



GUILFORD COUNTY PLANNING AND DEVELOPMENT PLANNING BOARD

Regular Meeting Agenda

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

January 14, 2026

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** December 10, 2025
- IV. Rules and Procedure**
- V. Continuance Requests**
- VI. Old Business**
- VII. New Business**

Legislative Hearing Item(s)

A. REZONING CASE #25-13-PLBD-00144: AG, AGRICULTURAL TO RS-40, RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY DISTRICT (RS-40-MH): 5822 APPLE WYRICK ROAD

The subject property is located at 5822 Apple-Wyrick Road (Guilford County Tax Parcel #111693 in Madison Township), approximately 600 feet east of the intersection of Huffine Mill Road and Apple Wyrick Road, and comprises approximately 5 acres.

This request is to rezone the subject property from AG, Agricultural to RS-40, Residential with a MH, Manufactured Housing (HUD) Overlay District (RS-40-MH).

The proposed rezoning is inconsistent with the current FLUM classification of Rural Living designated to the subject parcel. If the request is approved, a FLUM 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 #25-12-PLBD-00144** can be viewed by scrolling to the January 14, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>

B. CONDITIONAL REZONING CASE #25-12-PLBD-00148: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING - RESIDENTIAL: 3020 HUFFINE MILL ROAD

The subject property is located at 3020 Huffine Mill Road (Guilford County Tax Parcel #242227 in Madison Township), approximately 600 feet south of the intersection of Hicone Road and Huffine Mill Road, and comprises approximately 15.37 acres.

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

Use Conditions: None

Development Conditions:

- (1) All single-family residential structures to be stick built, a maximum of 2 stories, and have no vinyl siding (except for areas under eaves and soffit).
- (2) Chain link and woven-wire fence material shall be prohibited.
- (3) Wood pole streetlights shall be prohibited. Metal pole streetlights shall be placed within a utility easement or by an encroachment agreement approved by NCDOT.
- (4) A Street Planting Yard per Guilford County UDO Table 6-2-1 shall be provided along Huffine Mill Road. Street Yard shall be 10' minimum width instead of 8' min. width per UDO and have a 3' minimum height berm and maintained by HOA.

The proposed rezoning is inconsistent with the FLUM classification of Rural Living designated to the subject parcel. If the request is approved, a FLUM 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 #25-12-PLBD-00148** can be viewed by scrolling to the January 14, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>

C. CONDITIONAL REZONING CASE #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 approximately 3.71 acres.

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 current FLUM classification of Residential designated to the subject parcel. If the request is approved, a FLUM 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 January 14, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

D. REZONING CASE #25-12-PLBD-00146: AG, AGRICULTURAL TO RS-30, 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 request is to rezone the subject property from AG, Agricultural to RS-30, Residential.

The proposed rezoning is inconsistent with the current FLUM classification of Working Farm/Agriculture designated to the subject parcel. If the request is approved, a FLUM 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 #25-12-PLBD-00146** can be viewed by scrolling to the January 14, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>

E. ROAD RENAMING CASE #25-09-PLBD-00132: 0.32 MILE PORTION OF KERSEY VALLEY ROAD TO OLD KERSEY VALLEY ROAD

Presently known as Kersey Valley Road, Secondary Road #1154 in Jamestown Township, and running 0.32 miles north from Cashett Road, Secondary Road #1155, and terminating at the southern property line of Guilford County Tax Parcel #202911. This is a government-initiated petition to rename said portion of Kersey Valley Road to Old Kersey Valley Road. This renaming is in response to a government-initiated petition. On December 15, 2025, the City of High Point's City Council approved Street Abandonment Case 25-01 and made official with a Resolution recorded with the Guilford County Register of Deed's Office as Deed Book 9002 Page 537, permanently closing a 2,185 foot-long portion of Kersey Valley Road. The City of High Point realigned Kersey Valley Road to expand the City's landfill and extend its useful lifetime. Due to this realignment and subsequent closure of this portion of Kersey Valley Road, a jump street was created and has caused the need for this remaining portion of the road to be renamed for Emergency Services purposes.

Information for **ROAD RENAMING CASE #25-09-PLBD-00132** can be viewed by scrolling to the January 14, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>

F. ROAD RENAMING CASE #25-12-PLBD-00147: 0.29 MILE PORTION OF KERSEY VALLEY ROAD TO GOLDEN ROAD

Presently known as Kersey Valley Road, Secondary Road #1153 in Jamestown Township, and running 0.29 miles north from Kivett Drive, Secondary Road #1113 and terminating at the southern property line of Guilford County Tax Parcel #161320. This is a government-initiated petition to rename said portion of Kersey Valley Road to Golden Road. This renaming is in response to a government-initiated petition. On December 15, 2025, the City of High Point's City Council approved Street Abandonment Case 25-01 and made official with a Resolution recorded with the Guilford County Register of Deed's Office as Deed Book 9002 Page 537, permanently closing a 2,185 foot-long portion of Kersey Valley Road. The City of High Point realigned Kersey Valley Road to expand the City's landfill and extend its useful lifetime. Due to this realignment and subsequent closure of this portion of Kersey Valley Road, a jump street was created and has caused the need for this remaining portion of the road to be renamed for Emergency Services purposes.

Information for **ROAD RENAMING CASE #25-12-PLBD-00147** can be viewed by scrolling to the January 14, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>

G. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-10-PLBD-00137: AN AMENDMENT TO ARTICLE 1 (GENERAL PROVISIONS) SECTION 1.4 AND ARTICLE 3 (PERMITS AND PROCEDURES) SECTION 3.5.M TO ALIGN THE UDO WITH RECENT AMENDMENTS TO NCGS 160D-203 and 160D-601 PER SESSION LAW 2025-94; HOUSE BILL 926

This proposed text amendment to the Guilford County Unified Development Ordinance (UDO) aligns Article 1 and Article 3 (Referenced as Subsection 1 and Subsection 3, respectively, in the County Code of Ordinances) with recent changes to NCGS 160D per Session Law 2025-94, House Bill 926, Section 29(c) and Section 11, adopted by the North Carolina General Assembly on October 6, 2025. The amendment also updates the title of the current Piedmont Triad Airport Authority from the previous title of Greensboro High Point Winston Salem Airport Authority.

The underlined text is text to be added, the ~~strike-through~~ text is text to be removed.

The following amendment is proposed:

1.4 JURISDICTION

B. COVERAGE

The provisions of this Ordinance shall apply to the following:

1. Guilford County (Unincorporated) Jurisdiction

All the territory encompassed in Guilford County, North Carolina herein referred to as "the Jurisdiction" except for those areas within incorporated municipalities and their extraterritorial jurisdiction, and property owned by the ~~Greensboro High Point Winston Salem~~ Piedmont Triad Airport Authority. This Ordinance shall govern the development and use of land and structures therein, except for bona fide farmland and structures as provided for by North Carolina General Statutes, namely G.S. § 160D-903.

2. Split-Jurisdiction Parcels

Guilford County land located in both the unincorporated area and situated within another local government's planning and development jurisdiction provided that all of the following conditions are met:

- a. No mutual agreement or written consent under G.S. § 160D-203(a) with the neighboring jurisdiction exists.
- b. The majority of property acreage is located within Guilford County's jurisdiction.
- c. The landowner(s) has elected to apply Guilford County's Ordinance standards to the subject property.

- Amend Section 3.5.M to remove the waiting periods associated with refileing of development applications, as required by SL 2025-94:

3.5 PROCEDURES FOR SPECIFIC APPLICATIONS

M. REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT

b. Application Submittal and Acceptance

- (1) Conventional and Conditional. Applications for a rezoning/map amendment shall be submitted in accordance with the requirements on the form available in the Planning and Development Department or on the County's website.
- (2) All fees shall be due and payable when the application is made according to the Schedule of Fees.
- ~~(3) Refiling of Application~~
 - ~~(i) No application for rezoning to the same district shall be filed within a one (1) year period from the date of final action on the previous rezoning request (other than a withdrawal, subject to the provisions in Section 3.5, prior to the legislative hearing) on a given parcel of land or portion thereof, unless the Planning Board determines that additional information submitted to them merits consideration for a legislative hearing at their next meeting.~~
 - ~~(ii) A second request for the same parcel of land or portion thereof for a different zoning district may occur within a one (1) year period from final action on the initial request.~~
 - ~~(iii) Under no circumstances shall more than two (2) zoning map amendments be filed for rezoning a given parcel of land or any portion thereof within any one year period.~~

...

g. Application Withdrawal

- (1) An application for amendment may be withdrawn by the applicant any time before submission of the public notice to the newspaper or electronically, announcing the legislative hearing.
- (2) After submission of such notice, an application may be withdrawn at the discretion of the Planning Board or Board of Commissioners at the legislative hearing.
- ~~(3) No more than two (2) withdrawals may occur on the same parcel of land or portion thereof within a one (1) year period.~~
- ~~(4) No application shall be filed on the same parcel of land or portion thereof within a one (1) year period after the date of the second withdrawal.~~

Information for **TEXT AMENDMENT CASE #25-10-PLBD-00137** can be viewed by scrolling to the January 14, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above.

H. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-12-PLBD-00151: AN AMENDMENT TO ARTICLE 5 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES) OF THE UDO TO ADJUST DEVELOPMENT STANDARDS FOR THE WAREHOUSE, SELF STORAGE USE IN THE GB AND HB DISTRICTS

This proposed text amendment to the Guilford County Unified Development Ordinance (UDO) Article 5 (Referenced as Subsection 5 in the County Code of

Ordinances) adjusts the individual development standards for the Warehouse, Self-Storage use when located in the General Business, GB and Highway Business, HB districts. The amendment to UDO 5.16.B proposes to remove the use specific maximum height requirement Self-Storage Warehouses. The maximum building height for the parcel's underlying zoning district would instead apply.

The ~~strike-through~~ text is text to be removed.

The following amendment is proposed:

5.16 GENERAL INDUSTRIAL

B. WAREHOUSE, SELF-STORAGE (WHERE REQUIRED: GB, HB)

1. **Minimum Size:** Minimum lot size shall be two (2) acres.
2. **Maximum Size:** Maximum lot size shall be five (5) acres.
3. **Lot Coverage:** The total ground area covered by buildings shall not exceed fifty percent (50%) of the site.
4. ~~**Maximum Height:** Maximum height of building(s) shall be twenty (20) feet.~~
5. **4. Storage:**
 - a. No outside storage shall be permitted.
 - b. Storage of hazardous, toxic or explosive substances shall be prohibited.
6. **5. Operation:**
 - c. No business activity other than the rental of storage units shall be conducted on the premises.
 - d. One residential dwelling unit shall be allowed on the same lot for use as a caretaker dwelling.

Information for **TEXT AMENDMENT CASE #25-12-PLBD-00151** can be viewed by scrolling to the January 14, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above.

I. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-12-PLBD-00149: AN AMENDMENT TO APPENDIX 2 (MAP STANDARDS) OF THE UDO TO UPDATE DOCUMENT CURRENT SUBMITTAL PROCESSES, CLARIFY TECHNICAL TERMINOLOGY, AND MATCH EXISTING ADMINISTRATIVE PRACTICES

This proposed amendment to the Guilford County Unified Development Ordinance (UDO) Appendix 2 – Map Standards updates the UDO document submission requirements to match current administrative practice and makes various technical clarifications to the subsection.

A summary of the proposed amendment is below:

- Amend Section A-1 to remove the requirement for printed copies of maps and other review materials to be submitted physically to the County for review. This is no longer a requirement as the County now uses the Civic Access Portal and Enterprise Permitting and Licensing Software (EPL) to review applications and associated documents.
- Amend Section A-2 to remove the word “Annexations.”
- Amend Table A-2, which details the current map standards and requirements, is modified, as follows:
 - Clarifies that riparian buffers and buffer zones, currently referred to in the UDO as “stream features,” are to be shown on all maps.
 - Removes the Technical Review Committee (TRC) as a decision-making body from determining the requirement of front, side, and rear elevations of proposed buildings. This proposal is in conformance with previous administrative changes removing TRC as a decision-making body.
- Amend Section A-3, which provides the language for required Map Certificates, to make various technical and grammatical edits.

Information for **TEXT AMENDMENT CASE #25-12-PLBD-00149** can be viewed by scrolling to the January 14, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the Text Amendment is also included under the **MEETING CASE INFORMATION** section at the link above.

VIII. Other Business

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.

(Insert Color Paper)

GUILFORD COUNTY PLANNING AND DEVELOPMENT**PLANNING BOARD REGULAR MEETING MINUTES**

Old County Courthouse – Carolyn Q. Coleman Conference Room 301

W. Market Street, Greensboro, NC 27401

December 10, 2025

6:00 PM

Call to Order

Vice Chair Craft called the meeting to order at 6:00 pm. He asked staff to call the roll for those members present for the meeting.

I. Roll Call

The following members were in attendance in person for this meeting

David Craft, Vice-Chair; Jason Little; Dr. Nho Thi Bui; Rev. Gregory Drumwright; Ryan Alston, Guy Gullick, and Sam Stalder.

The following members were absent from this meeting:

James Donnelly, Chair and Cara Buchanan.

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

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

Vice Chair Craft stated that Chair Donnelly is absent because he is recovering from shoulder surgery.

Vice Chair Craft stated that he was not at the November meeting, but he has thoroughly read over the minutes and feels that he has enough understanding of the proceedings to vote in an informed manner.

II. Agenda Amendments

There were no agenda amendments.

III. Approval of Minutes: November 12, 2025

Mr. Gullick moved approval of the November 12, 2025 meeting minutes, as submitted, seconded by Mr. Little. The Board voted unanimously in favor of the motion: (Ayes: Craft, Gullick, Little, Stalder, Bui, Alston, Drumwright. Nays: None.)

IV. Rules and Procedures

Vice Chair Craft explained the policies and procedures followed by the Planning Board.

V. Continuance Requests

There were no continuance requests for the meeting

VI. Old Business**Legislative Hearing Item(s)****A. CONDITIONAL REZONING CASE #25-10-PLBD-00134: CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL (REF. CASE #78-88) AND RS-40, RESIDENTIAL TO CZ-LI AMENDED, CONDITIONAL ZONING – LIGHT INDUSTRIAL AMENDED: 6504 BURLINGTON ROAD (CONTINUED FROM NOVEMBER 12, 2025 MEETING) (APPROVED)**

Avery Tew presented the staff report stating that the subject property is located at 6504 Burlington Road (Guilford County Tax Parcel #106303) in Rock Creek Township, approximately 1,000 feet southwest of the intersection of Burlington Road and Brightwood Church Road, and comprises approximately 29 acres. This is a request to rezone the subject property from split-zoned CZ-LI, Conditional Zoning – Light Industrial (Ref. Case #78-88) and RS-40, Residential, to CZ-LI Light Industrial Amended. The existing zoning conditions restrict use of the property to fabricated metal products without outside storage for sheet metal work (SIC 3444) and offices.

The Proposed Use Conditions would allow all uses permitted in the LI Zoning District **except**: (1) Homeless Shelter; (2) Paintball Field; (3) Go-Cart Raceway; (4) Shooting Range, Indoor; (5) Fraternity or Sorority (University or College Related); (6) Motion Picture Production; (7) Cemetery or Mausoleum; (8) Beneficial Fill Area; (9) Bus Terminal and Service Facilities; (10) Heliport; (11) Railroad Terminal or Yard; (12) Taxi Terminal; (13) Communication or Broadcasting Facility; (14) Wireless Communication Tower – Stealth Camouflage Design; (15) Wireless Communication Tower – Non-Stealth Design; (16) Small Cell Wireless Tower; (17) Radio or TV Station; (18) Construction or Demolition Debris Landfill, Minor; (19) Land Clearing & Inert Debris Landfill, Minor; (20) Recycling Facilities, Outdoors; (21) Laundry or Dry Cleaning Plant; (22) Laundry or Dry Cleaning Substation.

Staff also recommends that the applicant consider excluding the following uses: (1) Amusement or Water Parks, Fairgrounds; (2) Auditorium, Coliseum or Stadium; (3) Other Outdoor Uses Not Listed; (4) Automobile Parking (Commercial)

Because the subject property is located in a Watershed Critical Area (WCA), the following uses permitted in the general LI district are also prohibited: (1) Boat Repair; (2) Furniture Stripping or Refinishing (including Secondary or Accessory Operations); (3) Landscape and Horticultural Services; (4) Pest or Termite Control Services; (5) Automobile Rental or Leasing; (6) Automobile Repair Services; (7) Car Wash; (8) Convenience Store (with Gasoline Pumps); (9) Fuel Oil Sales; (10) Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used); (11) Service Station, Gasoline; (12) Automotive Towing and Storage Services; (13) Truck Stop; (14) Truck and Utility Trailer Rental and Leasing, Light; (15) Truck Tractor and Semi Rental and Leasing, Heavy; (16) Trucking or Freight Terminal; (17) Septic Tank Services; and (18) Welding Shops.

The requested rezoning is consistent with the Future Land Use Map classification of Industrial/Innovation Center and with the Regional Employment Center Activity Center/Node because the uses permitted under the proposed zoning district would be compatible with the light industrial development envisioned within these designations. The requested rezoning is also consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan: 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 E1.4: Locate jobs near municipalities where housing concentrated, as well as in close proximity to employment centers outside of environmentally-sensitive areas, to reduce impacts on those sensitive areas, as well as carbon footprint, traffic, and commuting times; Policy 2: Support existing businesses and industries, while seeking to increase high-wage jobs and employment opportunities throughout the County.

The request to rezone the property from split zoned CZ-LI (Ref. Case #78-88) and RS-40 to CZ-LI Amended is reasonable (if the suggested additional uses are prohibited which are recommended by staff below) because the remaining uses permitted under the proposed district could benefit the surrounding area by providing services and creating employment opportunities. The use conditions offered by the applicant (and suggested by staff) would exclude many potentially incongruous uses, and many of the more intense uses permitted under the LI district would also be prohibited because the subject property is located in a Watershed Critical Area (WCA). Staff recommend that consideration be given to excluding the following uses allowed in the LI district, which have the potential to be incompatible with the character and pattern of development on adjoining properties in addition to those uses proposed to be prohibited by the applicant: (1) Amusement or Water Parks, Fairgrounds; (2) Auditorium, Coliseum or Stadium; (3) Other Outdoor Uses Not Listed; (4) Automobile Parking (Commercial). The existing conditional zoning of the subject property only allows sheet metal manufacturing with no outside storage and offices as permitted uses, and many of the remaining uses that would be permitted under

the proposed district are of equivalent or lesser intensity. Furthermore, the potential for any detrimental effects on neighboring properties would be mitigated by the development standards contained in the Unified Development Ordinance (UDO), including a required landscape buffer with a minimum average width of 50 feet between the subject property and any adjacent residential properties. The subject property has direct access to Burlington Road (US 70), a Major Thoroughfare that would provide sufficient transportation infrastructure for the uses that would be permitted under the proposed zoning district, as well as Boone Valley Road (SR 3059), a local road. Commercial access to either of these roads would be subject to NCDOT review and issuance of a Driveway Permit. NCDOT's Driveway Permit review process addresses all aspects of traffic flow and safety, including all design, drainage, traffic impacts, and motorist safety aspects related to the access request, and road improvements may be required if the transportation impacts of the access request are determined to be significant.

Finally, the requested rezoning is consistent with both the Future Land Use Map (FLUM) classification of Industrial/Innovation Center and the Regional Employment Center Activity Center/Node, which specifically calls for commercial, office, retail, manufacturing, and residential uses within the Regional Employment Center. Staff recommends approval. The request to rezone the property from split-zoned CZ-LI and RS-40, Residential, to CZ-LI Amended is consistent with the FLUM classification of Industrial/Innovation Center and the Regional Employment Center Activity Center/Node. Therefore, if the request is approved, no FLUM amendment will be required.

Vice Chair Craft re-opened the Legislative Public Hearing, continued from November 12, 2025, and asked for anyone wishing to speak in favor of the request to come forward, sign the sheet, and give their name and address. He cautioned that there would be a 10-minute time limit on speakers for this case.

Paul Rovegno, 6504 Burlington Rd. stated that Daniel Rovegno and Steven Bagiardi are with him tonight and together they are owners of the subject property. He thanked the Board, staff and the community for the productive discussion at the previous meeting. Overall, they were encouraged by the positive feedback and by the thoughtful questions raised. They also clearly heard the concerns expressed by several neighboring property owners and appreciated the opportunity to continue the conversation and address those points directly. Some of the concerns raised previously were tied to assumptions about potential future projects, rather than zoning classification itself. They reminded everyone that their application pertains solely to a rezoning request. They are seeking a rezoning framework that would remove decades-old limitations. Even if this rezoning is approved, any future development would still be required to meet all County and State environmental regulations and undergo a full site plan review and comply with any standards set. Since the last meeting, they have taken the community feedback seriously and explored their options and looked for ways to balance the long-term vision with the expectations of the surrounding community. Their outreach efforts included additional mailers to adjacent property owners, a scheduled Zoom meeting, door-to-door engagement and conversations with local business owners. During the Zoom meeting, which was made up of mainly residents from the Boone Valley Road area, they discussed their vision and their

concerns. The neighbors were very receptive and incredibly kind and supportive and wished the applicants good luck and expressed their appreciation for their transparency. They also organized a petition and went door-to-door to gather signatures from community members. These signatures represent local residents and local business owners who expressed their support for the rezoning of the subject property. Overall, the response from the community was overwhelmingly positive and supportive for their vision for this property. Their goal remains the same, to create a high-quality light industrial site that is both a benefit to Guilford County and a respectful neighbor to those who live and work nearby. They believe that with on-going communication and collaboration, this rezoning can be a positive step forward for the community and the County. They are committed to transparency to addressing reasonable concerns and to working with staff, the Board, and the community. After the previous meeting, and the results of their community outreach, they are ready to move forward with a vote for approval.

Mr. Paul Rovegno added that the owners were amenable to excluding the following uses, in addition to what had been initially presented in their application: Amusement or Water Parks, Fairgrounds; Auditorium, Coliseum or Stadium; Other Outdoor Uses Not Listed.

They also said they were open to not using Boone Valley Road as access to their property unless Boone Valley becomes a paved road.

Vice Chair Craft asked if any of the members had questions or concerns for staff or the applicants?

Vice Chair Craft asked whether the 50-foot buffer on the west side of the property was a condition or if it was required as part of the UDO? Mr. Bass responded that the buffer requirement in that area was a requirement of the UDO based on the zoning of the properties.

Mr. Gullick stated that he thought it would be very beneficial to the residents of Boone Valley Road to leave those existing trees and vegetation in that area as a natural buffer. He would like to offer that as one of the conditions. Mr. Rovegno stated that they would be open to that.

Mr. Little asked whether the applicants were open to excluding the Automobile Parking (Commercial) use. Paul Rovegno responded that it would be convenient for vehicles to be able to park on their property, based on their anticipated use of the property.

Mr. Bell clarified that the Automobile Parking (Commercial) use is intended to describe a stand-alone parking lot. Paul Rovegno stated that they were not sure about excluding the Automobile Parking (Commercial) use.

Vice Chair Craft asked if there was anyone wishing to speak in opposition to the request to come forward, sign in, and state their name and address for the record.

Amy Allen, 927 Boone Valley Road, stated that they were involved in the Zoom meeting with the applicants, but some of the things they said here tonight did not align with what happened in the Zoom meeting. She wanted to get a clear understanding of what they were planning to do. What it sounded like was laying down gravel lots, renting it out to different businesses to park their vehicles when they were done at the end of the day. Her concern is that the light industrial use will eventually affect their wells.

Muriel Holt, 932 Boone Valley Road, stated that she wants to know how having the proposed parking is going to impact the property values of the residential area along Boone Valley Road. She also asked if they had done a traffic study.

Ms. Allen stated that the Zoom meeting seemed to be so easy and clear, but tonight things are not as clear to her. She pointed out that they are not against anything the owners want to do, but they do not want it to have a detrimental effect on the residents in the area. They want to see the applicants thrive, but not at the cost of the residents.

Vice Chair Craft asked if a company had to be a tenant on the property to park their trucks there with supplies and equipment. Mr. Bell stated that if the owners are doing that as a commercial parking lot, then the answer is no. Mr. Craft asked about the difference between parking for a business on-site compared to a commercial parking lot. Mr. Bell stated Automobile Parking (Commercial) was a stand-alone use, but parking could also be permitted to support whatever businesses are established on the property.

Ms. Allen asked how this was going to generate jobs if it is being used as a parking lot.

Rev. Drumwright asked whether occupancy was a prerequisite for a commercial parking Lot. Mr. Bell responded that it is not correct. If there is a permitted primary structure and use on the property, and that use needs support parking, then you could have associated parking to support that use. However, a vacant parcel that is used solely for parking, with no associated use other than that would be a stand-alone commercial parking area.

Vice Chair Craft asked if that is what staff is recommending be excluded? Mr. Bell confirmed that the Automobile Parking (Commercial) use recommended for exclusion by staff was describing a stand-alone commercial parking area.

Rev. Drumwright asked how the zoning conditions would be enforced if the applicant agreed to exclude Automobile Parking (Commercial). Mr. Bell responded that, typically, staff get complaints from adjacent property owners or neighborhood residents, or someone may notify the Department if they feel that something is happening that may be negative to the area. Staff may receive phone calls requesting that they investigate a specific issue.

Ms. Holt asked whether Mr. Gullick's comment about the existing natural buffer would preclude adding additional plantings to supplement it. Mr. Gullick responded that his point was to keep the natural buffer and possibly adding to it to make it more dense.

Ms. Allen pointed out that this area is in a valley and they hear the traffic from everywhere, and it echoes there, because they hear sounds from I-85. When the steel plant was in operation, they would hear them, and it was very loud. She knows any buffer would not stop all the sound, but it is not thick enough there to stop sound. In the Zoom meeting there was some discussion about putting up a fence around the gravel areas they are proposing, which would be a better buffer. She is not trying to discourage anything that they are trying to do, she just doesn't want it to affect her and her neighbors' property.

Rev. Drumwright asked whether the concerns that were raised tonight were also raised in the Zoom meeting. Ms. Allen responded that she did and the owners addressed her concerns, but still there was no answer as to how the wells are going to be affected and/or fixed if they are compromised, and how that would be paid for.

Vice Chair Craft explained that that particular matter is beyond the purview of the Board. If there were an issue with wells, the Health Department and the State would address that. What the Board is considering is whether this is a good use of the land or not.

Mr. Little asked about the 50-foot buffer required by the UDO. Would a fence be located between the property line and the buffer or behind the buffer? Mr. Tew responded that fences are permitted to encroach within the landscape buffer so it could be either way.

Mr. Gullick commented that he sees what the owners are proposing as a pretty low impact use and he envisions this as a good fit for this area. He compared the proposed permitted uses with the more intense uses that the applicants could have proposed to include.

Rev. Drumwright asked if there are currently any well issues on the neighboring properties. Ms. Allen stated that there were no issues now.

Steven Bagiardi, 6504 Burlington Rd., stated that he wanted to address some of the issues the neighbors have brought up. The first thing is that the neighbors felt like the owners were talking about large truck parking. Their plans have not changed from the Zoom meeting to today. Related to that, Ms. Allen asked about generating jobs, he responded that they are not adding jobs, themselves, but it is such a good major traffic corridor and such a good location, that naturally jobs would be attracted to the area. Businesses will come to them and they have already had businesses asking about their property. In regard to the wells and watershed, he reminded that there is a process to go through when you develop and that has been discussed with the neighbors. In regard to the traffic question, they did not have the time to survey the traffic, but noted that NCDOT has a review process for proposed road connections.

Vice Chair Craft asked what the width and depth of the property are. Paul Rovegno stated that the length of the property is roughly 3,000 feet and the width is about 300 feet.

Dr. Bui asked how many people attended the Zoom meeting. What was the main concern and in regard to the petition gathered, was that done before or after the Zoom meeting?

Paul Rovegno stated that there were about eight (8) people at the Zoom meeting. The main concern was about the wells and noise being created in this area. The petition was gathered before and after the Zoom meeting and within a day or two of that meeting. They did not ask the people of Boone Valley to sign the petition because there was a separate Zoom call for them.

Mary Brannon, 1314 Kingsport Road, stated that her concern is about security. If people start parking vehicles on the property, what kind of security is going to be in place to protect them and the people who live in the area? Also, the last time she went out there, it took her 15 minutes to get off Boone Valley Road.

Vice Chair Craft stated that since there are no other speakers, he would ask for a motion to close the Public Hearing.

Mr. Gullick moved to close the Public Hearing, seconded by Mr. Stalder. The Board voted unanimously in favor of the motion. (Ayes: Craft, Gullick, Little, Stalder, Bui, Alston, Drumwright. Nays: None.)

Mr. Bell stated that the owners have verbally accepted three proposed use conditions, but did not accept the recommendation to exclude Automobile Parking (Commercial). Paul Rovegno stated that they do want to permit Automobile Parking (Commercial).

Mr. Bagiardi stated that the predominantly natural buffer along Boone Valley Road would be left in place. Attorney Mason stated that they need to clarify whether that is replacing the 50-foot buffer requirement or if that is in addition to the required 50-foot buffer. Mr. Bass stated that the existing vegetation may or may not meet the planting rate requirement, but additional plantings would be required if needed.

Mr. Gullick moved that the Planning Board accept the condition offered by the applicants, that within the 50-foot landscape buffer required by the Ordinance, existing vegetation will be retained. Dr. Bui seconded the motion. The Board voted unanimously in favor of the motion. (Ayes: Craft, Gullick, Little, Stalder, Bui, Alston, Drumwright. Nays: None.)

Mr. Stalder moved that the Planning Board accept the condition offered by the applicant to exclude three additional uses: Amusement or Water Parks, Fairgrounds; Auditorium, Coliseum or Stadium; Other Outdoor Uses Not Listed. The motion was seconded by Mr. Little. The Board voted unanimously in favor of the motion. (Ayes: Craft, Gullick, Little, Stalder, Bui, Alston, Drumwright. Nays: None.)

Mr. Stalder moved that the Planning Board accept the condition offered by the applicant that Boone Valley Road will not be used for access unless paved. The motion was seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Craft, Gullick, Little, Stalder, Bui, Alston, Drumwright. Nays: None.)

Mr. Gullick moved to approve the zoning map amendment for the property located at 6504 Burlington Road (Guilford County Tax Parcel #106303) in Rock Creek Township,

approximately 1,000 feet southwest of the intersection of Burlington Road and Brightwood Church Road, and comprising approximately 29 acres, with the additional conditions offered by the applicants and accepted by the Board. This is a request to rezone the subject property from split-zoned CZ-LI, Conditional Zoning – Light Industrial (Ref. Case #78-88) and RS-40, Residential, to CZ-LI, Conditional Zoning – Light Industrial Amended.

The requested rezoning is consistent with the Goals, Policies, and Actions of the Guilford County Comprehensive Plan, Resilient Economy Planning Theme Goal Statement, Action E1.4, and Policy 2, as stated by staff and detailed on page 4 of the staff report. It is consistent with the Future Land Use Map classification of Industrial/Innovation Center and with the Regional Employment Center activity center/node because the uses permitted in the proposed zoning district will be compatible with the light industrial development envisioned within these designations. The rezoning is reasonable based on the information presented by staff, covered in the meeting, and detailed in the written staff report. Mr. Stalder seconded the motion. The Board voted unanimously in favor of the motion. (Ayes: Craft, Gullick, Little, Stalder, Bui, Alston, Drumwright. Nays: None.)

- **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 E1.4:** Locate jobs near municipalities where housing is most concentrated, as well as in close proximity to employment centers outside of environmentally-sensitive areas, to reduce impacts on those sensitive areas, as well as carbon footprint, traffic, and commuting times.
- **Policy 2:** Support existing businesses and industries, while seeking to increase high-wage jobs and employment opportunities throughout the County.

B. CONDITIONAL REZONING CASE #25-10-PLBD-00135: RS-40, RESIDENTIAL AND AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 5584, 5590, AND A PORTION OF 5602 CHURCH STREET (CONTINUED FROM NOVEMBER 12, 2025 MEETING) (APPROVED)

Darby Terrell presented the staff report stating that the subject property is located at 5584, 5590, and a portion of 5602 Church Street (Guilford County Tax Parcel #129267, 129262, and a portion of 129263). This is a request to rezone approximately 40.05 acres of the subject property from RS-40, Residential and AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential with the following conditions:

Ms. Terrel explained that the proposed use conditions would permit all uses permitted under RS-30 except: (1) Athletic Fields; (2) Club or Lodge; (3) Country Club with Golf Course; (4) Golf Course; (5) Public Park or Public Recreation Facility (incl. Indoor Batting Cages); (6) Swim and Tennis Club; (7) Place of Worship; (8) Elementary School; (9) Secondary School; (10) Emergency Services; (11) Cemetery or Mausoleum; (12)

Beneficial Fill Area; (13) Wireless Communication Tower – Stealth Camouflage Design; (14) Utilities, Major; (15) Utilities, Minor; (16) Construction or Demolition Debris Landfill, Minor; (17) Land Clearing & Inert Debris Landfill, Minor; (18) Temporary Events/Uses.

Ms. Terrell then described the surrounding area, which is primarily characterized by a mixture of low- to medium-density single-family detached residential development, including the Cedar Oaks South Subdivision, to the north and east.

Ms. Terrell stated that Church Street (SR 1001) is a major thoroughfare with 5800 Annual Average Daily Traffic (AADT) per the North Carolina Department of Transportation (NCDOT). There are currently no known planned road improvements in the area. Any new development would be subject to an NCDOT driveway permit.

The topography of the referenced parcels ranges from nearly level to very steep, depending on location and soil type. There are no regulated floodplains or mapped wetlands on the site. There are mapped features on-site per the NRCS soil survey map of Guilford County. The site primarily lies within the Greensboro (Reedy Fork) WS-III Watershed Critical Area (WCA) Tier 4, with a small portion located on the eastern side within the WCA Tier 3.

Ms. Terrell stated that the requested rezoning is not consistent 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-30 would fit the Land Use Map Classification of Residential due to reduced lot size requirements, leading to slightly increased density. The Residential classification includes a mixture of low and medium-density development, typically consist of densities of up to four dwelling units per acre.

Ms. Terrell stated that the request to rezone the subject property from split-zoned RS-40 and AG to CZ-RS-30 is reasonable, as it aligns with the established development pattern in the surrounding area. The proposed uses that would be permitted under the requested conditional zoning district are compatible with adjacent land uses. Additionally, the subject property is contiguous to an existing CZ-RS-30 zoning district. The request supports key elements of the Guilford County Comprehensive Plan, including the Guiding Principle: Areas to Enhance and the Goal Statement and Policy #1 of the Attainable Housing Planning Theme. This rezoning would facilitate strategic infill development and expand opportunities for additional housing units in a manner consistent with the County's long-term planning objectives.

Ms. Terrell stated that staff recommends approval of the proposal. The proposed rezoning is not consistent with the FLUM classification of Rural Living designated for the subject parcels located in the Northeast Quadrant. If the request is approved, a FLUM amendment to the Residential classification will be required.

Vice Chair Craft reopened the Legislative Public Hearing, which had been continued from November 12, 2025, and invited those wishing to speak on this request to come forward,

provide their name and address, and share their comments. They will be allowed ten (10) minutes to make comments.

Attorney Nick Blackwood, representing the applicant, 804 Green Valley Road, stated that about 10-15 people attended their community meeting held on December 1st. There were no land use concerns voiced during that meeting. It was more of a Q&A for an explanation of the process and where the applicant currently sits with respect to this project.

Vice Chair Craft asked for those wishing to speak in opposition to come to the speaker's stand for their comments. Speakers will also have ten (10) minutes to comment.

Katherine Hampton, 7306 Marisa Drive, stated that she has concerns about an artesian well or freshwater spring between the two properties. The water comes up and runs in a stream, which cuts under her driveway and then goes into a pond. It looks like the developer is planning on clearing or doing some possible grading in that area, and if they do, they will destroy that spring, and that would directly affect the stream that goes across her property and will affect the pond. This greatly concerns her, and when she mentioned it before, the developer's representative stated they did not know that there was a stream there. She would like for that stream to be evaluated and consideration of the 50-foot buffer to protect it and go around it. She spoke with Mr. Brent Gatlin in the County's Watershed Division and he said that he would have someone come and look at it. She lives on a rural piece of property that is in the woods, and she has some livestock animals. Her house is rather close to the property line on that side.

Attorney Blackwood returned to the podium and stated that the Civil Engineer, Jeremy McCall is going to speak to the question concerning the stream. He directed everyone's attention to page 5 of the packet submitted to the Board members. He stated that with the constraints of the Tier 4 Watershed Critical Area restrictions, the general configuration of the property shown on the illustrative sketch plan is more or less what the site is going will look like. They have not offered this as a firm condition with respect to this layout. It will have to undergo a site plan review. There may be some modifications to the infrastructure on the site and where some of the roadways and lots lay, but under no circumstances would they be able to exceed forty (40) single-family lots on this property, just by virtue of the gross acreage and the watershed restrictions.

Jeremy McCall, McCall Engineering Group, 5867 Groometown Road, High Point, stated that he is the engineer on this project and as was discussed during the Zoom meeting, they have had Pilot Environmental go out and do a wetland and stream assessment of this site. They did not identify that as an artesian stream. If Mr. Gatlin has a different view, they will have to abide by the rules of the stream buffer, but it has already been evaluated. He pointed to the low area on the site and that comes between lots #6 and #7. They will have to address all drainage issues and protection of that environmentally sensitive area, as required in the TRC site plan review.

Vice Chair Craft asked about Lot #23 in the upper right side and asked if that is also a pond? Mr. McCall stated that the area was a wetland that would not be disturbed.

Ms. Hampton stated that she disagrees with the engineer, as there is a stream that has been there for 30 years or more, and it originates close to the property line. It does matter, and it affects at least five (5) different properties, and if they grade in there and close up the gap, it would cause some problems. She asked if they were planning on going in there where the ravine comes down, there is a pool at the bottom with a fresh-water spring that comes up. It runs consistently and there is always water in it. She wanted to know if they planned on filling up the ravine and leveling the ground there. If so, that would destroy the spring. It looks like that is what they are planning to do.

Mr. McCall responded that they are not far enough along to know exactly what will be done regarding fill and grade on the property. These are septic lots where they will have to disturb the hatched areas for the septic fields. If they cross that ravine with a road, they will have to put a culvert in to allow the flow of water from the northern properties as they will have to let the water cross in its natural state.

Attorney Blackwood pointed out that they will be subject to the TRC site plan review. All design standards and potential impacts on the stream will be reviewed and analyzed; they are not part of the land use discussion.

Ms. Hampton asked if they could mark the property borders to show where the property line is in relation to the spring.

Vice Chair Craft asked for a motion to close the Public Hearing, as no other speaker came forward, and called for a five (5) minute break.

Mr. Gullick made the stated motion, seconded by Mr. Little. The Board voted unanimously in favor of the motion. Ayes: Craft, Gullick, Little, Stalder, Bui, Alston, Drumwright. Nays: None.)

Thereupon, a break was taken from 8:00 p.m. until 8:08 p.m.

Vice Chair Craft welcomed everyone back to the meeting and asked for any discussion on this request.

There being no discussion among the Board members, Mr. Gullick moved to approve the Zoning Map Amendment located at 5584, 5590, and a portion of 5602 Church Street (Guilford County Tax Parcel #129267, 129262, and a portion of 129263). While inconsistent with the current land use classification, the request to rezone the subject parcels from split-zoned AG and RS-40 to CZ-RS-30 is consistent with the following goals, policies, and actions of the Comprehensive plan: Areas to Enhance Guiding Principles: Include existing developed areas, such as established residential communities and employment hubs, which should consider small-to-medium improvements over the long term. 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; and the

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

The request to rezone the subject property from split-zoned RS-40 and AG to CZ-RS-30 is reasonable, as it aligns with the established development pattern in the surrounding area. The proposed uses to be permitted under the requested conditional zoning district are compatible with adjacent land uses. Additionally, the subject property is contiguous to an existing CZ-RS-30 zoning district. Furthermore, the proposal supports key elements of the Guilford County Comprehensive Plan, including the Guiding Principle: Areas to Enhance and the Attainable Housing Planning Theme's Goal Statement and Policy 1. This rezoning would facilitate strategic infill development and expand opportunities for additional housing units in a manner consistent with the County's long-term planning objectives. If the request is approved, a FLUM amendment from the Rural Living to the Residential classification will be required. Mr. Alston seconded the motion. The Board voted unanimously in favor of the motion. Ayes: Craft, Gullick, Little, Stalder, Bui, Alston, Drumwright. Nays: None.)

VII. New Business

Legislative Hearing Item(s)

A. REZONING CASE #25-10-PLBD-00136: AG, AGRICULTURAL TO RS-40, RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY DISTRICT (RS-40-MH): 5478 TIMBERMILL ROAD

Ms. Lockwood presented the staff report stating that the subject property is located at 5478 Timbermill Road (Guilford County Tax Parcel #222399 in Jefferson Township), approximately 3,500 feet northeast of the intersection of McLeansville Road and Timbermill Road, and comprises approximately 7.43 acres. This is a request to rezone the subject property from AG, Agricultural to RS-40, Residential with a Manufactured Housing (HUD) Overlay District (RS-40-MH).

This request is to rezone the subject property from AG, Agricultural, to RS-40, Residential with a Manufactured Housing (HUD) Overlay Zoning District (RS-40-MH). RS-40 would be the underlying zoning district, whereas the additional Manufactured Housing Overlay District would allow manufactured homes as a permitted land use in accordance with the overlay district standards. For context, overlay zoning districts on the zoning map may either add more restrictive regulations (floodplain overlays, watershed overlays, etc.) or allow uses not permitted in the underlying district which is the case with the Manufactured Housing Overlay District. The AG 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.

Ms. Lockwood described that the surrounding area is predominantly characterized by a mix of agricultural and rural residential development with existing single-family, detached units (including manufactured homes) and a working farm located along Timbermill Rd. An RS-40-MH zoning district is located about one-third of a mile to the north of the subject property. There is also an existing RS-30-MH district located about a half mile west of the property. Current land uses on the property include a manufactured home and accessory buildings. Surrounding uses include Voluntary Agricultural Districts to the south and west.

There are no inventoried historic resources or cemeteries shown to be located on or adjacent to the subject property. The property is located within the McLeansville Fire Protection District, about 1.5 miles from the fire station. There is no active sewer and/or municipal water accounts for this address. Timbermill Road is classified as a Collector Street in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. An annual average daily traffic of Timbermill Road is not available. There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT driveway permit.

The topography of the majority of this parcel is nearly level to gently sloping, with a small portion in the northwest corner of the parcel being gently sloping to strongly sloping. There is no regulated floodplains or regulated wetlands on-site. There are no mapped streams on-site per the USGS topographic and NRCS soil survey maps of Guilford County. The site lies within the NPDES non-water supply watershed area.

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

The requested rezoning is not consistent with the FLUM classification of Working Farm/Agriculture. The Working Farm/Agriculture designation typically includes parcels with sizes typically larger than five acres, which exceeds the minimum requirements of the RS-40-MH district(s). The proposed zoning of RS-40-MH would fit the Land Use Map Classification of Residential. The Residential classification consists of low-density, residential uses that are compatible with the proposed RS-40-MH zoning district(s). 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 but 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.

While inconsistent with the current land use classification for the specified parcel, the requested rezoning is consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan: Planning Theme: Attainable Housing - Policy 1: Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents. Policy 2: Enable housing creation and preservation throughout Guilford County that is attainable for all income levels.

The request to rezone the subject property from AG to RS-40-MH is reasonable as it aligns with the Guilford County Comprehensive Plan's Attainable Housing Policy 1 and Policy 2 by permitting major subdivisions on the property, thereby allowing the opportunity for more housing creation. The proposed uses to be permitted under the requested zoning district are compatible with adjacent land uses, as manufactured homes are currently located along Timbermill Rd. and the greater surrounding area. As the parcel is currently zoned AG, manufactured housing is currently an allowed use on the property. The property is also abutted on all sides by AG properties, which either allow or have manufactured homes on site. Additionally, the request is reasonable as there are existing RS-40-MH and RS-30-MH districts with major subdivisions to the north and west of the subject parcel.

Staff recommends approval. The proposed rezoning is not consistent with the current FLUM classification of Working Farm/Agriculture designated to the subject parcel located in the Northeast Quadrant. If the request is approved, a FLUM amendment to the Residential classification will be required.

Vice Chair Craft opened the Legislative Public Hearing and asked if anyone wished to speak in favor of this request.

Timothy Lennon, 5478 Timbermill Road, stated that he and his wife are the owners of this parcel of land. He presented packets to the Board members for their review with plans and a survey that has already been conducted and submitted. Mr. Bass stated that this information would be for illustrative purposes only. Mr. Lennon continued by saying that he is a 6th-generation owner of this property. His uncle John gave him some land (1.1 acres) to place a manufactured home on the property. They have now outgrown their original home and want to add a larger home to their lot. In 2021, they were able to add an additional 6.2 acres to the land to begin a small not-for-profit. They raise dairy, goats, chickens, and a donkey on the property.

They attempted to purchase a different home in 2022 to build their forever home. They discontinued looking at that time and in 2024 as their lives changed dramatically. They knew they wanted a larger home so that everyone would have space and room to grow. They saw four options: to sell all 7.43 acres entirely, which was really not an option; to purchase a larger Clayton home, have it brought to the property. Clayton does a buy-back program. They were not willing to offer the Fair Market Value for their current home.

Another option was to sell two (2) acres and stick-build elsewhere on the 7.43 acres. The last option was to subdivide the land, sell two (2) acres of land, with the current home and move off the farm.

By doing that they would retain the 5.3 acres and also get closer to their children's school in Graham, NC. Currently, it is 100 miles each way to get to and from their charter school. He found a buyer that wishes to use the home and 2 acres to continue to live in a small homestead lifestyle. They would have 5 remaining acres to come back to in the future, to continue into the 7th generation of land. He has gotten everyone's approval to go with the 4th option. He asked for the Board's cooperation and approval on this request to allow their dream to continue and retain the most of that family land. The packet submitted by the applicant shows the 7.3 acres of the proposed subdivision. All Points Survey has provided their survey results.

Vice Chair Craft asked if anyone wished to speak in opposition to the request.

Stephanie Bristol, 5840 Butler Road, stated that they own two (2) parcels that abut the applicant's land to the north. These parcels are listed as being in McLeansville. They are opposed to the rezoning of the subject property, and they have served the residents of Greensboro and Guilford County for more than twenty (20) years as a firefighter and as a teacher. As longstanding public servants, they have invested their lives in this community and chose to purchase their properties, specifically, because it was in a rural and agricultural zoned area, free from subdivision style density. They relied on the County zoning and land use designations to secure the peace, quiet and stability that such areas are intended to provide.

Their opposition is based on legally recognized criteria under the Guilford County UDO, the Guilford County Comprehensive Plan and NCGS Chapter 160(D), which requires that zoning decisions support public health, safety, welfare and land use planning consistency. As they understand it, under NCGS 160(D)-605, and the UDO, zoning changes must be consistent with the adopted Comprehensive Plan. This Plan designates this area for rural and agricultural preservation with low density development intended to protect farmland, open space, rural lifestyles and the character of established communities. Rezoning the subject property to RS-40 with an MH Overlay is a significantly more intensive residential district and conflicts with the County stated Goals of preserving agricultural land and directed higher density residential growth toward designated growth area with adequate public services and infrastructure.

Ms. Bristol also stated that spot zoning concerns under NC law was one of her concerns. This rezoning appears to constitute spot zoning defined by NC Courts as granting a zoning classification to a relatively small tract that is inconsistent with the surrounding area, as defined under the *Chrismon vs Guilford County* 322, NC-611, 1988. The parcel is a relatively small one, being 7.43 acres surrounded by uniformly agricultural properties. It would create a zoning island, incompatible with surrounding land uses not shared by adjacent or nearby parcels and not justified by any demonstrated change in surrounding conditions.

Ms. Bristol stated that it has not been shown to meaningfully advance a public benefit and there is no evidence on which they have been made aware that has been presented of a change in circumstances to justify deviating from the existing zoning pattern, except for what they have just heard. Under the Chrismon case, the County must demonstrate a reasonable basis for such an isolated zoning change. None has been provided to them of which they have been made aware, so without compelling evidence of changed conditions, or substantial public benefit, an amendment could be considered arbitrary and capricious spot zoning, contrary to both state law and longstanding precedent in Guilford County.

Ms. Briston stated the zoning decisions must promote public health, safety, and general welfare, and this zoning raises several welfare concerns for them. Local roads were not designed to accommodate the RS-40 residential density in their area. Increased traffic volumes would contribute to congestion, possible turning hazards, and road deterioration, all of which fall under the County's statutory responsibility. Rural Fire and EMS response times already face limitations due to distance and staffing. Increasing population density without enhancing emergency coverage exposes the County to public safety deficiencies. The ability of local septic systems and groundwater resources to support increased residential load must be evaluated before approving any density increase. As far as they know, no such analysis has been provided.

Approving this rezoning would set a precedent that undermines the planned and predictable development patterns that zoning is intended to ensure. Given these concerns, the burden on public services infrastructure weighs heavily against approval. They intentionally purchased their property in this rural location, not only to escape subdivision-style density and to ensure peace, privacy, and quiet enjoyment, but they also intend to farm their property. A rezoning of RS-40 property would alter the established character of the area, introduce a development pattern density incompatible with established agricultural uses, disrupt the rural environment in which they relied upon when purchasing their land, create conflicts between agricultural activities and subdivision density residential use, such as pesticides, undermine the predictability that zoning is meant to provide to landowners, reduce the quiet enjoyment and expected use of their rural property and introduce land use conflicts that the UDO is designed to avoid.

NC Courts recognize that the protection of existing landowners is a valid consideration against rezoning and is intended to provide predictability to the landowners. Allowing a blocked, inconsistent rezoning directly adjoining agricultural parcels undermines that expectation. For a rezoning to be lawful, the applicant must demonstrate a material change in surrounding conditions or a substantial public benefit that justifies deviation from the Comprehensive Plan, which has not been demonstrated in this case. Without these zoning requirements the rezoning lacks a reasonable basis and should be denied.

Ms. Bristol concluded by stating that for the reasons she stated and inconsistency with the Comprehensive Plan, characteristics of impermissible spot zoning, public welfare and infrastructure concerns, significant negative and adverse impact on abutting

property owners, the absence of changed conditions or public benefit and the reliance of long-serving public servants on the stability of AG zoning, they request that the Planning Board deny the rezoning request for this subject property. They do not want the County to deter their dreams from coming true. They have enjoyed interacting with the farm animals, but they do not want to live in a subdivision area. They would like the County to consider an alternative way to allow the applicants to sell their property (2.4 acres) without having to rezone and to make an island of a subdivision in the center of an agricultural district.

Dr. Bui asked the speaker if she had any conversations with the property owners. Ms. Bristol stated that she had not met or spoken to the applicants before tonight's meeting.

Ryan Bristol, 5840 Butler Road, stated that they had purchased a church and converted it into their home, which is in the middle of their property. The front half is all wooded across the street and it is very private. Their concern is that, if rezoned, at some point in time, that property could go into multiple dwellings on the land.

Stephanie Bristol added that their concern is the potential future use, because the rezoning would allow two (2) modular homes per acre. If someone else buys that property, they will see nothing but a mini subdivision of manufactured homes.

Timothy Lennon returned to the speaker's stand and stated that he thinks it is crucial to recall that this was not their intention. The County approached them about the rezoning as they had no intention of changing it and would have left it AG. They are doing their best to comply. Until their children are ready and old enough to accept the responsibility, the property will remain in the family. The property that abuts them would go back to the family and his mother, uncles, aunts, or their children. He understands the concerns raised, but they are trying to retain the land as best they can.

There being no other speakers, Mr. Little moved to close the Public Hearing, seconded by Dr. Bui. The Board voted unanimously in favor of the motion. Ayes: Craft, Gullick, Little, Stalder, Bui, Alston, Drumwright. Nays: None.)

Vice Chair Craft stated that he thinks it was good to hear that what this hinges on is the subdivision of this property five times over fifty years. He is inclined to support the request and thinks the intentions here are good, the need for housing is important and feels it is a reasonable request.

Mr. Gullick stated that he agrees with Mr. Craft and feels it is comforting to know that this was what you can do on AG, if it were AG, and this seems to be a technicality, and he certainly would support the request.

Vice Chair Craft asked if someone would like to make a motion.

Dr. Bui stated that in rezoning Case # 25-10-PLBD-00136, Agriculture to RS-40, residential MH, Manufactured Housing overlay, located at 5478 Timbermill Road, she

moved to approve the zoning map amendment located on Guilford County Tax Parcel #222399 from AG to RS-40-MH, because the approval also amends the Future Land Use Map. Although, it is inconsistent with the current land use classification for this specific parcel, the requested rezoning is consistent with the following goals: Policies and Action of Guilford County Comprehensive Planning, the Planning Theme, Attainable Housing Policy 1, which enables the creation of new housing units that will provide a mix of housing types that meet the needs of residents; Policy 2: Enable housing creation and preservation throughout Guilford County that is attainable for all income levels. For working farms, agriculture land represent land that is actively used for agriculture or forestry activities, including cultivated farmland, livestock, woodlands, or timber harvest. Working farms and agriculture lands may contain both residential and non-residential use and typically have parcels sized that are typically larger than 5 or 10 acres. This amendment request is reasonable because it aligns with the Guilford County Comprehensive Plan Attainable Housing Policy #1 and Policy #2, by permitting major subdivision on the property and allowing the opportunity for more housing creation. The proposed uses that would be permitted under the requested zoning districts are compatible with adjacent land uses, as Manufactured Homes are currently located along Timbermill Road and the greater surrounding area. As the parcel is currently zoned AG, manufactured housing is a permitted use on the property. The property is also abutted on all sides by AG properties, which either allow or have manufactured homes on-site. Additionally, the request is reasonable as there are existing RS-40 MH and RS-30 MH districts with major subdivisions to the north and west of the subject property. If the request is approved, a FLUM amendment to the Residential classification will be required. Mr. Gullick seconded the motion. The Board voted 6-1 in favor of the motion. (Ayes: Craft, Gullick, Stalder, Bui, Alston, Drumwright. Nays: Little.)

B. CONDITIONAL REZONING CASE #25-11-PLBD-00141: CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL (REF. CASE #74-01) AND AG, AGRICULTURAL TO CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL AMENDED: 2136 BISHOP ROAD

Mr. Tew presented the staff report stating that the subject property is located at 2136 Bishop Road (Guilford County Tax Parcel #141463 in Sumner Township), approximately 3,500 feet east of the intersection of Bishop Road and Groometown Road, and comprises approximately 10.6 acres.

This is a request to rezone the subject property from split-zoned CZ-HI, Conditional Zoning – Heavy Industrial (Ref. Case #74-01) and AG, Agricultural to CZ-HI Amended, Conditional Zoning – Heavy Industrial Amended. The property's existing Use Conditions for the CZ-HI portion permit: (1) Recycling Processing Center for Scrap Tires and White Goods; (2) Municipal Solid Waste Transfer Station and Recycling Center; (3) Beneficial Fill Area (4) Warehouse. The existing Development Conditions that apply to the CZ-HI portion are: (1) To be developed with submitted zoning sketch plan. (2) Hours of Operation: M-F 8:00 am to 5:00 pm Sat. 8:00 am to 12:00 pm. (3) All major haul roads and driveways to be paved.

With this request, the applicant is proposing to permit all uses allowed in the HI, Heavy Industrial zoning district, except for the following: (1) Cemetery or Mausoleum.

The requested rezoning is consistent with the Future Land Use Map classification of Industrial/Innovation Center and with the Regional Employment Center Activity Center/Node, as the uses permitted under the proposed zoning district are compatible with the industrial development envisioned within these designations.

The requested rezoning is also consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan: 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 E1.4: Locate jobs near municipalities where housing is most concentrated, as well as in close proximity to employment centers outside of environmentally-sensitive areas, to reduce impacts on those sensitive areas, as well as carbon footprint, traffic, and commuting times; Policy 2: Support existing businesses and industries, while seeking to increase high-wage jobs and employment opportunities throughout the County.

The request to rezone the subject property from split-zoned CZ-HI, Conditional Zoning – Heavy Industrial and AG, Agricultural to CZ-HI Amended, Conditional Zoning – Heavy Industrial Amended is reasonable as the requested uses are in alignment with the surrounding area, which largely consists of properties zoned Heavy Industrial. The proposed rezoning would permit a wider array of uses that would be congruous with the industrial pattern of development on nearby properties. This would provide the property owner with greater flexibility and may allow for additional business activity on the property. The request is also consistent with the Future Land Use Map (FLUM) classification of Industrial/Innovation Center and the Regional Employment Center Activity Center/Node which are prioritized for new development in the Guiding Guilford County Comprehensive Plan. Therefore, staff recommends approval.

Dr. Bui asked if there is an existing buffer currently in place on the property. Mr. Tew said he is unsure if there is an existing buffer, and he would allow the applicant to answer that.

Vice Chair Craft opened the Legislative Public Hearing and asked if there was anyone wishing to speak in favor of this request.

Attorney Nathan Duggins, 400 Bellemeade Street, Suite 800, stated that Republic Services operates the trash collection and services in the County. The subject parcel is a transfer station, so trucks go out and pick up trash and waste and bring it to the site, and a transfer truck takes it away from the site. That roughly 80 to 90 trucks from all over the county operate at this site. The site has been in operation since 2004, and in 2024, Republic Services purchased the subject property. The plan is to expand the existing site. He is unsure why the AG zoning remained on the property, but in order to expand their operation, they need more area. They also plan to expand the office area and the

footprint of the available parking to accommodate the addition of more employees. The pond will also be expanded. This is a highly industrialized corridor. They are trying to resolve the AG zoning on the property with their proposed expansions. He presented an illustrative site plan that showed the expansion plans on the subject property.

Sean Macomber, Kimley-Horn Engineers, 1600 Mainline Blvd, Charlotte, NC, stated that in answer to Dr. Bui's question about a buffer, there is an existing 50' buffer between the AG and the HI zoning. That buffer would be reduced from 50' to 5' or 10' if the rezoning were to be approved.

Attorney Duggins reported that they attempted to hold a neighborhood meeting, but no one attended.

Vice Chair Craft asked if there was anyone wishing to speak in opposition to the request and no one came forward.

There being no other speakers, Mr. Little moved to close the Public Hearing, seconded by Dr. Bui. The Board voted unanimously in favor of the motion. (Ayes: Craft, Gullick, Little, Stalder, Bui, Alston, Drumwright. Nays: None.)

Mr. Gullick moved to approve this zoning map amendment for the property located at 2136 Bishop Road (Guilford County Tax Parcel #141463 in Sumner Township), approximately 3,500 feet east of the intersection of Bishop Road and Groometown Road, and comprises approximately 10.6 acres, from CZ-HI and AG, to CZ-HI Amended. The amendment is consistent with the Comprehensive Plan for the reasons discussed by staff. The requested rezoning is also consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan: 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 E1.4: Locate jobs near municipalities where housing is most concentrated, as well as in close proximity to employment centers outside of environmentally-sensitive areas, to reduce impacts on those sensitive areas, as well as carbon footprint, traffic, and commuting times; Policy 2: Support existing businesses and industries, while seeking to increase high-wage jobs and employment opportunities throughout the County. The request to rezone the subject property from split-zoned CZ-HI, Conditional Zoning – Heavy Industrial and AG, Agricultural to CZ-HI Amended, Conditional Zoning – Heavy Industrial Amended is reasonable as the requested uses are in alignment with the surrounding area, which largely consists of properties zoned Heavy Industrial. The proposed rezoning would permit a wider array of uses that would be congruous with the industrial pattern of development on nearby properties. This would provide the property owner with greater flexibility and may allow for additional business activity on the property. The request is also consistent with the Future Land Use Map (FLUM) classification of Industrial/Innovation Center and the Regional Employment Center Activity Center/Node which are prioritized for new development in the Guilford County Comprehensive Plan.

The motion was seconded by Mr. Alston. The Board voted unanimously in favor of the motion. (Ayes: Craft, Gullick, Little, Stalder, Bui, Alston, Drumwright. Nays: None.)

VIII. Other Business

Election of 2026 Officers

Mr. Gullick nominated Mr. Donnelly to continue to serve as Chair, seconded by Dr. Bui. The Board voted unanimously in favor of the nomination. Ayes: Craft, Gullick, Little, Stalder, Bui, Alston, Drumwright. Nays: None.)

Mr. Little nominated Mr. Craft to continue to serve as Vice Chair, seconded by Dr Bui. The Board voted unanimously in favor of the nomination. Ayes: Craft, Gullick, Little, Stalder, Bui, Alston, Drumwright. Nays: None.)

In regard to the January 2026 meeting, Mr. Bass stated that there are 6 zoning cases, a road renaming, and a text amendment to be heard.

IX. Adjourn

There being no further business before the Board, the meeting adjourned at 9:20 p.m.

The next scheduled meeting of the Guilford County Planning Board is January 14, 2026

(Insert Color Paper)



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board Rezoning Application

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

Date Submitted: 12/3/2025

Receipt # REC-030262-2025

Case Number 25-12-PLBD-00144

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.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 RS-40-MH zoning district. Said property is located 5822 Apple Wyrick Rd Gibsonville NC 27249 in 04- Madison Township; Being a total of: 5.00 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 1 1 1 6 9 3

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Check One:

- ☒ 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:

- ☒ 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:

- ☒ 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).
☐ The applicant has no connection to the property owner and is requesting a third-party rezoning.

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.

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

Submitted by

Catherine Kennedy

12/05/2025

Property Owner Signature

Catherine C Kennedy

Name

5822 Apple Wyrick Rd

Mailing Address

Gibsonville NC 27249

City, State and Zip Code

336-210-7094

Phone Number

catherineckennedy@att.net

Email Address

Matthew Millaway

12/05/2025

Amber Wilson

12/05/2025

Representative/Applicant Signature (if applicable)

Matt Millaway or Amber Wilson

Name

5426 N Church St

Mailing Address

Greensboro NC 27455

City, State and Zip Code

336-317-4502

Phone Number

matt@wildoakrealestate.org

amber@wildoakrealestate.org

Email Address

Additional sheets for tax parcels and signatures are available upon request.

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REZONING CASE #25-13-PLBD-00144: AG, AGRICULTURAL TO RS-40, RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY DISTRICT (RS-40-MH): 5822 APPLE WYRICK ROAD

Property Information

The subject property is located at 5822 Apple Wyrick Road (Guilford County Tax Parcel #111693 in Madison Township), approximately 600 feet east of the intersection of Huffine Mill Road and Apple Wyrick Road, and comprises approximately 5 acres.

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

Nature of the Request

This request is to rezone the parcel from AG, Agricultural, to RS-40, Residential with a Manufactured Housing (HUD) Overlay Zoning District (RS-40-MH). RS-40 would be the underlying zoning district whereas the additional Manufactured Housing Overlay District would allow manufactured homes as a permitted land use in accordance with the overlay district standards (see district description). For context, overlay zoning districts on the zoning map may either add more restrictive regulations (floodplain overlays, watershed overlays, etc.) or allow uses not permitted in the underlying district which is the case with the Manufactured Housing Overlay District.

District Descriptions

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 square feet.

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

The **MH, Manufactured Housing (HUD), Overlay District** is intended to set forth regulations governing the development of subdivisions for manufactured housing in certain areas of Guilford County. To establish an MH Overlay District, the Guilford County Unified Development Ordinance, Section 4.9.D, requires a minimum development size of either "ten (10) existing contiguous lots covering at least ninety thousand (90,000) square feet, excluding public street right-of-way;" or "one hundred twenty thousand (120,000) square feet of unsubdivided land, excluding public street right-of-way."

Character of the Area

The surrounding area is predominantly characterized by rural residential development with existing single-family, detached units (including manufactured homes). There is an existing of RS-40-MH district just south of the subject property including several manufactured homes. There are also multiple manufactured homes currently located in the surrounding AG district.

Existing Land Use(s) on the Property: A Manufactured Home.

Surrounding Uses:

North: Agricultural, Residential, Commercial
South: Residential, Manufactured Home Overlay
East: Agricultural, Residential
West: Agricultural, Residential

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

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

Infrastructure and Community Facilities

Emergency Response:

Fire Protection District: McLeansville Fire Station 27

Miles from Fire Station: Approximately 3.9 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Apple Wyrick Road is classified as a Collector Street in the Greensboro Urban Area Metropolitan Planning Organizations (GUAMPO) Comprehensive Transportation Plan (CTP). The annual daily traffic of Apple Wyrick Road is not provided by North Carolina Department of Transportation.

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-NRCS Web Soil Survey, the topography of the parcel is nearly level to gently sloping.

Regulated Floodplain:

There is no regulated floodplain on-site per FIRM #3710881700J with effective date 6/18/2007.

Wetlands:

There are no regulated wetlands on-site per the National Wetlands Inventory.

Streams:

There are no mapped features on-site per the USGS Topography and NRCS Soil Survey 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 Classification (FLUM): Rural Living (NE Quadrant)

Activity Center/Node: None

The **Rural Living** classification represents lands typically characterized by various lot sizes with low density residential, typically in the form of single-family detached homes. These lands include both existing development and new areas that are currently undeveloped, which may experience increased density along major transportation corridors over time, but which will remain largely rural the farther away properties are located from established corridors and community services.

Consistency: The requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Rural Living currently designated to the subject property. Rural Living is typically characterized by one dwelling unit located on several acres of property. The proposed zoning of RS-40-MH would fit the Land Use Map Classification of Residential. The Residential classification consists of low-density, residential uses which are compatible with the proposed RS-40-MH zoning district(s). 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 classification of rural living for the specified parcel(s), the requested rezoning is consistent with the following goals, policies, and actions of the Comprehensive plan:

- **Planning Theme: Attainable Housing**
 - **Policy 1:** Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents.
 - **Policy 2:** Enable housing creation and preservation throughout Guilford County that is attainable for all income levels.

Reasonableness

This request to rezone the subject property from AG to RS-40-MH is reasonable as it aligns with the Guilford County Comprehensive Plan's Attainable Housing Policy 1 and Policy 2 by permitting major subdivisions on the property thereby allowing the opportunity for more housing creation. The proposed uses to be permitted under the requested zoning district(s) are compatible with adjacent land uses as manufactured homes are currently located along Apple Wyrick Rd. and the greater surrounding area. As the parcel is currently zoned AG, manufactured housing is an allowed use on the property. The property is also abutted on all sides by AG properties which either allow or have manufactured homes on site. Additionally, the request is reasonable as there is an existing RS-40-MH district just south of the subject parcel.

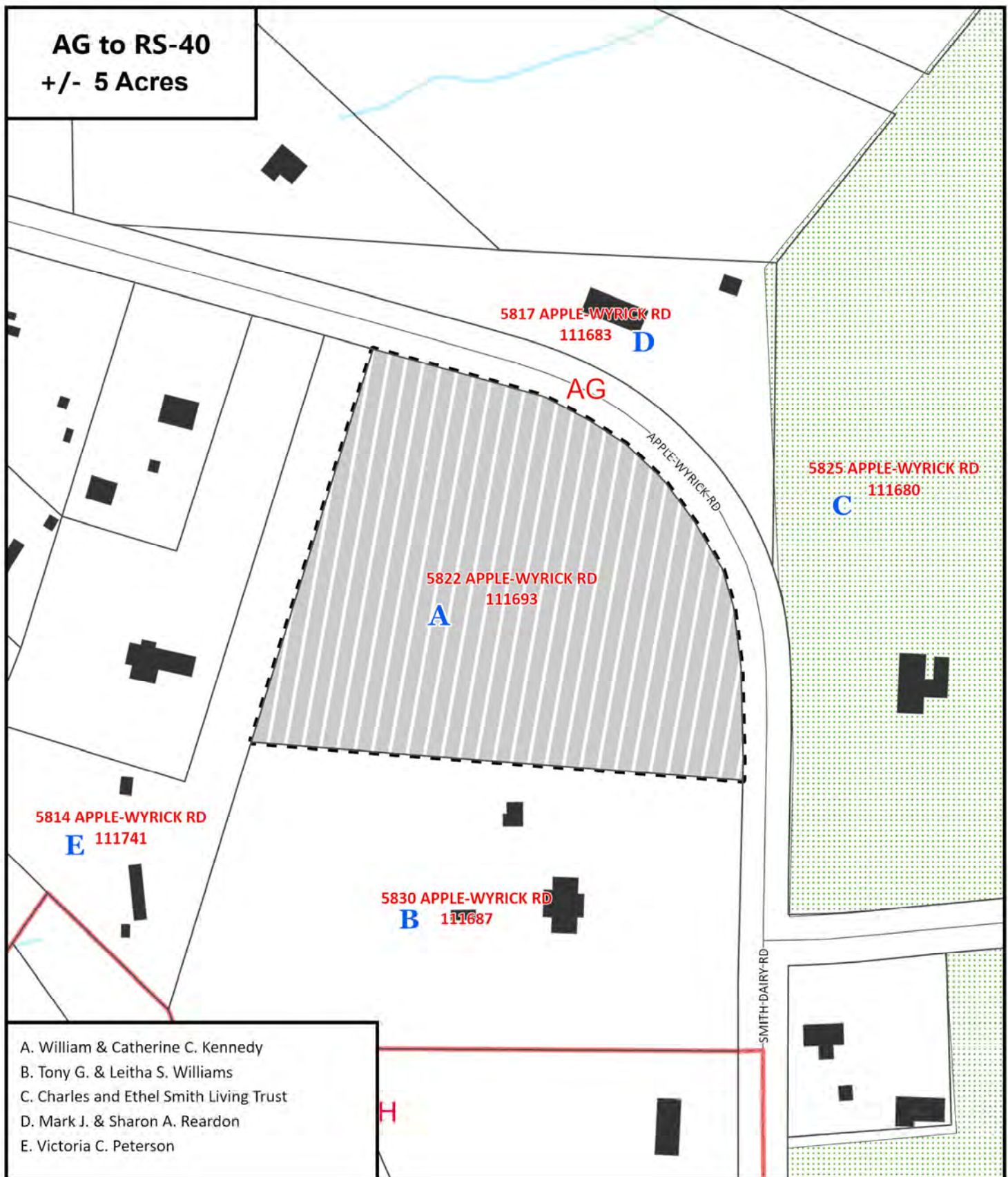
Recommendation

Staff Recommendation: Approval

FLUM Quadrant: Northeast

FLUM Amendment Recommendation: The proposed rezoning is inconsistent with the current FLUM classification of Rural Living designated to the subject parcel(s) located in the Northeast Quadrant. If the request is approved, a FLUM amendment to the Residential classification will be required.

AG to RS-40
+/- 5 Acres



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-12-PLBD-00144

Case Area:

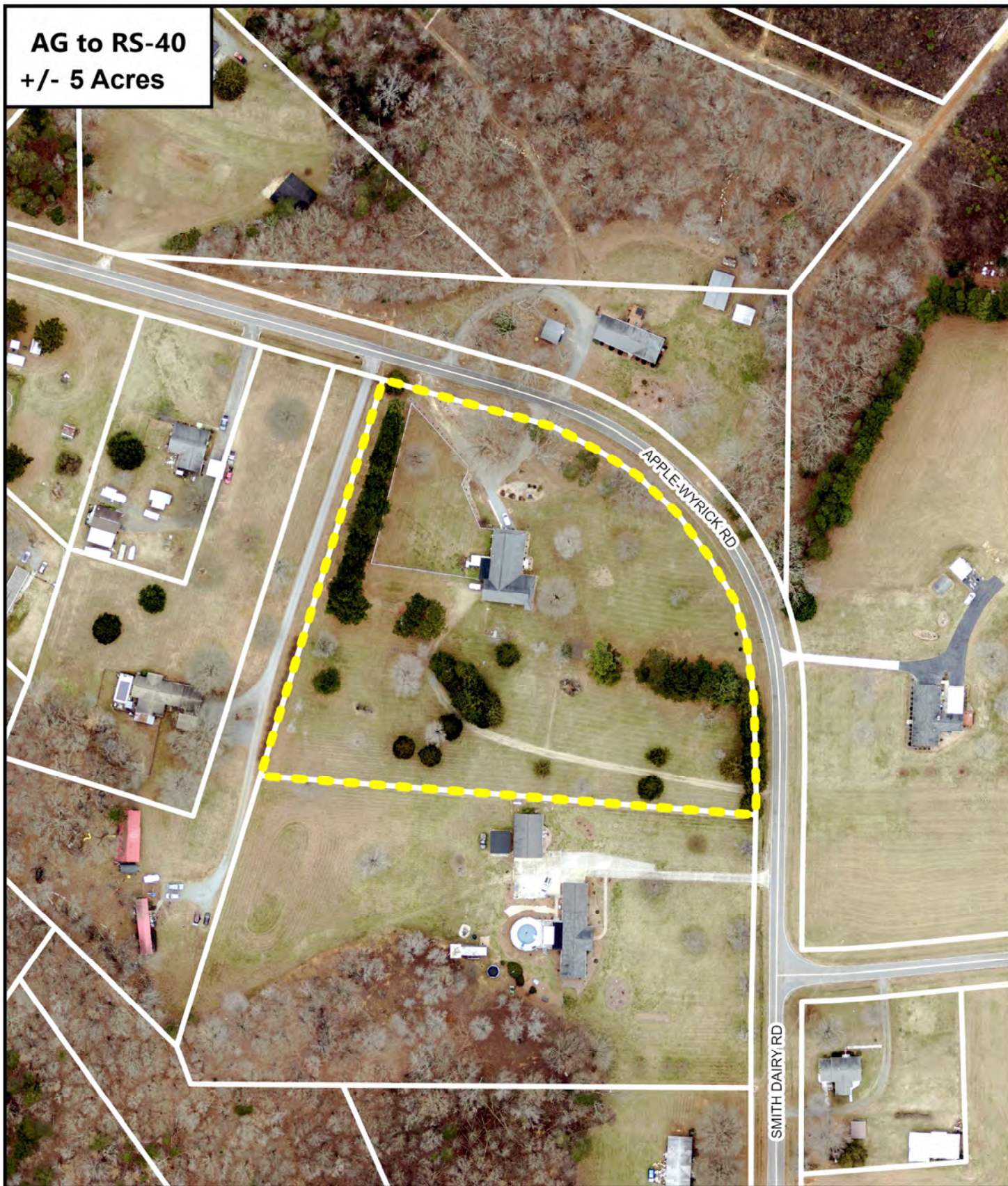
Parcel(s) - 111693

5822 Apple-Wyrick Rd



Scale: 1" = 150'

AG to RS-40
+/- 5 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

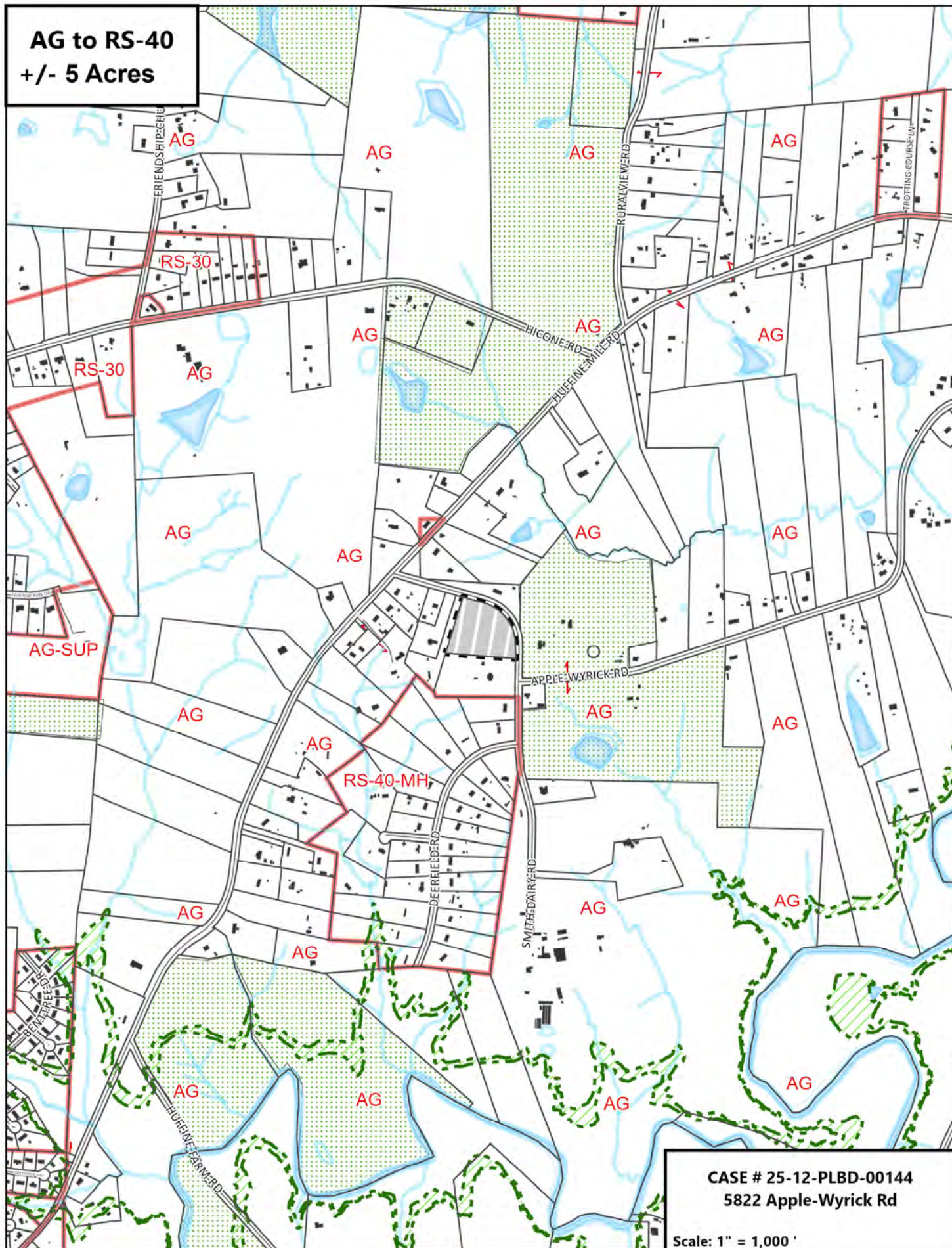
Case Number:
25-12-PLBD-00144

Case Area:
Parcel(s) - 111693
5822 Apple-Wyrick Rd



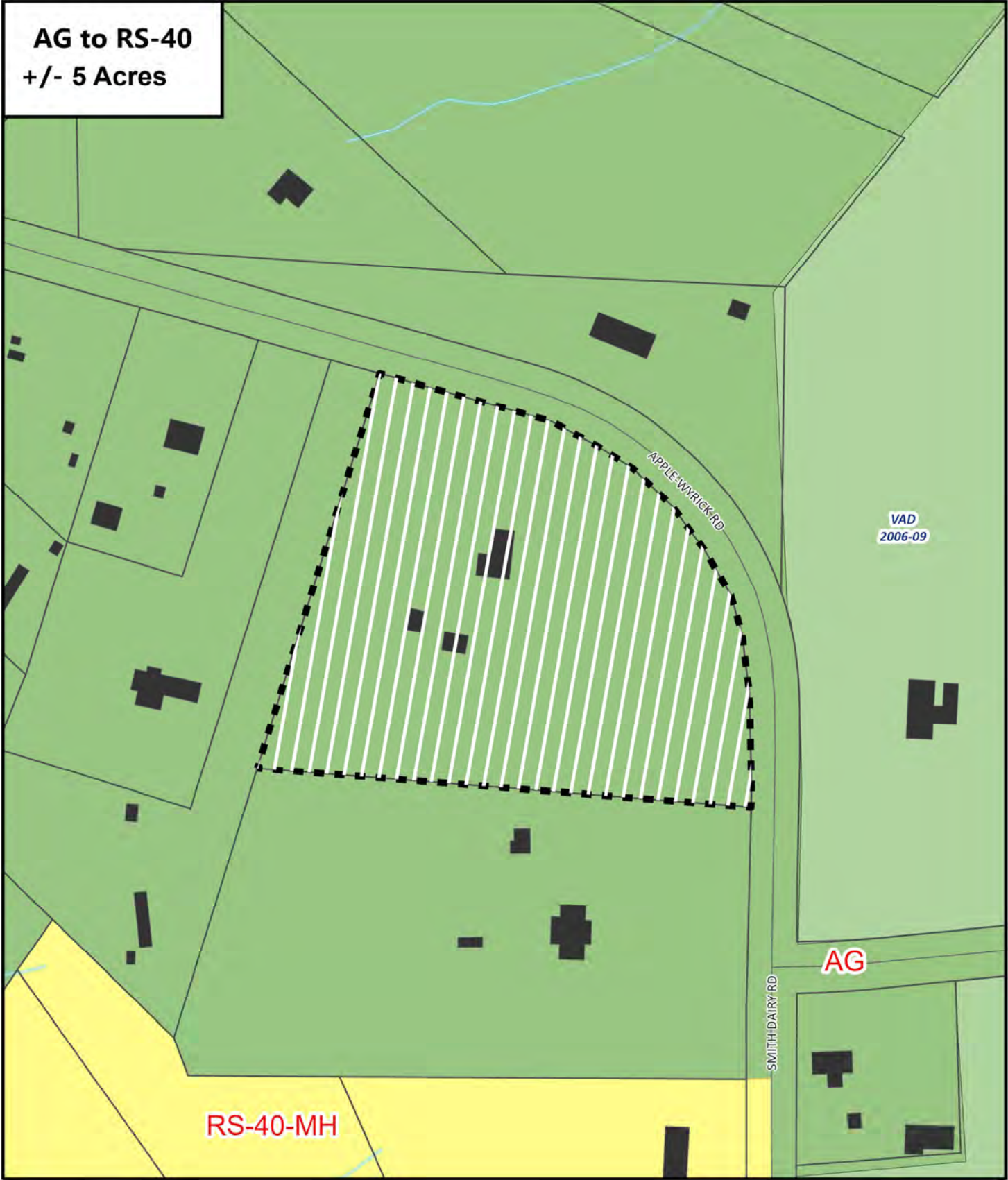
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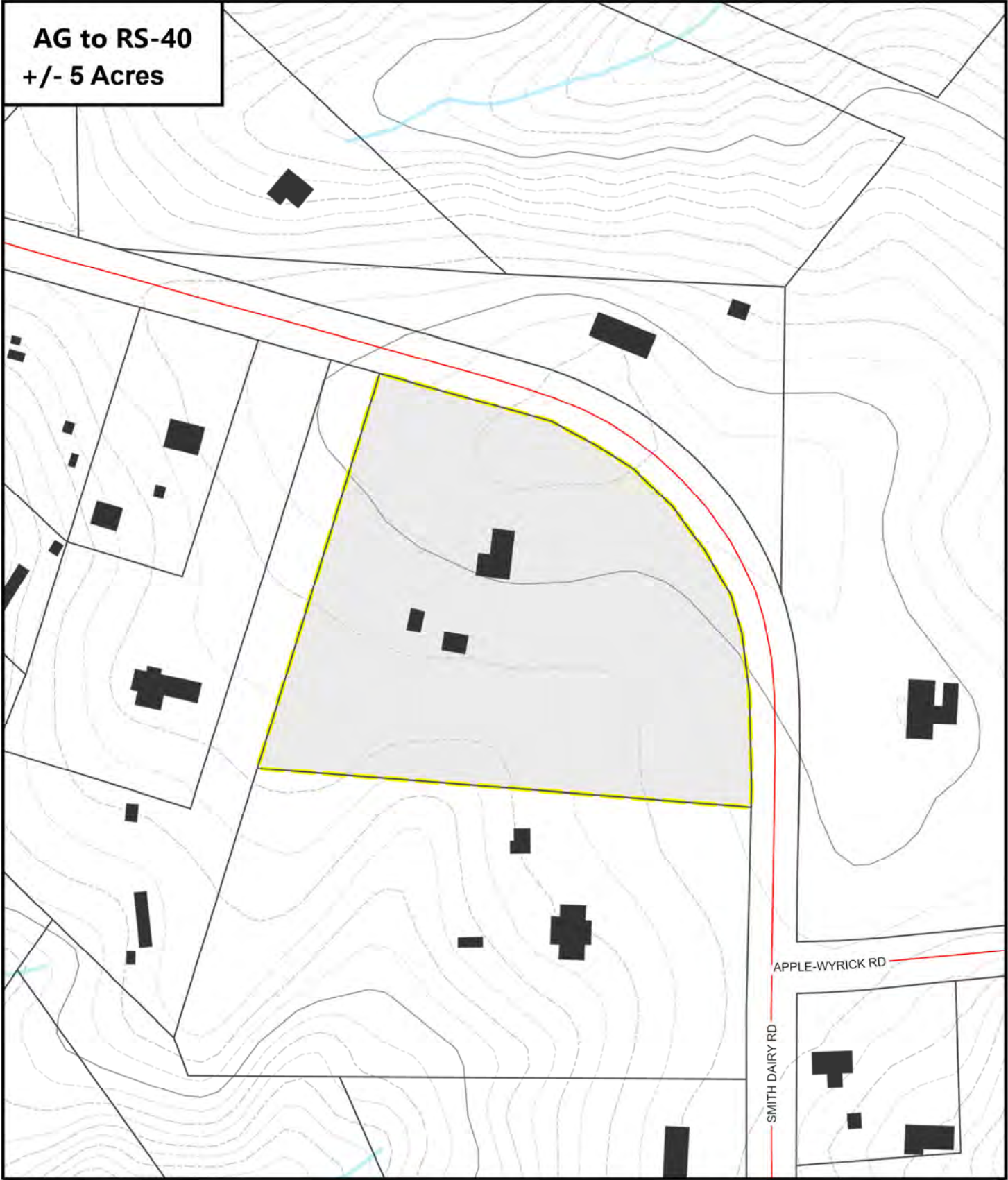
**AG to RS-40
+/- 5 Acres**



**CASE # 25-12-PLBD-00144
5822 Apple-Wyrick Rd**

Scale: 1" = 1,000'





Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

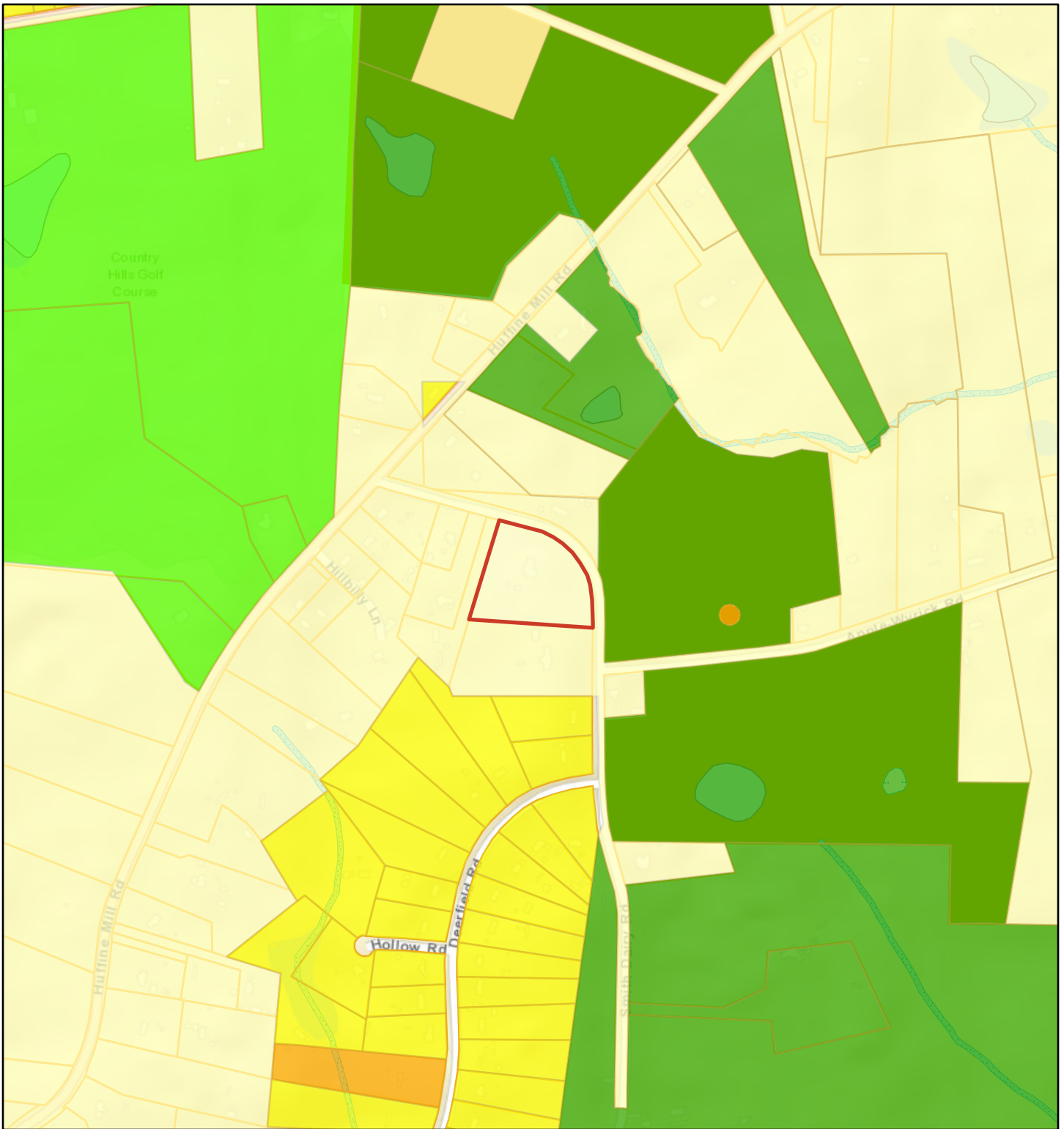
Case Number:
25-12-PLBD-00144

Case Area:
Parcel(s) - 111693
5822 Apple-Wyrick Rd



Scale: 1" = 150'

FUTURE LAND USE MAP: REZONING CASE #25-12-PLBD-00144: 5822 APPLE-WYRICK ROAD



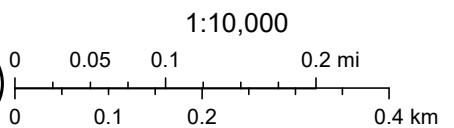
12/16/2025, 11:50:18 AM

FLUM

- Rural Living
- Open Space/Recreational Use
- Multi-Family Residential
- Residential
- Working Farm/Agriculture
- FLUM Labels
- Parcels

Wetlands Inventory


- Freshwater Emergent Wetland
- Freshwater Pond
- Riverine
- Watershed
- NPDES
- Voluntary Agriculture Districts



State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, NGA, USGS

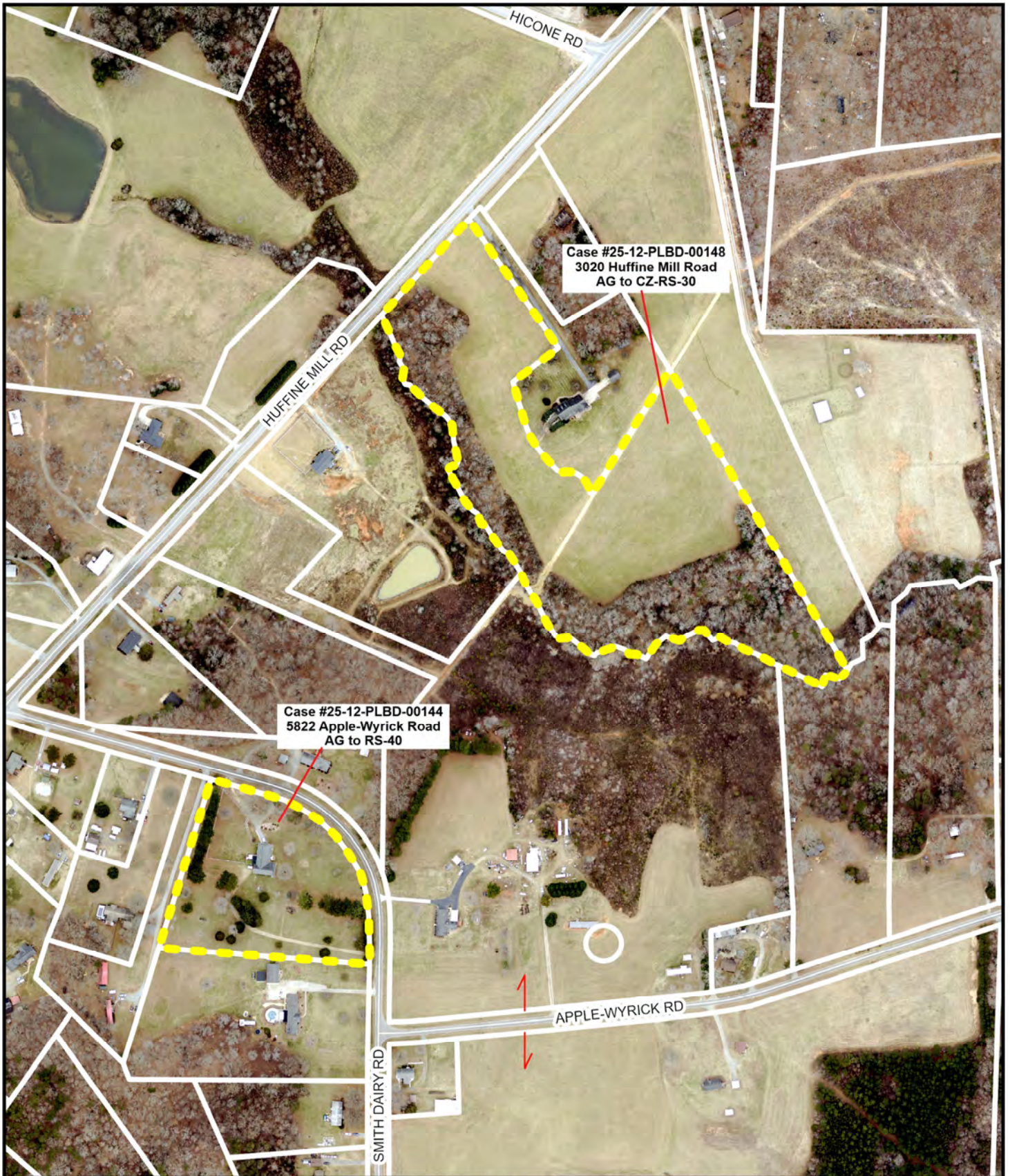
111693



 Zoom to

REID	111693
Owner	KENNEDY, WILLIAM;KENNEDY, CATHERINE C
Address	5822 APPLE-WYRICK RD
Legal Description	5.00 AC 16 S1 PB69-32 DEERFIELD AC PL:69-32
FLUM	Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-12-PLBD-00144
&
25-12-PLBD-00148

Case Area:
Parcel(s) - 111693 & 242227
5822 Apple-Wyrick Rd & 3020
Huffine Mill Rd



Scale: 1" = 350'

**REZONING CASE #25-13-PLBD-00144: AG, AGRICULTURAL TO RS-40,
RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY
DISTRICT (RS-40-MH): 5822 APPLE WYRICK 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

**REZONING CASE #25-13-PLBD-00144: AG, AGRICULTURAL TO RS-40,
RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY
DISTRICT (RS-40-MH): 5822 APPLE WYRICK 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
#111693 from **AG to RS-40-MH** 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.]*

**REZONING CASE #25-13-PLBD-00144: AG, AGRICULTURAL TO RS-40,
RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY
DISTRICT (RS-40-MH): 5822 APPLE WYRICK 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 #111693 from **AG to RS-40-MH** 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.]

**REZONING CASE #25-13-PLBD-00144: AG, AGRICULTURAL TO RS-40,
RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY
DISTRICT (RS-40-MH): 5822 APPLE WYRICK 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 #111693 from **AG to RS-40-MH** 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 **Rural Living 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.]

**REZONING CASE #25-13-PLBD-00144: AG, AGRICULTURAL TO RS-40,
RESIDENTIAL AND MH, MANUFACTURED HOUSING (HUD) OVERLAY
DISTRICT (RS-40-MH): 5822 APPLE WYRICK 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 #111693 from **AG to RS-40-MH** because:

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

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

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Rezoning
Application**

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

Date Submitted: 12/09/2024 Receipt # R&L-030401-2025 Case Number 25-12-PLBD-00148

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.

Said property is located at 3020 Huffine Mill Road

in Madison Township; Being a total of: 15.51 15.37 THM acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 242227

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

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

Check One: (Required)

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

Conditional Zoning Requirements:

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



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Zoning
Application**

Use Conditions

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

1)

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) All single family residential structures to be stick built, a maximum of 2 stories, and have no vinyl siding (except for areas under eaves and soffit).
- 2) Chain link and woven-wire fence material shall be prohibited.
- 3) Wood pole street lights shall be prohibited. Metal pole street lights shall be placed within a utility easement or by an encroachment agreement approved by NCDOT.
- 4) A Street Planting Yard per Guilford County UDO Table 6-2-1 shall be provided along Huffine Mill Road. Street Yard shall be 10' minimum width instead of 8' min. width per UDO and have a 3' minimum height berm and maintained by HOA.

**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

Lisa Brewer for Murray James LLC

Name

1141 Jay Lane

Mailing Address

Graham, NC 27253

City, State and Zip Code

336-684-0571

Phone Number

tlambert@vennterra.com

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number

Email Address

Additional sheets for conditions and signatures are available upon request.

CONDITIONAL REZONING CASE #25-12-PLBD-00148: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 3020 HUFFINE MILL ROAD

Property Information

The subject property is located at 3020 Huffine Mill Road (Guilford County Tax Parcel #242227 in Madison Township), approximately 600 feet southwest of the intersection of Huffine Mill Road and Hicone Road, and comprises approximately 15.37 acres

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

Nature of the Request

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: None offered.

Development Conditions:

- (1) All single-family residential structures to be stick built, a maximum of 2 stories, and have no vinyl siding (except for areas under eaves and soffit).
- (2) Chain link and woven-wire fence material shall be prohibited.
- (3) Wood pole streetlights shall be prohibited. Metal pole streetlights shall be placed within a utility easement or by an encroachment agreement approved by NCDOT.
- (4) A Street Planting Yard per Guilford County UDO Table 6-2-1 shall be provided along Huffine Mill Road. Street Yard shall be 10' minimum width instead of 8' min. width per UDO and have a 3' minimum height berm and maintained by HOA.

District Descriptions

The **AG, Agricultural District** is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales - "agritourism" - may be permitted. The minimum lot size of this district is 40,000 square feet.

The **RS-30, Residential District** is primarily intended to accommodate single-family detached dwellings in areas without access to public water and sewer services. The minimum lot size of this district is 30,000 square feet. Cluster development (conservation subdivisions) are permitted.

The **CZ, Conditional Zoning District** is established as a companion district for every district established in the Unified Development Ordinance. These districts are CZ-AG, CZ-RS-40, CZ-RS-30, CZ-RS-20, CZ-RS-3, CZ-RS-5, CZ-RS-7, CZ-RM-8, CZ-RM-18, CZ-RM-26, CZ-LO, CZ-NB, CZ-LB, CZ-MXU, CZ-GB, CZ-HB, CZ-CP, CZ-LI, CZ-

HI, CZ-PI, CZ-RPD, CZ-PD-R, and CZ-PD-M. All regulations which apply to a general use zoning district also apply to the companion conditional zoning. All other regulations, which may be offered by the property owner and approved by the Jurisdiction as part of the rezoning process, also shall apply.

Character of the Area

The vicinity of the subject property consists predominantly of rural residential and agricultural uses on lands zoned AG, Agricultural. Multiple clusters of RS-30 and RS-40 zoning exist within a 0.75-mile radius of the subject property.

Existing Land Use(s) on the Property: Undeveloped

Surrounding Uses:

North: Rural residential and agricultural
South: Rural residential and agricultural
East: Rural residential and undeveloped
West: Rural residential and golf course

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

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

Infrastructure and Community Facilities

Public School Facilities:

Guilford Co. School Boundaries	2025-26 Built Capacity	2025-26 20 th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Monticello-Brown Summit Elem.	746	246	0	4-6
Northeast Middle	1050	643	0	2-4
Northeast High	966	1004	19	3-5
Remarks: Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms. Fourth grade, fifth grade, middle, and high school built capacity assumes 30 students per core academic classroom.				
Source: Guilford County Schools				

Emergency Response:

Fire Protection District: McLeansville

Distance from Fire Station: 3.4 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Transportation:

Existing Conditions: Huffine Mill Road is classified as a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Thoroughfare and Collector Street Plan. The Average Annual Daily Traffic for Huffine Mill Road is 2,800 vehicles per the 2023 NCDOT traffic count.

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: Not available.

Environmental Assessment

Topography: Per United States Geological Survey Soil Survey Maps of Guilford County, topography on site ranges from gently sloping to steeply sloping.

Regulated Floodplain: There is no regulated floodplain on-site per Flood Insurance Rate Map #3710881700J with effective date 6/18/2007.

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

Streams: There are mapped features on-site per the United States Geological Survey Topography Maps and Natural Resources Conservation Service Soil Survey Maps of Guilford County.

Watershed: The site lies within the National Pollutant Discharge Elimination System (NPDES) non-water supply watershed area.

Consistency: Future Land Use Map & Comprehensive Plan

Future Land Use Map (FLUM) Classification: Rural Living (NE Quadrant)

Activity Center/Node: None

The **Rural Living** classification represents lands that are characterized by various lot sizes with low-density residential, typically in the form of single-family detached homes. This includes both existing development and new areas that are currently undeveloped, which may experience increased density along major transportation corridors over time, but which will remain largely rural the farther away properties are

located form established corridors and community services. Primary land uses are single-family detached residential, duplexes, cottage-style single-family, and mobile home parks. General residential density is low, typically with one dwelling unit located on several acres; densities on individual properties will vary based on site conditions.

Consistency: The requested rezoning is inconsistent with the FLUM classification of Rural Living currently designated to the subject property as the increased density permitted under the proposed zoning district would be incompatible with the lower density of development consistent with the Rural Living Designation.

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

Consistency: Though inconsistent with the current land use classification, the requested rezoning is consistent with the following goals and policies of the Guiding Guilford 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 4:** Encourage the preservation, maintenance, and development of high-quality and safe housing.
- **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.

Reasonableness

The request to rezone the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential is reasonable as there are existing RS-30 and RS-40 zoning districts in the surrounding area. The property's size of approximately 15.37 acres would limit development to a moderate number of new residential lots with the rezoning to CZ-RS-30, which would not substantially change the overall pattern of development in the surrounding area. Additionally, the parcel is within a 5-minute drive of Northeast Park, Bold Moon Nature Preserve, Hines Chapel Nature Preserve, Northeast High School, Northeast Middle School, and Madison Elementary School, which supports Comprehensive Plan goals related to the creation of housing in proximity to schools and recreational amenities. Finally, the subject property is located along a Major Thoroughfare (Huffine Mill Rd) that would provide sufficient transportation infrastructure for any new residential development.

Recommendation

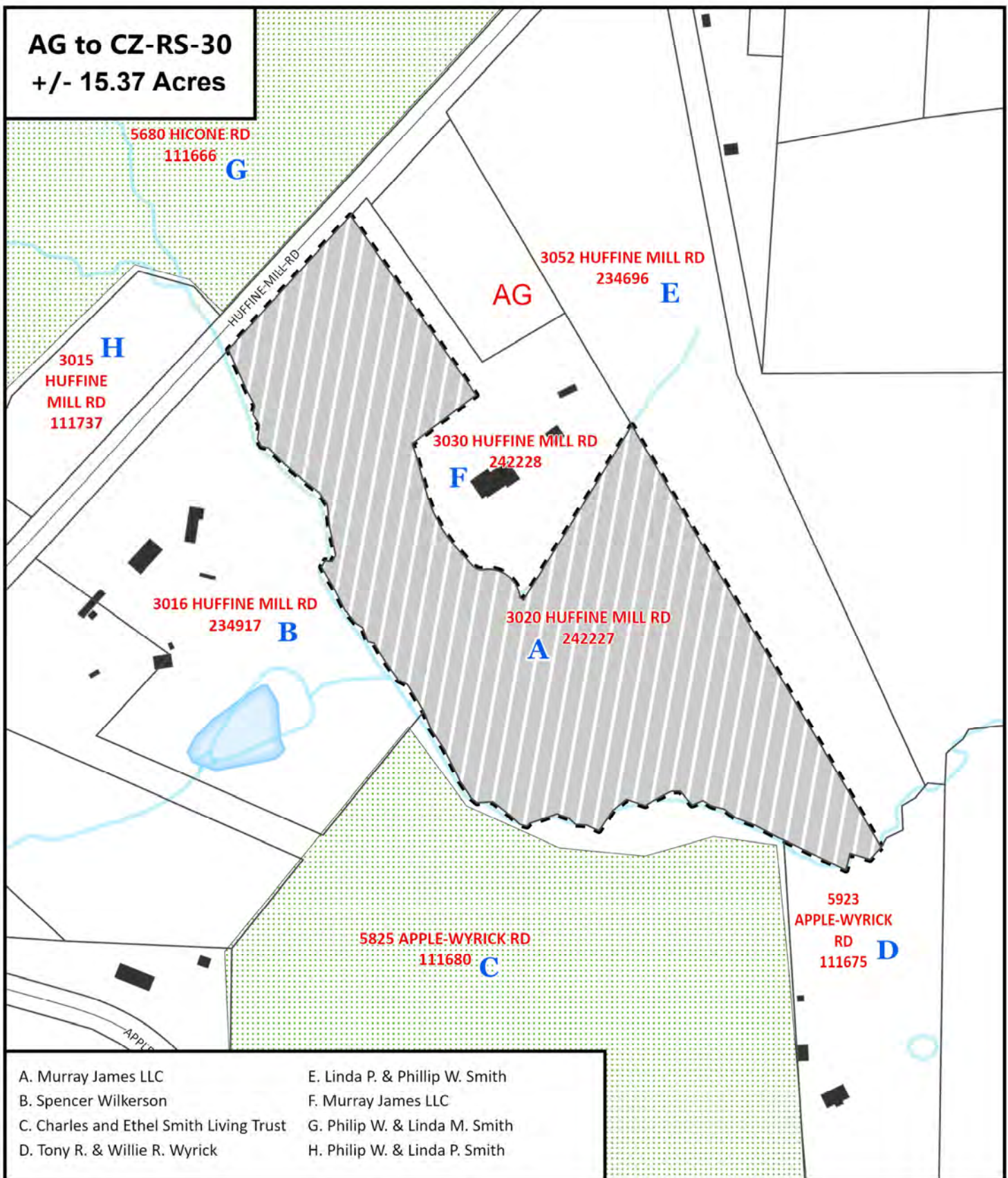
Staff Recommendation: Approval

FLUM Quadrant: Northeast

FLUM Amendment Recommendation: The request to rezone the subject property from AG to CZ-RS-30 is inconsistent with the FLUM classification of Rural Living. Therefore, if the request is approved, a FLUM amendment to Residential will be required.

DRAFT

**AG to CZ-RS-30
+/- 15.37 Acres**



A. Murray James LLC	E. Linda P. & Phillip W. Smith
B. Spencer Wilkerson	F. Murray James LLC
C. Charles and Ethel Smith Living Trust	G. Philip W. & Linda M. Smith
D. Tony R. & Willie R. Wyrick	H. Philip W. & Linda P. Smith



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-12-PLBD-00148

Case Area:

Parcel(s) - 242227

3020 Huffine Mill Rd



Scale: 1" = 250'

AG to CZ-RS-30
+/- 15.37 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

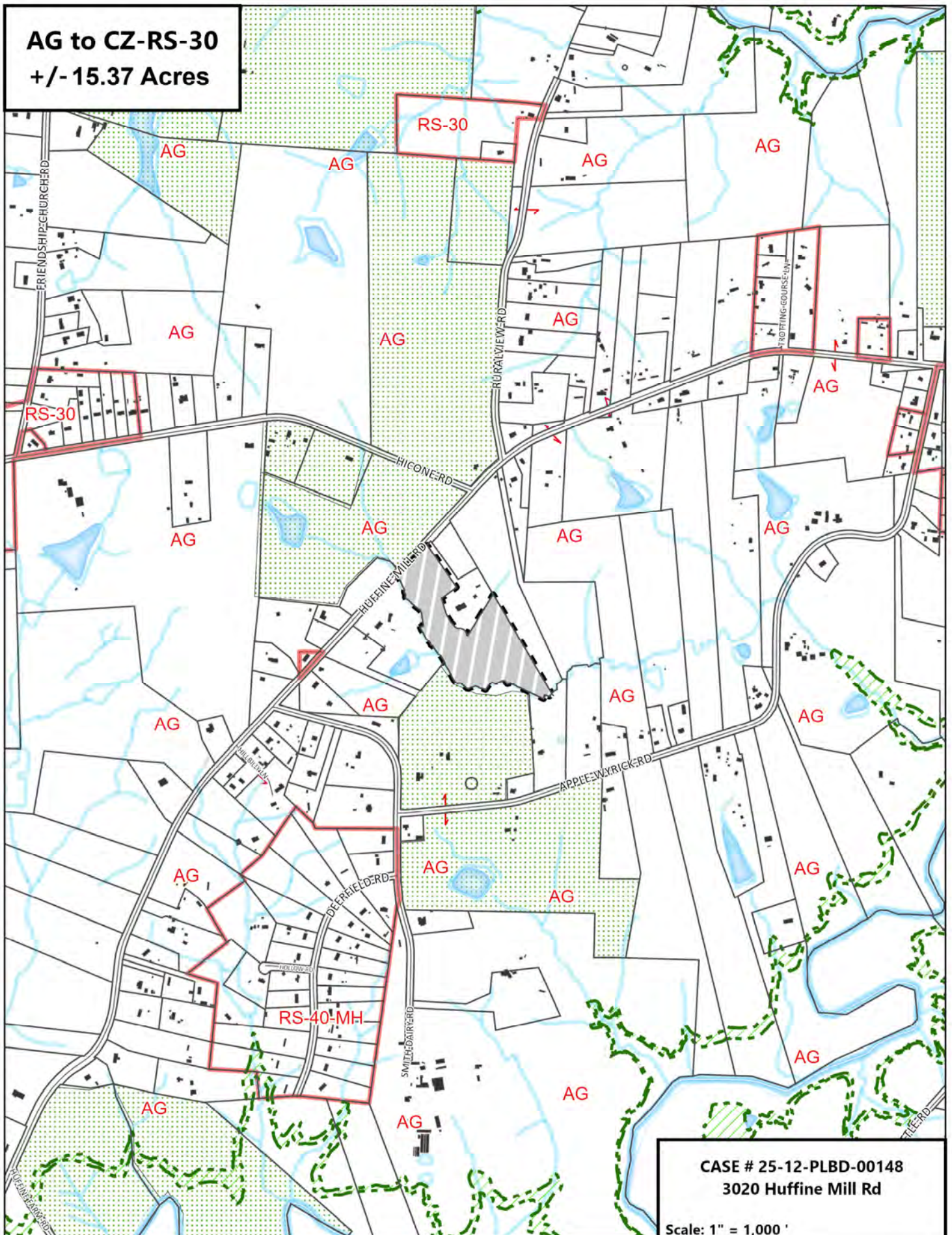
Case Number:
25-12-PLBD-00148

Case Area:
Parcel(s) - 242227
3020 Huffine Mill Rd



Scale: 1" = 250'

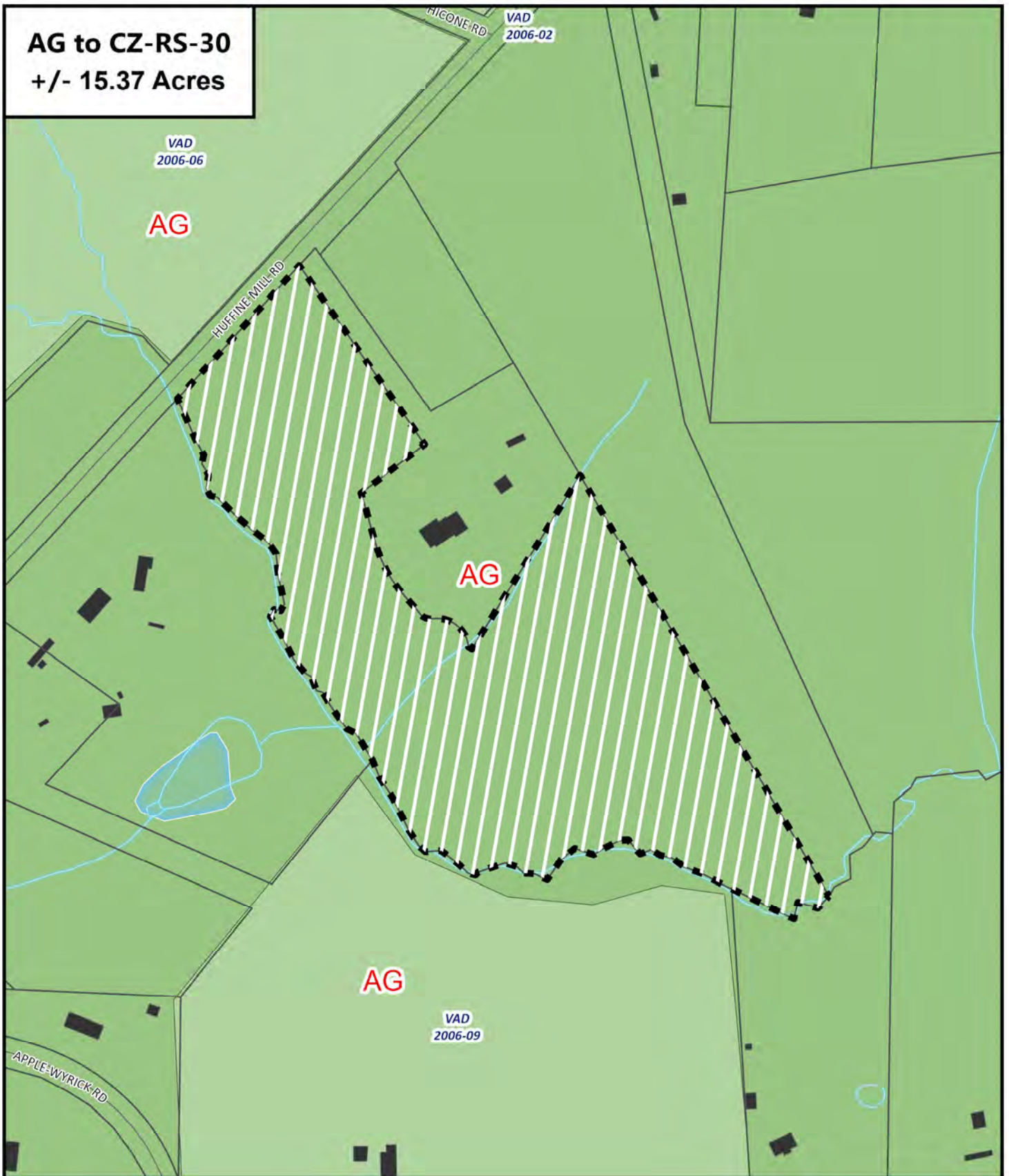
**AG to CZ-RS-30
+/- 15.37 Acres**



**CASE # 25-12-PLBD-00148
3020 Huffine Mill Rd**

Scale: 1" = 1,000'

**AG to CZ-RS-30
+/- 15.37 Acres**



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

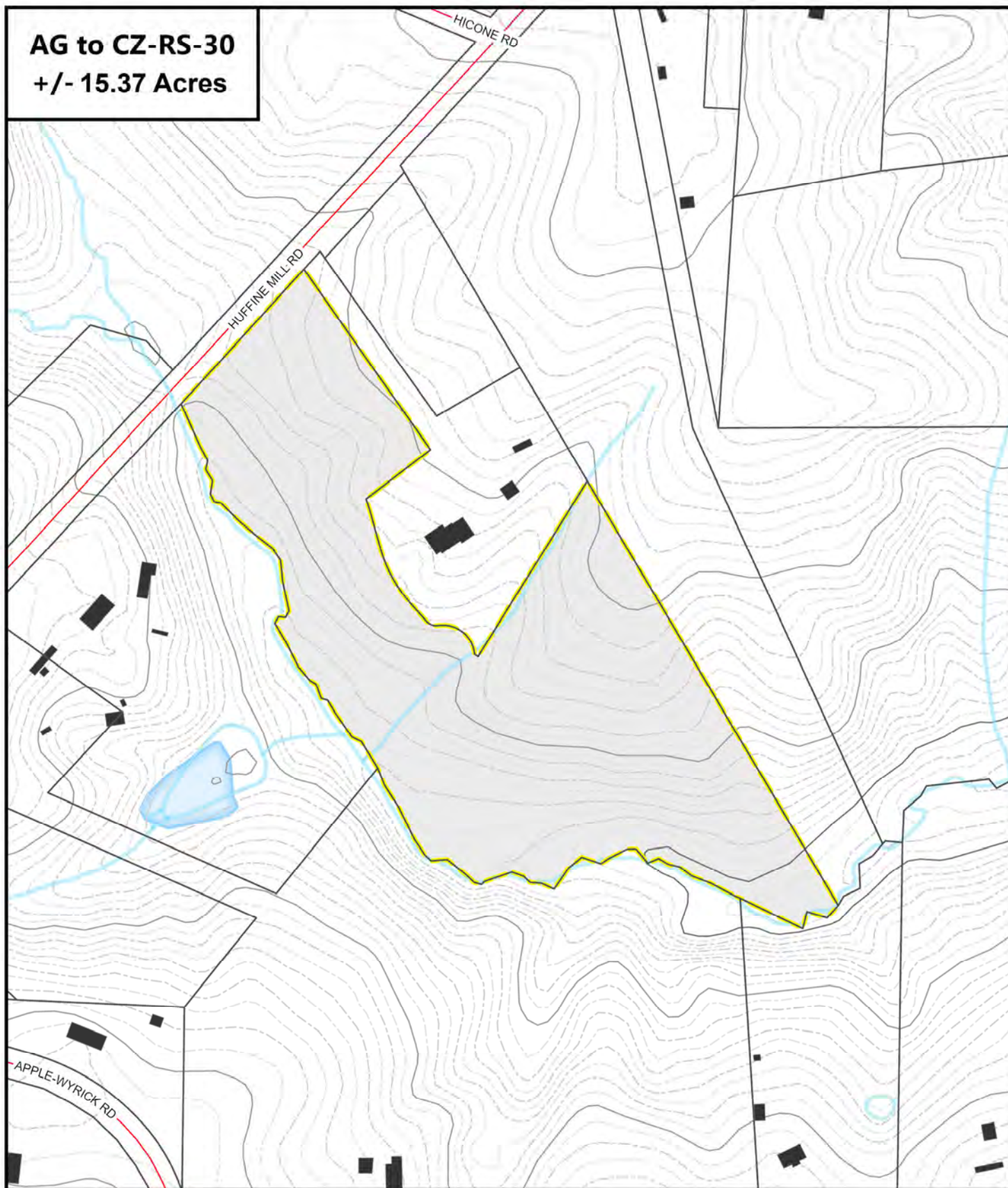
Case Number:
25-12-PLBD-00148

Case Area:
Parcel(s) - 242227
3020 Huffine Mill Rd



Scale: 1" = 250'

AG to CZ-RS-30
+/- 15.37 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

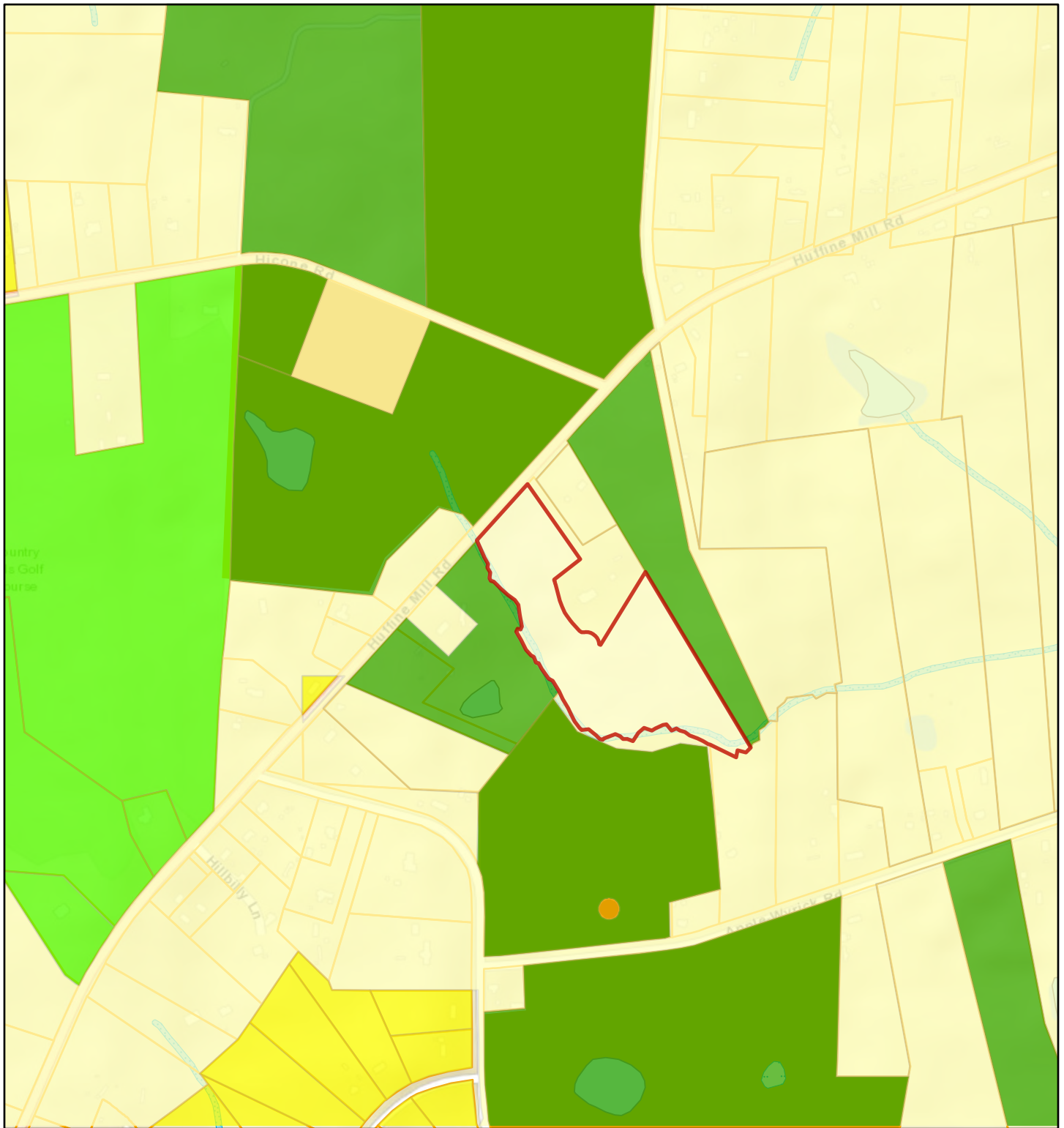
Case Number:
25-12-PLBD-00148

Case Area:
Parcel(s) - 242227
3020 Huffine Mill Rd



Scale: 1" = 250'

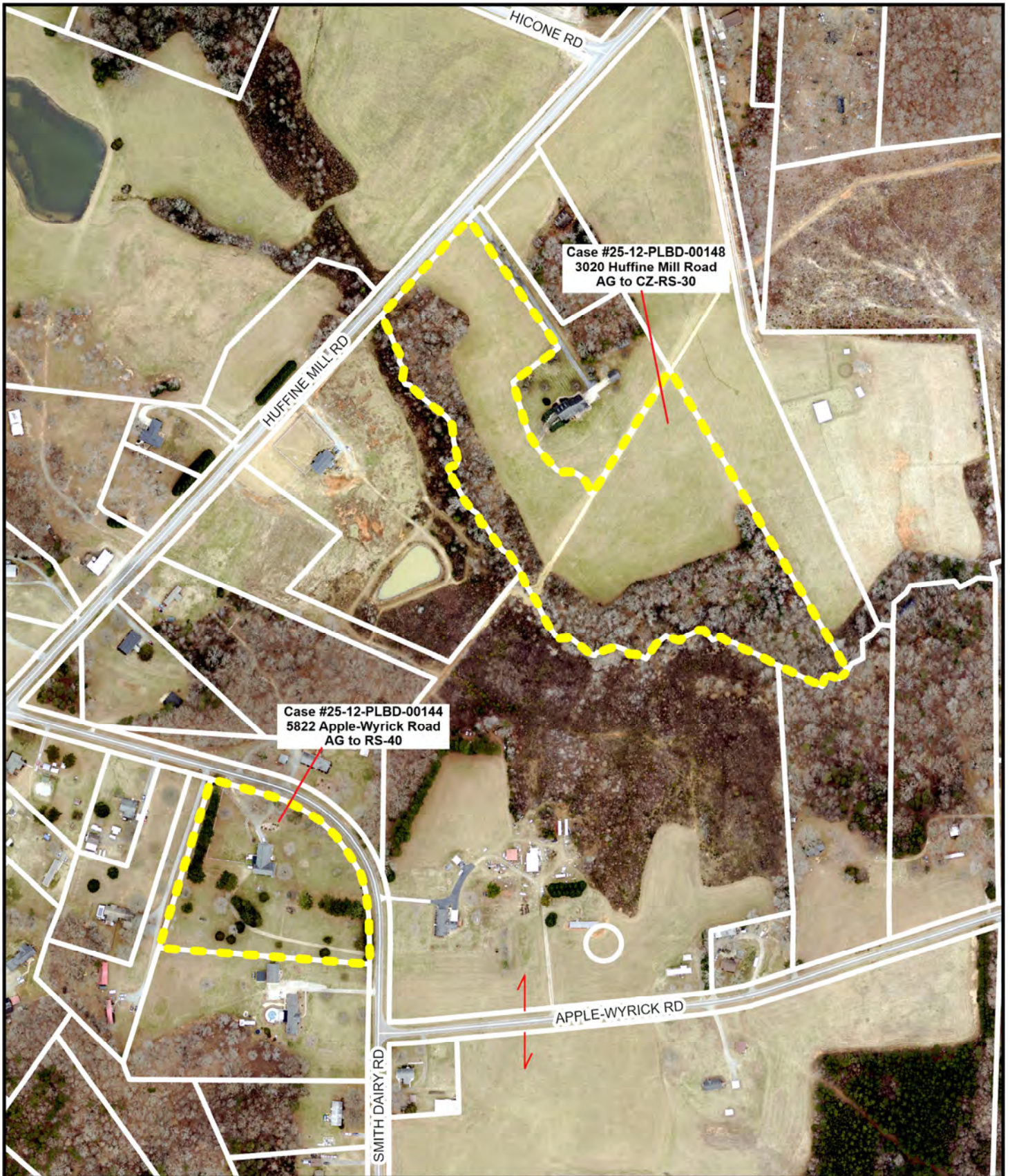
FUTURE LAND USE MAP: CONDITIONAL REZONING CASE #25-12-PLBD-00148: 3020 HUFFINE MILL ROAD



12/16/2025, 11:43:46 AM



REID	242227
Owner	MURRAY JAMES LLC
Address	3020 HUFFINE MILL RD
Legal Description	SEE DEED
FLUM	Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-12-PLBD-00144
&
25-12-PLBD-00148

Case Area:
Parcel(s) - 111693 & 242227
5822 Apple-Wyrick Rd & 3020
Huffine Mill Rd



Scale: 1" = 350'

**CONDITIONAL REZONING CASE #25-12-PLBD-00148: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING - RESIDENTIAL: 3020 HUFFINE MILL
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 #25-12-PLBD-00148: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING - RESIDENTIAL: 3020 HUFFINE MILL
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
#242227 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 #25-12-PLBD-00148: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING - RESIDENTIAL: 3020 HUFFINE MILL
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 #242227 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 #25-12-PLBD-00148: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING - RESIDENTIAL: 3020 HUFFINE MILL
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 #242227 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 **Rural Living 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 #25-12-PLBD-00148: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING - RESIDENTIAL: 3020 HUFFINE MILL
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 #242227 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)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Rezoning
Application**

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

Date Submitted: 11/17/2025 Receipt # REC-029823-2025 Case Number 25-11-PLBD-00142

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

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

Said property is located at 2701 Lees Chapel rd Browns Summit NC 27214
in Monroe Township; Being a total of: 3.71 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 126119

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

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

Check One: (Required)

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

Conditional Zoning Requirements:

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



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Zoning
Application**

Use Conditions

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

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

Sergio Rico
Property Owner Signature
Sergio Rico
Name
5826 old sandlemen rd
Mailing Address
Greensboro NC 27406
City, State and Zip Code
817-812-6379 ricosergio627@gmail.com
Phone Number Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Name

Mailing Address

City, State and Zip Code

Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.



GUILFORD COUNTY CODE

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	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	*	*	*	*	*	*	*	*
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						
	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						



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	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	
	Subdivision (Major) - Residential (6 or more lots)			P	P	P	P	P	P	P	P		P	P	P								
	Tiny House Developments									D	D	D											
	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										P	P	P										
	Homeless Shelter											D		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	
	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	



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"*" = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial					Industrial			
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26				U	*	*	*	*	*	*	
	Swim and Tennis Club		D	S	S	S	S	S	S	S	S	S	D		D			D	D	D	D	
Recreation and Entertainment (Heavy)	Adult-Oriented Establishments																				S	
	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			
Other Recreation and Entertainment Uses	Theater (Indoor)														P			P	P			
	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	
	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	D	D	D	



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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	*	*	*	*	*	*	*	
	Emergency Services		P	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				
	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	



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			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	B	P	I	I
			40	30	20	3	5	7	8	18	26				U	*	*	*	*	*	*		
	Landscape and Horticultural Services	X	S																	P		P	P
	Laundromat or Dry Cleaner	X														P	P	P	P				
	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		
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	



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			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	*	*	*	*	*	*		
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																P	P		P	P	
	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	
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	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	



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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	*	*	*	*	*	*					
	Equipment Repair, Light																		D	D		P	P			
	Tire Recapping																						P			
	Truck Stop	X																		D		P	P			
	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	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	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	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	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	S			
	Utilities, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			



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			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
			40	30	20	3	5	7	8	18	26				U	*	*	*	*	*	*	*
	Solar Collectors Principal		S										S								S	S
	Utility Company Office														P			P	P	P	P	P
	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	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	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



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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	*	*	*	*	*	*				
	Warehouse (Self-Storage)																	D	D		P	P	
	Laundry or Dry Cleaning Plant	X														P	D	P	P	P	P	P	
	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	D	
	Turkey Shoots		D																				

(Intentionally Left Blank)

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

Property Information

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 approximately 3.71 acres.

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

Nature of the Request

This request is 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.

District Descriptions

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 **GB, General Business District** is intended to accommodate moderate to large-scale retail, business, and service uses along thoroughfares and at key intersections. The district is characterized minimal front setbacks, off-street parking. Quality design, shared access, and shared parking are encouraged.

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.

The **Scenic Corridor Overlay District** is intended to set forth regulations which will enhance the attractiveness of major thoroughfares which enter and/or pass through Guilford County.

The **1840 Urban Loop Scenic Corridor Overlay District** includes those areas in the County along the entire length of the Urban Loop containing all land located within one thousand (1,000) feet on either side of the centerline of the existing or proposed controlled access highway is included within the overlay zone.

Character of the Area

The vicinity of the subject property consists predominantly of rural residential and agricultural uses on lands zoned AG, Agricultural, RS-40 and RS-30 Residential. There is a commercial zone to the north, zone CZ-LB.

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

Surrounding Uses:

North: Residential and Commercial (CZ-LB, Conditional Light Business)

South: Residential and Public/Institutional within (Brightwood Elementary School and Fire District 13 Fire Station)

East: Residential

West: Residential

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

Cemeteries: There are no cemeteries 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

Emergency Response:

Fire Protection District: Fire District 13

Miles from Fire Station: Approximately 0.2 miles

Water and Sewer Services:

Provider: Private Septic and Well

Within Service Area: Yes, Growth Tier 1 (Per Gboro GSO2040 Comp Plan GIS)

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: When reviewing the North Carolina Department of Transportation's (NCDOT) Annual Average Daily Traffic Count (AADT) for Lees Chapel Road, it was split near the subject property. Transitioning from Major Thoroughfare Road, in the City of Greensboro's jurisdiction, to a Collector street after the intersection of Scott Road. The traffic counts went from 9,453 AADT, as a Major Thoroughfare Road, to 1,766 AADT (2025) once it became a Collector street, at the intersection of Scott and Milton Road to the north of the subject property.

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: N/A

Environmental Assessment

Topography:

Per the USDA-NRCS Web Soil Survey, the majority of the parcel has nearly level to gently sloping topography, with approximately 10% of the parcel being strongly sloping to moderately steep.

Regulated Floodplain:

There is no regulated floodplain on-site per FIRM Map No. 3710787700J with effective date 6/18/2007.

Wetlands:

There are no regulated wetlands on-site per the National Wetlands Inventory.

Streams:

There are no mapped features per the NRCS/USGS maps of Guilford County.

Watershed:

The Site is partially within the Greensboro (Reedy Fork) WS-III, Watershed Critical Area, Tier 4 and partially within the NDPES non-water supply watershed area.

Consistency: Land Use Plan & Comprehensive Plan

Future Land Use Map (FLUM) Classification: Residential (NE Quadrant)

Activity Center/Node: None

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

Consistency: The proposed rezoning request is inconsistent with the current Land Use Classification of Residential currently designated to the subject property. Therefore, an amendment to the Retail/Restaurant classification would be required. Properties designated as Retail/Restaurant are described as generally located near key intersections and busy corridors that serve the daily needs of local residential neighborhoods. With the subject property's proximity to a major thoroughfare (Lees Chapel Road), and proposed land uses of special event center and general retail, the Retail/Restaurant classification is consistent with the development pattern generated

by the proposed rezoning to a commercial designation.

Comprehensive Plan:

Consistency: The requested rezoning is consistent with the following goals, policies and actions of the Comprehensive plan.

- **Planning Theme: Resilient Economy**

- **Action E1.1:** Ensure areas best suited for economic development, such as the US 421 Corridor, are secured for such use, while balancing the needs for housing, recreational amenities, agricultural, and commercial uses.
- **Action E1.2:** Evaluate economic development opportunities by considering their effects on the fair distribution of benefits and resources within the community.

Reasonableness

The request to rezone the property from RS-30 to CZ-GB is reasonable with addition of the staff recommended conditions below. The use conditions proposed by the applicant (and recommended development conditions from staff) help exclude many potentially incongruous uses allowed in the GB district and address use incompatibility concerns. While the surrounding area consists mostly of residential uses, there is commercial use located 400 feet north of the property (zoned CZ-LB). Additionally, the subject property is located along a Major Thoroughfare that would provide sufficient transportation infrastructure for any new development. This parcel is also located within the I-840 Scenic Corridor which puts further restrictions on the property including: access restrictions and additional design restrictions for development (see attached).

Staff recommends consideration be given to include the following 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 I840 Urban Loop Scenic Corridor Overlay requirements listed in the Guilford County UDO.

Recommendation

Staff Recommendation: Approval (With addition of Staff recommended conditions)

FLUM Quadrant: Northeast

FLUM Amendment Recommendation: The proposed rezoning is inconsistent with the current FLUM classification of Residential designated to the subject parcel located in the Northeast Quadrant. If the request is approved, a FLUM amendment to the Retail/Restaurant classification will be required.

**RS-30 to CZ-GB
+/- 3.71 Acres**

MILTONWOOD RD

I-785 SCENIC CORRIDOR

RS-40

CZ-LB

RS-30

1490 MILTONWOOD RD 125646 E

2705 LEES CHAPEL RD 126116 D

1119 HILLCROFT RD 125775 F

2701 LEES CHAPEL RD 126119 A

2700 LEES CHAPEL RD 126120 C

HILLCROFT RD

2607 LEES CHAPEL RD 126122 B

AG

I-840-W

I-840-E

GREENSBORO

A. Sergio A. Rico
B. North Carolina Department of Transportation
C. Johnathan Holder
D. Daphnie Donnell
E. Ashley L. & Kenneth E. Rudd Jr.
F. Mitchell Property LLC
G. North Carolina Department of Transportation

- A. Sergio A. Rico
- B. North Carolina Department of Transportation
- C. Johnathan Holder
- D. Daphnie Donnell
- E. Ashley L. & Kenneth E. Rudd Jr.
- F. Mitchell Property LLC
- G. North Carolina Department of Transportation



Jurisdiction:

GUILFORD COUNTY

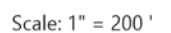
Case Number:

25-11-PLBD-00142

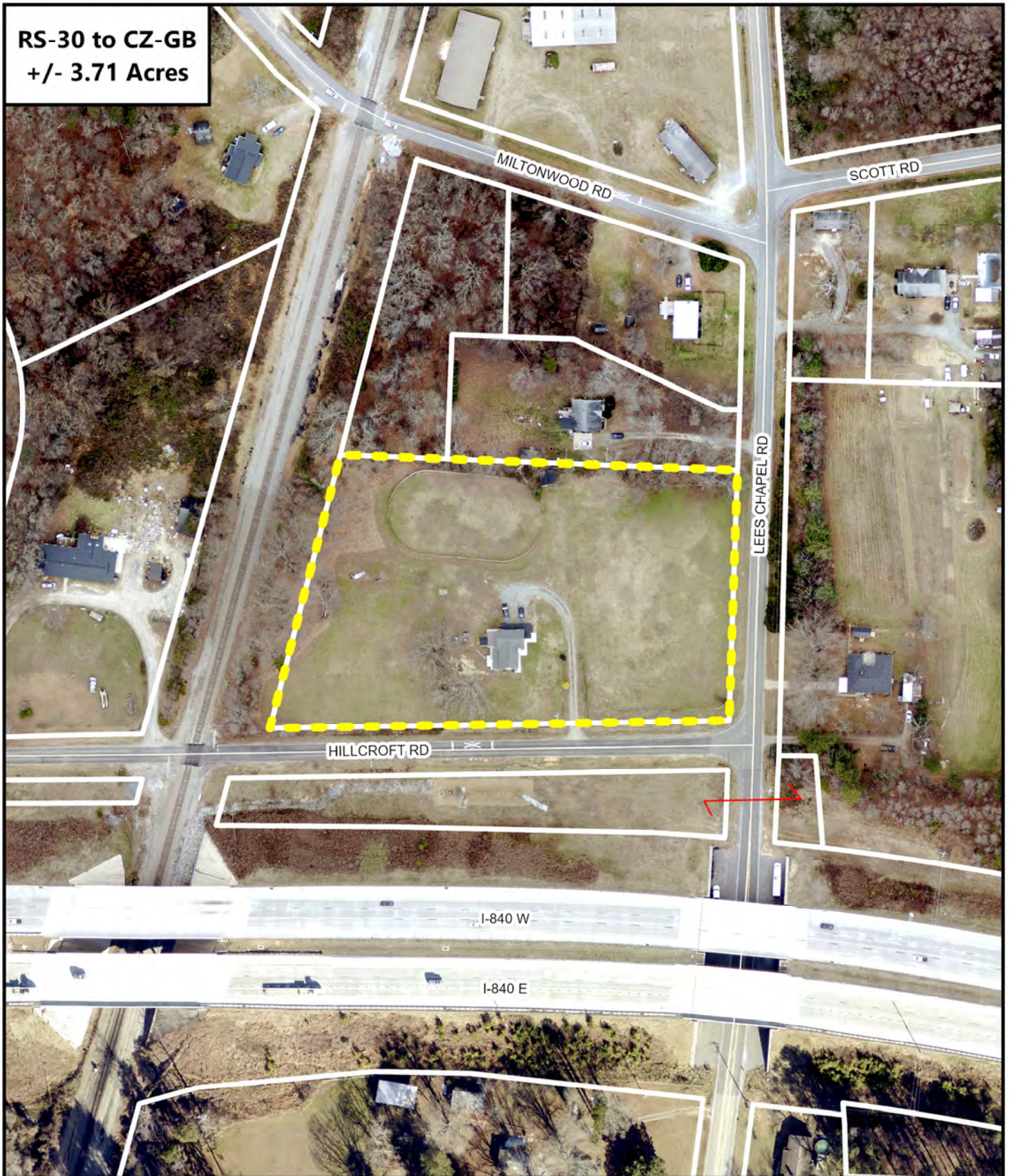
Case Area:

Parcel(s) - 126119

2701 Lees Chapel Rd



RS-30 to CZ-GB
+/- 3.71 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

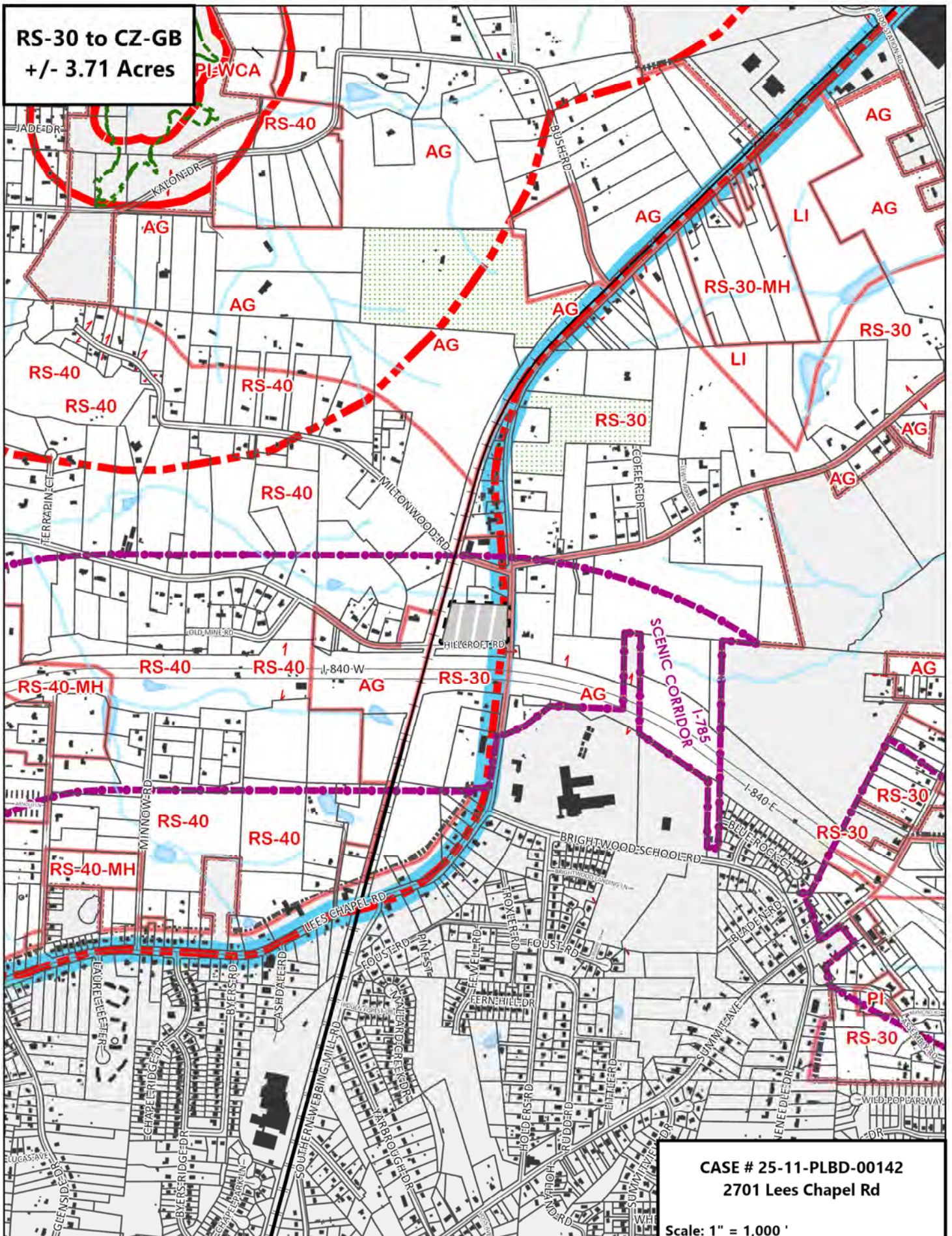
Case Number:
25-11-PLBD-00142

Case Area:
Parcel(s) - 126119
2701 Lees Chapel Rd



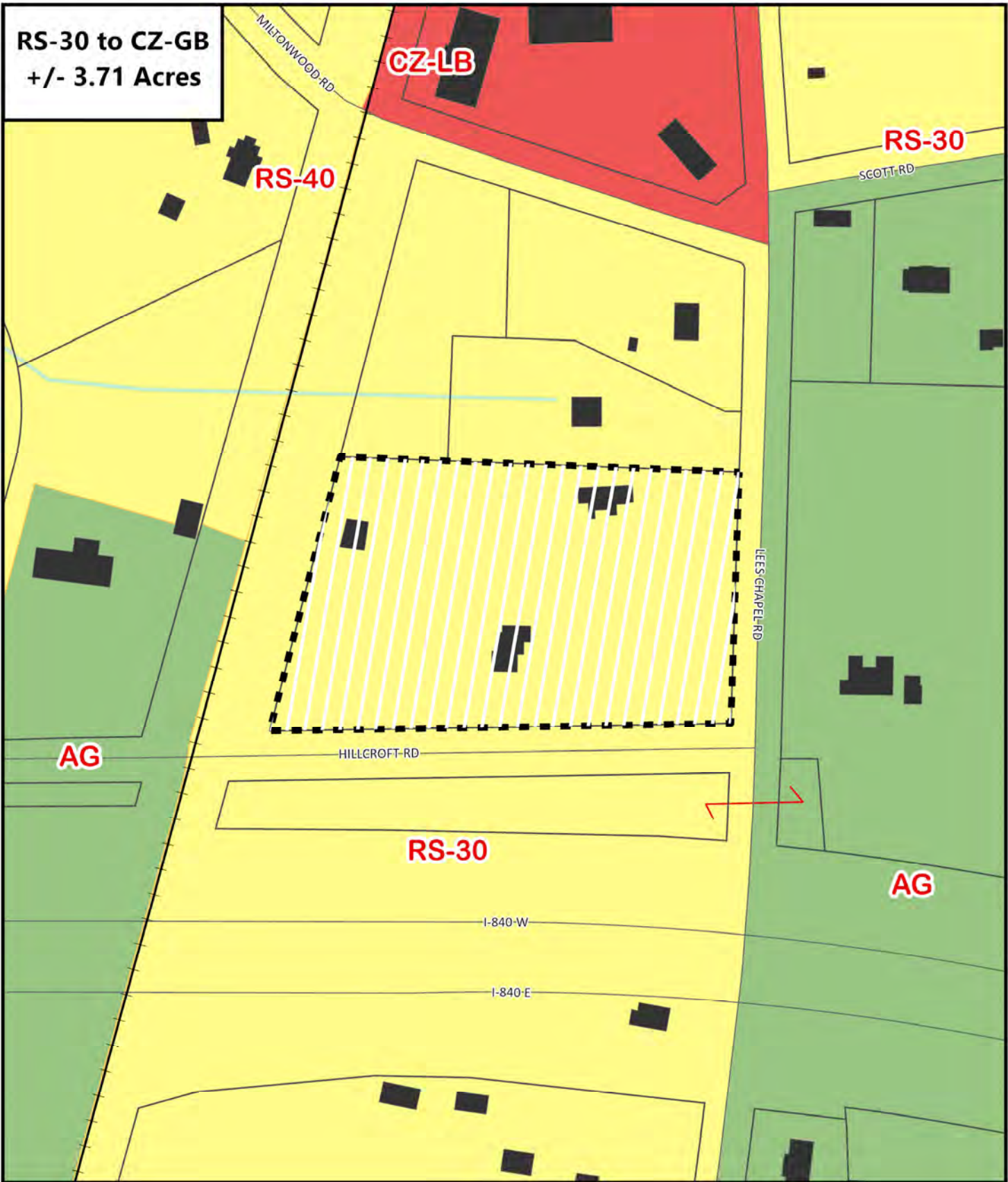
Scale: 1" = 150'

RS-30 to CZ-GB
+/- 3.71 Acres



CASE # 25-11-PLBD-00142
2701 Lees Chapel Rd

Scale: 1" = 1,000'



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-11-PLBD-00142

Case Area:
Parcel(s) - 126119
2701 Lees Chapel Rd



Scale: 1" = 150'

RS-30 to CZ-GB
+/- 3.71 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

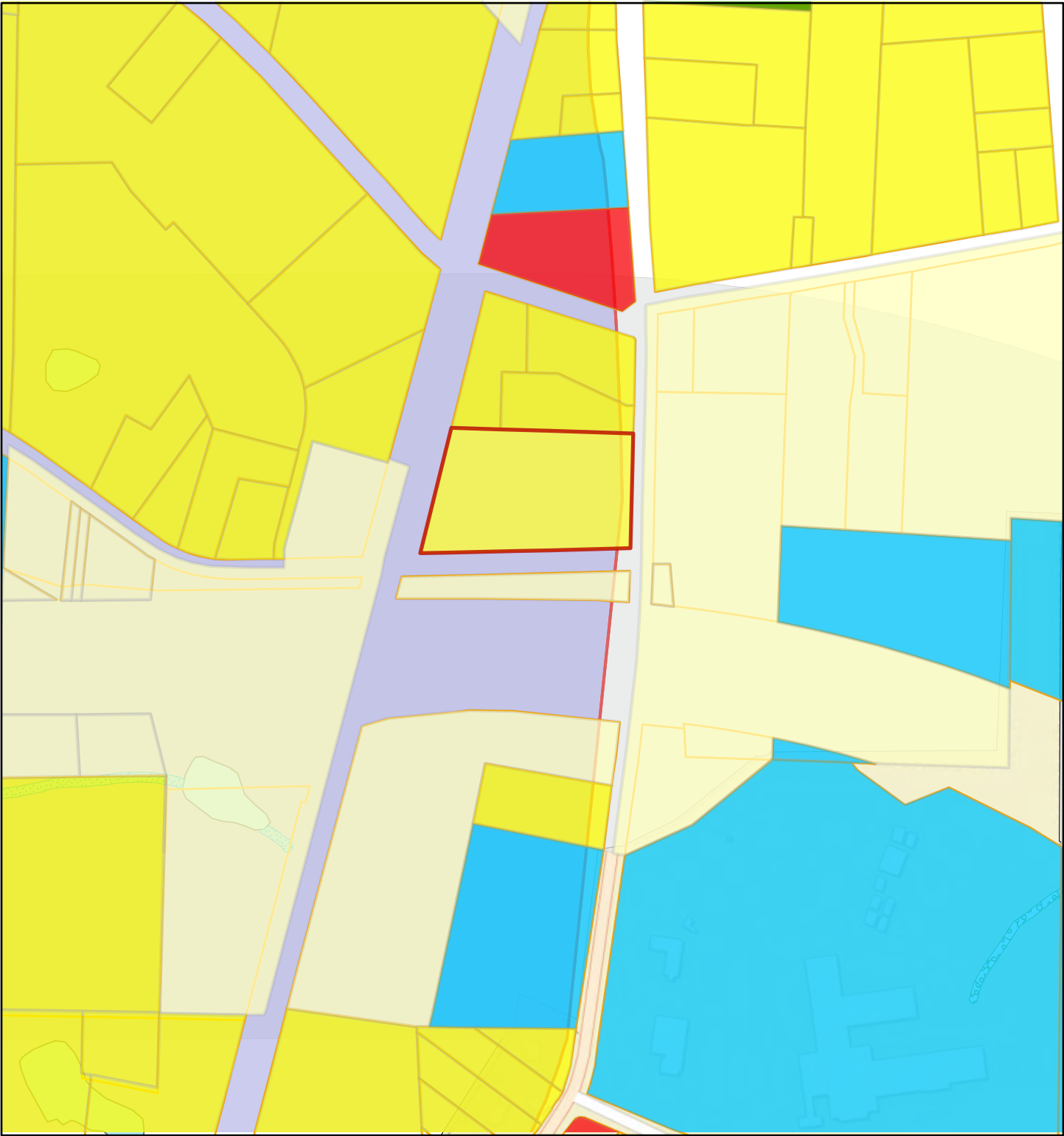
Case Number:
25-11-PLBD-00142

Case Area:
Parcel(s) - 126119
2701 Lees Chapel Rd



Scale: 1" = 150'

FUTURE LAND USE MAP: CONDITIONAL REZONING CASE #25-11-PLBD-00142: 2701 LEES CHAPEL ROAD



12/15/2025, 12:32:33 PM

- FLUM

 - Rural Living
 - Residential
 - Commercial
 - Civic/Educational
 - Working Farm/Agriculture

FLUM Labels
- Parcels

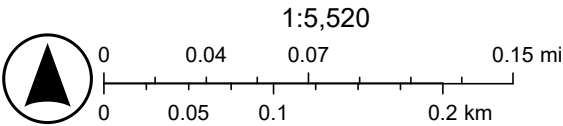
Wetlands Inventory

 - Freshwater Forested/Shrub Wetland
 - Freshwater Pond
 - Riverine
 - Watershed

GREENSBORO
- NPDES

WCA Tier Levels

 - Tier4
 - Scenic Corridors
 - Voluntary Agriculture Districts
 - Water Sewer Boundary



State of North Carolina DOT, Esri, HERE, Garmin, INCREMENT P, Intermap, NGA, USGS

126119



Zoom to

REID	126119
Owner	RICO, SERGIO A
Address	2701 LEES CHAPEL RD
Legal Description	3.71 AC SR 2359 BRIGHTWOOD
FLUM	Residential
Zoning	RS-30,
Scenic Corridors	I-785
Watershed	NPDES
WCA Tier Levels	Tier4
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

place your text or html here

**CONDITIONAL REZONING CASE #25-11-PLBD-00142: RS-30, RESIDENTIAL
TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 2701 LEES
CHAPEL 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 #25-11-PLBD-00142: RS-30, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 2701 LEES CHAPEL 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 #126119 from **RS-30 to CZ-GB** 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 #25-11-PLBD-00142: RS-30, RESIDENTIAL
TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 2701 LEES
CHAPEL 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 #126119 from **RS-30 to CZ-GB** 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 #25-11-PLBD-00142: RS-30, RESIDENTIAL TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 2701 LEES CHAPEL 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 #126119 from **RS-30 to CZ-GB** 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 **Residential to Retail/Restaurant** 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 #25-11-PLBD-00142: RS-30, RESIDENTIAL
TO CZ-GB, CONDITIONAL ZONING – GENERAL BUSINESS: 2701 LEES
CHAPEL 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 #126119 from **RS-30 to CZ-GB** 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)



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Rezoning
Application**

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

Date Submitted: 12/04/25 Receipt # REC-030248-2025 Case Number 25-12-PLBD-00146

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.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 RS-30 zoning district. Said property is located 7930 NC HIGHWAY 150 E in WASHINGTON Township; Being a total of: 121.87 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 8920261780 242017 THM Tax Parcel # _____
Tax Parcel # _____ Tax Parcel # _____
Tax Parcel # _____ Tax Parcel # _____

Check One:

- ☒ 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:

- ☒ 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:

- ☒ 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).
☐ The applicant has no connection to the property owner and is requesting a third-party rezoning.

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.

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

Submitted by

Property Owner Signature

Shawn Cummings

Name

1141 Jay Lane

Mailing Address

Graham, NC, 27253

City, State and Zip Code

Phone Number

Email Address

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 tax parcels and signatures are available upon request.

1 OF 1

[Home](#) [Business Registration](#) [Search](#) Limited Liability Company

Limited Liability Company

Actions

- [File an Annual Report/Amend an Annual Report](#)
- [Online Filing](#)
- [Order a Document Online](#)
- [Add Entity to My Email Notification List](#)
- [View Filings](#)
- [Print a Pre-Populated Annual Report form](#)
- [Print an Amended a Annual Report form](#)

Legal name: Venn 7930 NC HWY 150E LLC

Secretary of State Identification Number (SOSID): 3119923

Status: Current-Active

Citizenship: Domestic

Date formed: 8/20/2025

Registered agent: [SHAWN C CUMMINGS](#)

Registered office address

1141 Jay Ln
Graham, NC 27253

Registered mailing address

1141 Jay Ln
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](#)

1141 Jay Lane

Graham NC 27253-5154

- **Manager**

[Shawn C Cummings](#)

1141 Jay Ln

Graham NC 27253-2619

[Return to top](#)

Other Agencies

[NC Gov](#)

[State Board of Elections](#)

[North Carolina Birth Certificate Information](#)

[North Carolina State Bar](#)

[North Carolina Department of Commerce](#)

[North Carolina Department of Revenue](#)

[All North Carolina Government Organizations](#)

Links of Interest

[National Association of Secretaries of State](#)

[Intellectual Property](#)

[NASAA - North American Securities
Administrators Association](#)

[North Carolina Consular Corps](#)

[Secretary of State Disclaimer & Privacy](#)

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



**North Carolina Secretary of
State's Office**



Contact Us

[919-814-5400](#) [Support](#) [Division Directory](#)

REZONING CASE #25-12-PLBD-00146: AG, AGRICULTURAL TO RS-30, RESIDENTIAL: 7930 NC HIGHWAY 150 E

Property Information

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.

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

Nature of the Request

This is a request to rezone the subject property from AG, Agricultural, to RS-30, Residential.

District Descriptions

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 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.

Character of the Area

The vicinity of the subject property is zoned AG and is predominantly agricultural, including Voluntary Agricultural Districts (VAD), and rural residential. The subject parcel is also currently located in a VAD. There are existing clusters of RS-30 zoning located within 2 miles south and southeast of the property and RS-40 zoning located 1 and 1.5 miles to the east. There are also several residential subdivisions to the north of the property located in Rockingham County. The neighboring parcels to the north in Rockingham County are zoned RA, Residential Agricultural, with a minimum lot size of 35,000 square feet.

Existing Land Use(s) on the Property: Agricultural (Voluntary Agricultural District)

Surrounding Uses:

North: Agricultural and Rockingham County Residential Agricultural (RA) Zoning
South: Agricultural (Voluntary Agricultural District)

East: Agricultural (Voluntary Agricultural District) and Residential
West: Agricultural

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

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

Infrastructure and Community Facilities

Public School Facilities:

7930 NC HWY 150 E from AG to RS-30				
School Boundary	Built Capacity	2024-25 20 th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Monticello-Brown Summit Elementary School	746	246	0	28-30
Northeast Middle School	1,050	643	0	18-20
Northeast High School	966	1,004	19	24-26
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: Northeast

Miles from Fire Station: Approximately 4.5 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: NC Highway 150 is classified as a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Thoroughfare and Collector Street Plan. The Average Annual Daily Traffic for NC Highway 150 is 1,300 vehicles per the 2023 NCDOT traffic count.

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-NRCS Web Soil Survey, the topography of this parcel varies from nearly level to gently sloping, strongly sloping and moderately steep.

Regulated Floodplain:

There is no regulated floodplain on-site per FIRM #3710892000J with effective date 7/3/2007.

Wetlands:

There are no regulated wetlands on-site, per the National Wetlands Inventory.

Streams:

There are regulated features on-site, per the USGS Topography and NRCS Soil Survey Maps of Guilford County.

Watershed:

The site lies within the Haw River WS-IV, GWA.

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: The requested rezoning is inconsistent with the FLUM classification of Working Farm/Agriculture designated to the subject property. The Working Farm/Agriculture designation typically includes parcels with sizes typically larger than five-ten acres which exceeds the minimum requirements of the RS-30 district. The proposed zoning of RS-30 would fit the Land Use Map Classification of Residential. The Residential classification consists of low-density, residential uses which are compatible with the proposed RS-30 zoning district.

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

Consistency: While inconsistent with the current land use designation, the requested rezoning is consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan:

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

Reasonableness

The request to rezone the subject property from AG to RS-30 is reasonable as it aligns with the Guilford County Comprehensive Plan's Attainable Housing Goal Statement and Policy 1. Permitting a greater degree of residential development on the subject property may benefit the surrounding community, and the county at-large, by providing more housing opportunities. Additionally, the subject property is located along a Major Thoroughfare that would provide sufficient transportation infrastructure for any new residential development. Finally, there are several clusters of RS-30 zoning located within a 2-mile radius of the parcel.

Recommendation

Staff Recommendation: Approval

FLUM Quadrant: Northeast

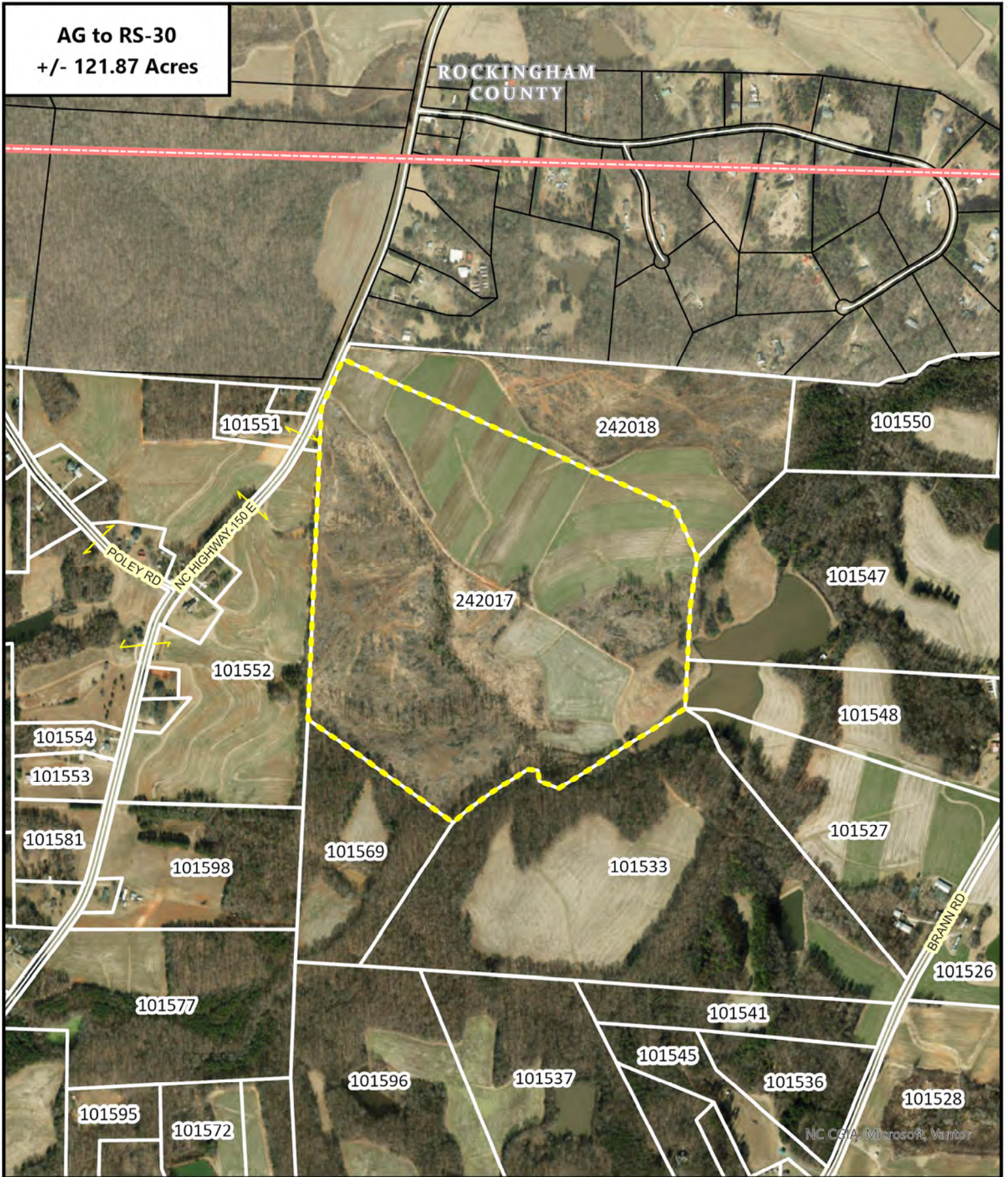
FLUM Amendment Recommendation: The proposed rezoning is inconsistent with the current FLUM classification of Working Farm/Agriculture designated to the subject parcel located in the Northeast Quadrant. If the request is approved, a FLUM amendment to the Residential classification will be required.

[illegible]

Scale: 1" = 800'

AG to RS-30
+/- 121.87 Acres

ROCKINGHAM
COUNTY



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-12-PLBD-00146

Case Area:
Parcel: 242017
7930 NC Highway 150 E



Scale: 1" = 800'

**AG to RS-30
+/- 121.87 Acres**

ROCKINGHAM
COUNTY

Rockingham Co.
Residential Agriculture (RA)

CZ-RS-40

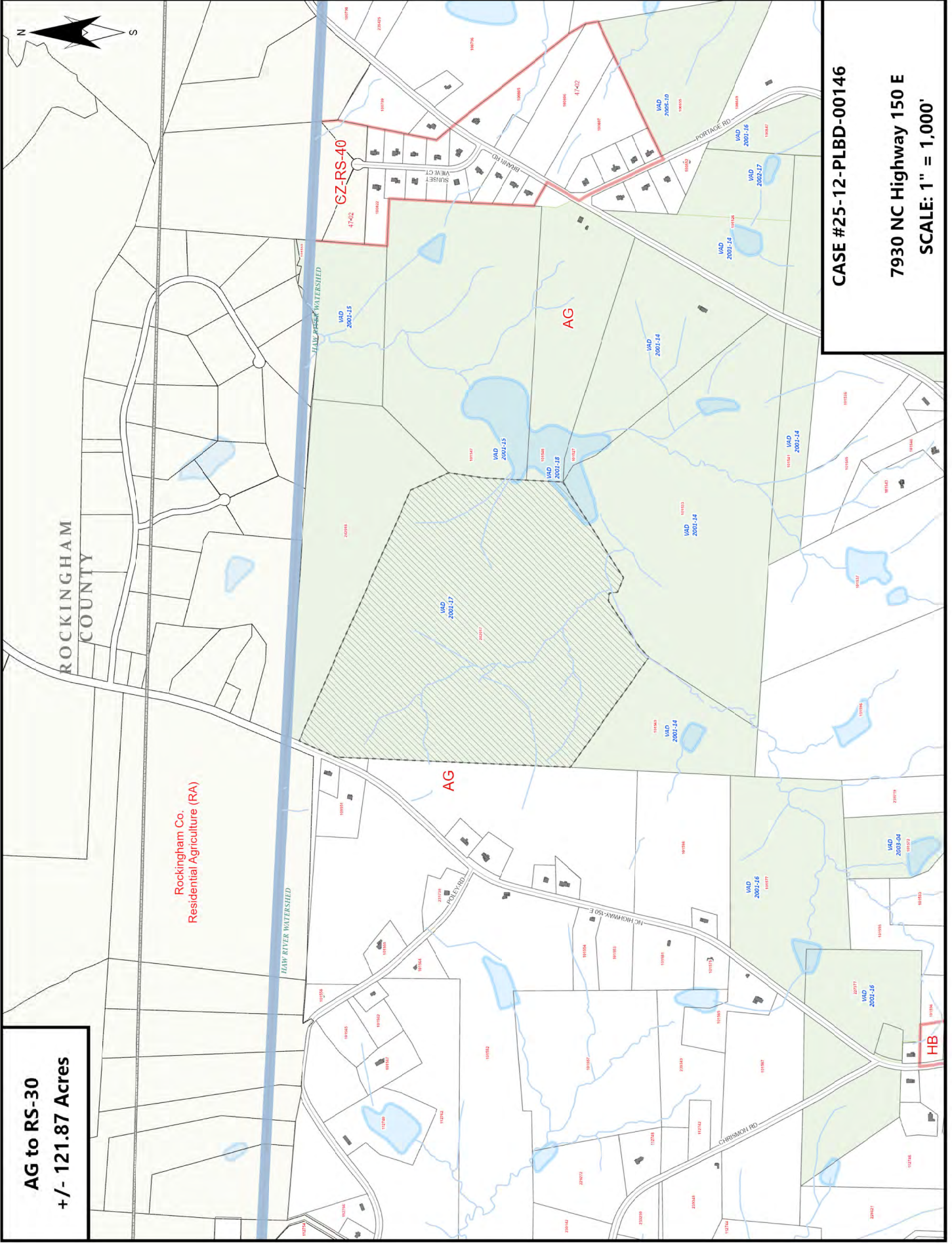
AG

AG

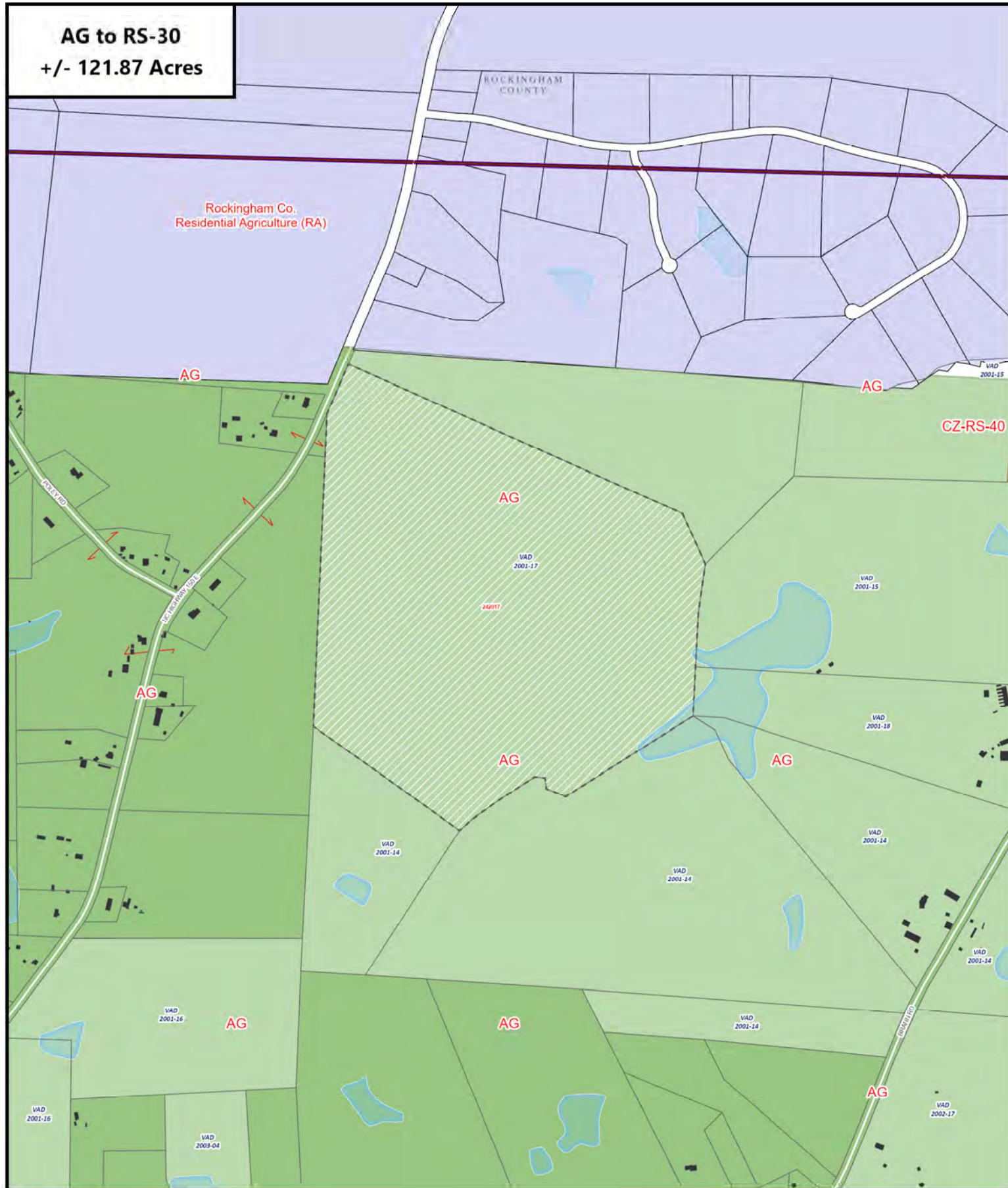
SCALE: 1" = 1,000'

CASE #25-12-PI RD-00146

7930 NC Highway 150 E



AG to RS-30
+/- 121.87 Acres



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-12-PLBD-00146

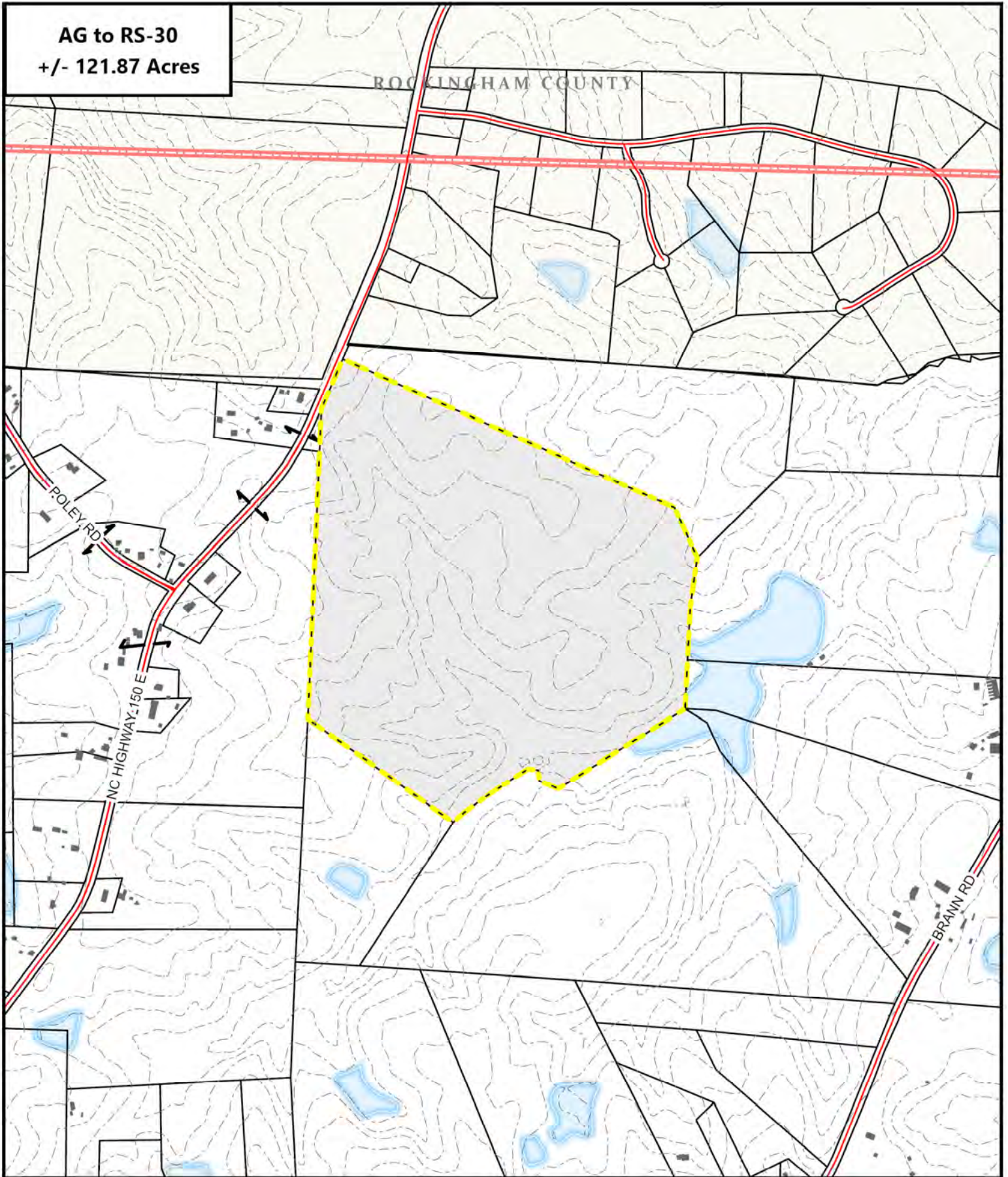
Case Area:
Parcel: 242017
7930 NC Highway 150 E



Scale: 1" = 800'

AG to RS-30
+/- 121.87 Acres

ROCKINGHAM COUNTY



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

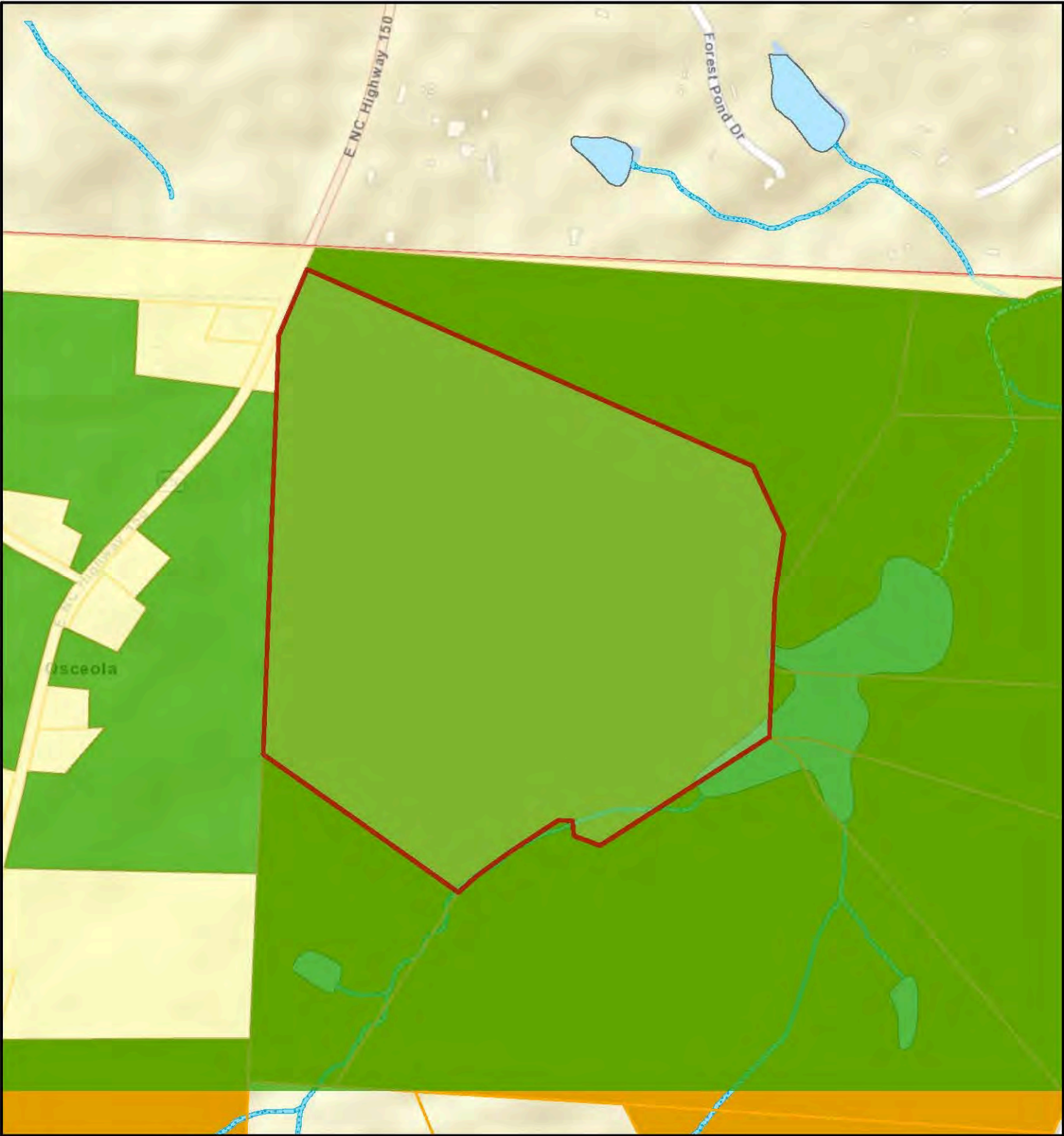
Case Number:
25-12-PLBD-00146

Case Area:
Parcel: 242017
7930 NC Highway 150 E



Scale: 1" = 800'

FUTURE LAND USE MAP: REZONING CASE #25-12-PLBD-00146:
7930 NC HIGHWAY 150 EAST



12/16/2025, 11:53:25 AM

FLUM

Rural Living

Working Farm/Agriculture

FLUM Labels

Freshwater Forested/Shrub Wetland

Freshwater Pond

Riverine

Watershed

HAW RIVER

Parcels

Wetlands Inventory

0 0.05 0.1 0.2 mi

0 0.1 0.2 0.4 km

1:10,000

Voluntary Agriculture Districts

242017



Zoom to

REID	242017
Owner	VENN 7930 NC HWY 150E LLC
Address	7930 NC HIGHWAY 150 E
Legal Description	121.87AC UNRECORDED SURVEY OFF NC HIGHWAY 150
FLUM	Working Farm/Agriculture
Zoning	AG,
Scenic Corridors	
Watershed	HAW RIVER
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

**REZONING CASE #25-12-PLBD-00146: AG, AGRICULTURAL TO RS-30,
RESIDENTIAL: 7930 NC HIGHWAY 150 E**

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

DECISION MATRIX

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

**REZONING CASE #25-12-PLBD-00146: AG, AGRICULTURAL TO RS-30,
RESIDENTIAL: 7930 NC HIGHWAY 150 E**

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #242017 from **AG to 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.]

**REZONING CASE #25-12-PLBD-00146: AG, AGRICULTURAL TO RS-30,
RESIDENTIAL: 7930 NC HIGHWAY 150 E**

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #242017 from **AG to 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.]

**REZONING CASE #25-12-PLBD-00146: AG, AGRICULTURAL TO RS-30,
RESIDENTIAL: 7930 NC HIGHWAY 150 E**

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #242017 from **AG to 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.]

**REZONING CASE #25-12-PLBD-00146: AG, AGRICULTURAL TO RS-30,
RESIDENTIAL: 7930 NC HIGHWAY 150 E**

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #242017 from **AG to 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)



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board
Road Renaming Petition
Initiated by Government Action

Date Submitted: 12/02/2025

Case Number 25-09-PLBD-00132

Pursuant to Section A-8 of the Guilford County Development Ordinance, the undersigned hereby request the Guilford County Planning Board to consider renaming a portion of a public road presently known as Kersey Valley Road, Secondary Road #1154 in Jamestown Township, and running 0.32 miles north from Cashett Road, Secondary Road #1155 and terminating at the southern property line of Guilford County Tax Parcel #202911. This petition does not apply to the northern portion of Kersey Valley Road, beginning at the southern property line of Guilford County Tax Parcel #161320. This petition also does not apply to the realigned and southern portions of Kersey Valley Road, running north 0.61 miles from Cashett Road and south 0.66 miles from Cashett Road, respectively.

Proposed Street Name:

Name	Suffix
Old Kersey Valley	Road

Proposed street name shall be consistent with standards set forth in A-6 Street Names

Application submitted along with:

Map(s)

Mailing Labels in duplicate

Submitted By:

Melissa Jones

400 W Market St, Greensboro, NC 27401

336-641-2337

Contact Name

Address

Contact Phone #



GUILFORD COUNTY PLANNING AND DEVELOPMENT

RESOLUTION FOR ROAD RENAMING

CASE #25-09-PLBD-00132

WHEREAS, pursuant to NCGS 153A-239.1, notices were posted that a public hearing would be held before this Planning Board on January 14, 2026, on a request that the official name of a certain road be established or changed.

NOW, THEREFORE, BE IT RESOLVED, that the official name is hereby established for the following road(s) as indicated:

PREVIOUS NAME: Kersey Valley Road

PROPOSED/
ESTABLISHED NAME: Old Kersey Valley Road

LOCATION: Presently known as Kersey Valley Road, Secondary Road #1154 in Jamestown Township, and running 0.32 miles north from Cashett Road, Secondary Road #1155 and terminating at the southern property line of Guilford County Tax Parcel #202911.

STAFF COMMENT: This renaming is in response to a government-initiated petition. On December 15, 2025, the City of High Point's City Council approved Street Abandonment Case 25-01, permanently closing a 2,185 foot-long portion of Kersey Valley Road. The City of High Point realigned Kersey Valley Road to expand the City's landfill and extend its useful lifetime. Due to this realignment and subsequent closure of this portion of Kersey Valley Road, a jump street was created and has caused the need for this remaining portion of the road to be renamed for Emergency Services purposes.

BK: R 9002

PG: 537-542

RECORDED:
12-29-2025

11:47:27 AM
BY: MARY MORGAN
DEPUTY-HP



2025060616

GUILFORD COUNTY, NC

JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00

~~Return~~ to: Meghan Maguire, City Attorney *HW*
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. 2193/25-37

RESOLUTION

RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HIGH POINT, NORTH CAROLINA CLOSING (ABANDONMENT) OF THAT SEGMENT OF KERSEY VALLY ROAD RIGHT-OF-WAY LYING SOUTH OF THE KIVETT DRIVE RIGHT-OF-WAY, SOUTHWARD TO THE NORTHERN PROPERTY LINE OF 1301 & 1303 KERSEY VALLY ROAD. BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 15th DAY OF DECEMBER, 2025, AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

Street Abandonment (Closure) Case 25-01

Petitioner: City of High Point Public Service Department

Abutting Property Owner(s):

- 1) City of High Point (owner of abutting Kersey Valley Landfill - Guilford County Tax Parcels 161053 and 202911
- 2) FNF Landscaping Tree Service, LLC (owner of 1300 Kersey Valley Road [tax parcel 161499], the northeast corner of this parcel touches the southern terminus of this street abandonment).
- 3) Darrell Davis (owner of 1303 Kersey Valley Road [tax parcel 161531], the northwest corner of this parcel touches the southern terminus of this street abandonment).

To abandon that segment of the Kersey Vally Road right-of-way (ROW) lying south of the Kivett Drive ROW, for a distance of approximate 2,185± feet (approximately 0.42-mile) to the northeastern corner of a parcel at 1300 Kersey Valley Road and the northwestern corner of the parcel at 1303 Kersey Valley Road.

WHEREAS, Legal Description (general): The City of High Point public Service Department has petitioned the City Council of the City of High Point to permanently abandon (close) that segment of the Kersey Valley Road ROW, lying south of Kivett Drive for a distance of approximately 2,185± feet. This is an improved right-of way (approximately 60 feet in width) that runs in a general north-south direction and depicted on a map as that segment of the Kersey Valley Road lying west of "New Lot 1" on Plat Map 179 Page 110 as recorded in the Guilford County Register of Deeds Office (i.e. Guilford County Tax Parcel 202911. The abandonment is more specifically described as follows:

Legal Description (metes & bounds)

Being a portion of Kersey Valley Road (NC Secondary Route 1154), lying in the City of High Point, North Carolina, and being more particularly described as follows:

Commencing from a magnetic nail on the east side of Kersey Valley Road, said nail having NC Grid coordinates NAD 83/2011 of Northing: 802,253.57 Easting: 1,724,455.30, thence N 01° 14' 00" E a distance of 2,489.51 feet to an iron pipe found on the eastern right of way of said Kersey Valley Road, the Point of Beginning, thence crossing said road, N 85° 12' 27" W for a distance of 60.00 feet to a computed point, thence with the western right of way of said road the following eleven courses and distances: 1) N 04° 46' 22" E a distance of 359.72 feet to a computed point, 2) N 03° 21' 13" E for a distance of 98.29 feet to a computed point, 3) N 02° 45' 27" E for a distance of 99.68 feet to a computed point, 4) N 01° 49' 45" E for a distance of 239.58 feet to a computed point, 5) N 04° 29' 48" E for a distance of 102.37 feet to a computed point, 6) N 09° 47' 40" E for a distance of 101.71 feet to a computed point, 7) N 14° 56' 01" E for a distance of 102.98 feet to a computed point, 8) N 17° 21' 25" E for a distance of 118.82 feet to a computed point, 9) N 17° 45' 40" E for a distance of 763.00 feet to a computed point, 10) N 18° 10' 56" E for a distance of 48.97 feet to a computed point, 11) N 19° 40' 58" E for a distance of 134.57 feet to a computed point on the southern right of way of Kivett Drive (NC Secondary Route 1113), thence along the right of way of said Drive the following two courses and distances: 1) S 78° 07' 49" E for a distance of 70.80 feet to a computed point, 2) S 11° 52' 11" W for a distance of 20.15 feet to a computed point on the eastern right of way of Kersey Valley Road, thence with the eastern right of way of said Road the following twelve courses and distances: 1) S 40° 18' 08" W for a distance of 36.57 feet to a computed point, 2) S 19° 40' 58" W for a distance of 89.22 feet to an iron pipe found, 3) S 18° 10' 56" W for a distance of 46.79 feet to an iron pipe found, 4) S 17° 45' 42" W for a distance of 763.73 feet to a computed point, 5) S 17° 21' 25" W for a distance of 117.34 feet to a computed point, 6) S 14° 56' 01" W for a distance of 99.02 feet to a computed point, 7) S 09° 47' 40" W for a distance of 96.24 feet to a computed point, 8) S 04° 29' 48" W for a distance of 98.20 feet to a

computed point, 9) S 01° 49' 45" W for a distance of 238.67 feet to a computed point, 10) S 02° 45' 27" W for a distance of 100.48 feet to a computed point, 11) S 03° 21' 13" W for a distance of 99.35 feet to a computed point, 12) S 04° 46' 22" W for a distance of 360.48 feet to an iron pipe found, the Point of Beginning, containing 2.99 acres, more or less.

WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 20th day of October, 2025, at 5:30 p.m. setting the 15th day of December, 2025 at 5:30 p.m., in the Council Chambers of the Municipal Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning November 11, 18, 25, 2025 and December 2, 2025; and,

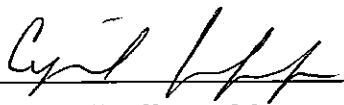
WHEREAS, the above-entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to abandon (closure) of the above-described unimproved right-of-way; and

WHEREAS, it appearing to the satisfaction of this Council and the Council finds as a fact that the said right-of-way as herein described is not necessary for ingress and egress to any land adjoining said street; that the closing of said street is not contrary to the public interest and that no other individual, firm or corporation owning property in the vicinity of said street, or in the subdivision in which said street is located, will be deprived of reasonable means of ingress or egress to their property.


NOW THEREFORE BE IT RESOLVED:

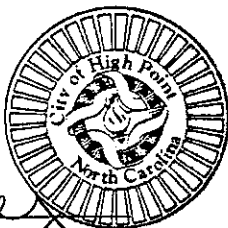
1. That all of that portion of the Kersey Valley Road right-of-way, as described above in the legal description (*general description and metes & bounds description*), is to be closed (abandoned) pursuant to North Carolina G.S. 160A-299, and
2. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

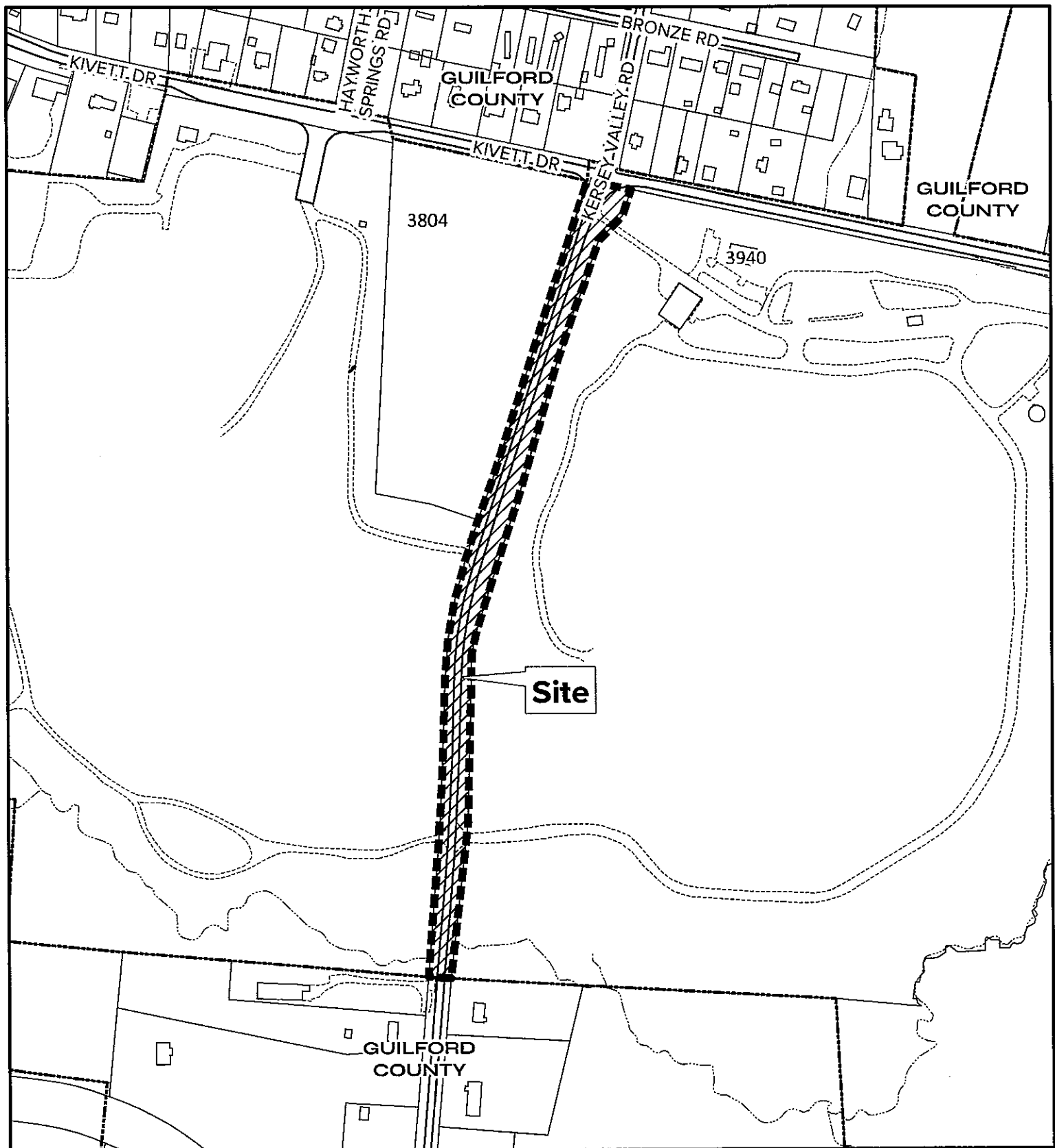
By order of the City Council,
this the 15th day of December, 2025

By: 
Cyril Jefferson, Mayor

ATTEST:


Sandra R. Keeney, City Clerk





STREET ABANDONMENT: SA-25-01

Applicant: City of High Point

CITY OF
high point.

PLANNING AND
DEVELOPMENT



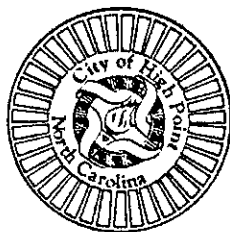
Scale: 1" = 350'

City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Sandra Keeney, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Resolution 2193/25-37 adopted by the City Council in official Session on December 15, 2025 and upon approval by City Council will be recorded in Book 100 of the Official Minute Books and Resolution Book Volume XXI, Page 37 of this City, under my care, custody and control. As of this date, action to adopt said Resolution has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 29th day of December 29, 2025.

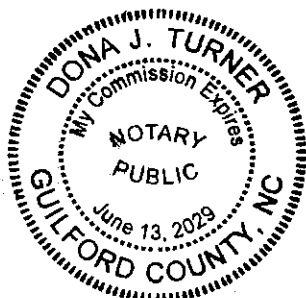


Sandra Keeney
Sandra Keeney, City Clerk

ACKNOWLEDGEMENT

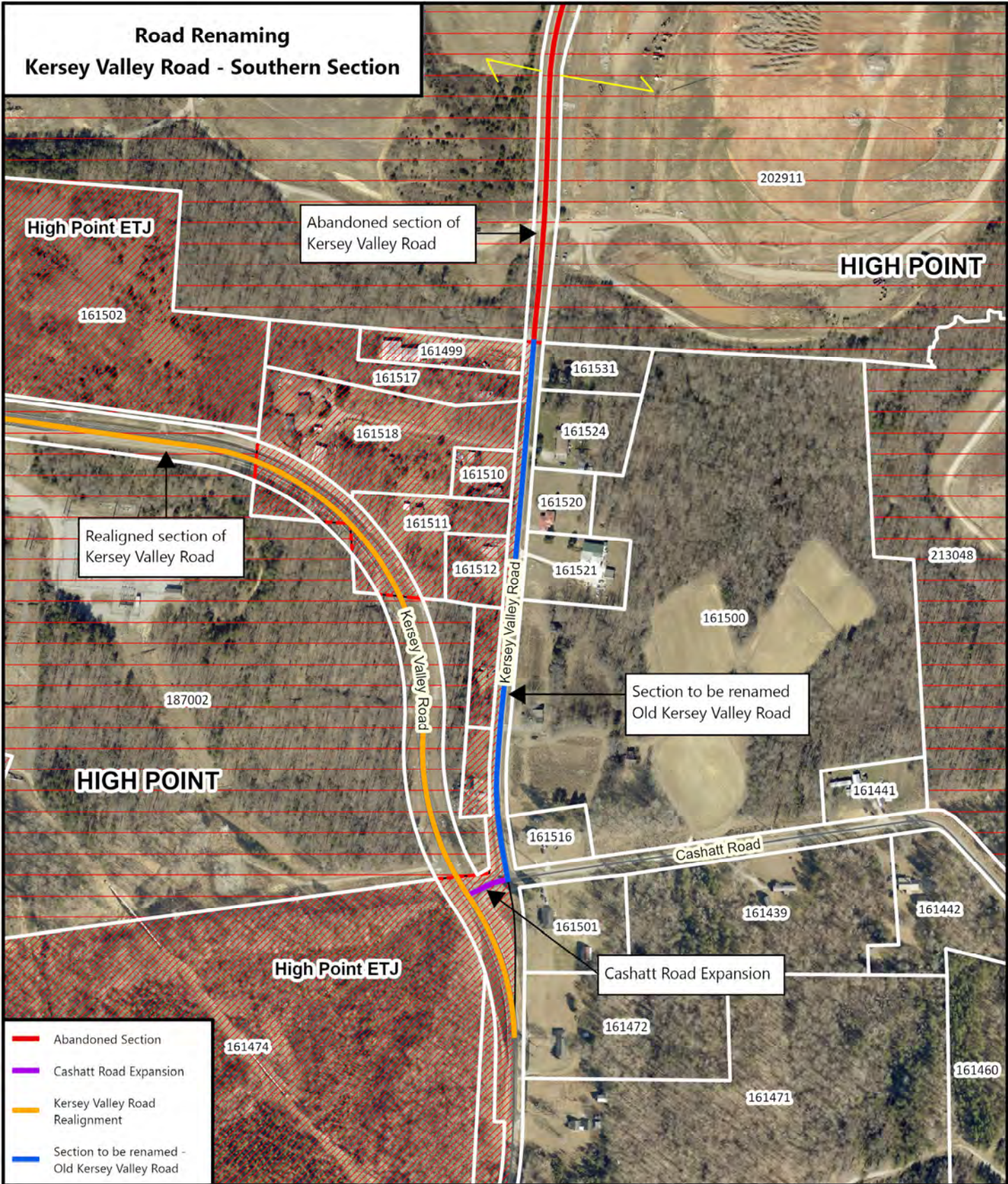
I, Dona J. Turner, a Notary Public of said County and State, do hereby certify that Sandra Keeney, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

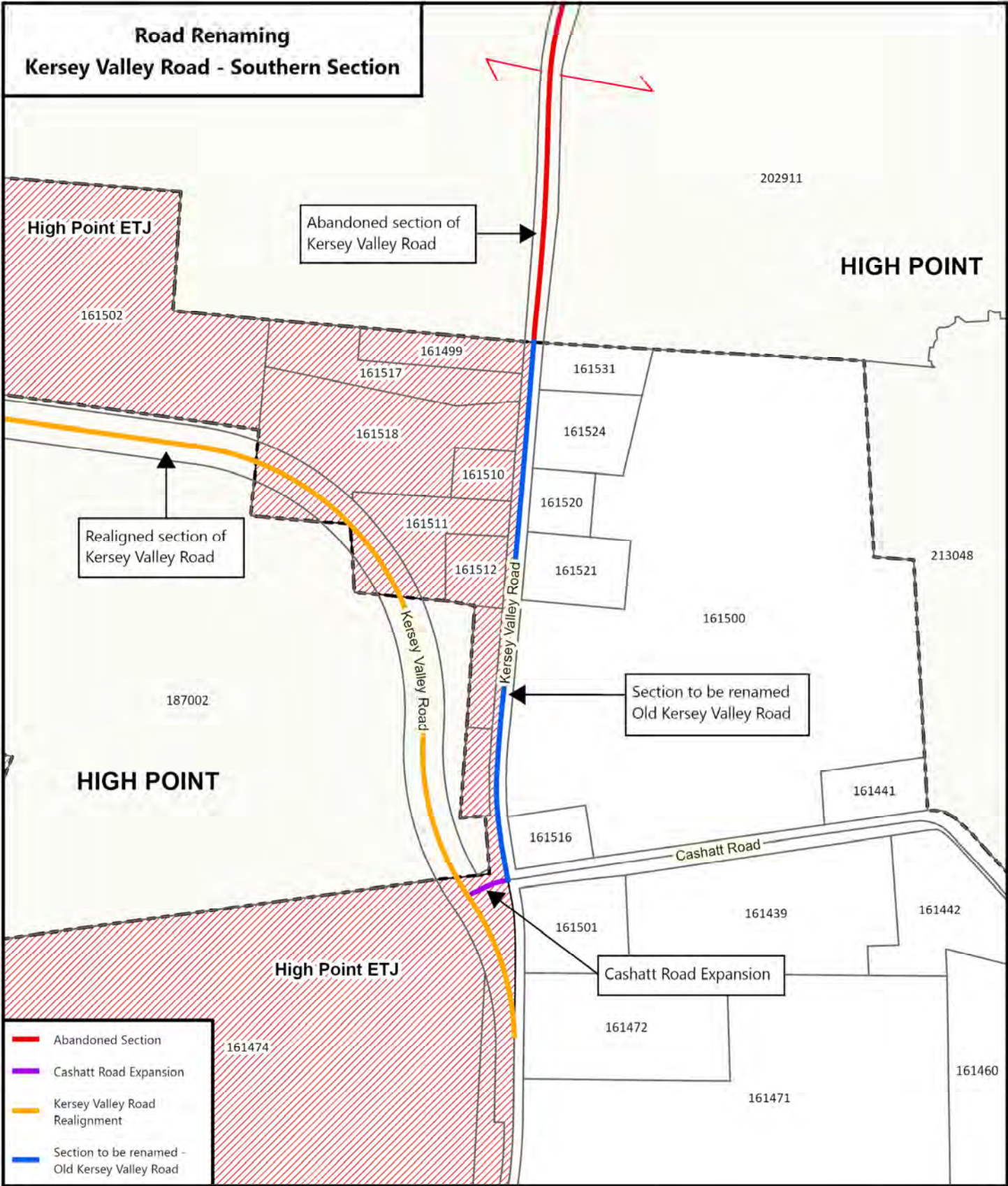
WITNESS my hand and official Notarial Seal, this 29th day of December 2025.



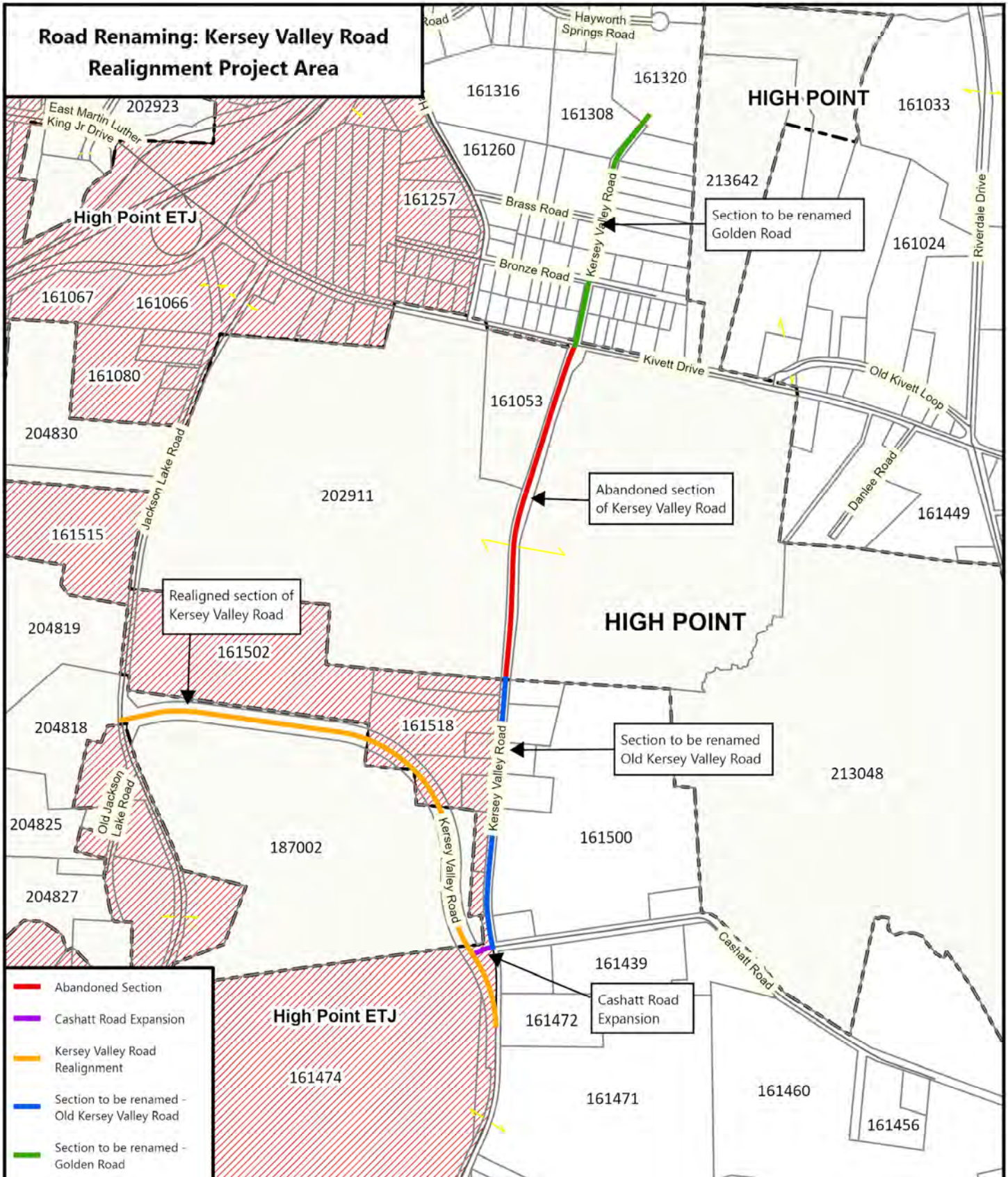
Dona J. Turner
Dona J. Turner, Notary Public

Commission Expires: June 13, 2029





Road Renaming: Kersey Valley Road Realignment Project Area



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(Insert Color Paper)



GUILFORD COUNTY PLANNING AND DEVELOPMENT

Planning Board
Road Renaming Petition
Initiated by Government Action

Date Submitted: 12/02/2025

Case Number 25-12-PLBD-00147

Pursuant to Section A-8 of the Guilford County Development Ordinance, the undersigned hereby request the Guilford County Planning Board to consider renaming a portion of a public road presently known as Kersey Valley Road, Secondary Road #1153 in Jamestown Township, and running 0.29 miles north from Kivett Drive, Secondary Road #1113 and terminating at the southern property line of Guilford County Tax Parcel #161320. This petition does not apply to the southern portion of Kersey Valley Road, beginning at the southern property line of Guilford County Tax Parcel #202911. This petition also does not apply to the realigned and southern portions of Kersey Valley Road, running north 0.61 miles from Cashett Road and south 0.66 miles from Cashett Road, respectively.

Proposed Street Name:

Name	Suffix
Golden	Road

Proposed street name shall be consistent with standards set forth in A-6 Street Names

Application submitted along with:

Map(s)

Mailing Labels in duplicate

Submitted By:

Melissa Jones

400 W Market St, Greensboro, NC 27401

336-641-2337

Contact Name

Address

Contact Phone #



GUILFORD COUNTY PLANNING AND DEVELOPMENT

RESOLUTION FOR ROAD RENAMING

CASE #25-12-PLBD-00147

WHEREAS, pursuant to NCGS 153A-239.1, notices were posted that a public hearing would be held before this Planning Board on January 14, 2026, on a request that the official name of a certain road be established or changed.

NOW, THEREFORE, BE IT RESOLVED, that the official name is hereby established for the following road(s) as indicated:

PREVIOUS NAME: Kersey Valley Road

PROPOSED/
ESTABLISHED NAME: Golden Road

LOCATION: Presently known as Kersey Valley Road, Secondary Road #1153 in Jamestown Township, and running 0.29 miles north from Kivett Drive, Secondary Road #1113 and terminating at the southern property line of Guilford County Tax Parcel #161320.

STAFF COMMENT: This renaming is in response to a government-initiated petition. On December 15, 2025, the City of High Point's City Council approved Street Abandonment Case 25-01, permanently closing a 2,185 foot-long portion of Kersey Valley Road. The City of High Point realigned Kersey Valley Road to expand the City's landfill and extend its useful lifetime. Due to this realignment and subsequent closure of this portion of Kersey Valley Road, a jump street was created and has caused the need for this remaining portion of the road to be renamed for Emergency Services purposes.

BK: R 9002

PG: 537-542

RECORDED:
12-29-2025

11:47:27 AM
BY: MARY MORGAN
DEPUTY-HP



2025060616

GUILFORD COUNTY, NC

JEFF L. THIGPEN
REGISTER OF DEEDS

NC FEE \$26.00

~~Return~~ to: Meghan Maguire, City Attorney *HW*
City of High Point
P.O. Box 230
High Point, NC 27261
Resolution No. 2193/25-37

RESOLUTION

RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF HIGH POINT, NORTH CAROLINA CLOSING (ABANDONMENT) OF THAT SEGMENT OF KERSEY VALLY ROAD RIGHT-OF-WAY LYING SOUTH OF THE KIVETT DRIVE RIGHT-OF-WAY, SOUTHWARD TO THE NORTHERN PROPERTY LINE OF 1301 & 1303 KERSEY VALLY ROAD. BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, IN A REGULAR MEETING ASSEMBLED ON THE 15th DAY OF DECEMBER, 2025, AT 5:30 P.M. IN THE COUNCIL CHAMBERS OF THE MUNICIPAL BUILDING, HIGH POINT, NORTH CAROLINA:

Street Abandonment (Closure) Case 25-01

Petitioner: City of High Point Public Service Department

Abutting Property Owner(s):

- 1) City of High Point (owner of abutting Kersey Valley Landfill - Guilford County Tax Parcels 161053 and 202911
- 2) FNF Landscaping Tree Service, LLC (owner of 1300 Kersey Valley Road [tax parcel 161499], the northeast corner of this parcel touches the southern terminus of this street abandonment).
- 3) Darrell Davis (owner of 1303 Kersey Valley Road [tax parcel 161531], the northwest corner of this parcel touches the southern terminus of this street abandonment).

To abandon that segment of the Kersey Vally Road right-of-way (ROW) lying south of the Kivett Drive ROW, for a distance of approximate 2,185± feet (approximately 0.42-mile) to the northeastern corner of a parcel at 1300 Kersey Valley Road and the northwestern corner of the parcel at 1303 Kersey Valley Road.

WHEREAS, Legal Description (general): The City of High Point public Service Department has petitioned the City Council of the City of High Point to permanently abandon (close) that segment of the Kersey Valley Road ROW, lying south of Kivett Drive for a distance of approximately 2,185± feet. This is an improved right-of way (approximately 60 feet in width) that runs in a general north-south direction and depicted on a map as that segment of the Kersey Valley Road lying west of "New Lot 1" on Plat Map 179 Page 110 as recorded in the Guilford County Register of Deeds Office (i.e. Guilford County Tax Parcel 202911. The abandonment is more specifically described as follows:

Legal Description (metes & bounds)

Being a portion of Kersey Valley Road (NC Secondary Route 1154), lying in the City of High Point, North Carolina, and being more particularly described as follows:

Commencing from a magnetic nail on the east side of Kersey Valley Road, said nail having NC Grid coordinates NAD 83/2011 of Northing: 802,253.57 Easting: 1,724,455.30, thence N 01° 14' 00" E a distance of 2,489.51 feet to an iron pipe found on the eastern right of way of said Kersey Valley Road, the Point of Beginning, thence crossing said road, N 85° 12' 27" W for a distance of 60.00 feet to a computed point, thence with the western right of way of said road the following eleven courses and distances: 1) N 04° 46' 22" E a distance of 359.72 feet to a computed point, 2) N 03° 21' 13" E for a distance of 98.29 feet to a computed point, 3) N 02° 45' 27" E for a distance of 99.68 feet to a computed point, 4) N 01° 49' 45" E for a distance of 239.58 feet to a computed point, 5) N 04° 29' 48" E for a distance of 102.37 feet to a computed point, 6) N 09° 47' 40" E for a distance of 101.71 feet to a computed point, 7) N 14° 56' 01" E for a distance of 102.98 feet to a computed point, 8) N 17° 21' 25" E for a distance of 118.82 feet to a computed point, 9) N 17° 45' 40" E for a distance of 763.00 feet to a computed point, 10) N 18° 10' 56" E for a distance of 48.97 feet to a computed point, 11) N 19° 40' 58" E for a distance of 134.57 feet to a computed point on the southern right of way of Kivett Drive (NC Secondary Route 1113), thence along the right of way of said Drive the following two courses and distances: 1) S 78° 07' 49" E for a distance of 70.80 feet to a computed point, 2) S 11° 52' 11" W for a distance of 20.15 feet to a computed point on the eastern right of way of Kersey Valley Road, thence with the eastern right of way of said Road the following twelve courses and distances: 1) S 40° 18' 08" W for a distance of 36.57 feet to a computed point, 2) S 19° 40' 58" W for a distance of 89.22 feet to an iron pipe found, 3) S 18° 10' 56" W for a distance of 46.79 feet to an iron pipe found, 4) S 17° 45' 42" W for a distance of 763.73 feet to a computed point, 5) S 17° 21' 25" W for a distance of 117.34 feet to a computed point, 6) S 14° 56' 01" W for a distance of 99.02 feet to a computed point, 7) S 09° 47' 40" W for a distance of 96.24 feet to a computed point, 8) S 04° 29' 48" W for a distance of 98.20 feet to a

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WHEREAS, the petition has been duly filed with this Council in a Regular meeting assembled on the 20th day of October, 2025, at 5:30 p.m. setting the 15th day of December, 2025 at 5:30 p.m., in the Council Chambers of the Municipal Building, as the time and place for a public hearing before said Council on said petition, and public notice of said time and place was ordered given, all pursuant to North Carolina G.S. 160A-299; and

WHEREAS, due and proper notice of said hearing to be heard on the petition at this meeting of City Council was made by publication in the High Point Enterprise for four (4) consecutive weeks, beginning November 11, 18, 25, 2025 and December 2, 2025; and,

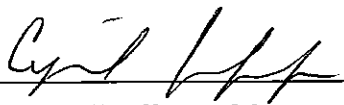
WHEREAS, the above-entitled matter, pursuant to said resolution and notice was called for hearing before said Council at which time there was no objection or opposition offered on the part of any firm or corporation to abandon (closure) of the above-described unimproved right-of-way; and

WHEREAS, it appearing to the satisfaction of this Council and the Council finds as a fact that the said right-of-way as herein described is not necessary for ingress and egress to any land adjoining said street; that the closing of said street is not contrary to the public interest and that no other individual, firm or corporation owning property in the vicinity of said street, or in the subdivision in which said street is located, will be deprived of reasonable means of ingress or egress to their property.

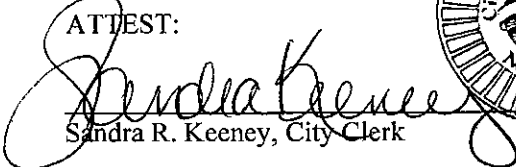
NOW THEREFORE BE IT RESOLVED:

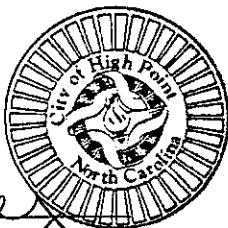
1. That all of that portion of the Kersey Valley Road right-of-way, as described above in the legal description (*general description and metes & bounds description*), is to be closed (abandoned) pursuant to North Carolina G.S. 160A-299, and
2. That a copy of this resolution be filed in the Office of the Register of Deeds for Guilford County, North Carolina.

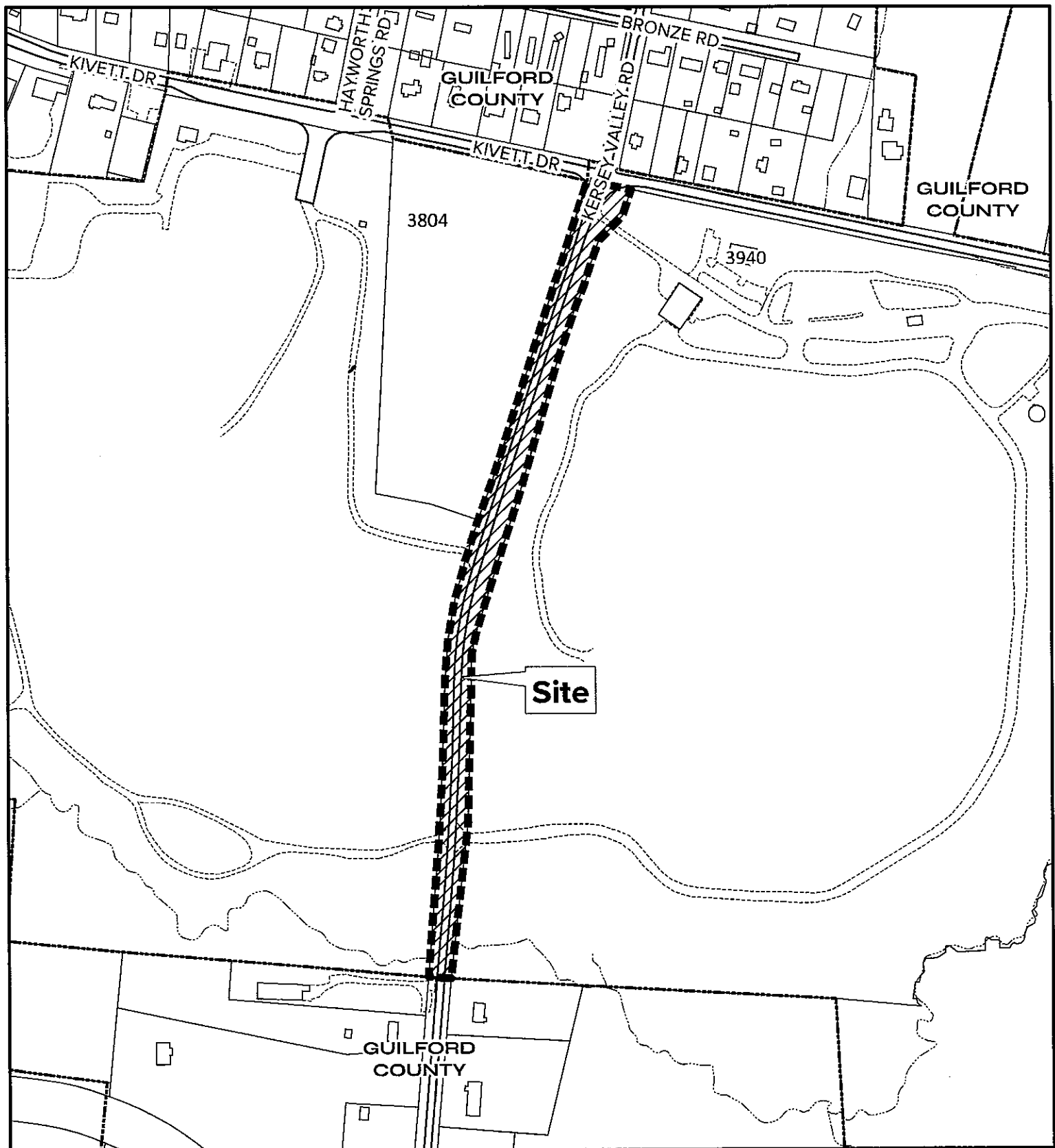
By order of the City Council,
this the 15th day of December, 2025

By: 
Cyril Jefferson, Mayor

ATTEST:


Sandra R. Keeney, City Clerk





STREET ABANDONMENT: SA-25-01

Applicant: City of High Point

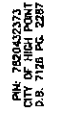
CITY OF
high point.

PLANNING AND
DEVELOPMENT



Scale: 1" = 350'

PIN 7E204409!
CITY OF HIGH POINT
D.B. 9629 P.C. 2203



NOTES:

Signature: Eric Moyer Date: 10/23/2025

ABBREVIATION LEGEND:

DB	DEED BOOK
PB	PLAT BOOK
RF	REBAR FOUND
IPF	IRON PIPE FOUND
MNF	MAGNETIC NAIL
o	FOUND PROPOSED
■	COMPUTED POSITION
■	BENCHMARK


ESP Associates, Inc.
7011 Albert Pick Rd.
Suite E
Greensboro, NC 27409
336-334-7724
www.espsocietiers.com

NAIL FOUND
PROPERTY CORNER
POINT
K

GRAPHIC SCALE

(IN FEET)

1" = 100 FT.

A horizontal scale bar with alternating black and white segments. It is marked with '0' at the left end, '100' at the midpoint, and '200' at the right end. The text 'GRAPHIC SCALE' is printed vertically to the left of the bar, and '(IN FEET)' and '1" = 100 FT.' are printed to the right.

INC. ALL RIGHTS
RESERVED.
BY SUNDAY
TE AND

ESP Associates, Inc.

7011 Albert Pike Rd.
Suite E
Oranburg, NC 27659
336-334-7234

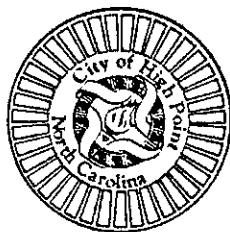
www.essocieties.com

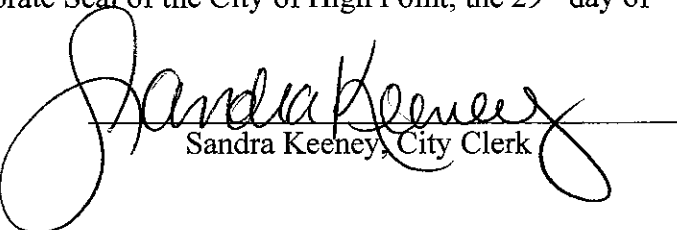
City of High Point
Municipal Office Building
211 South Hamilton Street
High Point, NC 27261

Certification

I, Sandra Keeney, City Clerk of the City of High Point, North Carolina, do hereby certify that the foregoing is a true and accurate Resolution 2193/25-37 adopted by the City Council in official Session on December 15, 2025 and upon approval by City Council will be recorded in Book 100 of the Official Minute Books and Resolution Book Volume XXI, Page 37 of this City, under my care, custody and control. As of this date, action to adopt said Resolution has not been amended, rescinded or repealed and is in full force and effect.

WITNESS my hand and the Corporate Seal of the City of High Point, the 29th day of December 29, 2025.

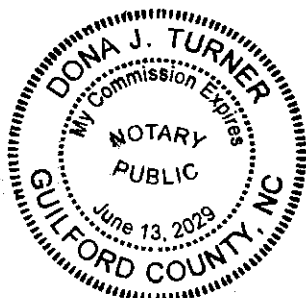


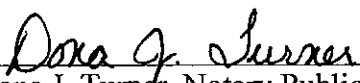

Sandra Keeney, City Clerk

ACKNOWLEDGEMENT

I, Dona J. Turner, a Notary Public of said County and State, do hereby certify that Sandra Keeney, is known to me as City Clerk of the City of High Point; that this person personally appeared before me this date; and, upon authority duly given and as an act of said City, issued and executed the foregoing Certification.

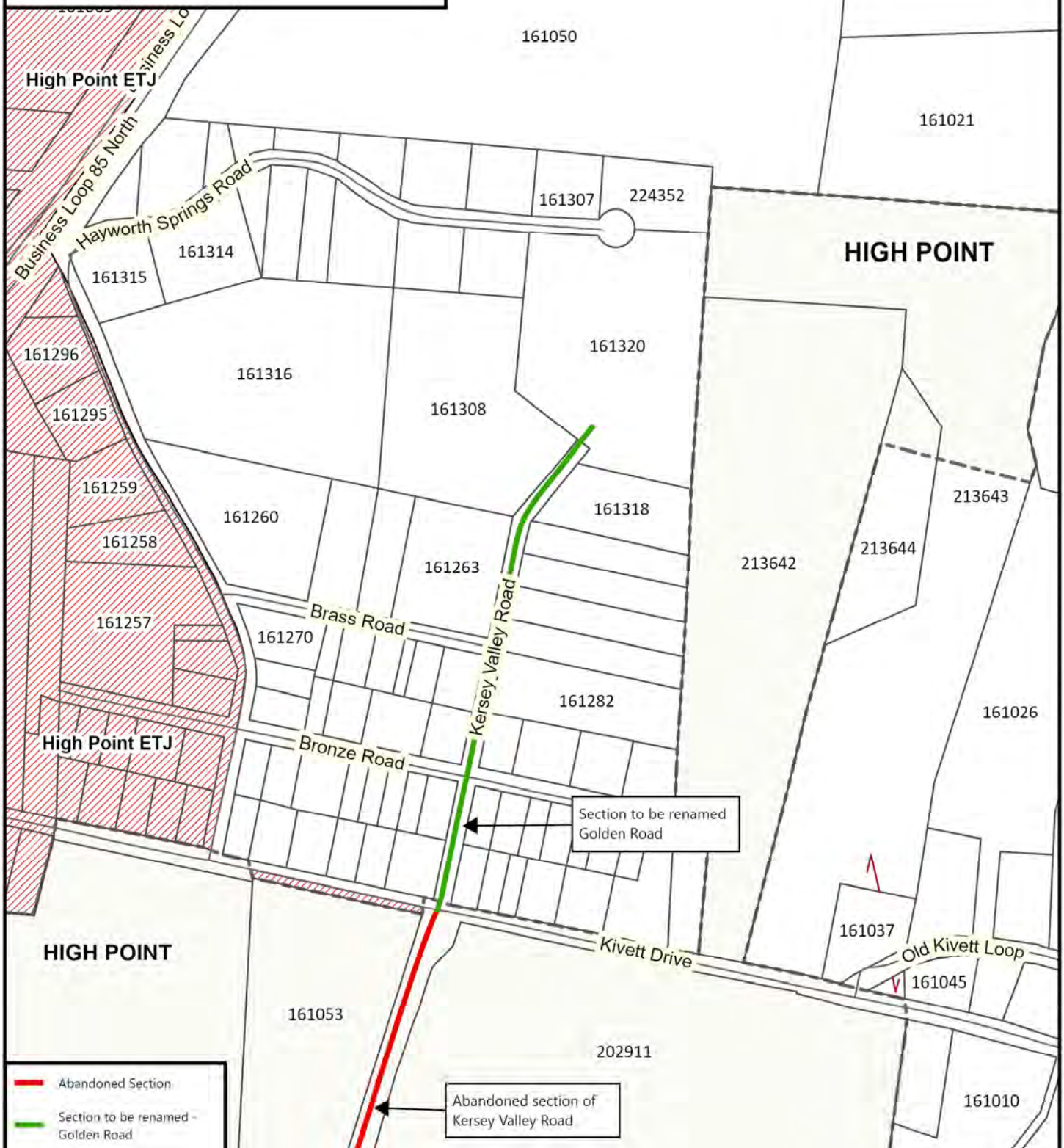
WITNESS my hand and official Notarial Seal, this 29th day of December 2025.




Dona J. Turner, Notary Public

Commission Expires: June 13, 2029

Road Renaming Kersey Valley Road - Northern Section



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY and
HIGH POINT

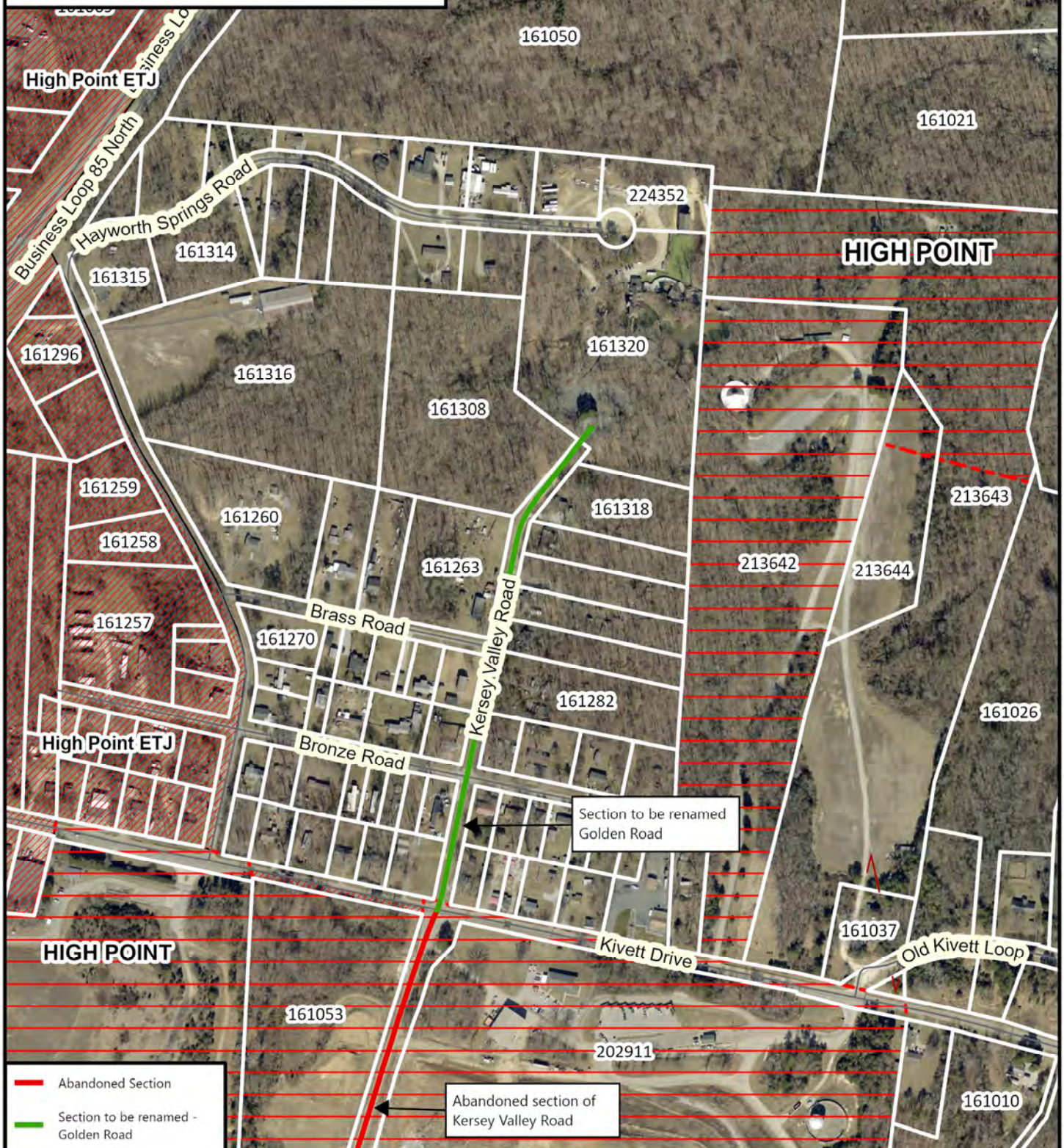
Case Number:
25-12-PLBD-00147

Case Area:
6000 - 6200 blocks of
Kersey Valley Road



Scale: 1" = 400'

Road Renaming Kersey Valley Road - Northern Section



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY and
HIGH POINT

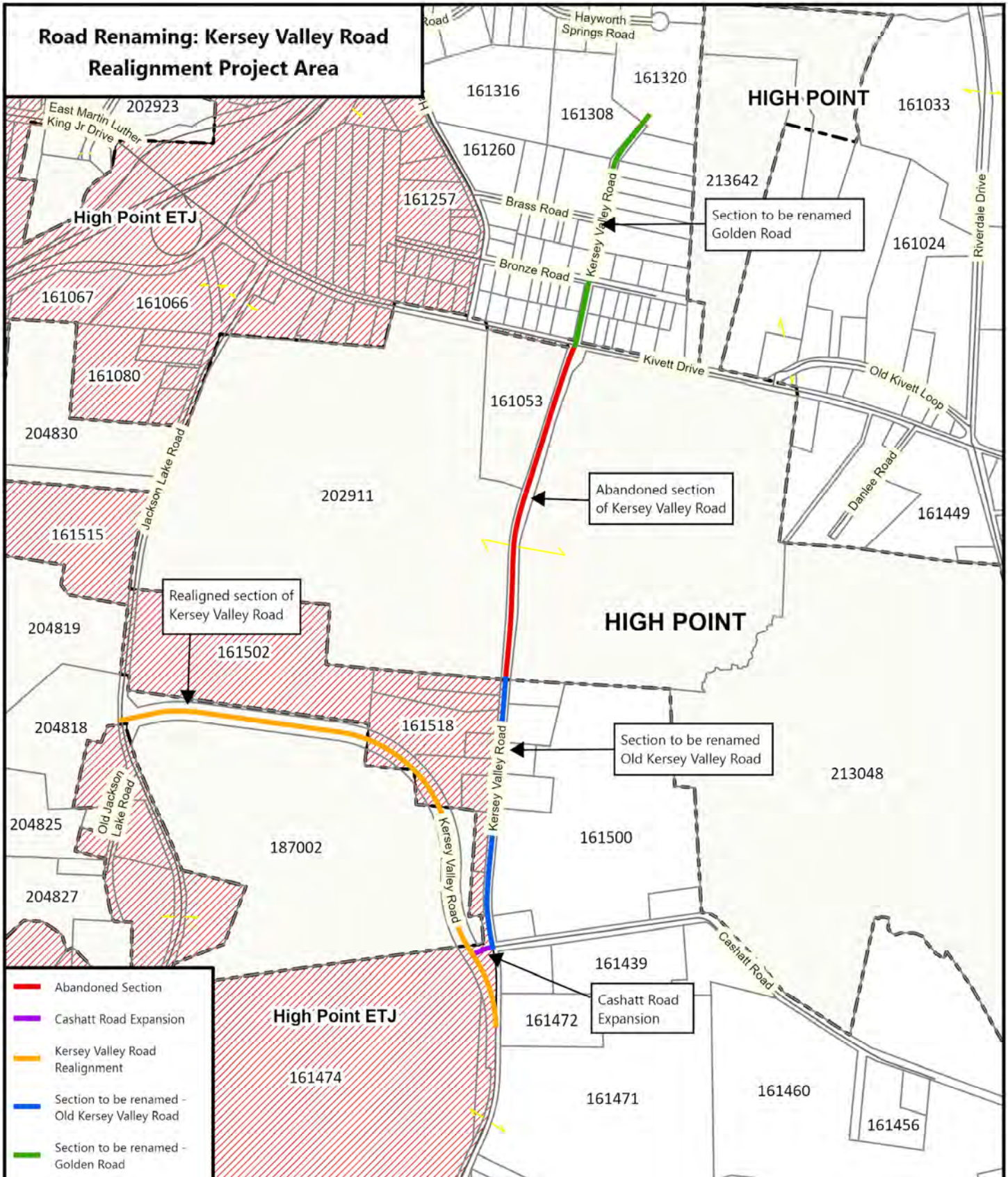
Case Number:
25-12-PLBD-00147

Case Area:
6000 - 6200 blocks of
Kersey Valley Road



Scale: 1" = 400'

Road Renaming: Kersey Valley Road Realignment Project Area



(Intentionally Left Blank)

(Insert Color Paper)

If multiple locked hearing aids are sold in a single transaction, a single written notice under subsection (a) of this section and a single written receipt under this subsection may be used to satisfy the requirements of this section, provided that the required information for each locked hearing aid sold is documented.

(c) Record Keeping. – A licensed audiologist shall maintain, for a period of at least three years after the sale of a locked hearing aid, the following records for each locked hearing aid transaction:

- (1) A copy of the written notice described in subsection (a) of this section as signed by the purchasing patient.
- (2) A copy of the written receipt described in subsection (b) of this section.
- (3) The results of any audiologic tests or measurements performed as part of the fitting and dispensing of the locked hearing aid or aids.
- (4) A copy of any written recommendations prepared as part of the fitting and dispensing of the hearing aid or aids.

These records shall be kept at the audiologist's principal place of practice and shall be made available for inspection by the Board."

SECTION 9.1.(b) The North Carolina Board of Examiners for Speech and Language Pathologists and Audiologists may adopt rules to implement subsection (a) of this section.

SECTION 9.1.(c) This section becomes effective October 1, 2025.

ALLOW BUYER'S AGENT COMPENSATION TO BE INCLUDED IN THE OFFER TO PURCHASE

SECTION 10.(a) Definitions. – For purposes of this section, "Offer and Sales Contracts Rule" means 21 NCAC 58A .0112 (Offer and Sales Contracts).

SECTION 10.(b) Offer and Sales Contracts Rule. – Until the effective date of the revised permanent rule that the Real Estate Commission is required to adopt pursuant to subsection (d) of this section, the Commission shall implement the Offer and Sales Contracts Rule as provided in subsection (c) of this section.

SECTION 10.(c) Implementation. – A broker acting as an agent in a real estate transaction may use a preprinted offer or sales contract form containing provisions concerning the payment of a commission or compensation, including the forfeiture of earnest money, to a broker or firm.

SECTION 10.(d) Additional Rulemaking Authority. – The Commission shall adopt a rule to amend the Offer and Sales Contracts Rule consistent with subsection (c) of this section. Notwithstanding G.S. 150B-19(4), the rule adopted by the Commission pursuant to this section shall be substantively identical to the provisions of subsection (c) of this section. Rules adopted pursuant to this section are not subject to Part 3 of Article 2A of Chapter 150B of the General Statutes. Rules adopted pursuant to this section shall become effective as provided in G.S. 150B-21.3(b1), as though 10 or more written objections had been received as provided in G.S. 150B-21.3(b2).

SECTION 10.(e) Sunset. – This section expires when permanent rules adopted as required by subsection (d) of this section become effective.

PROHIBIT WAITING PERIODS FOR REFILING OF DEVELOPMENT APPLICATIONS

SECTION 11. G.S. 160D-601 is amended by adding a new subsection to read:

"(e) Withdrawn or Denied Applications. – A development regulation or unified development ordinance may not include waiting periods prohibiting a landowner, developer, or applicant from refiling a denied or withdrawn application for a zoning map amendment, text amendment, development application, or request for development approval."

- (1) Buildings or uses of buildings or land for which a development permit application has been submitted and subsequently issued in accordance with G.S. 143-755.
- (2) Subdivisions of land for which a development permit application authorizing the subdivision has been submitted and subsequently issued in accordance with G.S. 143-755.
- (3) A site-specific vesting plan pursuant to G.S. 160D-108.1.
- (4) A multi-phased development pursuant to subsection (f) of this section.
- (5) A vested right established by the terms of a development agreement authorized by Article 10 of this Chapter.

The establishment of a vested right under any subdivision of this subsection does not preclude vesting under one or more other subdivisions of this subsection or vesting by application of common law principles. A vested right, once established as provided for in this section or by common law, precludes any action by a local government that would change, alter, impair, prevent, diminish, or otherwise delay the development or use of the property allowed by the applicable land development regulation or regulations, except where a change in State or federal law mandating local government enforcement occurs after the development application is submitted that has a fundamental and retroactive effect on the development or use. A vested right obtained by permit or other local government approval shall not preclude the use or extinguish the existence of any other vested right or use by right attached to the property.

...."

SECTION 29.(b) G.S. 160D-705 reads as rewritten:

"§ 160D-705. Quasi-judicial zoning decisions.

...

(c) Special Use Permits. – The regulations may provide that the board of adjustment, planning board, or governing board hear and decide special use permits in accordance with principles, conditions, safeguards, and procedures specified in the regulations. Reasonable and appropriate conditions and safeguards may be imposed upon these permits. Where appropriate, such conditions may include requirements that street and utility rights-of-way be dedicated to the public and that provision be made for recreational space and facilities. Conditions and safeguards imposed under this subsection shall not include requirements for which the local government does not have authority under statute to regulate nor requirements for which the courts have held to be unenforceable if imposed directly by the local government, including, without limitation, taxes, impact fees, building design elements within the scope of G.S. 160D-702(b), driveway-related improvements in excess of those allowed in G.S. 136-18(29) and G.S. 160A-307, or other unauthorized limitations on the development or use of land.

The regulations may provide that defined minor modifications to special use permits that do not involve a change in uses permitted or the density of overall development permitted may be reviewed and approved administratively. Any other modification or revocation of a special use permit shall follow the same process for approval as is applicable to the approval of a special use permit. If multiple parcels of land are subject to a special use permit, the owners of individual parcels may apply for permit modification so long as the modification would not result in other properties failing to meet the terms of the special use permit or regulations. Any modifications approved apply only to those properties whose owners apply for the modification. The regulation may require that special use permits be recorded with the register of deeds. If a special use permit expires and does not vest, the current zoning classification or regulation for the property applies.

...."

SECTION 29.(c) G.S. 160D-203 reads as rewritten:

"§ 160D-203. Split jurisdiction.

(a) If a parcel of land lies within the planning and development regulation jurisdiction of more than one local government, for the purposes of this Chapter, the local governments may,

by mutual agreement pursuant to Article 20 of Chapter 160A of the General Statutes and with the written consent of the landowner, assign exclusive planning and development regulation jurisdiction under this Chapter for the ~~entire parcel land~~, including all development phases on the land, to any one of those local governments.

(b) In the event no mutual agreement or written consent under subsection (a) of this section exists, the landowner of land lying within the planning and development regulation jurisdiction of more than one local government may elect the planning and development regulations of the local government where the majority of the total acreage of the parcel of land is situated.

(c) ~~Such a mutual agreement~~ This section shall only be applicable to planning and development regulations and shall not affect taxation or other nonregulatory matters. The mutual agreement under subsection (a) of this section shall be evidenced by a resolution formally adopted by each governing board and recorded with the register of deeds in the every county where the property land is located within 14 days of the adoption of the last required resolution."

SECTION 29.(d) G.S. 160D-102(18) reads as rewritten:

"(18) Landowner or owner. – ~~The holder~~ All holders of record of the title in fee simple. Absent evidence to the contrary, a local government may rely on the county tax records to determine who is a landowner. The landowner may authorize a person holding a valid option, lease, or contract to purchase to act as his or her agent or representative for the purpose of making applications for development approvals."

AUTHORIZE USE OF CERTAIN SUBSURFACE DISPERSAL PRODUCTS FOR WASTEWATER STORAGE AND DISPERSAL IN TRAFFIC-RATED AREAS UNDER PRIVATE OPTION PERMITS

SECTION 30. G.S. 130A-343 is amended by adding a new subsection to read:

"(j3) Authorize Certain Subsurface Dispersal Products for Use in Traffic-Rated Areas Under Private Option Permits. – A wastewater dispersal product approved pursuant to this section shall be approved for use in wastewater storage and dispersal under areas subject to vehicular traffic and traffic-bearing loads if a professional engineer, licensed pursuant to Chapter 89C of the General Statutes, certifies that the product has been designed with a compatible load rating and the product manufacturer has approved the product for use in traffic-rated areas. Wastewater permits issued pursuant to this subsection shall be issued by a professional engineer, licensed pursuant to Chapter 89C of the General Statutes, under G.S. 130A-336.1, or by an Authorized On-Site Wastewater Evaluator under G.S. 130A-336.2. For the purposes of this section, "traffic-rated areas" does not include Department of Transportation rated areas but does include driveways and private parking areas with impervious or pervious pavement areas.

SEVERABILITY AND EFFECTIVE DATE

SECTION 31.(a) If any provision of this act or the application thereof to any person or circumstances is held invalid, such invalidity shall not affect other provisions or applications of this act that can be given effect without the invalid provision or application and, to this end, the provisions of this act are declared to be severable.

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UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-10-PLBD-00137: AN AMENDMENT TO ARTICLE 1 (GENERAL PROVISIONS) SECTION 1.4 AND ARTICLE 3 (PERMITS AND PROCEDURES) SECTION 3.5.M TO ALIGN THE UDO WITH RECENT AMENDMENTS TO NCGS 160D-203 and 160D-601 PER SESSION LAW 2025-94; HOUSE BILL 926

Description

Staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) to Articles 1 and 3 that aligns the UDO with recent changes to North Carolina General Statute 160D-203 and 160D-601 made with the adoption of Session Law 2025-94; House Bille 926 by the General Assembly on October 6, 2025 (see attached). The law prohibits waiting periods for resubmission and withdrawal limits of development applications. The law also creates conditions in which a landowner may elect to apply the UDO standards of one local government over another for split-jurisdiction properties if all conditions are met (listed below). This amendment clarifies that the Guilford County UDO standards may apply to split-jurisdiction parcels in these specific instances outlined under the General Statute. The amendment also updates UDO language to reflect the current Piedmont Triad Airport Authority title from the previous Greensboro High Point Winston Salem Airport Authority organization title.

The underlined text is text to be added. The ~~strike-through~~ text is text to be removed.

The following amendment is proposed:

1.4 JURISDICTION

A. COVERAGE

The provisions of this Ordinance shall apply to the following:

1. Guilford County (Unincorporated) Jurisdiction

All the territory encompassed in Guilford County, North Carolina herein referred to as "the Jurisdiction" except for those areas within incorporated municipalities and their extraterritorial jurisdiction, and property owned by the ~~Greensboro High Point Winston Salem~~ Piedmont Triad Airport Authority. This Ordinance shall govern the development and use of land and structures therein, except for bona fide farmland and structures as provided for by North Carolina General Statutes, namely G.S. § 160D-903.

2. Split-Jurisdiction Parcels

Guilford County land located in both the unincorporated area and situated within another local government's planning and development jurisdiction provided that all of the following conditions are met:

- a. No mutual agreement or written consent under G.S. § 160D-203(a) with the neighboring jurisdiction exists.
- b. The majority of property acreage is located within Guilford County's jurisdiction.
- c. The landowner(s) has elected to apply Guilford County's Ordinance standards to the subject property.

3.5 PROCEDURES FOR SPECIFIC APPLICATIONS

M. REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT

b. Application Submittal and Acceptance

- (1) Conventional and Conditional. Applications for a rezoning/map amendment shall be submitted in accordance with the requirements on the form available in the Planning and Development Department or on the County's website.
- (2) All fees shall be due and payable when the application is made according to the Schedule of Fees.
- ~~(3) Refiling of Application~~
 - ~~(i) No application for rezoning to the same district shall be filed within a one (1) year period from the date of final action on the previous rezoning request (other than a withdrawal, subject to the provisions in Section 3.5, prior to the legislative hearing) on a given parcel of land or portion thereof, unless the Planning Board determines that additional information submitted to them merits consideration for a legislative hearing at their next meeting.~~
 - ~~(ii) A second request for the same parcel of land or portion thereof for a different zoning district may occur within a one (1) year period from final action on the initial request.~~
 - ~~(iii) Under no circumstances shall more than two (2) zoning map amendments be filed for rezoning a given parcel of land or any portion thereof within any one year period.~~

g. Application Withdrawal

- (1) An application for amendment may be withdrawn by the applicant any time before submission of the public notice to the newspaper or electronically, announcing the legislative hearing.
- (2) After submission of such notice, an application may be withdrawn at the discretion of the Planning Board or Board of Commissioners at the legislative hearing.
- ~~(3) No more than two (2) withdrawals may occur on the same parcel of land or portion thereof within a one (1) year period.~~
- ~~(4) No application shall be filed on the same parcel of land or portion thereof within a one (1) year period after the date of the second withdrawal.~~

Consistency Statement

Consistency with Adopted Plans:

The proposed amendment is consistent with the Guiding Principles under the Future Land Use Framework for Sensible Growth under Guilford County's Guiding Guilford Moving Forward Together Comprehensive Plan. The Vision states that "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." This text amendment aligns the Unified Development Ordinance with this statement to streamline County procedures for reviewing development applications and alignment with current state law.

Staff Recommendation

Staff Recommendation: Approval.

Proposed Text Amendment Case #25-10-PLBD-00137

ARTICLE 1 - GENERAL PROVISIONS

1.4 JURISDICTION

A. COVERAGE

The provisions of this Ordinance shall apply to all the territory encompassed in Guilford County, North Carolina herein referred to as "the Jurisdiction" except for those areas within incorporated municipalities and their extraterritorial jurisdiction, and property owned by the Greensboro-High Point-Winston-Salem Airport Authority. This Ordinance shall govern the development and use of land and structures therein, except for bona fide farmland and structures as provided for by North Carolina General Statutes, namely G.S. § 160D-903.

1. The provisions of this Ordinance shall also apply to land of which the majority of acreage is located within Guilford County in addition to the planning and development regulation jurisdiction of any other local government where a written agreement under § 160D-203(a) with Guilford County does not exist and where a landowner of property elects to apply the planning and development regulations of Guilford County in accordance with § 160D-203.

Proposed Text Amendment Case #25-10-PLBD-00137

ARTICLE 3 - PERMITS AND PROCEDURES

3.5 PROCEDURES FOR SPECIFIC APPLICATIONS

M. REZONING (CONVENTIONAL & CONDITIONAL) / MAP AMENDMENT

...

4. Procedure

a. Pre-application Conference Required

- (1) Prior to submitting an application for a rezoning / map amendment, the applicant shall meet with the Guilford County Planning and Development Director to discuss the proposed amendment and to receive information regarding the approval requirements and procedures.

b. Application Submittal and Acceptance

- (1) Conventional and Conditional. Applications for a rezoning/map amendment shall be submitted in accordance with the requirements on the form available in the Planning and Development Department or on the County's website.

- (2) All fees shall be due and payable when the application is made according to the Schedule of Fees.

~~(3) Refiling of Application~~

- ~~(i) No application for rezoning to the same district shall be filed within a one (1) year period from the date of final action on the previous rezoning request (other than a withdrawal, subject to the provisions in Section 3.5, prior to the legislative hearing) on a given parcel of land or portion thereof, unless the Planning Board determines that additional information submitted to them merits consideration for a legislative hearing at their next meeting.~~

- ~~(ii) A second request for the same parcel of land or portion thereof for a different zoning district may occur within a one (1) year period from final action on the initial request.~~

- ~~(iii) Under no circumstances shall more than two (2) zoning map amendments be filed for rezoning a given parcel of land or any portion thereof within any one year period.~~

c. Planning Director Review and Recommendation

- (1) The Planning and Development Director shall review the application, prepare a staff report, and provide a recommendation.

...

(Insert Color Paper)

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-12-PLBD-00149: AN AMENDMENT TO APPENDIX 2 (MAP STANDARDS) OF THE UDO TO UPDATE DOCUMENT CURRENT SUBMITTAL PROCESSES, CLARIFY TECHNICAL TERMINOLOGY, AND MATCH EXISTING ADMINISTRATIVE PRACTICES

Description

Staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) Appendix 2 – Map Standards which updates the UDO document submission requirements to match current administrative practice and makes various technical clarifications to the subsection. Additionally, the amendment clarifies various terminology including specifying Riparian Buffers and associated Buffer Zones are to be indicated on plans submitted to the County for review. Stream buffers are currently covered in the Map Standards Table as “stream features” to be shown on plans submitted for review. While stream buffers are stream features, adding the specific language makes this clear in the Map Standard Table.

For context, Riparian Buffers are regulatory areas that are currently required by state law and exist around perennial streams, intermittent streams, and other water bodies as outlined in Guilford County UDO Subsection. 9.1.I Stream Buffers and as required by 15A NCAC 02B .0267 Jordan Water Supply Nutrient Strategy: Protection of Existing Riparian Buffers, 15A NCAC 02B .0724 Randleman Lake Water Supply Watershed: Protection and Maintenance of Existing Riparian Buffers, and 15A NCAC 02B .0624 Water Supply Watershed Protection Program: Nonpoint Source and Stormwater Pollution Control (Subsection. 11 Vegetated Setbacks).

The amendment also makes various other grammatical edits and adjusts procedures in accordance with current administrative practice listed below.

The underlined text is text to be added, the ~~strike-through~~ text is text to be removed.

A summary of the proposed amendment is below:

- Amend Section A-1 to remove the requirement for printed copies of maps and other review materials to be submitted physically to the County for review. This is no longer a requirement as the County now uses the Civic Access Portal and Enterprise Permitting and Licensing Software (EPL) to review applications and associated documents.
- Amend Section A-2 to remove the word “Annexations.”
- Amend Table A-2, which details the current map standards and requirements, is modified, as follows:
 - Clarifies that riparian buffers and buffer zones, currently referred to in the UDO as “stream features,” are to be shown on all maps.
 - Removes the Technical Review Committee (TRC) as a decision-making body from determining the requirement of front, side, and rear elevations of proposed buildings. This is consistent with a previous Text Amendment which removed TRC as a decision making authority.
- Amend Section A-3, which provides the language for required Map Certificates, to make various technical and grammatical edits.

SEE ATTACHED AMENDMENT

Consistency: Land Use Plan & Comprehensive Plan

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

Consistency: The proposed amendment is consistent with the Guiding Principles under the Future Land Use Framework for Sensible Growth under Guilford County's Guiding Guilford Moving Forward Together Comprehensive Plan. The Vision states that "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." This text amendment aligns the Unified Development Ordinance with this statement to streamline County procedures for reviewing development applications.

Staff Recommendation

Staff Recommendation: Approval.

Proposed Text Amendment Case #25-12-PLBD-00149

APPENDIX 2 – MAP STANDARDS

Contents:

~~A-1 NUMBER OF REVIEW AND FILING COPIES TO BE SUBMITTED APPLICATION AND DOCUMENT SUBMITTAL~~

~~A-2 REQUIRED INFORMATION ON SUBDIVISION PLATS, EXEMPT PLATS, ANNEXATIONS, PLOT PLANS, AND SITE PLANS/GROUP DEVELOPMENTS~~

~~A-3 MAP CERTIFICATES~~

~~A-1 NUMBER OF REVIEW AND FILING COPIES TO BE SUBMITTED APPLICATION AND DOCUMENT SUBMITTAL~~

~~A. All applications and associated documents (site plans, subdivision plats, etc.) for development approval shall be submitted to the County in accordance with the requirements of this Ordinance, any other established guidelines, and shall be filed according to the requirements of each department, review body, or respective administrator.~~

Type of Map	Review	Filing (after plan approval)
	# of Prints*	# of Prints*
Sketch Plan	9	[4]
Preliminary Plan	9	[4]
Final Plat**	5	5
Exempt Plats	[4]	[4]
Plot Plan	3	-
Site Plan/Group Developments including: <ul style="list-style-type: none"> • Site Plan Cover Sheet • Site Layout • Utility • Soil and Erosion Control • Landscaping • Grading • Watershed Development Plan 	9 Sets	[4] Sets
Street and Utility Construction Plans and Profiles	2 Sets	7 Sets
*When electronic plan/plot review is provided as an alternative, number of prints may be reduced and instructions for submittal can be provided.		
**See Section I of this Appendix for E-Recording Instructions.		

Proposed Text Amendment

Case #25-12-PLBD-00149

A-2 REQUIRED INFORMATION ON SUBDIVISION PLATS, EXEMPT PLATS, ANNEXATIONS, PLOT PLANS, AND SITE PLANS/GROUP DEVELOPMENTS

- A. Submission of all maps and/or plans shall contain the following information before submitted to the Planning & Development Department for review. An "X" indicates required information for site plan sheets.**
1. "A" to be included on all sheets,
 2. "S" to be included on Site Layout sheet,
 3. "U" to be included on Utility sheet,
 4. "E" to be included on Soil and Erosion Control sheet,
 5. "L" to be included on Landscaping sheet,
 6. "G" to be included on Grading Sheet,
 7. "W" to be included on Watershed Development Plan.
- B. Depending on the scale or complexity of the development, any or all the sheets may be combined. Site plan approval may require additional information. The Administrator may waive items required for sketch plans, if it is judged that they are not necessary to complete the review.**

...

	Sketch Plan	Preliminary Plat	Final Plat	Exempt Plat	Plot Plan	Site Plan/ Group Dev.
2. Project Site Data and Detail						
Water courses, pond, lakes, or streams	X	X	X	X	X	A
Wetlands		X		X		A
<u>Riparian Buffer and Buffer Zones</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>X</u>	<u>A</u>
Location of floodway and floodway fringe from Flood Hazard Boundary Maps and cross-section elevations	X	X	X	X	X	A
3. Site Layout, Design, and Uses						
Front, side, and rear elevations of proposed building(s)						If required by TRC

...

**Proposed Text Amendment
Case #25-12-PLBD-00149**

A-3 MAP CERTIFICATES

...

C. CERTIFICATE OF OWNERSHIP AND DEDICATION (FINAL PLATS AND EXEMPT PLATS)

The undersigned hereby acknowledge(s) ownership of the property shown and ~~described~~ described hereon and hereby adopts this ~~plat~~ plat and allotment to be a free act and deed and hereby dedicate(s) to public use streets, playgrounds, parks, drainageway, and open space, and easements forever all area so shown or indicated on said plat, and authorize(s) Guilford County to record this plat in the office of the Register of ~~deeds~~ Deeds of Guilford County, N.C.

Signed

Date

Attested

Date

D. DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS CERTIFICATE (FINAL PLATS AND EXEMPT PLATS)

I hereby certify that the plans for streets in the subdivision shown hereon meet the design standards and specifications of the North Carolina Department of Transportation Division of Highways.

District Engineer

Date

E. CERTIFICATE STATING NO APPROVAL IS REQUIRED BY DIVISION OF HIGHWAYS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (FINAL PLATS AND EXEMPT PLATS)

This plat does not require a certificate of approval by the Division of Highways as provided in G.S. 136- 102.6, subsection (g).

Planning & Development Director

...

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(Insert Color Paper)

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-12-PLBD-00151: AN AMENDMENT TO ARTICLE 5 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES) OF THE UDO TO ADJUST DEVELOPMENT STANDARDS FOR THE WAREHOUSE, SELF STORAGE USE IN THE GB AND HB DISTRICTS

Description

Staff prepared the attached text amendment to Article 5 of the Guilford County Unified Development Ordinance (UDO) that adjusts the individual development standards for the Warehouse, Self-Storage use when located in the GB, General Business, and HB, Highway Business, districts. The amendment to UDO 5.16.B proposes to remove the maximum height requirement for buildings under this use. The maximum height of the parcel's zoning district would instead apply. Currently, self-storage warehouses are restricted to no more than 20-feet in structural height while general warehouses in the same zoning district are subject to the underlying zoning district's height requirement (see attached UDO Section 4.2). This amendment seeks to align the development standards for these two uses so both are subject to the general zoning district height requirement as both are of similar development intensity.

The ~~strike-through~~ text is text to be removed. The underlined text is to be added.

The following amendment is proposed:

5.16 GENERAL INDUSTRIAL

B. WAREHOUSE, SELF-STORAGE (WHERE REQUIRED: GB, HB)

1. **Minimum Size:** Minimum lot size shall be two (2) acres.
2. **Maximum Size:** Maximum lot size shall be five (5) acres.
3. **Lot Coverage:** The total ground area covered by buildings shall not exceed fifty percent (50%) of the site.
4. ~~**Maximum Height:** Maximum height of building(s) shall be twenty (20) feet.~~
5. **4. Storage:**
 - a. No outside storage shall be permitted.
 - b. Storage of hazardous, toxic or explosive substances shall be prohibited.
6. ~~**5. Operation:**~~
 - c. No business activity other than the rental of storage units shall be conducted on the premises.
 - d. One residential dwelling unit shall be allowed on the same lot for use as a caretaker dwelling.

Consistency: Land Use Plan & Comprehensive Plan

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

Consistency: The proposed amendment is consistent with the Guiding Principles under the Future Land Use Framework for Sensible Growth under Guilford County's Guiding Guilford Moving Forward Together Comprehensive Plan. The Vision states that "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." This text amendment aligns the Unified Development Ordinance (UDO) with this statement by modernizing County development standards for Self-Storage Warehouses.

Staff Recommendation

Staff Recommendation: Approval.

DRAFT

Proposed Text Amendment

Case #25-10-PLBD-00137

ARTICLE 5 - DEVELOPMENT STANDARDS FOR INDIVIDUAL USES

A. WAREHOUSE, GENERAL STORAGE, ENCLOSED (WHERE REQUIRED: GB, HB)

1. **Maximum Area:** A maximum of ten thousand (10,000) square feet of gross floor area shall be permitted for warehouse or wholesaling per establishment per lot.
2. **Outdoor Storage:** No outdoor storage of warehousing or wholesaling items is permitted.

B. WAREHOUSE, SELF-STORAGE (WHERE REQUIRED: GB, HB)

1. **Minimum Size:** Minimum lot size shall be two (2) acres.
2. **Maximum Size:** Maximum lot size shall be five (5) acres.
3. **Lot Coverage:** The total ground area covered by buildings shall not exceed fifty percent (50%) of the site.
- ~~4. **Maximum Height:** Maximum height of building(s) shall be twenty (20) feet.~~
5. **4. Storage:**
 - a. No outside storage shall be permitted.
 - b. Storage of hazardous, toxic or explosive substances shall be prohibited.
6. **5. Operation:**
 - c. No business activity other than the rental of storage units shall be conducted on the premises.
 - d. One residential dwelling unit shall be allowed on the same lot for use as a caretaker dwelling.

...

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