

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

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

**August 13, 2025
6:00 PM**

Call to Order

Chair Donnelly called the meeting to order at 6:00 p.m.

I. Roll Call

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

James Donnelly, Chair; David Craft, Vice Chair; Dr. Nho Thi Bui; Jason Little; Sam Stalder; and Rev. Gregory Drumwright

The following members were absent from this meeting:

Ryan Alston; Cara Buchanan; and Guy Gullick;

The following Guilford County staff 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; Sneha Bora, Planner I; Troy Moss, Planning Technician; Michael Townsend, Fire Plans Examiner; Andrea Leslie-Fite, Guilford County Attorney

New staff members introduced themselves and Chair Donnelly welcomed them to the meeting.

II. Agenda Amendments

Oliver Bass stated that there were no amendments.

III. Approval of Minutes: July 9, 2025

Chair Donnelly asked if there were any corrections or amendments to the minutes of the July 9, 2026, meeting. He found just a few typos and forwarded his comments and corrections to Mr. Bass for clarification.

Mr. Little moved to approve the July 9, 2025 Minutes with any corrections, seconded by Dr. Bui. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Donnelly, Craft, Bui, Stalder, Little, Drumwright. Nays: None.)

IV. Rules and Procedures

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

V. Continuance Requests

Oliver Bass stated that there were no continuance requests for this meeting.

VI. Old Business

None

VII. New Business

Legislative Hearing Item(s)

A. REZONING CASE #25-06-PLBD-00125: AG, AGRICULTURAL TO RS-40, RESIDENTIAL: 6984, 6996, and 6998 SPENCER-DIXON ROAD (APPROVED)

Samantha Lockwood, Senior Planner, stated that this is a request to rezone an approximate 11.6-acre portion of 6984 Spencer-Dixon Road and the remaining approximately 0.33 acres of 6996 Spencer-Dixon Road and approximately 0.23 acres of 6998 Spencer-Dixon Road from AG, Agricultural, to RS-40, Residential. The latter two parcels are currently split-zoned (two zoning designations) AG, Agricultural and RS-40, Residential. The proposed rezoning is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential. Therefore, if the request is approved, no land use plan amendment 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.

The subject properties are located at 6984, 6996 and 6998 Spencer-Dixon Road (Guilford County Tax Parcels #139545, #225681 and #239123 in Center Grove Township), approximately 3,800 feet south of the intersection of NC Highway 150 West and Spencer-Dixon Road and comprise approximately 13.6 acres. There is no history of denied cases. This is a request to rezone an approximate 11.6-acre portion of 6984 Spencer-Dixon Road and the remaining approximately 0.33 acres of 6996 Spencer-Dixon Road and approximately 0.23 acres of 6998 Spencer-Dixon Road from AG, Agricultural, to RS-40, Residential. District Descriptions: The AG, Agricultural district is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This

district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales - "agritourism" - may be permitted. The minimum lot size of this district is 40,000 square feet.

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

The vicinity of the subject properties primarily consists of single-family residential and rural residential uses. There are also some commercial and institutional uses in the area.

Existing Land Use(s) on the Property: Manufactured Home, and Greenhouses
Surrounding Uses:

North: Single-family residential, institutional (place of worship, middle/high school)

South: Single-family residential, rural residential, commercial (pet kennel/grooming)

East: Rural residential, single-family residential

West: Rural residential, single-family residential

There are no inventoried historic resources located on or adjacent to the subject properties. No cemeteries are shown to be located on or adjacent to the subject properties. Fire Protection District is Fire District 13, distance from fire station is approximately 0.9 miles. Water and sewer services provider is private septic systems and wells. The properties are within the service area of the City of Greensboro – Growth Tier 3 ("Tier 3 will require significant City investment to serve. Water and/or sewer service may be allowed inside Growth Tiers 3 provided property can be annexed immediately. If property cannot be annexed immediately, water and/or sewer service can be allowed in Growth Tier 3 under specific circumstances.") There is currently no feasibility study or service commitment.

Existing Conditions: Spencer-Dixon Road is classified as a Minor Thoroughfare under the Greensboro Urban Area Metropolitan Planning Organization's (MPO) Comprehensive Transportation Plan. The Annual Average Daily Traffic for Spencer-Dixon Road is 3,700 vehicles per the 2023 North Carolina Department of Transportation (NCDOT) traffic count. There are currently no known planned road improvements in the area. Any new development would be subject to an NCDOT driveway permit.

Environmental Assessment

Topography: The subject properties have nearly level to strongly sloping topography per the United States Department of Agriculture / Natural Resources Conservation Service Web Soil Survey; a small portion of the northeast corner has moderate to very steep slopes.

Regulated Floodplain: There are no regulated floodplains on the subject properties per Flood Insurance Rate Map #3710786900J (effective date 6/18/2007).

Wetlands: There are no regulated wetlands on the subject properties per the National Wetlands Inventory.

Streams: There are three (3) buffered features on the subject properties per the Natural Resources Conservation Service Soil Survey Map of Guilford County.

Watershed: The subject properties lie within the Greensboro (Reedy Fork) WS-III, Watershed Critical Area, Tier 4.

Consistency: Land Use Plan & Comprehensive Plan Land Use Plan: Northern Lakes Plan Recommendation: AG Rural Residential.

The AG Rural Residential designation is intended to accommodate agricultural (AG) uses, large-lot residential development, and low-density residential subdivisions not connected to public water and sewer with densities not to exceed two (2) units per acre. Large major residential subdivisions in the AG Rural Residential area should incorporate into their design a minimum of two (2) policies recommended by this plan. Anticipated land uses are those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development-Residential (PD-R), and Rural Preservation (RPD) zoning districts, including but not limited to institutional and recreational uses, as determined by the Guilford County Development Ordinance. Higher densities may be appropriate as determined by the Guilford County Residential Rezoning Matrix.

Consistency: The requested rezoning is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential.

Comprehensive Plan Consistency: The requested rezoning is consistent with Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state:

- Policy 1.1.1 – Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations.
- Policy 1.4.3 – Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.

Reasonableness: The request to rezone the subject properties from AG to RS-40 is reasonable because the RS-40 zoning district permits residential uses that would be compatible with the existing pattern of residential development in the area. Much of the surrounding area is also zoned RS-40. Finally, the proposed RS-40 zoning district is recognized as consistent with the subject properties' future land use designation of AG Rural Residential.

Staff Recommendation: Approval

Area Plan Amendment Recommendation: The proposed rezoning is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential. Therefore, if the request is approved, no land use plan amendment will be required.

Slides of the property were shown for demonstration purposes.

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

Alex Carter, Beeson & Carter Engineering, stated that staff has done a very good job of explaining the reason for this request and he is available for any questions the Board members may have. He also produced a sketch plan for residential subdivision on this site.

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

Discussion

Leslie Bell, Director of Planning and Development, reminded the Board that this is a conventional zoning and although the applicant mentioned what their intentions were, the Board would need to consider all uses in that zoning district. Chair Donnelly stated that he feels this request is reasonable and he would support a favorable motion. Mr. Craft stated that he would agree with Chair Donnelly's comments.

Dr. Bui moved that in regard to Rezoning Case #25-06-PLBD-00125: AG, Agricultural to RS-40, Residential: 6984, 6996, and 6998 Spencer-Dixon Road, located at 6984, 6996 and 6998 Spencer-Dixon Road (Guilford County Tax Parcels #139545, #225681 and #239123 in Center Grove Township), approximately 3,800 feet south of the intersection of NC Highway 150 West and Spencer-Dixon Road, and comprise approximately 13.6 acres, the amendment is consistent with the Northern Lakes Area Plan recommendation of AG Rural Residential and that no Land Use Plan amendment would be required. Dr. Bui also stated that the plan is consistent with Policy #1.1.1 and #1.4.3 of the Future Land Use element of Guilford County Comprehensive Plan which states that policy 1.1.1 will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations.. Policy 1.4.3 states that reference shall be made to adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.. The amendment is reasonable because the zoning district permits residential uses that would be compatible with the existing pattern of residential development in the area. Most of the surrounding area is also zoned RS-40. Finally, the proposal RS-40 zoning district is recognized as consistent with the subject properties Future Land Use designation of AG Rural

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

B. REZONING CASE #25-07-PLBD-00126: GREENSBORO DE-ANNEXATION INITIAL ZONING OF RS-40, RESIDENTIAL: 9219 & 9223 W. MARKET STREET (APPROVED)

Located at 9223 and 9219 W. Market Street (Guilford County Tax Parcels #100165 and #100181 in Morehead/Gilmer Township), approximately 300 feet southeast of the intersection of W. Market Street and S. Bunker Hill Road and comprises approximately 2.16 acres.

Oliver Bass, Planning & Zoning Manager, stated that the subject properties were de-annexed from the City of Greensboro as a result of Session Law 2025-31 (House Bill 226), effective June 30, 2025. The subject properties were zoned R-3, Residential Single-Family, by the City of Greensboro and will become unzoned on August 29, 2025, 60 days from the effective date of deannexation, if the County does not apply initial zoning to the property. This request, would apply an initial zoning of RS-40, Residential to the subject properties located at 9223 W. Market (Guilford County Tax Parcel #100165, PIN 7806008817) and 9219 W Market Street (Guilford County Tax Parcel #100181, PIN 7806009684). The property owner may initiate a rezoning request at any time after the County establishes the initial zoning. The proposed zoning is inconsistent with the Airport Area Plan Recommendation of Greensboro Proposed Annexation. Therefore, if the initial zoning recommendation is approved, a plan amendment to Mixed Density Residential 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.

A request to rezone a portion of the subject parcel from R-20S to B-1 was denied under Case #149-69 in August, 1969. The City of Greensboro's R-3, Residential Single-Family district is primarily intended to accommodate low density single-family detached residential development. The overall gross density in R-3 will typically be 3 units per acre or less. Guilford County's RS-40, Residential district is primarily intended to accommodate single-family residential detached dwellings on lots in areas without access to public water and sewer services. The minimum lot size of this district is 40,000 square feet. Conservation subdivisions may be developed in this district.

The de-annexed parcels are in a single-family residential neighborhood east of the intersection with S. Bunker Hill. Parcels in the unincorporated area are zoned RS-40, and those in Greensboro are R-3. Non-residential development, including commercial and industrial sites, is located along W. Market Street west of the S. Bunker Hill intersection. The parcel at 9223 W. Market Street, occupying approximately 1.91 acres, contains a single-family home. The smaller parcel at 9219 W Market Street is vacant. It measures approximately 0.25 acres, making it

a non-conforming lot under the County's RS-40 zoning and the previous City zoning designation of R-3 in Greensboro. Staff have informed the property owner of the non-conforming status of the smaller lot created by the proposed rezoning. The owner has consented to the non-conforming status of the lot per their signature on the application.

The surrounding uses to the north are commercial and undeveloped; to the south are a railroad right-of-way and single-family residential; east is undeveloped residential property, and west is single-family residential. There are no inventoried historic resources located on or adjacent to the subject property. 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. Fire protection is provided by the Kernersville (Colfax) Station approximately 6.3 miles from the subject parcels. Water is located along the road frontage for 9219 and 9223 W. Market St. Development would not be able to connect to Greensboro water or sewer unless the properties are annexed.

West Market Street is a Major Thoroughfare under the 2015 Greensboro Metropolitan Planning Organization (MPO) Thoroughfare Plan. The Annual Average Daily Traffic count is 7600 vehicles. Per the USGS-NRCS Soil Survey, the topography of these two parcels is nearly level to gently sloping. There is no regulated floodplain on the subject properties, per FIRM map #3710780600J with effective date 6/18/2007. No mapped wetlands are on the subject properties per the National Wetland Inventory. No mapped streams on the subject properties exist, per USGS Topography & NRCS Soil Survey Maps of Guilford County. The subject properties are partially within the Greensboro (Reedy Fork) WSIII and partially within the High Point (East and West Fork Deep River) WS-IV, General Watershed Areas.

The Airport Area Plan recommendation for the subject parcels is the Greensboro Proposed Annexation. The City of Greensboro annexed the subject properties with an effective date of 6/30/2008. The parcels fall within the Western Area Plan under Greensboro's 2040 Comprehensive Plan, with a Future Land Use designation of Future Employment Area. Per Session Law 2025-31, HB 226, the subject parcels were de-annexed effective June 30, 2025. No land use designation was assigned to the subject parcels in the Airport Area Plan before annexation in June 2008.

The requested initial zoning is consistent with Objective 1.4 and Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state: "Objective 1.4: Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns, and neighboring jurisdictions." Policy 1.1.1: "Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations." Policy 1.4.3: "Reference adopted Land Use Plans and recommended uses and

densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.”

The recommendation to assign an initial zoning of RS-40, Residential, is reasonable because the single-family residential use aligns with current use and development patterns for the neighboring unincorporated properties. Public sewer to the subject parcels is unavailable, which limits the capacity of vacant Parcel #100181, at 0.25 acres, to accommodate a single-family residential use. Staff recommends approval.

The proposed zoning is inconsistent with the Airport Area Plan Recommendation of Greensboro Proposed Annexation. Therefore, if the initial zoning recommendation is approved, a plan amendment to Mixed Density Residential will be required.

Chair Donnelly opened the Legislative Public Hearing and asked if there was anyone wishing to speak in favor or opposition to this item and no one came forward. The Public Hearing was closed by acclamation.

Discussion

Mr. Craft moved approval of Rezoning Case #25-07-PLBD-00126 to assign an initial zoning of RS-40, Residential, to de-annexed parcels located at 9223 and 9219 W. Market Street (Guilford County Tax Parcels #100165 and #100181 in Morehead/Gilmer Township), approximately 300 feet southeast of the intersection of W. Market Street and S. Bunker Hill Road and comprises approximately 2.16 acres. This approval amends the Airport Area Plan land use designation to Mixed Density Residential. The amendment is reasonable because Guilford County has to rezone the property due to the de-annexation under the State Law #2025-31, House Bill #226. The requested zoning is consistent with Objective 1.4 and policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan which states Objective 1.4, “See cooperation and compatibility of land use plans among Guilford County and its incorporated cities and towns and neighboring jurisdictions.” Policy 1.1.1, “Planning Staff will continue to utilize Future Land Uses depicted on citizen-based area plans in conjunction with the rezoning guidance matrix as the basis for land use and policy recommendations” and Policy 1.4.3, “Reference adopted Land Use Plans and recommended uses and densities and intensities, where applicable, in conjunction with rezoning staff reports presented to the Planning Board.” The recommendation is reasonable because the single-family residential use aligns with current use and development patterns for neighboring unincorporated properties. Public sewer to the subject property is unavailable which limits the capacity of vacant parcel #100181 at 0.25 acres to accommodate single-family residential use, seconded by Rev. Drumwright. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Donnelly, Craft, Bui, Stalder, Little, Drumwright. Nays: None.)

C. REZONING CASE #25-07-PLBD-00127: GREENSBORO DE-ANNEXATION INITIAL ZONING OF AG, AGRICULTURAL: 415 S. BUNKER HILL ROAD (APPROVED)

The subject property is located at 415 South Bunker Hill Road (Guilford County Tax Parcel #97660 in Morehead/Gilmer Township), approximately 900 feet north of the South Bunker Hill Road overpass at Interstate 40 Business, and comprises approximately 2.17 acres.

Oliver Bass, Planning & Zoning Manager, stated that the subject property was de-annexed from the City of Greensboro due to Session Law 2025-31 (House Bill 226), effective June 30, 2025. The subject property was zoned R-3, Residential Single-Family, by the City of Greensboro and will become unzoned on August 29, 2025, 60 days from the effective date of de-annexation, if the County does not apply initial zoning to the property.

This is a request to apply an initial zoning of AG, Agricultural, to the subject property located at 415 S. Bunker Hill (Guilford County Tax Parcel #97660, PIN 6895976475). The property owner may initiate a rezoning request at any time after the County establishes initial zoning. The City of Greensboro's R-3, Residential Single-Family district is primarily intended to accommodate low-density single-family detached residential development. The overall gross density in R-3 will typically be 3 units per acre or less. Guilford County's 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.

Development in the immediate vicinity of the subject property primarily consists of residential uses and vacant/undeveloped land. The existing land use on the subject property is a single-family detached dwelling. Surrounding uses to the north are residential; to the south are residential and undeveloped; to the east are residential; and to the west are residential and undeveloped. There are no inventoried historic resources located on or adjacent to the subject property. 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.

Fire protection is provided by the Kernersville (Colfax) Station 16 approximately 1 mile from the subject parcel. Water and sewer services are provided by private well & septic. Public water nor sewer are located near 415 S. Bunker Hill. The property would need to be annexed in order to get access to water and sewer utilities. South Bunker Hill Road is classified as a Minor Thoroughfare under the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan. The Annual Average Daily Traffic for South Bunker Hill Road

is 2,900 vehicles per the 2023 North Carolina Department of Transportation traffic count. There are currently no known planned road improvements in the area. Any new development would be subject to a North Carolina Department of Transportation Driveway Permit.

The subject property has gently sloping and strongly sloping to moderately steep topography per the United States Department of Agriculture / Natural Resources Conservation Service Web Soil Survey. There are no regulated floodplains on the subject property per Flood Insurance Rate Map #3710689500K (effective date 3/16/2009). There are no regulated wetlands on the subject property per the National Wetlands Inventory. A mapped feature exists on the subject property per the United States Geological Survey Quadrangle Maps and Natural Resources Conservation Service Soil Survey Maps of Guilford County. The subject property lies within the High Point (East and West Fork Deep River) WS-IV, General Watershed Area.

The parcel is located in the Airport Area Plan. The proposed zoning is inconsistent with the plan recommendation of Greensboro Proposed Annexation. The City of Greensboro annexed the subject property with an effective date of 6/30/2008. The property falls within the Western Area Plan under Greensboro's 2040 Comprehensive Plan, with a Future Land Use designation of Future Employment Area. Comprehensive Plan Consistency: The requested rezoning is consistent with Objective 1.4 and Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan, which state: Objective 1.4: Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns, and neighboring jurisdictions. Policy 1.1.1: "Planning staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations." Policy 1.4.3: "Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.

The request to apply an initial zoning of AG, Agricultural, to the subject property is reasonable because it aligns with its existing residential use and the pattern of development in the immediate vicinity. Additionally, nearby parcels within Guilford County's jurisdiction are all zoned AG. This includes the parcel located at 407 S. Bunker Hill Road, which was recently de-annexed from Greensboro in June 2022. Staff recommends approval. The proposed zoning is inconsistent with the Airport Area Plan Recommendation of Greensboro Proposed Annexation. Therefore, if the initial zoning recommendation is approved, a plan amendment to Mixed Density Residential will be required.

Chair Donnelly opened the Legislative Public Hearing and asked if there was anyone wishing to speak in favor or opposition to this item and no one came forward. The Public Hearing was closed by acclamation.

Discussion

Chair Donnelly stated that he visited the property and because this is a collaboration of the staff and the property owner he is comfortable with moving forward with AG in this location.

Mr. Craft moved approval of Rezoning Case #25-07-PLBD-00127, Greensboro De-annexation, to apply an initial zoning of AG, Agricultural to 415 S. Bunker Hill Road. The subject property is located at 415 South Bunker Hill Road (Guilford County Tax Parcel #97660 in Morehead/Gilmer Township), approximately 900 feet north of the South Bunker Hill Road overpass at Interstate 40 Business, and comprises approximately 2.17 acres. This approval also amends the Airport Area Plan to Mixed Density Residential. The zoning map amendment and associated Airport Area Plan amendments are based on the following: Changes in conditions of the Airport Area Plan. The requested zoning is consistent with Objective 1.4 and Policies 1.1.1 and 1.4.3 of the Future Land Use Element of the Guilford County Comprehensive Plan which state Objective 1.4, "Seek coordination and compatibility of land use plans among Guilford County, its incorporated cities and towns and neighboring jurisdictions." Policy 1.1.1, "Planning Staff will continue to utilize Future Land Uses depicted on citizen-based area plans in conjunction with the rezoning guidance matrix as the basis for land use and policy recommendations" and Policy 1.4.3, "Reference adopted Land Use Plans and recommended uses and densities and intensities where applicable in conjunction with rezoning staff reports presented to the Planning Board." The amendment is reasonable because it aligns with existing residential use and development patterns for neighboring unincorporated properties, public sewer to the subject property is unavailable which limits the capacity of parcel located at 4407 S. Bunker Hill Road which was recently de-annexed from Greensboro in June 2022. This action is in response to House Bill #226 which de-annexed this property creating a need to establish the zoning, seconded by Mr. Stalder. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Donnelly, Craft, Bui, Stalder, Little, Drumwright. Nays: None.)

D. CONDITIONAL REZONING CASE #25-07-PLBD-00129: RS-40, RESIDENTIAL, TO CZ-AG, CONDITIONAL ZONING – AGRICULTURAL: 5523 MURPHY ROAD (APPROVED)

Darby Terrell, Senior Planner, stated the subject property was located at 5523 Murphy Road (Guilford County Tax Parcel #147498 in Bruce Township), approximately 1,100 feet northwest of the intersection of Murphy Road and US Highway 158, and comprised approximately 1.56 acres.

Ms. Terrell stated the request was to conditionally rezone the subject property from RS-40, Residential, to CZ-AG, Conditional Zoning – Agricultural. The request included the following conditions:

1. Single Family Detached Dwelling

2. Manufactured (HUD) Mobile Home Dwelling (Class A only)
3. Family Care Facility
4. Subdivision (minor) Residential.

There were no proposed development conditions, and no history of denied cases.

Ms. Terrell stated the vicinity of the subject property was predominantly rural residential. Parcel #147498 was undeveloped land. All surrounding properties (north, south, east, and west) were residential. There were no inventoried historic resources located on or adjacent to the subject property. She stated there were no cemeteries shown to be located on or adjacent to the subject property, but efforts should have been made to rule out the potential for unknown grave sites.

Ms. Terrell stated there was no anticipated impact on infrastructure, community facilities, or public school facilities. The Fire Protection District was Summerfield, and the distance from the fire station was approximately 4.1 miles. Ms. Terrell stated the water and sewer services provider will be private septic systems and wells. Also, Murphy Road was classified as a Collector Street in the Greensboro Urban Area Metropolitan Planning Organization's Comprehensive Transportation Plan, and there were no proposed improvements. She stated any development would require a driveway permit from the North Carolina Department of Transportation (NCDOT).

Ms. Terrell stated that for the Environmental Assessment, it was found that the topography was nearly level to gently sloping. There was no regulated floodplain on-site, no mapped wetlands on-site, and no mapped streams on-site. The site did lie within the NPDES non-water supply watershed area.

Ms. Terrell stated the parcel was located within the Northwest Area Plan. The recommendation for this area was AG Rural Residential. This designation was intended to recognize land that was currently zoned or recommended for future agricultural and residential uses. Ms. Terrell stated the anticipated land uses were those permitted in the Agricultural (AG), RS-40 Residential Single-Family, RS-30 Residential Single-Family, Planned Unit Development–Residential (PD-R), and Rural Preservation (RPD) zoning districts. The requested rezoning was consistent with the Northwest Area Plan land use designation of AG Rural Residential. The requested rezoning was also consistent with Policies 1.1.1 and 1.4.3 of the Future Land Use Element and Goal #1 of the Housing Element of the Guilford County Comprehensive Plan., which state, policy 1.1.1 – Planning, “Staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations” Policy 1.4.3 – “Reference adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with

rezoning staff reports presented to the Planning Board,” and goal #1 – “Provide current and future residents of Guilford County with a variety of housing options and opportunities.”

Ms. Terrell stated the request to rezone the subject property from RS-40 to CZ-AG was reasonable because it was consistent with the Northwest Area Plan recommendation of AG Rural Residential. The proposed AG district, as conditioned, would have expanded workforce housing options while excluding uses that would have conflicted with the established residential character of the surrounding area. The staff recommendation was to approve the request to rezone the subject property from RS-40 to CZ-AG because it was consistent with the Northwest Area Plan land use designation of AG Rural Residential. Therefore, if the request had been approved, no land use plan amendment would have been required.

Mr. Craft asks if a manufactured home and module home are the same thing. Mr. Harden clarifies that a manufactured home is built to federal HUD standards whereas a module home is built to North Carolina Housing Code standards.

Chair Donnelly opened the Legislative Public Hearing and asked if there was anyone who wished to speak in favor of the case to please come forward, sign in, and state their name and address for the record.

Richard Costello, 5523 Murphy Road, stated that this area used to have a mobile home in the area and he has spoken with surrounding property owners, and no one had any objections.

Tamara Costello, 5521 Murphy Road, stated that she wants to live next door to her daughter and family so she can help take care of the children.

There being no other speakers on the matter, the Legislative Hearing was closed by acclamation. The Board members were asked for either discussion or a motion.

Discussion

Dr. Bui moved approval of the request to rezone the subject property in Conditional Rezoning Case #25-07-PLBD-00129: RS-40, Residential, TO CZ-AG, Conditional Zoning – Agricultural located at 5523 Murphy Road, (Guilford County Tax Parcel #147498 in Bruce Township), approximately 1,100 feet northwest of the intersection of Murphy Road and US Highway 158, and comprises approximately 1.56 acres, from RS-40 to CZ-AG as it is reasonable because the amendment is consistent with the Northwest Area Plan recommendation of AG Rural Residential. It is consistent with Policy 1.1.1 and 1.4.3 of the Future Land Use Element of the housing element of the Guilford County Comprehensive Plan. Policy 1.1.1 – Planning, “Staff will continue to utilize the future land uses depicted on citizen-based Area Plans, in conjunction with the rezoning guidance matrix, as the basis for land use and policy recommendations.” Policy 1.4.3 – “Reference

adopted Land Use Plans and recommended uses and densities/intensities, when applicable, in conjunction with rezoning staff reports presented to the Planning Board.” Goal #1 – “Provide current and future residents of Guilford County with a variety of housing options and opportunities.” The proposed AG district, as conditioned, will expand workforce housing options while excluding uses that would be in conflict with the established residential character of the surrounding area. This request to rezone the subject property from RS-40 to CZ-AG is consistent with the Northwest Area Plan land use designation of AG Rural Residential, seconded Mr. Little. The Board voted unanimously (6-0) in favor of the motion. (Ayes: Donnelly, Craft, Bui, Stalder, Little, Drumwright. Nays: None.)

VIII. Other Business

A. Comprehensive Plan Update

Leslie Bell stated that the Comprehensive Plan was presented at a work session to the Board of Commissioners on August 7th, and they set a Legislative Public Hearing for September 4th, 2025, at their 5:30 p.m. Regular Meeting.

B. Other Update

Mr. Bell noted that at a previous meeting there were discussions concerning a rezoning appeal on Yanceyville Road, (Triple Lakes Subdivision). The Board of Commissioners unanimously approved that rezoning. There were a couple of things that were amended in the application. They added an additional 17 uses to be excluded. Cemeteries or mausoleums were excluded, as well as land-clearing and inert debris landfill (minor). They also added family care facilities, manufactured or HUD mobile home, athletic fields, club or lodges, country club or golf course, equestrian facilities/golf course, ball field, public park or public recreational facility, place of worship, both elementary or secondary schools, emergency services beneficial fill area, both major and minor utilities and in construction or demolition land fill (major). This was offered by the applicant's representative. They also offered to have a 10' undisturbed vegetative buffer for two (2) of the parcels that would directly abut the subject parcel. They agreed to construct a roadbed prior to any construction to allow all construction activities on the subject parcel. On the two (2) parcels abutting, they offered to preserve a 10' undisturbed vegetative buffer there. The hours of construction were confined from Monday through Saturday from 7:00 a.m. to 7:00 p.m.

In response to questions concerning the September meeting items, Mr. Bass stated that there was one old case coming back on Strickland Road, and two new rezoning cases, a text amendment proposed regarding the TRC authority, and staff will also present the 2025 Planning Board schedule for review.

Chair Donnelly asked if any of the members had anything they wished to discuss. Mr. Craft stated that it is the County's goal to promote housing, he feels the

manufactured homes are allowed in AG zoning and not RS-40 because it goes back to the old days where people thought they would ruin local property values, whereas, the current design and structure of these manufactured homes are much nicer and stylish than they were 30 and 40 years ago. He thinks that should be considered at some point and it is a good way to encourage more places for people to live. With all the proposed growth in the very near future in this area, these homes are going to be needed.

Mr. Bell stated that would be a text amendment that would come before the Board and then to the Board of Commissioners. Such a text amendment is not being purposed at this time and we anticipate that any change will be coordinated with other code and regulatory updates to support the attainable housing component of the new comprehensive plan.

IX. Adjourn

There being no further business before the Board, the meeting adjourned at 7:30 p.m.