



**GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD**

Regular Meeting Agenda

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

May 13, 2026

6:00 PM

- I. Roll Call**
- II. Agenda Amendments**
- III. Approval of Minutes:** March 25, 2026 (Special Meeting) & April 8, 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 approximately 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 May 13, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

VII. New Business

Legislative Hearing Item(s)

A. RESOLUTION TO CLOSE A PUBLIC ROAD CASE #26-02-PLBD-00012: A 0.2 MILE SECTION OF HOMEDALE DRIVE

Request adoption of Resolution to Close, and remove from dedication, a 0.2-mile (approximately 1,000 ft.) section of Homedale Drive that begins at the eastern margin of Guilford County Tax Parcel #144346 in Sumner Township and runs west for 0.2 miles, terminating at the end of the Homedale Drive right-of-way. In total, Homedale Drive runs west for a length of 0.4 mi (approximately 2,000 ft.) from its intersection with Coltrane Mill Road (SR 1103).

Information for **ROAD CLOSING CASE #26-02-PLBD-00012** can be viewed by scrolling to the May 13, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

B. CONDITIONAL REZONING CASE #25-11-PLBD-00140: AG, AGRICULTURAL AND HI, HEAVY INDUSTRIAL TO AG, AGRICULTURAL AND CZ-HI, CONDITIONAL ZONING – HEAVY INDUSTRIAL: 5143 RANDLEMAN ROAD

The subject property is located at 5143 Randleman Road (Guilford County Tax Parcel #144107 in Sumner Township), approximately 2,760 feet north of the intersection of NC Highway 62 E and Randleman Road and comprises approximately 4.64 acres.

This request is to rezone approximately 4.64 acres from AG, Agricultural & HI, Heavy Industrial (Reference Case 104-70) to AG, Agricultural & CZ-HI, Conditional – Zoned Heavy Industrial. Per the submitted Sketch Plan, 0.92 acres are to remain AG, and approximately 3.72 acres rezoned to CZ-HI. The applicant has provided the following conditions:

Proposed Use Conditions: (1) Automobile Repair Services; (2) Equipment Repair, Light; (3) Truck Washing.

Proposed Development Conditions: None offered

The requested rezoning is inconsistent with the subject property's current Future Land Use Map classifications of Rural Living (AG portion) and Residential (HI portion). Therefore, if the request is approved, an amendment to the Industrial/Innovation Center Classification will be required for the CZ-HI portion of the property.

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-00140** can be viewed by scrolling to the May 13, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>. A copy of the included Sketch Plan is also included under the **MEETING CASE INFORMATION** section at the link above.

C. CONDITIONAL REZONING CASE #26-02-PLBD-00013: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL: 5602 CHURCH STREET

The subject property is located at 5602 Church Street (Guilford County Tax Parcel #243534) in Monroe Township, approximately 8,500 feet south of the intersection of NC Highway 150 West and Church Street and comprises approximately 4.96 acres.

This request is to rezone an approximate 0.59-acre portion of the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential. The applicant has provided the following conditions:

Proposed Use Conditions: All uses permitted under RS-30 except: (1) Athletic Fields; (2) Club or Lodge; (3) Country Club with Golf Course; (4) Golf Course; (5) Public Park or Public Recreation Facility (incl. Indoor Batting Cages); (6) Swim and Tennis Club; (7) Place of Worship; (8) Elementary School; (9) Secondary School; (10) Emergency Services; (11) Cemetery or Mausoleum; (12) Beneficial Fill Area; (13) Wireless Communication Tower – Stealth Camouflage Design; (14) Utilities, Major; (15) Utilities, Minor; (16) Construction or Demolition Debris

Landfill, Minor; (17) Land Clearing & Inert Debris Landfill, Minor; and (18) Temporary Events/Uses

Proposed Development Conditions: None offered

The proposed rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Rural Living. If the request is approved, an amendment to the Residential classification will be required for the subject 0.59-acre portion.

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-00013** can be viewed by scrolling to the May 13, 2026 Regular Meeting Agenda Packet at <https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-commissions/planning-board>.

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.

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**GUILFORD COUNTY PLANNING BOARD
SPECIAL MEETING MINUTES**

Old County Courthouse - Board of Commissioners Chambers
301 W Market St, Greensboro, NC 27401

**March 25, 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.

I. Roll Call

Mr. 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; Rev. Gregory Drumwright; Ryan Alston

The following members were absent from this meeting:

Cara Buchanan

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

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

Chair Donnelly congratulated Rev. Drumwright on winning the Democratic primary for the upcoming Board of County Commissioners election.

II. Agenda Amendments

Chair Donnelly suggested moving Case #26-02-PLBD-00010 up on the agenda because there appeared to be only a few members of the public present for that case.

Vice Chair Craft made a motion to move Item D under New Business, Conditional Rezoning Case #26-02-PLBD-00010, 916 Crosscreek Road, to be the second item under New Business (under item A) on the agenda, seconded by Mr. Alston.

The Board voted unanimously, 8-0, in favor of the motion. (Ayes: Donnelly, Craft, Stalder, Gullick, Little, Bui, Drumwright, Alston. Nays: None.)

III. Approval of Minutes: February 11, 2026 and March 11, 2026

Mr. Little moved to approve minutes from the February 11, 2026, and March 11, 2026 meetings, as submitted, seconded by Rev. Drumwright.

The Board voted unanimously, 8-0, in favor of the motion. (Ayes: Donnelly, Craft, Stalder, Gullick, Little, Bui, Drumwright, Alston. Nays: None.)

IV. Rules and Procedures

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

V. Continuance Requests

Mr. Bell requested that the Board consider continuing Item A under Old Business on the agenda, Conditional Rezoning Case #26-02-PLBD-00142, concerning 2701 Lees Chapel Road, to the May 13, 2026 regular meeting as the applicant was not present.

Mr. Gullick moved to continue Item A, Conditional Rezoning Case #26-02-PLBD-00142, under Old Business to the May 13, 2026 regular meeting, seconded by Dr. Bui.

The Board voted unanimously, 8-0, in favor of the motion. (Ayes: Donnelly, Craft, Stalder, Gullick, Little, Bui, Drumwright, Alston. Nays: None.)

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 (CONTINUED TO MAY 13, 2026 REGULAR MEETING)**

VII. New Business

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

Mr. Tew presented the staff report on the proposed rezoning case. He stated that 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 existing AG zoning 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 and agritourism may be permitted. The minimum lot size in this district is 40,000 square feet. The proposed RS-40 zoning district is primarily intended to accommodate single-family residential detached dwellings on lots in areas without access to public water and sewer services. Conservation subdivisions may be developed in this district.

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. To the north of the subject property are single-family residential, rural residential, and agricultural uses; to the south and east, single-family residential uses; and to the west is undeveloped land. Mr. Tew also presented data provided by Guilford County Schools showing that the proposed rezoning would result in an estimated 2-4 additional students at Monticello-Brown Summit Elementary School, 1-3 additional students at Northeast Middle School, and 2-4 additional students at Northeast High School. The subject property fronts Fairgrove Church Road, which is classified as a Collector Street and has an Annual Average Daily Traffic of 2,700 vehicles per the 2023 North Carolina Department of Transportation traffic count. Topography on site ranges from nearly level and gently sloping to strongly sloping. There are no regulated floodplains or mapped wetlands on site, but there is a mapped stream toward the southern half of the site. The site lies within the National Pollutant Discharge Elimination System (NPDES) non-water supply watershed area.

The Future Land Use Map (FLUM) classifies the subject property under the Rural Living place type, and it is not located within or adjacent to an activity center/node. The Rural Living place type represents lands that are characterized by various lot sizes with low density residential development, typically in the form of single-family detached homes. These lands include both existing development and new areas that are currently undeveloped, which may experience increased density along major transportation corridors over time, but which will remain largely rural the farther away properties are located from established corridors and community services.

The 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. 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.

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.

Mr. Tew said that staff recommend approval of the request. Because the proposed rezoning is inconsistent with the subject property's current FLUM classification of Rural Living, if the request is approved an amendment to the Residential classification will be required.

Chair Donnelly opened the Public Hearing and asked any speakers in favor of the request to come forward.

Joseph Pezik, applicant, 262 N. Bunker Hill Rd, said he believes this is a responsible rezoning request because there is RS-40 zoning across the street and there is a lot of development along that road that is RS-30 and RS-40. Mr. Pezik added that there was a neighborhood meeting several weeks ago, and no one from the neighborhood attended, nor has anyone contacted them to voice any concerns.

Chair Donnelly asked anyone in opposition to come forward. There being no other speakers for or against the request, Chair Donnelly closed the Public Hearing by acclamation.

Vice Chair Craft and Mr. Gullick both stated that this seems to be reasonable based on the development in the area.

Vice Chair Craft moved to approve the zoning map amendment Case (#26-02-PLBD-00006) for property located on Guilford County Tax Parcel #128648, from AG to RS-40. This approval also amends the Future Land Use Map Classification from Rural Living to Residential. The zoning map amendment and associated Future Land Use Map amendment are based on the following changes in conditions: There is a tremendous amount of growth in the area, and this development is very consistent with the area's pattern of development. 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.

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, seconded by Mr. Gullick.

The Board voted unanimously, 8-0, in favor of the motion to approve the request. (Ayes: Donnelly, Craft, Stalder, Gullick, Little, Bui, Drumwright, Alston. Nays: None.)

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

Ms. Terrell presented the staff report for the proposed rezoning. 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.

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

Use Conditions: 1) The only permitted Principal Use shall be Single Family Detached Dwelling. Proposed

Development Conditions: 1) The total number of lots shall not exceed 24.

Ms. Terrell pointed out that the applicant attached a sketch plan with the conditional zoning application. The Guilford County Technical Review Committee (TRC) reviewed the included sketch plan and provided comments that are included in the agenda packets.

Ms. Terrell said that development in the vicinity of the property includes a mixture of residential and agricultural uses. There is a planned residential development zoned PD-R to the east, Triad Park is located to the south, and a Voluntary Agricultural District (VAD) property is found to the west. Though, the subject property was not under a Voluntary Agricultural District (VAD), does not have bona fide farm status, and is currently undeveloped/vacant land.

Ms. Terrell informed the Planning Board that the Guilford County School System projected the impact on the schools in the area will be an additional 10-12 elementary students, 6-8 middle school students, and 11-13 high school students.

Ms. Terrell stated that the topography of the subject property, using the USDA-NCRS Web Soil Survey, varies from nearly level to gently and strongly sloping (comprising roughly 80% of the parcel) to moderately steep to very steep.

Ms. Terrell explained that the requested rezoning is inconsistent with the current Future Land Use Map (FLUM) classification of Working Farm/Agricultural designated to the subject property. The Working Farm/Agricultural designation typically includes parcels of five or ten acres, which exceed the minimum dimensional and density requirements of the CZ-RS-30 district. The proposed rezoning to CZ-RS-30 is consistent with the Residential Land Use Classification. 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-30 underlying district but not in the current AG district. The Residential classification includes a mixture of low and medium-density development, typically with densities up to 4 dwelling units per acre.

Ms. Terrell said the requested rezoning is consistent with the 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. The request is also consistent with the Service Accessibility Planning Theme's Policy 2: Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods. The proposed rezoning is also consistent with the Attainable Housing Planning Theme'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."

Ms. Terrell stated that 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) and is zoned for a residential planned development. The proposed zoning 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 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 near Triad Park, which offers outdoor public recreation opportunities, including trails, disc golf, picnic shelters, and playgrounds. Finally, the proposed rezoning aligns with the 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." 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 objective.

Ms. Terrell noted that the subject parcel is located in the Northwest Quadrant of the Future Land Use Map (FLUM). She stated that the proposed rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Working

Farm/Agricultural. If the request is approved, an amendment to the Residential classification will be required.

Ms. Terrell said that staff recommend approval.

Chair Donnelly opened the Public Hearing and asked whether anyone wished to speak in favor of this request.

Attorney Amanda Hodierne, 804 Green Valley Road, Suite 200, said that she represents the property owner, Joe Hawkins, and the developer of the project. The civil and design engineering professional, Dalton Ward from Hugh Creed, is in attendance, as well, if there should be questions for him. Also, Mr. Tommy Johnson from KRC Development is in attendance. The total acreage for the subject parcel is 36.59 acres. The existing zoning is AG and consists of one parcel. The applicant is proposing to rezone to Conditional Zoning RS-30, which is Residential Single-Family. The development conditions seek to limit the permitted uses of the property to only single-family homes, and the density will be reduced to 24 homes. This is less than what would be allowed under the general RS-40 zoning. Attorney Hodierne stated that the request was reasonable given the area's amenities and development patterns.

Chair Donnelly asked anyone in opposition to come forward. There being no other speakers for or against the request, Chair Donnelly closed the Public Hearing by acclamation.

Mr. Gullick stated that he is comfortable with the request and likes the conditions. He will be in favor of this request.

Rev. Drumwright said he likes that the density is limited to 24 lots.

Dr. Bui stated that she sees harmony with the rest of the neighborhood in this request.

Mr. Gullick moved to approve the conditional rezoning request for Case #26-02-PLBD-00010: AG, Agricultural to CZ-RS-30 located at 916 Crosscreek Road (Guilford County Tax Parcel #168570). This approval amends the Future Land Use Map (FLUM) of the Northwest quadrant from Working Farm/Agricultural to Residential.

Mr. Gullick incorporated into the motion the consistency statement from page 4 of the staff report, which states that the requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Working Farm/Agricultural. The Working Farm/Agricultural designation typically includes parcels larger than five or ten acres, which exceeds the minimum required of the CZ-RS-30 district. The requested rezoning is consistent with the following goals, policies and actions of the Comprehensive plan: (1) 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.", and Policy 2: "Ensure adequate parks and recreation facilities and amenities are located in proximity to existing and planned neighborhoods."; and (2) 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."

Mr. Gullick also incorporated the Reasonableness statement from page 4 of the staff report into the motion, which states that 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) and zoned as a residential planned development district. The proposed zoning district of CZ-RS-30 is consistent with the 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 and Planning Theme: Service Accessibility Policy 2. 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. 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, seconded by Mr. Stalder.

The Board voted unanimously, 8-0, in favor of the motion to approve the request. (Ayes: Donnelly, Gullick, Craft, Bui, Drumwright, Little, Stalder and Alston. Nays: None.)

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

Ms. Lockwood presented the staff report for the proposed rezoning case. 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.

Ms. Lockwood said 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 and 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. The CZ, Conditional Zoning District

is established as a companion district for every zoning district established in the Unified Development Ordinance (UDO). All regulations which apply to a general use zoning district apply to the companion conditional zoning, as well as any conditions requested by the property owner as part of the conditional rezoning process.

Ms. Lockwood stated that the vicinity of the subject property is zoned AG and is predominantly agricultural, including Voluntary Agricultural Districts (VADs), and rural residential properties. The subject parcel is also currently located in a VAD. Although, it does not appear that any agricultural activities are 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.

Ms. Lockwood pointed out that the neighboring parcels to the north in Rockingham County are zoned RA, Residential Agricultural, per the Rockingham County UDO which imposes a minimum lot size of 35,000 square feet. She stated that the existing land use on the subject property is undeveloped and vacant.

Ms. Lockwood stated that 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. There are currently no proposed road improvements in the area. Any new development would be subject to an NCDOT review and permitting process.

Ms. Lockwood noted the USDA-NRCS Web Soil Survey, the topography for parcel 242017 varies from nearly level and gently sloping to strongly sloping and moderately steep. There is no regulated floodplain on-site per FIRM map #3710892000J with effective date 7/3/2007. There are no mapped wetlands on-site per the National Wetlands Inventory. There are mapped streams on-site, per the USGS/NRCS maps of Guilford County. The site lies within the Haw River WS-IV, General Watershed Area.

Ms. Lockwood said the Future Land Use Map (FLUM) Classification of the subject property is Working Farm/Agricultural. The Working Farm/Agricultural 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 may contain both residential and non-residential uses and typically have parcel sizes that are larger than five or ten acres.

Ms. Lockwood explained that the requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Working Farm/Agricultural. The Working Farm/Agricultural designation includes parcels with sizes typically larger than five to ten acres, which exceeds the minimum requirements of the CZ-RS-30 district. The proposed rezoning to CZ-RS-30 is consistent with the FLUM 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-30 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.

Ms. Lockwood said that 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.”

Ms. Lockwood stated that 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. The proposed rezoning is inconsistent with the subject property’s current Future Land Use Map (FLUM) designation of Working Farm/Agricultural located in the Northeast quadrant. If the request is approved, an amendment to the Residential classification will be required.

Ms. Lockwood said staff recommend approval of the request.

Chair Donnelly opened the Public Hearing and asked anyone wishing to speak in favor of the request to come forward.

Scott Krusell, PE, 1141 Jay Lane, Graham, NC, stated that he works for Venn Terra Land Development and is a professional Civil Engineer and the Project Engineer for this development. This site is located in the very north of the County, along the Rockingham County line. The closest property that is not AG is zoned RS-30, and there are a lot of RS-40 properties in the surrounding area. They are requesting the CZ-RS-30 zoning, with a condition limiting lot size to a minimum of 40,000 sq. ft. due to the narrow access point (street frontage); they plan to provide only 99 lots on the property. There are a gas line and some heavy topography on the west side of the property, as well as a stream that runs down the middle of the property. There was a neighborhood meeting on December 3, 2025 and about ten (10) people from the area attended. The concerns voiced were about additional traffic, destroying farmland, destruction of wildlife habitat, and well concerns. They will be limited to approximately .67 dwelling units per acre, which is well below a conventional (non-conditional) RS-30 district.

Shawn Cummings, 1141 Jay Lane, Graham, NC identified himself as a partner in VennTerra Land Development, and stated that they will partner with team builders for this project. They would focus on products priced at \$500,000 or more, and the homes would be 1,800 to 3,200 square feet.

Mr. Hardin advised the Board that there are State Law restrictions on making rezoning decisions based on housing price and placing development standards on the "bulk" of the structure (square footage) for single-family, detached dwellings.

Mr. Cummings stated he would offer additional conditions limiting the maximum number of lots to 90 and limiting exterior finishes primarily to a mix of cementitious (hardi-board) siding, stone, and brick, with no vinyl on the front of the home. He said that there will be community wells, rather than individual wells on each lot. This is the new trend in today's housing development and seems to serve residents well in new communities.

Chair Donnelly asked for a motion to approve the additional conditions being offered by the developer and amend the submitted application. One, being specific building materials and the other is for a maximum of ninety (90) lots to be developed for homes.

Mr. Alston moved to approve the additional zoning conditions as follows: 1. Houses shall have exterior finishes with a combination of cementitious siding (hardi-board), brick and/or stone, also vinyl siding may be used on the sides and rear of the houses, but not the front of the houses, other than the soffit, fascia, and eaves. 2. A maximum of 90 lots, seconded by Dr. Bui.

Mr. Stalder asked if the board could vote on approval of the additional conditions in two (2) separate motions.

Mr. Alston amended his motion to include only the new condition regarding restriction of building materials for any proposed structures. The second proposed condition limiting the number of lots would be voted on separately.

The Board voted, 7-1, in favor of the first additional condition that houses shall have exterior finishes with a combination of cementitious siding (hardi-board), brick and/or stone, also vinyl siding may be used on the sides and rear of the houses but not the front of the houses, other than the soffit, fascia, and eaves. (Ayes: Donnelly, Gullick, Craft, Bui, Drumwright, Little, and Alston. Nays: Stalder.)

Vice Chair Craft made a motion to approve the additional condition to limit development of the subject property to a maximum of 90 lots, seconded by Mr. Gullick.

The Board voted unanimously, 8-0, in favor of the second additional condition of a maximum of 90 lots. (Ayes: Donnelly, Gullick, Craft, Bui, Drumwright, Little, Stalder and Alston. Nays: None.)

Chair Donnelly asked that anyone wishing to speak in opposition to the request to come forward and identify themselves for the record.

Mike Isley, 7902 Highway 150 East, Brown Summit, NC, presented hand-outs for the Board members' review. He asked the Board members to reference page 2 of the handout. He stated that the subject property is outlined in red. Going across that property is a white line, which represents the right-of-way for a high-pressure petroleum pipeline. This pipeline is his main concern for this property development. The pipeline shown divides the property in half. This is a Plantation Pipeline, originally laid in 1964, and is capable of delivering as much as 660,000 barrels per day of gasoline, jet fuel, and diesel fuel. He has talked with the current maintenance person and that pipeline is now owned by Exxon and

Kinder-Morgan, who is responsible for transmission and maintenance. This pipeline supplies about 90% of all the aviation jet fuel that is on the east coast. The pipeline is 3,100 miles long starting in Louisiana and going all the way up through Baltimore, including supplying Dulles Airport. His concern for this is a housing development and the risks involved when you have excavators moving a lot of dirt and running the risk of accidentally colliding with the pipeline causing a rupture. Also, the actual vibrations caused by the heavy equipment used in construction can cause cracks and possibly joint separation. As of August of 2024, there were repairs on this line within this specific property and there were also repairs within yards of the property behind his house and a sleeve was installed, surrounding a weak section within one quarter miles of the subject property. In the last few days, there have been two (2) integrity digs conducted within a mile of this property, and according to a pipeline official with Kinder-Morgan, these digs go all the way up through Virginia. An integrity dig is a visual inspection after they send a device through the pipeline to locate cracks and in-walls and corrosion. When this is indicated a visual inspection is done, and they then do the integrity dig. Colonial Pipeline just north of Charlotte, in Huntersville, had a crack in the line that was not discovered for a month because it was in a nature preserve. During that month, there was a spill of two million gallons of gasoline in 2020, and remediation is still going on there. They have dug deep wells to remove the gasoline and water mixture and now they are talking about possibly building a treatment plant on-site to treat at least 500,000 gallons a day. That is the type of situation that he is very concerned about, especially with a pipeline that is this old, 62 years old. One of the scariest scenarios is, what if there is a small, undetected pipeline crack leaking this jet and diesel fuel into the underground water on this property. The developer plans to dig two (2) community wells on the property, and what if they were to hit the pipeline? These toxic chemicals include known carcinogens and many other toxic chemicals that would endanger the lives of these proposed residents in this development if there were a leak. He asked that the Board members deny this request as it is not worth the risk of having a catastrophic environmental health emergency when there are numerous other properties in Guilford County that do not have the high-pressure, aging petroleum pipeline going through them.

Laura P. Smith, 8167 Brown Road, Brown Summit, NC, stated that her family farmed this land within the last five years. A farmer cannot buy land because they don't have enough money to invest in purchasing property, whereas a developer can. Many times, there are farm tractors pulling farm equipment down Highway 150 E that take up both sides of the road, and no one can pass them. She and her husband have farmed 600 acres of land since 1982, and they still raise soybeans and wheat. She is against the proposed development of this property and the number of people that will be coming to this area. It takes land to grow crops, cattle, eggs, chickens, and oxygen-producing trees. Northeast Guilford County had the highest concentration of farms in rural areas in the county and provided open space for farm products to be raised. This is why the Northeast Area Plan was passed by the Commissioners, which states, "Property to be developed must be in compliance with the Northeast Area Plan." If the request is approved, this would be the first housing sprawl along the corridor in Guilford County. Air quality in North Carolina has decreased to some of the worst in the United States. Weather forecasters are now talking about air quality days because of the pollution. Development often replaces vegetative land and trees, which absorb some of the pollutants in the ground. Since 2022, Guilford County has lost 775 farms. That land is lost forever.

At this time a short break in the meeting was taken from 8:22 p.m. until 8:32 p.m. and the meeting resumed.

Chair Donnelly asked that anyone wishing to speak in rebuttal in favor of the request come forward at this time.

Scott Krusell returned to the podium and displayed slides indicating proposed well locations within the immediate area. He stated that most of these wells have been approved, but one was not approved because it was too close to a contamination site on the other side of Highway 150. The closest well to the subject property is about 1,600 feet and is in the interior of their site and is very far away from anyone else. He also pointed out that there are no wetlands on the site, and there is a stream onsite that was shown earlier by staff. He does not think they will be disturbing the stream in any way. In regard to the gas pipeline that was mentioned earlier, they are aware of the pipeline and will follow all regulations that pertain to it. The Pipe and Hazardous Material Safety Administration would require them to identify their crossing of the pipeline in specific terms and have someone from their administration on-site to inspect the pipeline. None of the homes would be located over the pipeline.

Chair Donnelly asked if anyone in opposition wished to speak in rebuttal against the request:

Mike Isley returned to the podium and said regarding the structures to be constructed, the minimum distance for the pipeline easement is 50 feet, and the right-of-way is also 50 feet.

There being no other speakers in rebuttal, Chair Donnelly closed the Public Hearing by acclamation.

Vice Chair Craft stated that there are a lot more cases going from Agricultural to Residential. In AG the minimum lot size is roughly an acre for houses, and these applicants are proposing close to one-acre lots for this development. This area of the county has not grown as much as in some other areas, and he will support the request.

Mr. Gullick stated that he would also support the request. He lives on a farm in southeast Guilford County, and he understands the opposition to this application. However, no one wants development in their particular area. People need places to live. The applicants are a good group, and they have developed well in the past and have come up with conditions that give him more comfort for development in these areas.

Mr. Little stated that he does not like that all this land was previously farmland and that it will disappear, and that this developer is going to put residential zoning right in the middle of this farmland. The County has created this plan to preserve land for working agriculture, and he doesn't think this development will fit the nature of this area and doesn't fit what the County envisioned.

Dr. Bui stated that she understands the shortage of housing, but she cannot envision how this is in line with the surrounding area.

Rev. Drumwright stated that he is hesitant to support this request. It seems imminent for development in this area, but it doesn't mean that the existing residents should be impacted to such a degree. It is concerning to him that the developer is hesitant to go back out and meet with the neighborhood residents. He would not be inclined to support the request.

Chair Donnelly stated that this is clearly a case where there are competing interests. There is a growing and resilient economy which requires development of homes and a need for those homes. There is also a Comprehensive Plan that asks this Board to conserve natural spaces and preserve the character of the community. The Board's role is to look at the zoning classification that is being proposed and determine if it is consistent and reasonable. The applicant has offered some conditions based on the concerns that were articulated by the neighborhood residents.

Vice Chair Craft moved to approve Conditional Rezoning Case #26-02-PLBD-00008, a request to rezone property from AG, Agricultural to CZ-RS-30, Conditional Zoning - Residential, located at 7930 NC Highway 150 E., (Guilford County Tax Parcel #242017), approximately 6,100 feet north of the intersection of Osceola-Ossipee Road and NC Highway 150 E and comprises approximately 121.87 acres. This approval also amends the Future Land Use Map (FLUM) Northeast Quadrant. The proposed map amendment and associated FLUM amendment from Working Farms/Agricultural to Residential are based on the following changes and conditions: There is tremendous growth in the area, which requires a considerable amount of new housing. While inconsistent with the current land use designation, the requested rezoning is consistent with the following goals and policies and actions of the Guilford County Comprehensive Plan: (1) The Planning Theme: Attainable Housing, Goal statement – Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety, high quality, and sustainable design; and (2) Policy 1: Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents. The amendment is reasonable because of the reasons set forth in the staff report under "Reasonableness" and incorporated in the motion, and the following additional reasons: Guilford County needs additional housing. A large number of new jobs have come to the area, and more are coming. The size of the tract of land allows it to be impactful in meeting this need. Having such a tract on NC Hwy 150 E where access would not require adding traffic to existing neighborhood streets is a positive factor. The shape of the parcel dictates that no development would directly adjoin Highway 150 E, or any other existing neighborhood streets, which reduces the visual impact on the area. The minimum lot size of 40,000 square feet mitigates the density concerns. The uses that are excluded by the applicant are all allowable under the current AG zoning. This requested conditional zoning would benefit neighboring properties by preventing these potentially high intensity uses. The negative impact of this development is primarily the introduction of a possible residential subdivision on this tract where some would understandably prefer the land to remain open space, or farmland. While those concerns are not overlooked, considering the positives and negatives for the community, this development would have a positive impact on the neighboring area, seconded by Mr. Gullick.

The Board voted 4-4; therefore, the motion to approve the request was denied. (Ayes: Donnelly, Gullick, Craft, Alston. Nays: Bui, Drumwright, Little, Stalder.)

Chair Donnelly stated that a tie vote constitutes a denial of the motion. An appeal may be filed with the Board of County Commissioners in writing within fifteen (15) days, and a processing fee applies.

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 (DENIED)

Ms. Lockwood presented the staff report on the proposed rezoning. She noted that an updated staff report has been provided for the Board's review. 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. There is no history of denied cases regarding these properties.

Ms. Lockwood stated that 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.

No Development Conditions were offered for this request.

Ms. Lockwood explained that the AG, Agricultural District is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. 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 for this district is 30,000 square feet. The Conditional Zoning (CZ) district is established as a companion district in which all regulations that apply to a general use zoning district also apply to the companion conditional zoning district. Any conditions which may be offered by the property owner, and approved by the Jurisdiction, as part of the conditional zoning process, shall also apply.

Ms. Lockwood noted that the vicinity of the subject properties consists predominantly of rural residential and agricultural uses on lands zoned AG, Agricultural and RS-30, Residential. She pointed out that there are multiple clusters of RS-30 and RS-40 zoning near the subject properties within a half mile radius. The properties are currently undeveloped. The neighboring parcel to the east is the Guilford County Farm Park, which is zoned Public Institutional (PI), to the north and the south is residential and agricultural, and to the west is residential and agricultural.

Ms. Lockwood stated that the subject properties have a Future Land Use Map (FLUM) designation of Working Farm/Agricultural. The Working Farm/Agricultural Land Use Classification represents land that is actively used for agriculture or forestry activities, including cultivated farmland, livestock, woodlands, or timber harvest. Lands classified as

Working Farm/Agricultural may or may not support the primary housing types that meet the needs of residents. Working Farms and Agricultural Lands may contain both residential and non-residential uses and typically have parcel sizes that are larger than five or ten acres. This requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Working Farm/Agricultural. The Working Farm/Agricultural designation typically includes parcels with acreage that exceeds the minimum requirements of the CZ-RS-30 district.

Ms. Lockwood said 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-30 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.

Ms. Lockwood stated that while inconsistent with the current future land use designation, the requested rezoning is consistent with the following goals and policies 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 units to 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.

Ms. Lockwood noted that staff recognize there are competing interests related to this proposed rezoning within the Guilford County Comprehensive Plan. The proposed rezoning is inconsistent with the subject property's current Future Land Use Map (FLUM) classification of Working Farm/Agricultural. Additionally, the proposed rezoning is inconsistent with Protected Natural Environment and Green Space Policy 1, Action N-1.1, "to continue promoting the preservation of agricultural lands which are a declining resource in Guilford County." Based on a wholistic review of the Guilford County Comprehensive Plan 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."

Chair Donnelly pointed out that staff have received several emails and letters concerning this case, and those communications have been presented to Board members for review. A signed petition was also submitted for consideration.

Chair Donnelly opened the Public Hearing and asked those speaking in favor of the request to come forward at this time.

Scott Krusell, PE, 1141 Jay Lane, Graham, NC, Project Engineer for VennTerra, stated that this project includes a couple of parcels in northeast Guilford County, close to the City of Gibsonville and about 2,000 feet from the Gibsonville City Limits. The property consists of approximately 234 acres and is currently zoned AG, Agricultural. There are several different zoning districts nearby, PI, (the prison farm), RS-30 and RS-40 properties, and most significantly, RS-30 development directly adjacent to the subject property. Staff have recommended approval of this request, and the applicant is offering a condition to limit allowed uses on the property. The only non-residential use to be allowed is a bed-and-breakfast, as there will be some larger lots. The developer is very constrained by the septic systems on this site, as well as a large stream, some small streams and a lot of wetland areas. The RS-30 district has an expected density of 1.3 acres, and they are looking at 0.59 dwelling units per acre because of the septic system restrictions. Approximately 140 units will be constructed on the property. They originally thought that RS-20 would make sense on this property because of the limited septic areas. The septic field will not be on the individual lots but will be off-site in the septic fields shown on the maps provided. RS-20 would disturb less land with less roads to build and less development expense. At the neighborhood meeting, held on February 13th, they presented the RS-20 concept. There were about 60 people in attendance, and the RS-20 concept was not well-received. The developer has done more in-depth research and did a detailed septic survey and came up with the current plan for construction and placement of the homes to be built on the property.

Shawn Cummings, 1141 Jay Lane, Graham, NC, with Venn Terra, stated that this development would be similar to the proposed development on the Highway 150 E site. There is another development just down the road from the subject properties, called Edenborough, that will have more than 1,000 homes and is within the City of Gibsonville. There are water and sewer available for that development. The developer met with the neighbors of the subject properties over a year ago and one of the major complaints was regarding the RS-20 lots (20,000 square foot minimum lot sizes). They changed that to the proposed RS-30 lots and refined their plans. He pointed out that if they are not approved for the proposed development tonight, they will wait 3 years and spend \$3 Million - \$5 Million and hook into the water and sewer system in Gibsonville, which would enable them to construct 600 units on this land. However, they prefer to build in the County.

Chair Donnelly asked about the density of the proposed development. Mr. Cummings stated that they would be open to limiting the number of lots to 140 on these properties.

Rev. Drumwright stated that Mr. Cummings' comments are quite concerning regarding the conversations with the neighborhood residents. There is a small road to the left of the subject properties that is not state maintained they intend to connect to which the residents do not want to be connected. Also, they are proposing to install community wells instead of individual wells on each lot. Rev. Drumwright highlighted the neighbors' concerns about wildlife preservation, the disruption to the Mountains-to-Sea-Trail, concerns about working farms that are still in existence, disruption of active wildlife habitat and bird-watching in the area, concerns about the proximity to Smith Farms, all of which have been voiced to the Planning Board members and staff. He said that it does not seem that Mr. Cummings has documented concerns from the neighbors or shown a genuine interest in the concerns of the neighbors. Rev. Drumwright stated that he feels that there is a lack of transparency

and it is hard to support something like this when comments are made to make people feel that they are not being heard. This Board is governed by procedure, but they have to take into account the County Comprehensive Plan, which uplifts protection of natural environment and green space.

Chair Donnelly asked any in opposition to the request to come forward at this time.

Joy Isley, 7104 Howerton Road, Gibsonville, NC, stated that she and her husband want to keep this land as working agricultural land. They feel that changing the zoning designation to residential would directly undermine the Guilford County Comprehensive Plan, which was adopted in September 2025 after two years of community input and planning. The plan is intended to guide growth and development through 2045, so it is reasonable to expect that major rezoning should align with, and not contradict, its stated goals. The goals of the Comprehensive Plan show that this rezoning conflicts with several of its core priorities. One of the Plan's first goals is for community character preservation and protection are the number one goal for agricultural land. This proposal would convert approximately 235 acres of rural, agricultural land into dense residential development, altering the character of the area and undermining this goal. Preservation of cultural and natural resources is repeated throughout the Comprehensive Plan and the importance of maintaining agricultural and natural land. These two open land and woodland areas are not only part of the rural identity, but they also provide critical habitat for pollinators such as bees and other insects, who are responsible for pollinating roughly 1/3 of the food supply the residents depend on. Another key goal of the Comprehensive Plan is the economy and prioritizing the preservation of agricultural uses and working farms as a strategic economic development initiative. Agriculture remains a viable economic resource in North Carolina. The horse industry contributes over \$2B annually to the state's economy. Land such as this could support agricultural enterprises that contribute to local and regional economic resilience. The Plan notes that from 2001 to 2019, Guilford County lost 9% of its forested land and 12% of its agricultural land, identifying farmland as a declining resource. The Guilford County Comprehensive Plan clearly prioritizes farmland preservation, rural character, environmental protection and thoughtful, well-located roadways. Rezoning this land contradicts those priorities.

Anne Castlebaum, 3469 Amick Road, Elon, NC, stated that people seem to already know that the Guilford County Farm is a jewel worth protecting. It is over 700 acres, with ponds, woods, streams, fields, quiet space, fishing, running, picnicking, and part of the Mountains-to-Sea Trail, all with only an occasional vehicle passing by. Farms, fields and pastures provide food, the ponds provide fish, and the community grows there. Groups assemble there, people mix, scouts camp there. The public nature programs and bird walks are used constantly. Over 30,000 visitors came last year and that number has increased each year. The land is a haven for wildlife and people come from all over to view the migrating birds.

Allen Holloman, 7102 Claren Oaks Ct., Gibsonville, NC, stated that speakers have already made his point for him. He doesn't think the applicant has looked at the Comprehensive Plan. This is a well-thought-out Comprehensive Plan to provide housing and address the needs of the community. He thanked staff for working on and preparing this plan. He asked that they stick to it. He is also concerned about the additional traffic to Main Street in Gibsonville.

Trina Joyce, 7107 Howerton Road, Gibsonville, NC., stated that she moved to this location because it was such a peaceful, quiet place and she could get to work quickly. With all the additional traffic from Edenborough, it has made traffic very difficult. The thought of adding more houses to that small area has too much traffic impact. She is concerned about the water and the wells in this area. There are a lot of problems with community septic and wells, one being the long-term maintenance. Who is responsible for the maintenance of those once the developers leave? She had to drill over 390 feet to be able to get water where she lives. The idea of them drilling a community well is scary because it means she may have to drill another well at a deeper space.

Krystal Riley, 1626 White Ct., Mebane, NC., stated that her family has chosen to move to Gibsonville recently and now they are concerned about their possible move. All the schools are over capacity and are not serving the children who attend.

Chair Donnelly asked if the applicant would like to speak in rebuttal to comments made by those in opposition.

Mr. Cummings stated that they do not wish to speak at this time.

Chair Donnelly asked if anyone in opposition to the request would like to speak in rebuttal.

Eric Tweedie, 7104 Ledgate Road, stated that the traffic statistics that were given were from 2024 and did not include all the new traffic from the new development on Hwy 61, as well as the school overcrowding.

Joy Isley, 7104 Howerton Road, Gibsonville, NC., stated that she attended the January 20, 2025 meeting and there were 60 people there. They pointed out the development of Edenborough and Mr. Cumming said that the homes that they would be building, would be in the \$500,000 to \$700,000.00 range and they would have the batten-board or stone, as he mentioned, but it would be on three sides, not just one. If you drive into Edenborough, those homes have vinyl on the front, and there is no comparison to what he described.

Allen Holloman, 7102 Claren Oaks Ct., Gibsonville, NC, stated that they provided the covenants from Summer Glen to the developer and asked them to consider those covenants and they did. The covenants would outline exactly what they would expect for the houses proposed in this new development.

Erik Hamner, 6705 Easy Going Ct, Gibsonville stated that he has a Gibsonville address but lives in the county. This amount of construction would have impact on the wildlife there and people hunt around this area. He has seen an impact of much smaller development and the impact it has had on the wildlife, especially the deer. He feels this development would also impact local traffic. The roads are narrow, and you do get stuck behind farm equipment and school buses. He thinks it is too much for this particular area.

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

Mr. Alston stated that he does not support this request; he and the other Board members see this type of request time and time again. Communities come up and make their concerns known. The county is growing and they do need housing, jobs are coming to the

community, but he is still concerned about the impact on the surrounding community residents.

Mr. Little stated that he appreciates Mr. Alston's comments and noted this Board must consider impacts on the surrounding area. This area is a working farm and agricultural area. When driving around, you see livestock, the farms, and the crops being grown. He would like to see the property continue to be working farmland.

Vice Chair Craft stated that events like this could be watershed events. What can come out of this event is the opportunity to work with the Guilford County Farmland Preservation Program which works with voluntary owners to preserve farmland. He advised that they really need to look at the Guilford County farmland preservation easements on a regular basis. Guilford County had an open space bond 20 years ago and he was part of that effort. He urged the applicants to contact Palmer McIntyre at Piedmont Land Conservancy.

Mr. Gullick stated that he certainly understands the concerns of the residents who spoke tonight. However, unless someone comes up with an alternative, this land will be developed at some point in time.

Rev. Drumwright stated that he concurs with the wisdom from Mr. Alston, as it gives a sobering moment to understand how these things are already at work. He wants to assert that ownership without accountability is not acceptable. He offered hope to the people who spoke tonight. Rev. Drumwright acknowledged a comment from the hearing that the County lost 700 farms. He does not believe that the plan presented was properly vetted. The Comprehensive Plan was enacted to protect some of these areas, and he thinks that this area is one of those places. He is not anti-development; however, he thinks that the voices of the people should be heard and remain open to the idea that not all of Guilford County deserves to be bulldozed and developed just because of money. His vote will be against this request.

Chair Donnelly stated that he appreciated the patience and participation of the people who came to this meeting. He pointed out that the role of the Planning Board is to identify whether a proposed rezoning is reasonable and in the public interest. In this particular case, there are two elements to the decision. The reasonableness of the request has to do with the kind of development that is proposed on this property given what we know about the surrounding area. He would argue that it is eminently reasonable in terms of development. In fact, as the developer shared, the net density is going to be significantly less than what RS-30 typically is and comparable with uses around it. The other part of evaluating this request is determining whether the rezoning is consistent with the long-range land use classification. A lot of time was spent tonight talking about working farms and agriculture. He doesn't want to lose sight of the fact that this is a reasonable development. The question is whether the weight of the public interest is sufficient enough that the Board would shift the land use classification from Working Farm and Agricultural Lands to Residential. He does think there are competing interests here and he appreciates that the priorities that are laid out here are going to come into conflict sometimes. He pointed out that one of the things they may have lost sight of over the course of this evening is that they are looking specifically at a parcel of property in unincorporated Guilford County and not Gibsonville or Mebane. He appreciated the forthrightness that the developer offered this evening and what their plans are and what they may do as a result. He recognized that development could change the character of the area.

Rev. Drumwright said he wants to remind this Board that they do approve nine out of ten requests for development. The work of this Board is moving very fast and overwhelmingly in one direction, and to him, that is not reasonable to have over 700+ signatures in opposition to the request, from Guilford County residents. He noted that he was able to read almost all the letters received and wants these voices to be uplifted as they go into this vote because this area is a tourist attraction. He said the proposed development will disrupt the Mountains-to-Sea trail, the hikers, the bikers and the farmers have a reasonable objection to what the developer is requesting. Protecting the County Park, which is reported as being the 12th highest number of bird sightings in the country by Cornell University. It is beyond reasonable to protect the vital, interconnected ecosystem, the proximity to working farms, particularly Smith Farms, and reasonable to be able to view the hay bales, livestock in the fields, and the sun rising on these fields. It is reasonable that this area of the county has helped Amy Banten and her husband, who is a combat veteran, to enjoy this area of the county to fight depression and has served as a natural resource that has been therapeutic. We do a lot to help people shoulder the onslaught of development and he noted the he usually votes in favor of those requests. However, he does think that these concerns are reasonable for the Board to consider a vote to deny this request.

Mr. Little moved to deny Conditional Rezoning Case #26-02-PLBD-00009, a request to rezone the subject properties from AG, Agricultural to CZ-RS-30, 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 in Washington Township) at the intersection of NC Highway 61 N and Howerton Road because it is inconsistent with the Comprehensive Plan FLUM classification of Working Farm/Agricultural which typically includes parcels larger than 5 or 10 acres, which exceeds the minimum requirements of the CZ-RS-30 district. Additionally, it is incompatible with surrounding land uses as this property is surrounded by Working Farms. Additionally, the proposal conflicts with the FLUM designating this area as Working Farm/Agricultural to maintain the rural characteristics of this area. The amendment is not reasonable because of concerns that the requested district would be incompatible with the surrounding areas, and the current zoning better serves the FLUM by maintaining the character of the area, seconded by Rev. Drumwright.

The Board voted unanimously, 8-0, in favor of the motion to deny the request. (Ayes: Donnelly, Gullick, Craft, Bui, Drumwright, Little, Stalder and Alston. Nays: None.)

Chair Donnelly stated that the motion to deny has been unanimously approved. He stated that the case can be appealed to the Board of County Commissioners in writing within fifteen (15) days, and there is a filing fee associated with that. He noted further his appreciation for the number of people that came out tonight to give their comments and express their interest in their community.

VIII. Other Business

None

IX. Adjourn

There being no other business before the Planning Board, Chair Donnelly adjourned the meeting by acclamation at 10:54 p.m.

The next regular meeting of the Guilford County Planning Board is scheduled for April 8, 2026, at 6:00 p.m. in the Carolyn Q. Coleman Room, located on the first floor of the Old Guilford County Courthouse, 301 W Market St, Greensboro, NC 27401.

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**GUILFORD COUNTY PLANNING BOARD
REGULAR MEETING MINUTES**

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

**April 08, 2026
6:00 PM**

Call to Order

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

I. Roll Call

Mr. 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; Randy Little; Dr. Nho Thi Bui; Rev. Gregory Drumwright; Ryan Alston

The following members were absent from this meeting:

Cara Buchanan, Guy Gullick, and Sam Stalder

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

Jason Hardin, Planning and Development Deputy Director; Oliver Bass, Planning and Zoning Manager; Avery Tew, Senior Planner; Samantha Lockwood, Senior Planner; Darby Terrell, Senior Planner; Troy Moss, Planner I; Grady Starnes, Fire Plans Examiner; and Wendy Sivori, Chief Deputy County Attorney

Chair Donnelly welcomed Chief Deputy County Attorney, Wendy Sivori.

II. Agenda Amendments

Mr. Hardin stated that staff are currently soliciting Proposals for the update to the Liberty Road/Woody Mill Small Area Plan. Staff asks if a Board member would like to serve on the committee that will evaluate the submitted Proposals and represent the Planning Board. He asked the board to consider adding this item under Other Business to discuss later in the meeting.

Mr. Little moved to add under Other Business “Consideration of a Planning Board member to serve on the Request for Proposals (RFP) review committee for the update to the Liberty Road/Woody Mill Small Area Plan”, seconded by Vice Chair Craft.

The Board voted unanimously, (6-0), in favor of the motion. (Ayes: Donnelly, Craft, Little, Bui, Drumwright, Alston. Nays: None.)

III. Approval of Minutes: Not Available

IV. Rules and Procedure

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

V. Continuance Requests:

None

VI. Old Business

None

VII. New Business

Non-Legislative Hearing Item(s)

A. RESOLUTION OF INTENT TO CLOSE A PUBLIC ROAD CASE #26-02-PLBD-00012: A 0.2 MILE SECTION OF HOMEDALE DRIVE (APPROVED TO BE HEARD MAY 2026)

Mr. Tew stated that this is a request for adoption of Resolution of Intent and to schedule a Public Hearing for May 13, 2026 for the purpose of giving consideration to the closing of a 0.2 mile section (approximately 1,000 ft.) of Homedale Drive located in Sumner Township that begins at the eastern margin of Parcel #144346, and runs west for 0.2 miles, terminating at the end of the Homedale Drive right-of-way.

Vice Chair Craft moved to hold a Public Hearing for Case #26-02-PLBD-00012, Resolution of Intent to close a portion of public road, located at Homedale Drive, at the next regular meeting of the Planning Board on May 13, 2026, seconded by Dr. Bui.

The Board voted unanimously, (6-0), in favor of the motion. (Ayes: Donnelly, Craft, Bui, Drumwright, Alston and Little. Nays: None.)

Legislative Hearing Item(s)**A. CONDITIONAL REZONING CASE #26-02-PLBD-00014: AG, AGRICULTURAL TO CZ-RS-40, CONDITIONAL ZONING – RESIDENTIAL: 2506 MARGUERITE DRIVE (APPROVED)**

Mr. Hardin stated that staff had received an adjusted application from the applicant. The Board would need to vote to accept the amended application.

Mr. Alston moved to accept the application as amended, seconded by Mr. Little. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Donnelly, Craft, Bui, Drumwright, Alston and Little. Nays: None.)

Ms. Lockwood stated that case #26-02-PLBD-00014 pertains to the subject property located at 2506 Marguerite Drive (Guilford County Tax Parcel #115610 in Jefferson Township) approximately 700 feet east of the intersection of Millpoint Road and Brookhaven Mill Road and comprises approximately 10.85 acres. There is no history of denied cases for this parcel. This is a request to rezone the subject property from AG, Agricultural to CZ-RS-40, Conditional Zoning – Residential with the following conditions:

Use Conditions:

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

1) Single-Family Detached Dwelling, Family Care Facility, Accessory Apartment/ Dwelling Unit, Subdivision (Minor and Major), Temporary Family Healthcare Structures, Home Occupation

Development Conditions:

1) To be subdivided into a maximum of two (2) lots.

Ms. Lockwood stated that the vicinity of the subject property is zoned AG and RS-40. The surrounding area is predominantly characterized as rural residential with vacant and agricultural land. There is a single-family detached dwelling located on the subject parcel, and it appears there are no commercial agricultural activities currently occurring on site. The surrounding zoning is mostly AG with an adjacent RS-40 district located across Millpoint Rd. and to the west along Brookhaven Mill Rd. The existing land use on the property includes a single-family, detached dwelling and the surrounding uses to the north, south, east, and west are all residential. Additionally, the YMCA Camp Weaver property is located to the south of the subject property.

Ms. Lockwood explained that the Troxler House is located adjacent to the subject property to the west of the subject property. This property is not a local historic landmark, but it was determined to be eligible for the National Register of Historic Places in 1991 by the State Historic Preservation Office (Site No. GF2088). The

requested rezoning is not anticipated to have a substantial impact on this historic resource. There are no cemeteries shown to be located on or adjacent to the subject property.

Ms. Lockwood said that the Rural Living Land Use Classification 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.

Ms. Lockwood went on to say this request is consistent with the Future Land Use Map classification of Rural Living. Rural Living is characterized by low density development, typically with one dwelling unit located on several acres. The subject property consists of approximately 10.85 acres and the development conditions for the rezoning limit the future development to a maximum of two (2) lots and a maximum density of 1 dwelling unit per 5 ac. Guiding Guilford Moving Forward Together (adopted September 4, 2025).

Ms. Lockwood noted that in addition to being consistent with the current land use classification, the requested rezoning is also consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan, including the Planning Theme of Attainable Housing's the Goal Statement: "Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design." In addition to the Attainable Housing Planning Theme's Policy 1: "Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents." Finally, this request is consistent with the Community Character Planning Theme's Goal Statement: "Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking."

Ms. Lockwood said the request to rezone the subject property from AG to CZ-RS-40 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." As well as Policy 1: to "Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents." This proposal is also consistent with the Community Character Goal Statement: "Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking." The request aligns with the current land use classification of Rural Living provided by the Future Land Use Map. Finally, the rezoning is in character with the surrounding community as there are existing clusters of RS-40

within a half-mile radius of the property including an adjacent district to the south across Millpoint Rd. and to the west along Brookhaven Mill Rd.

Ms. Lockwood stated that staff recommends approval.

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

Hyun-Kyun Kim, property owner, 2506 Marguerite Drive, stated that she represents Park Living Trust. The house is currently under Park Living Trust ownership, and her mother wants to build a house next door to them so they can be closer to help take care of each other and the property.

Kris Walser, 2501 Marguerite Drive, stated that he is the closest neighbor to the subject property. He maintains the driveway/roadway to these properties, and he wants to make sure there is not going to be a housing subdivision at some time in the future. He is concerned about additional traffic on this road. If it can be restricted to 2 lots, he has no problem with the request.

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

Vice Chair Craft stated that he feels this is reasonable and he will support the request as it will not greatly affect the character of the area. Rev. Drumwright stated that he agrees with Vice Chair Craft.

Mr. Little moved to approve the zoning map amendment for Case # 26-02-PLBD-00014, located at 2506 Marguerite Drive, Guilford County Tax Parcel #115610, from AG to CZ-RS-40 Conditional Zoning Residential, as the map amendment is consistent with the Comprehensive Plan's Land Use Classification of Rural Living which is limited to low density development, typically with one dwelling unit located on several acres. The subject property consists of approximately 10.85 acres and the development condition for the rezoning limits future development to a maximum of 2 lots and a density of one unit per 5 acres. In addition, the rezoning is reasonable because 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." As well as to enable the creation of new housing units which provide a mix of housing types that meet the needs of residents, seconded by Dr. Bui.

The Board voted unanimously, (6-0), in favor of the motion. (Ayes: Donnelly, Craft, Bui, Drumwright, Alston and Little. Nays: None.)

B. CONDITIONAL REZONING CASE #26-03-PLBD-00015: AG, AGRICULTURAL AND CZ PD-M, CONDITIONAL ZONING – PLANNED UNIT DEVELOPMENT – MIXED (REF. CASE #23-10-PLBD-00067) TO AG, AGRICULTURAL AND CZ-PD-M, CONDITIONAL ZONING – PLANNED UNIT DEVELOPMENT – MIXED, AMENDED: 1456 AND 1458 NC HIGHWAY 61 SOUTH AND 6801, 6811, 6821, 6830, 6831, AND 6838 GRASSHOPPER TRAIL (APPROVED)

Mr. Tew stated that the proposed rezoning is located at 1456 and 1458 NC Highway 61 South and 6801, 6811, 6821, 6830, 6831, and 6838 Grasshopper Trail (Guilford County Tax Parcels #220601, #241720, #241718, #241719, and #241672 in Rock Creek Township), approximately 6,500 feet north of the intersection of NC Highway 61 South and Herron Road, and comprises 89.18 acres. The property is currently split-zoned Agricultural, AG (52.52 acres) and Conditional Zoning – Planned Unit Development, CZ-PD-M (36.71 acres).

Mr. Tew indicated this is a request to rezone an approximate 6.04-acre portion of the subject property currently zoned CZ-PD-M (ref. Case #23-10-PLBD-00067) to AG, Agricultural and an approximate 6.15 acre portion of the subject property currently zoned AG to CZ-PD-M. Note: The PD-M district permits all uses allowed in any zoning district, except those uses that are only allowed in the Heavy Industrial, HI or Agricultural, AG districts. The applicant proposes the following conditions for the CZ-PD-M district, which match the conditions of the existing CZ-PD-M district on the property (ref. Case #23-10-PLBD-00067):

Use Conditions: Agricultural/Animal Services Category - No uses permitted. Household Living Category - All uses permitted. Group Living/Social Services Category - All uses permitted except: (1) Rooming House, 9 or More Residents; (2) Nursing and Convalescent Home; (3) Temporary Shelter; (4) Homeless Shelter Recreation and Entertainment (Light) Category - All uses permitted except: (1) Country Club with Golf Course - Recreation and Entertainment (Heavy) Category - All uses permitted except: (1) Adult Oriented Establishments; (2) Amusement or Water Parks, Fairgrounds; (3) Auditorium, Coliseum or Stadium; (4) Go-cart Raceway; (5) Shooting Range, Indoor; (6) Shooting Range, Outdoor Other Recreational and Entertainment Uses Category - All uses permitted. Civic, Educational, and Institutional Category - All uses permitted except: (1) Correctional Institution; (2) Fraternity or Sorority (University or College Related); (3) Hospital Business, Professional, and Personal Services Category - All uses permitted except: (1) Bank or Finance without Drive-through; (2) Bank or Finance with Drive-through; (3) Insurance Agency (Carriers and On-Site Claims Inspections); (4) Payday Loan Services - Lodging Category - All uses permitted except: (1) Hotel or Motel Retail Trade Category - All uses permitted except: (1) ABC Store (Liquor); (2) Auto Supply Sales; (3) Automobile Rental or Leasing; (4) Automobile Repair Service; (5) Building Supply Sales (with Storage Yard); (6) Convenience Store (with Gasoline Pumps); (7) Equipment Rental and Repair, Heavy; (8) Fuel Oil Sales; (9) Manufactured Home Sales; (10) Motor Vehicle, Motorcycle, RV or Boat Sales (New or Used); (11) Service Station, Gasoline; (12) Tire Sales - Food Service Category - All uses permitted

except: (1) Restaurant (With Drive-thru) Funeral and Internment Services Category - No uses permitted Transportation, Warehousing, and Wholesale Trade Category - No uses permitted except: (1) Wholesale Trade – Light Utilities and Communication Category - All uses permitted except: (1) Utilities, Major; (2) Utility Company Office; (3) Utility Equipment and Storage Yards Waste-Related Uses Category - No uses permitted General Industrial Category No uses permitted. Manufacturing Category. No uses permitted. Mining Uses Category. No uses allowed per WCA prohibition. Airport Category - No uses permitted. Temporary Events/Uses Category - All uses permitted.

Development Conditions: (1) Permanently disabled residents requiring care 24 hours a day, 7 days a week may have care provided; (2) No amplified music shall be played between the hours of 10:00 p.m. and 9:00 a.m.; (3) No nonresidential event shall extend beyond 12:00 a.m. (midnight).

Mr. Tew noted that the proposed sketch plan for the Unified Development Plan (UDP) does not impose a maximum number of dwelling units or maximum commercial square footage within the CZ-PD-M District. Density requirements for single-family residential dwellings are subject to the RS-5 zoning district dimensional requirements. Density for multi-family units is limited by the density regulations established in Unified Development Ordinance (UDO) Subsection 4.4.D.1.a(3), which requires a minimum 20-foot separation between multi-family buildings.

Mr. Tew stated that the vicinity of the subject property is characterized by a mix of residential, agricultural, and industrial uses. Existing Land Uses on the Property include: Farm, Residences, Community Center. Surrounding uses to the north are agricultural, residential, and industrial; to the south is Lake Mackintosh; to the east is industrially zoned land in the City of Burlington; and to the west is a residential subdivision with twin homes, townhouses, and single-family detached dwellings. There are no inventoried historic resources located on or adjacent to the subject property. There are no cemeteries shown to be located on or adjacent to the subject property. Infrastructure and Community Facilities Emergency Response: The subject property is in the Whitsett Fire District and within 2.2 miles of the fire station. Public water service will be provided by the City of Burlington, and sewer service will be provided by the City of Greensboro.

Mr. Tew explained that the AG, Agricultural District is intended to provide locations for agricultural operations, farms and preserves, agritourism, residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses. Commercial agricultural product sales and agritourism may be permitted. The minimum lot size of this district is 40,000 square feet. A Planned Unit Development (PUD) is an area of land under unified ownership or control to be developed and improved as a whole according to a UDP. It shall be subject to all of the applicable standards, procedures, and

regulations of the UDO except as varied or changed by the express terms contained therein and as approved according to the submitted UDP.

Mr. Tew noted that NC Highway 61 is classified as a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Thoroughfare and Collector Street Plan. The Annual Average Daily Traffic (AADT) for NC Highway 61 is 2,462 vehicles per the 2024 North Carolina Department of Transportation (NCDOT) traffic count. Proposed Improvements: There are currently no known proposed road improvements in the area. However, any new development would be subject to the NCDOT review and must obtain any required approvals. The topography on Parcels #241672, #220601, #241718, #241719, and #241720 ranges from nearly level to gently and strongly sloping, moderately steep to steep, very steep, and extremely steep. There is no regulated floodplain on-site. There are mapped wetlands on-site per recorded PB 218 PG 101-104 in Guilford County Register of Deeds. There are mapped streams on-site. The site is located in the Lake Mackintosh (Big Alamance Creek) WS-IV, Watershed Critical Area (WCA) Tiers 1, 2, and 3.

Mr. Tew stated that the current Future Land Use Map (FLUM) classification of the property is Residential. The Residential place type represents land that typically consists of lots of varying sizes that are arranged in a grid or curvilinear pattern and primarily consists 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 routes. Primary land uses include single-family detached dwellings and duplexes. Secondary land uses include residential uses serving commercial, retail, office, civic, and public uses and services. This property is also located in proximity to a FLUM identified Regional Employment Center to the northwest. The Regional Employment Center activity center represents lands that are typically high-intensity activity centers located outside the immediate municipal corporate limits.

Mr. Tew explained that the requested rezoning is inconsistent with the current FLUM classification of Residential because this designation is not intended to accommodate agricultural, multifamily, or commercial uses. Instead, the proposed rezoning would require an amendment to Working Farms and Agricultural Lands Classification for the portion of the property zoned AG and Multifamily Residential for the portion of the property zoned CZ-PD-M. These designations are consistent with the agricultural, residential, and limited commercial uses intended for the property. The requested rezoning is consistent with the following goals, policies, and actions of the Guilford County Comprehensive Plan: Planning Theme: Attainable Housing Policy 1: "Enable the creation of new housing units that will provide a variety of housing types that meet the needs of residents." Action H1.3: "Encourage housing opportunities that support existing and new agricultural operations." Planning Theme: Resilient Economy Policy 4: "Prioritize the preservation of agricultural uses and Working Farms as a strategic economic development incentive." Planning

Theme: Protected Natural Environment & Greenspace Action N1.1: "Continue promoting the preservation of Agricultural Lands, which are a declining resource in Guilford County." Lastly, Planning Theme: Protected Natural Environment & Greenspace Policy 3: "Protect natural features and sensitive areas."

Mr. Tew stated that the request is reasonable because it is consistent with goals of the Guilford County Comprehensive Plan related to providing attainable housing that meets the needs of all residents, supporting existing and new agricultural operations, and protecting natural areas. The proposed mix of uses is also supported by the nearby Regional Employment Center along Burlington Road, which is intended to accommodate a variety of residential and non-residential uses. Additionally, the proposed rezoning would not modify the uses currently permitted on the subject property and only reconfigures the boundaries of the existing zoning districts on the property. The development permitted under the proposed rezoning would be consistent with the overall pattern of development in the area, which is a mix of agricultural, low-density, and medium-density residential and non-residential uses. Finally, this location has direct access to NC Highway 61 South, a Major Thoroughfare, that will provide sufficient transportation infrastructure for development on the property.

Mr. Tew said staff recommend approval.

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

Attorney Amanda Hodierna, representing the property owner(s), 804 Green Valley Road, stated that the applicant(s), Peacehaven Farm wish to expand their operation. They are a non-profit mission that works with disabled adults in the community to give opportunities and purpose to live, work and play in the community. There is not a permitted use or Comprehensive Plan category that encompasses a live, work, play, and farm campus. Attorney Hodierna showed slides for demonstration purposes. The request includes several properties totaling 89.23 acres. The existing zoning is AG and CZ-PD-M and they are not asking for any change in the zoning district. The reason for the request is to adjust where the zoning district lines lie. No change to the proposed uses, no change to the zoning conditions that were adopted in 2023, no change to increase the density or increase the intensity, and no appreciable change to the amount of acreage that falls in each district. She showed slides and explained the changes that are proposed. The Guilford County TRC has reviewed the proposed changes and recommended approval. A neighborhood meeting was held, and no one attended. They have not received any communication from anyone voicing any concerns.

Neal Sharpe, Peacehaven Farm, responded to a question posed by Dr. Bui by stating that their initial plan was for multi-family style housing and then they decided that did not feel right for this area.

They have expanded it to single-family homes, townhomes, and garden style housing to be more in spirit with the land. Mr. Sharpe stated that their vision is really a live, work, play and learn community for people with all abilities. Essentially, they are trying to accomplish moving away from congregate or institutional settings for people with disabilities, to be able to integrate them into the broader community to provide community-based services that are needed for residents to thrive in a community.

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

Vice Chair Craft stated that he feels that the request is reasonable. Mr. Little stated that this is just moving the puzzle around a little bit and it is reasonable. Chair Donnelly stated that he appreciates that Peacehaven is working with the intentionality of the residents to try to make sure they meet both the rule and letter of the law while also providing the opportunity for them to support their mission. Chair Donnelly recognized the site's complexity. Mr. Alston stated that after hearing the details, he understands why it needs to change and thinks it is a great idea for this area, and he will support it. Dr. Bui stated that this is a reasonable request and she will support the request.

Vice Chair Craft moved to approve the rezoning request for property located on Guilford County Tax Parcels #220601, #241720, #241718, #241719, and #241672 from AG and CZ-PD-M to AG and CZ-PD-M Amended. This zoning map amendment also amends the FLUM (Southeast Quadrant). The requested rezoning is inconsistent with the FLUM classification of Residential because this designation is not intended to accommodate Agricultural, Multi-Family, or Commercial uses. The proposed rezoning requires an amendment to the Working Farms and Agricultural Lands classification for the portion of the property zoned AG and an amendment to the Multi-Family Residential classification for the portion of the property zoned CZ-PD-M. These designations, along with the nearby Regional Employment Center Node, are consistent with the AG, Residential and Limited Commercial uses intended for the property. The requested rezoning is consistent with the following goals, policies and actions of the Guilford County Comprehensive Plan for attainable housing: The Attainable Housing Planning Theme's Goal Statement: "Focus on the creation and retention of various types of housing to accommodate all residents while emphasizing safety, high quality and sustainable design." Attainable Housing Planning Theme Policy 1: "Enable the creation of new housing units that will provide a variety of housing types that meet the needs of residents" and Action Item H-1.3: "Encourage housing opportunities that support existing and new agricultural operations." Although the requested rezoning is inconsistent with the FLUM classification of Residential, the request is reasonable because it supports Comprehensive Plan goals related to providing attainable housing that meets the needs of all residents, supporting existing and new agricultural operations, and protecting natural areas. The proposed mix of uses is also supported by nearby regional employment center along Burlington Road, which is intended to

accommodate a variety of residential and non-residential uses. Additionally, the proposed rezoning would not modify the uses currently permitted on the subject property and only reconfigures the boundaries of the existing zoning districts on the property. The development permitted under the proposed rezoning would be consistent with the overall pattern of development in the area, which is a mix of AG, low and medium density residential and non-residential uses. Finally, this location also has direct access to NC Highway 61 South, a major thoroughfare, that will provide sufficient transportation infrastructure for the development of the property, seconded by Dr. Bui.

The Board voted unanimously, (6-0), in favor of the motion. (Ayes: Donnelly, Craft, Bui, Drumwright, Alston and Little. Nays: None.)

At this time, a short break in the meeting was taken from 7:30 until 7:36 p.m.

C. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-12-PLBD-00152: AN AMENDMENT TO SUBSECTION 2.8 (FLOODPLAIN ADMINISTRATOR), SUBSECTION 3 (PERMITS AND PROCEDURES – PURPOSE AND INTENT - PROCEDURES FOR SPECIFIC APPLICATIONS), SUBSECTION 9 ENVIRONMENTAL REGULATIONS (FLOOD DAMAGE PREVENTION), SUBSECTION 12 (DEFINITIONS) AND ADOPTION OF UPDATED FLOOD MAPS (APPROVED – RECOMMENDED TO COUNTY COMMISSIONERS)

Mr. Hardin called attention to a revised definition of “appeal” in subsection 12, Definitions 12.04 which has a minor edit provided at the advice of the County Legal Office.

Ms. Terrell stated that this proposed text amendment updates Subsections 2.8 (Floodplain Administrator), 3.5.F (Certificate of Floor Elevation / Floodproofing), 3.5.I (Floodplain Development Permit), 3.5.W (Variance), 9.3 (Flood Damage Prevention), and 12 (Definitions). The proposed amendment also formally adopts the updated Flood Insurance Study (FIS) and Flood Insurance Rate Maps (FIRMs, also referred to as Flood Maps) for Guilford County, and aligns the UDO with the North Carolina Model Flood Damage Prevention Ordinance for Non-Coastal areas (NC Model FDPO). The text amendment also includes an auto-adoption language clause for future revisions to the County Flood Maps.

Ms. Terrell indicated that on December 10, 2025, the Federal Emergency Management Agency (FEMA) issued a Letter of Final Determination to Guilford County as notification that the new Flood Insurance Study (FIS) and associated Flood Maps for our community will become effective on June 10, 2026. The County must adopt the updated FIS and Flood Maps before the June 10, 2026, effective date as required by FEMA and the Code of Federal Regulations to maintain its NFIP community status.

Ms. Terrell stated that maintaining NFIP community status helps ensure property owners remain eligible for flood insurance. The County participates in the Community Rating System (CRS) and has a rating of Class 7. This enables property owners to receive a 15% discount on flood insurance premiums through the NFIP. Ms. Terrell stated that by keeping the Flood Maps, Flood Insurance Study, and Flood Damage Prevention regulations of the UDO up to date, the County can maintain NFIP compliance and help reduce flood risks.

Ms. Terrell went on to explain that the requested text amendment includes auto-adoption language to streamline the process going forward of adopting newly published Flood Maps and ensure Guilford County remains in compliance with all mandated changes. The remaining text adjustments included in the proposed amendment focus on aligning language with the North Carolina Flood Damage Prevention Model Ordinance and reducing repetitive language.

Ms. Terrell noted that to support the Flood Study and Flood Maps update, Guilford County staff helped coordinate and implement a public Community Outreach Meeting on July 25, 2023 with City of Greensboro, City of High Point, other local jurisdictions, and the NC Department of Public Safety (NCDPS). During the meeting, a presentation was given to inform the public about the process of the flood map changes, appeal periods, and where to find resources and information. This also provided opportunities for property owners to meet community officials and NCDPS on the proposed changes to the flood maps. Staff provided laptops to allow property owners to look up their specific property to see how it was affected by the updated maps. Ms. Terrell stated this meeting helped a property owner send in a comment and appeal to FEMA and the NC Floodplain Map group, which led to a revision of the map at the owner's request before the appeal period opened. Ms. Terrell stated that one form of advertising to Guilford County residents was a letter advertising the July meeting to property owners whose buildings were added to the floodplain in the maps.

Ms. Terrell informed the board that the proposed text amendment has been reviewed by both the County Attorney's Office and the NCDPS. She then presented a summary of the proposed amendments as follows:

- Amend Subsection 2.8 Floodplain Administrator to include formatting improvements, revised language to align with the NC Model FDPO, and added cross-references to Subsection 9.3 to provide clarity and a more user-friendly reading of the requirements.
- Amend Subsections 3.5.F, 3.5.I, and 3.5.W regarding Procedures for Specific Applications for Floodplain Development Permits, Certificates, and Variances for Flood Damage Prevention to remove duplicate information on Flood Damage Prevention requirements and to direct readers to Subsection 9.3 where the requirements are consolidated to reduce conflict and confusion.

- Amend Subsection 9.3 Flood Damage Prevention to align with the NC Model FDPO. Changes include adoption of the new FEMA FIS and FIRM (i.e., flood study and flood maps) effective June 10, 2026 in Subsection 9.3.D.2, addition of automatic adoption language for future FEMA flood maps and flood studies, updates to cross-references to latest NC General Statutes (e.g., NCGS 160 D), updates to cross-references to other subsections of the ordinance, and technical formatting edits. Outdated language is also removed or modified for clarification.
- Amend Subsection 12 Definitions to add missing terms, definitions, and acronyms, and combine or remove duplicate definitions, and align the definitions with the NC Model FDPO. Ms. Terrell noted at this point that these specific terms apply only to the Flood Damage Prevention regulations.

Ms. Terrell stated that the proposed text amendment is consistent with the Planning Theme for Protected Natural Environment & Greenspace. Policy 2 of the Protected Natural Environment & Greenspace Planning Theme is to “Safeguard the environmental integrity of Regional Water Sources and Recreational Water Bodies.” Action Item N2.3 under Policy 2 states to “Expand on existing watershed management policies to set goals and priorities for protecting, restoring, and improving the county’s environmental resources.” Action Item N2.5 under Policy 2 further states to “Continue to coordinate and cooperate with other local, regional, and state agencies and organizations, such as the NC Division of Water Quality, on joint watershed planning and management.” Finally, the proposed text amendment is also consistent with Policy 3 of the Protected Natural Environment & Greenspace Planning Theme which states to Protect Natural Features and Sensitive Areas including Riparian Areas, Floodplains, and Vegetation/Tree Cover. Additionally, the amendment maintains Guilford County’s consistency with State and Federal floodplain regulations and helps ensure county residents maintain access to vital flood insurance.

Ms. Terrell said staff recommend approval of the proposed text amendment.

Chair Donnelly opened the Public Hearing, and no one came forward to speak. There being no speakers on this matter, Chair Donnelly closed the Public Hearing by acclamation.

Chair Donnelly asked if there was discussion or if someone wanted to make a motion.

Vice Chair Craft moved that the text amendments as proposed in Case #25-12-PLBD-00152, which pertains to flood damage prevention, are consistent with adopted plans for the reasons stated in the Consistency section of the staff report “The proposed text amendment is consistent with the Planning Theme for Protected Natural Environment & Greenspace. Policy 2 of the Protected Natural Environment & Greenspace Planning Theme is to “Safeguard the environmental integrity of Regional Water Sources and Recreational Water Bodies.” Action Item N2.3 under

Policy 2 states to “Expand on existing watershed management policies to set goals and priorities for protecting, restoring, and improving the county’s environmental resources.” Action Item N2.5 under Policy 2 further states to “Continue to coordinate and cooperate with other local, regional, and state agencies and organizations, such as the NC Division of Water Quality, on joint watershed planning and management.” Finally, the proposed text amendment is also consistent with Policy 3 of the Protected Natural Environment & Greenspace Planning Theme which states to Protect Natural Features and Sensitive Areas including Riparian Areas, Floodplains, and Vegetation/Tree Cover. Additionally, the amendment maintains Guilford County’s consistency with State and Federal floodplain regulations and helps ensure county residents maintain access to vital flood insurance,” which is incorporated into this motion by reference, and that the Planning Board recommend adoption of the proposed text amendment with the further revision to the definition of “Appeal” recommended by staff at the meeting, to the Board of County Commissioners, seconded by Mr. Alston.

The Board voted unanimously, (6-0), in favor of the motion. (Ayes: Donnelly, Craft, Bui, Drumwright, Alston and Little. Nays: None.)

D. UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-03-PLBD-00016: AN AMENDMENT TO SUBSECTION 10.06 (CIVIL PENALTIES – ASSESSMENT AND PROCEDURES) TO ESTABLISH SPECIFIC CIVIL PENALTY AMOUNTS FOR VIOLATIONS

Mr. Tew stated that the proposed text amendment to Guilford County Unified Development Ordinance (UDO) Subsection 10.06: Civil Penalties – Assessment and Procedures establish specific civil penalties (monetary) for violations of the UDO that do not currently have a specified civil penalty amount. The UDO establishes specific civil penalties (monetary) for some violations, including parts of Subsection 9.1: Stormwater Management and Watershed Protection Districts (see Subsection 9.1.F.5(d)(iv)(5)), Subsection 9.2: Soil Erosion and Sedimentation Control (see Subsection 10.07), and Subsection 9.4: Illicit and Illegal Discharges (see Subsection 9.4.12). This text amendment would apply specific civil penalties (monetary) for all other violations of the UDO including, but not limited to, all zoning and subdivision violations. UDO Subsection 10.06.A currently refers to G.S. 160D-404(c), which enables counties to enforce development regulations by any of the remedies provided in G.S. 153A-123. NCGS 153A-123 enables counties to assess civil penalties for ordinance violations.

Mr. Tew explained that the proposed civil penalty amounts are as follows: \$50.00 for the first offense, \$100.00 for the second offense, \$200.00 for the third offense, and \$500.00 for the fourth and each succeeding offense. Note, UDO Subsection 10.03.C specifies that “every calendar day an offense is not remedied after being served a Notice of Violation shall be considered a separate offense.”

Mr. Tew noted that staff conducted a review of the civil penalty amounts assessed by neighboring jurisdictions of comparable size and attached a table to the Board members' packets for review. The proposed amounts are consistent with the civil penalties assessed by both the City of Greensboro and the City of High Point.

Mr. Tew stated that the proposed text amendment is consistent with the following elements of the Comprehensive Plan: Planning Theme: Community Character - Goal Statement: "Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking." Planning Theme: Attainable Housing - Policy 4: "Encourage the preservation, maintenance, and development of high-quality and safe housing." The proposed text amendment is consistent with Comprehensive Plan goals related to preserving community character and emphasizing safe neighborhoods as it furthers the County's ability to ensure compliance with the UDO and obtain correction of violations. Additionally, the purpose of the UDO is to promote the health, safety, and general welfare of the residents of Guilford County and the proposed text amendment aligns with this purpose.

Mr. Tew said staff recommended approval of the proposed text amendment.

Attorney Wendy Sivori explained that they are trying to do this with all departments, county-wide to list all violation fines. The fines will be listed in the County fee schedule which will be going to the Board of Commissioners for consideration in June.

Mr. Hardin pointed out that the County's main goal with zoning enforcement is getting to compliance. Staff have few cases that get to the point of issuing civil penalties.

Mr. Little asked if there is a fee to file an appeal. Mr. Tew responded that there is a fee for filing an appeal.

Chair Donnelly opened the Public Hearing, and no one came forward to speak. There being no speakers on this matter, Chair Donnelly closed the Public Hearing by acclamation. Chair Donnelly asked if there was discussion or if someone wanted to make a motion.

Mr. Little moved that the text amendments as proposed in Case # 26-03-PLBD-00016, which pertains to civil penalties, are consistent with adopted plans for the reasons stated in the Consistency section of the staff report, which is incorporated into this motion by reference, "The proposed text amendment is consistent with the following elements of the Comprehensive Plan: Planning Theme: Community Character - Goal Statement: "Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking." Planning Theme: Attainable Housing - Policy 4: "Encourage the preservation, maintenance, and development of high-

quality and safe housing.” The proposed text amendment is consistent with Comprehensive Plan goals related to preserving community character and emphasizing safe neighborhoods as it furthers the County’s ability to ensure compliance with the UDO and obtain correction of violations. Additionally, the purpose of the UDO is to promote the health, safety, and general welfare of the residents of Guilford County and the proposed text amendment aligns with this purpose” and that the Planning Board recommend adoption of the proposed text amendment to the Board of County Commissioners, seconded by Dr. Bui.

The Board voted unanimously, (6-0), in favor of the motion. (Ayes: Donnelly, Craft, Bui, Drumwright, Alston and Little. Nays: None.)

VIII. Other Business

A. Consideration of a Planning Board member to serve on the Request for Proposals (RFP) review committee for the update to the Liberty Road/Woody Mill Small Area Plan

Chair Donnelly asked if staff could provide information for the May meeting. Mr. Bass said that there are three (3) rezoning cases, a possible Special Use Permit, and the Public Hearing for the road closing that was scheduled tonight. Staff do not anticipate having to move the location of the meeting at this time.

Chair Donnelly stated that there is an outstanding RFP and staff are awaiting responses from consultants that would work with the County to revise and update the Liberty Road/Woody Mill Road Small Area Plan, which looks at the 421 corridor and the kind of development that is planned in that area. He asked if there was anyone wishing to serve on that RFP review committee to represent the Planning Board.

Vice Chair Craft stated that he spoke with Mr. Gullick during the break and he would be willing to serve if no one else was interested, since he lives relatively close to that area.

Chair Donnelly stated that the committee would probably include somebody from the Southeast Area community group, someone from the City of Greensboro, so there will be a number of people who have an interest in that area.

Mr. Little stated that he would also volunteer.

It was the consensus of the Board members that Mr. Little would be the representative on the RFP Review Committee.

Chair Donnelly announced that the County Commissioners are holding forums for the Strategic Plan being proposed, as well as next year’s budget.

He attended the session Monday night and urged other Board members to attend one of the forums coming up in the next couple of weeks.

Rev. Drumwright stated that there is a notice on the County website that someone is posing as a member of the Planning Board. There is a scam going on that sends letters and emails out to some of the applicants asking them to pay an invoice. He asked that staff reach out to the upcoming applicants to make sure they are aware of that potential scam and notify staff if they should get any alerts. Mr. Bass stated that staff have been notified of the fake invoices. He said this is an ongoing issue that staff have been alerting applicants of for several months. Staff are actively looking into this issue.

IX. Adjourn

There being no further business before the Board, Chair Donnelly adjourned the meeting by acclamation at 8:15 p.m.

The next regular meeting of the Guilford County Planning Board is scheduled for May 13th, 2026, to be held in the Carolyn Q. Coleman Conference Room, Old Guilford County Courthouse.

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**GUILFORD COUNTY
PLANNING AND DEVELOPMENT**

**Planning Board
Conditional Rezoning
Application**

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

Date Submitted: 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.

**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 **I840 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 Zoning – Limited Business)
South: Residential and Public/Institutional (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 for the City of Greensboro.

Growth Tier 1: The area where the City is currently able to provide all City services including water and sewer service based on the location of existing infrastructure such as roads, fire stations, and water and sewer pipes. Before connecting to water or sewer service, property located within Growth Tier 1 will be annexed into the City

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 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 recommend 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)

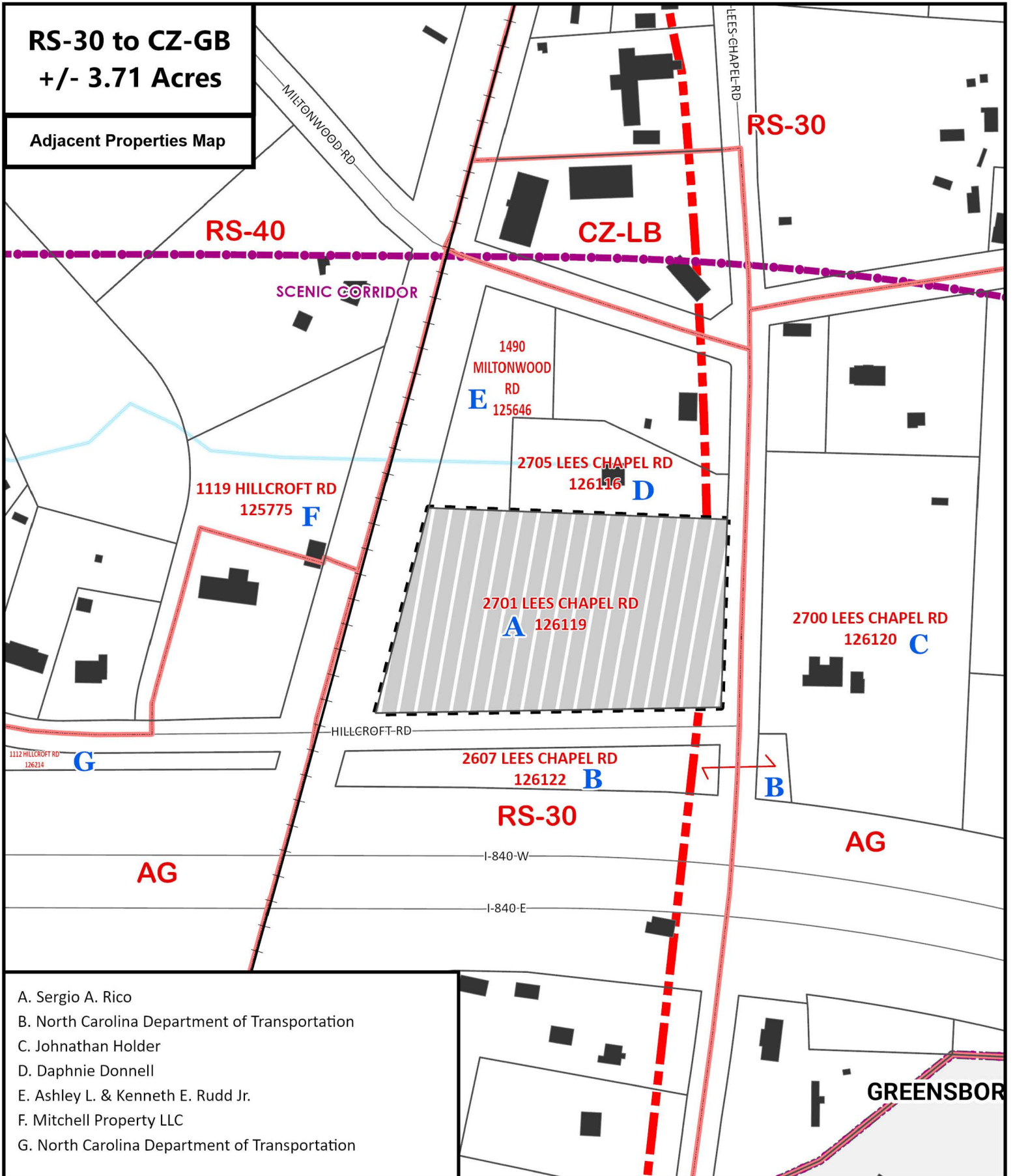
FLUM Quadrant: Northeast

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.

DRAFT

**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



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-11-PLBD-00142

Case Area:

Parcel(s) - 126119

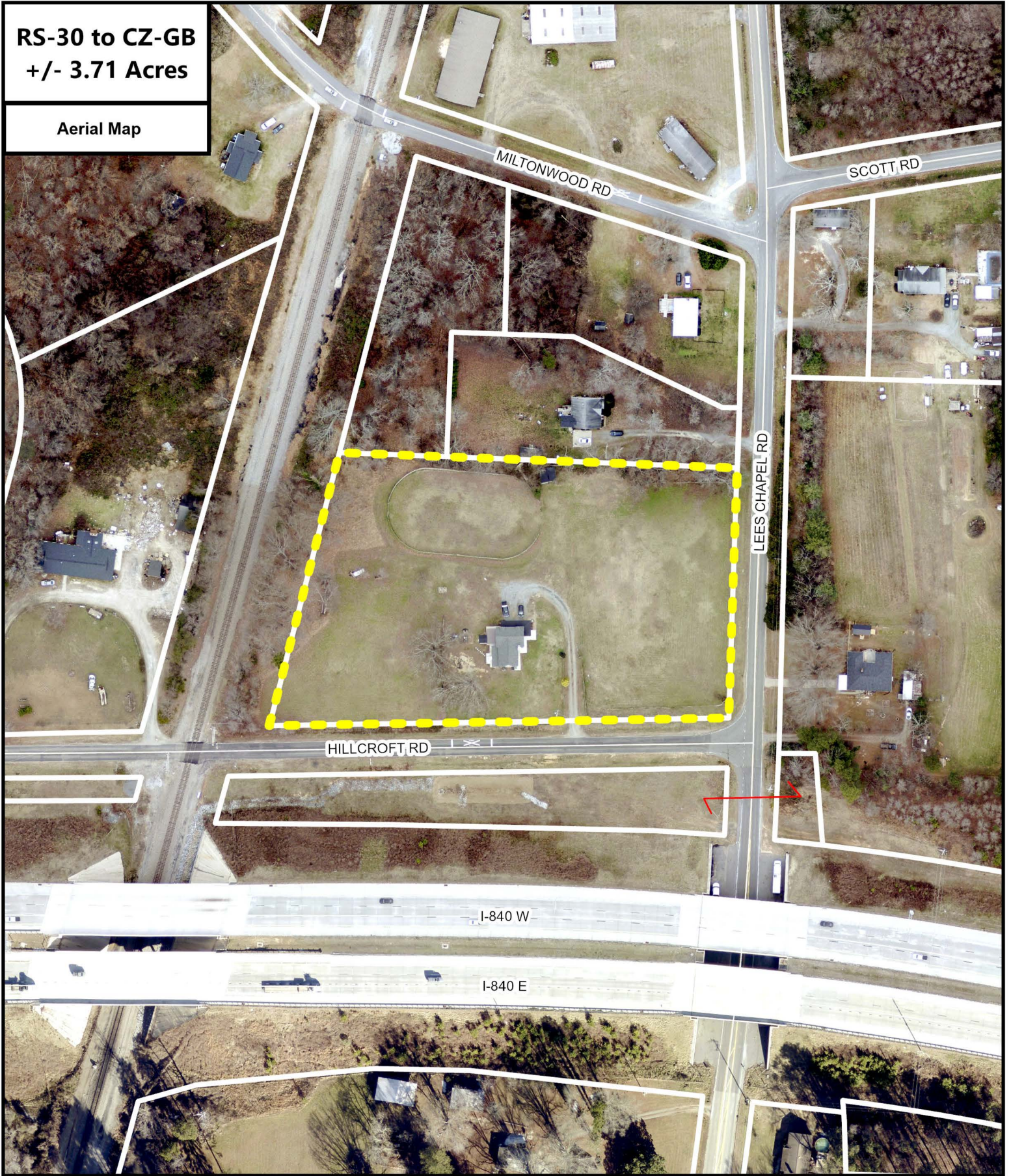
2701 Lees Chapel Rd



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

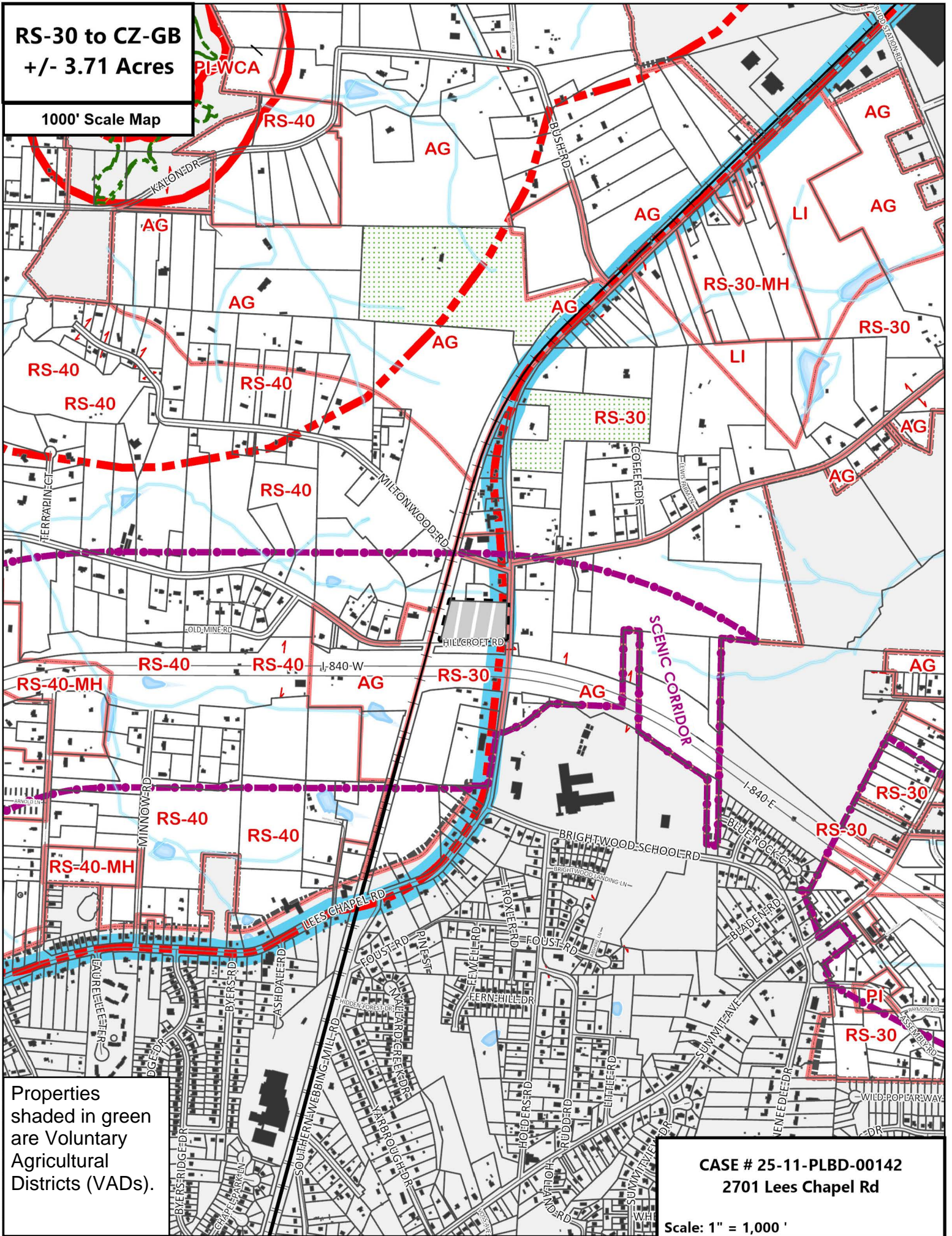
Case Area:
Parcel(s) - 126119
2701 Lees Chapel Rd



Scale: 1" = 150'

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

1000' Scale Map



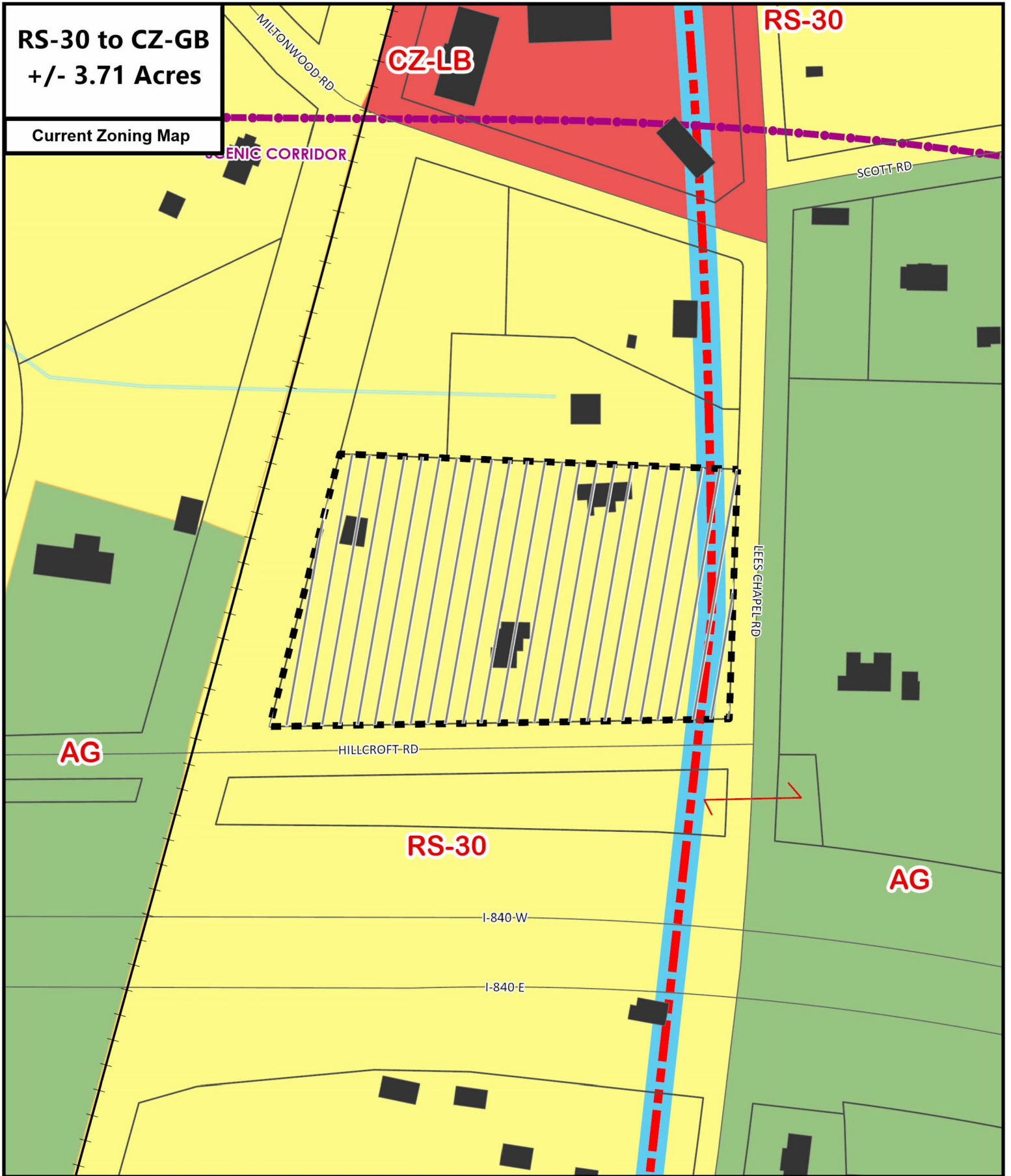
Properties shaded in green are Voluntary Agricultural Districts (VADs).

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

Scale: 1" = 1,000'

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

Current Zoning Map



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-11-PLBD-00142

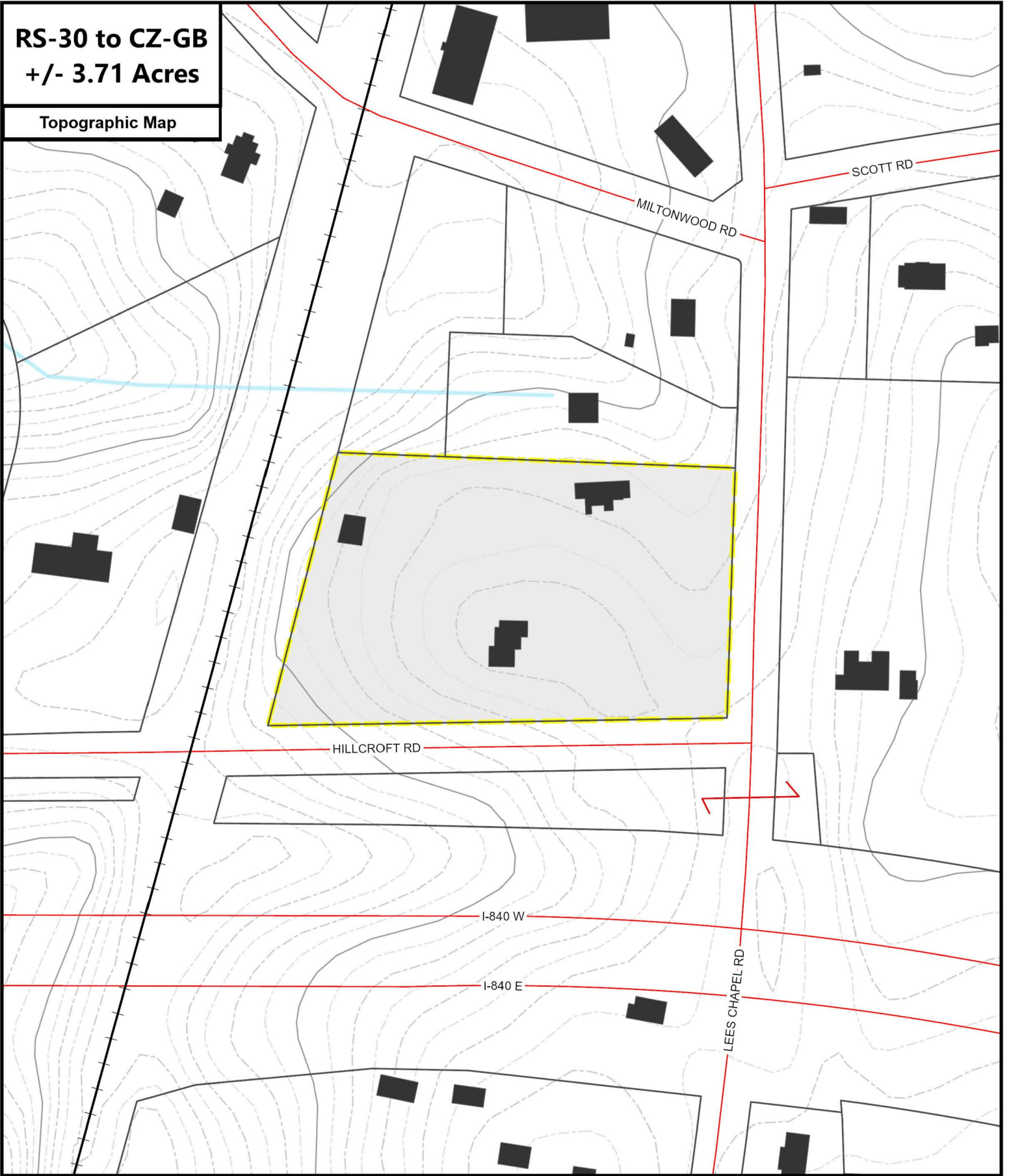
Case Area:
Parcel(s) - 126119
2701 Lees Chapel Rd



Scale: 1" = 150'

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

Topographic Map



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

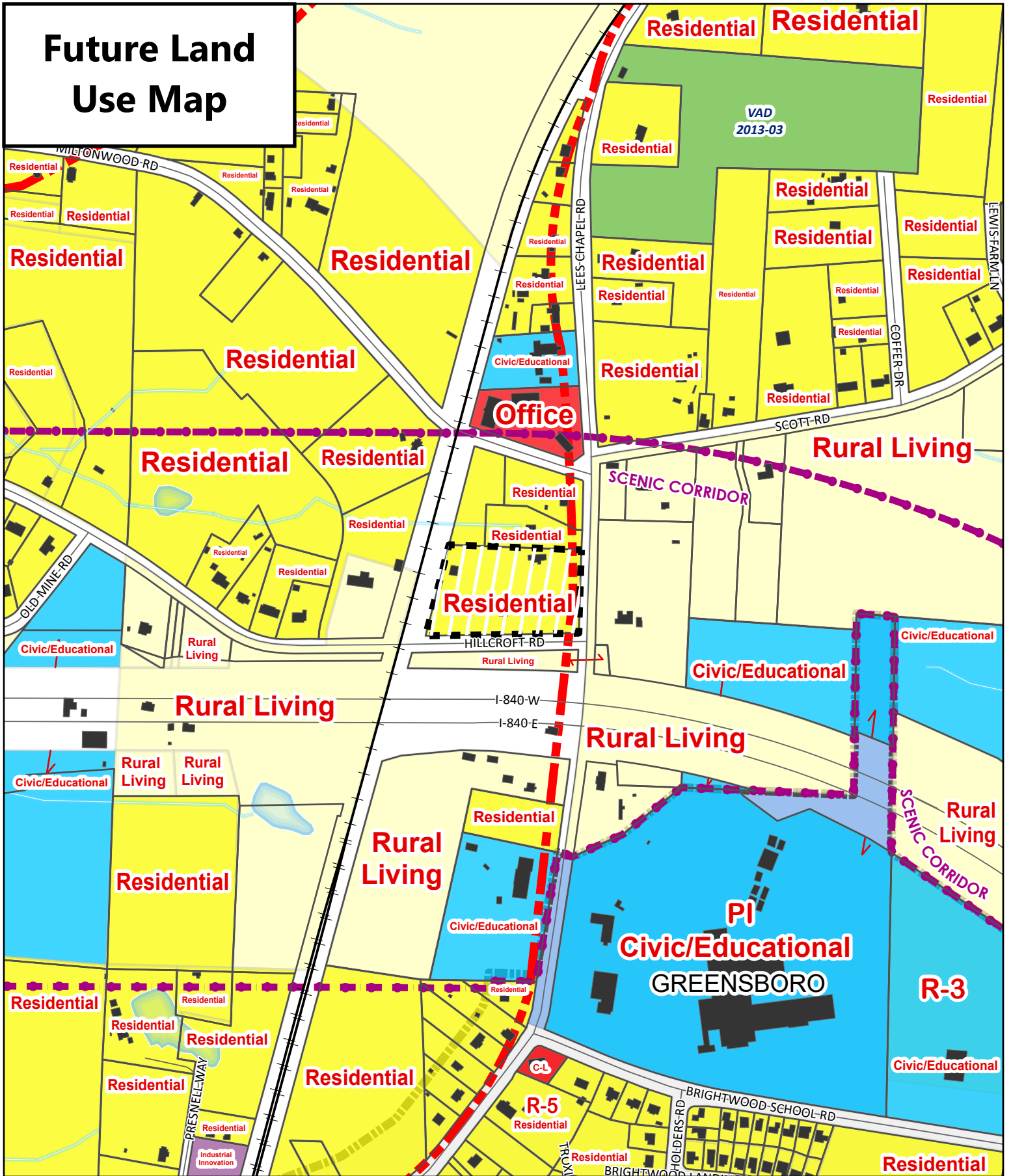
Case Number:
25-11-PLBD-00142

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



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.]

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GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Road Closing
Petition

REC-

Date Submitted: 02/17/2026

Fee \$381.00 Receipt # 031655-2026
(includes \$26 recording fee)

Case Number 26-02-PLBD-00012

Pursuant to Section 2-4 of the Unified Development Ordinance (UDO), the undersigned, being the owner(s) of property abutting said road, or a portion thereof, described below request(s) that said road be closed and removed from dedication. The road is presently known as 0.2 mile Section of Homedale Dr Secondary Road# _____ in Sumner Township, and running west from Coltrane mill Rd Secondary Rd# 1103 and terminating at End of road Secondary Rd# _____. (Provide a legal description of said road or portion thereof and attach a map or sketch.)

Please check one of the following:

- The road has been dedicated but is unopened
- The road is open and is a part of the State Secondary Road System. **State Maintenance must be abandoned before the public hearing can be held. Contact NCDOT at 336-487-0100 for abandonment procedures.**
- The road is open and is not part of the State Secondary Road System

According to North Carolina General Statute 153A-241 the Planning Board may close the road if the closing of said road is not contrary to the public interest and no individual or other party owning property adjoining the road or in the vicinity of said road, will be deprived of reasonable means of ingress or egress to their property. Any person aggrieved by the closing of said public road may appeal the Planning Boards decision to the Board of Commissioners within 30 days, if none, decision is final. Refer to the Road Closing Bulletin for more information.

Petitioners:

	Name	Address
1.	<u>Andrew Rumley</u>	<u>6200 Steeplechase Ct Greensboro NC 27406</u>
2.	_____	_____
3.	_____	_____
4.	_____	_____
5.	_____	_____
6.	_____	_____
7.	_____	_____
8.	_____	_____
9.	_____	_____
10.	_____	_____

Additional sheets for petitioners are available upon request.

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

Submitted By:

Andrew Rumley

Contact Name

6200 Steeplechase Ct Greensboro NC 27406

Address

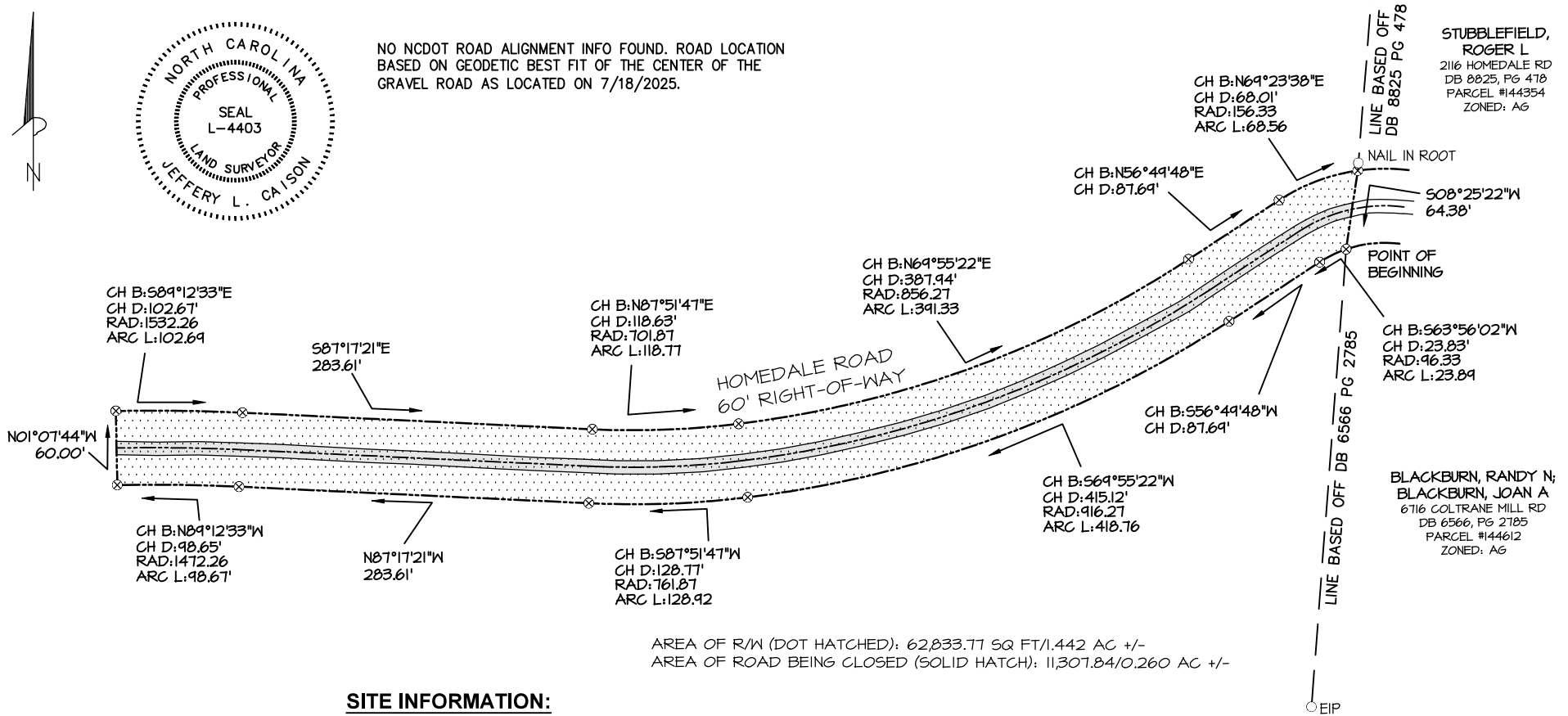
336-5093798 Khandychromegsxc@aol.com

Contact Phone # & Email



NO NCDOT ROAD ALIGNMENT INFO FOUND. ROAD LOCATION BASED ON GEODETIC BEST FIT OF THE CENTER OF THE GRAVEL ROAD AS LOCATED ON 7/18/2025.

STUBBLEFIELD, ROGER L
2116 HOMEDALE RD
DB 8825, PG 478
PARCEL #144354
ZONED: AG



AREA OF R/W (DOT HATCHED): 62,833.77 SQ FT/1.442 AC +/-
AREA OF ROAD BEING CLOSED (SOLID HATCH): 11,307.84/0.260 AC +/-

BLACKBURN, RANDY N;
BLACKBURN, JOAN A
6716 COLTRANE MILL RD
DB 6566, PG 2705
PARCEL #144612
ZONED: AG

SITE INFORMATION:

1. ADDRESS: 2148 HOMEDALE DR
2. COUNTY: GUILFORD COUNTY
3. PIN: 7749867048
4. PARCEL NUMBER: 144346
5. SITE ACREAGE: ± 204.61 AC.
5. DEED REFERENCE: DB 8510 PG 1069
6. ZONING: AG

LEGEND

- BOUNDARY CORNER- NEW IRON ROD UNLESS OTHERWISE NOTED
- NIP/EIP ○ NEWEXISTING IRON PIPE
- NIR/EIR ○ NEWEXISTING IRON ROD
- NMN/EMN ○ NEWEXISTING MAGNETIC NAIL
- ⊗ NON-MONUMENTED POINT
- CENTERLINE OF ROAD
- RIGHT-OF-WAY



OWNER:

ANDREW RUMLEY
6200 STEEPLE CHASE COURT
GREENSBORO, NC 27406
PHONE: (336) 509-3798

SURVEYOR:

JEFFERY CAISON, PLS (L-4403)
PHONE: (336) 899-7206

CASE #26-02-PLBD-00012

ROAD CLOSURE EXHIBIT
FOR
ANDREW M. RUMLEY
2148 HOMEDALE DRIVE
GREENSBORO, NORTH CAROLINA 27406

ATTACHED

LEGAL DESCRIPTION

ATTACHED

BEGINNING AT AN POINT LOCATED ON THE SOUTHERN RIGHT OF WAY LINE OF HOMEDALE ROAD, A COMMON CORNER OF THE PROPERTY OF RANDY AND JOAN BLACKBURN AS DESCRIBED IN DEED BOOK 6566, PAGE 2785, GUILFORD COUNTY REGISTER OF DEEDS, THENCE WITH THE SOUTHERN RIGHT-OF-WAY LINES OF HOMEDALE ROAD, THE FOLLOWING SIX CALLS:

- 1) A CURVE TO THE LEFT HAVING A RADIUS OF 96.33 FEET, A LENGTH OF 23.89 FEET, AND A CHORD OF S63°56'02"W, 23.83 FEET TO A POINT
- 2) S56°49'48"W, 87.69 FEET TO A POINT
- 3) A CURVE TO THE RIGHT HAVING A RADIUS OF 916.27 FEET, A LENGTH OF 418.76 FEET, AND A CHORD OF S69°55'22"W, 415.12 FEET TO A POINT
- 4) A CURVE TO THE RIGHT HAVING A RADIUS OF 761.87 FEET, A LENGTH OF 128.92 FEET, AND A CHORD OF S87°51'47"W, 128.77 FEET TO A POINT
- 5) N87°17'21"W, 283.61 FEET TO A POINT
- 6) A CURVE TO THE LEFT HAVING A RADIUS OF 1472.26 FEET, A LENGTH OF 98.67 FEET, AND A CHORD OF N89°12'33"W, 98.65 FEET TO A POINT

THENCE N01°07'44"W, 60.00 FEET TO A POINT ON THE NORTHERN RIGHT OF WAY LINE OF HOMEDALE ROAD;

THENCE WITH THE NORTHERN RIGHT-OF-WAY LINES OF HOMEDALE ROAD, THE FOLLOWING SIX CALLS:

- 1) A CURVE TO THE RIGHT HAVING A RADIUS OF 1532.26 FEET, A LENGTH OF 102.69 FEET, AND A CHORD OF S89°12'33"E, 102.67 FEET TO A POINT
- 2) S87°17'21"E, 283.61 FEET TO A POINT
- 3) A CURVE TO THE LEFT HAVING A RADIUS OF 701.87 FEET, A LENGTH OF 118.77 FEET, AND A CHORD OF N87°51'47"E, 118.63 FEET TO A POINT
- 4) A CURVE TO THE LEFT HAVING A RADIUS OF 856.27 FEET, A LENGTH OF 391.33 FEET, AND A CHORD OF N69°55'22"E, 387.94 FEET TO A POINT
- 5) N56°49'48"E, 87.69 FEET TO A POINT
- 6) A CURVE TO THE RIGHT HAVING A RADIUS OF 156.33 FEET, A LENGTH OF 68.56 FEET, AND A CHORD OF N69°23'38"E, 68.01 FEET TO A POINT

THENCE S08°25'22"W, 64.38 FEET TO A POINT AND SAID POINT ALSO BEING THE POINT OF BEGINNING;

HAVING AN AREA OF 1.442 ACRES, MORE OR LESS.



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

DATE: December 6, 2022
TO: Wright R. Archer, III, PE
 Division Engineer
 Division 7
FROM: Erin Lesh, GISP
 Supervisor, Spatial Data Operations Group
 Geographic Information Systems Unit
SUBJECT: 2022 District 2 Road System Changes

The GIS Unit's Spatial Data Operations Group has been authorized to make the changes indicated below to the state road system. We request that you update the related maps and files in your offices and install appropriate road number signs, if necessary. If our system changes do not conform to the actual conditions in the field, please return this memorandum with recommendations.

Document Number	County	Approval Date
Guilford_2022_12_52651	GUILFORD	12/01/2022

Questions or comments about changes should be referred to the GIS Help Desk at GISHelp@ncdot.gov.

Thank you for your assistance.

EAL

cc: BSIP
 Bridge Maintenance
 Division Right of Way
 IMG
 Pavement Management
 Permit Unit
 State Road Maintenance
 Traffic Engineering
 Traffic Surveys

MAILING ADDRESS:
 NC DEPARTMENT OF TRANSPORTATION
 GEOGRAPHIC INFORMATION SYSTEMS UNIT
 1521 MAIL SERVICE CENTER
 RALEIGH, NC 27699-1521

Telephone: (919) 707-2165
 FAX: 919-707-2210
 Customer Service: 1-877-368-4968
 Website: www.ncdot.gov

LOCATION:
 4101 CAPITAL BLVD.
 RALEIGH, NC 27604

2022 Road System Changes

Petition Name: Guilford_2022_12_52651
Date: 12/01/2022
County: GUILFORD

Additions

Route	Street Name	Mileage	Map
None			

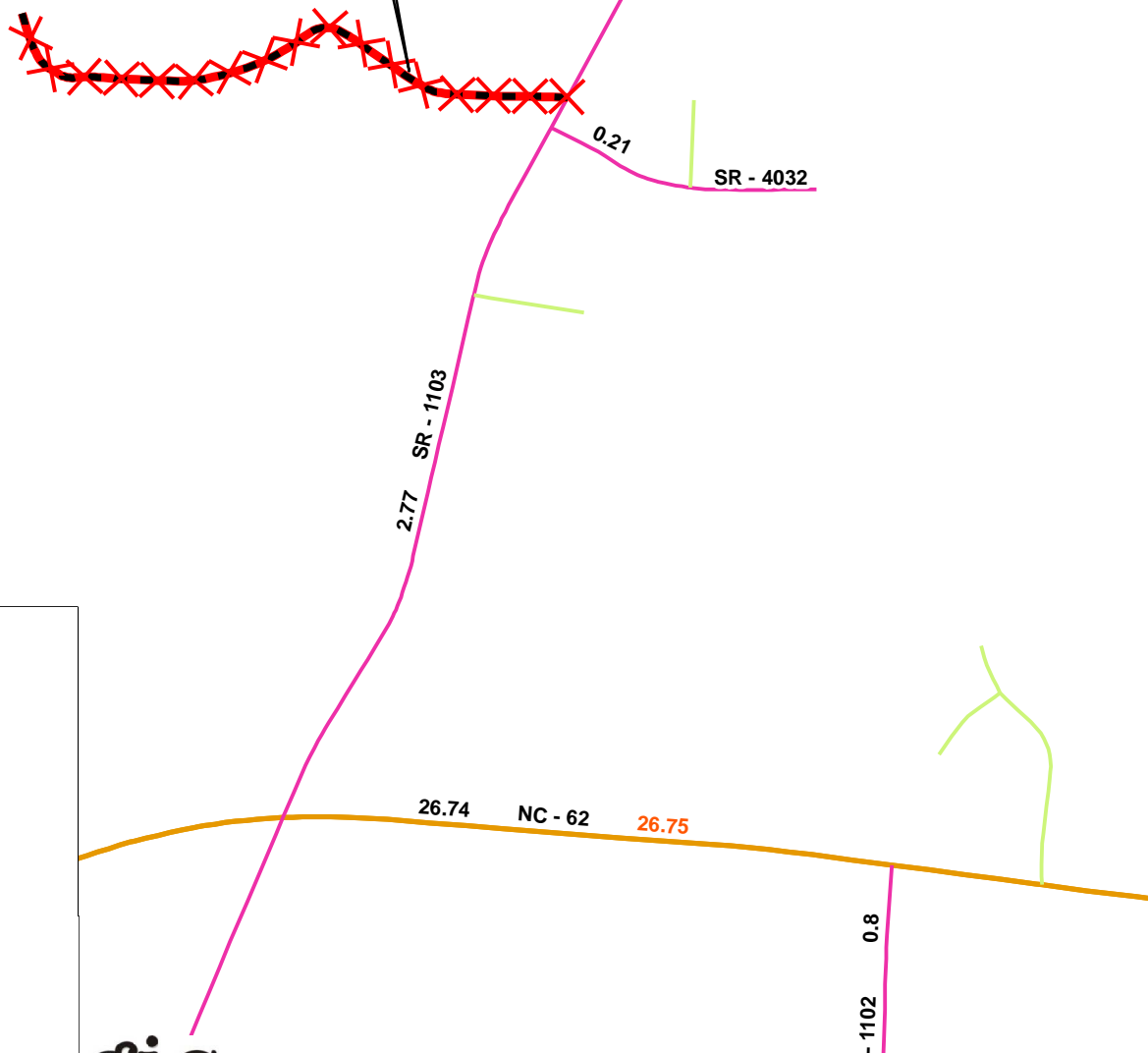
Deletions

Route	Street Name	Mileage	Map
SR 1135	HOMEDALE RD	0.47	

Reassignments

Existing Route	New Route	Street Name	Mileage	Map
None				

Delete
SR 1135
Homedale Rd
for 0.47 Mi





GUILFORD COUNTY
PLANNING AND DEVELOPMENT

**ADOPTED RESOLUTION
CLOSING AND REMOVING FROM DEDICATION
A PUBLIC ROAD**

ROAD CLOSING CASE #26-02-PLBD-00012: 0.2 Mile Portion of Homedale Drive

WHEREAS, a petition was filed, pursuant to G.S. 153A-241, Chapter 282 of the 1979 Session Laws, and Chapter 59 of the 1981 Session Laws, requesting that the Board close a public road.

WHEREAS, pursuant to a resolution of intent to close said road adopted by this Board on April 8, 2026, an Electronic Notice was published on the Guilford County Electronic Legal Notices website that a hearing would be held concerning said petition on May 13, 2026, at 6:00 PM in the Carolyn Q. Coleman Conference Room at the Old Guilford County Courthouse, 301 W. Market St., Greensboro, N.C. 27401.

WHEREAS, it appears that all owners of property adjoining said road have signed the petition or have been notified of the closing thereof; and

WHEREAS, after inquiry by the Chairman, all interested persons were provided an opportunity to be heard on the request contained in the petition; and

WHEREAS, after all interested persons were heard, it appears to the satisfaction of this Board that the removal of said road from dedication is not contrary to the public interest and that no individual owning property in the vicinity of the road or in the subdivision in which it is located would thereby be deprived of reasonable means of ingress and egress.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The following described road is hereby closed and removed from dedication to the public use: a 0.2 mile section of Homedale Drive, located in Sumner Township, that begins at the eastern margin of Guilford County Tax Parcel #144346 and runs west for 0.2 miles, terminating at the end of the Homedale Drive Right-of-Way.
2. A certified copy of this resolution, together with a copy of the published notice of this hearing, is hereby ordered recorded in the Office of the Register of Deeds of Guilford County, North Carolina.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF A RESOLUTION ADOPTED BY THE GUILFORD COUNTY PLANNING BOARD AT A REGULAR MEETING HELD ON MAY 13, 2026.

J. Leslie Bell

J. Leslie Bell, AICP
Guilford County Planning & Development Director



SUBMITTAL SUMMARY REPORT (26-02-PLBD-00012) FOR GUILFORD COUNTY

PERMIT ADDRESS: 2148 HOMEDALE RD
GREENSBORO, NC 27406 **PARCEL:** 144346

APPLICATION DATE: 02/17/2026 **SQUARE FEET:** 0 **DESCRIPTION:** Road closing of a portion of Homedale Drive

EXPIRATION DATE: **VALUATION:** \$0.00

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	ANDREW RUMLEY		6200 steeple chase ct Greensboro, NC 27406

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
TRC Review v.1	02/18/2026	03/11/2026	03/05/2026	Revise & Re-Submit
TRC Review v.1	03/13/2026	04/06/2026	03/20/2026	Review Completed
Staff Review v.1	03/20/2026	03/20/2026	03/20/2026	Review Completed

SUBMITTAL DETAILS

TRC Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building Code Review (Building/Inspections)	Tonya Hodgkin	03/11/2026	02/18/2026	Not Required
Environmental Health Review (Environmental Health)	Brandon Bergkamp	03/11/2026	02/27/2026	Review Completed
<i>Comments</i>	No well or septic being impacted. Review completed. EH not required. - MJS 2/27/26			
Environmental Services Review (Solid Waste)	Bonnie Ware	03/11/2026	02/25/2026	Review Completed
<i>Comments</i>	No water or sewer accounts associated with this property.			
Fire Review (Fire Marshal)	Tim McNeil	03/11/2026	02/19/2026	Review Completed
GIS-Addressing (GIS-Addressing)	Melissa Jones	03/11/2026	03/05/2026	Review Completed
<i>Comments</i>	This road closing will not cause any address changes.			
NCDOT Review (Planning/Zoning)	Avery Tew	03/11/2026	03/02/2026	Review Completed
<i>Comments</i>	Comments from Ernie Wilson, NCDOT Senior Assistant District Engineer, received 03-02-2026: 1. This road was deleted entirely from the North Carolina Department of Transportation (NCDOT) state maintenance system around December 2022. 2. Since NCDOT no longer maintains this road, this office has no objections to the portion of road closure.			
Soil Erosion Review (Soil Erosion)	Kristi Cheek	03/11/2026	02/23/2026	Review Completed
<i>Comments</i>	If asphalt is to be removed, a grading permit would be required for any land disturbance equal to or greater than 1 acre.			
Watershed Review (Watershed)	Brent Gatlin	03/11/2026	02/26/2026	Review Completed
<i>Comments</i>	No comments.			
Zoning (Planning/Zoning)	Avery Tew	03/11/2026	03/02/2026	Revise & Re-Submit
<i>Comments</i>	1. Clarify portion of road to be closed. 2. Remove note indicating that the property is in the City of Greensboro. 3. Note the zoning of all properties abutting the road. 4. Add surveyor's seal. 5. Note Case #26-02-PLBD-00012.			

eREVIEW SESSION FILES: 102 - Map.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Avery	Need surveyor's seal	03/02/2026 7:50 pm	102 - Map.pdf	1
Avery	This property is not within the City of Greensboro	03/02/2026 7:51 pm	102 - Map.pdf	1
Avery	Add Case #26-02-PLBD-00012	03/02/2026 7:51 pm	102 - Map.pdf	1
Avery	Note zoning of property	03/02/2026 7:52 pm	102 - Map.pdf	1
Avery	Note zoning of adjacent properties	03/02/2026 7:53 pm	102 - Map.pdf	1
Avery	Clarify portion to be closed	03/02/2026 7:54 pm	102 - Map.pdf	1

TRC Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Zoning (Planning/Zoning)	Avery Tew	04/06/2026	03/20/2026	Review Completed

Staff Review v.1

SUBMITTAL SUMMARY REPORT (26-02-PLBD-00012)

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Zoning Review (Planning/Zoning)	Avery Tew	04/13/2026	03/20/2026	Review Completed

Road Closing Portion of Homedale Drive

0.2 mile portion of Homedale Drive to be closed

A
2148
HOMEDALE DR
144346

B
2116 HOMEDALE DR
144354

C
6630 COLTRANE
MILL RD
144345

D
6631 COLTRANE MILL RD
144261

E
2102 COUNTRY
VIEW DR 144353

F
6700 COLTRANE
MILL RD
144355

G
6716 COLTRANE
MILL RD
144612

- | | |
|--------------------------|--------------------------|
| A. RUMLEY, ANDREW M | E. HILL, LAURA WILLIAMS; |
| B. STUBBLEFIELD, ROGER L | HILL, TIMOTHY |
| C. BALDWIN, JENNIFER L; | F. SHEAFF, DANA R |
| BALDWIN, AUSTIN N | G. BLACKBURN, RANDY N; |
| D. WILLIAMS, ROBERT A; | BLACKBURN, JOAN A |
| WILLIAMS, MARTHA S | |



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

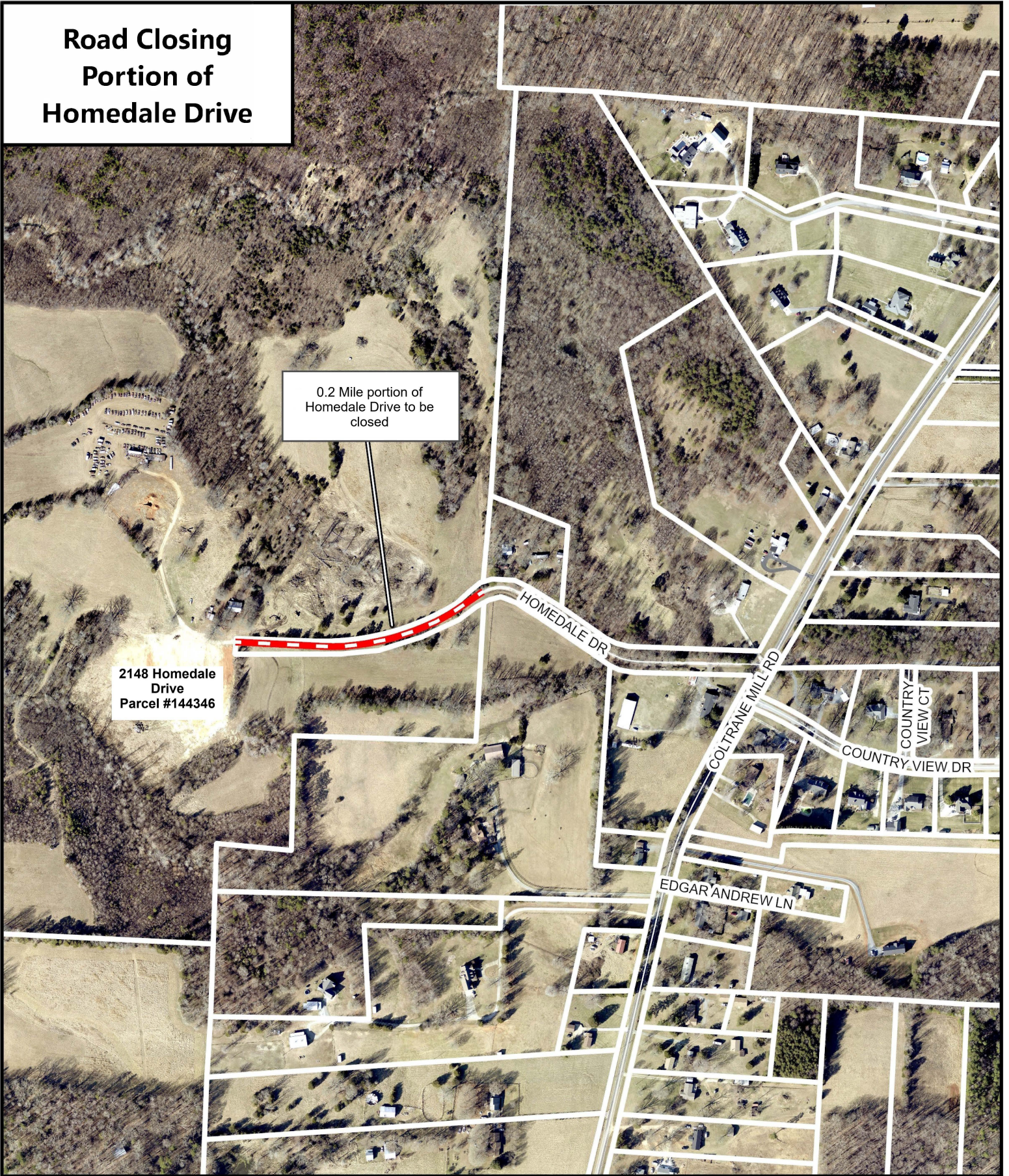
Case Number:
26-02-PLBD-00012

Case Area:
Parcel(s) - 144346
- 0.2 mile portion of
Homedale Drive to be closed
- Entire road to be abandoned
by NCDOT



Scale: 1" = 450'

Road Closing Portion of Homedale Drive



Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-02-PLBD-00012

Case Area:
Parcel(s) - 144346
- 0.2 mile portion of
Homedale Drive to be closed
- Entire road to be abandoned
by NCDOT



Scale: 1" = 450'

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GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Conditional Rezoning
Application

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

Date Submitted: 11/04/2025 Receipt # REC-029927-2025 Case Number 25-11-PLBD-00140

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/HI zoning district to the CZ HI (3.72) zoning district.

Said property is located at 5143 Randleman Road in Sumner Township; Being a total of: 4.91 ^{THM} acres. CZ AG 40, 112SF

Further referenced by the Guilford County Tax Department as: Approx. 4.64 acres

Tax Parcel # 144107 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) Automobile Repair Services / Truck / Semi Repairs
- 2) Equipment Repair, light
- 3) Truck Washing
- 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,



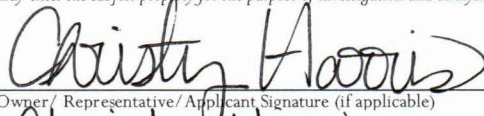
 Property Owner Signature
 Cliff Loflin

 Name
 9854 Highway 49

 Mailing Address
 Denton, NC 27406

 City, State and Zip Code
 336-460-0971

 Phone Number Email Address



 Owner / Representative / Applicant Signature (if applicable)
 Christy Harris

 Name
 4818 Bisbee Drive

 Mailing Address
 Greensboro, NC 27407

 City, State and Zip Code
 336-340-1552 harris.christy26@gmail.com

 Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

I certify that this survey and map was drawn under my supervision (deed description in Book 8855, page 2498); that the boundaries not surveyed are indicated; that the ratio of precision is 1:10,000+; and that this map meets the requirements of The Standards of Practice for Land Surveying in NC (21 NCAC 56.1600). Dated this twenty-second day of September, 2026.

Ownership and Dedication

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

Signed _____

Attest _____

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

Planning Director _____

Certificate Of Local Jurisdiction Approval For Recordation:

I, _____ as a representative of the Guilford County Planning and Development Department hereby certify that this plat meets the design standards and specifications set forth in the Guilford County Unified Development Ordinance and is approved for recordation this _____ day of _____ A.D.

Planning & Development Director _____

State of North Carolina, County of Guilford.

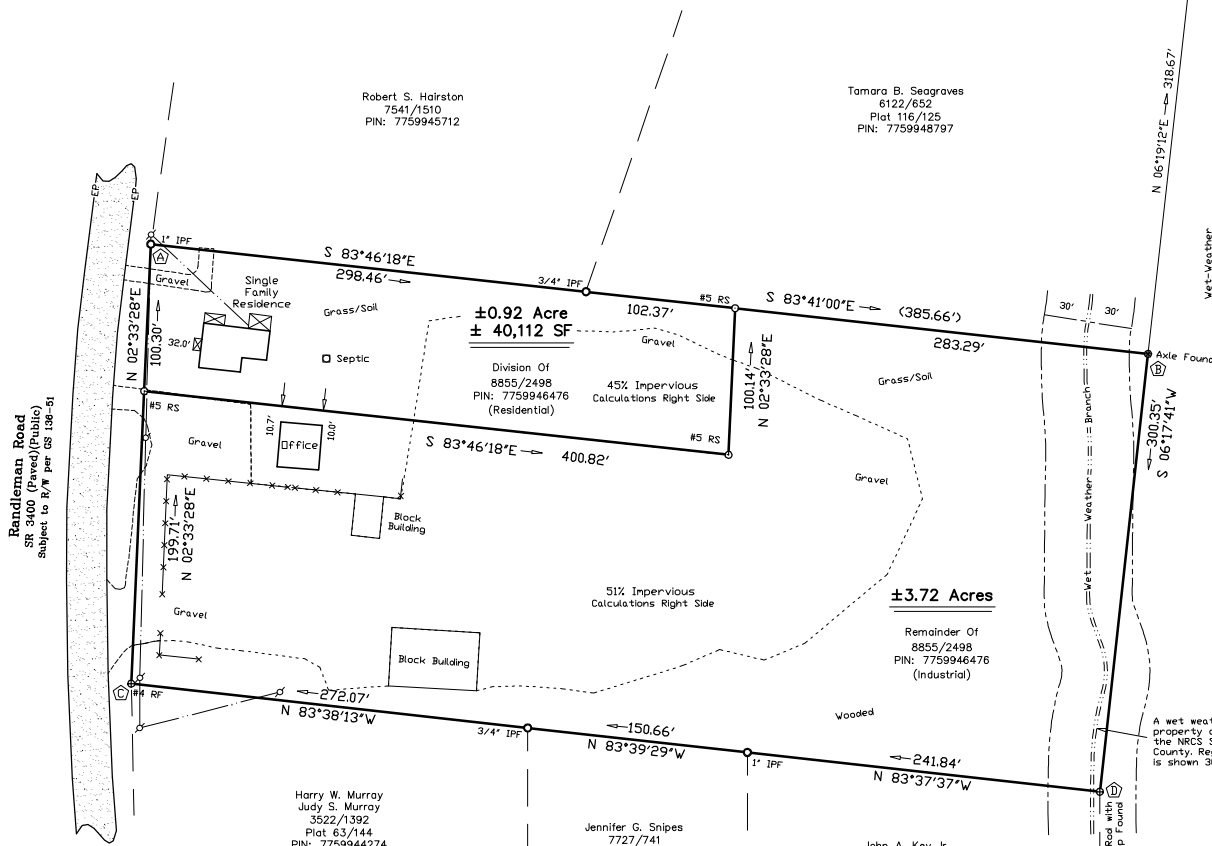
I, _____ Review Officer of Guilford County certify that the plat to which this certification is affixed meets all statutory requirements for recording.

Date _____ Review Officer _____

I, Kevin C. Wall, PLS NC-L-4228 certify that this map was drawn under my supervision from an actual GNSS survey (21 NCAC 56.1607) made under my supervision and the following information was used to perform the survey:
 Class of survey, Class A
 Positional accuracy: <0.10'
 Type of GNSS field procedure: RTK/NCSS/RTN
 Date of Survey: 09/22/2025
 Datum/Epoch: NAD 83 (2011)/Epoch: 2010
 Published/fixed control: NCGS RTN/CORS
 Geoid model: Geoid18
 Magnetic Declination: -8° 44' 23"
 Combined grid factor: 0.999908792
 Units: US Survey Feet
 Grid distances shown unless otherwise noted.

Robert S. Hairston
7541/1510
PIN: 7759945712

Tamara B. Seagraves
6122/852
Plat 116/125
PIN: 7759948797



Randleman Road
SR 3400 (Paved)(Public)
Subject to R/W per GS 138-91

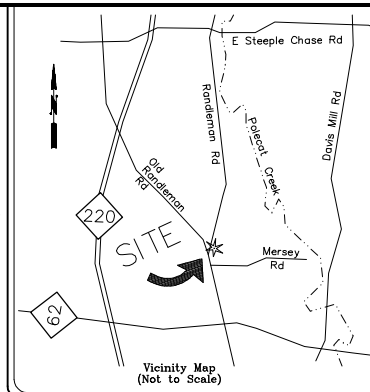
Harry W. Murray
Judy S. Murray
3522/1392
Plat 63/144
PIN: 7759944274

Jennifer G. Snipes
772/7741
Plat 63/144
PIN: 7759946183

John A. Key Jr.
Vicky H. Key
3568/295
Plat 63/144
PIN: 7759948172

Thomas K. Ziegler
4337/314
Plat 86/51
PIN: 7769041582

A wet weather branch crosses the property as shown. This is not shown on the NRCSS Sok Survey map of Guilford County. Regardless a 30' proposed Buffer is shown 30' from each side of bank.



NAD 83 (2011) Coordinates
 Ⓜ N = 794,646.97 ftUS
 E = 1,759,351.24 ftUS
 Ⓝ N = 794,572.16 ftUS
 E = 1,760,031.26 ftUS
 Ⓞ N = 794,347.26 ftUS
 E = 1,759,337.85 ftUS
 Ⓟ N = 794,273.62 ftUS
 E = 1,759,998.33 ftUS

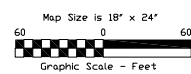


Attached

- Notes:
- Scale: One Inch equals sixty feet.
 - Area computed by coordinate method.
 - This survey plat is subject to any facts that may be disclosed by a full and accurate title search.
 - No attempt has been made as a part of this survey to obtain or show data concerning location, size, depth condition, capacity, or existence of any utility or public service facility. For information regarding utilities or facilities, contact the appropriate agency.
 - Parcel Identification Numbers (PIN) as shown on this map are subject to change as a result of changes in the boundary lines creating a new parcel centroid.

Abbreviations/Legend

EP	Edge of Pavement
DB	Deed Book
IPF	Iron Pipe Found
PB	Plat Book
Pg	Page
PL	Property Line
RF	Rebar Found
RW	Right-of-Way
▲	Computed Point



PROFESSIONAL SURVEYING
 KEVIN C. WALL
 PO BOX 697
 DENTON, NC 27239
 336-859-1955

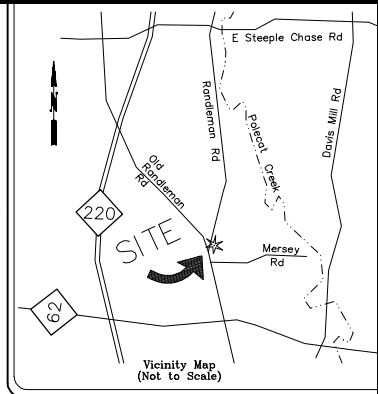
Owner
 CLIFF LOFLIN
 9854 Hwy. 49
 Denton, NC 27239

Case# 25-11-PLBD-00140

Proposed Rezoning Site Plan
Cliff Loflin
 5143 Randleman Road
 Guilford County, North Carolina
 Sumner Township
 PIN: 7759946476
 Deed Book 8855 Page 2498
 Field Work By: KW-EW
 Mapped By: KW
 Date of Survey: 09/22/2025
 Job# G 3747j.rezone

CURRENT ZONING	ACREAGE
AG	APPROX. 3.68
HI	APPROX. 0.96

REZONING SKETCH PLAN



15,736 SF - Gravel
+ 1,502 SF - Roof House
+ 656 SF - Gravel

17,894 Total SF (Impervious Area)
/ 40,112 SF New Lot
= 45% Impervious Surface

78,517 SF - Gravel
+ 2,388 SF - Roof Block Bldg
+ 864 SF - Roof Office
+ 548 SF - Roof Block Bldg

82,317 Total SF (Impervious Area)
/ 162,043 SF (3.72 Acres)
= 51% Impervious Surface

864 SF 548 SF
2,388 SF 78,517 SF

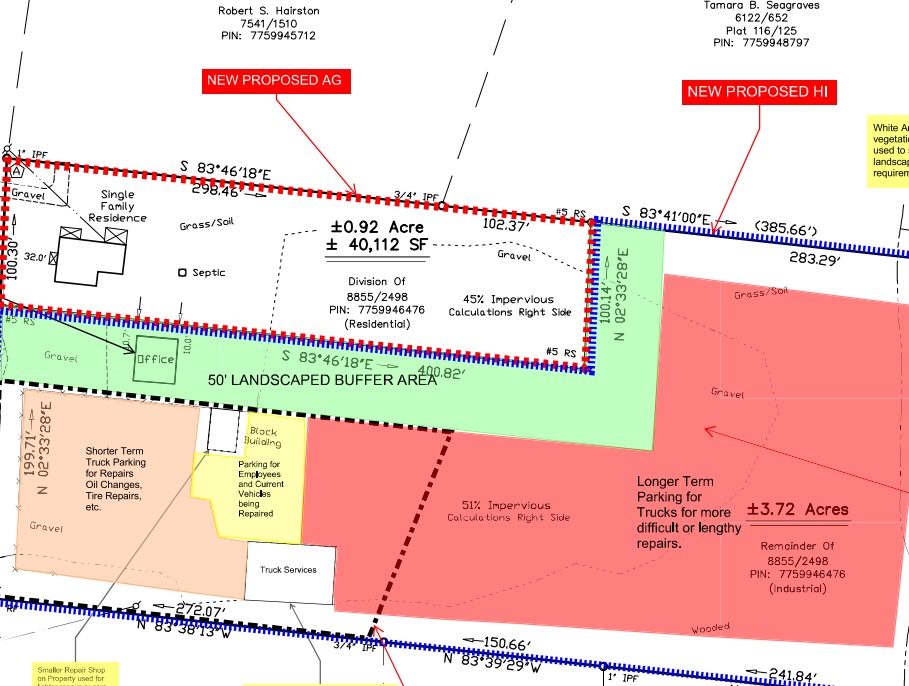
Inserts

Notes:

- 1) Watershed Note: This property is in the Polecat Creek WS-III. Development restrictions may apply.
- 2) Riparian Buffer and Stream Notes:
 - a) This property is located within the Polecat Creek Watershed where associated riparian buffer rules apply.
 - b) Jurisdictional streams, wetlands, and other waters of the US are subject to USACE and NCEID regulations. Required approvals and permits must be obtained from USACE and NCEID prior to impacts to jurisdictional streams, wetlands, and other waters of the US. The owner and contractor are responsible for ensuring all appropriate permits have been obtained prior to construction.
 - c) Buffer authorization application must be approved by Guilford County (or NCEID for projects requiring their review of buffers) prior to land disturbance within a riparian buffer, unless land disturbance is explicitly stated as an 'Exempt' use in the Guilford County UDD and NCAC rules that apply.
- 3) Floodplain Note: This subject property is not located within a Special Flood Hazard Area as per FEMA Map Panel 3710775900J, dated and effective June 6, 2007.
- 4) Scale: One inch equals sixty feet.
- 5) Area computed by coordinate method.
- 6) This survey plat is subject to any facts that may be disclosed by a full and accurate title search.
- 7) No attempt has been made as a part of this survey to obtain or show data concerning location, size, depth condition, capacity, or existence of any utility or public service facility. For information regarding utilities or facilities, contact the appropriate agency.
- 8) Parcel Identification Numbers (PIN) as shown on this map are subject to change as a result of changes in the boundary lines creating a new parcel centroid.

Building will be abandoned, and that it will be removed before Site Plan approval.

Randleman Road
SR 3400 (Paved)(Public)
Subject to R/W per GS 138-51



Robert S. Hairston
7541/1510
PIN: 7759945712

Tamara B. Seagraves
6122/652
Plot 116/125
PIN: 7759948797

Division Of
8855/2498
PIN: 7759946476
(Residential)

Harry W. Murray
Judy S. Murray
3522/1392
Plot 63/144
PIN: 7759944274

Jennifer G. Snipes
772/7741
Plot 63/144
PIN: 7759946183

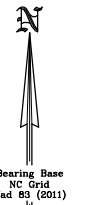
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A wet weather branch crosses the property as shown. This is not shown on the NRCS Soil Survey map of Guilford County. Regardless a 30' proposed Buffer is shown 30' from each side of bank.

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Ⓑ	N = 794,572.16 FtUS	E = 1,760,031.26 FtUS
Ⓒ	N = 794,347.26 FtUS	E = 1,759,337.85 FtUS
Ⓓ	N = 794,273.62 FtUS	E = 1,759,998.33 FtUS



Attached

Sketch Plan Prepared: 1/5/2026
REV1 - 2/27/2026

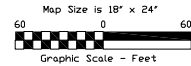
Case# 25-11-PLBD-00140

Cliff Loflin

5143 Randleman Road
Guilford County, North Carolina
Sumner Township
PIN: 7759946476
Deed Book 8855 Page 2498

Abbreviations/Legend

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PB	Plot Book
Pg	Page
PL	Property Line
RF	Rebar Found
RW	Right-of-Way
▲	Computed Point



CONDITIONAL REZONING CASE # 25-11-PLBD-00140: AG, AGRICULTURAL & HI, HEAVY INDUSTRIAL TO AG, AGRICULTURAL & CZ-HI, CONDITIONAL – ZONED HEAVY INDUSTRIAL: 5143 RANDLEMAN ROAD

Property Information

The subject property is located at 5143 Randleman Road (Guilford County Tax Parcel #144107 in Sumner Township), approximately 2,760 feet north of the intersection of NC Highway 62 E and Randleman Road.

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

Nature of the Request

This request is to rezone approximately 4.64 acres from AG, Agricultural & HI, Heavy Industrial (Reference Case 104-70) to AG, Agricultural & CZ-HI, Conditional – Zoned Heavy Industrial. Per the submitted Sketch Plan, approximately 0.92 acres are to remain AG, and approximately 3.72 acres rezoned to CZ-HI. The applicant has provided the following conditions:

Proposed Use Conditions: 1) Automobile Repair Services/Truck/Semi Repairs; 2) Equipment Repair, light; 3) Truck Washing.

Proposed Development Conditions: None

NOTE: Truck/Semi Repairs are uses covered under the Automobile Repair Services use category in UDO Table 4.3-1 “Permitted Use Schedule”

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 **HI, Heavy Industrial District** is intended to accommodate a broad range of heavy industrial uses including manufacturing, wholesaling, fabrication, resource extraction and specialized industrial operations that may create adverse impacts on incompatible uses including residential or sensitive habitats. Development should have access to arterial streets and highways.

The **CZ, Conditional Zoning District** is established as a companion district for every district established in the Unified Development Ordinance. These districts are

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

Character of the Area

This vicinity of the subject property includes a mixture of commercial properties to the west along Randleman Road and low-density Agricultural/Residential properties to the north/south/east.

Existing Land Use(s) on the Property: Truck Repair Services (Commercial) and a Single-Family, Detached Dwelling.

Surrounding Uses:

- North: Residential
- South: Residential and Commercial
- East: Residential
- West: Residential and Commercial

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

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

Infrastructure and Community Facilities

Emergency Response:

- Fire Protection District: Pinecroft-Sedgefield
- Miles from Fire Station: Approximately 2 miles

Water and Sewer Services:

- Provider: Private Septic Systems and Wells
- Within Service Area: No
- Feasibility Study or Service Commitment: None

Transportation:

Existing Conditions: Existing Conditions: Randleman Road is considered a Major Thoroughfare per Greensboro Urban Area Metropolitan Planning Organization (GUAMPO). The North Carolina Department of Transportation (NCDOT) 2025 for the Annual Average Daily Traffic count was 2,500 cars.

Proposed Improvements: Any new driveway access would require NCDOT review and any required approvals.

Projected Traffic Generation: N/A

Environmental Assessment

Topography: Per the USDA-NRCS Web Soil Survey soil resource report, the topography for this parcel includes a range from nearly level, gently sloping, and strongly sloping to moderately steep.

Regulated Floodplain: There is no regulated floodplain on-site per FIRM maps #3710775900J and #3710776900J, both with an effective date 6/18/2007.

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

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

Watershed: The property lies within the Polecat Creek WS-III.

Consistency: Land Use Plan & Comprehensive Plan

Future Land Use Map Classification: Rural Living (AG Portion) and Residential (HI portion)

Activity/Node: Rural Crossroads (.25 Miles South at Intersection of NC Hwy 62 & Randleman Rd.)

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

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

The **Industrial/Innovation Center** land use classification represents lands that provide opportunities for concentrated employment clusters in Guilford County. They support single-tenant industrial, warehouses and distribution centers, flex building spaces, and large-scale multi-tenant properties where several buildings may support and serve each other. In addition, Guilford County is becoming a hub for warehouses and distribution centers, due in part to the transportation network.

The **Rural Crossroads Node** lands that are composed of small neighborhood serving mixed-use development along rural highways, corridors, or intersections. Small businesses are typically oriented towards the street and serve as gathering places or destinations that meet the daily needs of surrounding residential areas. Secondary Land Uses are Wholesale and service businesses, such as auto repair, are also typical.

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

For the purposes of this report, staff is evaluating the following two geographic sections of the proposed rezoning. The property contains two distinct zoning districts and land use classifications, each of which is affected differently by the proposed rezoning. Evaluations of each section include an independent Consistency statement and Reasonableness statement.

The first section evaluated is the request is to rezone the current HI, Heavy Industrial zoned portion of the property, comprising approximately **0.96 acres**, to CZ-HI, Conditional Zoning – Heavy Industrial.

Consistency Statement (HI to CZ-HI): The requested rezoning is inconsistent with the Future Land Use Map’s classification of Residential. If approved an amendment to the Industrial/Innovation Center Classification will be required. The request is consistent with the Guiding Guilford Moving Forward Together Comprehensive plans policies, goals, and action items below.

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

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

The second section evaluated is the request is to rezone the current AG-zoned portion of the property, comprising approximately **3.68 acres**, to AG, Agricultural and CZ-HI, Conditional Zoning – Heavy Industrial.

Consistency Statement (AG to AG and CZ-HI): The requested rezoning is inconsistent with the Future Land Use Map’s classifications of Rural Living and Residential. If approved, an amendment to the Industrial/Innovation Center Classification will be required for the CZ-HI portion of the property. The request is also inconsistent with the following goals, policies, and actions of the Guilford County

Comprehensive Plan:

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

Reasonableness

The first section evaluated is the request to rezone the **0.96 acres** currently zoned HI, Heavy Industrial, to CZ-HI, Conditional Heavy Industrial, is reasonable as it is consistent with the Comprehensive Plan's Planning Theme Resilient Economy, specifically its Goal Statement and Policy 2, by supporting the continued operation of an existing job-generating business while ensuring compatibility with adjacent agricultural and residential uses.

Restricting industrial activity to the current HI portion is consistent with the Planning Theme of Community Character, as it maintains the existing development pattern and prevents further industrial encroachment toward rural and residential areas.

Supporting considerations include:

- Limiting use of the existing HI-zoned area is reasonable because it reduces the intensity of potential intensive industrial uses near adjacent agricultural and residential properties.
- Rezoning this portion of the property to CZ-HI is within the current unconditioned Heavy Industrial zoning area of the property.

The second section evaluated is the request to rezone **3.68 acres** from AG, Agricultural, to AG and CZ-HI, Conditional Zoning – Heavy Industrial, is not reasonable as the proposal is inconsistent with the Comprehensive Plan's Planning Theme Community Character and its Goal Statement which states to "Celebrate Guilford County's unique sense of place by balancing agricultural preservation with desired development patterns, context-sensitive site design and placemaking." Expanding Heavy Industrial uses beyond the existing HI-zoned portion would alter the existing development pattern, remove an area which serves as a separation buffer between industrial and residential areas, and introduce new industrial encroachment toward agricultural and residential zoned properties.

Supporting considerations include:

- The expansion of Heavy Industrial uses closer to agricultural and residential properties would remove the existing AG land serving as a de facto buffer between use types.
- The proposal would not maintain the established development pattern of the surrounding area, which is not characterized as industrial.
- Note: per G.S. 160D-601(d), any reduction of the proposed CZ-HI area requires property owner consent.

Recommendation

Staff Recommendation:

Staff recommends approval to rezone the **0.96-acre** portion currently zoned HI, to CZ-HI, Conditional Zoning – Heavy Industrial as it limits industrial uses within the existing unconditional HI footprint in a non-industrial characterized area.

Staff recommends denial to rezone the **3.68-acre** portion currently zoned AG, Agricultural to AG and CZ-HI, as the expansion of industrial zoning is inconsistent with the property's Future Land Use Map Classification of Rural Living, the Comprehensive Plan's Community Character Goal Statement, and the proposal is inconsistent with the surrounding area's rural residential, agricultural, and limited commercial development pattern.

Future Land Use Map (FLUM) Quadrant: Southeast

FLUM Amendment Recommendation: The requested rezoning (both the **0.96-acre** section and the **3.68-acre** section, as requested) is inconsistent with the subject property's current Future Land Use Map classifications of Rural Living (AG portion) and Residential (HI portion). Therefore, if the request is approved, an amendment to the Industrial/Innovation Center Classification will be required for the CZ-HI portion of the property.



SUBMITTAL SUMMARY REPORT (25-11-PLBD-00140) FOR GUILFORD COUNTY

PERMIT ADDRESS:	5143 RANDLEMAN RD GREENSBORO, NC 27406	PARCEL:	144107
APPLICATION DATE:	11/04/2025	SQUARE FEET:	0
EXPIRATION DATE:		VALUATION:	\$0.00
		DESCRIPTION:	Conditional Rezoning from AG & HI to CZ-AG & HI // Applied for TRC review // Rezoning Sketch Plan attached to Application showing requested layout and expansion of HI zone to include the current expansion of the business // Reference Code Case 24-11-ZNCE-00081

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Christy Harris		
Owner	Cliff Loflin		9854 Highway 49 Denton, NC 27406

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Sketch Plan Review v.1	01/06/2026	01/28/2026	01/20/2026	Revise & Re-Submit
Sketch Plan Review v.2	03/03/2026	03/17/2026	03/17/2026	Review Completed
Staff Review v.1				Not Received

SUBMITTAL DETAILS

Sketch Plan Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Building (Building/Inspections) <i>Comments</i>	Tonya Hodgins	01/28/2026	01/14/2026	Review Completed
<i>Comments</i> If new construction is proposed, Must apply for Commercial Building Permit(s) after Site Plan approval. TH 1-14-26				
Environmental Health Review (Environmental Health) <i>Comments</i>	Joe Valdez	02/03/2026	01/15/2026	Review Completed
<i>Comments</i> Sketch plan for conditional zoning case is not impacted by environmental health. Any future plans of expansion to the septic system or future additions will required a septic permit.				
Environmental Services Review (Solid Waste)	Bonnie Ware	01/28/2026	01/13/2026	Review Completed
Fire Review (Fire Marshal) <i>Comments</i>	Tim McNeil	01/28/2026	01/12/2026	Review Completed
<i>Comments</i> Rezoning sketch plan				
GIS-Addressing (GIS-Addressing) <i>Comments</i>	Carolyn Kasper	01/28/2026	01/08/2026	Revise & Re-Submit
<i>Comments</i> Please see that the lot addresses are added to the site plan as seen on the attached address copy plat.				
Planning (Planning/Zoning) <i>Comments</i>	Darby Terrell	01/28/2026	01/16/2026	Revise & Re-Submit
<ol style="list-style-type: none"> 1. The property is subject to Subsection 6.2.2 C Buffering & Screening Requirements for Expansion or Reconstruction. <ol style="list-style-type: none"> a. Expansions which will result in a parking or building square footage increase of more than three thousand (3,000) square feet for developments existing on the effective date of this Ordinance. In such cases, the landscaping requirements shall apply only to the expansion. 2. Change language to state that the building to be abandoned will be abandoned, and that it will be removed before Site Pan approval. 3. Label the white area on the plan as: Existing vegetation may be used to satisfy the landscape buffer requirements. 4. List the Use in the building label (Truck Services) rather than the name of the business. 5. Add a block that states the acreage of the currently zoned HI and AG zones on the property. 6. Change the label for New Proposed LI to say HI instead. 7. Add the township in the title block. 8. Add North Arrow and vicinity map to the second page. 9. Please add the date to the second page when the sketch plan was prepared. 10. Remove the Preliminary Plat label on the first page. 11. Add the Case number to both sheets: 25-11-PLBD-00140 12. Once the Sketch Plan is approved it is allowed to be incorporated with the Application for the Rezoning Request. 				
NCDOT Comments- <ol style="list-style-type: none"> 1. If this is for rezoning purposes and there are no changes to the site, this office has no comments. 				
Soil Erosion Review (Soil Erosion) <i>Comments</i>	Kristi Cheek	02/03/2026	01/16/2026	Reviewed
<i>Comments</i> No additional land disturbing activities should occur without a grading permit.				
Watershed Review (Watershed) <i>Comments</i>	Kevin Larson	01/28/2026	01/15/2026	Revise & Re-Submit

SUBMITTAL SUMMARY REPORT (25-11-PLBD-00140)

1. It appears that significant impervious area has been added on-site without watershed development plan approval from Guilford County. Provide the following on next rezoning sketch plan submission:
 - a. Project density as impervious area percentage. Project density as % = (total impervious area/parcel area) x 100
 - b. Low-density threshold is 24% impervious area for this water supply watershed. Above this threshold requires stormwater management, up to 50% impervious area. Potential to go up to 70% with 10/70 allocation with stormwater management.
2. [Advisory Comments] The following items will be required to obtain site plan approval from Watershed Section:
 - a. Watershed Development Plan (WDP) and completed WDP checklist, see link here to checklist: <https://www.guilfordcountync.gov/media/618/download?attachment>
 - i. Grading & Drainage Plan with complete Stormwater Conveyance System design and limits of disturbance.
 - ii. Stormwater Conveyance System Calculations Report.
 - iii. Drainage Area Plan.
 - iv. Low Density requirements must be met and compliance demonstrated per 15A NCAC 02B .0624(5), including the design of vegetated conveyances and when applicable, curb outlet systems.
 - v. Stormwater Management Plan with complete SCM design, calculations report, and supporting documentation (if high-density)
 - vi. [Advisory Comment]***: Public ROW drainage must be designed per NCDOT standards and reviewed by NCDOT for their approval. The more stringent design standards shall apply.
 - vii. Buffer Authorization for impacts to riparian buffers, if necessary
2. There is a mapped feature on-site per the NRCS Soil Survey map of Guilford County.
 - a. Locate and label tops of stream banks and riparian buffers. Show riparian buffer zones labeled, dimensioned, and measured from top of stream bank (30' zone 1 for low-density developments, plus 20' zone 2 and 50' zone 3 for high-density developments).
 - b. Add riparian buffer detail to sketch plan
 - c. [Advisory Comment]: For Rezoning Sketch Plans, if there is a mapped stream that the applicant believes is non-jurisdictional but a Stream Determination has not been performed to verify, then the applicant must show the stream and buffer on the rezoning sketch plan in a manner that could be permitted in case the feature is found to be jurisdiction/buffered. A Stream Determination will be required prior to site plan approval if the buffer is to be removed.
3. Add the following required standard notes verbatim to the rezoning sketch plan:

"Watershed Note:
This property is in the Polecat Creek WS-III. Development restrictions may apply.
Riparian Buffer & Stream Notes:
a. This property is located within the Polecat Creek Watershed where associated riparian buffer rules apply.
b. Jurisdictional streams, wetlands, and other waters of the U.S. are subject to USACE and NCDEQ regulations. Required approvals and permits must be obtained from USACE and NCDEQ prior to impacts to jurisdictional streams, wetlands and other waters of the U.S. The owner and contractor are responsible for ensuring all appropriate permits have been obtained prior to construction.
c. Buffer Authorization application must be approved by Guilford County (or NCDEQ for projects requiring their review of buffers) prior to land disturbance within a riparian buffer, unless the land disturbance is explicitly stated as an "Exempt" use in the Guilford County UDO and NCAC rules that apply.

Floodplain Note:
A 100-year Floodplain (SFHA) does not exist at the property based on FIRM Map #**ADD MAP NUMBER** with Effective Date **ADD EFFECTIVE DATE** (Zone X)."

Sketch Plan Review v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
Planning (Planning/Zoning) <i>Comments</i>	Darby Terrell All previous comments have been addressed.	03/17/2026	03/04/2026	Review Completed
Watershed Review (Watershed) <i>Comments</i>	Kevin Larson	03/24/2026	03/17/2026	Review Completed

SUBMITTAL SUMMARY REPORT (25-11-PLBD-00140)

The following are advisory comments that will need to be addressed before site plan/watershed development plan approval:

1. There is, in fact, a mapped stream on the east side of the property according to the NRCS soils survey map of Guilford County. See note and screenshot on rezoning sketch plan.
2. Low-density threshold is 24% impervious area for this water supply watershed. Above this threshold requires stormwater management, up to 50% impervious area. Potential to go up to 70% with 10/70 allocation with stormwater management. The site as shown requires stormwater management to treat runoff from all impervious surfaces.
3. The following items will be required to obtain site plan approval from Watershed Section (if rezoning approval is obtained):
 - a. Watershed Development Plan (WDP) and completed WDP checklist, see link here to checklist: <https://www.guilfordcountync.gov/media/618/download?attachment>
 - i. Grading & Drainage Plan with complete Stormwater Conveyance System design and limits of disturbance.
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 - v. Stormwater Management Plan with complete SCM design, calculations report, and supporting documentation (if high-density)
 - vi. [Advisory Comment]***: Public ROW drainage must be designed per NCDOT standards and reviewed by NCDOT for their approval. The more stringent design standards shall apply.
 - vii. Buffer Authorization for impacts to riparian buffers, if necessary
- b. Add riparian buffer detail to sketch plan
4. Add the following required standard notes verbatim to the site plan:

“Watershed Note:
This property is in the Polecat Creek WS-III, GWA. Development restrictions may apply.
Riparian Buffer & Stream Notes:

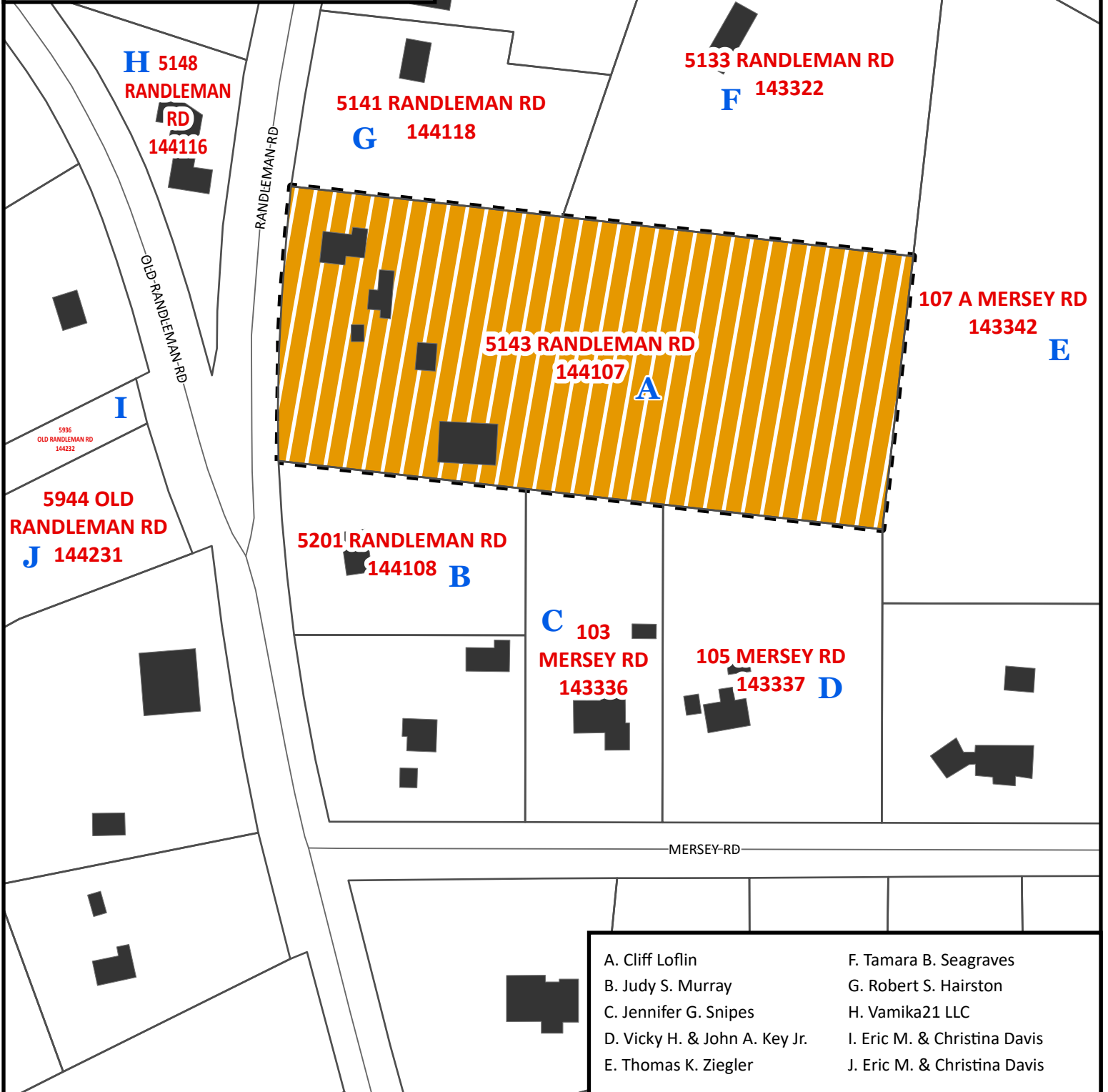
 - a. This property is located within the Polecat Creek Watershed, where associated riparian buffer rules apply.
 - b. Jurisdictional streams, wetlands, and other waters of the U.S. are subject to USACE and NCDEQ regulations. Required approvals and permits must be obtained from USACE and NCDEQ prior to impacts to jurisdictional streams, wetlands and other waters of the U.S. The owner and contractor are responsible for ensuring all appropriate permits have been obtained prior to construction.
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eREVIEW SESSION FILES: Updated Plat and Sketch Plan - 5143 Randleman Road.pdf

REVIEWER	MARKUP	DATE/TIME	FILE NAME	PG #
Kevin Larson	this statement is not correct	03/17/2026 2:38 pm	Updated Plat and Sketch Plan - 5143 Randleman Road.pdf	2
Kevin Larson	this statement is not correct	03/17/2026 2:39 pm	Updated Plat and Sketch Plan - 5143 Randleman Road.pdf	1

Adjacent Properties Map

AG & HI to AG & CZ-HI
+/- 4.64 Acres



- | | |
|-------------------------------|------------------------------|
| A. Cliff Loflin | F. Tamara B. Seagraves |
| B. Judy S. Murray | G. Robert S. Hairston |
| C. Jennifer G. Snipes | H. Vamika21 LLC |
| D. Vicky H. & John A. Key Jr. | I. Eric M. & Christina Davis |
| E. Thomas K. Ziegler | J. Eric M. & Christina Davis |



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-11-PLBD-00140

Case Area:

Parcel(s) - 144107

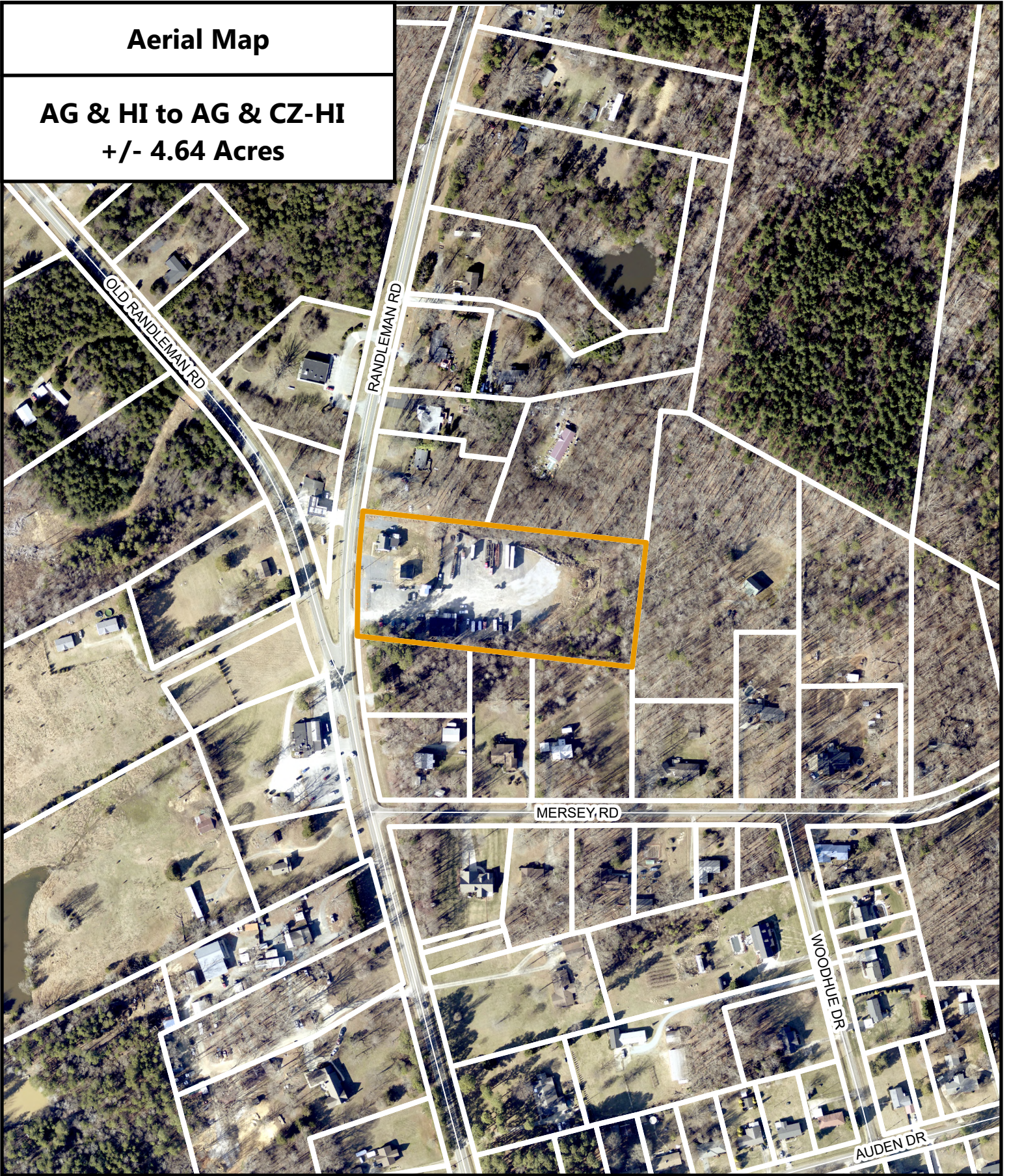
5143 Randleman Rd



Scale: 1" = 150'

Aerial Map

AG & HI to AG & CZ-HI
+/- 4.64 Acres

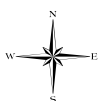


Planning & Development
Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
25-11-PLBD-00140

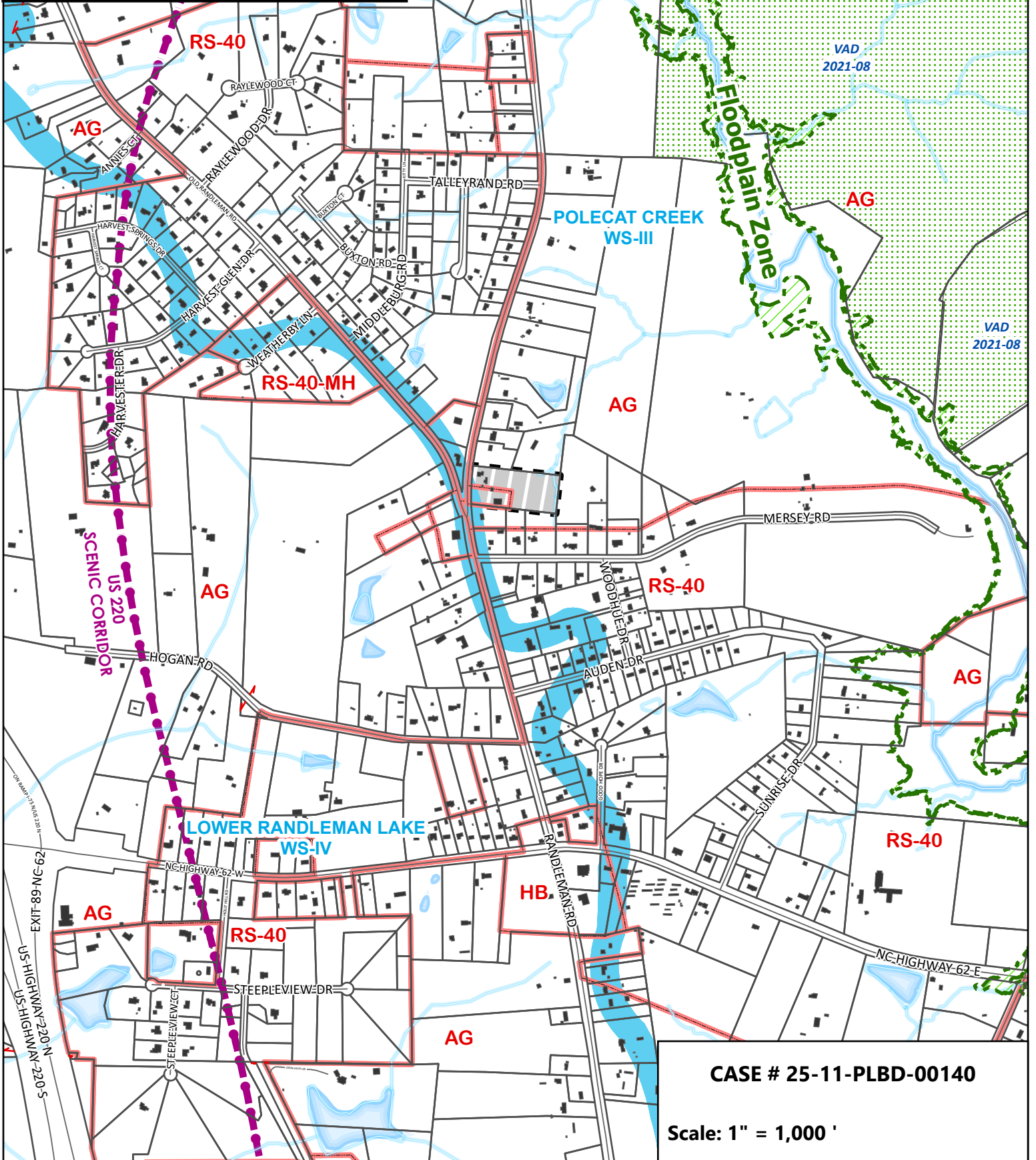
Case Area:
Parcel(s) - 144107
5143 Randleman Rd



Scale: 1" = 300'

Vicinity Map

AG & HI to AG & CZ-HI
+/- 4.64 Acres

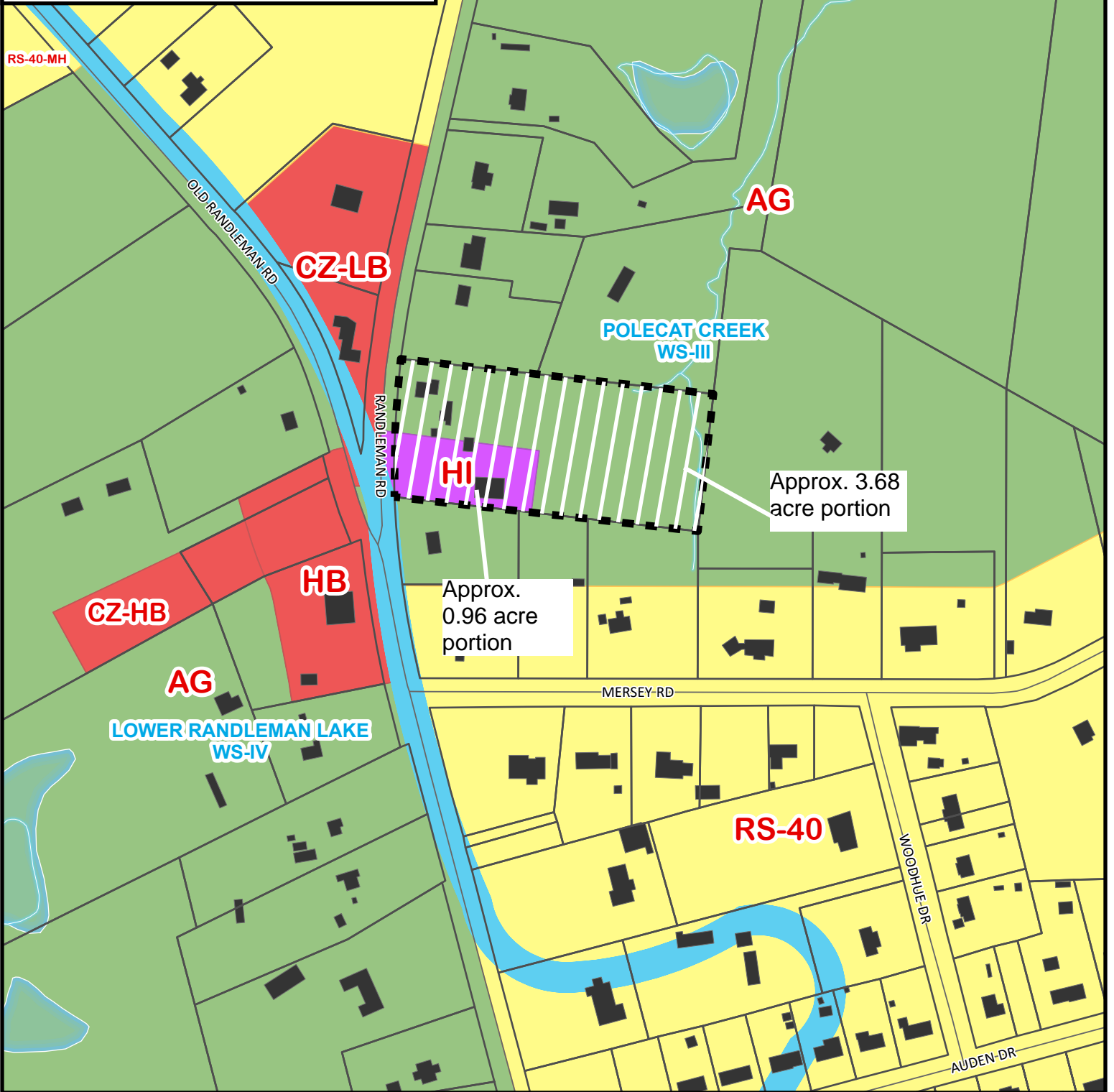


CASE # 25-11-PLBD-00140

Scale: 1" = 1,000'

Current Zoning Map

AG & HI to AG & CZ-HI
+/- 4.64 Acres



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

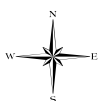
Case Number:

25-11-PLBD-00140

Case Area:

Parcel(s) - 144107

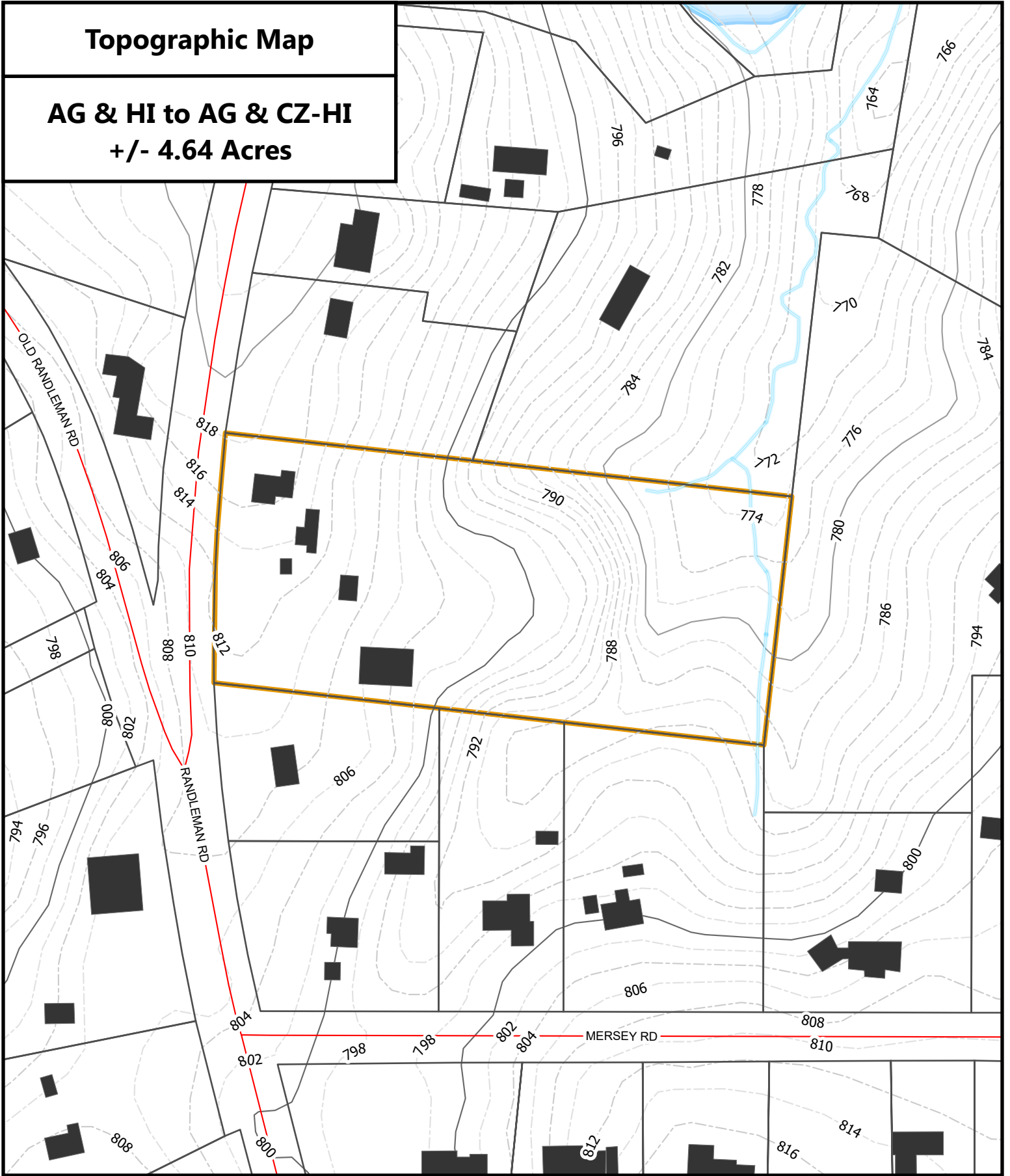
5143 Randleman Rd



Scale: 1" = 300'

Topographic Map

AG & HI to AG & CZ-HI
+/- 4.64 Acres



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-11-PLBD-00140

Case Area:

Parcel(s) - 144107
5143 Randleman Rd



Scale: 1" = 150'

Future Land Use Map (FLUM)



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

25-11-PLBD-00140

Case Area:

Parcel(s) - 144107
5143 Randleman Rd



Scale: 1" = 300'

144107



Zoom to

REID	144107
Owner	LOFLIN, CLIFF
Address	5143 RANDLEMAN RD
Legal Description	4.91 AC STANLEY Approx 4.64 AC
FLUM	Rural Living Residential
Zoning	HI, AG,
Scenic Corridors	
Watershed	POLECAT CREEK
WCA Tier Levels	
Water Sewer Boundary	
Historic Landmarks	

place your text or html here

CONDITIONAL REZONING CASE # 25-11-PLBD-00140: AG, AGRICULTURAL & HI, HEAVY INDUSTRIAL TO AG, AGRICULTURAL & CZ-HI, CONDITIONAL – ZONED HEAVY INDUSTRIAL: 5143 RANDLEMAN ROAD

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

DECISION MATRIX

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

CONDITIONAL REZONING CASE # 25-11-PLBD-00140: AG, AGRICULTURAL & HI, HEAVY INDUSTRIAL TO AG, AGRICULTURAL & CZ-HI, CONDITIONAL – ZONED HEAVY INDUSTRIAL: 5143 RANDLEMAN ROAD

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #144107 from **AG & HI to AG & CZ-HI** 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-00140: AG, AGRICULTURAL & HI, HEAVY INDUSTRIAL TO AG, AGRICULTURAL & CZ-HI, CONDITIONAL – ZONED HEAVY INDUSTRIAL: 5143 RANDLEMAN ROAD

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #144107 from **AG & HI to AG & CZ-HI** 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-00140: AG, AGRICULTURAL & HI, HEAVY INDUSTRIAL TO AG, AGRICULTURAL & CZ-HI, CONDITIONAL – ZONED HEAVY INDUSTRIAL: 5143 RANDLEMAN ROAD

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

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

I move to **Approve** this zoning map amendment located on Guilford County Tax Parcel #144107 from **AG & HI to AG & CZ-HI** because:

- 1. This approval also amends the **Future Land Use Map: Southeast Quadrant**.
- 2. The zoning map amendment and associated **Future Land Use Map** amendment from **Rural Living & Residential to Industrial/Innovation for the portion of the subject property to be rezoned to CZ-HI** in the **Southeast Quadrant** are based on the following change(s) in condition(s):
[Explanation of the change in conditions to meet the development needs of the community that were taken into account in the zoning amendment.]

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

CONDITIONAL REZONING CASE # 25-11-PLBD-00140: AG, AGRICULTURAL & HI, HEAVY INDUSTRIAL TO AG, AGRICULTURAL & CZ-HI, CONDITIONAL – ZONED HEAVY INDUSTRIAL: 5143 RANDLEMAN ROAD

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

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

I move to **Deny** this zoning map amendment located on Guilford County Tax Parcel #144107 from **AG & HI to AG & CZ-HI** because:

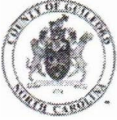
- 1. The amendment **is** consistent with the Comprehensive Plan because:
[Describe elements of controlling land use plan(s) and how the amendment is consistent.]

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

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(Insert Color Paper)

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GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Conditional Rezoning
Application

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: 02/24/2026 Receipt # REC-031762-2026 Case Number 26-02-PLBD-00013

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 ~~Residential THM~~ zoning district to the CZ-RS-30 zoning district.

Said property is located at 5602 Church Street
in Monroe Township; Being a total of: 0.59 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # <u>243534</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) See Attached

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)

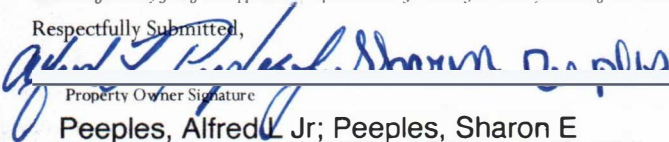
4)

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

Peeples, Alfred L. Jr; Peeples, Sharon E

Name

5594 N Church Street

Mailing Address

Greensboro, NC 27455

City, State and Zip Code

336-686-1713

Phone Number

Lenpeeples@gmail.com

Email Address


Owner/ Representative/ Applicant Signature (if applicable)

Shreeji Builders LLC

Name

7099 Toscana Trce

Mailing Address

Summerfield, NC 27358

City, State and Zip Code

336-207-7607

Phone Number

Pjinwala@gmail.com

Email Address

Additional sheets for conditions and signatures are available upon request.

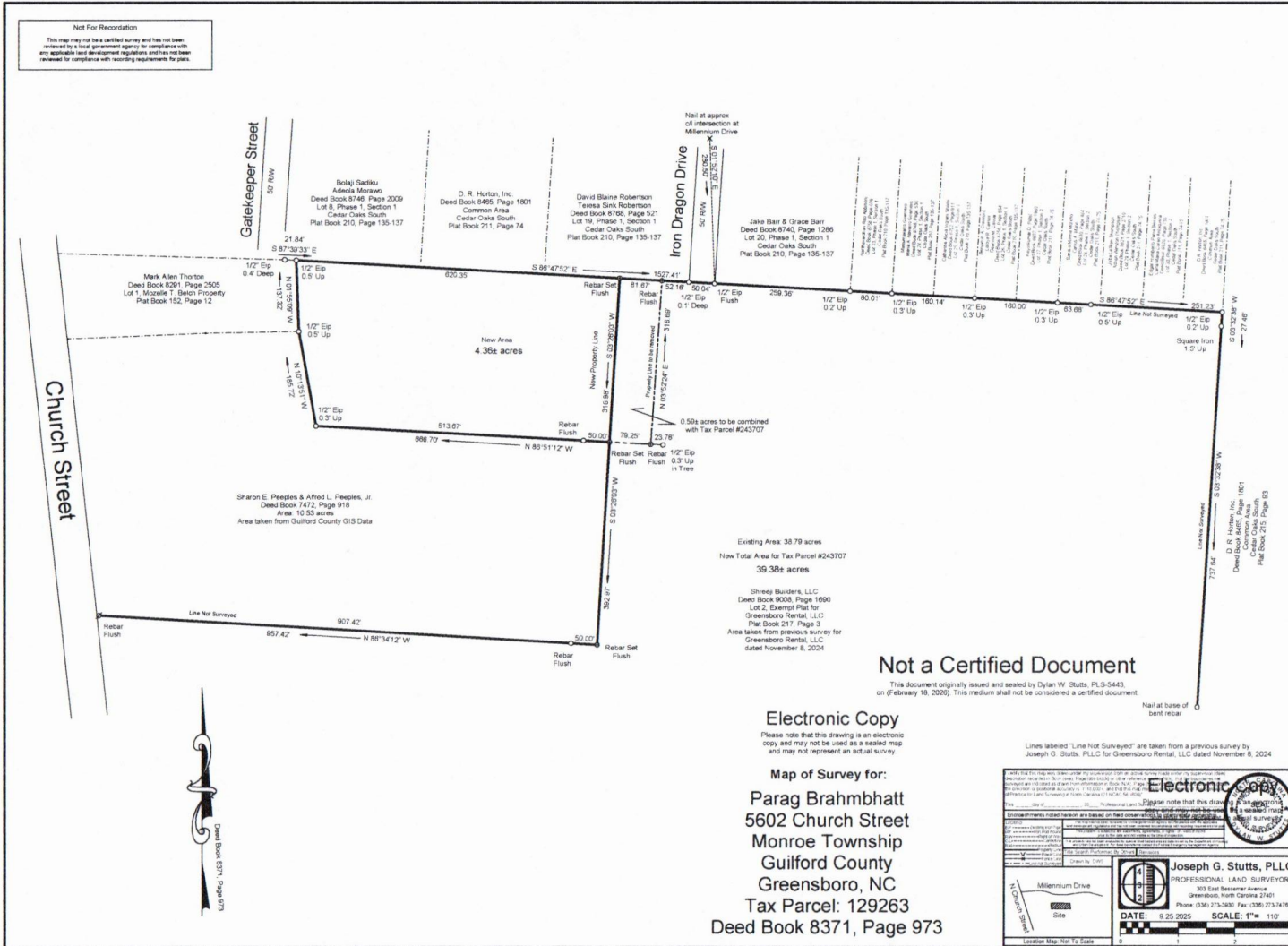
February 18, 2026

Joseph G. Stutts, PLLC

LEGAL DESCRIPTION

0.59 acre Tract

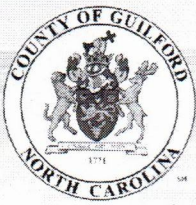
BEGINNING at a rebar flush with the ground in the southern line of Lot 19 of Cedar Oaks South, Phase 1, Section 1 as recorded in Plat Book 210, Pages 135-137, said rebar being the following courses and distances from a nail in the centerline of the intersection of Iron Dragon Rd and Millennium Dr: S 01°52'10" E 280.50' to a ½" iron pipe flush with the ground, thence N 86°47'52" W 102.21' to the point of BEGINNING; thence leaving Cedar Oaks S 03°52'24" W 316.69' to a rebar flush with the ground, said rebar being N 86°56'36" W 23.78' from a ½" iron pipe 0.3' above ground in the base of a tree; thence N 86°56'36" W 79.25' to a new rebar flush with the ground, a corner with Sharon & Alfred Peeples as recorded in Deed Book 7472, Page 918 and with Sharon & Alfred Peeples as recorded in Deed Book 8371, Page 973; thence on a new line through Peeples, N 00°26'03" W 316.98' to a new rebar set flush with the ground in the south line of said Lot 19; thence with Lot 19, S 86°47'52" E 81.67' to the point and place of BEGINNING, containing 0.59 acres according to a survey by Joseph G. Stutts, PLLC dated February 18, 2026.



Rezoning Application
5602 Church Street

Use Conditions

- 1) All uses permitted under RS-30 except: (1) Athletic Fields; (2) Club or Lodge; (3) Country Club with Golf Course; (4) Golf Course; (5) Public Park or Public Recreation Facility (incl. Indoor Batting Cages); (6) Swim and Tennis Club; (7) Place of Worship; (8) Elementary School; (9) Secondary School; (10) Emergency Services; (11) Cemetery or Mausoleum; (12) Beneficial Fill Area; (13) Wireless Communication Tower– Stealth Camouflage Design; (14) Utilities, Major; (15) Utilities, Minor; (16) Construction or Demolition Debris Landfill, Minor; (17) Land Clearing & Inert Debris Landfill, Minor; (18) Temporary Events/Uses.



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	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											
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	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	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								

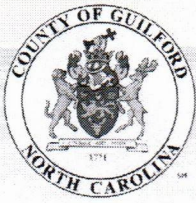


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Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial					Industrial				
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26				U	*	*	*	*	*	*	*	
	Swim and Tennis 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	D	
	Shooting Range, Outdoor		S										S										
	Theater (Outdoor)															S	D	D	D	D			
Theater (Indoor)															P			P	P				
Other Recreation and Entertainment Uses	Other Outdoor Uses Not Listed		S																P		P	P	
	Other Indoor Uses Not Listed															P	P	P	P	P	P		
Civic, Educational, and Institutional	Place of Worship		P	D	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P	
	College or University												P					P					
	Vocational, Business or Secretarial School														P		P	P	P	P	P	P	
	Elementary School		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Secondary School		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Correctional Institution													S								S	
	Daycare Centers in Residence (In-Home) (12 or Less)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
Daycare Center (Not In-Home)		S										D	D	D	D	D	D	D	D	D	D		

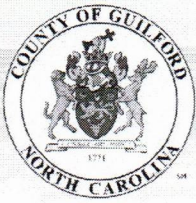


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 "*" = Additional District Requirements, See Section 4.5 or 4.6

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			A	R	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M		I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26				U	*	*	*	*	*	*	*		
	Emergency Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
	Community or Social Service Agencies												P	P	P	P	P	P	P	P				
	Fraternity or Sorority (University or College Related)												P		P		P	P	P		P			
	Government Office												P	P	P	P	P	P	P	P	P	P		
	Library												P	P	P	P	P	P	P	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		
	Hospital												P		P			P	P					
Business, Professional, and Personal Services	Office (General)														P	P	P	P	P	P	P	P		
	Medical or Professional Office														P	P	P	P	P	P	P	P		
	Personal Service														P	P	P	P	P	P	P	P		
	Advertising, Outdoor Services																		D	D	P	P	P	
	Bank or Finance without Drive-through															D		P	P	P	D	P		
	Rural Residential Occupation		S																					
	Bank or Finance with Drive-through															P		P	P	P	P	P		
	Boat Repair		X																P	P		P	P	
	Building Maintenance Services																		P	P		P	P	
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)		X																P	P		P	P	
	Insurance Agency (Carriers and On-Site Claims Inspections)															P		P	P	P	P	P	P	
	Kennels or Pet Grooming		P													D		D	D	D	D	P	P	



ATTACHMENT

GUILFORD COUNTY CODE

Case #26-02-PLBD-00013

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
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Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial					Industrial				
			A	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	*	*	
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																P	P		P	P	
	Pawnshop or Used Merchandise Store																	P	P				
	Service Station, Gasoline	X															P	P	P		P	P	
	Tire Sales																	P	P		P		
Food Service	Bakery															P	P	P	P	P			
	Bar Private Club/Tavern																		D	D		P	
	Microbrewery, Private Club/Tavern																		D	D			
	Restaurant (With Drive-thru)																P		P	P			
	Restaurant (Without Drive-thru)																P	P	D	P	P	P	P
Funeral and Internment Services	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	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

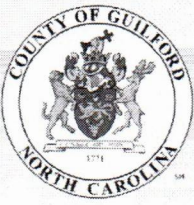


TABLE 4.3-1 PERMITTED USE SCHEDULE

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	*	*	*	*	*	*	*	*
General	Equipment Repair, Light																	D	D		P	P	
	Tire Recapping																					P	
	Truck Stop	X																	D		P	P	
	Truck and Utility Trailer Rental and Leasing, Light	X																P	P		P	P	
	Truck Tractor and Semi-Rental and Leasing, Heavy	X																			P	P	
	Truck Washing	X																				P	
	Beneficial Fill Area		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Bus Terminal and Service Facilities	X																P	P		P	P	
	Courier Service, Central Facility																					P	P
	Courier Service Substation														P			P	P	P	P	P	
	Heliport	X											S		S			S	S	S	S	P	
	Moving and Storage Service																					P	P
	Railroad Terminal or Yard	X																	P		P	P	
	Taxi Terminal	X																P	P		P	P	
	Trucking or Freight Terminal	X																				P	P
Utilities and Communication	Communication or Broadcasting Facility														P			P	P	P	P	P	
	Wireless Communication Tower - Stealth Camouflage Design		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	
	Wireless Communication Tower - Non-Stealth Design		D													D		D	D	D	D	D	
	Small Cell Wireless Tower												S		S	S	S	S	S	S	S	S	
	Radio or TV Station															P		P	P	P	P	P	
	Utilities, Major		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
	Utilities, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	



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
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Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial					Industrial					
			A	R	R	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M		I	O	X	B	B	B	B	P	I	I	
			40	30	20	3	5	7	8	18	26				U	*	*	*	*	*	*	*	*	
	Solar Collectors Principal	S											S									S	S	
	Utility Company Office														P			P	P	P	P	P	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		

**CONDITIONAL REZONING CASE #26-02-PLBD-00013: AG,
AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING – RESIDENTIAL:
5602 CHURCH STREET**

Property Information

The subject property is located at 5602 Church Street (Guilford County Tax Parcel #243534 in Monroe Township), approximately 8,500 feet south of the intersection of NC Highway 150 West and Church Street comprising a total of approximately 4.96 acres.

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

Nature of the Request

This request is to rezone an approximate 0.59-acre portion of the subject property from AG, Agricultural to CZ-RS-30, Conditional Zoning – Residential.

Proposed Use Conditions:

All uses permitted under RS-30 except: (1) Athletic Fields; (2) Club or Lodge; (3) Country Club with Golf Course; (4) Golf Course; (5) Public Park or Public Recreation Facility (incl. Indoor Batting Cages); (6) Swim and Tennis Club; (7) Place of Worship; (8) Elementary School; (9) Secondary School; (10) Emergency Services; (11) Cemetery or Mausoleum; (12) Beneficial Fill Area; (13) Wireless Communication Tower – Stealth Camouflage Design; (14) Utilities, Major; (15) Utilities, Minor; (16) Construction or Demolition Debris Landfill, Minor; (17) Land Clearing & Inert Debris Landfill, Minor; (18) Temporary Events/Uses.

Proposed Development Conditions: None offered.

District Descriptions

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

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

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

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

Character of the Area

The surrounding area is primarily characterized by a mixture of low to medium density single-family, detached residential development. Contiguous zoning districts include CZ-RS-30, RS-40, Rural Preservation District (RPD), and Agricultural (AG). Additionally, the site is located within the designated Watershed Critical Area (WCA), which restricts density and intensity of future development.

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

Surrounding Uses:

North: Residential (Cedar Oaks South Subdivision)

South: Residential

East: Residential (undeveloped/vacant)

West: Residential

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

Emergency Response:

Fire Protection District: Fire District 13

Miles from Fire Station: Approximately 1.4 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells.

Within Service Area: Yes, Growth Tier 1 for the City of Greensboro.

Growth Tier 1: The area where the City is currently able to provide all City services including water and sewer service based on the location of existing infrastructure such as roads, fire stations, and water/sewer pipes. Before connecting to water or sewer service, property located within Growth Tier 1 will be annexed into the City

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: Church Street (SR 1001) is a major thoroughfare. 8,719 Annual Average Daily Traffic (AADT) per North Carolina Department of Transportation (NCDOT) in 2025.

Proposed Improvements: There are currently no known planned road improvements in the area. Any new driveway access would require NCDOT review and obtain all required approvals.

Projected Traffic Generation: Not available.

Environmental Assessment

Topography: Per the USDA-NCRS Web Soil Survey, the topography of the majority of parcel 243534 is nearly level to gently sloping with a small portion strongly sloping.

Regulated Floodplain: There is no regulated floodplain on-site per FIRM #3710786900J with effective date 6/18/2007.

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

Streams: There are no mapped streams on-site, per the USGS/NRCS maps of Guilford County.

Watershed: The site lies within the Greensboro (Reedy Fork) WS-III, WCA Tier 4.

Consistency: Future Land Use Map & Comprehensive Plan

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

The **Rural Living** land use classification represents lands that are characterized by various lot sizes with low-density residential land uses, 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. This classification describes areas which include one dwelling unit per lot located on several acres, and where densities on individual properties will vary based on site conditions.

Consistency: The requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Rural Living. Rural Living is typically characterized by one dwelling unit located on several acres of property. The proposed rezoning to CZ-RS-30 would fit the Land Use Map Classification of Residential due to reduced lot size requirements leading to slightly increased density. The Residential classification includes a mixture of low and medium density development, typically consisting of densities of up to four dwelling units per acre.

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

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

- **Guiding Principle**
 - **Areas to Enhance:** Include existing developed areas, such as established residential communities and employment hubs, which should consider small-to-medium improvements over the long term. These areas are not likely to experience wholesale change or redevelopment but could benefit from strategic infill development or precise tactical improvements to meaningfully enhance the quality of life for the people who inhabit those areas.
- **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 an approximate 0.59-acre portion of the subject property from AG to CZ-RS-30 is reasonable as it aligns with the established development pattern in the surrounding area. The proposed uses to be permitted under the requested conditional zoning district are compatible with the surrounding area and exclude potentially incongruous land uses. Additionally, the subject property abuts an existing CZ-RS-30 zoning district with identical use conditions to those proposed under this request (Reference Case #25-10-PLBD-00135). Furthermore, the proposal supports key elements of the Guilford County Comprehensive Plan, including the Guiding Principle Areas to Enhance: to “Include existing developed areas, such as established residential communities and employment hubs, which should consider small-to-medium improvements over the long term. These areas are not likely to experience wholesale change or redevelopment but could benefit from strategic infill development or precise tactical improvements to meaningfully enhance the quality of life for the people who inhabit those areas.” The proposal is also consistent with the Attainable Housing Planning Theme’s Goal Statement: to “Focus on supporting the creation and retention of housing types to accommodate all residents while emphasizing safety and high-quality, sustainable design” and the Attainable Housing Planning Theme’s Policy 1: to “Enable the creation of new housing units that will provide a mix of housing types that meet the needs of residents”. 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

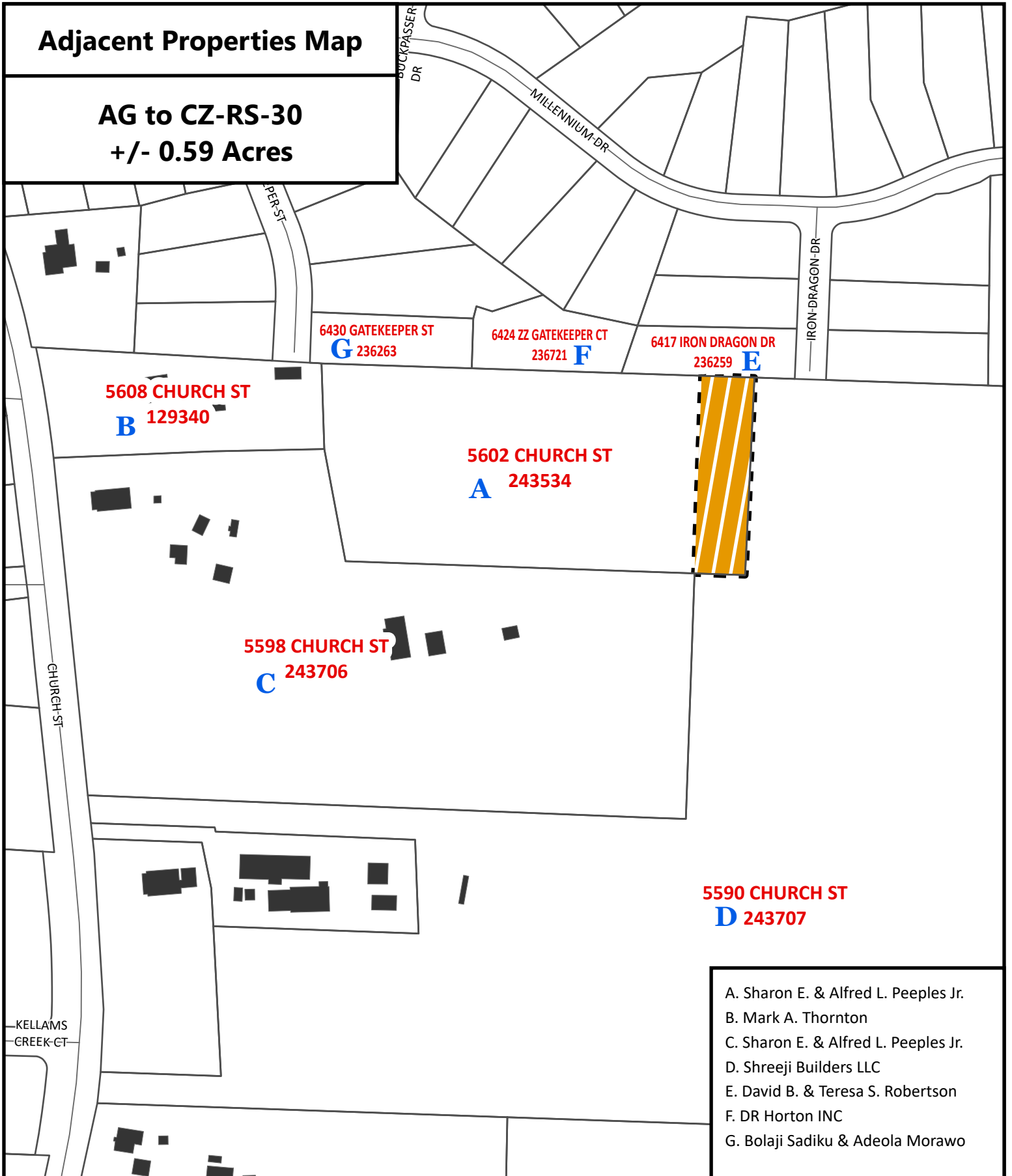
Staff Recommendation: Approval

Future Land Use Map (FLUM) Quadrant: Northeast

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

Adjacent Properties Map

**AG to CZ-RS-30
+/- 0.59 Acres**



- A. Sharon E. & Alfred L. Peeples Jr.
- B. Mark A. Thornton
- C. Sharon E. & Alfred L. Peeples Jr.
- D. Shreeji Builders LLC
- E. David B. & Teresa S. Robertson
- F. DR Horton INC
- G. Bolaji Sadiku & Adeola Morawo



Planning & Development
Department

Jurisdiction:

GUILFORD COUNTY

Case Number:

26-02-PLBD-00013

Case Area:

Parcel(s) - 243534
5602 Church St



Scale: 1" = 200'

Aerial Map

**AG to CZ-RS-30
+/- 0.59 Acres**



Planning & Development
Department

Jurisdiction:

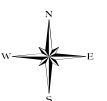
GUILFORD COUNTY

Case Number:

26-02-PLBD-00013

Case Area:

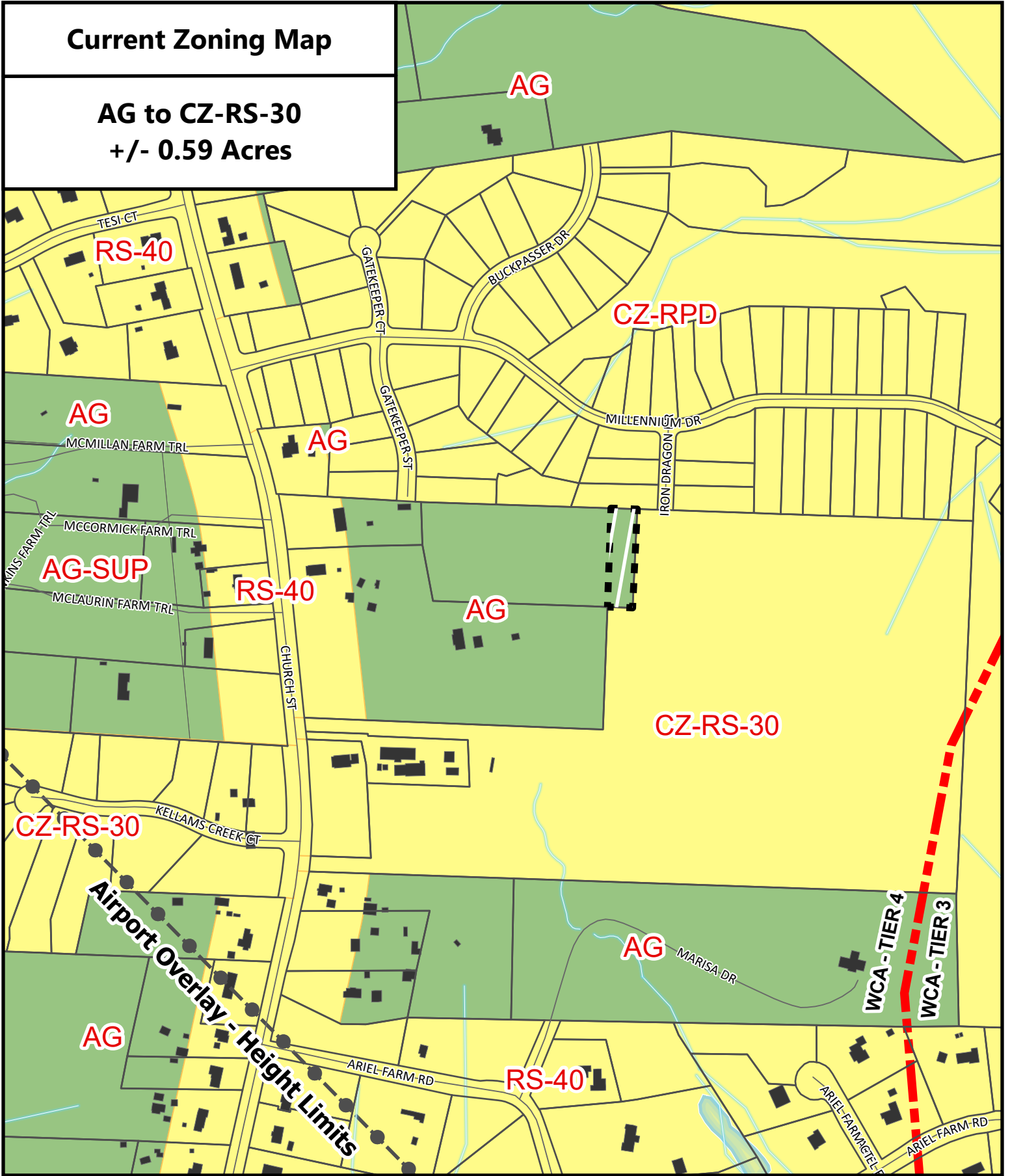
Parcel(s) - 243534
5602 Church St



Scale: 1" = 400'

Current Zoning Map

AG to CZ-RS-30
+/- 0.59 Acres



Planning & Development
Department

Jurisdiction:

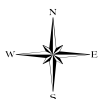
GUILFORD COUNTY

Case Number:

26-02-PLBD-00013

Case Area:

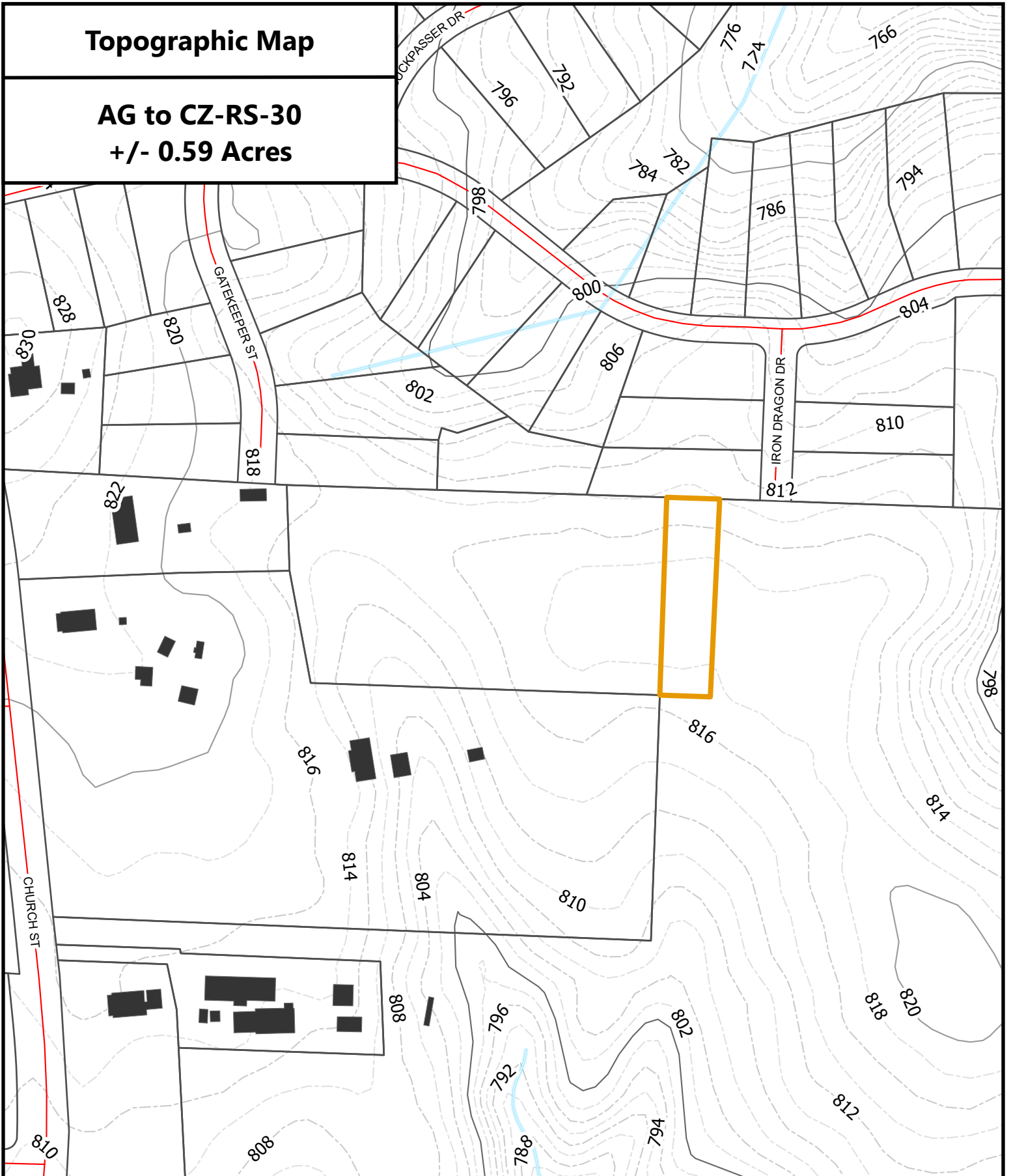
Parcel(s) - 243534
5602 Church St



Scale: 1" = 400'

Topographic Map

**AG to CZ-RS-30
+/- 0.59 Acres**



Planning & Development
Department

Jurisdiction:

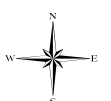
GUILFORD COUNTY

Case Number:

26-02-PLBD-00013

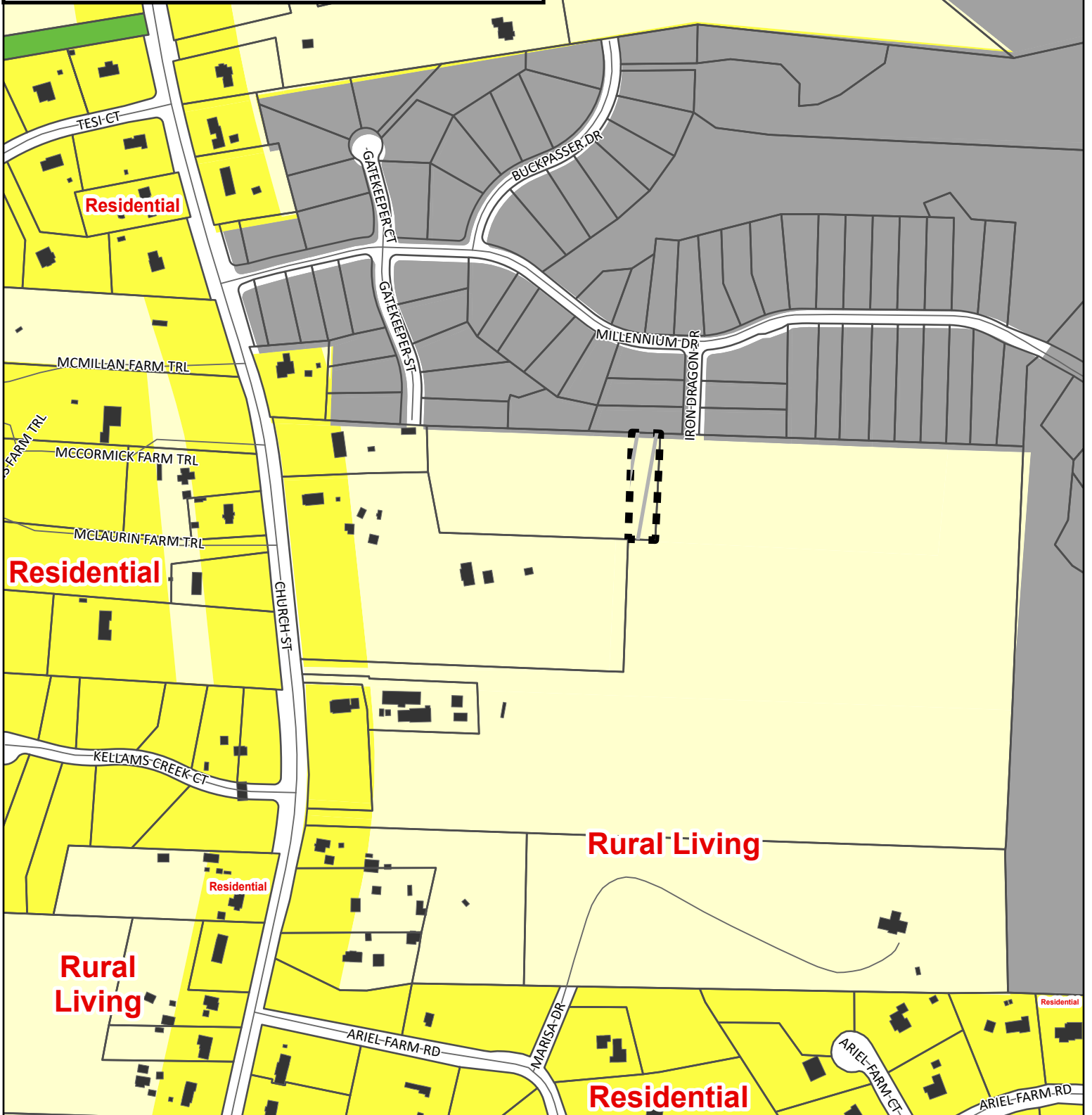
Case Area:

Parcel(s) - 243534
5602 Church St



Scale: 1" = 200'

Future Land Use Map (FLUM)



Planning & Development
Department

Jurisdiction:

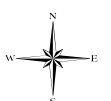
GUILFORD COUNTY

Case Number:

26-02-PLBD-00013

Case Area:

Parcel(s) - 243534
5602 Church St



Scale: 1" = 400'

243534



Zoom to

REID	243534
Owner	PEEPLES, ALFRED L JR;PEEPLES, SHARON E
Address	5602 CHURCH ST
Legal Description	MOZELLE BELCH PL:85-55
FLUM	Rural Living
Zoning	AG,
Scenic Corridors	
Watershed	GREENSBORO
WCA Tier Levels	Tier4
Water Sewer Boundary	Growth Tier 1: 2013-2019
Historic Landmarks	

place your text or html here

CONDITIONAL REZONING CASE #26-02-PLBD-00013: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING RESIDENTIAL: 5602 CHURCH STREET

**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-00013: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING RESIDENTIAL: 5602 CHURCH STREET

**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 #243534 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-00013: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING RESIDENTIAL: 5602 CHURCH STREET

**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 #243534 from **AG to CZ-RS-30** because:

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

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

CONDITIONAL REZONING CASE #26-02-PLBD-00013: AG, AGRICULTURAL TO CZ-RS-30, CONDITIONAL ZONING RESIDENTIAL: 5602 CHURCH STREET

**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 #243534 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.]
