

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

Property Information

The subject property is located at 7930 NC Highway 150 E (Guilford County Tax Parcel #242017 in Washington Township) approximately 6,100 feet north of the intersection of Osceola-Ossipee Road and NC Highway 150 E and comprises approximately 121.87 acres.

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

Nature of the Request

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

Use Conditions:

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

Development Conditions (Amended):

- 1) Lot size minimum shall be 40,000 sf.
- 2) Dwellings shall have exterior finishes with a combination of cementitious siding, brick, and/or stone. Vinyl siding may be used on the sides and rear of houses, but not the front of the house, other than in the soffit, fascia, and eaves.
- 3) A maximum of 90 lots.

The application was amended at the March 25, 2026 Planning Board Special Meeting to include Development Conditions #2 & #3. The Board approved the additional conditions in two separate votes.

The Planning Board voted, 7-1, to approve the addition condition #2 to limit dwelling exterior finishes. (Ayes: Donnelly, Gullick, Craft, Bui, Drumwright, Little, and Alston. Nays: Stalder.)

The Planning Board voted unanimously, 8-0, in favor of approving condition #3 to limit development to a maximum of 90 lots. (Ayes: Donnelly, Gullick, Craft, Bui, Drumwright, Little, Stalder and Alston. Nays: None.)

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

District Descriptions

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

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

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

Character of the Area

The vicinity of the subject property is zoned AG and is predominantly agricultural, including Voluntary Agricultural Districts (VAD), and rural residential properties. The subject parcel is also currently located in a VAD. Although, it does not appear that any agricultural activities are currently actively occurring on the property. There are existing clusters of RS-30 zoning located within 2 miles south and southeast of the property and RS-40 zoning located 1 and 1.5 miles to the east. There are also several residential subdivisions to the north of the property located in Rockingham County. The neighboring parcels to the north in Rockingham County are zoned RA, Residential Agricultural, with a minimum lot size of 35,000 square feet.

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

Surrounding Uses:

North: Agricultural and Rockingham County Residential Agricultural (RA) Zoning

South: Agricultural (Voluntary Agricultural District)

East: Agricultural (Voluntary Agricultural District) and Residential

West: Agricultural and Residential

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

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

Infrastructure and Community Facilities

Public School Facilities:

7930 NC HWY 150 E from AG to CZ-RS-30				
School Boundary	Built Capacity	2024-25 20 th Day Enrollment	Mobile Classrooms	Estimated Additional Students
Monticello-Brown Summit Elementary School	751	246	0	28-30
Northeast Middle School	1,110	643	0	18-20
Northeast High School	966	1,004	19	24-26
Remarks: (1) Elementary K-3 built capacity assumes maximum reduced class sizes per applicable core academic classrooms; (2) Fourth grade, fifth grade, middle and high school built capacity assumes 30 students per core academic classroom.				
Source: Guilford County Schools				

Emergency Response:

Fire Protection District: Northeast

Miles from Fire Station: Approximately 4.5 miles

Water and Sewer Services:

Provider: Private Septic Systems and Wells

Within Service Area: No

Feasibility Study or Service Commitment: N/A

Transportation:

Existing Conditions: NC Highway 150 is classified as a Major Thoroughfare in the Greensboro Urban Area Metropolitan Planning Organization's Thoroughfare and Collector Street Plan. The Average Annual Daily Traffic for NC Highway 150 is 1,400 vehicles per the 2024 North Carolina Department of Transportation (NCDOT) traffic count.

Proposed Improvements: There are currently no proposed road improvements in the area. Any new development would be subject to review by NCDOT review and must obtain any required approvals.

Projected Traffic Generation: Data not available.

Environmental Assessment

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

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

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

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

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

Consistency: Land Use Plan & Comprehensive Plan

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

Activity Center/Node: None

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. The lands may or may not support the primary residence of the property owner and outbuildings associated with activities on the property. Working Farms and Agricultural Lands may contain both residential and non-residential uses and typically have parcel sizes that are typically larger than five or ten acres.

Consistency: This requested rezoning is inconsistent with the Future Land Use Map (FLUM) classification of Working Farm/Agricultural. The Working Farm/Agricultural designation typically includes parcels with sizes typically larger than five-ten acres which exceeds the minimum requirements of the CZ-RS-30 district. The proposed rezoning of CZ-RS-30 is consistent with the Land Use Classification of Residential. The Residential classification consists of low-density, residential uses which are compatible with the proposed CZ-RS-30 zoning district. Further, a revision to the Residential classification would account for increased density with the allowance of major subdivisions (dividing any parcel into more than 5 lots) which are permitted in the RS-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.

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

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

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

Reasonableness

The request to rezone the subject property from AG to CZ-RS-30 is reasonable as it aligns with the Guilford County Comprehensive Plan's Attainable Housing 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." The request also aligns with 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." 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. Finally, there are several clusters of RS-30 zoning located within a 1.5-mile radius of the parcel. Therefore, a rezoning to the CZ-RS-30 designation would be compatible with development patterns found in the general area.

Recommendation

Staff Recommendation: Approval

FLUM Quadrant: Northeast

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