscal month: September

Registered agent: [Darrell Holt](#)

Mailing address

2345 Walter Andrews Rd
Graham, NC 27253

Principal Office address

2345 Walter Andrews Rd
Graham, NC 27253

Registered Office address

2345 Walter Andrews Rd
Graham, NC 27253

Registered Mailing address

2345 Walter Andrews Rd
Graham, NC 27253

Officers

- **President**

[Darrell Holt](#)

2345 Walter Andrews Rd
Graham NC 27253

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- **Class:** COMMON

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- [Order a Document Online](#)
- [Add Entity to My Email Notification List](#)
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- [Print an Amended a Annual Report form](#)

Legal name: Venn 6200 Hwy 61 LLC

Secretary of State Identification Number (SOSID): 2589993

Status: Current-Active

Citizenship: Domestic

Date formed: 3/7/2023

Registered agent: [Shawn C Cummings](#)

Principal Office address

1141 Jay Lane
Graham, NC 27253

Registered Office address

1141 Jay Lane
Graham, NC 27253

Mailing address

PO Box 477
Graham, NC 27253

Registered Mailing address

PO Box 477
Graham, NC 27253

Company officials

All LLCs are managed by their managers pursuant to N.C.G.S. 57D-3-20.

- **Manager**

[Lisa J Brewer](#)

3041 S Church St
Burlington NC 27215-5154

- **Managing Member**

[Shawn Cummings](#)

PO Box 477
Graham NC 27253

[Return to top](#)

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[North Carolina Consular Corps](#)

[Secretary of State Disclaimer & Privacy](#)

Hours of Operation Monday - Friday 8:00 am -
5:00 pm

**CONDITIONAL REZONING CASE #26-08-PLBD-00033: AG,
AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING –
RESIDENTIAL: 6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245,
7255 HOWERTON ROAD**

Property Information

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

Zoning History of Denied Cases: Case #26-02-PLBD-00009 was previously denied at the March 25, 2026 Guilford County Planning Board Special Meeting by a vote of 8-0 in favor of denial.

Nature of the Request

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

Proposed Use Conditions:

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

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

Uses to be permitted on the subject properties are identified on the attached use matrix, as follows: Single-Family Detached Dwelling, Home Occupations, Accessory Apartments/Dwelling Units, Subdivision (Minor) - Residential, Subdivision (Major) – Residential (6 or more lots), Temporary Family Healthcare Structures, Bed and Breakfast Home for 8 or Less Guest Rooms (Requires Special Use Permit).

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

Proposed Development Conditions:

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

- 1) Except for Minimum Lot Width @ Building Line (100') and Minimum Local or Collector Side Street Setback (20'), RS-40 Lot Standards - Section 4.2.2.B Dimensional Requirements shall apply, including but not limited to:
 - a. Minimum Lot Size shall be 40,000 sf
 - b. Minimum Front Street Setback shall be 40'
 - c. Minimum Minor Thoroughfare Street Setback shall be 45'
 - d. Minimum Major Thoroughfare Street Setback shall be 50'
 - e. Minimum Interior Side Setback shall be 15'
 - f. Minimum Interior Rear Setback shall be 30'
 - g. Maximum Structure Height shall be 50'
 - h. Maximum Building Coverage shall be 30%
 - i. Accessory Structures shall comply with standards in Section 4.2.2.B
- 2) A maximum of 130 lots shall be allowed.
- 3) A Street Planting Yard per Guilford County UDO Table 6-2-1 shall be provided along the entirety of the lot frontage along NC Hwy 61. The Street Yard shall be located entirely within the common area and maintained by the Homeowner's Association (HOA). The planting rate will be increased to be 3 canopy trees, 3 understory trees and 20 shrubs per 100lf instead of the UDO listed minimum planting rates of 2 canopy trees and 17 shrubs per 100 lf.
- 4) Street lighting will be full cutoff type fixtures on decorative poles offered by Duke Energy.
- 5) A minimum of 50 acres of open space will be provided, which may include areas for wildlife easements, recreation easements, community septic and wells, streams and wetlands. All designated open space shall be owned and maintained by the Homeowner's Association (HOA).
- 6) Will provide a perpetual dedicated easement outside of the existing right-of-way that can be used for the Mountains to Sea Trail so the trail does not have to be on Howerton Road. The location is to be reviewed and approved by Guilford County.
- 7) A minimum of 6 acres that is contiguous to the Guilford County – County Farm Park will be dedicated for a wildlife conservation easement. The land shall be owned and maintained by the Homeowner's Association (HOA).
- 8) Vegetative cover within the community septic areas shall be maintained as follows:
 - a. Vegetation directly over designated septic drain lines shall be maintained in a condition that allows visual inspection and operation of the system. Routine mowing may be performed as necessary, but vegetation shall generally be maintained between 8 and 15 inches. Vegetation within 2' of any above ground septic apparatus shall be maintained to be visually evident.
 - b. Areas outside of septic drain lines shall be managed as native grassland habitat and shall generally be maintained at a mature height of approximately 24 to 30 inches, including repair areas not utilized.

- c. Mowing in all areas shall be prohibited generally between April 1 and August 15, with exception of when required under condition 8a, as this is the normal nesting habitat period, except: for emergency repairs to the septic system or utilities; to control noxious or invasive vegetation; or as otherwise required by the Guilford County Environmental Health Department or System Operator.
- d. Herbicides shall be limited to spot treatment of invasive or noxious plant species.
- e. If mowing is performed, vegetation shall not be mowed below a height of 8 inches.
- f. The Homeowner's Association (HOA) will be responsible for all maintenance of these areas as well as enforcement of this section with all homeowners.

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 properties consists predominantly of rural residential and agricultural uses on lands zoned AG, Agricultural. Multiple clusters of RS-30 and RS-40 zoning exist adjacent to the property and within a 0.50-mile radius of the subject properties. The neighboring parcel to the east is the Guilford County Farm Park which is zoned Public Institutional (PI).

Existing Land Use(s) on the Property: Undeveloped

Surrounding Uses:

North: Residential and Agricultural

South: Residential and Agricultural

East: Residential and Public Park (Guilford County Farm Park)
West: Residential and Agricultural

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

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

Infrastructure and Community Facilities

Public School Facilities:

6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD from AG to CZ-RS-30: INCLUDING 130 LOT MAXIMUM DEVELOPMENT CONDITION				
School Boundary	Built Capacity	2024-25 20 th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Gibsonville Elementary School	526	500	12	26-28
Eastern Guilford Middle School	1,194	874	5	12-14
Eastern Guilford High School	1,268	1,149	0	21-23
Remarks: (1) Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms; (2) 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: Fire District 28

Miles from Fire Station: Approximately 1.5 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Howerton Road is an existing Collector Street and NC Highway 61 is a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Thoroughfare and Collector Street Plan.

The Average Annual Daily Traffic for NC Highway 61 is 3,177 vehicles per the 2025 NCDOT traffic count. The Average Annual Daily Traffic for Howerton Road is unavailable.

Proposed Improvements: There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT driveway permit.

Projected Traffic Generation: Data not available.

Environmental Assessment

Topography: Per the USDA-NCRS Web Soil Survey, the topography at parcels #243764, #243718, #243708, #243763, #243713, and #243700 have varying slopes from nearly level to gently sloping and strongly sloping to moderately steep.

Floodplain: There is no regulated floodplain on-site per the FIRM.

Wetlands: There are mapped wetlands on-site per the National Wetlands Inventory.

Streams: There are mapped streams on-site per the USGS and NRCS maps of Guilford County.

Watershed: The site lies within the NPDES non-water supply watershed area.

Consistency: Land Use Plan & Comprehensive Plan

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

Activity Center/Node: None

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 typically larger than five or ten acres.

Consistency: This requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Working Farm/Agricultural. The Working Farm/Agriculture designation typically includes parcels with sizes typically larger than five-ten acres which exceeds the minimum requirements of the CZ-RS-30 district. The proposed rezoning of CZ-RS-30 is consistent with the Land Use Classification of Residential. The Residential classification consists of low-density, residential uses which are compatible with the proposed CZ-RS-30 zoning district.

Further, a revision to the Residential classification would account for increased density with the allowance of major subdivisions (dividing any parcel into more than 5 lots) which are permitted in the RS-40 underlying district and not in the current AG district. The Residential classification includes a mixture of low and medium density development, typically consisting of densities of up to four dwelling units per acre.

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

Consistency: While inconsistent with the current land use designation, Guilford County's need for additional housing is acute. Large numbers of new jobs have come to the area, or are coming in the future, which creates an urgent need for additional housing in the county. The requested rezoning thus is consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan:

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

Staff recognizes that there are competing interests that relate to this proposed rezoning within the Guilford County Comprehensive Plan. The rezoning request is inconsistent with Resilient Economy's Policy 4: to "Prioritize the preservation of agricultural uses and working farms as a strategic economic development initiative." Additionally, the proposed rezoning is inconsistent with Protected Natural Environment and Greenspace Policy 1's Action N 1.1: to "Continue promoting the preservation of agricultural lands, which are a declining resource in Guilford County."

The proposed rezoning aligns with the Comprehensive Plan's Service Accessibility Goal "to support land use decisions that create coordinated distribution of and convenient access to health and emergency services, schools, and parks." Moreover, the rezoning aligns with the Comprehensive Plan's Service Accessibility Planning Theme, Policy 2, that strives to "Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods." The subject properties are in close proximity to the Guilford County Farm Park which offers public outdoor recreation opportunities including hiking trails, greenhouses, vineyards, and fishing ponds.

The proposal also includes development conditions that may provide the following additional recreational benefits:

- A minimum of 50-acres of the subject properties to be preserved as open space;
- An easement to be provided to serve the Mountains-to-Sea Trail; and,
- A minimum of 6-acres contiguous to the Guilford County Farm Park to be dedicated as a wildlife conservation easement.

These development conditions may provide additional recreational benefits to the residents of the community and may also serve to reduce the impact of development on the neighboring park facility and area wildlife.

Reasonableness

See Recommendation below.

Recommendation

Staff Recommendation: While these development conditions may serve to reduce the impact of development on the neighboring park facility and area wildlife, provide more housing opportunities. Due to the multitude of factors involved including, but not limited to, the significant size of the tract(s), potential impact of the development, and environmental sensitivity of the surrounding area, staff is requesting additional review time.

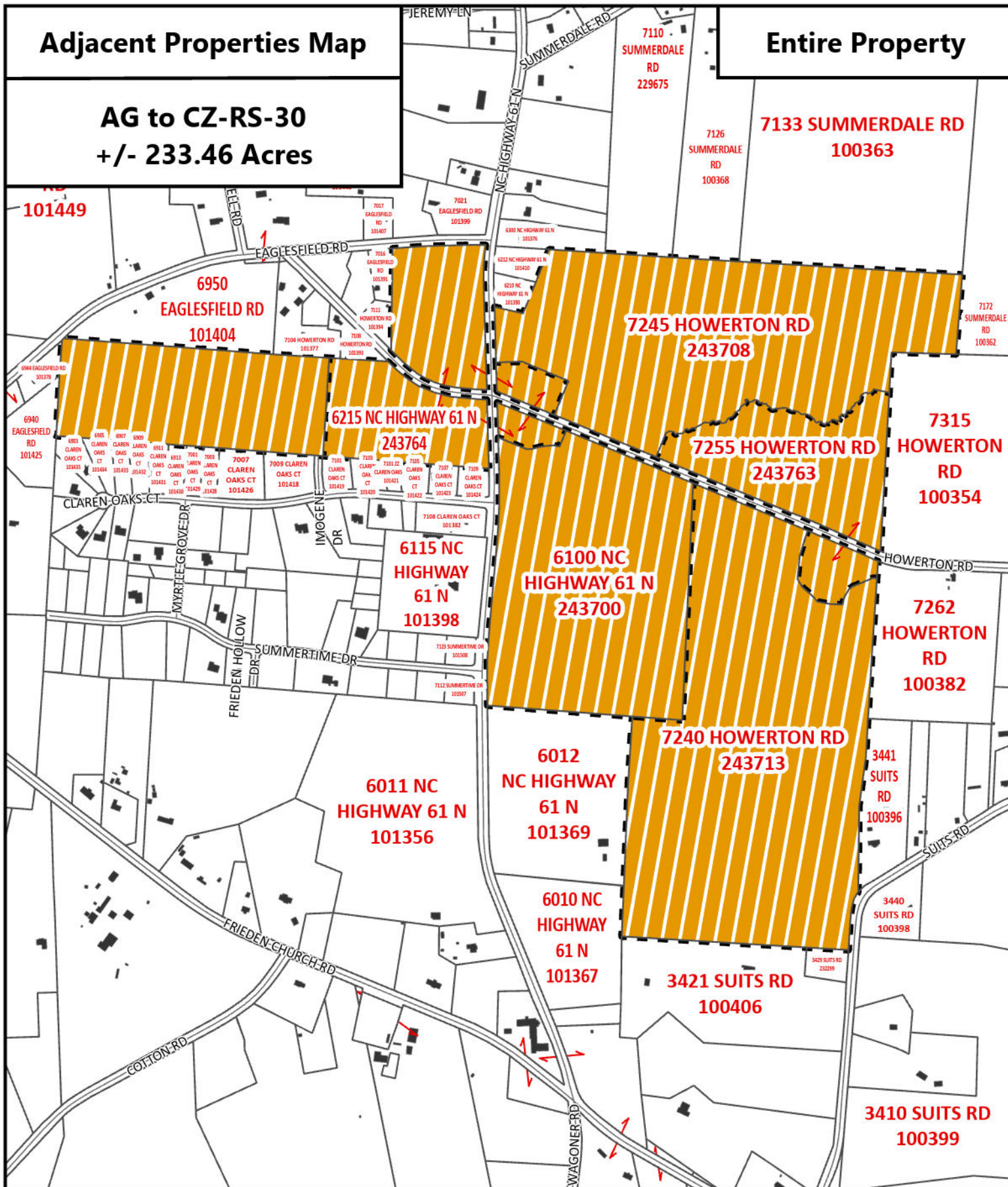
FLUM Quadrant: Northeast

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

Adjacent Properties Map

**AG to CZ-RS-30
+/- 233.46 Acres**

Entire Property



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-08-PLBD-00033

Case Area:

Parcel(s) - 243718~21.3 AC,
243764~27.72 AC, 243708~51.72 AC,
243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

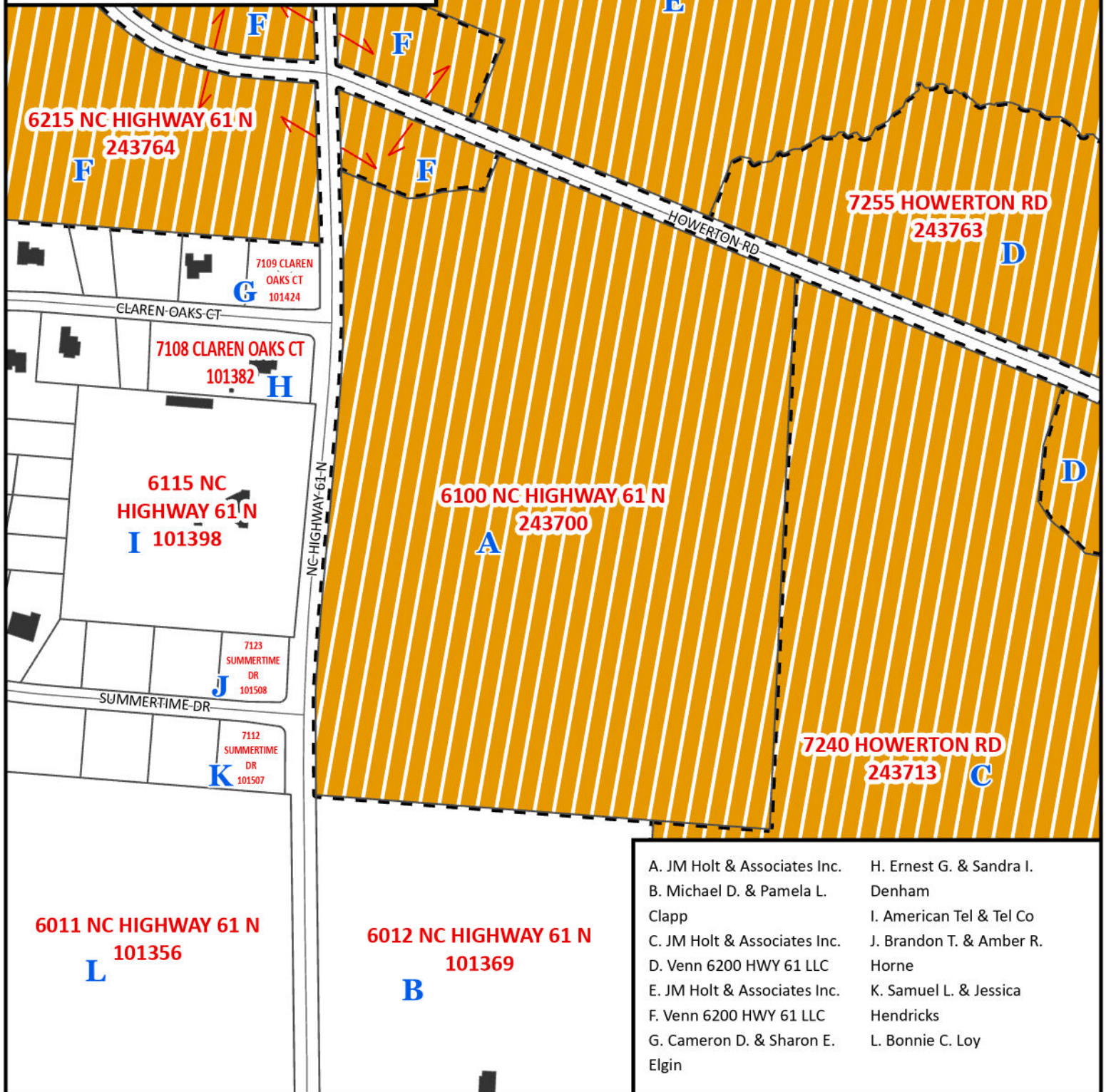


Scale: 1" = 750'

Adjacent Properties Map

Middle Portion of Property

AG to CZ-RS-30
+/- 233.46 Acres



- | | |
|---------------------------------|----------------------------------|
| A. JM Holt & Associates Inc. | H. Ernest G. & Sandra I. Denham |
| B. Michael D. & Pamela L. Clapp | I. American Tel & Tel Co |
| C. JM Holt & Associates Inc. | J. Brandon T. & Amber R. Horne |
| D. Venn 6200 HWY 61 LLC | K. Samuel L. & Jessica Hendricks |
| E. JM Holt & Associates Inc. | L. Bonnie C. Loy |
| F. Venn 6200 HWY 61 LLC | |
| G. Cameron D. & Sharon E. Elgin | |



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-08-PLBD-00033

Case Area:

Parcel(s) - 243718~21.3 AC,
243764~27.72 AC, 243708~51.72 AC,
243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

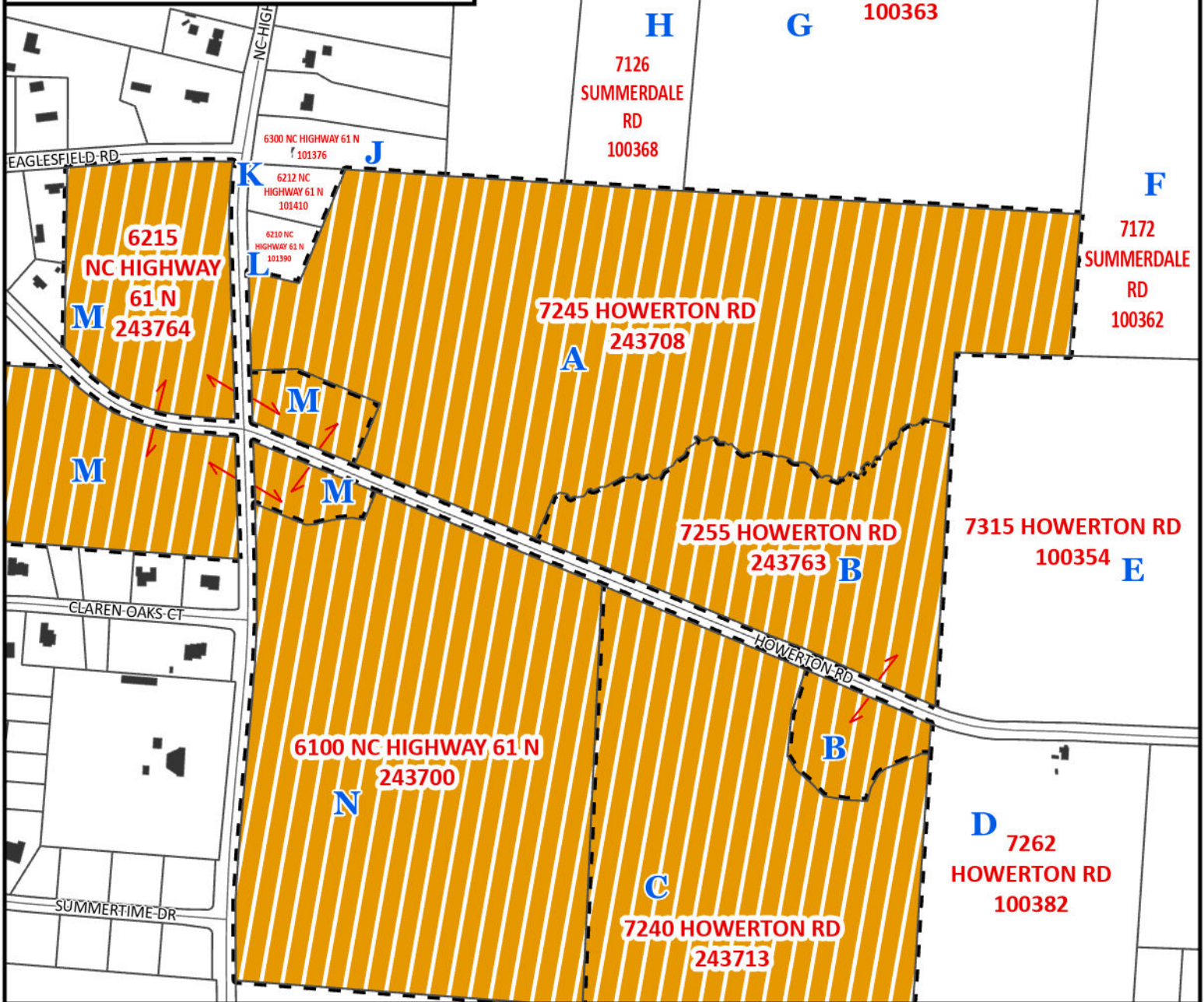


Scale: 1" = 350'

Adjacent Properties Map

AG to CZ-RS-30
+/- 233.46 Acres

Eastern Portion of Property



A. JM Holt & Associates Inc.

B. Venn 6200 HWY 61 LLC

C. JM Holt & Associates Inc.

D. Summers Family Irrevocable Trust

E. Guilford County

F. Janice S. Bradburn, Rodney D. & Terri J. Summers J. William R. & Carla F. Michael

G. Janice S. Bradburn, Rodney D. & Terri J. Summers

H. Bernice T. James

I. Eric & Amanda Levine

K. JM Holt & Associates Inc.

L. Brittney N. & Chad Durham

M. Venn 6200 HWY 61 LLC

N. JM Holt & Associates Inc.



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-08-PLBD-00033

Case Area:

Parcel(s) - 243718~21.3 AC,
243764~27.72 AC, 243708~51.72 AC,
243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N



Scale: 1" = 500'

Adjacent Properties Map

Southern Portion of Property

**AG to CZ-RS-30
+/- 233.46 Acres**



A. JM Holt & Associates Inc.
B. JM Holt & Associates Inc.
C. Michael D. & Pamela L. Clapp
D. Bonnie C. Loy

E. Robert B. Pyle
F. Robert B. Pyle
G. Richard & Krista Ingle
H. Clapp Family Irrevocable Trust

I. Clapp Family Irrevocable Trust
J. Summers Family Irrevocable Trust
K. Venn 6200 HWY 61 LLC



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-08-PLBD-00033

Case Area:

Parcel(s) - 243718~21.3 AC,
243764~27.72 AC, 243708~51.72 AC,
243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

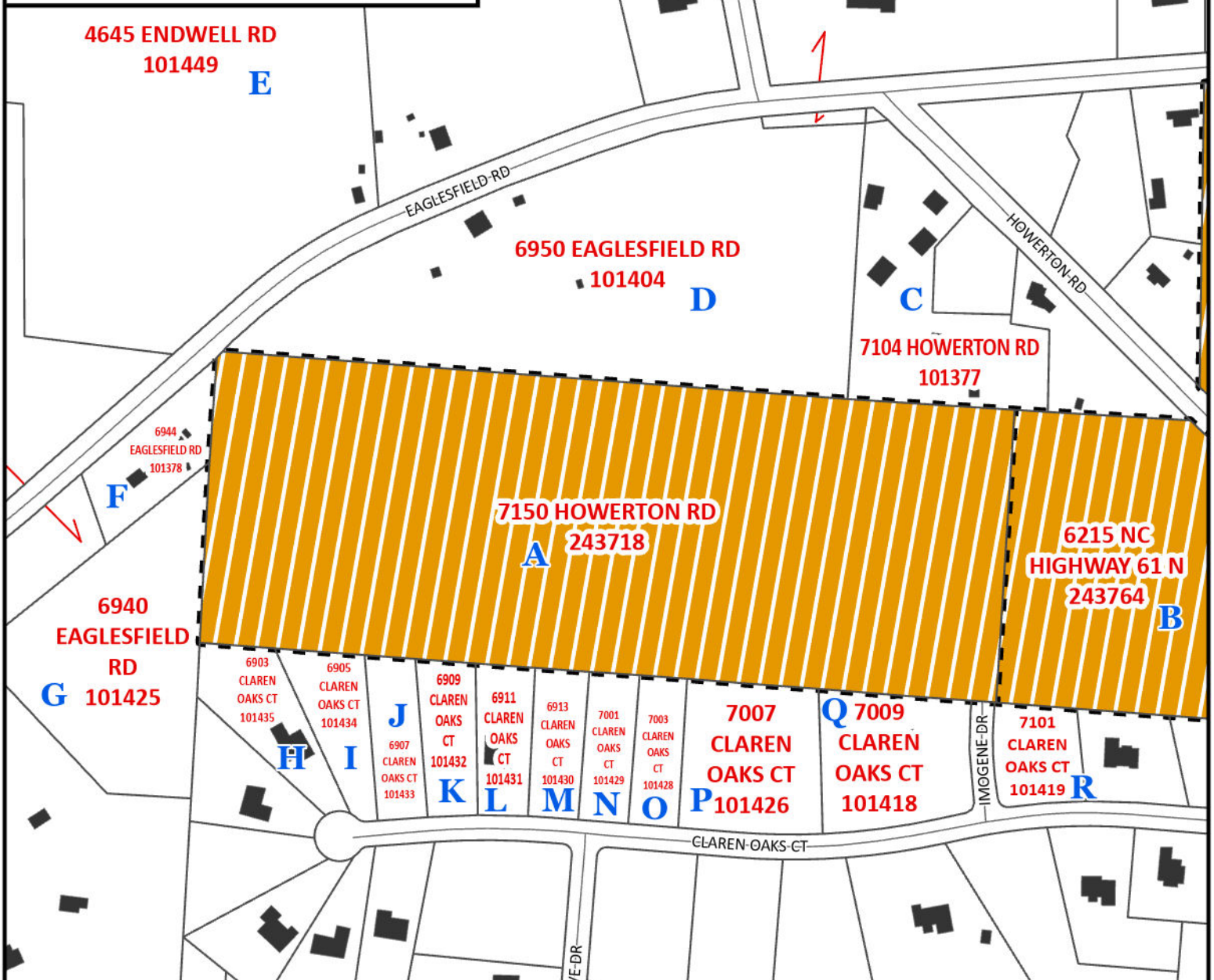


Scale: 1" = 450'

Adjacent Properties Map

Western Portion of Property

**AG to CZ-RS-30
+/- 233.46 Acres**



A. JM Holt & Associates Inc.
B. Venn 6200 HWY 61 LLC
C. Ronald D. Isley
D. David L. & Carolyn J. Smith
E. Arthur L. Chrismon & Carol J. Allen
F. George Oklesh

G. William R. Langhorne
H. Christopher F. & Carol L. Kirkman
I. Christopher F. & Carol L. Kirkman
J. Jerry N. Brand
K. Debra J. & Kenneth W. Long Jr
L. Heather A. McMahan

M. Benjamin J. Lee Jr & Karri B. Brown
N. Thomas M. & Joyce L. Summers
O. Laura & Matthew D. Kirkman
P. Francine D. & John W. Hancock
Q. Steven R. Doran & Hillary L. Wheeler
R. Doris Y. & Ralph L. Alexander



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-08-PLBD-00033

Case Area:

Parcel(s) - 243718~21.3 AC,
243764~27.72 AC, 243708~51.72 AC,
243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N



Scale: 1" = 300'

Adjacent Properties Map

Northern Portion of Property

AG to CZ-RS-30
+/- 233.46 Acres



A. Venn 6200 HWY 61 LLC	F. Catherine & David Lamberton	K. Brittney N. & Chad Durham	O. Brian & Denisa Carden
B. JM Holt & Associates Inc.	G. Lauren & Malcolm Osborn	L. JM Holt & Associates Inc.	P. Jeffrey D. Vickie Souther
C. Doris Y. & Ralph L. Alexander	H. Cameron D. & Sharon E. Elgin	M. William R. & Carla F. Michael	Q. Sandra Jones
D. Doris Y. & Ralph L. Alexander	I. JM Holt & Associates Inc.	N. Delores I. Murrell & Jennifer I. Allen	R. Kay C. Hartley
E. FGA INC	J. JM Holt & Associates Inc.		S. Carlos A. S. Ibarra



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-08-PLBD-00033

Case Area:

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243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC

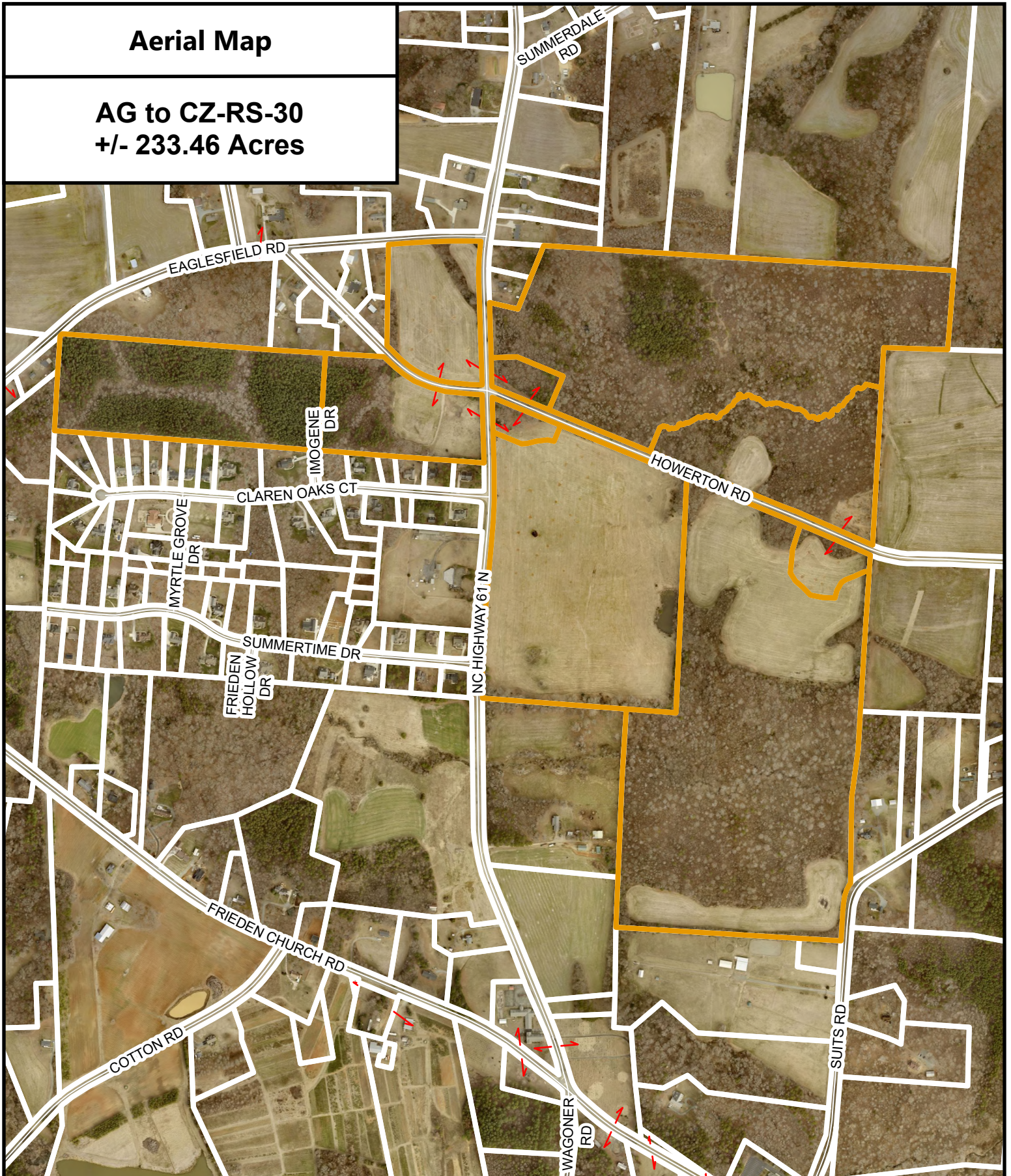
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N



Scale: 1" = 350'

Aerial Map

**AG to CZ-RS-30
+/- 233.46 Acres**



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

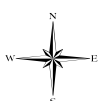
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Case Area:

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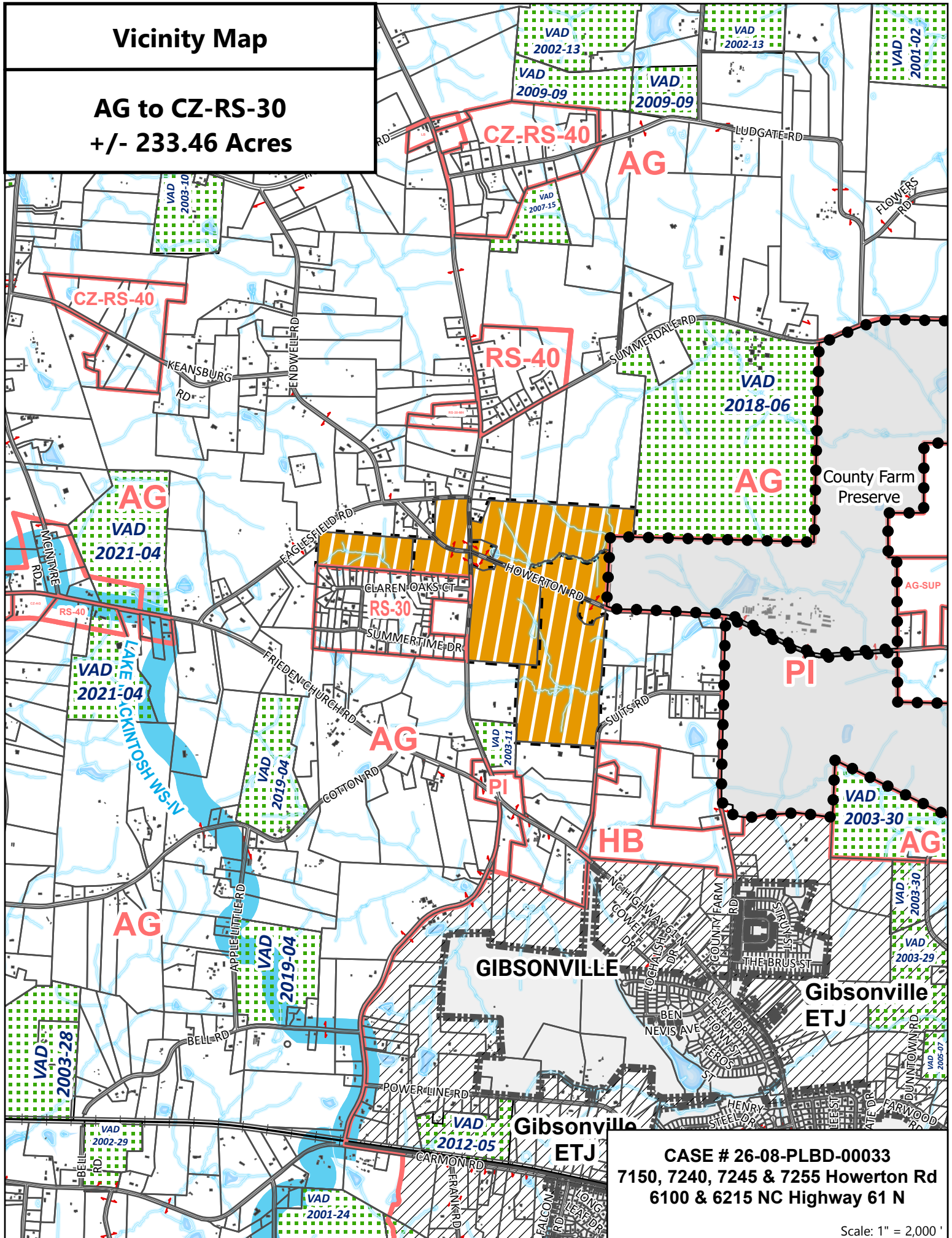
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N



Scale: 1" = 750'

Vicinity Map

**AG to CZ-RS-30
+/- 233.46 Acres**

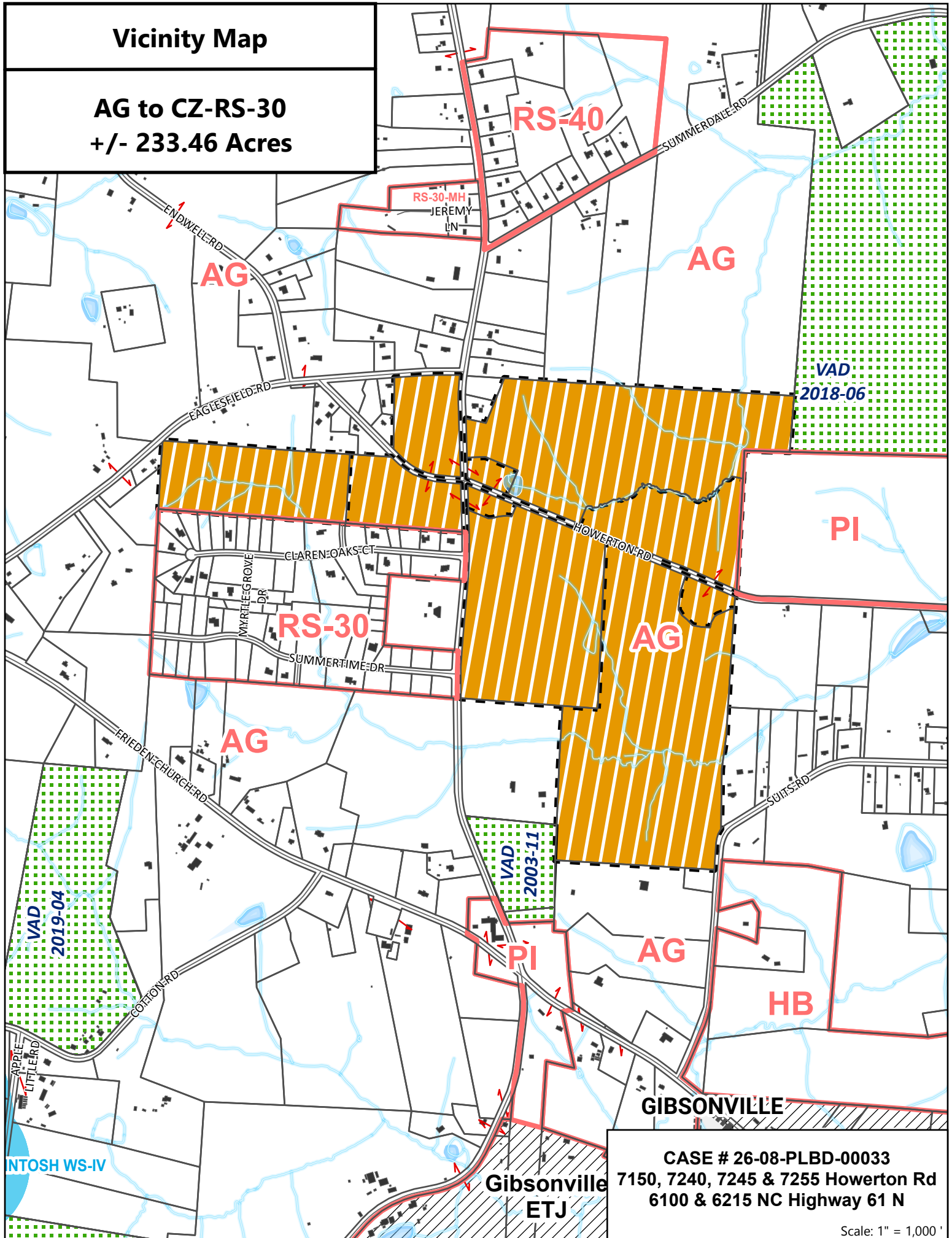


CASE # 26-08-PLBD-00033
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

Scale: 1" = 2,000'

Vicinity Map

**AG to CZ-RS-30
+/- 233.46 Acres**

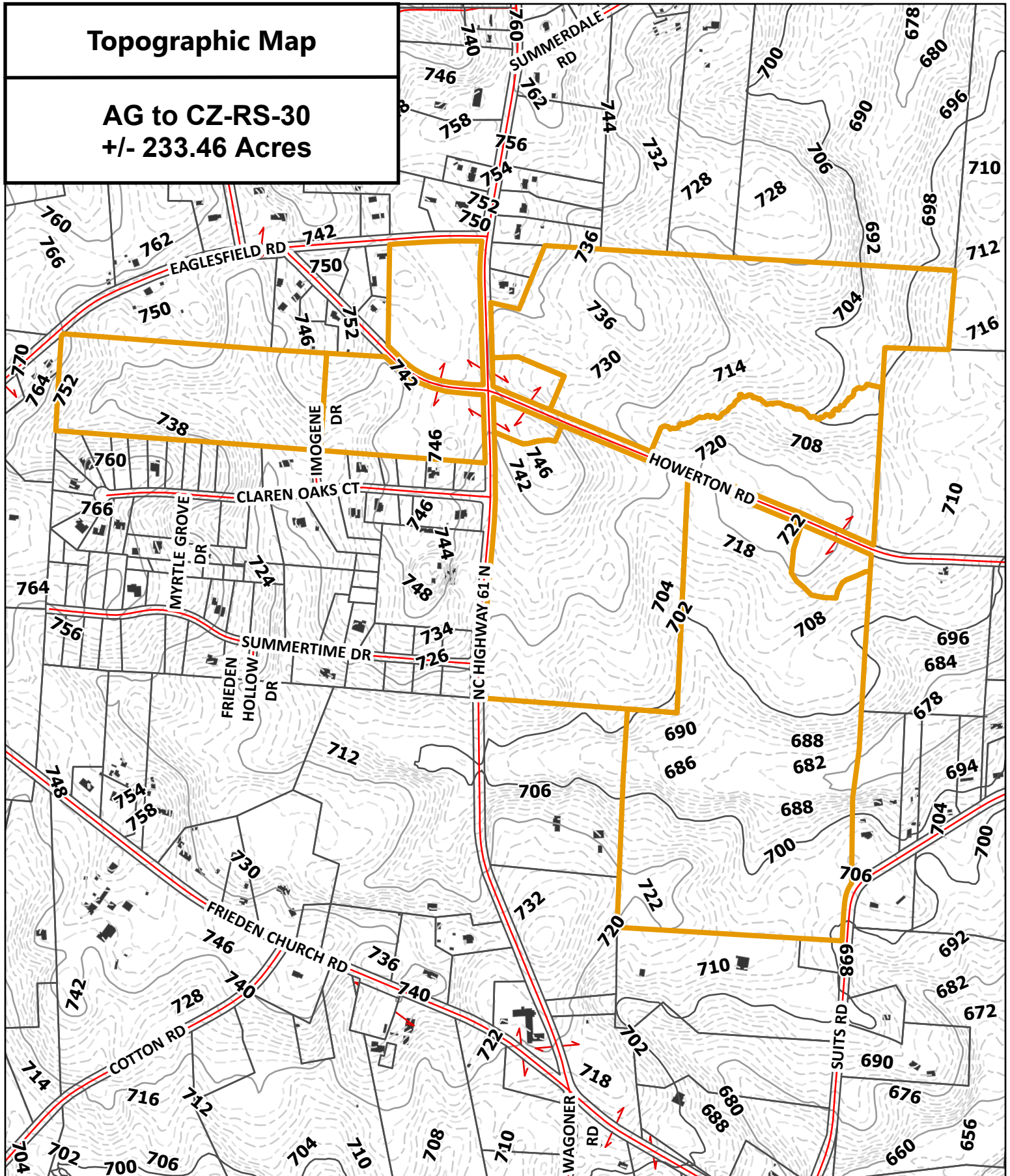


CASE # 26-08-PLBD-00033
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

Scale: 1" = 1,000'

Topographic Map

AG to CZ-RS-30
+/- 233.46 Acres



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

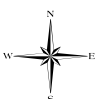
Case Number:

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Case Area:

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243763~21.84 AC

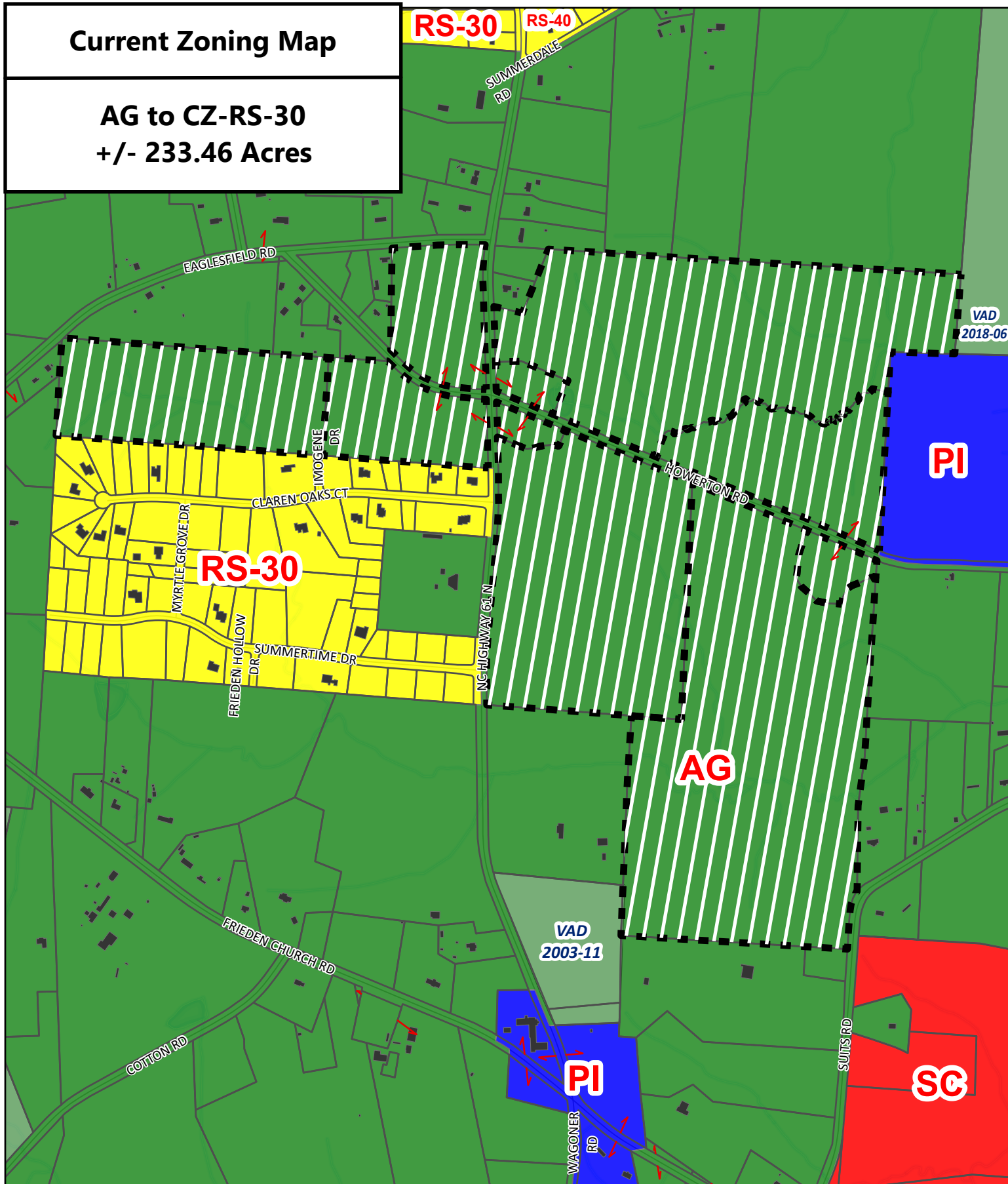
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N



Scale: 1" = 750'

Current Zoning Map

**AG to CZ-RS-30
+/- 233.46 Acres**



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

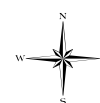
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Case Area:

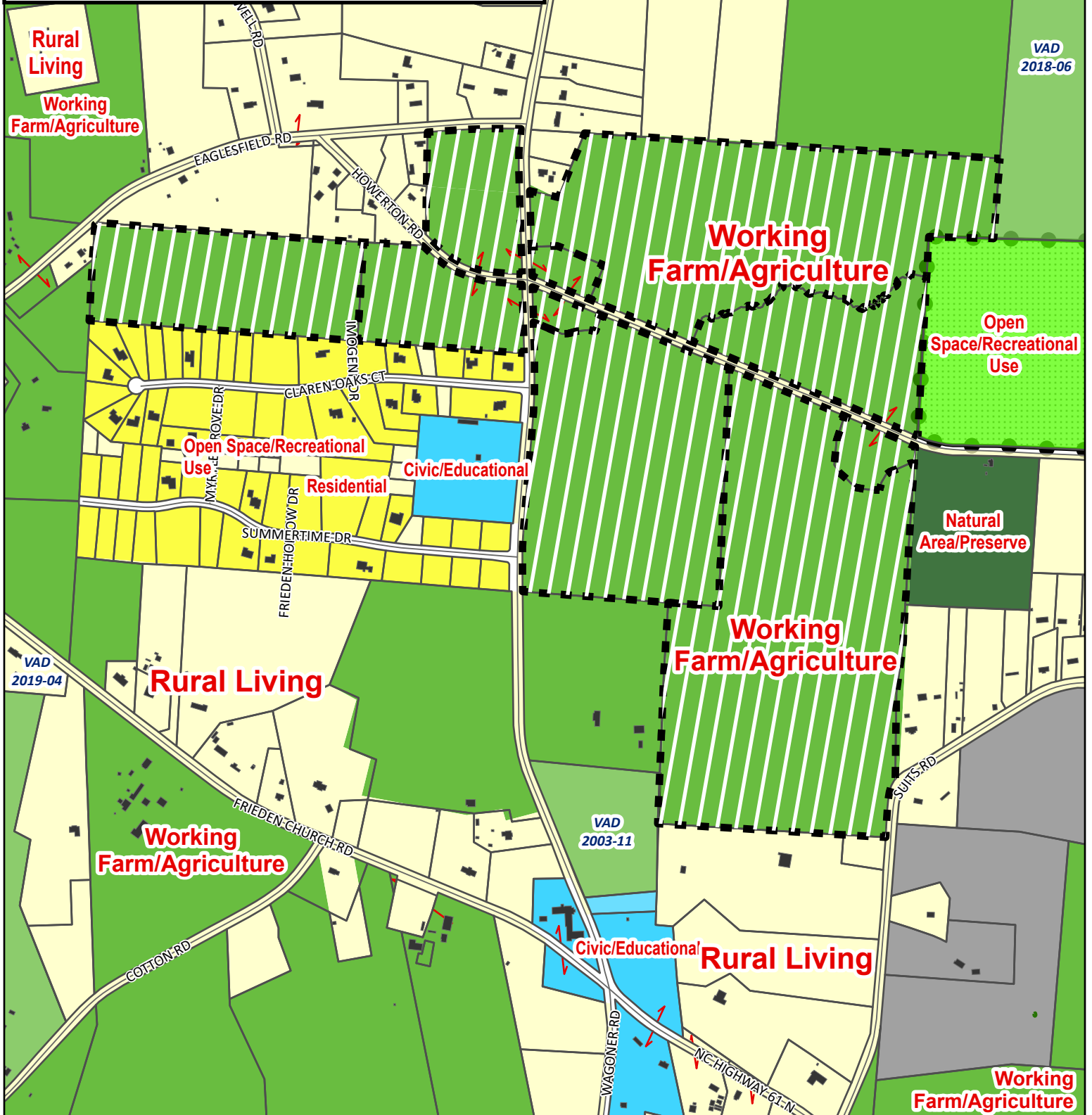
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243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N



Scale: 1" = 750'

Future Land Use Map (FLUM)



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

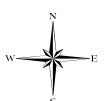
Case Number:

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Case Area:

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243763~21.84 AC

7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N



Scale: 1" = 800'

243700



Zoom to

REID	243700
Owner	J M HOLT & ASSOCIATES INC
Address	6100 NC HIGHWAY 61 N
Legal Description	41.32 AC REMAINDER SEE DEED 8994-2544
FLUM	Working Farm/Agriculture
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

243764



Zoom to

REID	243764
Owner	VENN 6200 HWY 61 LLC
Address	6215 NC HIGHWAY 61 N
Legal Description	27.72 AC SEE DEED 8994-2544 TR:B
FLUM	Working Farm/Agriculture Working Farm/Agriculture Working Farm/Agriculture Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

243718



Zoom to

REID	243718
Owner	J M HOLT & ASSOCIATES INC
Address	7150 HOWERTON RD
Legal Description	21.3 AC REMAINDER SEE DEED 8994-2544
FLUM	Working Farm/Agriculture Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

243713



Zoom to

REID	243713
Owner	J M HOLT & ASSOCIATES INC
Address	7240 HOWERTON RD
Legal Description	69.56 AC REMAINDER SEE DEED 8994-2544
FLUM	Working Farm/Agriculture Working Farm/Agriculture Working Farm/Agriculture
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

243708



Zoom to

REID	243708
Owner	J M HOLT & ASSOCIATES INC
Address	7245 HOWERTON RD
Legal Description	51.72 AC REMAINDER SEE DEED 8994-2544
FLUM	Working Farm/Agriculture Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

243763



Zoom to

REID	243763
Owner	VENN 6200 HWY 61 LLC
Address	7255 HOWERTON RD
Legal Description	21.84 AC SEE DEED 8994-2544 TR:D
FLUM	Working Farm/Agriculture Working Farm/Agriculture
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

**CONDITIONAL REZONING CASE #26-08-PLBD-00033: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC
HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD**

**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 #26-08-PLBD-00033: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC
HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD**

**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 #243764, #243718, #243708, #243763, #243713, and #243700 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 #26-08-PLBD-00033: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC
HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD**

**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 #243764, #243718, #243708, #243763, #243713, and #243700 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 #26-08-PLBD-00033: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC
HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD**

**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 #243764, #243718, #243708, #243763, #243713, and #243700 from **AG to CZ-RS-30** because:

1. This approval also amends the **Future Land Use Map: Northeast Quadrant**.
2. The zoning map amendment and associated **Future Land Use Map** amendment from **Working Farm/Agriculture to Residential** in the **Northeast 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 #26-08-PLBD-00033: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC
HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD**

**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 #243764, #243718, #243708, #243763, #243713, and #243700 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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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Special Use Permit
Application**

Date Submitted: 7/7/2026 ^{7/9/2026 AYF} Fee **\$526.00** Receipt # REC-035670-2026 Case Number 26-07-PLBD-00031
Revised: 8/21/2026 (includes \$26 recording fee)

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 Enforcement Officer. Additional sheets for tax references and signature blocks are available upon request.

Pursuant to Section 3.5.Q of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to authorize a Special Use Permit for the property described as being located at See Exhibit A, attached in Jefferson Township; Being a total of: 470+/- acres. The property is in the AG-SP- Zoning District. The proposed use(s) is (are) Solar Collectors Principal. Further JH referenced by the Guilford County Tax Department as:

Tax Parcel # <u>See Exhibit A, attached</u>	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 a Special Use Permit is an entire parcel or parcels as shown on the Guilford County Tax Map.
- ☐ The property requested for a Special Use Permit 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 with dimensions and bearings.

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.

Check One: (Required)

- ☐ The applicant is the property owner(s)
- ☒ The applicant is an agent representing the property owner(s); the letter of property owner permission is attached.
- ☐ The applicant has an option to purchase or lease the property; a copy of the offer to purchase or lease to be submitted if the owner's signature is not provided (financial figures may be deleted).

Special Use Permit Requirements: (All Required)

- ☒ **Site Plan.** A site plan illustrating conditions related to the request and compliance with applicable development standards must be attached for all Special Use Permit requests. Refer to Appendix 2, Map Standards of the Unified Development Ordinance (UDO).
- ☐ **Special Use Conditions.** Development conditions may be provided, list on following page. Refer to uses as listed in Table 4-3-1 of the Guilford County Development Ordinance. If conditions are not proposed, indicate 'not applicable'.
- ☐ **Review Factor.** Applicant must demonstrate that the review factors listed in section 3.5.Q.3(g) of the UDO are adequately addressed.



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Special Use Permit Application

Please address the following and be prepared to present as sworn or affirmed testimony and evidence for the scheduled quasi-judicial hearing:

- ☒ 1. A written application was submitted and is complete in all respects.
- ☒ 2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based on the following:

See Exhibit B, attached

- ☒ 3. The use, a Solar Collectors Principal, for which the Special Use Permit is sought, is in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications. This is based on the following:

See Exhibit B, attached

- ☒ 4. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and is in general conformity with the plan of development of the Jurisdiction and its environs. This is based on the following:

See Exhibit B, attached

- ☒ 5. The use will not substantially injure the value of adjoining or abutting property or the use is a public necessity. This is based on the following:

See Exhibit B, attached



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Special Use Permit Application

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):

All conditions previously approved by SUP order 21-05-GCPL-04192 and as amended in BOA variance 23-06-BOA-00005 shall carry over and apply, with the exception that the "wildlife friendly fencing" is a deleted condition. Standard fencing would be allowed and required in its place.

2)

3)

4)

5)

6)

7)

8)

A NEIGHBORHOOD MEETING IS STRONGLY ENCOURAGED PRIOR TO SUBMITTAL AND

YOU OR SOMEONE REPRESENTING YOU MUST BE PRESENT AT THE EVIDENTIARY HEARING

A Special Use Permit Application must be signed by the 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 Jaya Valamakanni, Trustee of the WRS Plan Trust

West River Solar, LLC

Name

2100 E. Grand Ave, Unit 100

Mailing Address

El Segundo, CA 90245

City, State and Zip Code

941-204-1295 jaya@sycamoreenergylaw.com

Phone Number

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Thomas E. Terrell, Jr.

Name

230 N. Elm Street, Suite 1200

Mailing Address

Greensboro, NC 27401

City, State and Zip Code

336.378.5412 tterrell@foxrothschild.com

Phone Number

Email Address

Additional sheets for conditions and signatures are available upon request.

Required documents must be attached to email after selecting submit.

Exhibit A

West River Solar, LLC SUP Application (Amendment)

<u>Property Addresses</u>	<u>Tax Parcel</u>	<u>Owner</u>
1984 Mt. Hope Church Road	116807	West River Solar, LLC
1942 Mt. Hope Church Road	116805	JH Stewart Family, LLC
1922 Mt. Hope Church Road	116804	JH Stewart Family, LLC
1890 Mt. Hope Church Road	116799	JH Stewart Family, LLC
1951 Mt. Hope Church Road	120643	Needham Farm, LLC
1413 Stewart Mill Road	120662	West River Solar, LLC

Property Size and Zoning

The property is approximately 470 acres and all parcels are zoned AG-SP JH

Property Owner

West River Solar, LLC
Jaya Velamakanni, Trustee of the WRS Plan Trust
2100 E. Grand Ave, Unit 100
El Segundo, CA 90245
jaya@sycamoreenergylaw.com
941-204-1295

Property Owner

JH Stewart Family, LLC
c/o John Stewart Shepherd
10118 Patrick Henry Lane
Charlotte, NC 28277

Property Owner

Needham Farm, LLC
c/o Thomas W. Needham
7706 Alcorn Rd
Greensboro, NC 27409

Applicant

Thomas E. Terrell, Jr.

ATTACHMENT

Fox Rothschild LLP
230 N. Elm Street Suite 1200
Greensboro, NC 27401
tterrell@foxrothschild.com
336-378-5412

Exhibit B

West River Solar, LLC SUP Application (Modification)

1. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted.

The planning board has already determined that this use in the same location on the same parcels with the same access points and same vegetation will not materially endanger the public health or safety. The only change being made is the type of fencing to standard chain link rather than “wildlife friendly fencing” which has larger spaces than standard chain link fencing. The public will not be able to see the fencing behind the vegetative buffers.

In North Carolina, the doctrine of *res judicata* is applicable to quasi-judicial proceedings. *Little v. Raleigh*, 195 N.C. 793, 795, 143 S.E. 827, 828 (1928). Thus, findings by a quasi-judicial board are binding on that board under the same or essentially the same facts in future applications. *Through the Looking Glass v. Zoning Bd. of Adj. of Charlotte*, 136 N.C. App 212, 523 S.E.2d 444 (1999). Only material changes in facts enable the board to revisit its previous findings. *Mt. Ulla Historical Preservation Society, Inc. v. Rowan County*, 233 N.C. App 58, 754 S.E.2d 237 (2024).

2. The use, a solar farm (solar collectors) for which the Special Use Permit is sought, is in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications.

See answer to Standard #1. Additionally, the fencing required by the SUP was volunteered by the applicant without being asked by the board or neighbors. The type of fencing requested is standard and what is otherwise required by ordinance and the National Electric Code.

3. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and is in general conformity with the plan of development of the Jurisdiction and its environs.

See answer to Standard #1. There is no material difference between the land use plan and current plans, and the area surrounding his facility has not changed in any appreciable or material way.

4. The use will not substantially injure the value of adjoining or abutting property or the use is a public necessity.

See answer to Standard #1. The market impact study was based on facilities with standard (chain link) fences and this fence will be concealed by vegetative buffers and therefore not a factor.

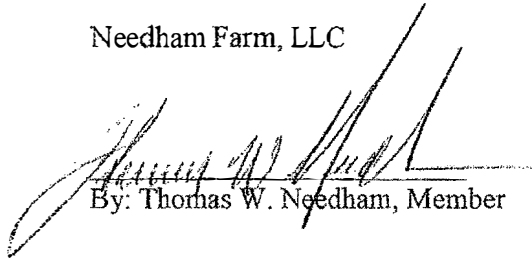
ATTACHMENT

Exhibit C

West River Solar, LLC Additional Signatures

We hereby approve the application filed by Thomas E. Terrell, Jr. on behalf of West River Solar, LLC to amend the existing SUP to modify condition #3 to remove the requirement for "wildlife friendly fencing" and to allow standard chain link fencing that meets the requirements of the National Electric Code.

Needham Farm, LLC



By: Thomas W. Needham, Member

JH Stewart Family, LLC

By: John Stewart Shepherd, Member

ATTACHMENT

Exhibit C

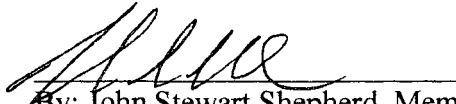
West River Solar, LLC Additional Signatures

We hereby approve the application filed by Thomas E. Terrell, Jr. on behalf of West River Solar, LLC to amend the existing SUP to modify condition #3 to remove the requirement for “wildlife friendly fencing” and to allow standard chain link fencing that meets the requirements of the National Electric Code.

Needham Farm, LLC

By: Thomas W. Needham, Member

JH Stewart Family, LLC



By: John Stewart Shepherd, Member

WRS Plan Trust - Special Use Permit Application-C (FR Update v2) 7-6-26 - EV (esig2)

Final Audit Report

2026-07-06

Created:	2026-07-06
By:	Jeffrey Kohn (jeff@sycamoreenergylaw.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAxOjKtcoSwF1InDwAzbOH5XBJ4dE2JT2W

"WRS Plan Trust - Special Use Permit Application-C (FR Update v2) 7-6-26 - EV (esig2)" History

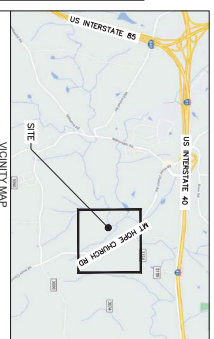
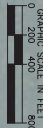
 Document created by Jeffrey Kohn (jeff@sycamoreenergylaw.com)
2026-07-06 - 10:47:01 PM GMT

 Document emailed to Jaya Velamakanni (jaya@sycamoreenergylaw.com) for signature
2026-07-06 - 10:47:05 PM GMT

 Email viewed by Jaya Velamakanni (jaya@sycamoreenergylaw.com)
2026-07-06 - 11:09:17 PM GMT

 Document e-signed by Jaya Velamakanni (jaya@sycamoreenergylaw.com)
Signature Date: 2026-07-06 - 11:09:41 PM GMT - Time Source: server - Signature Appearance Selected: MOBILE_IMAGE

 Agreement completed.
2026-07-06 - 11:09:41 PM GMT

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NOT TO SCALE	
SITE DATA TABLE	
PROJECT AREA	±461 ACRES
APPROVED SUP CASE	21-05-0271-04192

[illegible][illegible]

- [illegible]

[illegible]

BK: R 8507
PG: 2196-2205
RECORDED:
09-09-2021
11:09:29 AM
BY: SABRINA MILLSAPS
DEPUTY-GB



2021068091

NC FEE \$26.00

GUILFORD COUNTY, NC
JEFF L. THIGPEN
REGISTER OF DEEDS

105M



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**
400 W. Market St.
P. O. Box 3427
Greensboro, NC 27402
(336) 641-3334

SPECIAL USE PERMIT

On June 21, 2021 the Guilford County Planning Board met and held an Evidentiary Hearing to consider the following application:

Case Number: 21-05-GCPL-04192

Property Owner/Applicant: Stewart JH Family Limited Partnership, Richard and Margie Brinkley, Needham Farm LLC, and Bryan Morris Associates LLC

Request: Solar Collectors (Principal) and subject to the approved Site Plan

Property Location: Located on the west side of Mt Hope Church Rd, approximately 1500 feet northwest from its intersection of McConnell Rd, approximately 470 acres.

Tax Parcel Number(s): 116807, 116805, 116804, 116799, 120643, and 120662
Total Acreage: 470 AC

Zoning District: AG-SP
The AG Agriculture district is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales – “agritourism” may be permitted. The minimum lot size of this district is 40,000 sqft.

Surrounding Uses:
North: Vacant/single-family residential
South: Large-lot Residential and Farm

East: Vacant/single-family residential
West: Vacant/single-family residential

The application was submitted to Guilford County Planning and Development on May 12, 2021 and appeared before the Guilford County Planning Board on June 21, 2021.

The applicant is proposing to operate Solar Collectors (Principal) and subject to the attached Site Plan. The Guilford County Future Land Use Plan designates the subject parcel as AG Rural Residential. The proposed use is only permissible in the AG Zoning District with a Special Use Permit approval by the Guilford County Planning Board.

The Guilford County Future Land Use Plan designates the subject parcel as Rock Creek and Alamance Creek Area Plans. The proposed use is only permissible in the AG Zoning District with a Special Use Permit approval by the Guilford County Planning Board.

SECTION 1 – FINDINGS: Having heard all the evidence and arguments presented at a Special meeting on June 21, 2021, the Planning Board determines that subject to the conditions imposed below, the following findings are made:

1. A written application was submitted and **is** complete in all respects.
2. That the use **will not** materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:
 - a. Solar farms are passive facilities that turn sunlight into clean energy; and
 - b. The solar panels that comprise the solar arrays are made primarily of glass; they do not contain dangerous materials, nor do they emit dust, noxious fumes or liquids; and
 - c. Solar farms do not generate toxic or hazardous materials that threaten groundwater or surface water resources; and
 - d. Someone standing close to the sight will not be able to hear noise pollution due to the solar farm only generating a slight hum noise.
3. The use, Solar Collectors (Principal) for which the Special Use Permit is sought, **is** in conformance with all special requirements applicable to this use. The use meets all required conditions and specifications. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:

- a. The applicants, consultants, and engineers have worked diligently to make sure the proposed facility meets all requirements in the Guilford County UDO for solar collector facilities and enforcement of these requirements is a staff level function; and
 - b. If the applicant does not meet these requirements, then no building permits will be issued.
- 4. That the location and character of the use, if developed according to the plan submitted, **will** be in harmony with the area in which it is to be located and **is** in general conformity with the plan of development of the Jurisdiction and its environs. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:
 - a. That most of the acreage has already been previously approved for two prior special use permits; and
 - b. That additional buffers have been added adjacent to certain properties to encourage additional harmony and protect any adverse effects to adjoining property owners.
- 5. The use **will not** substantially injure the value of adjoining or abutting property, or the use is a public necessity. This is based on sworn testimony and evidence submitted during the Evidentiary Hearing which shows the following:
 - a. Based upon the appraisal information submitted in the package that there is no negative impact in terms of value on adjoining properties as submitted by the certified appraiser for the project.

SECTION 2 – CONDITIONS: Now, therefore, the application to make use of the above described property for the purpose indicated is hereby **approved and granted**, subject to all applicable provisions of the Guilford County Development Ordinance, this permit, and the following special conditions which the Planning Board finds to be in the public interest.

- 1. The development of the parcel shall comply with all regulations as specified in the Guilford County Development Ordinance (GCDO).
- 2. The development shall proceed in conformity with all amended plans and design features submitted as part of the Special Use Permit Application and kept on file by the Guilford County Planning and Development Department.
- 3. The development shall proceed upon approval of plan and design features by the Technical Review Committee (TRC), illustrating conditions related to the request and applicable development standards.
- 4. It is subject to the attached Site Plan along with the following conditions: 1.) Along the western and southern boundaries of Parcel #120643, West River Solar will observe a minimum setback of 125' from the nearest panel to adjoining property lines as shown on

the SUP site plan submitted May 12, 2021, 2.) Along the western and southern boundaries of Parcel #120643, West River Solar will plant or preserve a minimum of 50' of vegetation for screening purposes as shown on the SUP site plan submitted May 12, 2021, 3.) To the extent practicable, West River Solar will plant native grasses or pollinator plant species within the project footprint and install wildlife friendly fencing that meets or exceeds the standards of the National Electrical Code, 4.) The Applicant, West River Solar, shall plant or preserve a minimum of 50' buffer of vegetation for screening purposes, and shall observe a minimum setback of 50' from the nearest panel to adjoining property lines of the following parcel IDs: 120646, 120668, and 120669, 5.) The buffer yard will be as shown on the submitted development site plan which is in addition and is more stringent than what is required by the Guilford County UDO, and 6.) The decommissioning of the solar farm shall be pursuant to the decommissioning plan dated May 12, 2021 submitted by the Applicant, West River Solar, in connection with the application; provided, however, that the decommissioning shall be subject to the timing requirements for completion of the decommissioning as set forth in the ground lease submitted in conjunction with the application.

5. If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked, and the use will no longer be allowed. Only by reapplying to the Planning Board for another Special Use Permit and receiving their approval can the use be again permitted.

SECTION 3 – VESTED RIGHTS: Approval of this permit confers upon the right to develop with the type and intensity of use as herein described and as shown on the approved site plan. Vested rights are hereby established pursuant to Section 3-16 of the Guilford County Unified Development Ordinance.

SECTION 4 – SEVERABILITY AND RECORDATION: Invalidity of any one or more of these conditions shall not adversely affect the balance of said conditions, which shall remain in full force and effect.



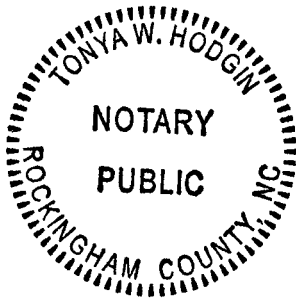
Frankie Jones, Jr, Chairperson
Guilford County Planning Board

STATE OF NORTH CAROLINA
COUNTY OF GUILFORD

I certify that Mitchell Byers personally appeared before me this day and certified to me under oath or by affirmation that he is not a grantee or beneficiary of the transaction, that Mitchell Byers recognizes the signature of Frankie Jones and that the signature is genuine.

Date: 9-9-21

Tonya W. Hodgkin
Tonya Hodgkin, Notary Public
My commission expires: 1-20-25



(Official Seal)



PROJECT DESCRIPTION

West River Solar, LLC, is a proposed 40 MW_{AC} solar project located in Guilford County, North Carolina (the "Project"). The Project will consist of approximately 115,465 485-watt photovoltaic solar modules that may track the sun throughout the day. PGR is responsible for the decommissioning of the Project as detailed herein.

The proposed West River Solar project sits on the following Guilford County parcel IDs: 803859714/116805, 8803964975/116804, 8813076249/116799, 8813157059/120643, 8803838923/116807, and 8813284829/120662. These parcels are owned by the following Guilford County property owners: JH Stewart Family LP, Needham Farm, LLC, Richard Brinkley, Margie Brinkley, and Bryan Morris Associates, LLC. The site consists primarily of wooded or cleared agricultural land. There are no wetlands, FEMA mapped floodplains, or Special Flood Hazard Areas in array areas.

The Project will be designed and engineered to have a minimum operating life of at least 25 years. It is feasible that the Project could potentially continue to operate past the design life assuming the economics remain viable and routine maintenance is conducted on the equipment. In addition, it is expected that during the Project's operating life technological advances will continue to be made that will make it more efficient and cost-effective to operate the Project rather than decommissioning.

The decommissioning plan described below will help to ensure there are sufficient funds available and a process is in place to remove the equipment and restore the site at the end of the Project's useful life.

DECOMMISSIONING - GENERAL

Decommissioning includes the removal of modules, support columns, buildings, cabling, electrical components, and any other associated facilities (i.e., foundations, conduit) plus the necessary grading, restoration of soil and reseeded. Any additional conditions are also applicable which may be defined or established by Guilford County upon which decommissioning will be initiated (i.e., end of lease, condition of potential public safety hazard, etc.).

The timeframe for completion of removal and decommissioning activities is to be from six to twelve months unless otherwise extended by the local zoning/building authority.

All equipment and imported materials will be removed from the site such that it is returned to its original state prior to construction, unless otherwise directed. PGR will perform the decommissioning of the Project in accordance with all governing authorities, applicable local, state and federal requirements and industry standards. Any required permits will be obtained, and environmental considerations will be adhered to prior to de-energizing and decommissioning the Project. Similar to the construction of the Project, the necessary erosion control measures and best practices will be in place during decommissioning. PGR does not anticipate any environmental impacts as a result of the decommissioning process.

The Project's components will be recycled, reused, salvaged or discarded and will be transported to the appropriate facilities upon removal. Based on current salvage practices and industry standards PGR anticipates that most of the Project's materials will be able to be recycled or reused upon decommissioning.



DECOMMISSIONING PROCESS

In the extremely unlikely event the Project is required to be decommissioned during the construction phase, the decommissioning process would be similar to that during operations, as described in more detail below.

PGR's decommissioning process includes the following:

Equipment:

Similar to the Project's construction phase, various pieces of equipment will likely be utilized during the decommissioning process including (among others): trucks, cranes, backhoes, skid-steers, graders and scissor lifts. PGR estimates several subcontractors will be performing work, including civil, electrical and general labor. Decommissioning the Project is estimated to take approximately three months.

Lay Down Area:

A lay down area will be established that will provide a space for organizing and storing disassembled equipment that allows for truck access to haul the equipment off site. Construction of a lay down area may require minimal civil work and disturbance to existing soil before ultimately being graded and reseeded along with the other disturbed earth.

Civil and Site Work:

Disturbed earth (roads, driveways, culverts, etc.) will be graded and reseeded with a native mix to prevent erosion and ensure suitable vegetation is established unless the landowner requests in writing that access roads or other land surface areas are not to be restored.

Solar Arrays:

Solar array equipment (modules, racking, combiner boxes, inverter, transformers, etc.) will be removed and recycled or salvaged, if possible. PGR anticipates that the majority of the Project's materials will be able to be recycled or reused upon decommissioning. When entire components are not able to be reused the materials (steel, aluminum, glass, copper, etc.) will be examined and recycled whenever possible. Specific solar array components are discussed further below:

Modules:

Solar modules are comprised of silicon, glass and aluminum which can be recycled. The modules that will be installed at the Project are not considered a hazardous material. The modules will be removed and packaged per manufacturer's recommendations and shipped to the appropriate recycling facility.

Foundations:

Following dismantling and removal of equipment, any foundations will be removed, and the earthwork graded (as necessary) and restored to its natural condition. Pads will be excavated to remove all conduit,



cable, rebar, concrete, etc. and the areas backfilled with material similar to the site conditions and topsoil restored. Concrete that is removed will be recycled or repurposed.

Electrical - Cable:

Electrical cable will be removed from inverters, combiner boxes, and pulled from conduit before disassembly. Aluminum and copper cable will be recycled. Overhead lines and poles will be dismantled and recycled or disposed of, as necessary.

Electrical – Components:

The electrical components (inverters, combiner boxes, etc.) will be dismantled and reused in their entirety, recycled or disposed of accordingly. Removal of the equipment will be conducted in accordance with manufacturer specifications.

Frames:

Frames (racking), including driven piles will be removed and recycled.

Fencing:

Fencing will be dismantled and recycled.

Decommissioning Closeout:

Following decommissioning, the site will be inspected, and all construction-related material and equipment removed. All waste generated by the decommissioning process, which is expected to be minimal, will be disposed of accordingly and recycled when possible.

DECOMMISSIONING – COST ESTIMATE

The cost estimates for decommissioning of the Project are premised on a 40 MW_{AC} system and current equipment costs. Obviously, it is extremely difficult to precisely determine future decommissioning costs; however, the below is based on the best information currently available. In addition, we expect a significant portion of these costs to be offset by recycling and salvaging material from the Project (steel, aluminum, copper, etc.).

The Net Decommissioning Costs for the Project are expected to be approximately \$330,781.40. For additional detail please reference the attached cost estimate at the end of this document.



Projected Cost of Decommissioning Plan		
Labor Costs		
Item	Task	Estimated Labor Cost (\$)
1	Remove PV Modules	\$549,613.40
2	Remove Inverter	\$26,500.00
3	Remove Transformer	\$18,550.00
4	Remove and Dispose of Batteries	\$0.00
5	Remove Battery Inverters	\$0.00
6	Remove Battery Transformers	\$0.00
7	Dismantle and Remove Racking Frames	\$86,800.00
8	Dismantle and Remove Racking Posts	\$156,800.00
9	Remove Wiring and Equipment	\$249,200.00
10	Remove Fence	\$135,000.00
11	Remove Concrete	\$15,900.00
12	Remove Gravel	\$165,000.00
13	Remove GSU	\$69,400.00
14	Dismantle Substation	\$350,000.00
15	Re-seed and Re-grade Site	\$300,000.00
16	Transportation Costs	\$1,250.00
Total Cost:		\$2,124,013.40
Salvageable Parts and Materials		
Item	Parts/Materials	Estimated Labor Cost (\$)
1	Modules	\$1,002,400.00
2	Inverter(s)	\$14,672.00
3	Transformer	\$7,560.00
4	Battery Inverters	\$0.00
5	Battery Transformers	\$0.00
6	Racking Frames	\$90,000.00
7	Racking Posts	\$24,000.00
8	Wiring (Copper and Aluminum)	\$380,800.00
9	Chain Link Fence	\$60,000.00
10	Gravel	\$75,000.00
11	GSU	\$104,100.00
12	Substation Steel	\$34,700.00
Total Salvage Value:		\$1,793,232.00
Net Decommissioning Cost:		\$330,781.40



PGR CONTACT

Please contact the following PGR employees with any questions or concerns regarding the decommissioning plan:

Sean Andersen
Development – Director of Project Management
E: sandersen@pgreenewables.com

James Froelicher
Construction – Vice President
E: jfroelicher@pgreenewables.com

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

Property Information

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

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

Nature of the Request

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

Current SUP Development Conditions:

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

Current SUP Conditions	Proposed SUP Conditions
1. Along the western and southern boundaries of parcel # 120643, West River Solar will observe minimum setbacks of 125 feet from the nearest panel to adjoining property lines as shown on the site plan submitted May 12, 2021	1. Along the western and southern boundaries of parcel # 120643, West River Solar will observe minimum setbacks of 125 feet from the nearest panel to adjoining property lines as shown on the site plan submitted May 12, 2021
2. Along the western boundaries of parcel #120643, West River Solar will plant or preserve a minimum of 50 feet of vegetation for screening purposes as shown on the site plan submitted May 12, 2021	2. Along the western boundaries of parcel #120643, West River Solar will plant or preserve a minimum of 50 feet of vegetation for screening purposes as shown on the site plan submitted May 12, 2021

3. To the extent practicable, West River Solar will plant native grasses or pollinator plant species within the project footprint and install wildlife friendly fencing that meets or exceeds the standards of the National Electric Code.

3. To the extent practicable, West River Solar will plant native grasses or pollinator plant species within the project footprint and install ~~wildlife friendly~~ fencing that meets or exceeds the standards of the National Electric Code.

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

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

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.

Character of the Area

The vicinity of the subject property predominantly consists of residential and agricultural uses.

Existing Land Use(s) on the Property: Solar Collectors Principal

Surrounding Uses:

North: Residential (Single Family, Detached and City of Greensboro-zoned Properties – Residential and Commercial)
South: Residential (Single Family, Detached)
East: Residential (Single Family, Detached and City of Greensboro-zoned Properties – Residential)
West: Agricultural (VAD 2003-22) and residential (Single Family, Detached)

Historic Properties: There are two inventoried historic resources located adjacent to the subject properties. The Stewart House is located adjacent to the subject properties on Parcel 116796. This property is not a local historic landmark, but it was inventoried by the State Historic Preservation Office as Site No. GF2049. Additionally, the Phipps House is located adjacent to the subject properties to the west on Parcel 116797. This property is also not a local historic landmark, but it was inventoried by the State Historic Preservation Office as Site No. GF1602. The requested amendment to the Special Use Permit is not anticipated to have a substantial impact on these historic resources.

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: McLeansville FPSD

Distance from Fire Station: 6.6 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: Mt Hope Church Road is classified as a Major Throughfare under the adopted Thoroughfare and Collector Street Plan. The North Carolina Department of Transportation (NCDOT) 2025 Annual Average Daily Traffic count was 2,698 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 provided.

Environmental Assessment

Topography: Per the USDA-NRCS Web Soil Survey, the topography of the above referenced parcels ranges from nearly level to gently and strongly sloping, and moderately steep to steep, very steep and extremely steep.

Regulated Floodplain: There is a regulated floodplain on site per the effective Flood Insurance Rate Map.

Wetlands: There are mapped wetlands on site per the National Wetlands Inventory.

Streams: There are 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 (GWA)

Consistency: Future Land Use Map & Comprehensive Plan

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

Review Factors: Unified Development Ordinance Subsection 3.5.Q.3.g

Per Unified Development Ordinance (UDO) Subsection 3.5.Q.3.g, the applicant must demonstrate that the following review factors have been adequately addressed:

1. Circulation: Number and location of access points to the property and the proposed structures and uses, with particular reference to automotive, pedestrian safety, traffic flow and control, and access in case of emergency. **The submitted zoning site plan shows that access will continue to be from Mt Hope Church Road. The applicant will need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, during the formal site plan review process.**
2. Parking and Loading: Location of off-street parking and loading areas. **Parking for Solar Collectors Principal is subject to UDO Table 6-1-1: Parking Requirements. Solar Collectors Principal would be classified as “All other utilities & communications uses” under the Utilities & Communications use category, which is subject to Subsection E - Uses with Flexible Parking Demand Characteristics. Parking requirements will be addressed during the formal site plan review process.**
3. Service Entrances and Areas: Locations of refuse and service areas with adequate access for services vehicles. **Locations of services areas will be reviewed to ensure adequate access for all service vehicles during the formal site plan review process per UDO Subsection 6.1. The applicant will also need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, during the formal site plan review process.**
4. Lighting: Location of lighting with reference to spillage & glare, motorist & pedestrian traffic safety, and compatibility with other property in the area. **A lighting plan, if required, will be reviewed during the formal site plan review process in accordance with UDO Subsection 6.3.**
5. Utilities: Location and availability of utilities (public or private). **The Guilford County Environmental Health Division will regulate septic evaluation during the formal site plan review process. The existence/location of utility easements will also be reviewed by staff during the formal site plan review.**
6. Open Spaces: Location of required street yards and other open spaces and preservation of existing trees and other natural features (where applicable). **County staff will review landscaping requirements during the formal site plan review process per UDO Subsection 6.2.**
7. Environmental Protection: Provisions to protect floodplains, stream buffers, wetlands, watersheds, open space and other natural features. **Environmental regulations will be administered by the Guilford County Watershed/Stormwater Section during the formal site plan review process per UDO Subsection 9.**
8. Landscaping, Buffering & Screening: Installation of landscaping, fencing or berming for the purpose of buffering and screening where necessary to provide visual screening where appropriate. **Landscape buffer and street planting yard requirements will be addressed during the formal site plan review process per UDO Subsection 6.2.**

9. Effect on Nearby Properties: Effects of the proposed use on nearby properties, including, but not limited to, the effects of noise, odor, lighting, and traffic. **A lighting plan, if required, will be reviewed during the formal site plan review process in accordance with UDO Subsection 6.3. The applicant will also need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, which would cover traffic flow and safety concerns.**
10. Compatibility: The general compatibility with nearby properties, including but not limited to the scale, design, and use in relationship to other properties. **Adjacent properties are predominantly agricultural and residential. Any landscape buffering and screening requirements will be addressed during the formal site plan review process per UDO Subsection 6.2.**

Staff Comments

Per UDO Subsection 3.5.Q.3.f: Required Findings, the Special Use Permit shall be granted when each of the following Findings of Fact have been made by the Planning Board, based on competent, material, and substantial evidence in the record:

1. The proposed use is represented by an "S" in the column for the district in which it is located in UDO Table 4.3-1: Permitted Use Schedule;
2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted;
3. That the use meets all required conditions and specifications;
4. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and
5. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Jurisdiction and its environs.

After reviewing the application and site plan submitted for this request, staff offer the following for consideration by the Planning Board:

1. The development of the parcel shall comply with all regulations as specified in the Guilford County UDO. A copy of the Technical Review Committee (TRC) comments on the submitted site plan is included with the case materials.
2. The development shall proceed in conformity with all plans, granted variances, and conditions attached to the Special Use Permit application and kept on file by the Guilford County Planning and Development Department.
3. The development shall proceed upon approval of the formal site plan and design features by the Planning & Development Director or designee after receiving comments from the TRC, identifying conditions related to the request and applicable development standards. The formal site plan must comply with applicable development standards contained in the UDO and meet the requirements outlined in Appendix 2: Map Standards.

4. The development shall proceed in accordance with any added conditions, if applicable.
5. If the conditions specified in this Special Use Permit are violated, the permit shall be revoked, and the use will no longer be allowed. Only by applying to the Planning Board for another Special Use Permit and receiving approval can the use be again permitted.

DRAFT



SUBMITTAL SUMMARY REPORT (26-07-PLBD-00031) FOR GUILFORD COUNTY

PERMIT ADDRESS: 1984 MT HOPE CHURCH RD
MCLEANSVILLE, NC 27301

PARCEL: 116807

APPLICATION DATE: 07/09/2026

SQUARE FEET: 0

EXPIRATION DATE:

VALUATION: \$0.00

DESCRIPTION: Modification on the type of fencing: Standard chain link rather than "wildlife friendly fencing". "Conditions previously approved by SUP order 21-05-GCPL-40192 and as amended in BOA variance 23-06-BOA-00005 shall carry over and apply."

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	THOMAS TERRELL	FOX ROTHSCHILD LLP	
Owner		STEWART J H FAMILY LIMITED PARTNERSHIP	3850 PLUMAS ST RENO, NV 89509
		Needham Farm LLC	7706 Alcorn Road Greensboro, NC 27409
	Jaya Velamakanni	West River Solar LLC	2100 E Grand AVE 100 El Segundo, CA 90245

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Sketch Plan Review v.1	08/04/2026	08/07/2026	08/19/2026	Revise & Re-Submit
Sketch Plan Review v.2	08/19/2026	09/02/2026	08/25/2026	Review Completed
Staff Review v.1				Not Received

SUBMITTAL DETAILS

Sketch Plan Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building/Inspections)	Tonya Hodgins	08/07/2026	08/04/2026	Review Completed
<i>Comments</i>	No comments			
Environmental Health Review - Sub/PB (Environmental Health)	Matthew Shirts	08/25/2026	08/19/2026	Revise & Re-Submit
Fire Review (Fire Marshal)	Tim McNeil	08/07/2026	08/05/2026	Review Completed
GIS-Addressing (GIS-Addressing)	Melissa Jones	08/25/2026	08/04/2026	Review Completed
<i>Comments</i>	No addressing comments regarding the fence.			
Planning (Planning/Zoning)	Samantha Lockwood	08/07/2026	08/05/2026	Revise & Re-Submit
<i>Comments</i>	1. In the Site Data Table, please cite the most recently approved SUP case (21-05-GCPL-04192) 2. In the Site Data Table, please correct the case number listed as "18-08-GCPL-0511." This is not a complete case number. 3. In the Site Data Table, please revise the proposed land use to "Solar Collectors Principal" to match the language of the UDO Permitted Use Table.			
Soil Erosion Review (Soil Erosion)	Kristi Cheek	08/25/2026	08/04/2026	Review Completed
<i>Comments</i>	1. For Soil Erosion, this project has two permits that have plan and documentation revisions in review. For full comments/revised documents, please see West River Solar Substation permit 23-03-SEGP-00009 and West River Solar 24-09-SEGP-00058.			
Watershed Review (Watershed)	Brent Gatlin	08/25/2026	08/04/2026	Revise & Re-Submit
<i>Comments</i>	1. No Comments regarding proposed amendment to SUP condition regarding fence specification. 2. The Sketch Plan references the old Flood Insurance Rate Map (FIRM) and associated floodplain extents. Revised Site Plan & Watershed Development Plan submission must reference the latest FIRM effective 6/10/2026 as associated floodplain extents. Plan accordingly.			

Sketch Plan Review v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Environmental Health Review - Sub/PB (Environmental Health)	Matthew Shirts	09/02/2026	08/19/2026	Review Completed
<i>Comments</i>	No comment. EH not required. - MJS 8/19/26			

SUBMITTAL SUMMARY REPORT (26-07-PLBD-00031)

Planning (Planning/Zoning)	Samantha Lockwood	09/02/2026	08/25/2026	Review Completed
<i>Comments</i>	Previous Zoning comments have been addressed.			
Watershed Review (Watershed)	Brent Gatlin	09/02/2026	08/21/2026	Review Completed
<i>Comments</i>	There are 3 FIRM panels that overlay this site that should be referenced: 3710880300K 3710881300K 3710881400K Only one FIRM panel is referenced on the Sketch Plan. Please ensure all 3 FIRM panels are referenced on the revised Site Plan set when it is resubmitted for review.			

Adjacent Properties Map

**Special Use Permit Amended
+/- 470 Acres**

Map showing adjacent properties and roads. Key roads include Millstream Rd, Stewart Mill Rd, Mt Hope Church Rd, and Andrews Farm Rd. Properties are labeled with addresses and alphanumeric codes (A-Z).

Properties and Addresses:

- 1401 STEWART MILL RD 120700
- 1403 STEWART MILL RD 120701
- 1405 STEWART MILL RD 120702
- 1407 STEWART MILL RD 120703
- 1409 STEWART MILL RD 120704
- 1411 STEWART MILL RD 120705
- 1413 STEWART MILL RD 120662
- 1504 STEWART MILL RD 120661
- 1515 STEWART MILL RD 120660
- 1516 X STEWART MILL RD 81847 II
- 1534 STEWART MILL RD 116794
- 1532 STEWART MILL RD 116791
- 1814 ANDREWS FARM RD 120667
- 1820 ANDREWS FARM RD 120669
- 1830 ANDREWS FARM RD 120646
- 1850 ANDREWS FARM RD 228921
- 1858 A ANDREWS FARM RD 120640
- 1864 ANDREWS FARM RD 228920
- 1872 ANDREWS FARM RD 229086
- 1866 MT HOPE CHURCH RD 116797
- 1922 MT HOPE CHURCH RD 116804
- 1942 MT HOPE CHURCH RD 116805
- 1984 MT HOPE CHURCH RD 116807
- 1980 MT HOPE CHURCH RD 116818
- 1976 MT HOPE CHURCH RD 116817
- 1978 MT HOPE CHURCH RD 116813
- 1985 MT HOPE CHURCH RD 116816
- 1935 MT HOPE CHURCH RD 116810
- 1927 MT HOPE CHURCH RD 116814
- 1977 A MT HOPE CHURCH RD 116819
- 1939 MT HOPE CHURCH RD 116811
- 1943 MT HOPE CHURCH RD 116815
- 1949 MT HOPE CHURCH RD 116806
- 1971 MT HOPE CHURCH RD 116808
- 1975 MT HOPE CHURCH RD 243856
- 1977 MT HOPE CHURCH RD 243434
- 1951 MT HOPE CHURCH RD 120643

Alphanumeric Codes (A-Z):

- AA 5670
- BB
- CC
- DD
- EE
- FF
- GG
- HH
- II
- JJ
- KK
- LL
- MM
- NN
- OO
- PP
- QQ
- RR
- SS
- TT
- UU
- VV
- WW
- XX
- YY
- ZZ

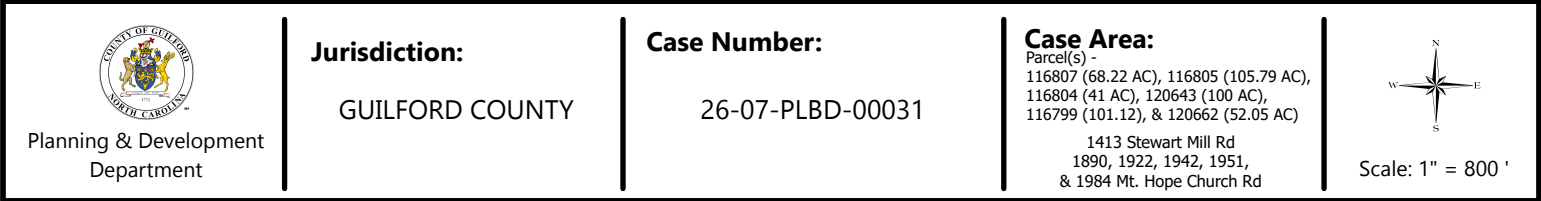
Adjacent Properties Map

**Special Use Permit Amended
+/- 470 Acres**

Map showing adjacent properties and roads. Key roads include Millstream Rd, Stewart Mill Rd, Mt Hope Church Rd, Andrews Farm Rd, and Zante Rd. Properties are labeled with addresses and alphanumeric codes (e.g., AA, BB, CC, DD, EE, FF, GG, HH, II, JJ, KK, LL, MM, NN, PP, QQ, RR, SS, TT, UU, VV, WW, XX, YY, ZZ).

Properties shown include:

- 1401 STEWART MILL RD BB 120700
- 1403 STEWART MILL RD CC 120701
- 1405 STEWART MILL RD DD 120702
- 1407 STEWART MILL RD EE 120703
- 1409 STEWART MILL RD FF 120704
- 1411 STEWART MILL RD GG 120705
- 1413 STEWART MILL RD AA 120662
- 1504 STEWART MILL RD HH 120661
- 1516 X STEWART MILL RD II 81847
- 1534 STEWART MILL RD LL 116794
- 1532 STEWART MILL RD KK 116791
- 1535 STEWART MILL RD JJ 220280
- 1814 ANDREWS FARM RD XX 120667
- 1820 ANDREWS FARM RD VV 120669
- 1830 ANDREWS FARM RD UU 120646
- 1850 ANDREWS FARM RD TT 228921
- 1858 A ANDREWS FARM RD SS 120640
- 1864 ANDREWS FARM RD RR 228920
- 1872 ANDREWS FARM RD QQ 229086
- 1884 MT HOPE CHURCH RD MM 116797
- 1922 MT HOPE CHURCH RD EE 116804
- 1942 MT HOPE CHURCH RD FF 116805
- 1949 MT HOPE CHURCH RD LL 116806
- 1951 MT HOPE CHURCH RD MM 120643
- 1955 MT HOPE CHURCH RD GG 116810
- 1957 MT HOPE CHURCH RD HH 116811
- 1959 MT HOPE CHURCH RD II 116812
- 1963 MT HOPE CHURCH RD JJ 116813
- 1965 MT HOPE CHURCH RD KK 116814
- 1967 MT HOPE CHURCH RD LL 116815
- 1971 MT HOPE CHURCH RD NN 116808
- 1975 MT HOPE CHURCH RD PP 243856
- 1977 MT HOPE CHURCH RD QQ 243434
- 1980 MT HOPE CHURCH RD RR 116818
- 1984 MT HOPE CHURCH RD SS 116807
- 1985 MT HOPE CHURCH RD PP 120641
- 1986 MT HOPE CHURCH RD TT 116819
- 1987 MT HOPE CHURCH RD UU 116820
- 1988 MT HOPE CHURCH RD VV 116821
- 1989 MT HOPE CHURCH RD WW 116822
- 1990 MT HOPE CHURCH RD XX 116823
- 1991 MT HOPE CHURCH RD YY 116824
- 1992 MT HOPE CHURCH RD ZZ 116825



 Planning & Development Department	Jurisdiction: GUILFORD COUNTY	Case Number: 26-07-PLBD-00031	Case Area: Parcel(s) - 116807 (68.22 AC), 116805 (105.79 AC), 116804 (41 AC), 120643 (100 AC), 116799 (101.12), & 120662 (52.05 AC) 1413 Stewart Mill Rd 1890, 1922, 1942, 1951, & 1984 Mt. Hope Church Rd	 Scale: 1" = 800'
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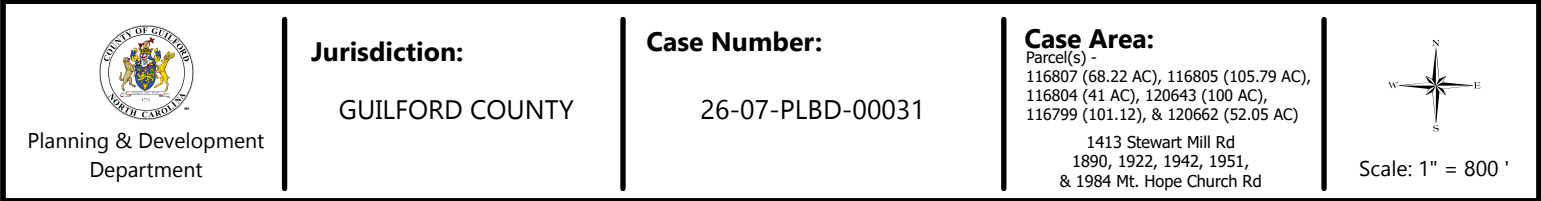
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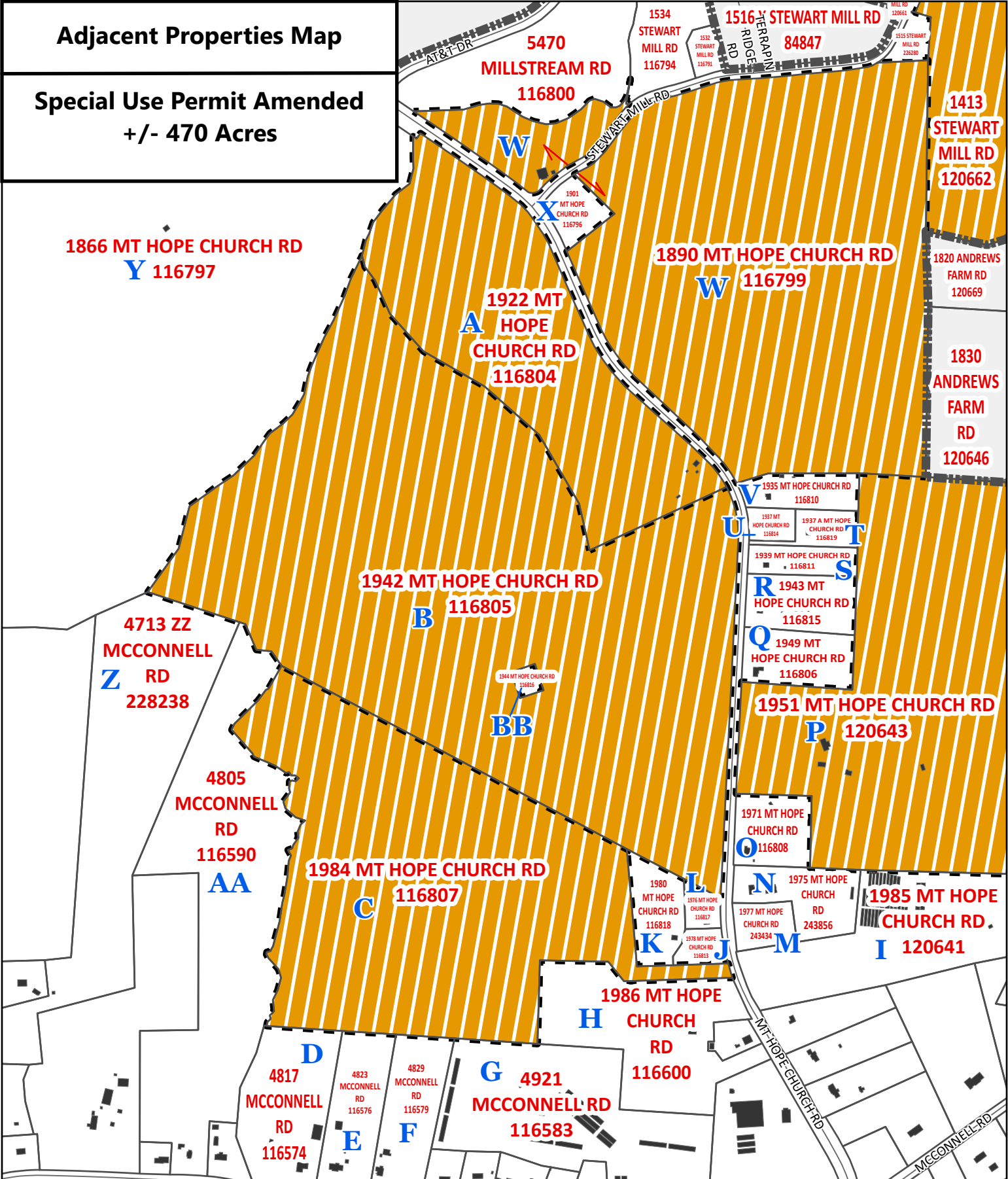
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Notified Owners:

A. West River Solar LLC	Z. Millstream Industrial Partners LLC
B. City of Greensboro	AA. Geoff and Tonya Foster Real Estate Holdings LLC
C. Stewart J.H. Family Limited Partnership	BB. Peggy D. & John B. Craven Jr
D. Stewart J.H. Family Limited Partnership	CC. Noelle & Larry E. Stephens II
E. Stewart J.H. Family Limited Partnership	DD. Patricia P. Campbell
F. Stewart J.H. Family Limited Partnership	EE. Jesse K. & Marsha P. Beavers
G. Awan Holdings LLC	FF. Jeffrey W. & Stephanie Hyle
H. G. Group Holdings LLC	GG. Lindsay G. Creighton & Michael Kowalsky
I. G. Group Holdings LLC	HH. George Cuffie & Esther Quinn
J. Alex & Kelly A. Ingram	II. City of Greensboro
K. Austin A. & Savannah E. Venable	JJ. Joshua M. & Logan Foust
L. Ronnie G. & Debra P. Nance	KK. Kyle Foust Sr
M. Neeham Farm LLC	LL. CCC Developement Partners LLC
N. Dana D.W. Chilton	MM. Betsy P. Ramey & Rebecca P. Askew
O. Steven L. Thomas	
P. Sandra W. Doughty	
Q. Duke Energy Carolinas LLC	
R. SA Associates Limited Partnership	
S. Juan C. Vazquez-Soto & Lucy A. Vazquez	
T. Leslie M. & Thomas N. Gallaher	
U. SA Associates Limited Partnership	
V. SA Associates Limited Partnership	
W. SA Associates Limited Partnership	
X. Tony Webster	
Y. Millstream Industrial Center Owners Association Inc.	

Adjacent Properties Map
Special Use Permit Amended +/- 470 Acres

**Special Use Permit Amended
+/- 470 Acres**



Jurisdiction:
GUILFORD COUNTY

GUILFORD COUNTY

Case Number:

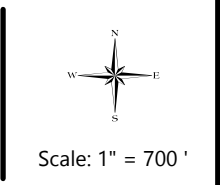
26-07-PLBD-00031

26-07-PLBD-00031

Case Area:
Parcel(s) -
116807 (68.22 AC), 116805 (105.79 AC),
116804 (41 AC), 120643 (100 AC),
116799 (101.12), & 120662 (52.05 AC)
1413 Stewart Mill Rd
1890, 1922, 1942, 1951,
& 1984 Mt. Hope Church Rd

Parcel(s) -
116807 (68.22 AC), 116805 (105.79 AC),
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116799 (101.12), & 120662 (52.05 AC)

1413 Stewart Mill Rd
1890, 1922, 1942, 1951,
& 1984 Mt. Hope Church Rd



Scale: 1" = 700 '

Notified Owners:

A. Stewart J.H. Family Limited Partnership

B. Stewart J.H. Family Limited Partnership

C. West River Solar LLC

D. Bradley N. & Deborah L. Qualls

E. Michael J. Baldwin

F. Taylor B. Reece

G. Peacehaven Farm Inc.

H. Christopher W. Williamson

I. Sandra W. Doughty

J. Pickett & Baugh Realty Inc,

K. Wesley G. Reece

L. Ronald B. Twisdale & Megan Way

M. BJ & Evelyn A. Thomas

N. Steven L. Thomas

O. Dana D.W. Chilton

P. Neeham Farm LLC

Q. Ronnie G. & Debra P. Nance

R. Austin A. & Savannah E. Venable

S. Alex & Kelly A. Ingram

T. G. Group Holdings LLC

U. G. Group Holdings LLC

V. Awan Holdings LLC

W. Stewart J.H. Family Limited Partnership

X. Stewart J.H. Family Limited Partnership

Y. Betsy P. Ramey & Rebecca P. Askew

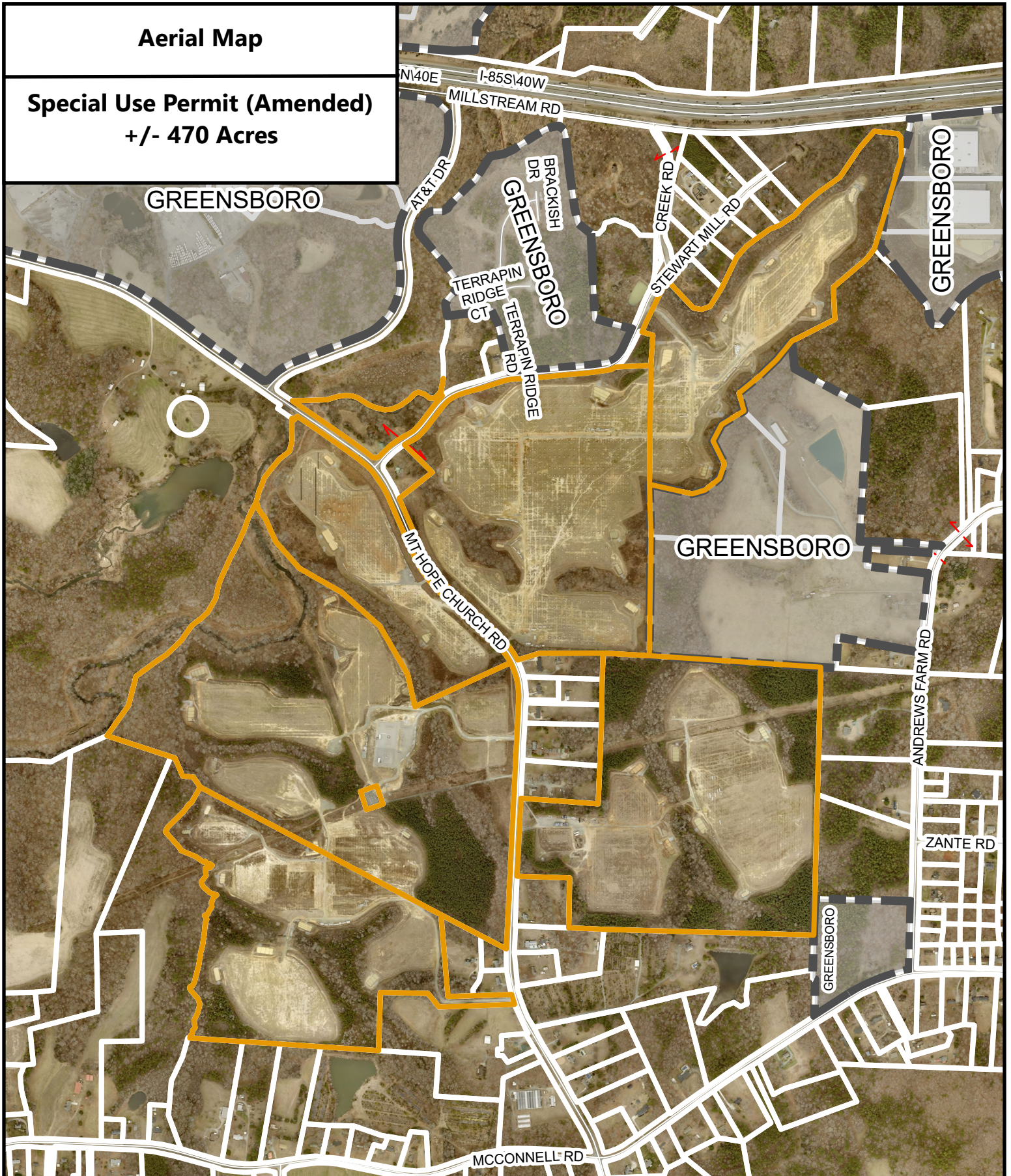
Z. The Nancy B. Smith Living Trust

AA. The Billy L. Smith Living Trust

BB. Duke Power Co Tax Dept-PB05B

Aerial Map

Special Use Permit (Amended)
+/- 470 Acres



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

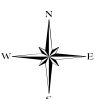
Case Number:

26-07-PLBD-00031

Case Area:

Parcel(s) -
116807 (68.22 AC), 116805 (105.79 AC),
116804 (41 AC), 120643 (100 AC),
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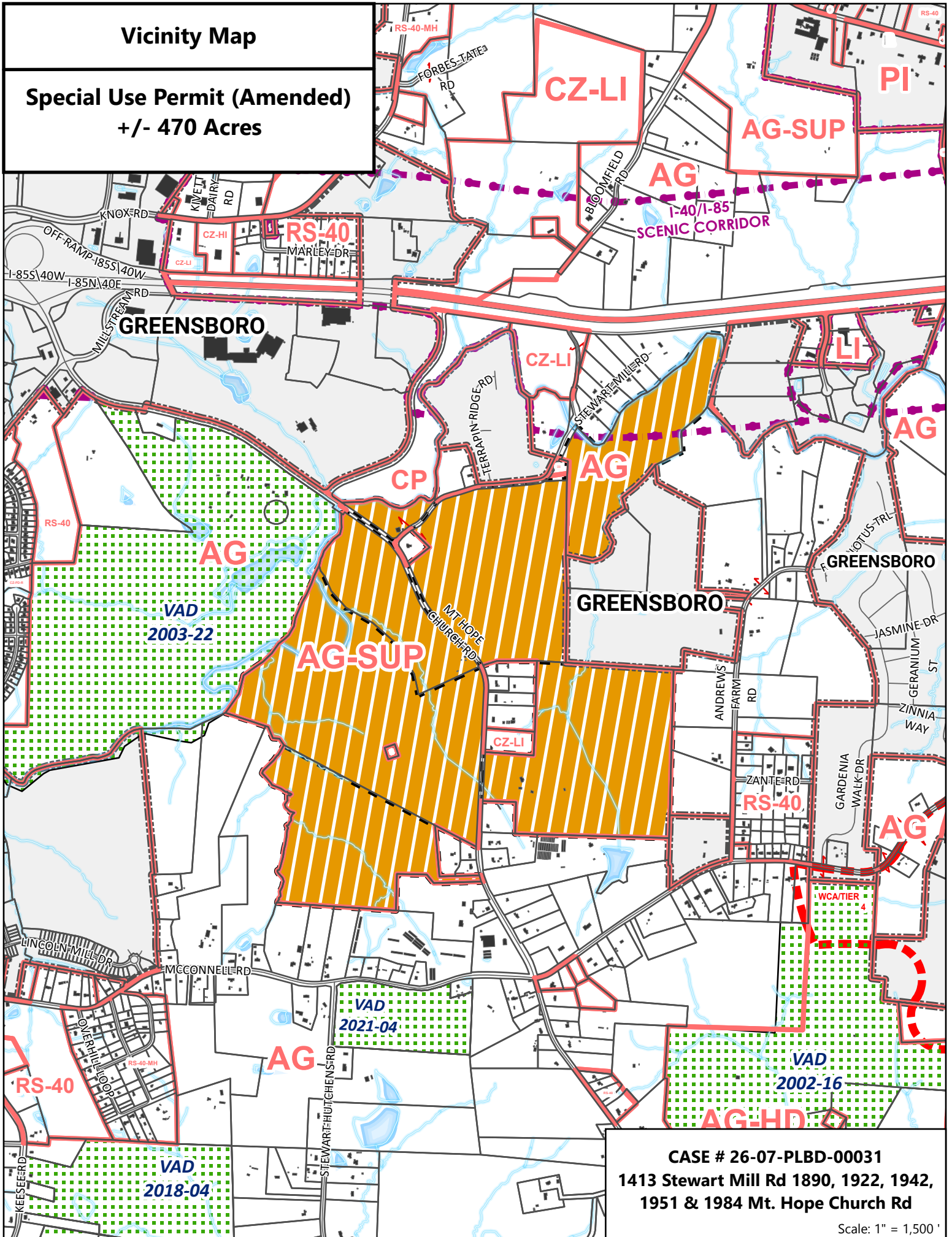
1413 Stewart Mill Rd
1890, 1922, 1942, 1951,
& 1984 Mt. Hope Church Rd



Scale: 1" = 1,000'

Vicinity Map

Special Use Permit (Amended)
+/- 470 Acres

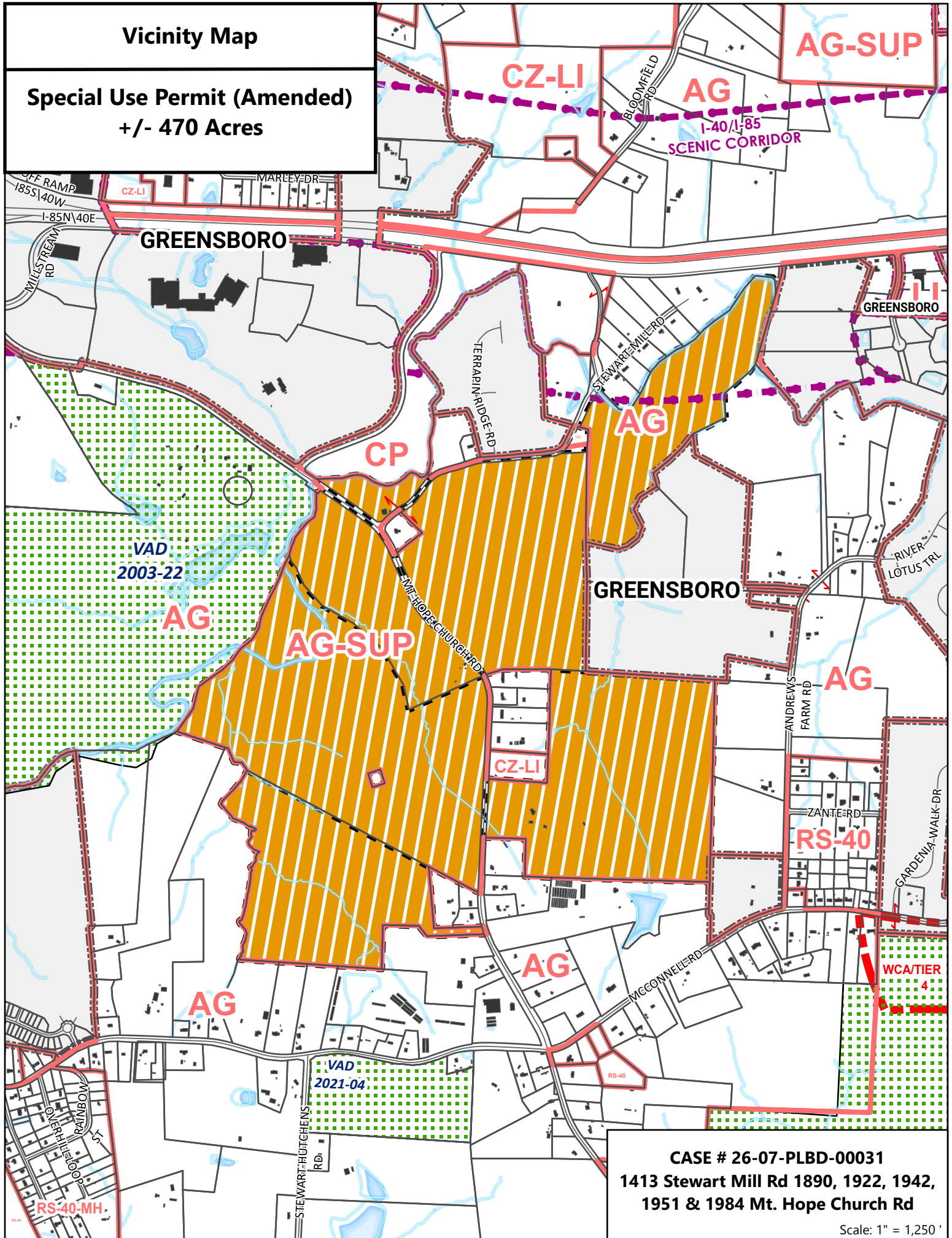


CASE # 26-07-PLBD-00031
1413 Stewart Mill Rd 1890, 1922, 1942,
1951 & 1984 Mt. Hope Church Rd

Scale: 1" = 1,500'

Vicinity Map

Special Use Permit (Amended)
+/- 470 Acres

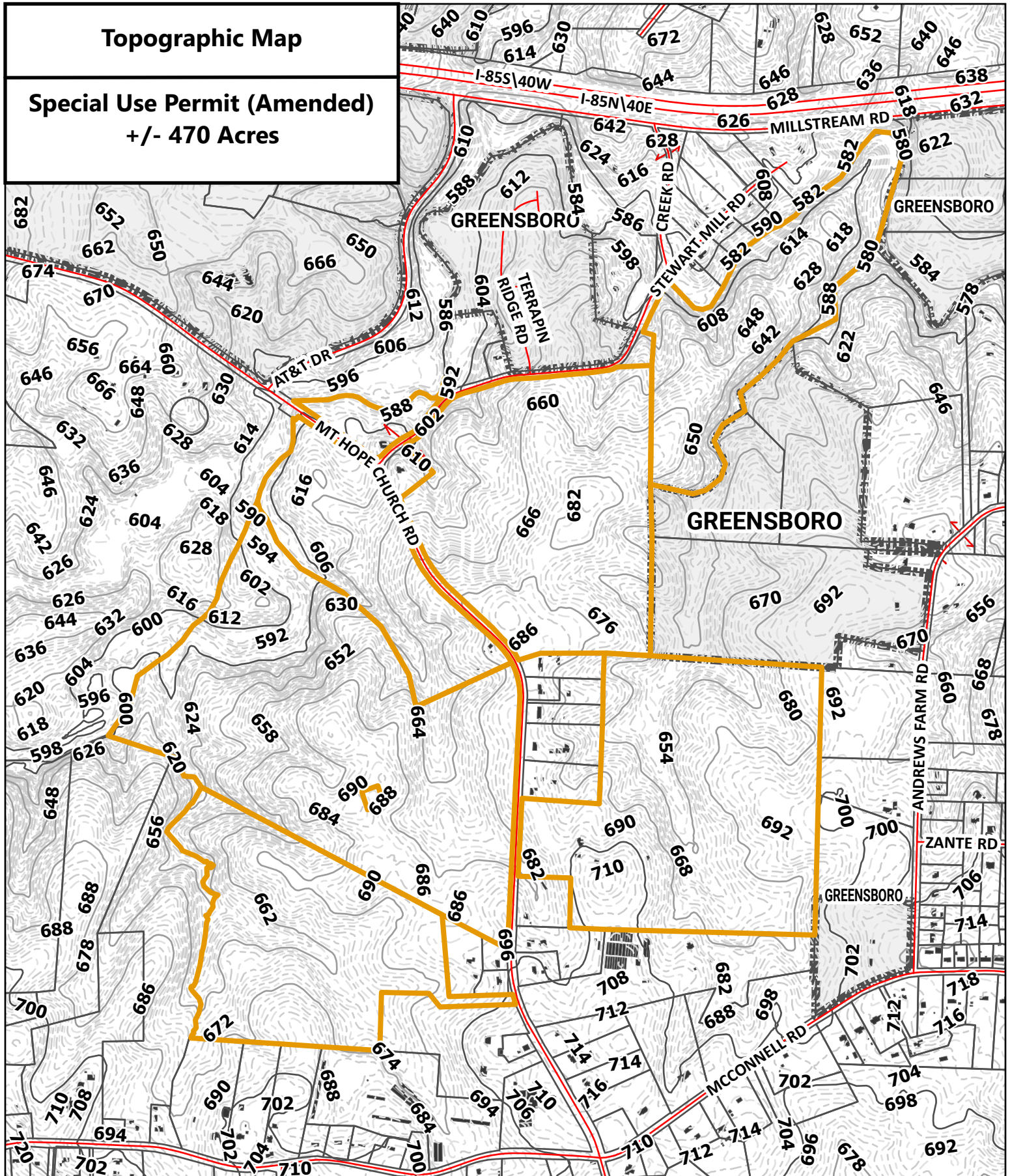


CASE # 26-07-PLBD-00031
1413 Stewart Mill Rd 1890, 1922, 1942,
1951 & 1984 Mt. Hope Church Rd

Scale: 1" = 1,250'

Topographic Map

Special Use Permit (Amended)
+/- 470 Acres



Planning & Development
Department

Jurisdiction:

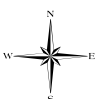
GUILFORD COUNTY

Case Number:

26-07-PLBD-00031

Case Area:

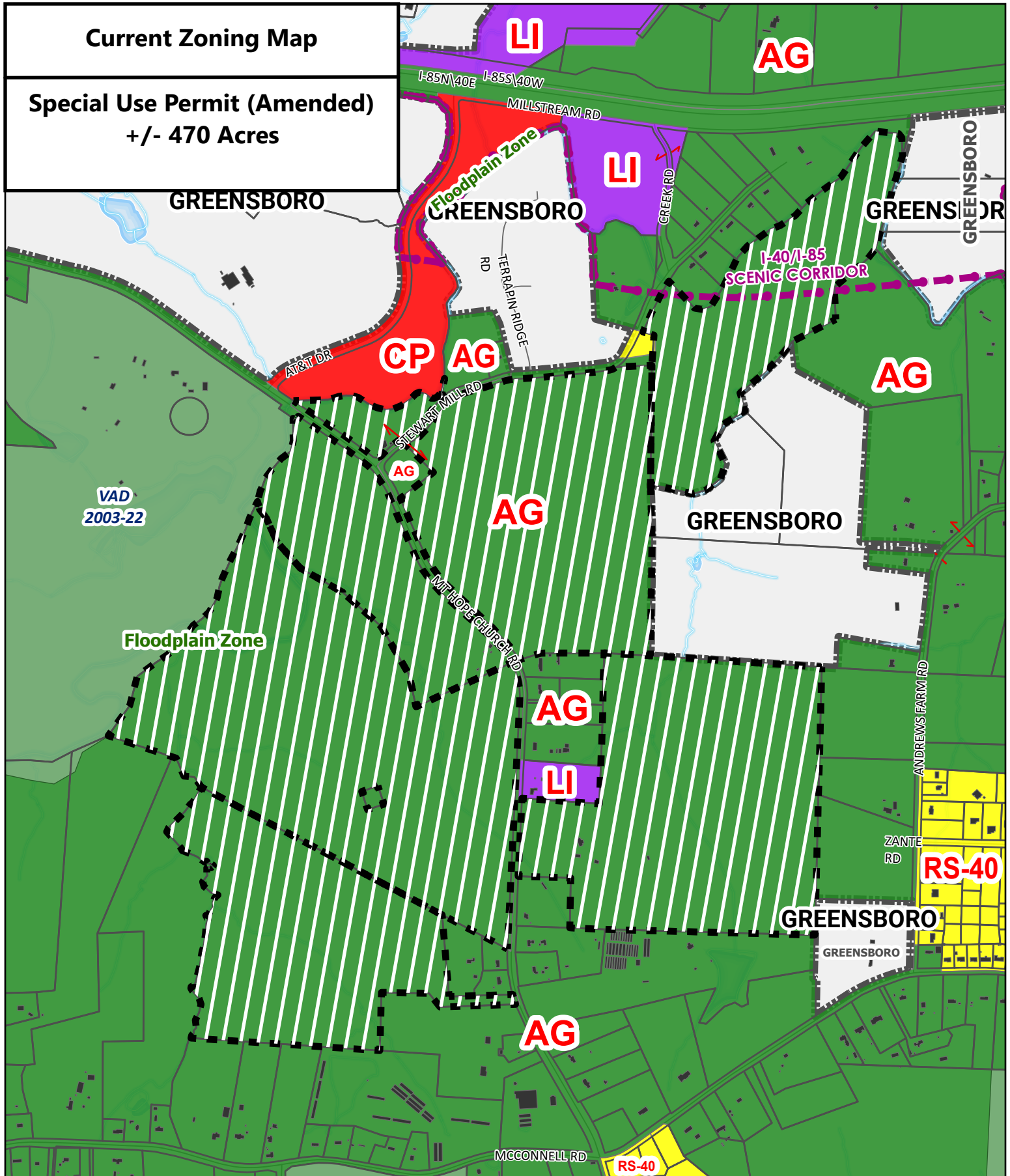
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1413 Stewart Mill Rd
1890, 1922, 1942, 1951,
& 1984 Mt. Hope Church Rd



Scale: 1" = 1,000'

Current Zoning Map

Special Use Permit (Amended)
+/- 470 Acres



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-07-PLBD-00031

Case Area:

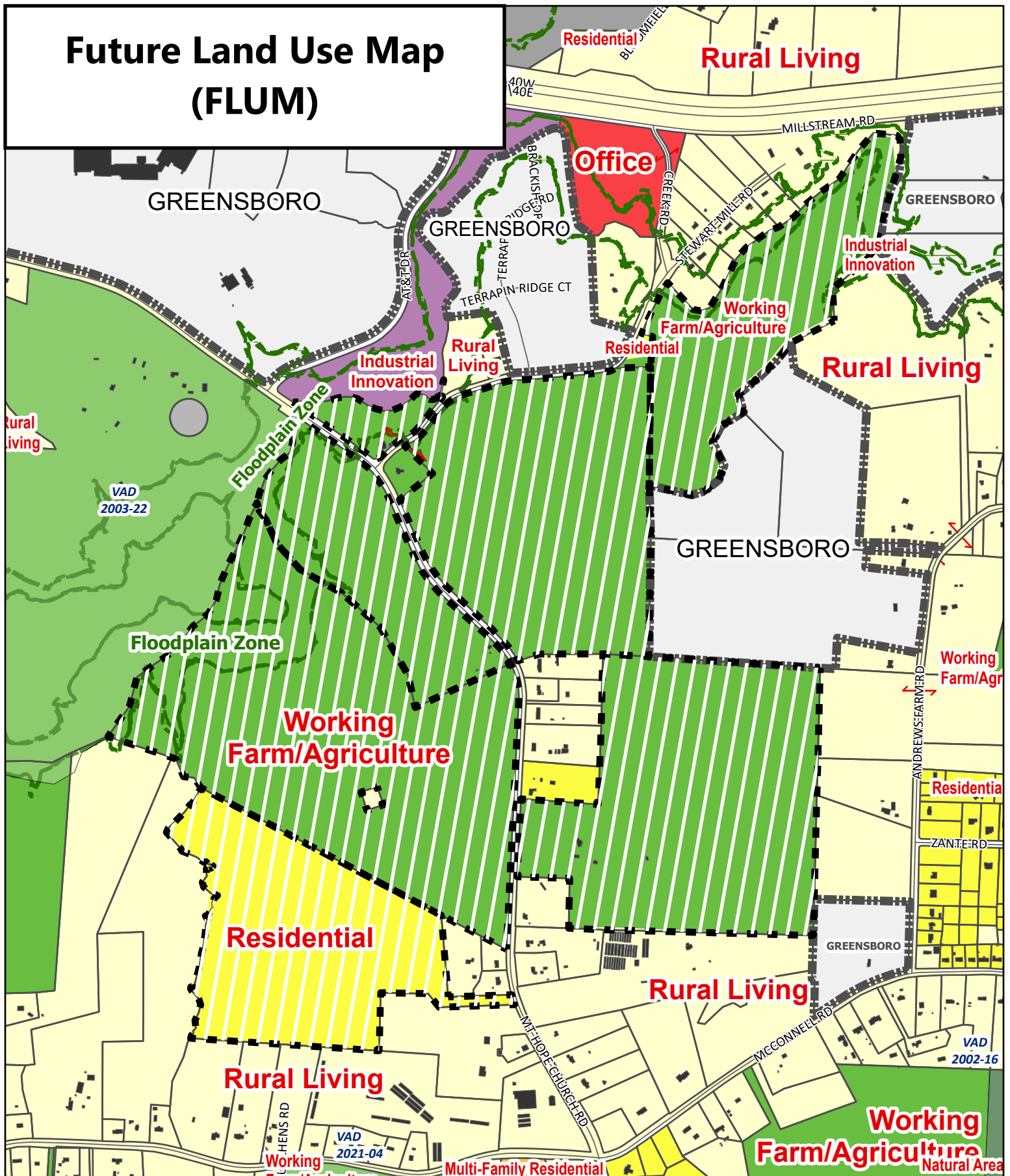
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116799 (101.12), & 120662 (52.05 AC)

1413 Stewart Mill Rd
1890, 1922, 1942, 1951,
& 1984 Mt. Hope Church Rd



Scale: 1" = 1,000'

Future Land Use Map (FLUM)



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-07-PLBD-00031

Case Area:

Parcel(s) -
116807 (68.22 AC), 116805 (105.79 AC),
116804 (41 AC), 120643 (100 AC),
116799 (101.12), & 120662 (52.05 AC)

1413 Stewart Mill Rd
1890, 1922, 1942, 1951,
& 1984 Mt. Hope Church Rd



Scale: 1" = 1,000'

120662

Zoom to

REID	120662
Owner	WEST RIVER SOLAR LLC
Address	1413 STEWART MILL RD
Legal Description	SEE DEED
FLUM	Rural Living Working Farm/Agriculture
Zoning	LI, AG,
Scenic Corridors	I-40/I-85
Watershed	LAKE MACKINTOSH
WCA Tier Levels	
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

place your text or html here

116799

Zoom to

REID	116799
Owner	STEWART J H FAMILY LIMITED PARTNERSHIP
Address	1890 MT HOPE CHURCH RD
Legal Description	101.12 AC BOONE PROP
FLUM	Rural Living Working Farm/Agriculture Working Farm/Agriculture
Zoning	AG,
Scenic Corridors	
Watershed	LAKE MACKINTOSH
WCA Tier Levels	
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

place your text or html here

116804



Zoom to

REID	116804
Owner	STEWART J H FAMILY LIMITED PARTNERSHIP
Address	1922 MT HOPE CHURCH RD
Legal Description	41.00AC BOONE SR 3045
FLUM	Working Farm/Agriculture
Zoning	AG,
Scenic Corridors	
Watershed	LAKE MACKINTOSH
WCA Tier Levels	
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

place your text or html here

116805



Zoom to

REID	116805
Owner	STEWART J H FAMILY LIMITED PARTNERSHIP
Address	1942 MT HOPE CHURCH RD
Legal Description	105.79 AC STEWART WBT-220 &
FLUM	Working Farm/Agriculture
Zoning	AG,
Scenic Corridors	
Watershed	LAKE MACKINTOSH
WCA Tier Levels	
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

place your text or html here

120643



Zoom to

REID	120643
Owner	NEEDHAM FARM LLC
Address	1951 MT HOPE CHURCH RD
Legal Description	100.00 AC BOONE SR 3045
FLUM	Rural Living Working Farm/Agriculture
Zoning	AG,
Scenic Corridors	
Watershed	LAKE MACKINTOSH
WCA Tier Levels	
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

place your text or html here

116807



Zoom to

REID	116807
Owner	WEST RIVER SOLAR LLC
Address	1984 MT HOPE CHURCH RD
Legal Description	SEE DEED
FLUM	Rural Living Residential
Zoning	AG,
Scenic Corridors	
Watershed	LAKE MACKINTOSH
WCA Tier Levels	
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

place your text or html here

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

**GUILFORD COUNTY PLANNING BOARD
ORDER (GRANTING/DENYING) A SPECIAL USE PERMIT**

The Guilford County Planning Board, having held an Evidentiary Hearing on September 9, 2026, to consider a request to amend Condition #3 of the Special Use Permit issued under Reference Case #21-05-GCPL-04192, and recorded in the Guilford County Register of Deeds Book #8507, Pages #2196-#2205, for a Solar Collector (Principal) use on the subject properties located at 1984 Mt. Hope Church Road, 1942 Mt. Hope Church Road, 1922 Mt. Hope Church Road, 1890 Mt. Hope Church Road, 1951 Mt. Hope Church Road, and 1413 Stewart Mill Road (Guilford County Tax Parcel #116807, #116805, #116804, #116799, #120643, and #120662, in Jefferson Township), to revise Condition #3 of the existing Special Use Permit conditions requiring specifically "wildlife friendly fencing" and instead allow standard fencing in its place. All other conditions previously approved by Special Use Permit Order #21-05-GCPL-04192 shall carry over and apply. The proposed amended Special Use Permit Condition #3 is as follows:

3. To the extent practicable, West River Solar will plant native grasses or pollinator plant species within the project footprint and install fencing that meets or exceeds the standards of the National Electric Code.

Having heard all of the evidence and arguments presented at the Evidentiary Hearing, the Board makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

1. It is the Board's CONCLUSION that the proposed use **[is/is not]** represented by an "S" in the column for the district in which it is located in Unified Development Ordinance (UDO) Table 4.3-1: Permitted Use Schedule. This conclusion is based on the following FINDINGS OF FACT:

2. It is the Board's CONCLUSION that the use **[will/will not]** materially endanger the public health or safety if located where proposed and developed according to the plan submitted. This conclusion is based the following FINDINGS OF FACT:

3. It is the Board's CONCLUSION that the use **[does/does not]** meet all required conditions and specifications. This conclusion is based on the following FINDINGS OF FACT:

4. It is the Board's CONCLUSION that the use **[will/will not]** substantially injure the value of adjoining or abutting property, or that the use **[is/is not]** a public necessity. This conclusion is based on the following FINDINGS OF FACT:

5. It is the Board's CONCLUSION that the location and character of the use, if developed according to the plan submitted, **[will/will not]** be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Jurisdiction and its environs: This conclusion is based on the following FINDINGS OF FACT:

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the application for a SPECIAL USE PERMIT for Solar Collectors Principal be **[denied/granted]** subject to the following:

1. The development of the parcel shall comply with all regulations as specified in the UDO.
2. The development shall proceed in conformity with all plans and conditions attached to the Special Use Permit application and kept on file by the Guilford County Planning and Development Department.
3. The development shall proceed upon approval of plan and design features by the Planning & Development Director after receiving comments from the TRC, illustrating conditions related to the request and applicable development standards. The final site plan will need to comply with the development standards contained in the UDO and meet the requirements outlined in Appendix 2: Map Standards.
4. The development shall proceed in accordance with any added conditions, if applicable.
5. If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked and the use will no longer be allowed. Only by reapplying to the Planning Board for another Special Use Permit and receiving its approval can the use be again permitted.
6. This motion also directs staff to draft a proposed order reflecting these findings and conclusions and such other findings and conclusions as may be consistent with the Board's decision and supported by the evidence and the law, for the Board's consideration at its next meeting.

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