



Guilford County
Planning and Development

Planning Board
Conditional Rezoning
Application

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

Date Submitted: 02/03/2026

Receipt # REC-031317-2026

Case Number 26-02-PLBD-00008

Amended 3/25/26

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

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

Said property is located at 7930 NC Highway 150 E

in 01- Washington Township; Being a total of: 121.87 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 242017

Tax Parcel #

Tax Parcel #

Tax Parcel #

Tax Parcel #

Tax Parcel #

Additional sheets for tax parcels are available upon request.

Check One: (Required)

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

Check One: (Required)

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

Conditional Zoning Requirements:

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



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Use Conditions

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

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

Development Conditions

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

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

Amended as offered by the property owner and approved by Planning Board on 3/25/26

- 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.*

Shawn Cummings *Shawn G* *3-31-26*
Property Owner Signature Date
Printed Name

- 4)

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

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

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

Respectfully Submitted,

Property Owner Signature

Shawn Cummings

Name

1141 Jay Lane

Mailing Address

Graham NC, 27253

City, State and Zip Code

743-205-3912

Phone Number

Email Address

Owner/ Representative/ Applicant Signature (if applicable)

Scott Krusell

Name

1141 Jay Lane

Mailing Address

Graham NC, 27253

City, State and Zip Code

7004-467-0983

Phone Number

skrusell@vennterra.com

Email Address

Additional sheets for conditions and signatures are available upon request.