



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Special Meeting Agenda

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

March 25, 2026

6:00 PM

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

Legislative Hearing Item(s)

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

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

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

Proposed Use Conditions:

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

Proposed Development Conditions: None offered.

Staff Recommended Development Conditions:

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

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

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

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

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

VII. New Business

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

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

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

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

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

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

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

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

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

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

Use Conditions:

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

Development Conditions:

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

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

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

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

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

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

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

Use Conditions:

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

Development Conditions: None offered.

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

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

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

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

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

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

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

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

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

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

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

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

VIII. Other Business

IX. Adjourn

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

(Intentionally Left Blank)

(Insert Color Paper)

**GUILFORD COUNTY PLANNING BOARD
REGULAR MEETING MINUTES**

John H. McAdoo Conference Room
Third Floor, Truist Building
201 W Market St, Greensboro, NC 27401

February 11, 2026

6:00 p.m.

Call to Order

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

I. Roll Call

Troy Moss called the roll for attendance at this meeting.

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

James Donnelly, Chair; Sam Stalder, Ryan Alston, Guy Gullick, Randy Little.

The following members were absent from this meeting:

David Craft, Vice Chair; Dr. Nho Thi Bui; Rev. Gregory Drumwright; 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; Samantha Lockwood, Senior Planner; Darby Terrell, Senior Planner; Troy Moss, Planner I; Brent Gatlin, Watershed Section Manager; Joel Almquist, Zoning and Land Use Compliance Officer; and Matthew Mason, Attorney

II. Agenda Amendments

Mr. Hardin asked that Case #25-12-PLBD-00150, item "B" under New Business, be removed from the agenda as the Legal Department needs to conduct additional review of proposed text amendment.

Mr. Gullick moved to withdraw Case #25-12-PLBD-00150 from the agenda. The motion was seconded by Mr. Alston. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

III. Approval of Minutes: January 14, 2026

Chair Donnelly noted he had sent a list of minor corrections to Mr. Bass. Mr. Little moved to approve the minutes of the January 14, 2026, Planning Board meeting, as revised. The motion was seconded by Mr. Stalder. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

IV. Rules and Procedure

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

V. Continuance Requests

None.

VI. Old Business

None.

VII. New Business**Legislative Hearing Item(s)****A. CONDITIONAL REZONING CASE #26-01-PLBD-00001: AG, AGRICULTURAL AND CZ-LI, CONDITIONAL ZONING – LIGHT INDUSTRIAL (REF. CASE #18-01-GCPL00523) TO CZ-LI AMENDED, CONDITIONAL ZONING – LIGHT INDUSTRIAL AMENDED: 2532 AND 2544 ALAMANCE CHURCH ROAD (APPROVED)**

Ms. Terrell stated that the subject properties are located at 2532 and 2544 Alamance Church Road (Guilford County Tax Parcels #121260 (3.02 acres) and #121287 (9.25 acres), respectively in Clay Township), approximately 4,090 feet northwest of the intersection of Wades Store Road and Alamance Church Road and comprised approximately 12.27 total acres. She first showed the Planning Board that proper noticing was conducted for the rezoning case via presentation slide before beginning the staff report presentation.

Ms. Terrell stated this request was to rezone Parcel #121260 (currently AG, Agricultural) and Parcel #121287 (currently CZ-LI, Conditional Zoning –Light Industrial) to CZ-LI Amended, Conditional Zoning – Light Industrial Amended, then presented both the existing and proposed conditions.

Existing Use Conditions (CZ-LI Portion): The following uses are permitted: 1) Sales and rental of portable toilets and septic services; and 2) Caretaker facility.

Existing Development Conditions: 1) General site layout as shown on sketch map for maintenance shop and storage facility for portable toilets and equipment.

Proposed Use Conditions: 1) Septic Tank Services; and 2) Caretaker Facility

Proposed Development Conditions: None.

Ms. Terrell informed the board the requested rezoning is inconsistent with both parcels Future Land Use Map (FLUM) classifications of Rural Living (Parcel #121260) and Office (Parcel #121287) located in the Southeast Quadrant. Therefore, if the request is approved, an amendment to the Industrial/Innovation Center classification will be required.

Ms. Terrell informed the Planning Board the current site plan on file remains valid; however, any proposed expansion or new construction beyond the existing development would require submission of a new site plan for staff review and approval. She then clarified that the Unified Development Ordinance (UDO) Permitted Use of Septic Tank Services is inclusive of the current use condition noted as "sales and rental of portable toilets" per the North American Industrial Classification System (NAICS) Code #562991.

Ms. Terrell stated the property is surrounded mostly by rural residential single-family homes. She also stated that the previous area plan designation of commercial Office. This is why it is shown as such in the FLUM.

Ms. Terrell stated the requested rezoning is consistent with the Planning Theme Resilient Economy's Goal Statement and Policy 2 statement.

- 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.
 - Planning Theme: Resilient Economy, Policy 2: Support existing businesses and industries, while seeking to increase high-wage jobs and employment opportunities throughout the County.

Ms. Terrell said staff found the request reasonable as it is consistent with the aforementioned comprehensive plan sections and it would allow an existing business to expand its activity to the northern parcel and protect adjacent property owners by restricting the uses to what is currently operating on the southern parcel. Staff recommends approval.

Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak in favor or in opposition of the request.

Billy Young, the owner of the property at 2544 Alamance Church Road and 5128 Blakeshire Road, stated that he has grown this business for the last 18 years and there are now approximately 36 employees. They have expanded the portable toilet disposal and the septic sides. He purchased the subject property a few years ago, with expansion plans in mind. The northern property was previously a junk yard. They plan to expand again, add another building, and have another access to Alamance Church Road.

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

Chair Donnelly asked if the applicant had any conversations with his neighbors about this potential expansion and concerns about future buffers for the property. Mr. Young stated that he has spoken to his neighbors, and no one seemed to have any objections. He is aware that additional buffers would be required and he is ready to comply with those restrictions. There is an existing tree line, and he will put a buffer line in that location.

Mr. Gullick moved to approve Zoning Map Amendment Case #26-01-PLBD-00001, 2532 and 2544 Alamance Church Road, Tax Parcel #121260 and #121287, from AG and CZ-LI to CZ-LI Amended. The approval also amends the Future Land Use Map (FLUM) Southeast Quadrant Designations from Rural Living and Office to Industrial/Innovation Center as the requested rezoning is inconsistent with the FLUM classifications of Rural Living (Parcel #121260) and Office (Parcel #121287). The requested rezoning is consistent with the Goal Statement and Policy 2 under the Resilient Economy Planning Theme of the Guiding Guilford Moving Forward Comprehensive Plan. The request is reasonable because it would allow an existing business to expand its business activity to the northern parcel and protect adjacent property owners by restricting the uses to what is currently operating on the southern parcel. The additional property would provide the owner with greater flexibility and may allow for additional business expansion on the adjoining parcel. The motion was seconded by Mr. Alston. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

- B. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-12-PLBD-00150: AN AMENDMENT TO SUBSECTION 4 (ZONING DISTRICTS) AND SUBSECTION 5 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES) OF THE UDO TO ADJUST HOME OCCUPATION USE STANDARDS (WITHDRAWN)**
- C. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-10- PLBD-00137: AN AMENDMENT TO SUBSECTION 1 (GENERAL PROVISIONS) SECTION 1.4 AND SECTION 3.5M (PERMITS AND PROCEDURES) TO ALIGN THE UDO WITH RECENT AMENDMENTS TO NCGS 160D-203 AND 160D-601 PER SESSION LAW 2025-94; HOUSE BILL 926 (APPROVED)**

Ms. Lockwood stated that staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) to Subsections 1 and 3 to align 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 Bill 926 by the General Assembly on October 6, 2025.

The law prohibits waiting periods for resubmission and withdrawal limits for development applications. This amendment also clarifies that the Guilford County UDO standards may apply to split-jurisdiction parcels in specific instances outlined under the General Statute in SL 2025-94. Additionally, the amendment updates UDO language to reflect the current Piedmont Triad Airport Authority title from the previous Greensboro High Point Winston Salem Airport Authority organization title.

Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak either for or against the proposed text amendment, and no one came forward. Therefore, the Public Hearing was closed by acclamation.

Chair Donnelly asked, with the surrounding jurisdictions, do we tend to find mutual agreements or do we tend more to find a situation where it goes by the majority of the property? Mr. Hardin stated that this statute is new and was just adopted in October by the General Assembly. To his knowledge, he was not aware of any type of inter-local agreements pertaining to development regulations which have previously simply applied just within jurisdictional bounds. However, this change to the statute adds in the split jurisdiction provision which is something everyone across the state will need to be cognizant of moving forward.

Mr. Bell added that there was one case on the western border with Forsyth County and one near Rockingham County. Fortunately, before the geodetic survey line for the Guilford/Forsyth County line was established. The line ran across some of the lots; however, it wasn't in a way that would run through someone's living room when they built the house. There is a larger issue with the Rockingham County line that is impacting a couple of properties because there are three (3) lines: the line that Rockingham says they have, the line that Guilford County says they have, and then there's an old geodetic survey line that needs to be updated. There are typically agreements on who does the taxation, and that is usually a gentleman's agreement.

Mr. Gullick moved to recommend the adoption of the Guilford County Commissioners in regard to text amendment Case #25-10-PLBD-00137 to amend Subsection 1 (General Provisions), Section 1.4 and Section 3.5M (Permits and Procedures) to align the UDO with recent amendments to NCGS 160D-203 and 160D-601 per Session Law 2025-94; House Bill 926. 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." The motion was seconded by Mr. Little. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

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

Ms. Lockwood stated that 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 riparian buffers are stream features, adding the specific language makes this clear in the Map Standards that riparian buffers are required.

Chair Donnelly opened the Public Hearing and asked if there was anyone wishing to speak either for or against the proposed text amendment and no one came forward. Therefore, Chair Donnelly closed the Public Hearing by acclamation.

Chair Donnelly asked Mr. Gatlin what his experience has been in terms of the riparian buffers and mapping or if he has any comments on the text amendment.

Mr. Gatlin responded that this is mainly just a clarification. Riparian buffers are already typically shown on maps. Right now, the language shows streams, wetlands and drainage easements and this is to just make it clear that the buffers also need to be shown. Riparian buffers are regulated areas on properties, regardless, whether they are on a map or not.

Mr. Alston moved to recommend adoption of Text Amendment Case# 25-12-PLBD-00149, as presented, finding the Amendment consistent with the Guiding Principles of 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. The motion was seconded by Mr. Little. The

Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

E. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-01- PLBD-00005: AN AMENDMENT TO TABLE 6-1-1 PARKING REQUIREMENTS; TO MODIFY PARKING REQUIREMENTS FOR MULTI-FAMILY DWELLINGS AND TOWNHOMES (APPROVED)

Ms. Terrell stated that staff prepared the attached text amendment Case #26-01-PLBD-00005, to the Guilford County Unified Development Ordinance (UDO) Subsection 6.1.D - Table 6-1-1 Parking Requirements, to adjust parking requirements for Multi-Family Dwellings. Ms. Terrell stated that staff conducted an assessment of the parking requirements for multi-family dwellings and townhomes among other jurisdictions. She presented a table comparing these parking requirements with the County's UDO and highlighted that staff chose the City of Greensboro's standards to propose for adoption. The amendment establishes the following parking ratios:

- 1.25 spaces for 0-1 bedroom unit;
- 1.5 spaces for 2-bedroom units; and
- 2.0 spaces for units with 3 or more bedrooms

Ms. Terrell said the proposed text amendment to modify the minimum required parking requirements for multi-family dwellings and townhomes is consistent with the Planning Theme for Protected Natural Environment and Green Space in the Comprehensive Plan. Policy 2 seeks to "Safeguard the environmental integrity of Regional Water Sources and Recreational Water bodies. As well as Action Item N-2.7 which states, to "Incentivize development and re-development to address environmental concerns, flood risks and watershed health; and incentivize the preservation of open space along waterways within future development."

Ms. Terrell stated the proposed amendment reduces required parking space provisions for multi-family dwellings and townhomes. Less parking area decreases impervious surfaces, mitigates stormwater run-off and helps protect regional water sources and recreational water bodies. Large parking lots contribute to stormwater run-off, which can carry pollutants into regional water sources and recreational water bodies, threatening their integrity. By requiring less impervious surface, developments can provide more open space and green infrastructure, thereby improving watershed health and reducing flood risks. Staff recommends approval.

Mr. Hardin added that the reason staff chose to propose aligning with the City of Greensboro's parking regulations is because the predominant multi-family zoning in the county is in proximity to Greensboro, therefore, it makes regulations consistent with the surrounding area and jurisdiction.

Chair Donnelly asked if there was anyone wishing to speak either for or against the proposed text amendment and no one came forward. Therefore, Chair Donnelly closed the Public Hearing by acclamation.

Mr. Little moved to recommend Text Amendment Case #26-01-PLBD-00005 for approval because the proposed text amendment to modify the minimum required parking requirements for multi-family dwellings and townhomes, is consistent with the Planning Theme for Protected Natural Environment & Greenspace in the Comprehensive Plan. Policy 2 seeks to "Safeguard the environmental integrity of Regional Water Sources and Recreational Water Bodies." Action Item N2.7 states to "Incentivize development and redevelopment to address environmental concerns, flood risks, and watershed health. Incentivize the preservation of open space along waterways within future developments. The motion was seconded by Mr. Stalder. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Stalder, Alston, Gullick, Little. Nays: None.)

VIII. Other Business

Mr. Bass stated that the March meeting will include approximately 5 rezoning cases, including one previously withdrawn.

Chair Donnelly noted that Vice Chair Craft's wife has had serious and significant surgery. She is home from the hospital and doing reasonably well.

IX. Adjourn

There being no further business before the Board, Chair Donnelly adjourned the meeting by acclamation at 6:41 p.m.

The next regular meeting of the Guilford County Planning Board is scheduled for March 11, 2026, at 6:00 p.m. in the Board of Commissioners Chambers, Old Guilford County Courthouse, 301 W. Market Street, Greensboro, NC 27402

(Insert Color Paper)

**GUILFORD COUNTY PLANNING BOARD
REGULAR MEETING MINUTES**

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

March 11, 2026

6:00 p.m.

Call to Order

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

I. Roll Call

Troy Moss called the roll for attendance at this meeting.

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

James Donnelly, Chair; David Craft, Vice-Chair; Sam Stalder, Guy Gullick, Randy Little; Dr. Nho Thi Bui.

The following members were absent from this meeting:

Rev. Gregory Drumwright; Cara Buchanan; Ryan Alston.

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; Troy Moss, Planner I; Robert Carmon, Fire Marshal.

II. Agenda Amendments

Mr. Hardin asked that all agenda items be continued to a special meeting later in March.

Mr. Craft moved to continue all agenda items to a special meeting to be held March 25, 2026, in the Board of Commissioners Chambers at 6:00 pm. The motion was seconded by Mr. Stalder. The Board voted unanimously, 6-0, in favor of the motion. (Ayes: Donnelly, Craft, Stalder, Gullick, Little, Bui. Nays: None)

III. Approval of Minutes: CONTINUED TO A SPECIAL MEETING ON MARCH 25, 2026

IV. Rules and Procedure

V. Continuance Requests

None.

VI. Old Business

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

VII. New Business

- A. REZONING CASE #26-02-PLBD-00006: AG, AGRICULTURAL TO RS-40, RESIDENTIAL: 8320 FAIRGROVE CHURCH ROAD (CONTINUED TO A SPECIAL MEETING ON MARCH 25, 2026)**
- B. CONDITIONAL REZONING CASE #26-02-PLBD-00008: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 7930 NC HIGHWAY 150 E (CONTINUED TO A SPECIAL MEETING ON MARCH 25, 2026)**
- C. CONDITIONAL REZONING CASE #26-02-PLBD-00009: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245, & 7255 HOWERTON ROAD (CONTINUED TO A SPECIAL MEETING ON MARCH 25, 2026)**
- D. CONDITIONAL REZONING CASE #26-02-PLBD-00010: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 916 CROSSCREEK ROAD (CONTINUED TO A SPECIAL MEETING ON MARCH 25, 2026)**

VIII. Other Business

None.

IX. Adjourn

There being no further business before the Board, Chair Donnelly adjourned the meeting by acclamation at 6:08 p.m.

The next meeting of the Guilford County Planning Board is a special meeting scheduled for March 25, 2026, at 6:00 p.m. in the Board of Commissioners Chambers, Old Guilford County Courthouse, 301 W. Market Street, Greensboro, NC 27402

(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 # <u>126119</u>	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

- The property requested for 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 nicosergio627@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	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26				U	*	*	*	*	*	*	*	
Agriculture/Animal Services	Agricultural Maintenance Barns		D																				
	Agricultural Tourism		S																				
	Animal Feeder/Breeder	X	D																				
	Animal Services (Livestock)		P																	P	P		
	Animal Services (Other)		P												D		D	D	D	D	P	P	
	Horticultural Specialties		P																	P	P	P	
Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P	P			P	P	P						
	Two-Family Dwelling (Twin Home or Duplex)		P							P	P	P			P	P	P						
	Townhouse Dwelling									P	P	P			P	P	P						
	Caretaker Dwelling (Accessory)		D											D	D	D	D	D	D	D	D	D	
	Multifamily Dwelling (including Condominium)*									P	P	P			P	P	P	P	P				
	Family Care Facility		P	P	P	P	P	P	P	P	P	P	P		P	P	P						
	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						



Case #25-11-PLBD-00142
Attached Use Matrix

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	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	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								
	Group Care Facility											S	S		D		D							
	Single Room Occupancy (SRO) Residence											S	S	S		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	S	S	P		D	P	D	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	S	P		S	P	S	P	P	P	P	P	
	Country Club with Golf Course		D	S	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	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	D		



TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations
For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4
P = Use by Right
D = Individual Development Standards Apply - See Article 5
S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q
Z = Overlay Zoning Required
** = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial					Industrial				
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
	Swim and Tennis Club		40	30	20	3	5	7	8	18	26												
	Swim and Tennis Club		D	S	S	S	S	S	S	S	S	S	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
	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
	Shooting Range, Outdoor		S										S										
	Theater (Outdoor)														S	D	D	D		D			
Theater (Indoor)																		P	P	P			
Other Recreation and Entertainment Uses	Other Outdoor Uses Not Listed		S																		P	P	
	Other Indoor Uses Not Listed																	P	P	P	P	P	
Civic, Educational, and Institutional	Place of Worship		P	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P	P	
	College or University											P						P					
	Vocational, Business or Secretarial School																	P	P	P	P	P	
	Elementary School		D	D	D	D	D	D	D	D	D	D	D										
	Secondary School		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	D	
	Daycare Center (Not In-Home)		S									D	D	D	D	D	D	D	D	D	D	D	



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
**H* = 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	C	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	E	B	P	I	I		
	Equipment Repair, Light																		E	D		P	P	
	Tire Recapping																						P	
	Truck Stop	X																		D		P	P	
	Truck and Utility Trailer Rental and Leasing, Light	X																	F	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																	F	P		P	P	
	Courier Service, Central Facility																					P	P	
	Courier Service Substation															P			F	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																	F	P		P	P	
	Trucking or Freight Terminal	X																				P	P	
Utilities and Communication	Communication or Broadcasting Facility															P			F	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	E	D	D	D	D
	Small Cell Wireless Tower													S	S	S	S	S	S	S	S	S	S	
	Radio or TV Station																P		F	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	



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	*	*	*	*	*	*	*		
	Solar Collectors Principal		S										S									S	S	
	Utility Company Office														P			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	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	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	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	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	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	
	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	D	D	
	Turkey Shoots		D																						

Sergio Risco

(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 review and permitting process.

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 listed 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 a commercially zoned parcel located 400 feet north of the subject 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.

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

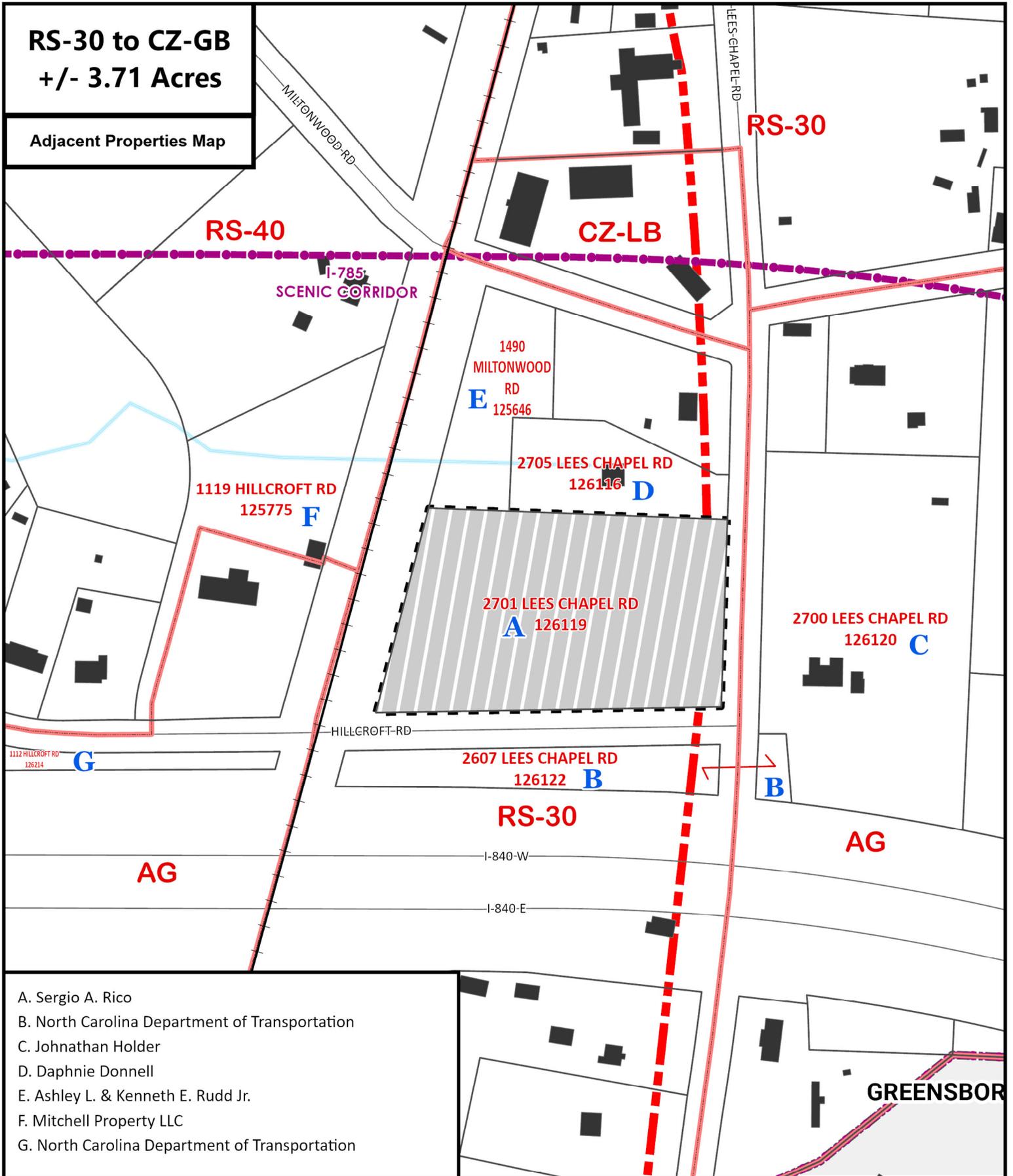
Staff Recommendation: Approval (With addition of staff recommended conditions)

FLUM Quadrant: Northeast

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

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

Adjacent Properties Map



- 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

GREENSBORO



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-11-PLBD-00142

Case Area:

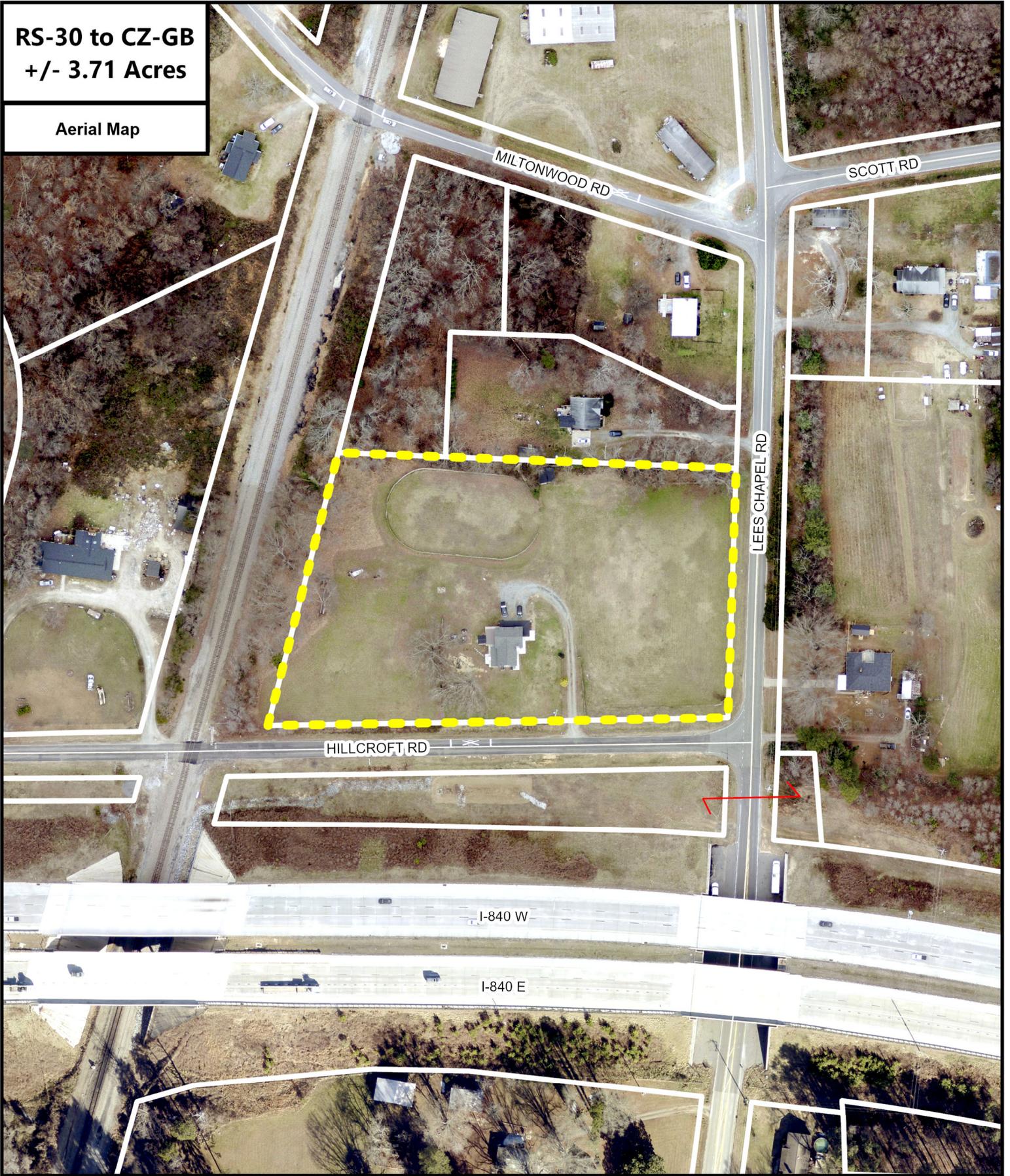
Parcel(s) - 126119
2701 Lees Chapel Rd



Scale: 1" = 200'

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

Aerial Map



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-11-PLBD-00142

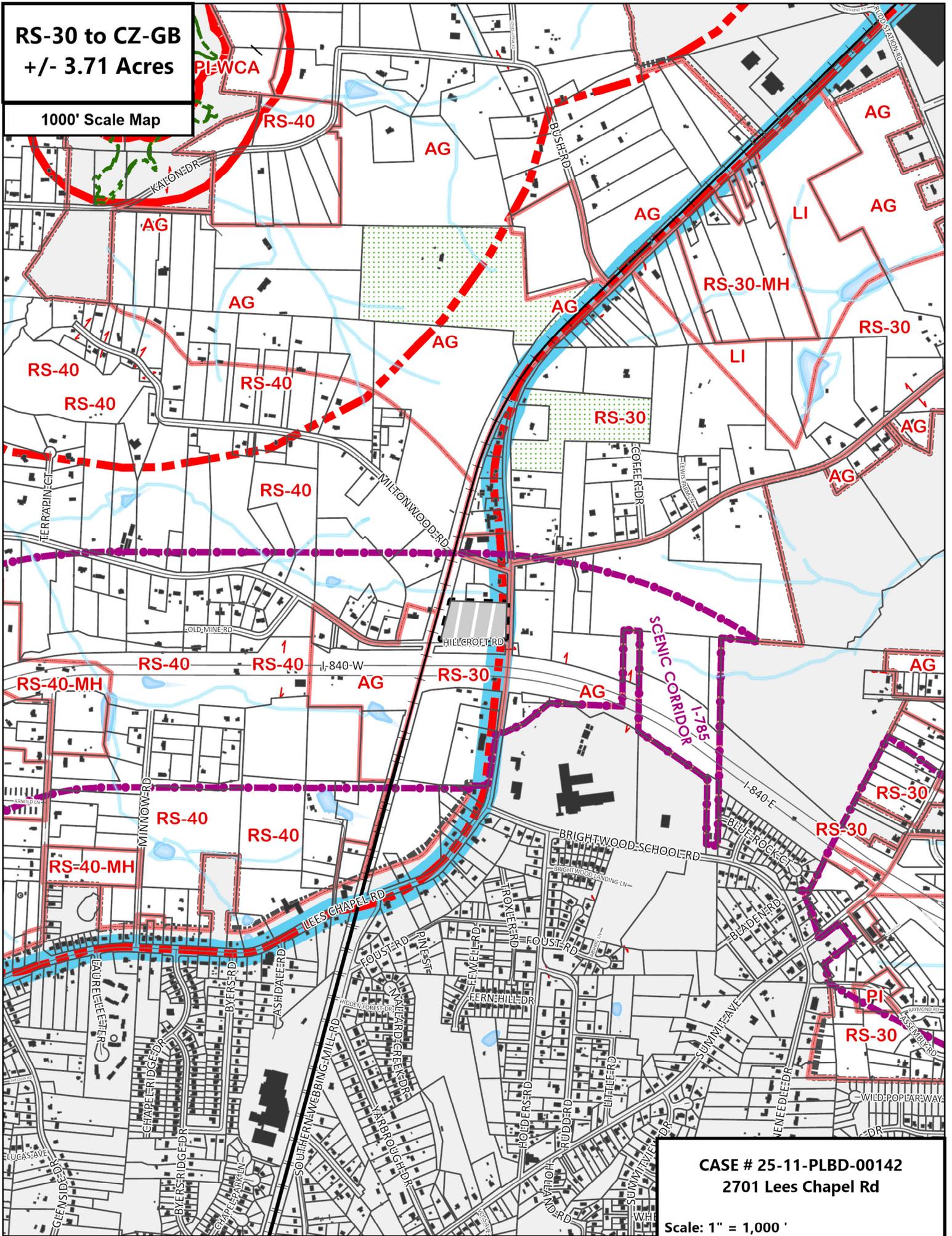
Case Area:
Parcel(s) - 126119
2701 Lees Chapel Rd



Scale: 1" = 150'

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

1000' Scale Map

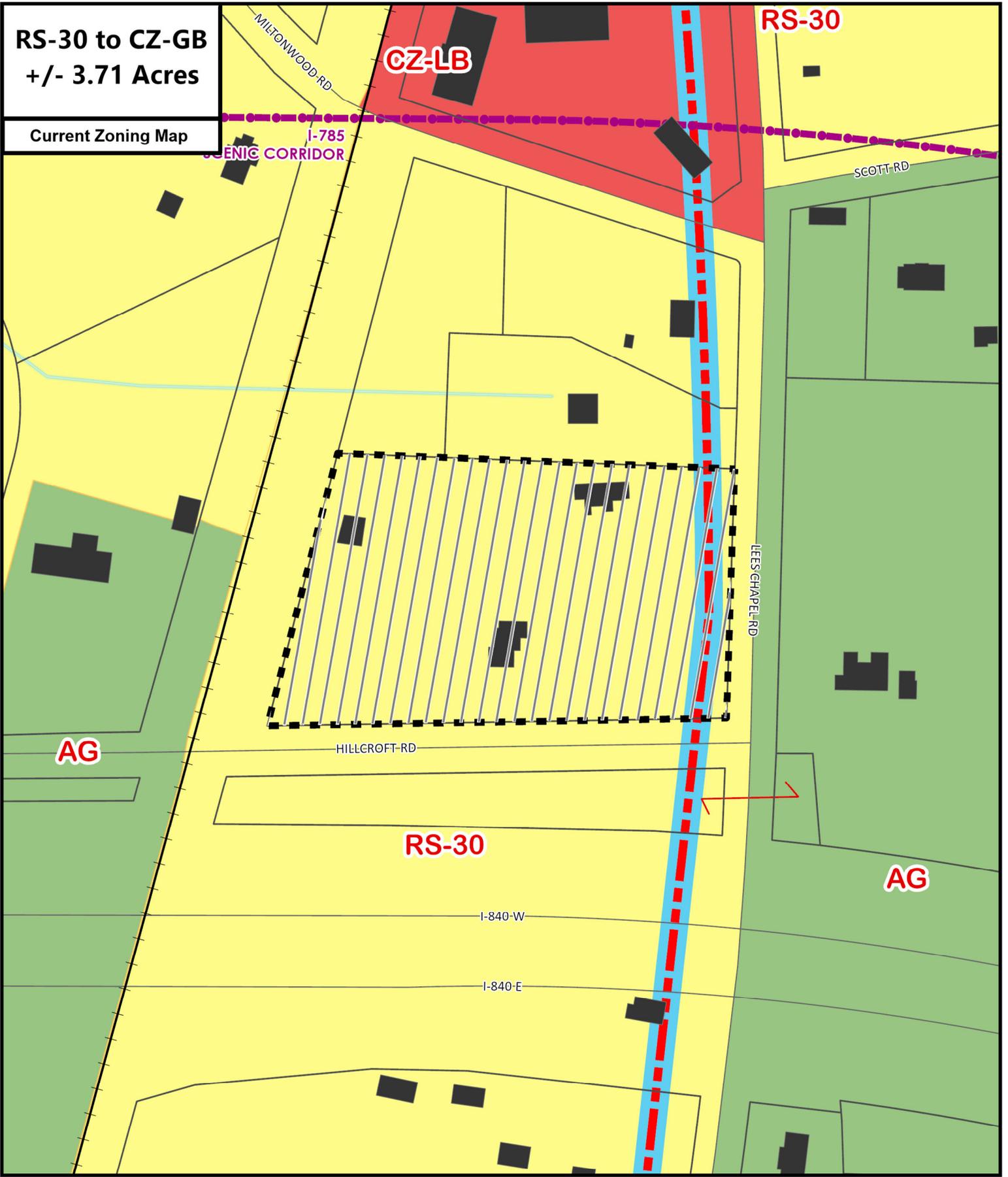


**CASE # 25-11-PLBD-00142
2701 Lees Chapel Rd**

Scale: 1" = 1,000'

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

Current Zoning Map



AG

CZ-LB

RS-30

RS-30

AG



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-11-PLBD-00142

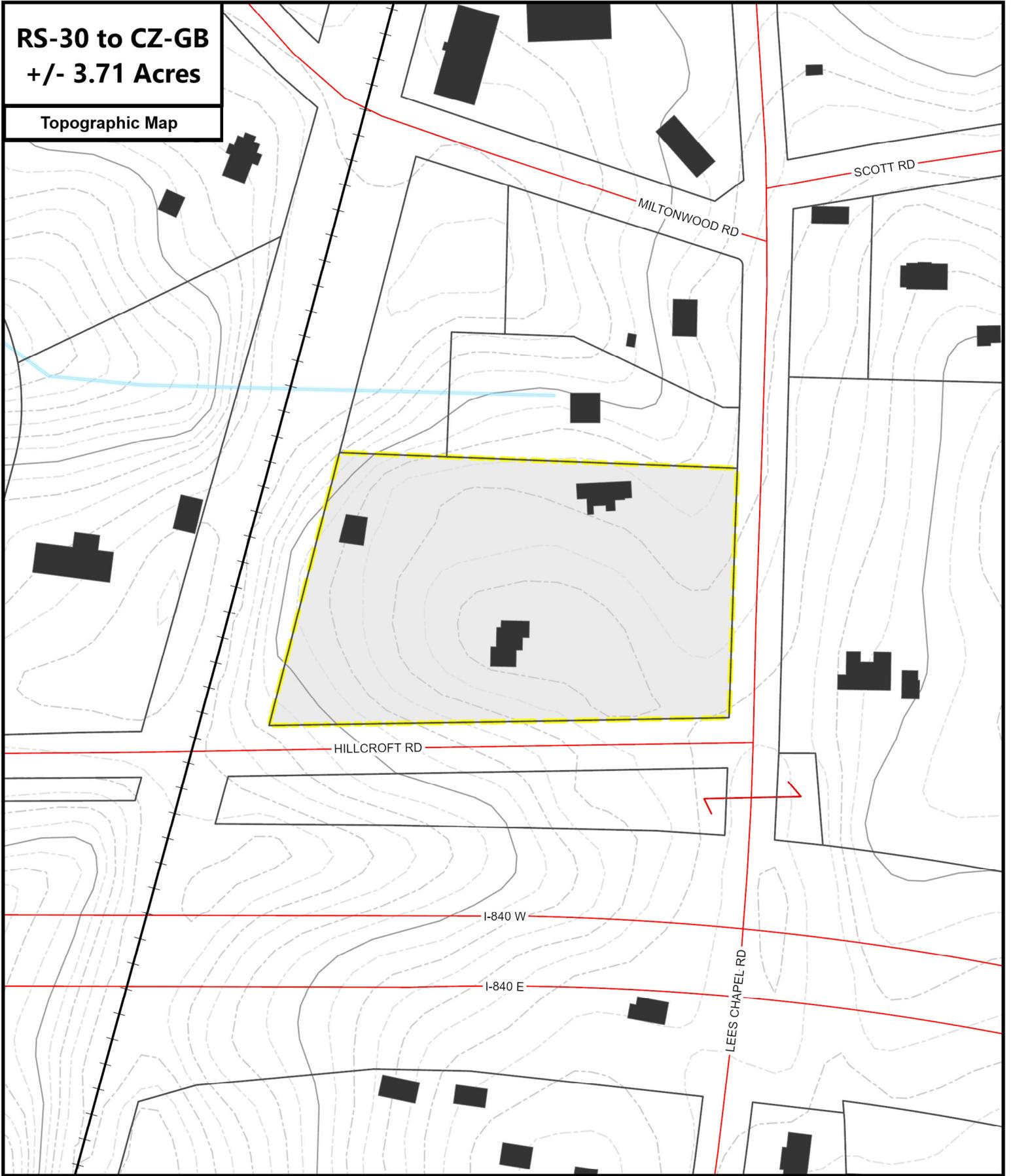
Case Area:
Parcel(s) - 126119
2701 Lees Chapel Rd



Scale: 1" = 150'

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

Topographic Map



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



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-11-PLBD-00142

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



Scale: 1" = 450'

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: 02/03/2026 Receipt # REC-031314-2026 Case Number 26-02-PLBD-00006

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 zoning district. Said property is located 8320 FAIRGROVE CHURCH ROAD in MONROE Township; Being a total of: 9.60 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>128648</u>	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 David Hill, MEMBER
 Property Owner Signature
FJP INVESTMENTS, LLC
 Name
3714 ALLIANCE DRIVE SUITE 300
 Mailing Address
CORRISBORO NC 27407
 City, State and Zip Code
336-601-7259 Joseph. Pezik e
 Phone Number Email Address
MJDEVELOPERX.COM

Representative/ Applicant Signature (if applicable)
 Name
 Mailing Address
 City, State and Zip Code
 Phone Number Email Address

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



[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: TJP Investments, LLC

Secretary of State Identification Number (SOSID): 2697911

Status: Current-Active

Citizenship: Domestic

Date formed: 8/30/2023

Registered agent: [Joseph P Pezik](#)

Mailing address

3714 Alliance Dr, Ste 300
Greensboro, NC 27407-2060

Principal Office address

3714 Alliance Dr, Ste 300
Greensboro, NC 27407-2060

Registered Office address

3714 Alliance Dr, Ste 300
Greensboro, NC 27407-2060

Registered Mailing address

3714 Alliance Dr, Ste 300
Greensboro, NC 27407-2060

Company officials

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

- **Treasurer**

[Matthew T Johnson](#)

3714 Alliance Drive, Suite 300
Greensboro NC 27407-2060

- **Managing Member**

[Tony G Johnson](#)

3714 Alliance Dr, Ste 300
Greensboro NC 27407-2060

- **Managing Member**

[Joseph P Pezik](#)

3714 Alliance Dr, Ste 300
Greensboro NC 27407-2060

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

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

Property Information

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

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-40, Residential.

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-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.

Character of the Area

The vicinity of the subject property is predominantly characterized by single-family residential development on lots zoned RS-40 and RS-30. There are also significant clusters of large-lot rural residential development and agricultural uses on parcels zoned AG within a one-mile radius of the subject property.

Existing Land Use(s) on the Property: Undeveloped

Surrounding Uses:

North: Single-family residential, rural residential, agricultural
South: Single-family residential
East: Single-family residential
West: Undeveloped

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 20th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Monticello-Brown Summit Elementary	751	246	0	2-4
Northeast Middle	1,110	643	0	1-3
Northeast High	966	1,004	19	2-4
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: Northeast

Distance from Fire Station: Approximately 2.0 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Fairgrove Church Road is classified as a Collector Street in the Greensboro Urban Area Metropolitan Planning Organization’s Thoroughfare and Collector Street Plan. The Annual Average Daily Traffic for Fairgrove Church Road is 2,700 vehicles per the 2023 North Carolina Department of Transportation (NCDOT) traffic count.

Proposed Improvements: There are currently no proposed road improvements in the area. Any new development would be subject to NCDOT review and permitting process.

Projected Traffic Generation: Not available

Environmental Assessment

Topography: Topography on site ranges from nearly level and gently sloping to strongly sloping per the U.S. Department of Agriculture Natural Resources Conservation Service Web Soil Survey.

Regulated Floodplain: There is no regulated floodplain on site per FIRM map #3710798000J with effective date 6/17/2007.

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

Streams: There is a mapped stream toward the southern half of the site per the U.S. Geological Survey and Natural Resources Conservation Service maps of Guilford County.

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

Consistency: Future Land Use Map and Comprehensive Plan

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

Activity Center/Node: None

The **Rural Living** place type represents lands that are 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. General residential density is low density development, typically with one dwelling unit located on several acres, and where densities on individual properties will vary based on site conditions.

Consistency: The requested rezoning is inconsistent with the FLUM classification of Rural Living because the larger scale and higher density of residential development permitted under the proposed RS-40 district would be incompatible with the low-density development consisting of less than one dwelling unit per acre envisioned within this designation.

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

Consistency: Although the requested rezoning is inconsistent with the existing FLUM designation, it is consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan:

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

Reasonableness

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

Recommendation

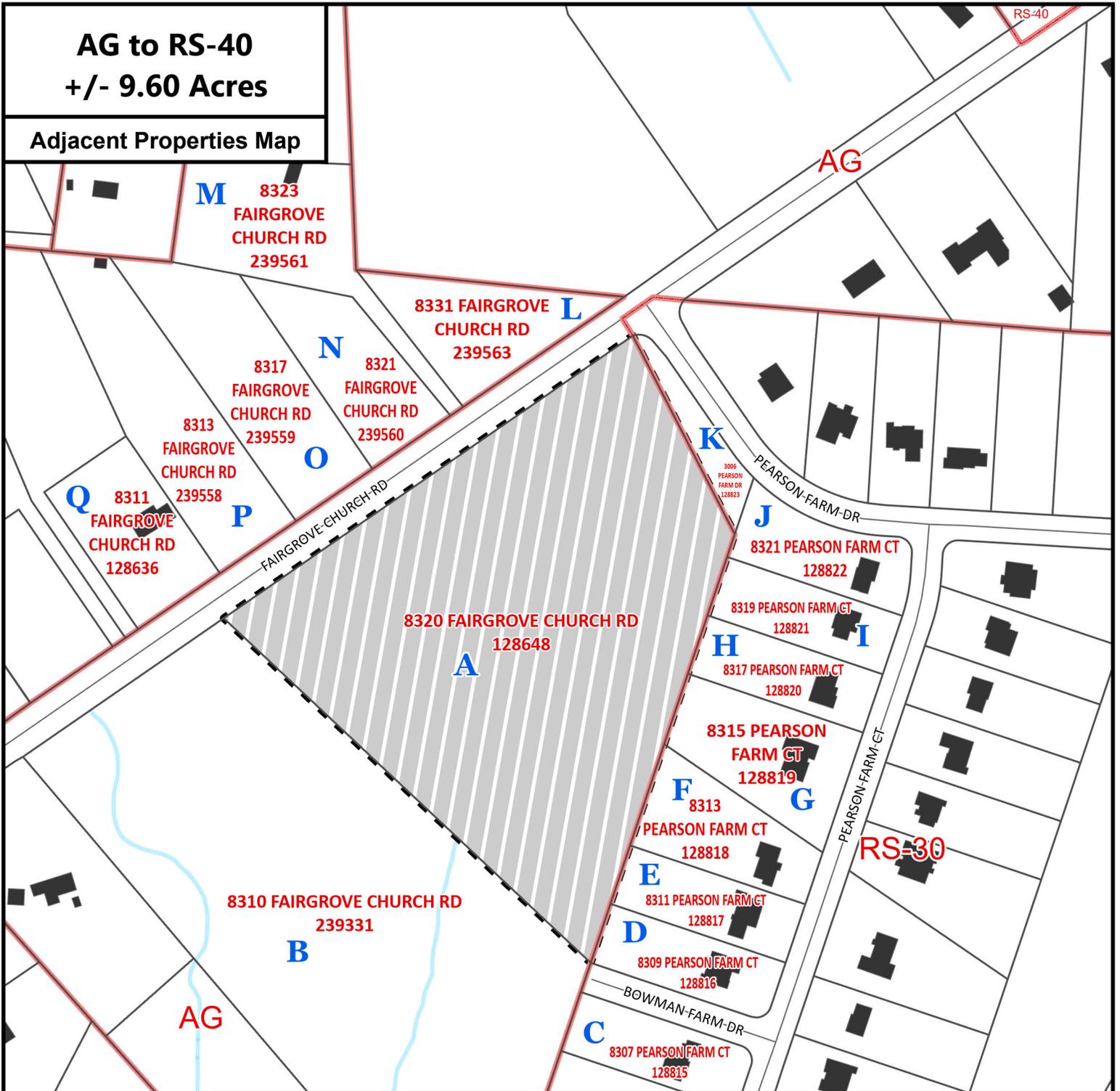
Staff Recommendation: Approval

FLUM Quadrant: Northeast

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

**AG to RS-40
+/- 9.60 Acres**

Adjacent Properties Map



- | | | |
|---|--|----------------------------------|
| A. TJP Investments LLC | G. Anita L. Wright | M. TJP Investments LLC |
| B. Cynthia A. B. Martin | H. Brian E. Sowers | N. Clifford McCain |
| C. AMH NC Properties LP | I. Michelle B. & David Thompson Jr. | O. TJP Investments LLC |
| D. Kennedy L. Marshall & Crystal M. Winslow | J. Zachary K. & Alyse M. Cammack | P. Mekayla C. & Dalton W. Gordon |
| E. Clark B. & Holly L. Belcher | K. Pearson Farm Homeowners Association INC | Q. TJP Investments LLC |
| F. Rodney D. Irvin | L. TJP Investments LLC | |



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

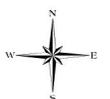
Case Number:

26-02-PLBD-00006

Case Area:

Parcel(s) - 128648

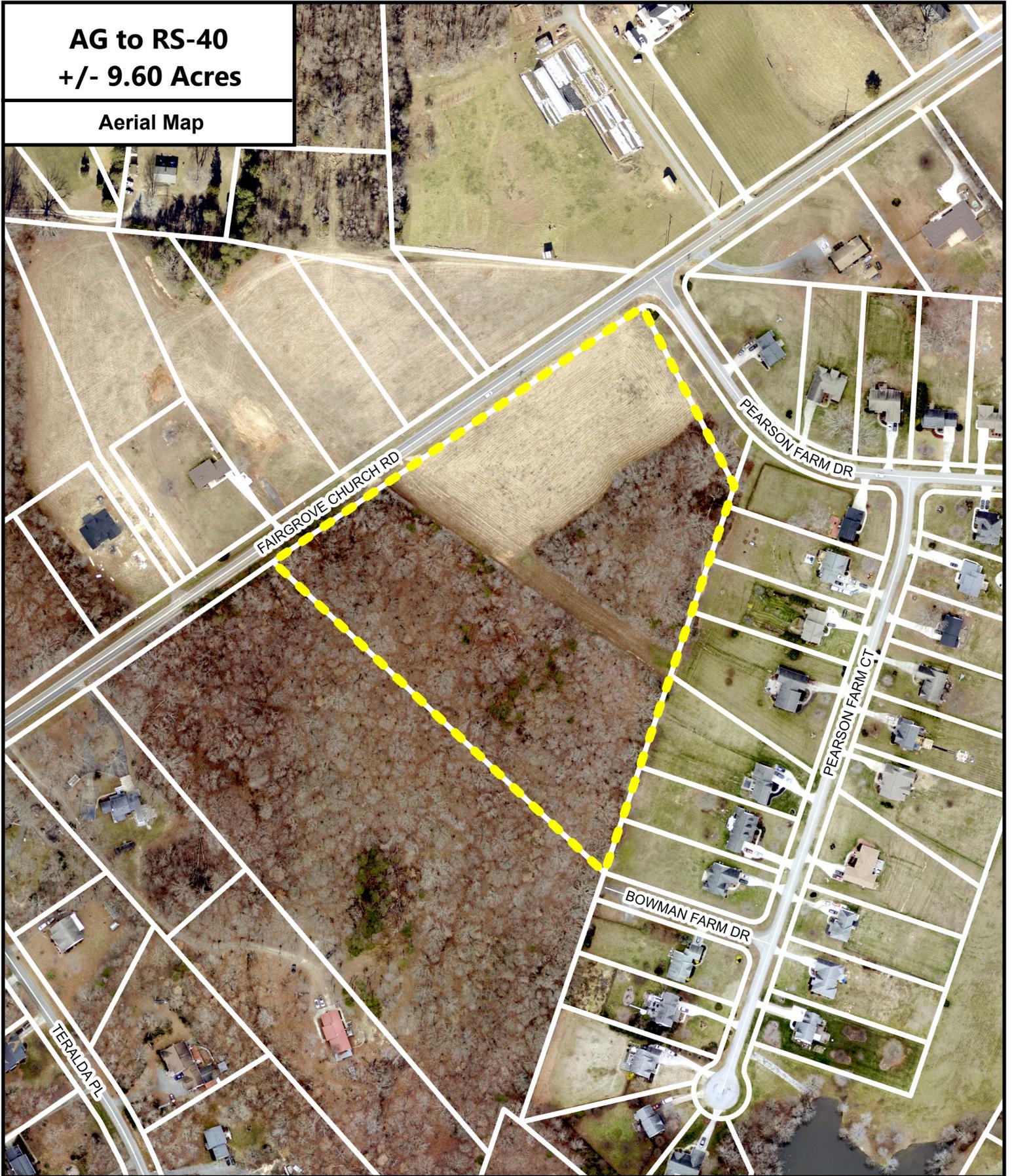
8320 Fairgrove Church Rd



Scale: 1" = 225'

**AG to RS-40
+/- 9.60 Acres**

Aerial Map



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00006

Case Area:
Parcel(s) - 128648
8320 Fairgrove Church Rd

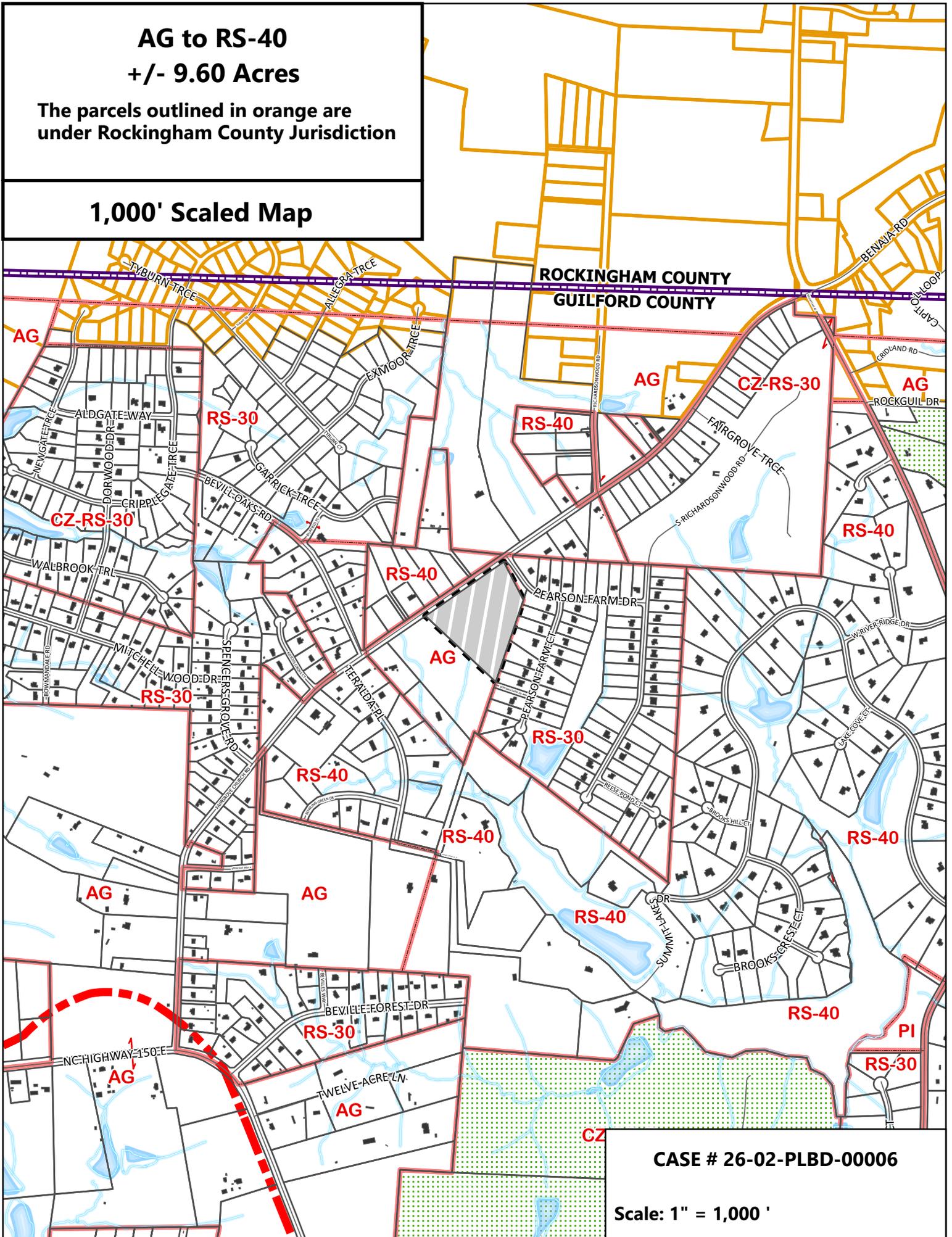


Scale: 1" = 225'

**AG to RS-40
+/- 9.60 Acres**

The parcels outlined in orange are under Rockingham County Jurisdiction

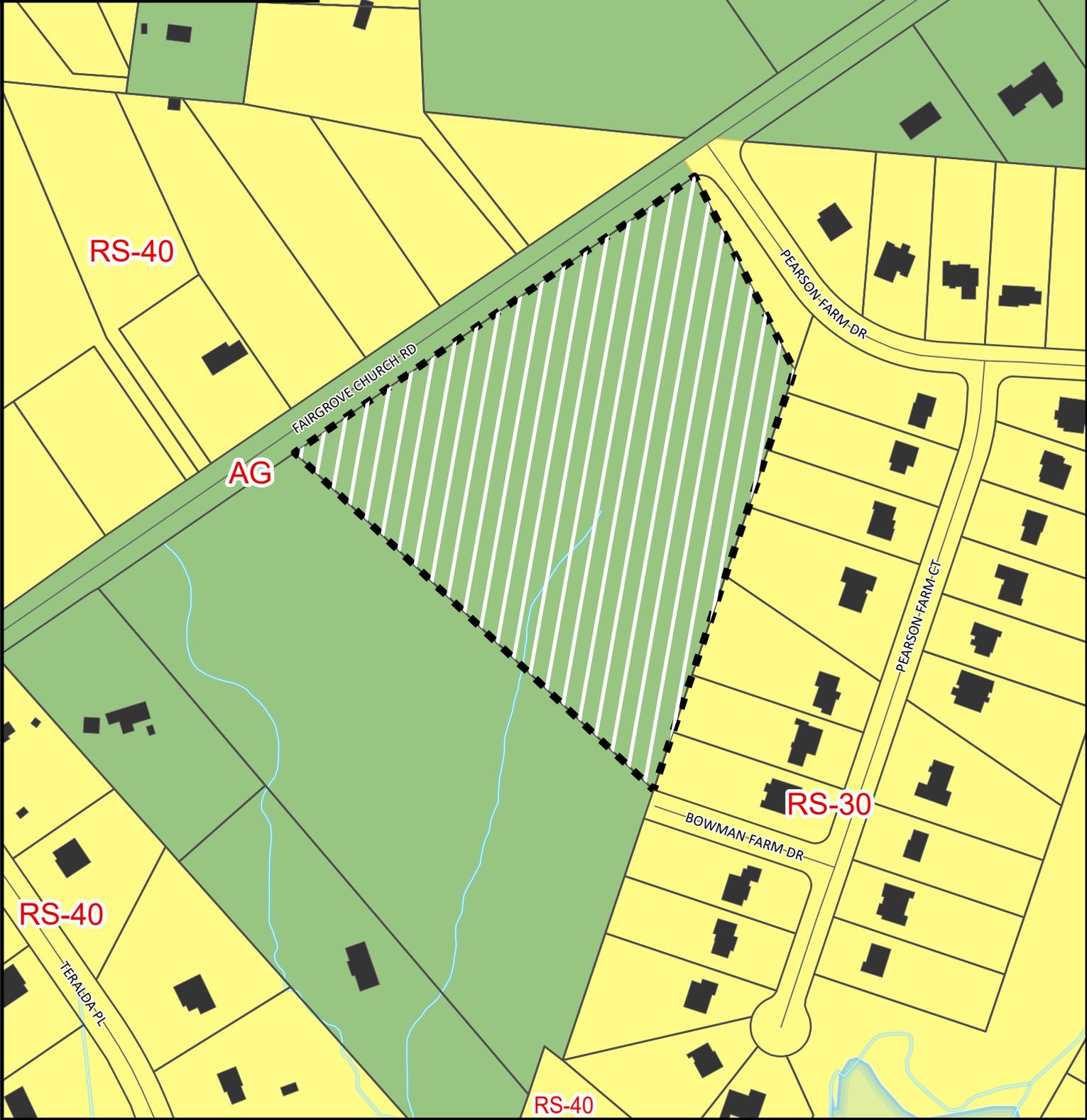
1,000' Scaled Map



CASE # 26-02-PLBD-00006

Scale: 1" = 1,000'

**AG to RS-40
+/- 9.60 Acres
Zoning Map**

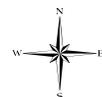


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00006

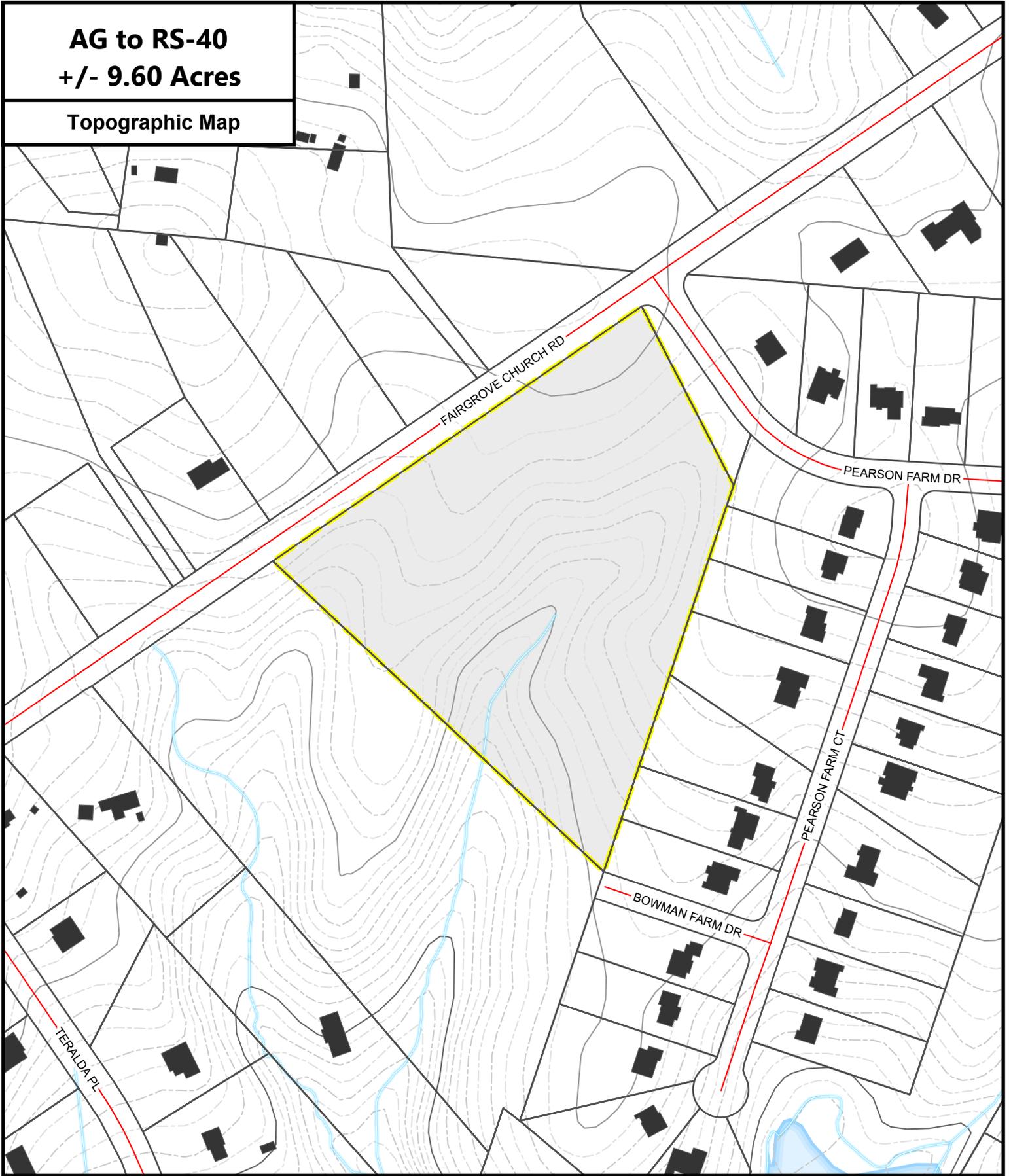
Case Area:
Parcel(s) - 128648
8320 Fairgrove Church Rd



Scale: 1" = 225'

**AG to RS-40
+/- 9.60 Acres**

Topographic Map

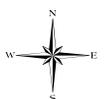


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

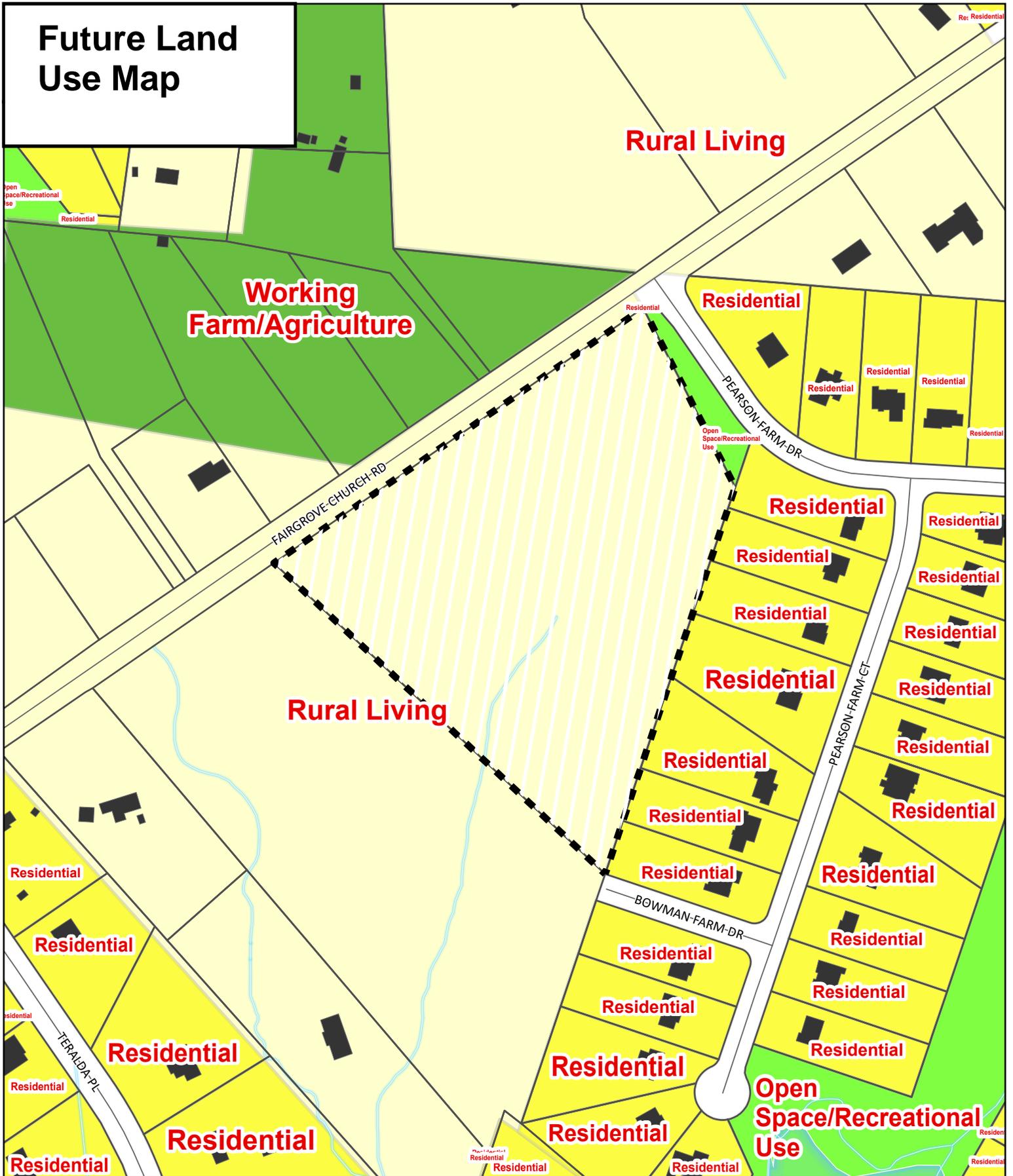
Case Number:
26-02-PLBD-00006

Case Area:
Parcel(s) - 128648
8320 Fairgrove Church Rd



Scale: 1" = 225'

Future Land Use Map

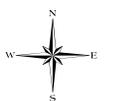


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00006

Case Area:
Parcel(s) - 128648
8320 Fairgrove Church Rd



Scale: 1" = 225'

128648



Zoom to

REID	128648
Owner	TJP INVESTMENTS LLC
Address	8320 FAIRGROVE CHURCH RD
Legal Description	9.60AC LOT2 PB216-14 8320 FAIRGROVE CHURCH RD LO:2 PL:216-14
FLUM	Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	NPDES
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

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

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

DECISION MATRIX

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

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

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #128648 from **AG to RS-40** because:

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

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

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

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #128648 from **AG to RS-40** 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 #26-02-PLBD-00006: AG, AGRICULTURAL TO RS-40,
RESIDENTIAL: 8320 FAIRGROVE CHURCH ROAD**

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #128648 from **AG to RS-40** because:

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

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

(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; 24.99 acres: \$1,500.00; 25+ acres or Planned Unit Development: \$2,000.00

Date Submitted: 02/03/2026 Receipt # REC-031317-2026 Case Number 26-02-PLBD-00008

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 7930 NC Highway 150 E in 01- Washington Township; Being a total of: 121.87 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 242017 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) All uses in the RS-30 district are permitted, except for the uses struck through on the attached use matrix
- 2)
- 3)
- 4)

Development Conditions

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

- 1) Lot size minimum shall be 40,000 sf
- 2)
- 3)
- 4)

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

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

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

Respectfully Submitted,



 Property Owner Signature
Shawn Cummings

 Name
1141 Jay Lane

 Mailing Address
Graham NC, 27253

 City, State and Zip Code
743-205-3912

 Phone Number Email Address



 Owner/ Representative/Applicant Signature (if applicable)
Scott Krusell

 Name
1141 Jay Lane

 Mailing Address
Graham NC, 27253

 City, State and Zip Code
7004-467-0983 **skrusell@vennterra.com**

 Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.



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

Limited Liability Company

Actions

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



TABLE 4.3 1 PERMITTED USE SCHEDULE

X Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 Environmental Regulations For PUD Zoning Districts (PD R, PD M & RPD) Refer to Section 4.4
 P Use by Right
 D Individual Development Standards Apply See Article 5
 S Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q
 Z Overlay Zoning Required
 * Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial					Industrial				
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26												
(Heavy)	Amusement or Water Parks, Fairgrounds																			D	D		
	Auditorium, Coliseum or Stadium												P							P	P		
	Go-cart Raceway																			P	P	P	
	Golf Course, Miniature																P	P	P				
	Recreational Vehicle Park or Campsite																			D			
	Special Event Venue	S											P						P	P	P		
	Shooting Range, Indoor																		D	D	D	D	
	Shooting Range, Outdoor	S											S										
	Theater (Outdoor)																S	D	D	D	D		
	Theater (Indoor)																P			P	P		
Other Recreation and Entertainment Uses	Other Outdoor Uses Not Listed	S																		P	P	P	
	Other Indoor Uses Not Listed																P	P	P	P	P		
Civic, Educational, and Institutional	Place of Worship		P	D	D	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											
	Secondary School		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											
	Daycare Center (Not In-Home)	S											D	D	D	D	D	D	D	D	D	D	
	Emergency Services		P	P	P	P	P	P	P	P	P	P											
	Community or Social Service Agencies													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	P	I	I				
	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		P	
	Library													P	P	P	P	P	P	P	P					
	Museum or Art Gallery													P	P	P	P	P	P	P	P					
	Post Office													P	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			
	Medical or Professional Office																P	P	P	P	P	P	P			
	Personal Service																P	P	P	P	P	P	P			
	Advertising, Outdoor Services																			D	D	P	P	P		
	Bank or Finance without Drive-through																D		P	P	P	D	P			
	Rural Residential Occupation		S																							
	Bank or Finance with Drive-through																P		P	P	P	P	P			
	Boat Repair	X																		P	P		P	P		
	Building Maintenance Services																			P	P		P	P		
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X																		P	P		P	P		
	Insurance Agency (Carriers and On-Site Claims Inspections)																P		P	P	P	P	P			
	Kennels or Pet Grooming		P														D		D	D	D	D	P	P		
	Landscape and Horticultural Services	X	S																		P		P	P		
Laundromat or Dry Cleaner	X																	P	P	P	P					



TABLE 4.3 1 PERMITTED USE SCHEDULE

X Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 Environmental Regulations For PUD Zoning Districts (PD R, PD M & RPD) Refer to Section 4.4
P Use by Right
D Individual Development Standards Apply See Article 5
S Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q
Z Overlay Zoning Required
***** Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial					Industrial				
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
	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										
	Funeral Home or Crematorium													S		P			P	P			
Transportation, Warehousing, and Wholesale Trade	Wholesale Trade-Heavy																					S	P
	Wholesale Trade-Light																		P	P	P	P	
	Automobile Parking (Commercial)												S					P	P	P	P	P	
	Automotive Towing and Storage Services	X																	D	D		D	D
	Equipment Rental and Leasing (No Outside Storage)																		P	P		P	P
	Equipment Rental and Leasing (with Outside Storage)																					P	P
	Equipment Repair, Heavy	X																					P
	Equipment Repair, Light																		D	D		P	P
	Tire Recapping																						P
Truck Stop	X																			D	P	P	

(Intentionally Left Blank)

CONDITIONAL REZONING CASE #26-02-PLBD-00008: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – 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 CZ-RS-30, Conditional Zoning – Residential with the following conditions:

Use Conditions:

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

Development Conditions:

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

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.

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

Character of the Area

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

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

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

Infrastructure and Community Facilities

Public School Facilities:

7930 NC HWY 150 E from AG to CZ-RS-30				
School Boundary	Built Capacity	2024-25 20 th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Monticello-Brown Summit Elementary School	751	246	0	28-30

Northeast Middle School	1,110	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 1,400 vehicles per the 2024 North Carolina Department of Transportation (NCDOT) traffic count.

Proposed Improvements: There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT review and permitting process.

Projected Traffic Generation: Data not available.

Environmental Assessment

Topography: Per the USDA-NRCS Web Soil Survey, the topography for parcel 242017 varies from nearly level and gently sloping to strongly sloping and moderately steep.

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

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

Streams: There are mapped streams on-site, per the USGS/NRCS 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: This requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Working Farm/Agricultural. The Working Farm/Agriculture designation typically includes parcels with sizes typically larger than five-ten acres which exceeds the minimum requirements of the CZ-RS-30 district. The proposed rezoning of CZ-RS-30 is consistent with the Land Use Classification of Residential. The Residential classification consists of low-density, residential uses which are compatible with the proposed CZ-RS-30 zoning district. Further, a revision to the Residential classification would account for increased density with the allowance of major subdivisions (dividing any parcel into more than 5 lots) which are permitted in the RS-40 underlying district and not in the current AG district. The Residential classification includes a mixture of low and medium density development, typically consisting of densities of up to four dwelling units per acre.

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

Consistency: While inconsistent with the current land use designation, 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 CZ-RS-30 is reasonable as it aligns with the Guilford County Comprehensive Plan's Attainable Housing Goal Statement and Policy 1. Permitting a greater degree of residential development on the subject property may benefit the county at large and help address the ongoing need for housing in Guilford County. Additionally, the subject property is located along a Major Thoroughfare that would provide sufficient transportation infrastructure for any new residential development. Lastly, there are several clusters of RS-30 zoning located within a 1.5-mile radius of the parcel. Therefore, a rezoning to the CZ-RS-30 designation would be compatible with

development patterns found in the general area.

Recommendation

Staff Recommendation: Approval

FLUM Quadrant: Northeast

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

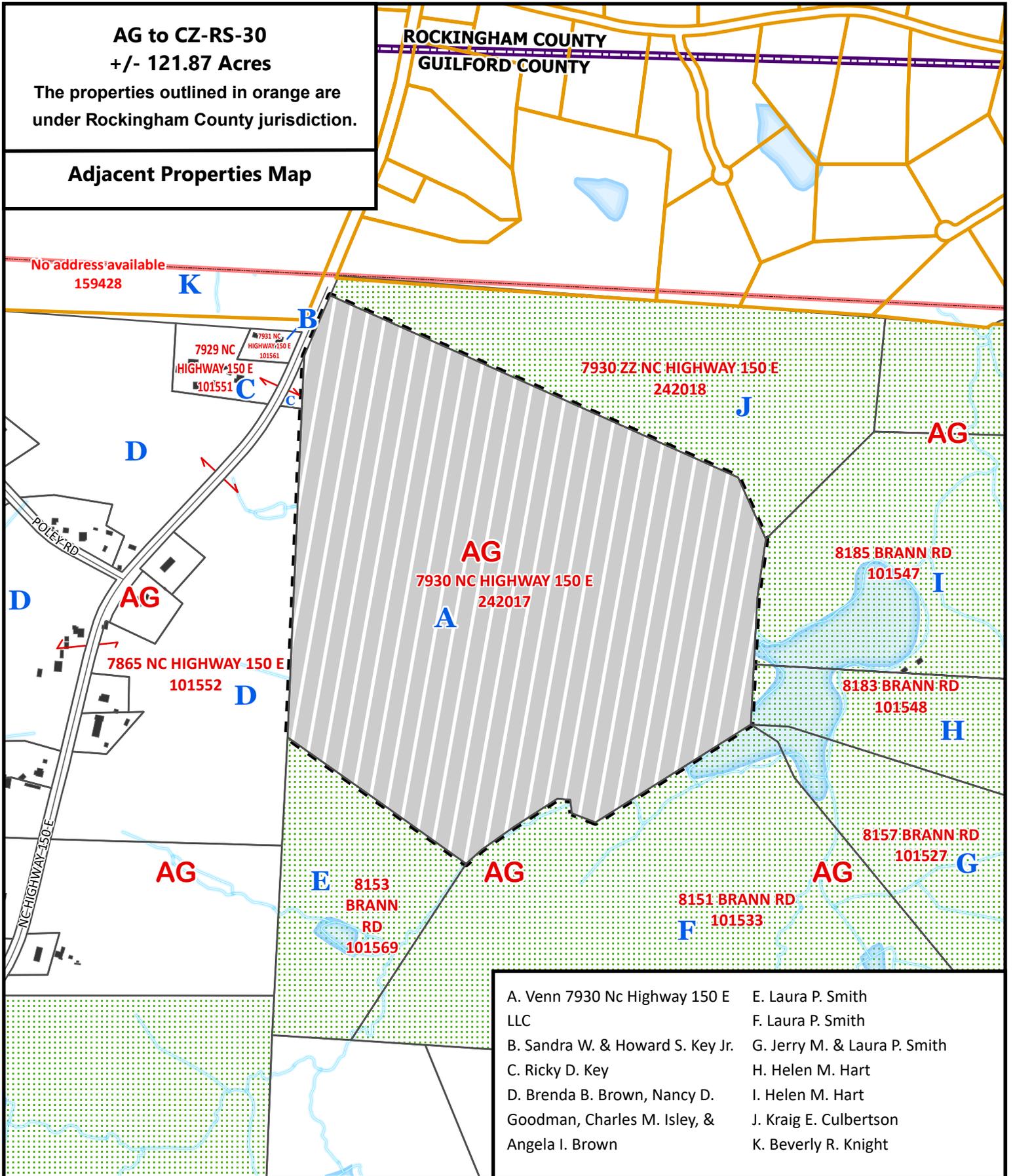
DRAFT

AG to CZ-RS-30

+/- 121.87 Acres

The properties outlined in orange are under Rockingham County jurisdiction.

Adjacent Properties Map



- | | |
|---|------------------------------|
| A. Venn 7930 Nc Highway 150 E LLC | E. Laura P. Smith |
| B. Sandra W. & Howard S. Key Jr. | F. Laura P. Smith |
| C. Ricky D. Key | G. Jerry M. & Laura P. Smith |
| D. Brenda B. Brown, Nancy D. Goodman, Charles M. Isley, & Angela I. Brown | H. Helen M. Hart |
| | I. Helen M. Hart |
| | J. Kraig E. Culbertson |
| | K. Beverly R. Knight |



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-02-PLBD-00008

Case Area:

Parcel(s) - 242017

7930 NC Highway 150 E



Scale: 1" = 650'

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

**ROCKINGHAM COUNTY
GUILFORD COUNTY**

Aerial Map



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00008

Case Area:
Parcel(s) - 242017
7930 NC Highway 150 E



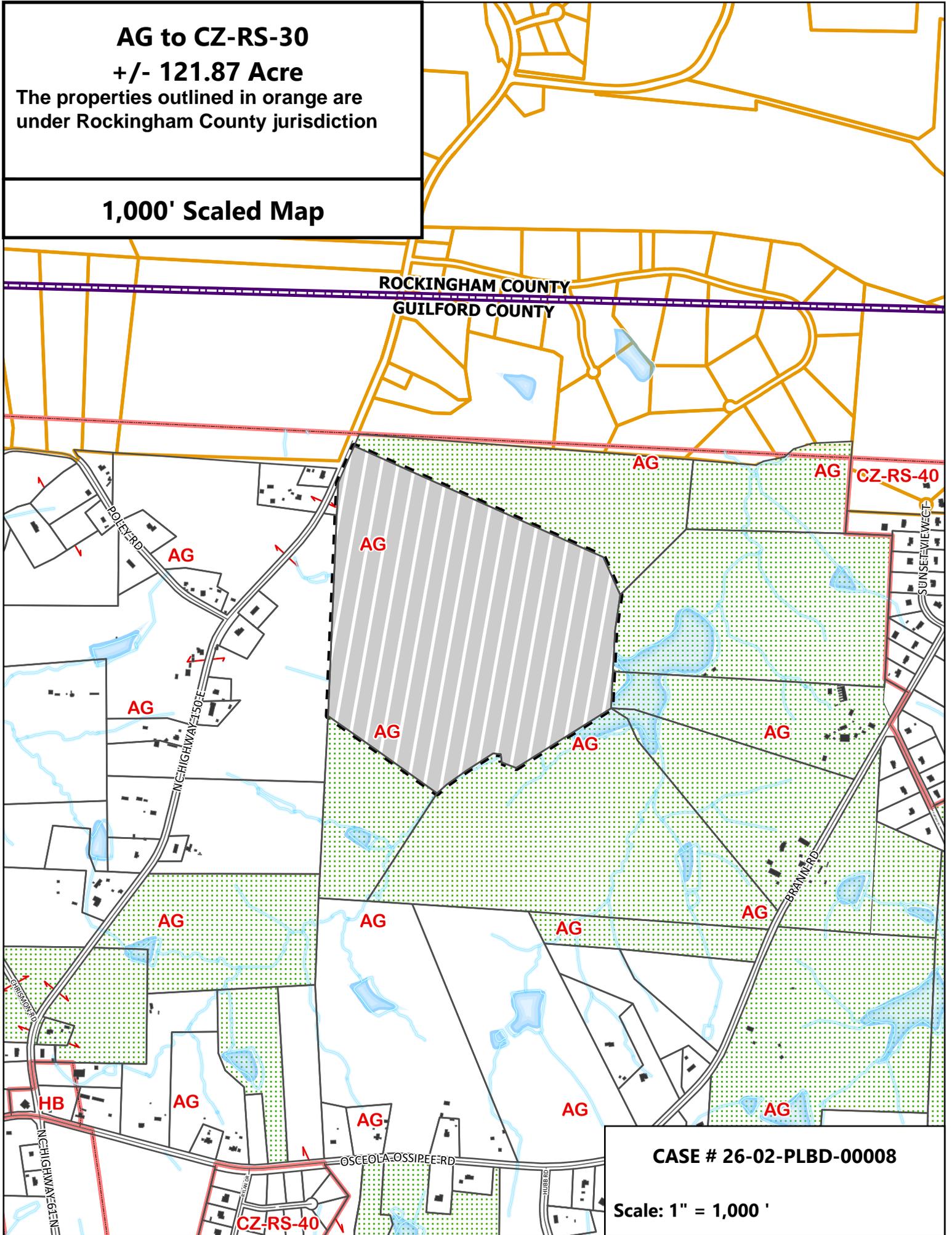
Scale: 1" = 650'

AG to CZ-RS-30

+/- 121.87 Acre

The properties outlined in orange are under Rockingham County jurisdiction

1,000' Scaled Map



CASE # 26-02-PLBD-00008

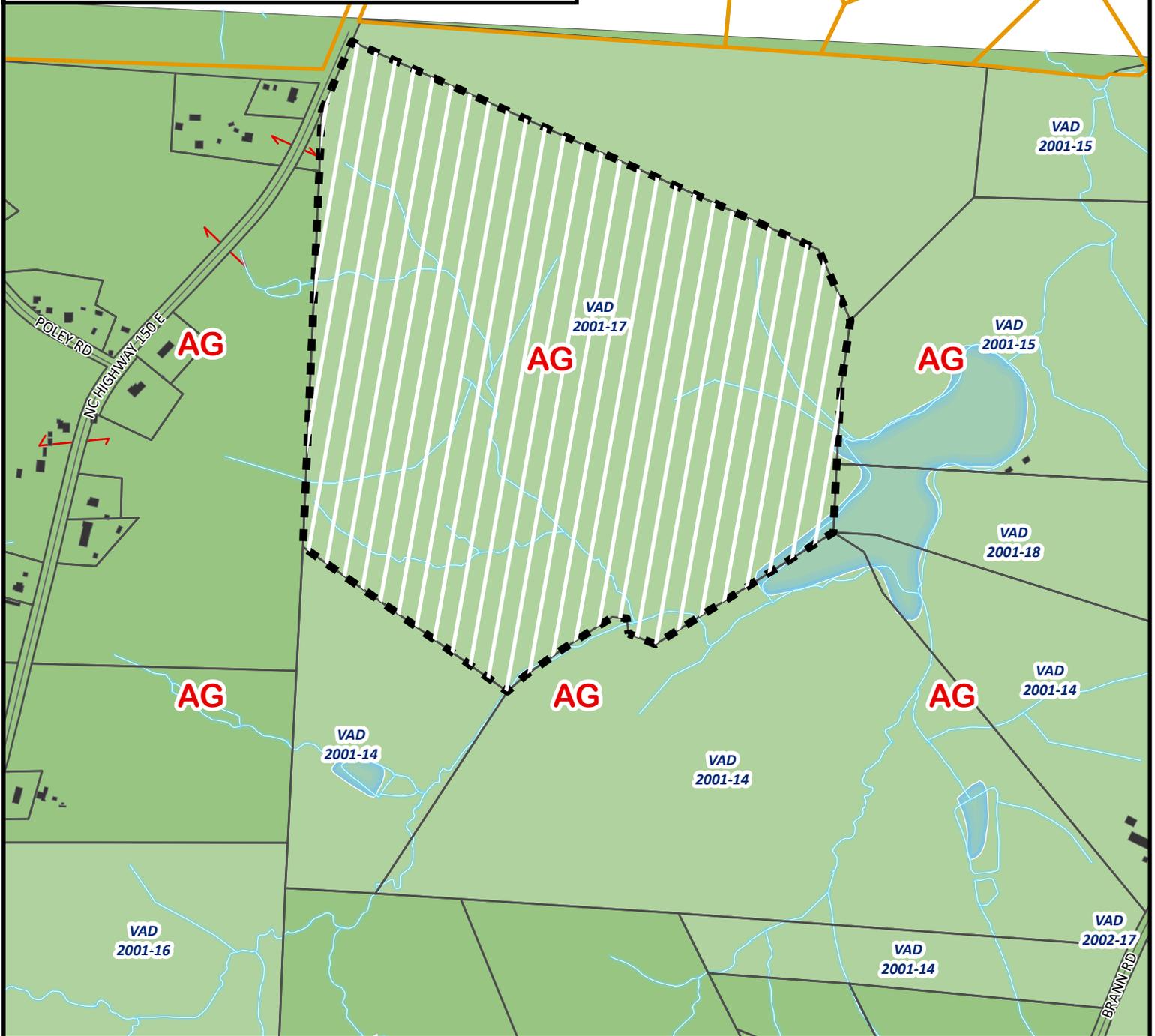
Scale: 1" = 1,000'

AG to CZ-RS-30

+/- 121.87 Acres

The properties outlined in orange are under Rockingham County jurisdiction.

Current Zoning Map

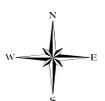


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00008

Case Area:
Parcel(s) - 242017
7930 NC Highway 150 E

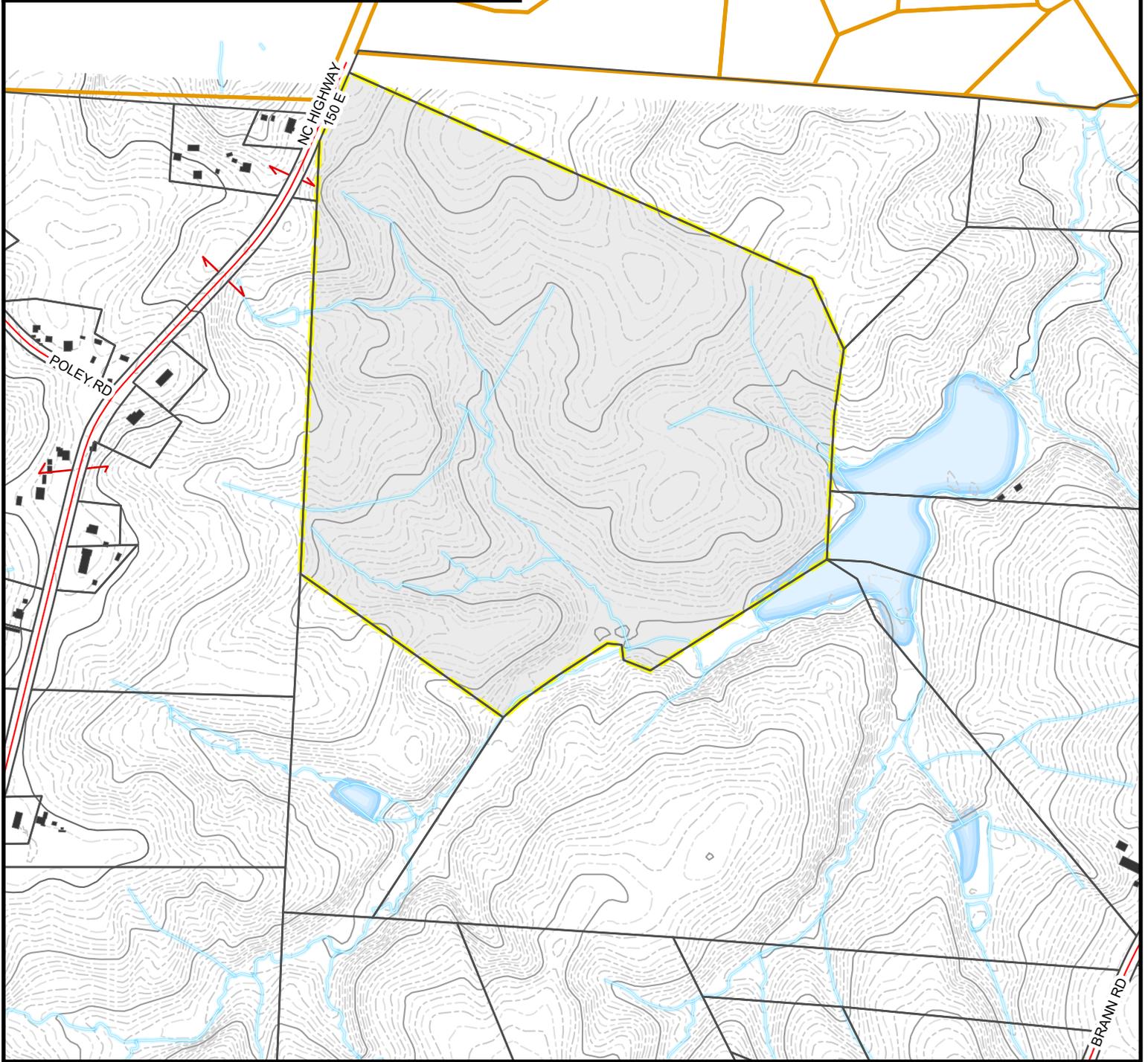


Scale: 1" = 650'

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

The properties outlined in orange are
under Rockingham County jurisdiction

Topographic Map

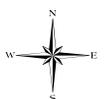


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00008

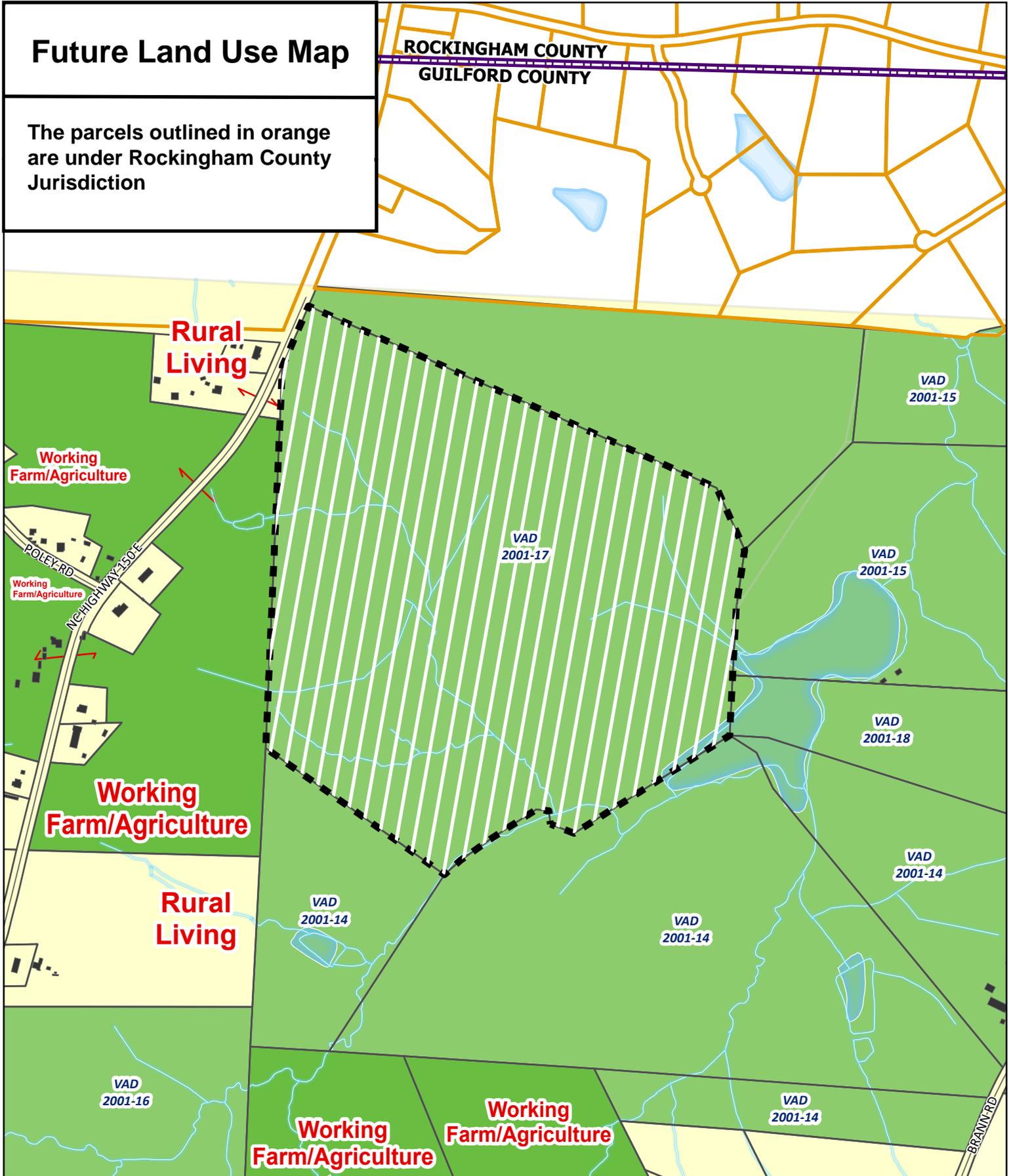
Case Area:
Parcel(s) - 242017
7930 NC Highway 150 E



Scale: 1" = 650'

Future Land Use Map

The parcels outlined in orange are under Rockingham County Jurisdiction

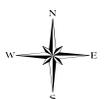


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00008

Case Area:
Parcel(s) - 242017
7930 NC Highway 150 E



Scale: 1" = 650'

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

**CONDITIONAL REZONING CASE #26-02-PLBD-00008: AG, AGRICULTURAL
TO CZ-RS-30, CONDITIONAL ZONING – 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

CONDITIONAL REZONING CASE #26-02-PLBD-00008: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – 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 CZ-RS-30** because:

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

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

CONDITIONAL REZONING CASE #26-02-PLBD-00008: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – 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 CZ-RS-30** because:

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

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

CONDITIONAL REZONING CASE #26-02-PLBD-00008: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – 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 #242017 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.]

(Intentionally Left Blank)

(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; 24.99 acres: \$1,500.00; 25+ acres or Planned Unit Development: \$2,000.00

Date Submitted: 02/03/2026 Receipt # REC-031318-2026 Case Number 26-02-PLBD-00009

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

Pursuant to Section 3.5.M of the Unified Development Ordinance (UDO), the undersigned hereby requests Guilford County to rezone the property described below from the AG zoning district to the CZ-RS-30 zoning district.
7150 HOWERTON RD, 6215 NC HIGHWAY 61 N, 7245 HOWERTON RD, 7255 HOWERTON RD, 6100 NC
Said property is located at HIGHWAY 61 N, 7240 HOWERTON RD

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

Further referenced by the Guilford County Tax Department as:

- | | |
|----------------------------|----------------------------|
| Tax Parcel # <u>243764</u> | Tax Parcel # <u>243763</u> |
| Tax Parcel # <u>243718</u> | Tax Parcel # <u>243713</u> |
| Tax Parcel # <u>243708</u> | Tax Parcel # <u>243700</u> |

Additional sheets for tax parcels are available upon request.

Check One: (Required)

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

Check One: (Required)

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

Conditional Zoning Requirements:

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



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Zoning
Application**

Use Conditions

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

- 1) All uses in the RS-30 district are permitted, except for the uses struck through on the attached use matrix
- 2)
- 3)
- 4)

Development Conditions

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

- 1)
- 2)
- 3)
- 4)

704-467-0983

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 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

Darrell Holt - JM Holt & Associates

Name

2345 Walter Andrews Road

Mailing Address

Graham, NC 27253

City, State and Zip Code

Phone Number

Email Address

Owner/ Representative/Applicant Signature (if applicable)

Scott Krusell

Name

1141 Jay Lane

Mailing Address

Graham NC, 27253

City, State and Zip Code

7004-467-0983

skrusell@vennterra.com

Phone Number

Email Address

Additional sheets for conditions and signatures are available upon request.



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Zoning
Application**

Use Conditions

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

- 1) All uses in the RS-30 district are permitted, except for the uses struck through on the attached use matrix
- 2)
- 3)
- 4)

Development Conditions

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

- 1)
- 2)
- 3)
- 4)

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

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

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

Respectfully Submitted,

Property Owner Signature

Shawn Cummings

Name

1141 Jay Lane

Mailing Address

Graham NC, 27253

City, State and Zip Code

743-205-3912

Phone Number

Email Address

Owner / Representative / Applicant Signature (if applicable)

Scott Krusell

Name

1141 Jay Lane

Mailing Address

Graham NC, 27253

City, State and Zip Code

7004-467-0983

Phone Number

skrusell@vennterra.com

Email Address

Additional sheets for conditions and signatures are available upon request.



[Home](#) [Business Registration](#) [Search](#) Business Corporation

Business Corporation

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: J. M. Holt & Associates, Inc.

Secretary of State Identification Number (SOSID): 0070170

Status: Current-Active

Citizenship: Domestic

Date formed: 9/11/1984

Fiscal month: September

Registered agent: [Darrell Holt](#)

Mailing address

2345 Walter Andrews Rd
Graham, NC 27253

Principal Office address

2345 Walter Andrews Rd
Graham, NC 27253

Registered Office address

2345 Walter Andrews Rd
Graham, NC 27253

Registered Mailing address

2345 Walter Andrews Rd
Graham, NC 27253

Officers

- **President**

[Darrell Holt](#)

2345 Walter Andrews Rd
Graham NC 27253

Stock:

- **Class:** COMMON

Shares: 200000

Par value: 1

[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](#)

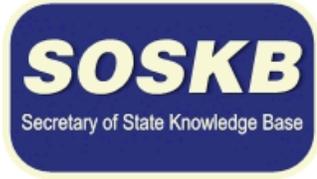
[Intellectual Property](#)

[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



Contact Us

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

North Carolina Secretary of State's Office



[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 6200 Hwy 61 LLC

Secretary of State Identification Number (SOSID): 2589993

Status: Current-Active

Citizenship: Domestic

Date formed: 3/7/2023

Registered agent: [Shawn C Cummings](#)

Principal Office address

1141 Jay Lane
Graham, NC 27253

Registered Office address

1141 Jay Lane
Graham, NC 27253

Mailing address

PO Box 477
Graham, NC 27253

Registered Mailing address

PO Box 477
Graham, NC 27253

Company officials

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

- **Manager**

[Lisa J Brewer](#)

3041 S Church St
Burlington NC 27215-5154

- **Managing Member**

[Shawn Cummings](#)

PO Box 477
Graham NC 27253

[Return to top](#)

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](#)

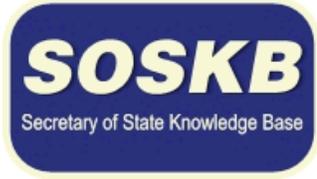
[Intellectual Property](#)

[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



Contact Us

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

North Carolina Secretary of State's Office



TABLE 4.3 1 PERMITTED USE SCHEDULE

X Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 Environmental Regulations For PUD Zoning Districts (PD R, PD M & RPD) Refer to Section 4.4
P Use by Right
D Individual Development Standards Apply See Article 5
S Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q
Z Overlay Zoning Required
* Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial					Industrial				
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26												
(Heavy)	Amusement or Water Parks, Fairgrounds																			D	D		
	Auditorium, Coliseum or Stadium												P							P	P		
	Go-cart Raceway																		P	P	P		
	Golf Course, Miniature															P	P	P					
	Recreational Vehicle Park or Campsite																		D				
	Special Event Venue	S											P					P	P	P			
	Shooting Range, Indoor																	D	D		D	D	
	Shooting Range, Outdoor	S											S										
	Theater (Outdoor)															S	D	D	D	D			
	Theater (Indoor)															P			P	P			
Other Recreation and Entertainment Uses	Other Outdoor Uses Not Listed	S																	P		P	P	
	Other Indoor Uses Not Listed															P	P	P	P	P	P		
Civic, Educational, and Institutional	Place of Worship		P	D	D	P																	
	College or University												P					P					
	Vocational, Business or Secretarial School														P		P	P	P	P	P	P	
	Elementary School		D	D	D	D	D	D	D	D	D	D											
	Secondary School		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											
	Daycare Center (Not In-Home)	S											D	D	D			D	D	D	D	D	
	Emergency Services		P	P	P	P	P	P	P	P	P	P											
	Community or Social Service Agencies													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	P	I	I				
	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		P	
	Library													P	P	P	P	P	P	P	P					
	Museum or Art Gallery													P	P	P	P	P	P	P	P					
	Post Office													P	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			
	Medical or Professional Office																P	P	P	P	P	P	P			
	Personal Service																P	P	P	P	P	P	P			
	Advertising, Outdoor Services																			D	D	P	P	P		
	Bank or Finance without Drive-through																D		P	P	P	D	P			
	Rural Residential Occupation		S																							
	Bank or Finance with Drive-through																P		P	P	P	P	P			
	Boat Repair	X																		P	P		P	P		
	Building Maintenance Services																			P	P		P	P		
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X																		P	P		P	P		
	Insurance Agency (Carriers and On-Site Claims Inspections)																P		P	P	P	P	P			
	Kennels or Pet Grooming		P														D		D	D	D	D	P	P		
	Landscape and Horticultural Services	X	S																		P		P	P		
Laundromat or Dry Cleaner	X																	P	P	P	P					



TABLE 4.3 1 PERMITTED USE SCHEDULE

X Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 Environmental Regulations For PUD Zoning Districts (PD R, PD M & RPD) Refer to Section 4.4
P Use by Right
D Individual Development Standards Apply See Article 5
S Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q
Z Overlay Zoning Required
***** Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial					Industrial				
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
	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										
	Funeral Home or Crematorium													S		P			P	P			
Transportation, Warehousing, and Wholesale Trade	Wholesale Trade-Heavy																					S	P
	Wholesale Trade-Light																		P	P	P	P	
	Automobile Parking (Commercial)												S					P	P	P	P	P	
	Automotive Towing and Storage Services	X																	D	D		D	D
	Equipment Rental and Leasing (No Outside Storage)																		P	P		P	P
	Equipment Rental and Leasing (with Outside Storage)																					P	P
	Equipment Repair, Heavy	X																					P
	Equipment Repair, Light																		D	D		P	P
	Tire Recapping																						P
Truck Stop	X																			D		P	P



TABLE 4.3 1 PERMITTED USE SCHEDULE

X Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 Environmental Regulations For PUD Zoning Districts (PD R, PD M & RPD) Refer to Section 4.4
P Use by Right
D Individual Development Standards Apply See Article 5
S Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q
Z Overlay Zoning Required
***** Additional District Requirements, See Section 4.5 or 4.6

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

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

Property Information

The subject properties are located at 6215 NC Highway 61 N, 7150 Howerton Road, 7245 Howerton Road, 7255 Howerton Road, 7240 Howerton Road, 6100 NC Highway 61 N (Guilford County Tax Parcels #243764, #243718, #243708, #243763, #243713, and #243700 located in Washington Township) located at the intersection of NC Highway 61 N and Howerton Road. The subject properties comprise approximately 234.82 total 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 properties from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential with the following conditions:

Use Conditions:

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

Development Conditions: None offered.

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.

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

Character of the Area

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

Existing Land Use(s) on the Property: Undeveloped

Surrounding Uses:

North: Residential and Agricultural

South: Residential and Agricultural

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

West: Residential and Agricultural

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

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

Infrastructure and Community Facilities

Public School Facilities:

6100, 6215 NC HIGHWAY 61 N AND 7150, 7240, 7245, 7255 HOWERTON ROAD from AG to CZ-RS-30				
School Boundary	Built Capacity	2024-25 20 th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Gibsonville Elementary School	526	500	12	67-69
Eastern Guilford Middle School	1,194	874	5	31-33

Eastern Guilford High School	1,268	1,149	0	54-56
Remarks: (1) Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms; (2) Fourth grade, fifth grade, middle and high school built capacity assumes 30 students per core academic classroom.				
Source: Guilford County Schools				

Emergency Response:

Fire Protection District: Fire District 28

Miles from Fire Station: Approximately 1.5 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: No

Transportation:

Existing Conditions: Howerton Road is an existing Collector Street and NC Highway 61 is a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization’s Thoroughfare and Collector Street Plan. The Average Annual Daily Traffic for NC Highway 61 is 3,400 vehicles per the 2024 NCDOT traffic count. The Average Annual Daily Traffic for Howerton Road is unavailable.

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

Projected Traffic Generation: Data not available.

Environmental Assessment

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

Regulated Floodplain: There is no regulated floodplain on-site, per FIRM maps #3710883700K and 3710883600K, both with effective date 11/17/2017, as well as #3710882700J with effective date 6/18/2007.

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

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

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

Consistency: Land Use Plan & Comprehensive Plan

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

Activity Center/Node: None

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

Consistency: This requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Working Farm/Agricultural. The Working Farm/Agriculture designation typically includes parcels with sizes typically larger than five-ten acres which exceeds the minimum requirements of the CZ-RS-30 district. The proposed rezoning of CZ-RS-30 is consistent with the Land Use Classification of Residential. The Residential classification consists of low-density, residential uses which are compatible with the proposed CZ-RS-30 zoning district. Further, a revision to the Residential classification would account for increased density with the allowance of major subdivisions (dividing any parcel into more than 5 lots) which are permitted in the RS-40 underlying district and not in the current AG district. The Residential classification includes a mixture of low and medium density development, typically consisting of densities of up to four dwelling units per acre.

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

Consistency: While inconsistent with the current land use designation, 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.

- **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 to CZ-RS-30 is reasonable as it aligns with the Guilford County Comprehensive Plan's Attainable Housing Goal Statement: "Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design" and 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." Permitting a greater degree of residential development on the subject property may benefit the county at large and help address the ongoing need for housing in Guilford County. There are two clusters of RS-30 zoning located adjacent to, and within a half-mile radius of, and adjacent to, the subject parcel with several additional clusters located within a 1-mile radius. Therefore, the proposed rezoning is consistent with existing development patterns in the greater surrounding area. Furthermore, the proposed rezoning aligns with the Service Accessibility Goal found in the Comprehensive Plan: "to support land use decisions that create coordinated distribution of and convenient access to health and emergency services, schools, and parks." As well, the rezoning aligns with Policy 2 under service accessibility in the Comprehensive Plan: "Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods." The subject property is in close proximity to the Guilford County Farm Park which offers public outdoor recreation opportunities including hiking trails, greenhouses, vineyards, and fishing ponds. Any future residential development would be in close proximity to existing parks and recreation facilities.

Recommendation

Staff Recommendation: Approval

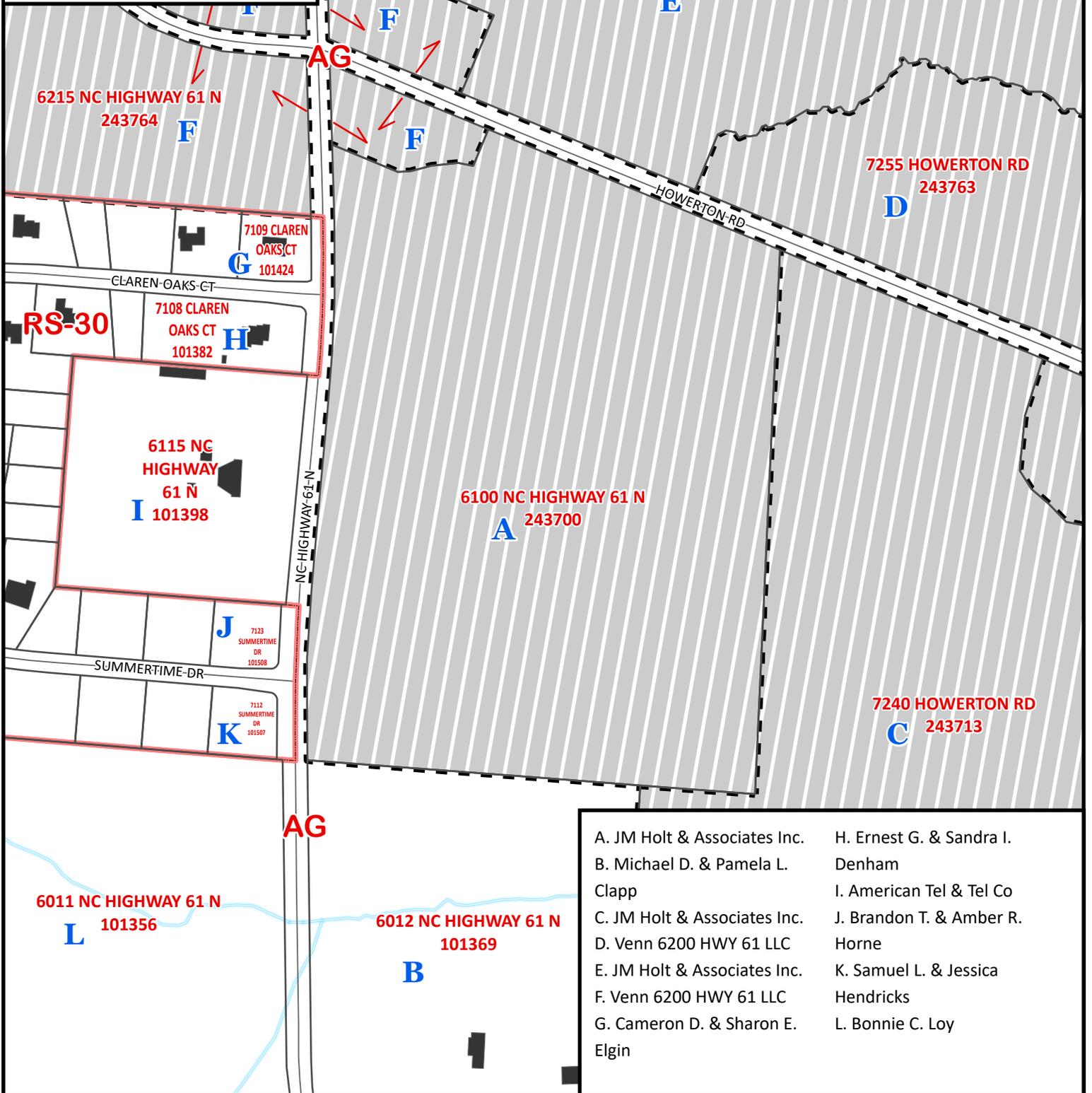
FLUM Quadrant: Northeast

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

**Ag to CZ-RS-30
+/- 234.82 Acres**

**Middle Portion of
Properties**

Adjacent Properties Map



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



Planning & Development
Department

Jurisdiction:

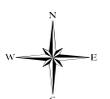
GUILFORD COUNTY

Case Number:

26-02-PLBD-00009

Case Area:

Parcel(s) - 243718~21.3 AC,
243764~27.72 AC, 243708~51.72 AC,
243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

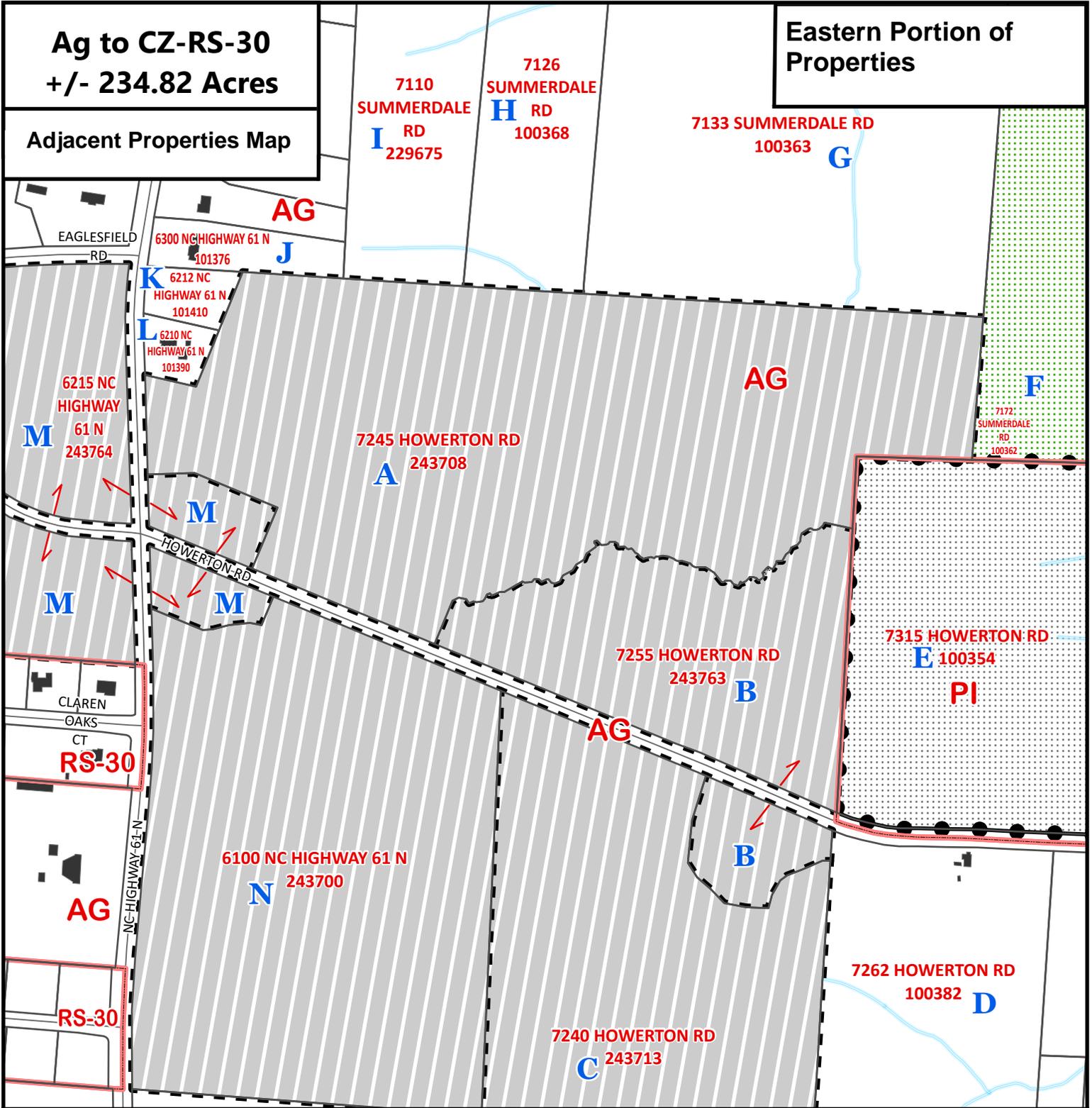


Scale: 1" = 350'

**Ag to CZ-RS-30
+/- 234.82 Acres**

Adjacent Properties Map

**Eastern Portion of
Properties**



A. JM Holt & Associates Inc.

B. Venn 6200 HWY 61 LLC

C. JM Holt & Associates Inc.

D. Summers Family Irrevocable Trust

E. Guilford County

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

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

H. Bernice T. James

I. Eric & Amanda Levine

K. JM Holt & Associates Inc.

L. Brittney N. & Chad Durham

M. Venn 6200 HWY 61 LLC

N. JM Holt & Associates Inc.



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-02-PLBD-00009

Case Area:

Parcel(s) - 243718~21.3 AC,
243764~27.72 AC, 243708~51.72 AC,
243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

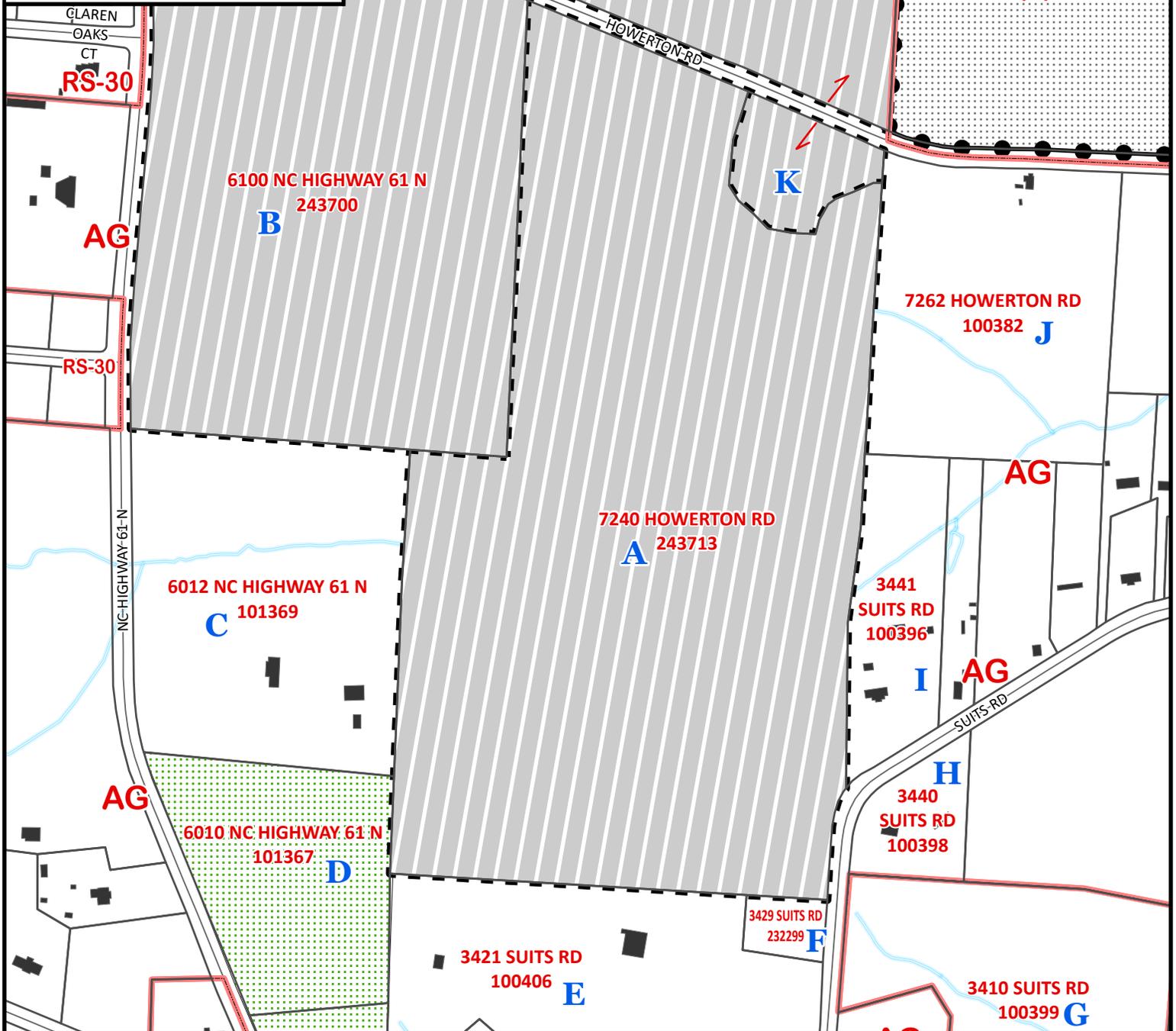


Scale: 1" = 450'

**Ag to CZ-RS-30
+/- 234.82 Acres**

**Southern Portion of
Properties**

Adjacent Properties Map



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

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

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



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-02-PLBD-00009

Case Area:

Parcel(s) - 243718~21.3 AC,
243764~27.72 AC, 243708~51.72 AC,
243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N

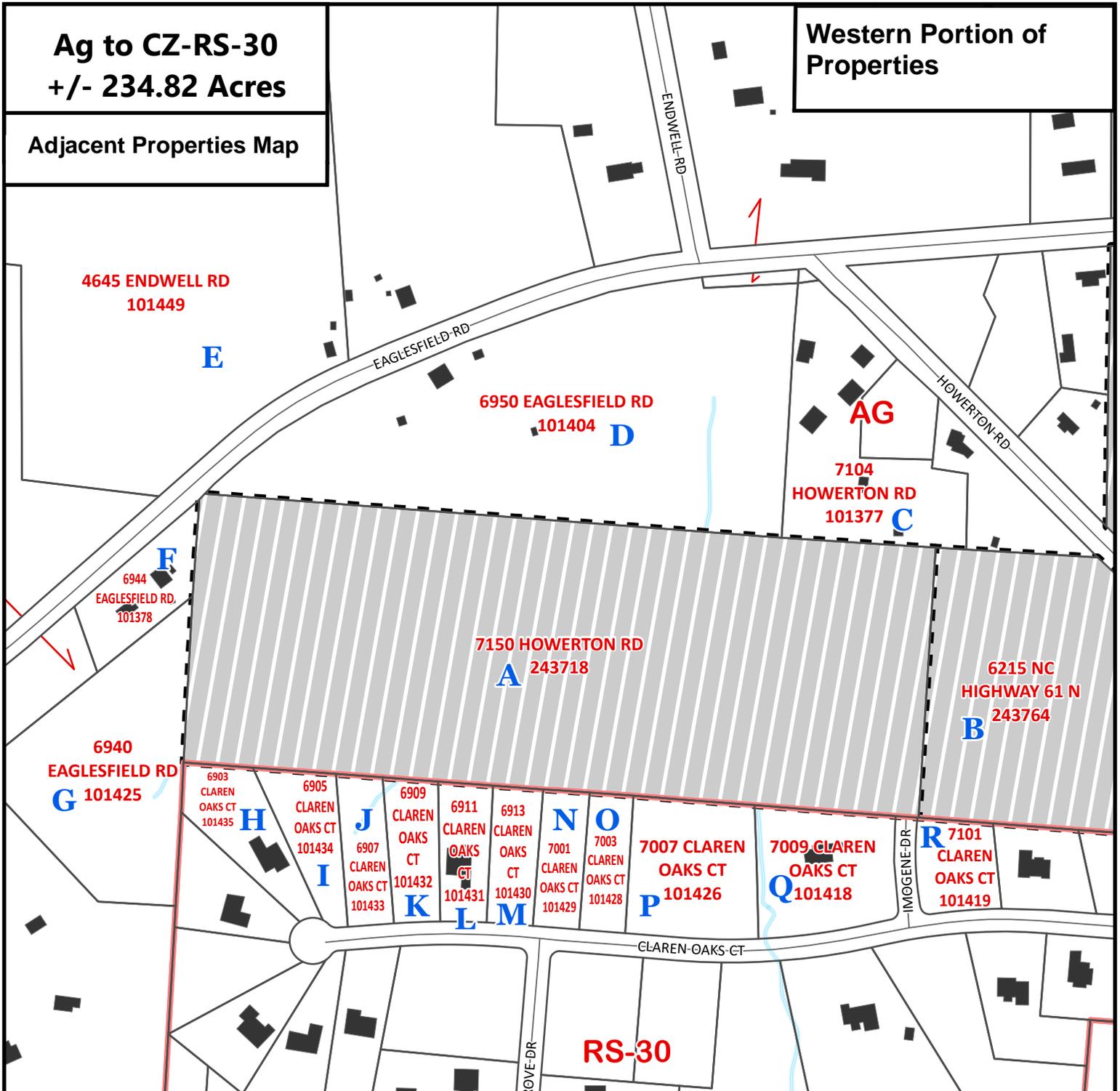


Scale: 1" = 450'

**Ag to CZ-RS-30
+/- 234.82 Acres**

**Western Portion of
Properties**

Adjacent Properties Map



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

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

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



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-02-PLBD-00009

Case Area:

Parcel(s) - 243718~21.3 AC,
243764~27.72 AC, 243708~51.72 AC,
243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N



Scale: 1" = 300'

**Ag to CZ-RS-30
+/- 234.82 Acres**

**Northern Portion of
Properties**

Adjacent Properties Map



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



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00009

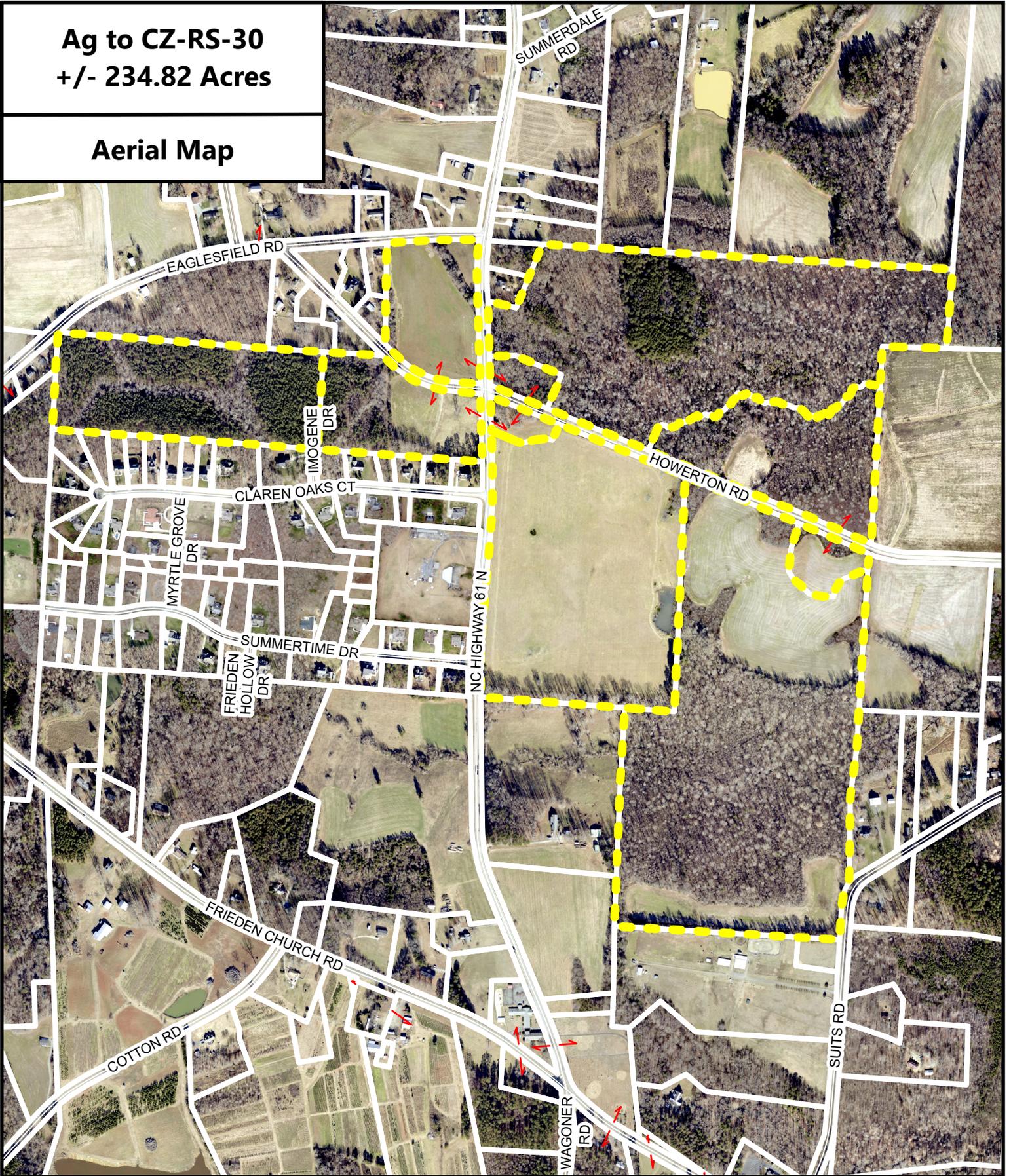
Case Area:
Parcel(s) - 243718~21.3 AC,
243764~27.72 AC, 243708~51.72 AC,
243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N



Scale: 1" = 300'

**Ag to CZ-RS-30
+/- 234.82 Acres**

Aerial Map

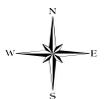


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00009

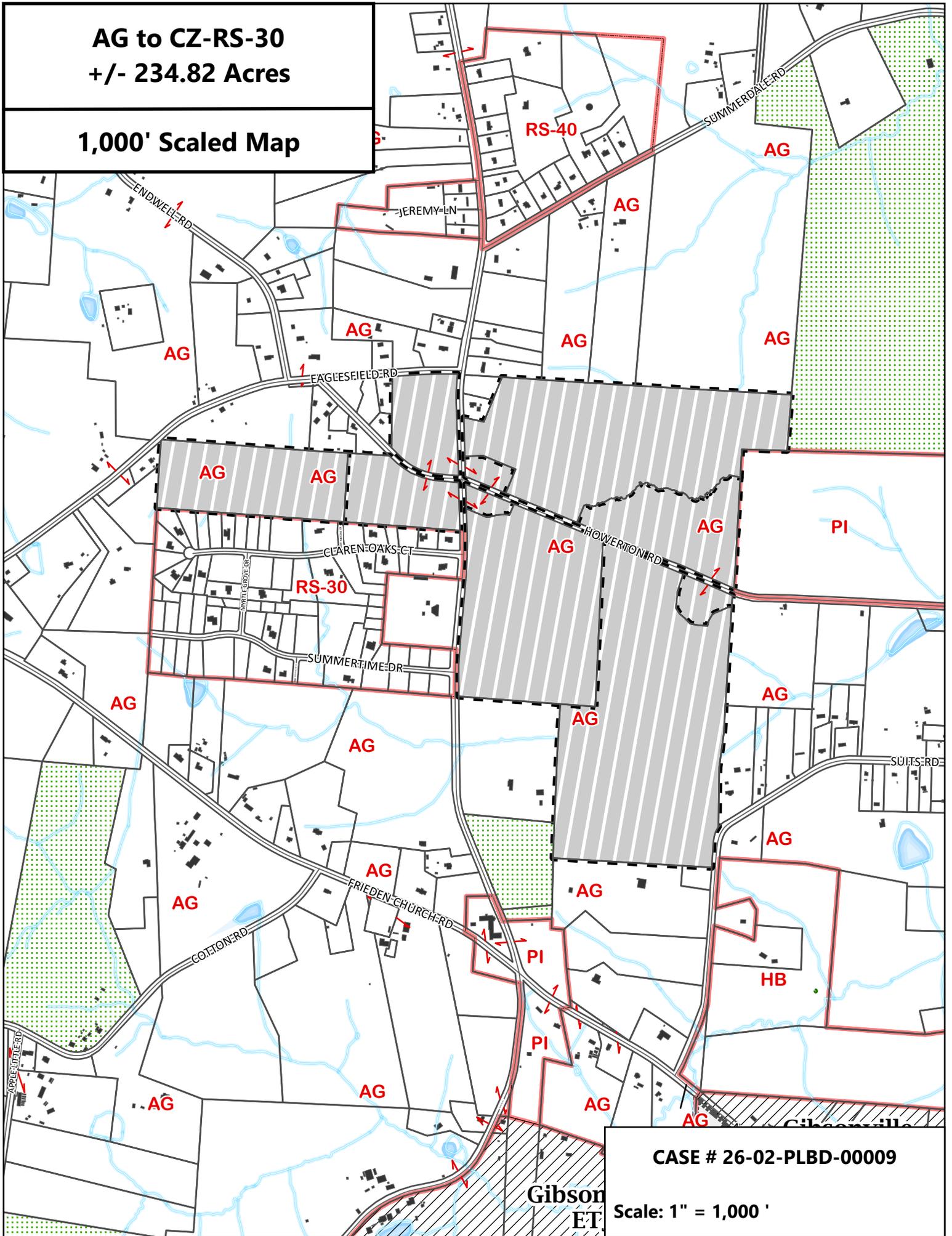
Case Area:
Parcel(s) - 243718~21.3 AC,
243764~27.72 AC, 243708~51.72 AC,
243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N



Scale: 1" = 750'

**AG to CZ-RS-30
+/- 234.82 Acres**

1,000' Scaled Map



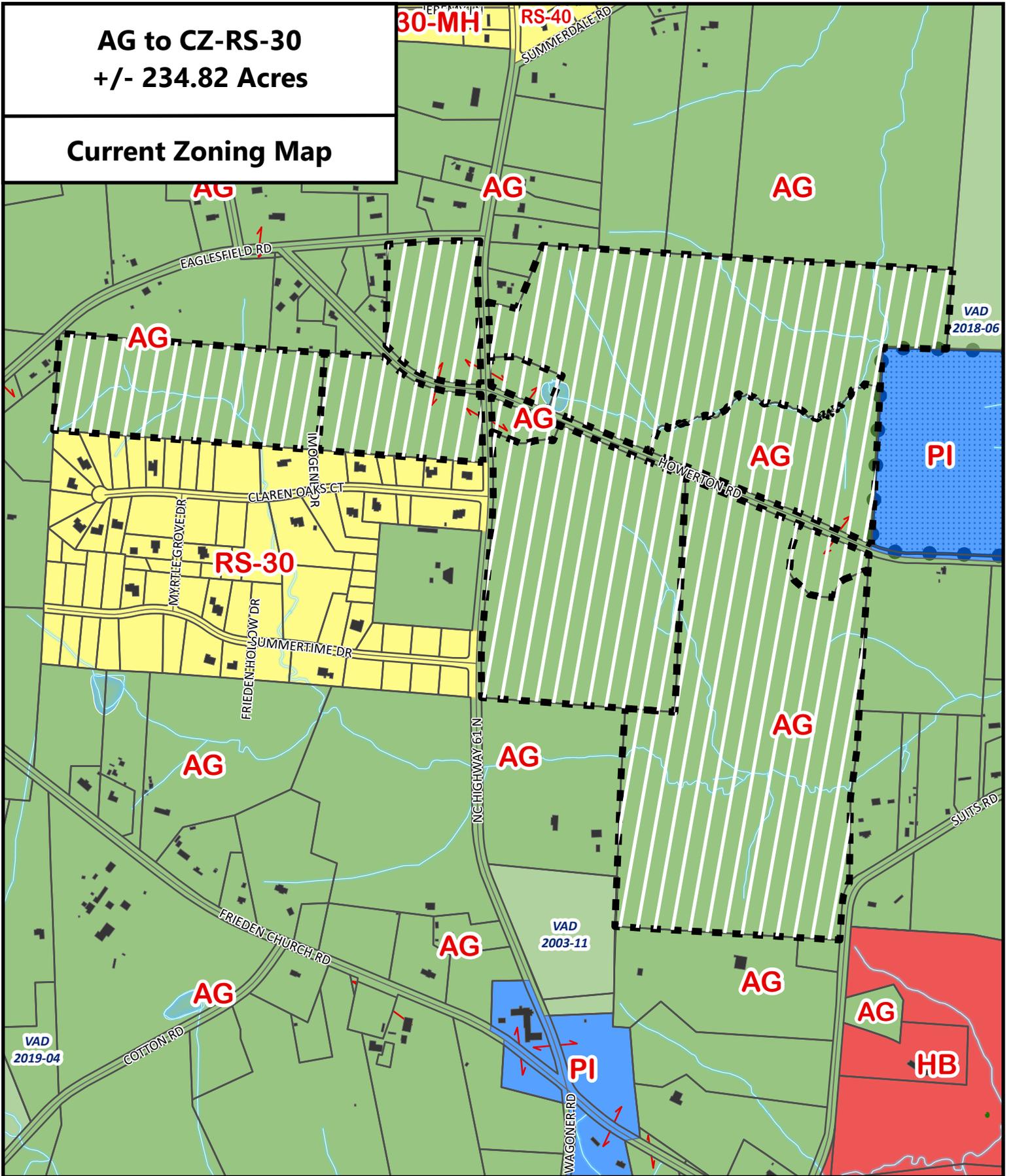
CASE # 26-02-PLBD-0009

Scale: 1" = 1,000'

**Gibson
ET**

**AG to CZ-RS-30
+/- 234.82 Acres**

Current Zoning Map

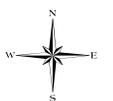


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00009

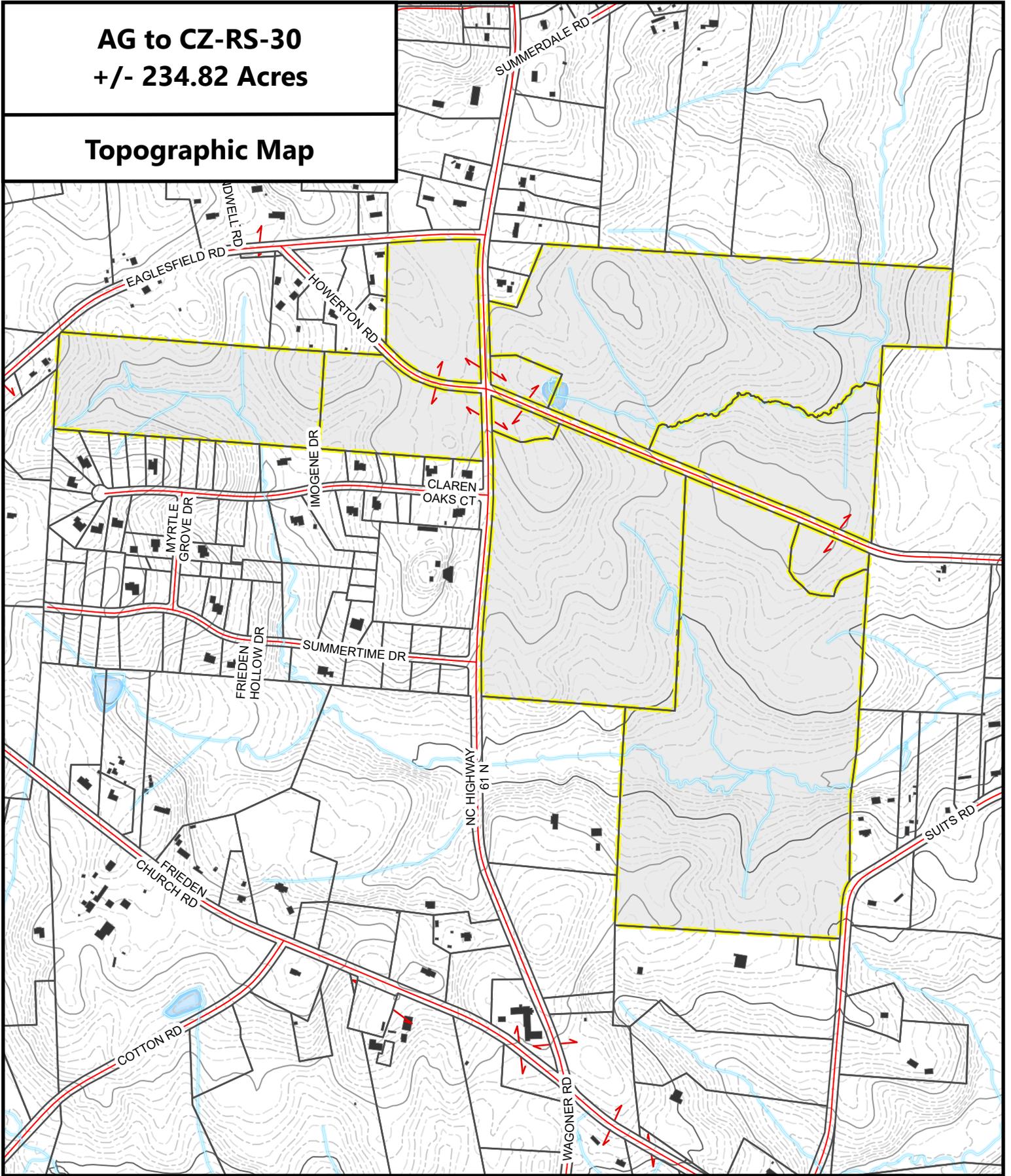
Case Area:
Parcel(s) - 243718~21.3 AC,
243764~27.72 AC, 243708~51.72 AC,
243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N



Scale: 1" = 750'

**AG to CZ-RS-30
+/- 234.82 Acres**

Topographic Map



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

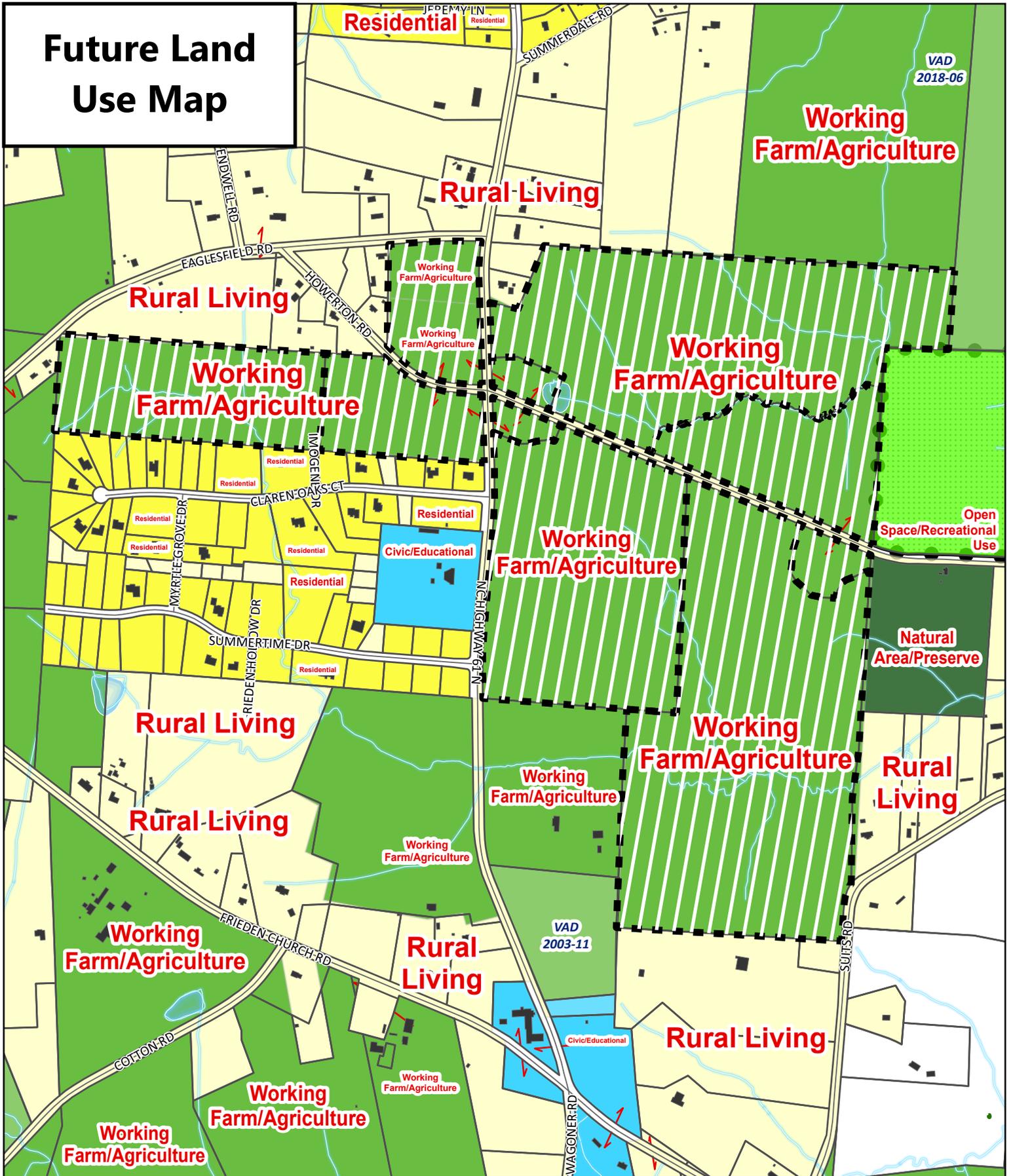
Case Number:
26-02-PLBD-00009

Case Area:
Parcel(s) - 243718~21.3 AC,
243764~27.72 AC, 243708~51.72 AC,
243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N



Scale: 1" = 750'

Future Land Use Map

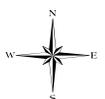


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00009

Case Area:
Parcel(s) - 243718~21.3 AC,
243764~27.72 AC, 243708~51.72 AC,
243700~41.32 AC, 243713~69.56 AC,
243763~21.84 AC
7150, 7240, 7245 & 7255 Howerton Rd
6100 & 6215 NC Highway 61 N



Scale: 1" = 750'

243764



Zoom to

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

place your text or html here

243718



Zoom to

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

place your text or html here

243700



 Zoom to

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

place your text or html here

243708



 Zoom to

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

place your text or html here

243713



 Zoom to

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

place your text or html here

243763



 Zoom to

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

place your text or html here

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

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

DECISION MATRIX

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

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

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #243764, 243718, 243708, 243763, 243713, and 243700 from **AG to CZ-RS-30** because:

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

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

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

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #243764, 243718, 243708, 243763, 243713, and 243700 from **AG to CZ-RS-30** because:

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

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

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

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #243764, 243718, 243708, 243763, 243713, and 243700 from **AG to CZ-RS-30** because:

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

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

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

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #243764, 243718, 243708, 243763, 243713, and 243700 from **AG to CZ-RS-30** because:

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

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

(Insert Color Paper)



**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: 2-3-26 Receipt # REC-031319-2026 Case Number 26-02-PLBD-00010

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 916 Crosscreek Road in Deep River Township; Being a total of: 36.59 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>168570</u>	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____
Tax Parcel # _____	Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (Required)

- The property requested for 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) The only permitted Principal Use shall be Single Family Detached Dwelling.

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) The total number of lots shall not exceed 24.

2)

3)

4)

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

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

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

Respectfully Submitted,

 Property Owner Signature

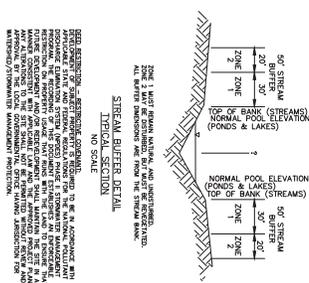
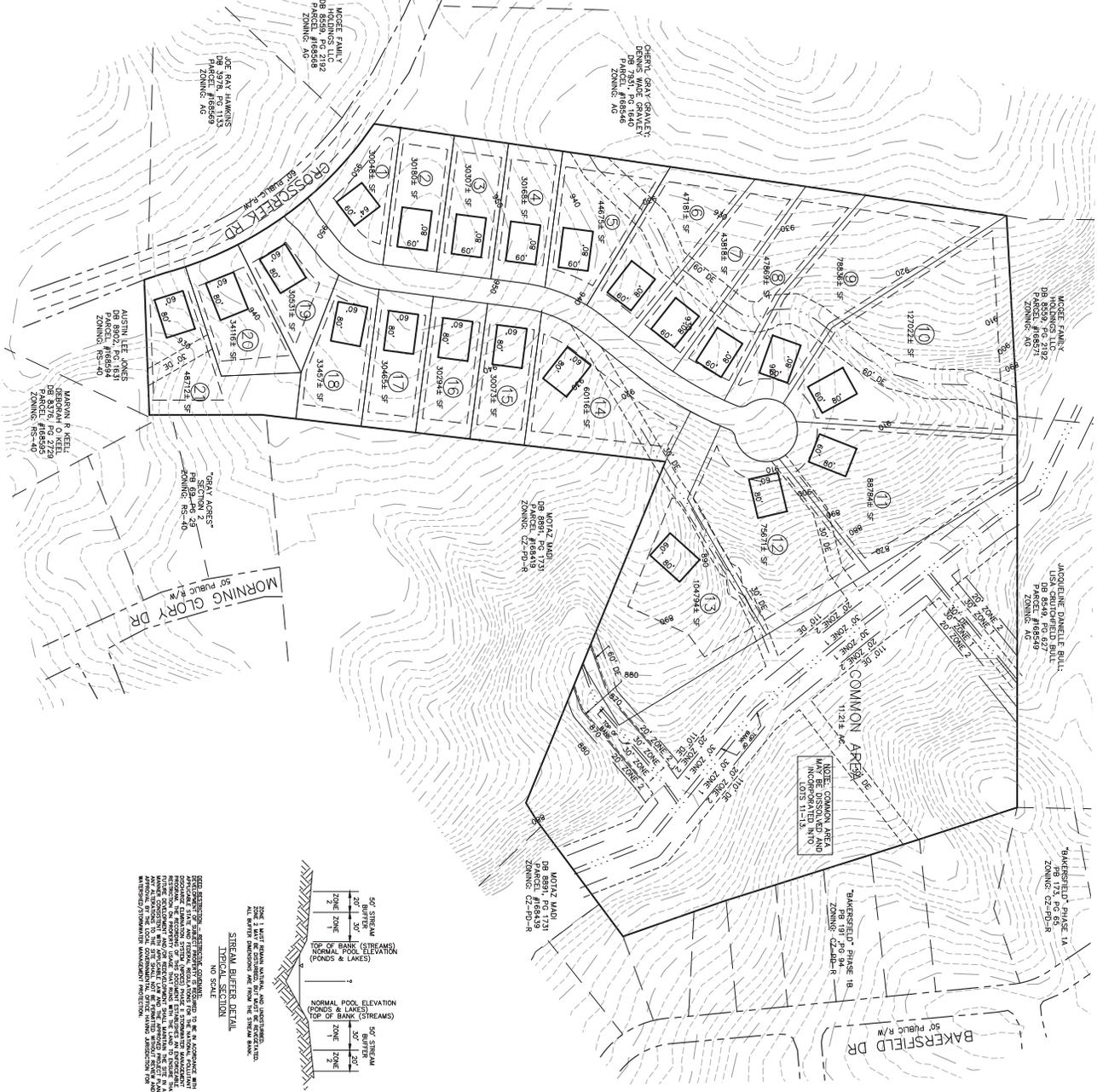

 Joe Hawkins
 Name
 9345 County Line Road
 Mailing Address
 Kernersville, NC 27284
 City, State and Zip Code
 828-308-8051 n/a
 Phone Number Email Address

 Owner/ Representative/ Applicant Signature (if applicable)

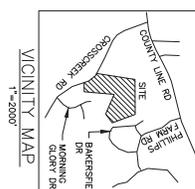

 Amanda Hodierna
 Name
 804 Green Valley Road, Suite 200
 Mailing Address
 Greensboro, NC 27408
 City, State and Zip Code
 336-609-5137 amanda@isaacsonsheridan.com
 Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

Attached Sketch Plan Case #26-02-PLBD-00010



GENERAL NOTES:
1. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
2. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
3. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
4. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
5. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
6. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
7. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
8. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
9. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
10. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.



ILLUSTRATIVE SKETCH PLAN

CROSSCREEK RD SUBDIVISION

HUGH CREED ASSOCIATES, INC., P.A.
CONSULTING ENGINEERS & LAND SURVEYORS
280 GROSSCREEK RD
KENNESAW, GA 30144
(336) 275-9826
HCA@HUGHCREEDASSOCIATES.COM

DATE: 2025-02-24 **SCALE:** 1"=100' **SHEET:** 1 OF 1

PROJECT: CROSSCREEK RD SUBDIVISION
CLIENT: HUGH CREED ASSOCIATES, INC., P.A.
LOCATION: KENNESAW, GEORGIA

NOTES: ALL BOUNDARY INFORMATION TAKEN FROM OFFICIAL RECORDS. NO SURVEYING OR FIELD RESEARCH HAS BEEN PERFORMED AT THIS TIME.

GENERAL WATERSHED NOTES:
1. THIS PROJECT IS LOCATED WITHIN THE WATER SUPPLY WATERSHED FOR GREENSBORO, WS-III, OWN.

REGULATORY AND STREAM NOTES:
1. ALL DISTURBED AREAS WITHIN THE JURISDICTIONAL STREAMS, WETLANDS, AND OTHER WATERS OF THE U.S. ARE SUBJECT TO USACE AND PERMITS MUST BE OBTAINED FROM USACE AND STATE DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES (DENR) PRIOR TO CONSTRUCTION. USE REQUEST (I.E. BUFFER AUTHORIZATION) APPLICATION MUST BE APPROVED BY GUILFORD COUNTY (OR NCDC) FOR PROJECTS INVOLVING DISTURBANCE WITHIN A RIPARIAN BUFFER. PERMITS FOR DISTURBANCE OF WATERS OF THE U.S. AND WETLANDS AND OTHER WATERS OF THE U.S. THE OWNER AND CONTRACTOR ARE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION.

LANDMARK NOTES:
1. A TOP-TEAR FLOOR PLAN (SFA) DOES NOT EXIST (#210768600K, EFF. 1/2/2009 & 3/16/2009 (ZONE X)).

SITE NOTES:
1. PARCEL #16570
2. ZONING: AG
3. PROPOSED: C2-RS-30
4. MIN LOT SIZE = 30,000 SQFT
5. MIN LOT AREA = 6,750 SQFT
6. MIN STREET FRONTAGE = 50'
7. SETBACKS: COLLECTOR-FRONT = 40'
8. LOCAL/collector-SIDE = 20'
9. MINOR HOUSING-SIDE = 45'
10. MINOR HOUSING-FRONT = 50'
11. SOE = 10'
12. AREA FEAR = 30'
13. AREA IN LOTS = 324.5 ACRES
14. AREA IN STREETS = 41.5 ACRES
15. PROJECT DENSITY: 4.0 UNITS/AC
16. TOTAL AREA = 366.0 ACRES
17. TOTAL LOTS = 24
18. TOTAL AREA = 366.0 ACRES
19. TOTAL LOTS = 24
20. TOTAL AREA = 366.0 ACRES
21. TOTAL LOTS = 24
22. TOTAL AREA = 366.0 ACRES
23. TOTAL LOTS = 24
24. TOTAL AREA = 366.0 ACRES

GENERAL NOTES:
1. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
2. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
3. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
4. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
5. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
6. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
7. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
8. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
9. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.
10. ALL DISTURBED AREAS SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION.

(Intentionally Left Blank)

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

Property Information

The subject property is located at 916 Crosscreek Road (Guilford County Tax Parcel #168570 in Deep River Township) approximately 2,630 feet south of the intersection of County Line Road and Crosscreek Road and comprises approximately 36.59 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 AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential with the following conditions:

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

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

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

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.

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

Jurisdiction as part of the rezoning process, also shall apply.

Character of the Area

The vicinity of the subject properties is characterized by a mix of residential and agricultural uses including an existing residential planned development to the east (zoned PD-R). Triad Park is also located to the south and is zoned Public Institutional (PI). There is a property to the west which is in a Voluntary Agriculture District (VAD). Staff researched the subject property, and it appears this parcel has never been in a VAD or listed as a bona fide farm per County records.

Existing Land Use(s) on the Property: Undeveloped, possibly former agricultural land.

Surrounding Uses:

North: Rural Residential, Agricultural, Single-Family Residential
South: Agricultural, Rural Residential, Public/Institutional (Triad Park)
East: Single-Family Residential (PD-R)
West: Agricultural and Rural Residential

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

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

Infrastructure and Community Facilities

Public School Facilities:

916 Crosscreek Road from AG & CZ-RS-30				
School Boundary	Built Capacity 2025-2026	2025-26 20 th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Colfax ES	673	564	7	10-12
Northwest MS	912	938	17	6-8
Northwest HS	1809	2051	27	11-13
Remarks: (1) Elementary K-3 capacity assumes reduced class sizes per applicable 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: Colfax

Miles from Fire Station: Approximately 1.5 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: Yes

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: Crosscreek 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 Crosscreek Road is not provided by North Carolina Department of Transportation (NCDOT).

Proposed Improvements: There are currently no proposed road improvements in the area. Any new development would be subject to NCDOT review and permitting process.

Projected Traffic Generation: Data not available.

Environmental Assessment

Topography: Per the USDA-NCRS Web Soil Survey, the topography at parcel 168570 varies from nearly level to gently and strongly sloping (comprising roughly 80% of the parcel) to moderately steep, steep and very steep (approximate remainder of the parcel).

Regulated Floodplain: There is no regulated floodplain on-site per FIRM map #3710689600K with effective date 3/16/2009.

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

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

Watershed: The site lies within the Greensboro (Reedy Fork) WS-III, GWA.

Consistency: Land Use Plan & Comprehensive Plan

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

Activity Center/Node: None

The **Working Farm/Agriculture** Land Use Classification represents lands that are 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 much larger than five or ten acres.

Consistency: This requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Working Farm/Agricultural. The Working Farm/Agriculture designation typically includes parcels with sizes typically larger than five-ten acres which exceeds the minimum requirements of the CZ-RS-30 district. The proposed rezoning of CZ-RS-30 is consistent the Land Use Classification of Residential. The Residential classification consists of low-density, residential uses which are compatible with the proposed CZ-RS-30 zoning district. Further, a revision to the Residential classification would account for increased density with the allowance of major subdivisions (dividing any parcel into more than 5 lots) which are permitted in the RS-40 underlying district and not in the current AG district. The Residential classification includes a mixture of low and medium density development, typically consisting of densities of up to four dwelling units per acre.

Comprehensive Plan:

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

- **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.
- **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.

Reasonableness

The request to rezone the subject property from AG to CZ-RS-30 is reasonable as it aligns with established development patterns in the surrounding area. The area to the east is classified as Residential under the Future Land Use Map (FLUM) including an existing residential planned development zoning district. The proposed zoning district of CZ-RS-30 is consistent with established low-density, single-family residential neighborhoods as development will be limited to 24 lots. Furthermore, the proposal supports key elements of the Guilford County Comprehensive Plan including Planning Theme: Service Accessibility's Goal Statement: "Support land use decisions that create coordinated distribution of and convenient access to health and emergency services, schools, and parks" and Planning Theme: Service Accessibility Policy 2: "Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods." The subject property is in close proximity to Triad Park which offers outdoor public recreation opportunities including trails, disc golf, picnic shelters, and playgrounds. Finally, the proposed rezoning aligns with Planning Theme: Attainable Housing's Goal Statement: "Focus on supporting the creation and retention of housing

types to accommodate all residents while emphasizing safety and high-quality, sustainable design.” This rezoning would facilitate strategic infill development and expand opportunities for additional housing units in a manner consistent with the County’s long-term planning objectives.

Recommendation

Staff Recommendation: Approval

Future Land Use Map (FLUM) Quadrant: Northwest

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

DRAFT

SUBMITTAL SUMMARY REPORT (26-02-PLBD-00010)

Watershed Section comments (Revise & Resubmit):

1. See mark-ups on the Sketch Plan. Mark-ups will be available on the EPL Civic Access Portal after all County reviewers have completed their review.
2. Add the Standard Site Plan & Plat notes to the Sketch Plan (emailed to HCA & Amanda Hodierne – Isaacson Sheridan). Custom fields and note instructions are highlighted. Below are the note sections needed:
 - a. General Watershed Note [WSW = Greensboro (Reedy Fork) WS-III, GWA]
 - b. Riparian Buffer & Stream Notes
 - c. Floodplain Note
 - d. WQCE Notes are not required for this site
3. There are 2 mapped streams missing on the plans per Guilford County Soils Map. See mark-ups for approximate locations. Add all missing streams, buffers, drainage easements.
4. Add the 50' Riparian Buffer detail to the Sketch Plan.
5. Advisory: It appears the plan maybe proposing septic fields across the stream from some of the lots. Any necessary buffer authorizations, 401, or 404 permits should be obtained prior to Prelim Plan approval. Show all planned work including any septic easements / lines or other utilities that cross the streams on the prelim plat submission. Septic fields shall not encroach the buffers or drainage easements.
6. Advisory: Provide Watershed Development Plan (WDP), associated stormwater calculations, and completed/signed WDP Checklist with the Prelim Plat submission.

Staff Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Zoning Review (Planning/Zoning)	Darby Terrell	02/24/2026	02/03/2026	Review Completed

**AG to CZ-RS-30
+/- 36.59 Acres**

Aerial Map



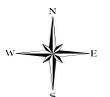
Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00010

Case Area:
Parcel(s) - 168570

916 Crosscreek Rd



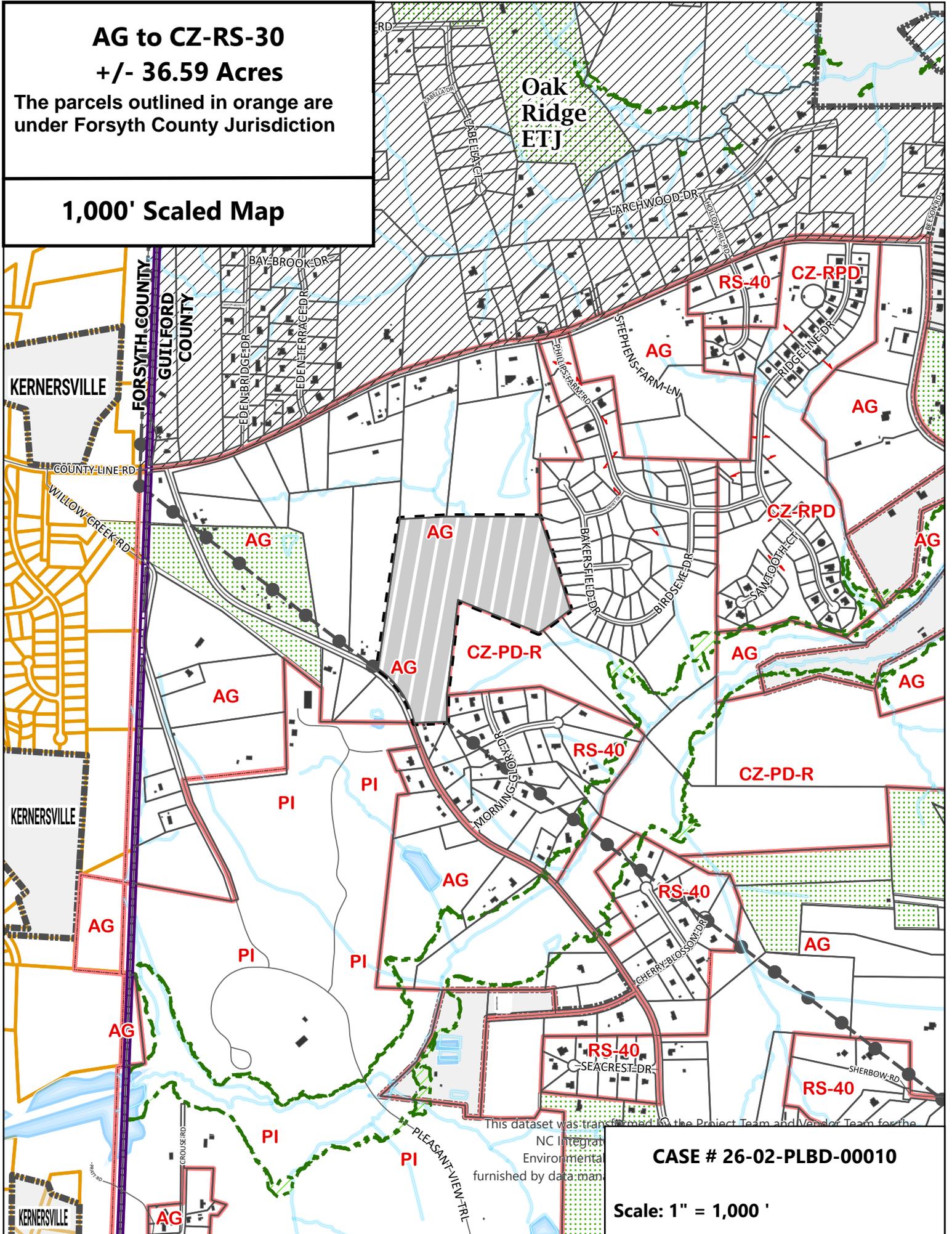
Scale: 1" = 300'

AG to CZ-RS-30

+/- 36.59 Acres

The parcels outlined in orange are under Forsyth County Jurisdiction

1,000' Scaled Map



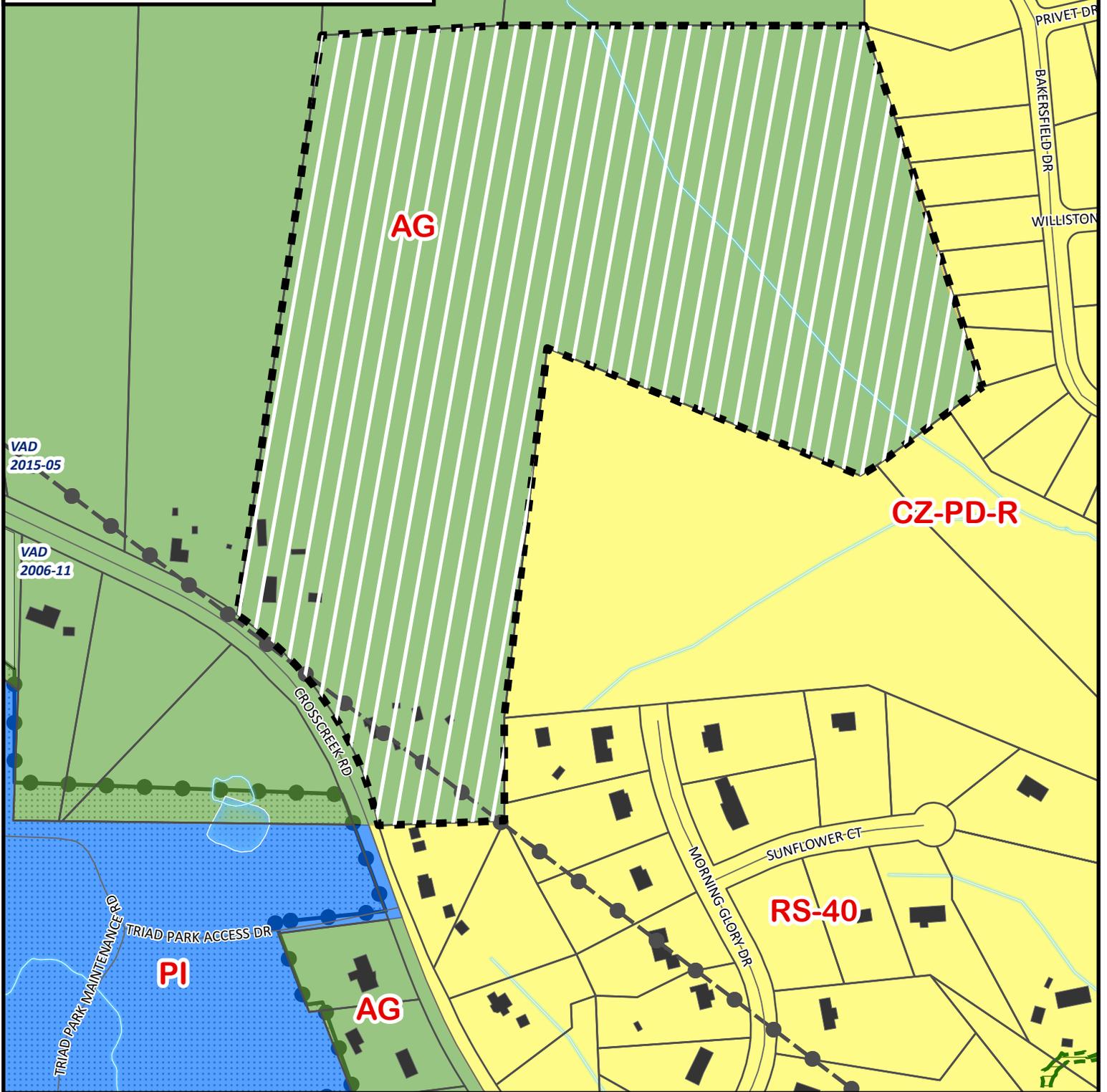
This dataset was transferred to the Project Team and Vendor Team for the
NC Integrated
Environmental
furnished by data man

CASE # 26-02-PLBD-00010

Scale: 1" = 1,000'

**AG to CZ-RS-30
+/- 36.59 Acres**

Current Zoning Map

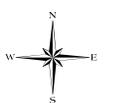


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00010

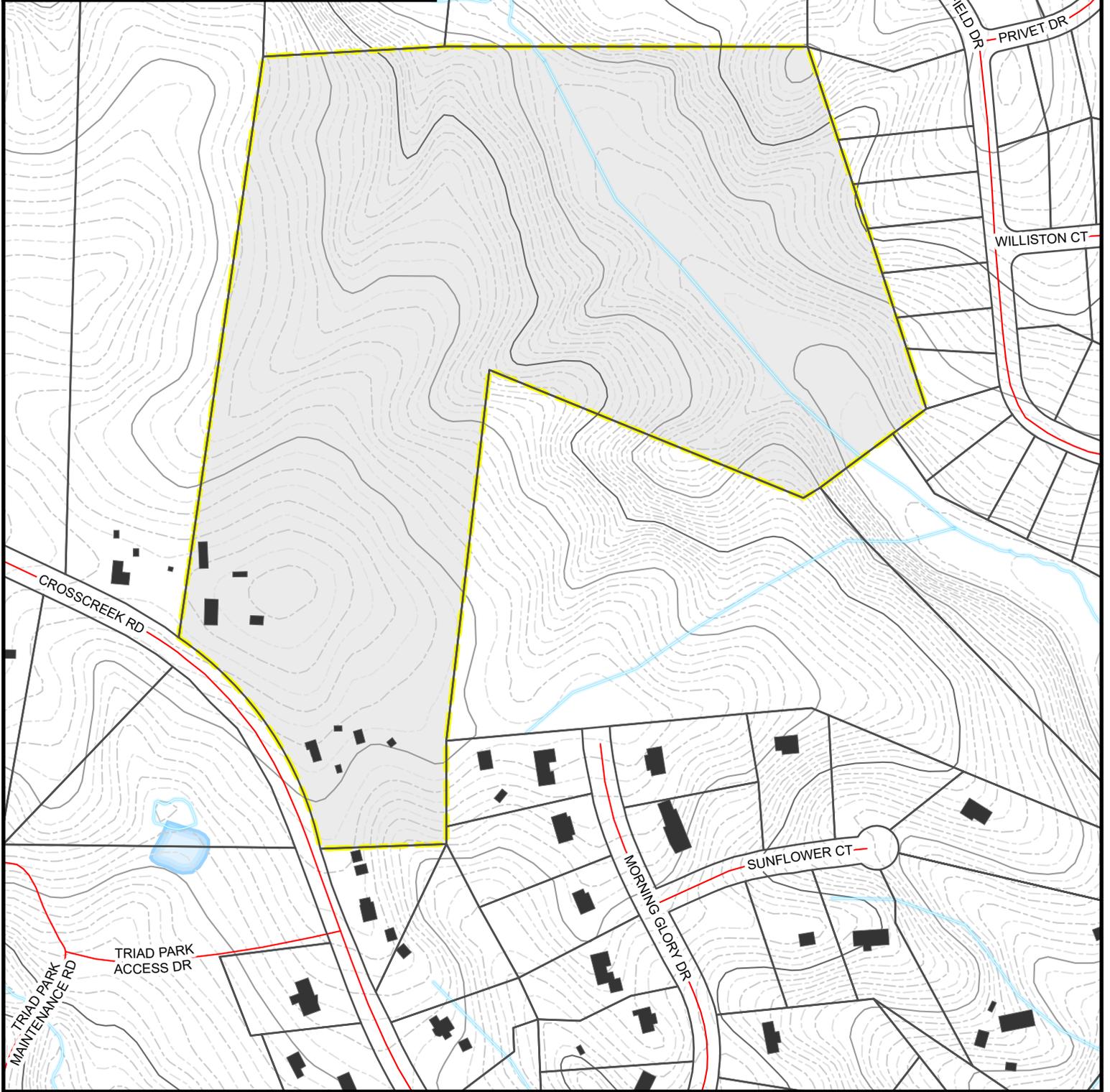
Case Area:
Parcel(s) - 168570
916 Crosscreek Rd



Scale: 1" = 300'

**AG to CZ-RS-30
+/- 36.59 Acres**

Topographic Map

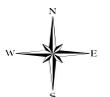


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

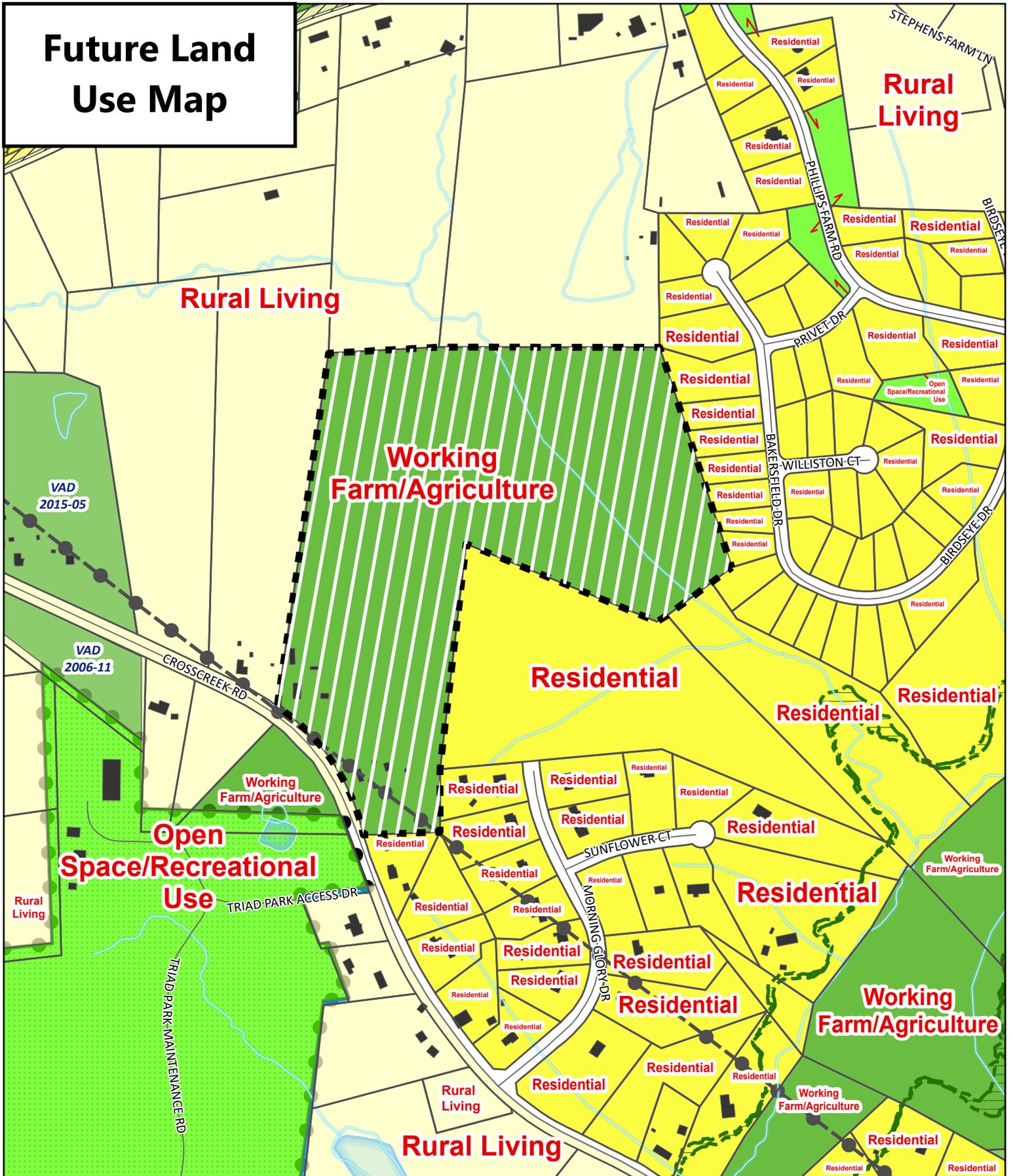
Case Number:
26-02-PLBD-00010

Case Area:
Parcel(s) - 168570
916 Crosscreek Rd



Scale: 1" = 300'

Future Land Use Map

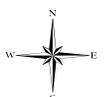


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00010

Case Area:
Parcel(s) - 168570
916 Crosscreek Rd



Scale: 1" = 450'

168570



Zoom to

REID	168570
Owner	HAWKINS, JOE RAY
Address	916 CROSSCREEK RD
Legal Description	36.59AC GRAY WILL2001E2048
FLUM	Working Farm/Agriculture
Zoning	AG,
Scenic Corridors	
Watershed	GREENSBORO
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

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

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

DECISION MATRIX

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

CONDITIONAL REZONING CASE #26-02-PLBD-00010: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 916 CROSSCREEK 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 #168570 from **AG to CZ-RS-30** because:

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

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

CONDITIONAL REZONING CASE #26-02-PLBD-00010: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 916 CROSSCREEK 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 #168570 from **AG to CZ-RS-30** because:

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

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

CONDITIONAL REZONING CASE #26-02-PLBD-00010: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 916 CROSSCREEK 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 #168570 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.]
