

**GUILFORD COUNTY
PLANNING BOARD
REGULAR MEETING MINUTES**

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

June 10, 2026

6:00 PM

Call to Order

Chair Donnelly called the meeting to order.

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; Dr. Nho Thi Bui; Rev. Gregory Drumwright; Guy Gullick;
Sam Stalder

The following members were absent from this meeting:

David Craft, Vice Chair; Ryan Alston; Randy Little; 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; Darby Terrell, Senior Planner; Troy Moss, Planner I; Robert Carmon, Fire Marshal; Ashton Roberts, Deputy County Attorney; Matthew Mason, Attorney.

II. Agenda Amendments

There were no amendments to the agenda.

III. Approval of Minutes: May 13, 2026

Rev. Drumwright moved to approve the May 13, 2026 meeting minutes as amended, seconded by Dr. Bui. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Gullick, Stalder. Nays: None.)

IV. Rules and Procedure

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

V. Continuance Requests

There were no continuance requests.

VI. Old Business

None

VII. New Business**Legislative Hearing Item(s)****A. CONDITIONAL REZONING CASE #26-04-PLBD-00018: RS-40, RESIDENTIAL TO CZGB, CONDITIONAL ZONING – GENERAL BUSINESS: 4046 RANDLEMAN ROAD (APPROVED)**

Ms. Terrell presented the staff report for Conditional Zoning Case #26-04-PLBD-00018. She stated that the subject property is located at 4046 Randleman Road (Guilford County Tax Parcel #142793 in Sumner Township), approximately 615 feet north of the intersection of Randleman Road and South Elm-Eugene Street and comprises approximately 0.6 acres. She confirmed that required notices were mailed to property owners.

Ms. Terrell said this is a request to rezone the subject property from RS-40, Residential to CZ-GB, Conditional Zoning – General Business with the following conditions: Proposed Use Conditions: (1) Motor Vehicles, Motorcycles, RV or Boat Sales (New and Used). Proposed Development Conditions: (1) We will build a 6' opaque wooden fence at all three property sides, except the front side we will build a 6' high chain-link fence. The requested rezoning is inconsistent with the subject property's Future Land Use Map (FLUM) classification of Residential. If approved, an amendment to the Office/Service classification will be required.

Ms. Terrell explained that the vicinity of the subject property is characterized by a mix of vacant land and commercial uses, including a gas station and a retail store. The vacant land which surrounds the property on the north, south, and west sides is zoned as a Planned Unit Development (PUD) within the City of Greensboro (ref. Case Z-22-03-006). The approved Unified Development Plan (UDP) for the PUD shows the proposed uses are single-family detached dwellings and townhomes, with the phase surrounding the subject property being approved for townhomes. A single-family, detached dwelling is currently located on the property.

Ms. Terrell stated that 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. Water and Sewer Services are provided by private septic and well. The property is located within the Growth Tier 1 of the City of Greensboro. Randleman Road 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 Randleman Road is 3,129 vehicles per the 2025 North Carolina Department of Transportation (NCDOT) traffic count. There are currently no known proposed road improvements in the area. Any new development would be subject to the NCDOT review and must obtain any required approvals.

Ms. Terrell pointed out that per the USDA-NRCS Web Soil Survey, the topography of parcel 142793 is nearly level to gently sloping. There is no regulated floodplain on site per FIRM 3710786100J with effective date 6/18/2007. There are no mapped wetlands on site per the National Wetlands Inventory. There are no mapped streams on site per the USGS Topo Quad Map or Soil Survey Map for Guilford County. The subject property is located in the Polecat Creek WS-III, General Watershed Area. As the requested rezoning would change the subject property from a residential to a commercially zoned property, the Watershed and Stormwater Division has expressed concern that development on the property may exceed the required 24% Built Upon Area (BUA) limit. If development of the subject property does exceed 24% BUA limit, then a Stormwater Control Measure device design must be submitted and approved by the Watershed and Stormwater Division. She noted that staff had recommended that the applicant complete a BUA assessment of the property prior to requesting rezoning due to these concerns which the applicant has not provided.

Ms. Terrell stated that the subject parcel has a Future Land Use Map (FLUM) designation of Residential located in the Southeast (SE) Quadrant. She noted again that the proposed rezoning to CZ-GB is inconsistent with the current FLUM designation. The property is not located in a designated Activity Center/Node. The proposed rezoning would be consistent with the Office/Service designation. Properties designated as Office/Service are described as lands that provide opportunities for concentrated employment in Guilford County and include various forms of commercial enterprises, including businesses that provide services to individuals. The request to rezone the subject property from RS-40, Residential, to CZ-GB, Conditional Zoning – General Business, is reasonable as it aligns with the Guilford County Comprehensive Plan's Goal Statement for the Planning Theme of Resilient Economy which states to "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."

Ms. Terrell noted that the request is also reasonable as the proposed conditional zoning excludes many of the allowed uses within the General Business (GB) district and adds a development condition to provide a 6-foot- tall opaque wooden fence on all three property sides with the exception of the front side which will be constructed of chain-link material. This proposed development condition will provide additional buffering with the contiguous property located in the City of Greensboro which would not otherwise be required.

Ms. Terrell concluded that the request is reasonable as the proposed permitted uses are compatible with existing nearby commercial land uses on parcels adjacent to the subject property. She said staff recommends Approval of the request.

Chair Donnelly opened the Public Hearing and asked those in favor of the request to come forward and state their name and address for the record.

Zohair Mohammed, the property owner of 801 Valley Oak Drive, stated that he plans to use the existing house and land for auto sales. The previous owner used the house as rental property and the location is perfect for his proposed use as there is exposure on both sides of the property. The fence around the property would shield it from the neighbors and provide protection to the vehicles on the property. The neighboring lots are vacant or have existing commercial uses. This is not a high-traffic commercial use and would not be intrusive to the neighboring properties. The driveway is currently gravel and he intends to keep it that way and not pave it. He stated that he expects to have 1 or 2 customers each day and does not expect to exceed 24% BUA limitation.

Rev. Drumwright asked how many vehicles he would have on the property. Mr. Mohammed stated that he expects to store no more than 20 vehicles at one time. Chair Donnelly pointed out that gravel parking counts toward the BUA.

There being no speakers in opposition to the request, Chair Donnelly closed the public hearing by acclamation.

Rev. Drumwright stated that he feels that this would be a reasonable use for the property as it is in proximity to other business establishments.

Mr. Gullick agreed with Rev. Drumwright as it seems like an appropriate location. Chair Donnelly added that he appreciated the use of fencing to shield the use from adjacent properties.

Rev. Drumwright moved to approve the zoning map amendment case #26-04-PLBD-00018, located at 4046 Randleman Road (Guilford County Tax Parcel #142793, approximately 615 feet north of the intersection of Randleman Road and South Elm-Eugene Street and comprises approximately 0.6 acres, from RS-40 to CZ-GB. This approval also amends the FLUM from Residential to Office/Service in the Southeast quadrant. He stated that the requested rezoning is consistent with the following goals and policies of the Guiding Guilford Comprehensive Plan: Planning Theme Resilient Economy's Goal Statement to 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. The request is also reasonable as the proposed conditional zoning excludes many of the allowed uses within the General Business (GB) district and adds a development condition to provide a 6-foot- tall opaque wooden fence on all three property sides with the exception of the front side which will be constructed of chain-link material. This proposed development condition will provide additional buffering with the contiguous property located in the City of Greensboro which would not otherwise be required. Finally, the request is reasonable as the proposed permitted uses are compatible with existing commercial land uses on parcels adjacent to the subject property, seconded by Dr. Bui. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Gullick, Stalder. Nays: None.)

B. CONDITIONAL REZONING CASE #26-05-PLBD-00019: RS-30, RESIDENTIAL TO CZ-HB, CONDITIONAL ZONING – HIGHWAY BUSINESS: 7544 US HIGHWAY 29 NORTH (APPROVED)

Ms. Terrell presented the staff report for case #26-05-PLBD-00019. She stated that the subject property is located at 7544 US Highway 29 North (Guilford County Tax Parcel #114079 in Madison Township), approximately 1,625 feet south of the intersection of US Highway 29 North and Benaja Road. The subject property comprises approximately 8.59 acres.

Ms. Terrell stated that this is a request to rezone the subject property from RS-30, Residential to CZ-HB, Conditional Zoning – Highway Business with the following conditions: Proposed Use Conditions: All uses allowed in the HB, Highway Business District except: (1) Country Club with Golf Course; (2) Public Park or Public Recreation Facility (including batting cages); (3) Amusement Park, Water Parks, Fairgrounds; (4) Auditorium, Coliseum, or Stadium; (5) Hospital, (6) Hotel or Motel; (7) Cemetery or Mausoleum; (8) Truck Stop; (9) Railroad Terminal or Yard; (10) Construction or Demolition Debris Landfill, Minor; (11) Land Clearing & Inert Debris Landfill, Minor.

Ms. Terrell explained that the vicinity of the subject property is characterized as a mix of rural residential and commercial uses on lands zoned RS-30, Residential, HB, Highway Business, LB, Limited Business, and LI, Light Industrial.

Ms. Terrell pointed out that there is a contiguous parcel zoned HB, Highway Business to the north of the subject property. The area to the North of the subject property is Commercial and Residential, to the South is Residential and Industrial, to the East is Residential and Commercial, and to the West is Residential and a Place of Worship. 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. Water and Sewer Services are provided by private well and septic.

Ms. Terrell noted that US Highway 29 is considered a Freeway per Greensboro Urban Area Metropolitan Planning Organization (GUAMPO). The North Carolina Department of Transportation (NCDOT) 2025 Annual Average Daily Traffic count was 30,858 cars. The subject property is also located near Old Reidsville Rd., which is a Collector Street per GUAMPO. The NCDOT 2025 Annual Average Daily Traffic count was 486 cars. There is an existing service road located slightly south of the site along Highway 29 that currently provides access to the parcels to the south. Per NCDOT any expansion of the right of way will be at the property owner or developer's expense. Any request for access is subject to review and approval by NCDOT. Proposed improvement to US 29 will upgrade it to interstate highway standards under the 2026-2035 NC STIP (State Transportation Improvement Plan) project #R5889B. Per the USDA-NRCS Web Soil Survey, the topography at parcel 114079 is nearly level to gently sloping and strongly sloping.

Ms. Terrell stated that the requested rezoning is inconsistent with the current Future Land Use Map (FLUM) classification of Residential as this designation is not intended to accommodate commercial land uses. The proposed rezoning would be consistent with the Retail/Restaurant designation. Properties designated as Retail/Restaurant are described as lands that are typically located near key intersections and busy corridors that serve the daily needs of local residential neighborhoods. These uses typically are accessed by car and public transit or via bicycle and pedestrian connections.

Ms. Terrell said the request to rezone the subject property from RS-30, Residential to CZ-HB, Conditional Zoning - Highway Business is reasonable as it is consistent with the following elements found in the Guilford County Comprehensive Plan: 1) Planning Theme of Resilient Economy's Goal Statement which states to "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." 2) Action Item E1.1 which states to "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," and 3) Action Item E1.2, "Evaluate economic development opportunities by considering their effects on the fair distribution of benefits and resources within the community."

Ms. Terrell noted the request is also reasonable as the subject property abuts a parcel which is currently zoned HB, Highway Business and is located along a Freeway which would accommodate auto-oriented retail service or other commercial uses.

Ms. Terrell also pointed out that the subject property is in proximity to an identified Neighborhood Center Activity Center in the Future Land Use Map (FLUM) which represents lands consisting of mixed-use developments designed to be gathering places or community focal points for surrounding neighborhoods. These areas also provide for the entertainment, civic, and economic needs of communities and are intended to accommodate moderate intensity shopping and services. Finally, the proposed use conditions would exclude potential incongruous land uses with adjacent residential properties. She concluded that staff recommends approval of the request.

Chair Donnelly opened the Public Hearing and asked those in favor of the request to come forward and state their name and address for the record.

JoAnne McDaniel, the property owner of 4323 Rehobeth Church Road, stated that she wanted to sell the property and changing the zoning would give her more opportunities to put it on the market. It gives other people the opportunity and incentive to purchase the property.

Chair Donnelly asked Ms. McDaniel if she is open to limiting the uses for the property such as a shooting range or outdoor theater as restricted uses. Ms. McDaniel stated that she would agree to that.

Chair Donnelly said he would suggest the specific uses to be restricted are: Special Event Venue, Shooting Range (Indoor), Theater (Outdoor), and Theater (Indoor). Ms. McDaniel stated those restrictions would be acceptable to her.

Chair Donnelly asked for anyone wishing to speak in opposition to the request to come forward and state their name and address for the record.

Nancy Hudson, 8005 Benaja Road, stated that she owns parcel #114085, located at 8005 Benaja Road. The back of her property faces US 29 and it is adjacent to both parcel #114078, which is already zoned HB, and parcel #1140979, presently zoned Residential. Her parents built it on the property in 1972. This has been the family home for over 50 years and sits back off the road. They enjoy living there and like to fish in their pond and enjoy time outside under oak trees that were planted at the time the house was built. She is concerned about the subject property being considered for business zoning, based on the rezoning application it seems that the rezoning is requested with the intent to sell this parcel. However, she has not seen any signs that the property has been offered up for sale in its present condition and present zoning. This property borders Cardinal Pipeline on her side of the property line.

Ms. Hudson said that the pipeline separates the two properties by a minimum of 15 yards. The subject property has a house that has been abandoned for a minimum of 12 years. The roof has fallen in and at least one chimney has fallen in. There is no well or sewer that she is aware of. In early 2010, her family shared water to help build chimneys for the property. This house, as well as 2 out-buildings will have to be removed in order for the land to be developed. Additionally, the power line to her property runs across this parcel along its rear boundary. She objects to the rezoning based on the application, as there are no specific plans for the property except to make it more marketable to sell. This seems like a drastic first step. The noise pollution during any construction would not be limited to just the subject property and would not be desirable. She is concerned about her property being devalued. The rezoning would open the door to just about anything be allowed on the property and means there are too many unknowns for her and her neighbors.

In rebuttal, Ms. McDaniel returned to the podium and stated that there is a well on the property and she moved the old house from the property and that house was built in 1848 and she has done a lot of work on it. Her mother, sister, father and brother got sick and she was unable to complete the work she started on the house because she was taking care of them over the years. She is now ready to move on and sell the property. She had a buyer for the property, but that gentleman had a stroke and is now unable to do anything with the property. She is now looking for other interested parties to sell the property.

With no further attendees wishing to speak, Chair Donnelly closed the Public Hearing by acclamation.

Chair Donnelly stated that based on the conversation related to additional conditions, the additional uses that would be excluded would be: Special Event Venue, Shooting Range (Indoor), Theater (Outdoor), and Theater (Indoor). In order to consider these as additional conditions he would ask for a motion to adopt those as additional conditions to amend the application, with the consent of the applicant.

Mr. Gullick moved to approve the additional conditions, as stated by Chair Donnelly, seconded by Mr. Stalder. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Gullick, Stalder. Nays: None.)

Chair Donnelly stated that he drove by the property and noted that it is located in an area that is suited for development along US 29. He is encouraged by all the requirements that are in place for whatever development could come to this area. He pointed out that required buffers would provide some separation from the nearby residential uses. He would be inclined to support this application, especially in light of the additional conditions.

Rev. Drumwright inquired as to what type of buffer would be required from the neighboring residential property. Mr. Hardin responded that when Highway Business district abuts a residential district a Type A buffer is required with a minimum width of 40 feet and a minimum average width of 50 feet. Staff would confirm the buffer is shown on the required site plan during review.

Mr. Gullick moved to approve Zoning Case # 26-05-PLBD-00019, located at 7544 US Highway 29 North (Guilford County Tax Parcel #114079 in Madison Township), approximately 1,625 feet south of the intersection of US Highway 29 North and Benaja Road and comprises approximately 8.59 acres. to rezone the subject property from RS-30, Residential to CZ-HB, Conditional Zoning - Highway Business, with the amended conditions. This approval also amends the Future Land Use Map (FLUM) for the subject property in the Northeast quadrant to the Retail/Resturant classification. He incorporated by reference into the motion the consistency and reasonableness statements from the staff report, as follows: The request to rezone the subject property from RS-30 to CZ-HB is consistent with the following goals, policies and actions of the Comprehensive plan: 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. 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. This request is to rezone the subject property from RS-30, Residential to CZ-HB, Conditional Zoning - Highway Business is reasonable as it is consistent with the following elements found in the Guilford County Comprehensive Plan: 1) Planning Theme of Resilient Economy's Goal Statement which states to "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." 2) Action Item E1.1 which states to "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." and 3) Action Item E1.2, "Evaluate economic development opportunities by considering their effects on the fair distribution of benefits and resources within the community." The request is also reasonable as the subject property abuts a parcel which is currently zoned HB, Highway Business and is located along a major thoroughfare which would accommodate auto-oriented retail service or other commercial uses. Furthermore, the subject property is in proximity to an identified Neighborhood Center Activity Center in the Future Land Use Map (FLUM) which represents lands consisting of mixed-use developments designed to be gathering places or community focal points for surrounding neighborhoods. These areas also provide for the entertainment, civic, and economic needs of communities and are intended to accommodate moderate intensity shopping and services.

Finally, the proposed use conditions would exclude potential incongruous land uses with adjacent residential properties, seconded by Mr. Stalder. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Gullick, Stalder. Nays: None.)

Evidentiary Hearing Item(s)

At this time, Chair Donnelly swore in or affirmed all present wishing to speak during the evidentiary hearing.

Attorney Mason stated that staff have some additional administrative materials to share with the Board. This is an amendment that is being sought to a Special Use Permit that was originally issued in 2017. Staff is providing the Board with records from that 2017 proceeding, consisting of the application and the minutes from the meeting of when the Planning Board approved it.

A. SPECIAL USE PERMIT CASE #26-04-PLBD-00017: REQUEST TO AMEND SPECIAL USE PERMIT FOR LANDSCAPE AND HORTICULTURAL SERVICES (Ref. Case #17-05- GCPL-02276): 7930 BEE JAY ROAD (ZONED AG, AGRICULTURAL) (GRANTED)

Mr. Tew presented the staff report for case #26-04-PLBD-00017. He stated that the subject property is located at 7930 Bee Jay Road, Browns Summit, NC 27214 (Guilford County Tax Parcel #130235 in Monroe Township), approximately 1,000 feet southeast of the intersection of Bee Jay Road and NC Highway 150 East, and comprises 26.34 acres. Slides of an image showing the property were shown on the screen.

Mr. Tew said this is a request to consider an amendment to the current Special Use Permit (Ref. Case #17-05-GCPL-02276) for Landscape and Horticultural Services subject to the submitted site plan along with the following proposed conditions: Current Conditions: (1) Not for retail or public traffic; (2) Hours limited to Monday - Saturday, 7:00 AM-6:00 PM; (3) Existing buffer to remain; (4) Uses limited to: Plant Installation (Landscaping), Irrigation System Installation, Hardscape Installation (pavers & stone), Outdoor low voltage night lightings. Proposed Conditions: (1) Retail or public traffic shall not be permitted; (2) Hours of operation shall be limited to Monday through Saturday, 7:00 AM through 6:00 PM EST; (3) The subject property's existing mature tree canopy, as shown on the accompanying site plan, shall not be disturbed in connection with expansion of the Special Use Permit as provided on such site plan; provided, however, existing vegetation may be removed as reasonably required for installation, maintenance and/or repair of the proposed septic area shown on the site plan; (4) Lawn care, lawn fertilizing services, lawn spraying services, ornamental shrub and tree services with spraying shall not be permitted; (5) Uses under the Special Use Permit shall be limited to: Plant Installation (Landscaping); Irrigation System Installation; Hardscape Installation (i.e. pavers and stone); Outdoor low voltage night lightings;

(6) There shall be no mixing, staging or storage of fertilizers or other harsh or hazardous chemicals associated with Landscape and Horticultural Services at the subject property; (7) The site plan submitted with this application is intended solely to provide a general illustration of the proposed area of Special Use Permit expansion. The site plan is not intended to limit the area of expansion to a specifically described outer boundary, or limit proposed improvements to certain dimensions. The expanded use area shall be located and configured in general conformity with that which is shown on the site plan; (8) Absent installation of a stormwater control measure, development shall not exceed twelve percent (12%) maximum built-upon area; (9) Washing of vehicles, equipment or containers used for the application or storage of fertilizers, pesticides or other harsh or hazardous chemicals associated with Landscape and Horticultural Services shall be prohibited at the subject property.

Mr. Tew explained that Fire Protection is provided by the Northeast Fire Protection District and Fire Station is 0.4 miles. Water and Sewer Services are provided by Private Septic Systems and Wells. The subject property is within the City of Greensboro Growth Tier 3.

Mr. Tew noted that Bee Jay Road is classified as a Collector Street under the adopted Thoroughfare and Collector Street Plan. NCDOT does not provide the Annual Average Daily Traffic (AADT) for Bee Jay Road. NC Highway 150 East, which provides the only entry to Bee Jay Road, is classified as a Major Thoroughfare and has an AADT of 4,452 vehicles per the 2025 NCDOT traffic count. There are currently no known proposed road improvements in the area. Any new development would be subject to NCDOT review and must obtain any required approvals. Per the NRCS Web Soil Survey, topography on site ranges from gently sloping to moderately steep and steep. No regulated floodplains exist on the property per FIRM #3710797000J effective 7/3/2007. There are no mapped wetlands on site per the National Wetlands Inventory. There are mapped wetlands on site per USGS Topo Quad and Soil Survey Maps. The property is located in the Greensboro (Reedy Fork) WS-III, Watershed Critical Area Tier 4. The Future Land Use Map/Comprehensive Plan Future Land Use Map (FLUM) Classification for the subject property is Residential.

Mr. Tew Review explained the Review Factors of Special Use Permits per Unified Development Ordinance (UDO) Subsection 3.5.Q.3.g. The applicant must demonstrate that the following review factors have been adequately addressed: 1. Circulation: Number and location of access points to the property and the proposed structures and uses, with particular reference to automotive, pedestrian safety, traffic flow and control, and access in case of emergency. The submitted site plan shows that access will continue to be from Bee Jay Road. The applicant will need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, during the formal site plan review process. 2. Parking and Loading: Location of off-street parking and loading areas.

Parking for Landscape and Horticultural Services is subject to UDO Table 6-1-1: Parking Requirements. Landscape and Horticultural Services would be classified as "Other" under the Business, Professional & Personal Services use category, requiring one parking space per 600 square feet of gross floor area. Parking requirements will be addressed during the formal site plan review process. 3. Service Entrances and Areas: Locations of refuse and service areas with adequate access for services vehicles. Locations of services areas will be reviewed to ensure adequate access for all service vehicles during the formal site plan review process per UDO Subsection 6.1. The applicant will also need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, during the formal site plan review process. 4. Lighting: Location of lighting with reference to spillage & glare, motorist & pedestrian traffic safety, and compatibility with other properties in the area. A lighting plan, if required, will be reviewed during the formal site plan review process in accordance with UDO Subsection 6.3. 5. Utilities: Location and availability of utilities (public or private). The Guilford County Environmental Health Division will regulate septic evaluation during the formal site plan review process. The existence/location of utility easements will also be reviewed by staff during the formal site plan review. 6. Open Spaces: Location of required street yards and other open spaces and preservation of existing trees and other natural features (where applicable). County staff will review landscape requirements during the formal site plan review process per UDO Subsection 6.2. 7. Environmental Protection: Provisions to protect floodplains, stream buffers, wetlands, watersheds, open space and other natural features. Environmental regulations will be administered by the Guilford County Watershed/Stormwater Section during the formal site plan review process per UDO Subsection 9. 8. Landscaping, Buffering & Screening: Installation of landscaping, fencing or berming for the purpose of buffering and screening where necessary to provide visual screening where appropriate. Landscape buffer and street planting yard requirements will be addressed during the formal site plan review process per UDO Subsection 6.2. 9. Effect on Nearby Properties: Effects of the proposed use on nearby properties, including, but not limited to, the effects of noise, odor, lighting, and traffic. A lighting plan, if required, will be reviewed during the formal site plan review process in accordance with UDO Subsection 6.3. The applicant will also need to obtain an NCDOT Driveway Permit and any other needed approvals, if required, which would cover traffic flow and safety concerns. 10. Compatibility: The general compatibility with nearby properties, including but not limited to the scale, design, and use in relationship to other properties. Adjacent properties are predominantly agricultural and residential. Any landscape buffering and screening requirements will be addressed during the formal site plan review process per UDO Subsection 6.2.

Mr. Tew also noted the Special Use Permit shall be granted when each of the following Findings of Fact have been made by the Planning Board, based on competent, material, and substantial evidence in the record: 1. The proposed use is represented by an "S" in the column for the district in which it is located in UDO Table 4.3-1: Permitted Use Schedule;

2. That the use will not materially endanger the public health or safety if located where proposed and developed according to the plan submitted; 3. That the use meets all required conditions and specifications; 4. That the use will not substantially injure the value of adjoining or abutting property, or that the use is a public necessity; and 5. That the location and character of the use, if developed according to the plan submitted, will be in harmony with the area in which it is to be located and in general conformity with the plan of development of the Jurisdiction and its environs.

Mr. Tew stated that after reviewing the application and site plan submitted for this request, staff offer the following for consideration by the Planning Board: 1. The development of the parcel shall comply with all regulations as specified in the Guilford County UDO. A copy of the Technical Review Committee (TRC) comments on the submitted site plan is included with the case materials. 2. The development shall proceed in conformity with all plans and conditions attached to the Special Use Permit application and kept on file by the Guilford County Planning and Development Department. 3. The development shall proceed upon approval of the formal site plan and design features by the Planning & Development Director or designee after receiving comments from the TRC, identifying conditions related to the request and applicable development standards. The formal site plan must comply with applicable development standards contained in the UDO and meet the requirements outlined in Appendix 2: Map Standards. 4. The development shall proceed in accordance with any added conditions, if applicable. 5. If the conditions specified in this Special Use Permit are violated, the permit shall be revoked, and the use will no longer be allowed. Only by applying to the Planning Board for another Special Use Permit and receiving approval can the use be again permitted.

Chair Donnelly opened the Public Hearing and asked those in favor of the request to come forward and stated their name and address for the record.

Attorney Nick Blackwood, representing the applicant Marcus Vinroot, presented materials for the Board members' review and stated that a Special Use Permit was previously approved in 2017 and the operating area is circled in the site plan for the new application. They are not asking for any additional use rights under the previously approved SUP, they are actually narrowing and further constraining some of the existing use rights on the property with some additional environmentally sensitive type conditions in respect of the ordinances and requirements of the Watershed Critical Area. This is for an expansion of that previous use area for storage space. The change in grade from the Bee Jay Road right-of-way to the proposed extension area are all on the property. There is a 30-foot drop from the Bee Jay Road right-of-way, and this expansion area is not going to exist and will be completely invisible from the right-of-way. They will be maintaining the existing mature tree canopy. There is a significant amount of existing tree coverage to the north and east of that expansion area and along the Bee Jay Road frontage.

People traveling on Bee Jay Road would not have visibility of the property from that angle. There will be no additional employees and no additional traffic at the property. Notice letters were sent out to neighboring property owners to provide additional information on the request. There were two (2) property owners that attended a meeting and they were just curious about what was going on and they had no concerns.

Marcus Vinroot, applicant and owner of Green Visions Landscape, stated that he has been in business for about 17 years and they are an install company, and they are not a treatment company. They do not spray yards, all they do is install items for their customers to help take care of their yard. There is a lighting division, a planting division, hardscape division, and synthetic turf division. The business has grown through the years and they now need additional storage space for their equipment and materials. They have chosen a location for the additional building so that it will not be seen. They will not be paving anything and the driveways would all be gravel and not add any run-off. There is a well on the property so they would not need an additional well. The location of the proposed new building is an open field and is completely invisible from the road and from the neighbors.

Chair Donnelly asked the applicant if he would agree to an additional condition in the gap area to shield the new building from the neighbor. Mr. Vinroot responded that there is a tree line in that area that is sufficient to shield the neighbor from seeing the building.

Dalton Ward, PE, Engineer representing the applicant, stated that he prepared the site plan. He really did not have a lot to add, but generally, this is a site plan for a Special Use Permit. Regarding the open vegetation, the wood line is sketched in based on the aerial image. The final landscape buffer will be on the site plan and submitted to the TRC. The density is below 12% so there is a lot of open space on the property. Environmental Health has already reviewed the proposed subject area and their requirements have all been met.

Marcus Orr, NC Land Appraiser, certified with the state with McNairy & Associates, here in Greensboro. He presented a booklet for the Board members' review. He will speak to any injury or impact on the value of surrounding properties, for residential or agricultural properties that abut the subject property. In checking residential listings in similar properties, he found that there was no impact on sales price of residential properties because of a landscaping operation near the property.

Attorney Nick Blackwood returned to the speaker's stand and stated that he would submit to the Board that this would have no significant impact on anyone in the area and is a reasonable expansion of the previously approved Special Use Permit.

There being no speakers in opposition to the request, Chair Donnelly closed the Public Hearing by acclamation.

Mr. Gullick stated that he was in favor of this request as he feels this is a really good use of this land. Chair Donnelly stated that he was also in favor of the request.

Mr. Gullick moved that the Guilford County Planning Board grant a Special Use Permit, Case # 26-04-PLBD-00017, located at 7930 Bee Jay Road, Browns Summit, NC 27214 (Guilford County Tax Parcel #130235 in Monroe Township), approximately 1,000 feet southeast of the intersection of Bee Jay Road and NC Highway 150 East, and comprises 26.34 acres. request to consider an amendment to the current Special Use Permit (Ref. Case #17-05-GCPL-02276) for Landscape and Horticultural Services subject to the submitted site plan. Mr. Gullick incorporated answers to questions numbered 2 through 5 on the application, including any amendments discussed this evening. Therefore, based on all the foregoing, it is Ordered that the application Special Use Permit for Landscape and Horticulture Services be subject to the six (6) requirements as follows. (1) The development of the parcel shall comply with all regulations as specified in the UDO; (2) The development shall proceed in conformity with all plans and conditions attached to the Special Use Permit application and kept on file by the Guilford County Planning and Development Department; (3) The development shall proceed upon approval of the formal site plan and design features by the Planning & Development Director or designee after receiving comments from the Technical Review Committee, identifying conditions related to the request and applicable development standards. The formal site plan must comply with applicable development standards contained in the UDO and meet the requirements outlined in Appendix 2: Map Standards; (4) The development shall proceed in accordance with any added conditions, if applicable; (5) If the specified conditions addressed in this Special Use Permit are violated, the permit shall be revoked, and the use will no longer be allowed. Only by reapplying to the Planning Board for another Special Use Permit and receiving its approval can the use be again permitted; (6) This motion also directs staff to draft a proposed order reflecting these findings and conclusions and such other findings and conclusions as may be consistent with the Board's decision and supported by the evidence and the law, for the Board's consideration at its next meeting, seconded by Rev. Drumwright. The Board voted unanimously, 5-0, in favor of the motion. (Ayes: Donnelly, Bui, Drumwright, Gullick, Stalder. Nays: None.)

VIII. Other Business:

Attorney Mason introduced Ashton Roberts, Deputy County Attorney. He stated that she comes to Guilford County from the NC Attorney General's Office and before that, the Alaska Attorney General's Office.

Mr. Bass stated that for the next meeting, we anticipate two rezoning cases.

Chair Donnelly noted that this will be the final Planning Board meeting for several attendees. Bobby Carmon is retiring, Judi Decker, Reporter, is retiring, and Avery Tew will be leaving the County for another position. He thanked them all for their service to the Guilford County Planning Board and wished them well.

IX. Adjourn

There being no other business before the Board, Chair Donnelly adjourned the meeting by acclamation at 8:09 p.m.

The next scheduled meeting of the Planning Board is July 8, 2026