

Mr. Wooten,

I believe what you are referring to is an agreement that was made between the City of Greensboro and Toyota regarding extension of public water and sewer to the area around the megasite. As part of that agreement, the City of Greensboro has said they will not extend public water and sewer utilities to any property within a one-mile radius of the megasite unless it is used for "intense industrial manufacturing whose principal activity is assembling, fabricating, or manufacturing of goods in connection with the operation of factories, processing plants, and similar sites." I am not aware if this agreement is still in effect.

I can only speak for properties within the jurisdiction of Guilford County, but within our jurisdiction there are no additional restrictions on construction of new homes or additions to existing homes in this area, beyond the normal standards of our Ordinance.

The property you are asking about could potentially be used for limited forms of commercial activity, as permitted in the AG district (see the [Permitted Use Table here](#)). Any commercial development of the property would be subject to commercial site plan review and approval, in addition to any other permits that may be required.

In order to pursue any uses not permitted under the current AG zoning, the property would need to be rezoned.

Please let me know if there is any other information I can provide.

Best,  
Avery



**Avery Tew**

**Planner II**

**Planning & Development Dept**

---

**Guilford County Government**

400 W Market St, Greensboro, NC 27401

336-641-5678

[ctew@guilfordcountync.gov](mailto:ctew@guilfordcountync.gov) | [www.guilfordcountync.gov](http://www.guilfordcountync.gov)

