



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Special Meeting Agenda

Board of Commissioners Chambers – Old Guilford County Courthouse
301 W. Market Street, Greensboro, NC 27402

March 25, 2026

6:00 PM

- I. **Roll Call**
- II. **Agenda Amendments**
- III. **Approval of Minutes:** February 11, 2026 & March 11, 2026
- IV. **Rules and Procedure**
- V. **Continuance Requests**
- VI. **Old Business**

Legislative Hearing Item(s)

A. CONDITIONAL REZONING CASE #25-11-PLBD-00142: RS-30, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 2701 LEES CHAPEL ROAD

The subject property is located at 2701 Lees Chapel Road (Guilford County Tax Parcel #126119 in Monroe Township), approximately 330 feet south of the intersection of Lees Chapel Road and Scott Road, and comprises 3.71 acres.

This is a request to rezone the subject property from RS-30, Residential to CZ-GB, Conditional Zoning – General Business with the following conditions:

Proposed Use Conditions:

- 1) Special Event Venue
- 2) Retail (General)

Proposed Development Conditions: None offered.

Staff Recommended Development Conditions:

- 1) Noise generated by any commercial use that is audible from any property line of the subject parcel shall cease by 11:00 p.m. and resume no earlier than 7

- a.m. the following day.
- 2) Any proposed development of the property shall be in compliance with the Scenic Corridor Overlay requirements listed in the Guilford County UDO.

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

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

Information for **CONDITIONAL REZONING CASE #25-11-PLBD-00142** can be viewed by scrolling to the March 25, 2026 Special Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

VII. New Business

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

The subject property is located at 8320 Fairgrove Church Road (Guilford County Tax Parcel #128648 in Monroe Township), approximately 3,500 feet southwest of the intersection of Brooks Lake Road and Fairgrove Church Road, and comprises 9.60 acres.

This is a request to rezone the subject property from AG, Agricultural to RS-40, Residential.

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

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

Information for **REZONING CASE #26-02-PLBD-00006** can be viewed by scrolling to the March 25, 2026 Special Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

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

The subject property is located at 7930 NC Highway 150 E (Guilford County Tax Parcel #242017 in Washington Township) approximately 6,100 feet north of the

intersection of Osceola-Ossipee Road and NC Highway 150 E and comprises approximately 121.87 acres.

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

Use Conditions:

- 1) All uses in the RS-30 district are permitted, except for the uses struck through on the attached use matrix. The attached use matrix identifies the following uses to be prohibited: Athletic Fields, Club or Lodge, Country Club with Golf Course, Golf Course, Paintball Field, Public Park or Public Recreation Facility (incl. Indoor Batting Cages), Swim and Tennis Club, Place of Worship, Elementary School, Secondary School, Daycare Centers in Residence (in-home) (12 or less), Emergency Services, Cemetery or Mausoleum, Beneficial Fill Area, Wireless Communication Tower – Stealth Camouflage Design, Utilities – Major, Utilities – Minor, Construction or Demolition Debris Landfill – Minor, Land Clearing and Inert Debris Landfill – Minor, Temporary Events/Uses.

Development Conditions:

- 1) Lot size minimum shall be 40,000 sf.

The proposed 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 rezoning of these parcels and may consider substantial changes to the proposed rezoning.

Information for **CONDITIONAL REZONING CASE #26-02-PLBD-00008** can be viewed by scrolling to the March 25, 2026 Special Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

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

The subject properties are located at 6215 NC Highway 61 N, 7150 Howerton Road, 7245 Howerton Road, 7255 Howerton Road, 7240 Howerton Road, and 6100 NC Highway 61 N (Guilford County Tax Parcels #243764, #243718, #243708, #243763, #243713, and #243700 located in Washington Township) located at the intersection of NC Highway 61 N and Howerton Road. The subject properties comprise approximately 234.82 total acres.

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

Use Conditions:

- 1) All uses in the RS-30 district are permitted, except for the uses struck through on the attached use matrix. The attached use matrix identifies the following uses to be prohibited: Athletic Fields, Club or Lodge, Country Club with Golf Course, Golf Course, Paintball Field, Public Park or Public Recreation Facility (incl. Indoor Batting Cages), Swim and Tennis Club, Place of Worship, Elementary School, Secondary School, Daycare Centers in Residence (in-home) (12 or less), Emergency Services, Cemetery or Mausoleum, Beneficial Fill Area, Wireless Communication Tower – Stealth Camouflage Design, Utilities – Major, Utilities – Minor, Construction or Demolition Debris Landfill – Minor, Land Clearing and Inert Debris Landfill – Minor, Temporary Events/Uses.

Development Conditions: None offered.

The proposed 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 rezoning of these parcels and may consider substantial changes to the proposed rezoning.

Information for **CONDITIONAL REZONING CASE #26-02-PLBD-00009** can be viewed by scrolling to the March 25, 2026 Special Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

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

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

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

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

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

The applicant attached a sketch plan with the conditional zoning request. The Guilford County Technical Review Committee (TRC) has reviewed the included sketch plan and provided comments.

The proposed 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 rezoning of these parcels and may consider substantial changes to the proposed rezoning.

Information for **CONDITIONAL REZONING CASE #26-02-PLBD-00010** can be viewed by scrolling to the March 25, 2026 Special Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Sketch Plan is also included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

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.