GUILFORD COUNTY
PLANNING AND DEVELOPMENT
BOARD OF ADJUSTMENT

Regular Meeting Agenda
John H. McAdoo Conference Room
Third Floor, Truist Building
201 W. Market Street, Greensboro, NC 27401
November 2, 2026
6:00 PM

I. Roll Call

II. Agenda Amendments

III. Approval of Minutes: October 6, 2026

IV. Rules and Procedures

V. Old Business

A. ORDER(S) GRANTING A VARIANCE CASE #26-08-BOA-00012: 630 HARPER CATE COURT GREENSBORO, NC 27455

Pursuant to NCGS 160D-406(j), approve Order(s) Granting a Variance with respect to the application submitted by Patrick Daly Jr. and April Daly for the property at 630 Harper Cate Court, Greensboro, NC 27455 (Guilford County Tax Parcel #239420 in Center Grove Township), as heard and decided by the Board of Adjustment on October 6, 2026.

VI. New Business

<u>Evidentiary Hearing Item(s)</u>

A. APPEAL OF ZONING NOTICE OF VIOLATION CASE #26-09-BOA-00013: 5120 DEEP FOREST DRIVE, GREENSBORO, NC 27406

Gaaron U. Goldsmith, on behalf of property owner Saddle Up Farm, LLC, submitted an appeal on September 23, 2026, regarding a Notice of Violation dated August 24, 2026 (ref. Zoning Violation Case #26-08-ZNCE-00082), which noted the following violations present on the subject property:

- Unpermitted use – *Utility Equipment and Storage Yards* on property zoned AG, Agricultural, per UDO Subsection 4.3.

- Unpermitted structure – detached minor structure on property zoned AG, Agricultural, without a primary or principal structure on the same lot per UDO Subsection 12.04, *Accessory Use or Structure*.

The subject property is located at 5120 Deep Forest Drive, Greensboro, NC, 27406 (Guilford County Tax Parcel #124172 in Clay Township), and comprises approximately 25.76 acres.

The following violations of the Guilford County Unified Development Ordinance (UDO) were identified in the issued Notice of Violation:

- Subsection 10.03.A(1) – Any failure to comply with a requirement, prohibition, or limitation imposed by the provisions of this Ordinance, or the terms and conditions of any permit or other authorization granted pursuant to this Ordinance, shall constitute a violation of this Ordinance.
- Subsection 10.03.B(1) – Occupy, develop, or use any land or structure without first obtaining all appropriate permits or development approvals and complying with such terms and conditions.
- Subsection 10.03.B(7) – Reduce or diminish the requirements for development, use, design, or dimensional standards below the standards required by this Ordinance.
- Subsection 10.03.B(9) – Through any act or omission, fail to comply with any other provisions, procedures, or standards as required by this Ordinance.

The following options to remedy the aforementioned violation(s) were listed in the issued Notice of Violation:

- Rezone the property to a zoning district that permits Utility Equipment and Storage Yards, and then obtain subsequent Site Plan approval; or
- Permanently cease use of the property for Utility Equipment and Storage Yards, as currently required; and
- Remove any unpermitted minor detached structures on the site as currently required.

Information for **APPEAL OF ZONING NOTICE OF VIOLATION CASE #26-09-BOA-00013** can be viewed by scrolling to the November 2, 2026, regular meeting agenda and packet at https://www.guilfordcountync.gov/government/departments-and-agencies/planning-and-development/boards-and-commissions/board-adjustment

VII. Other Business

None

VIII. Adjournment

Information may be obtained regarding any of the aforementioned cases by contacting the Guilford County Planning and Development Department at 336.641.3334 or visiting the Guilford County Planning and Development Department at 400 West Market Street, Greensboro, NC 27401.

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GUILFORD COUNTY
BOARD OF ADJUSTMENT
MEETING MINUTES
Old County Courthouse – Carolyn Q. Coleman Conference Room
301 W. Market Street, Greensboro, NC 27401
October 6, 2026
6:00 PM

I. Call to Order

Chair Johnson called the meeting to order at 6:26 p.m. He asked the staff to call the roll for those present.

II. Roll Call

The following members were in attendance at this meeting:

Willie Johnson, Chair; Dr. La Toya Gathers; Nicole Goodman, Alternate; Jeff McClintock, Alternate

The following members were absent from this meeting:

Carey Campbell, Vice Chair; Joshua Scott; Larry Standley; and Ronasia Doughterty, Alternate

The following Guilford County staff members were also present:

Jason Hardin, Planning and Development Deputy Director; Oliver Bass, Planning and Zoning Manager; Matthew Crawford, Building Inspections Services Director; Joel Almquist, Zoning and Land Use Compliance Officer; Amira Yassin-Fort, Planning Technician; Matthew Mason, Attorney; and Erica Glass, Deputy County Attorney;

III. Agenda Amendments

Chair Johnson asked staff if there were any agenda amendments.

Mr. Hardin asked whether the Board would consider adding a continuance requests as item IV, because only four members were present.
Dr. Gathers moved to add continuance requests to the agenda, seconded by Ms. Goodman. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Johnson, Gathers, Goodman, and McClintock. Nays: None).

IV. Continuance Requests

Mr. Hardin invited anyone who wished to request a continuance to come forward.

David S. Pokela, Attorney, on behalf of property owners Patricia Crump, Shawna Crump, and Christine Crump, requested a continuance for the Appeal of Zoning Notice of Violation Case #26-06-BOA-00007: 4900 Beaverdale Drive, Greensboro, NC 27406.

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He requested that the item be moved to the December 1, 2026, BOA meeting.

Dr. Gathers moved to approve the continuance request for the Appeal of Zoning Notice of Violation Case #26-06-BOA-00007 to the December 1, 2026, seconded by Ms. Goodman. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Johnson, Gathers, Goodman, and McClintock. Nays: None).

Ms. April Daly needed to consult with her spouse before deciding on a request for continuance and would inform the Board of the decision after Approval of the Minutes.

V. Approval of Minutes: September 1, 2026

Dr. Gathers moved to approve the September 1, 2026, minutes, seconded by Ms. Goodman. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Johnson, Gathers, Goodman, and McClintock. Nays: None).

VI. Rules and Procedure

Chair Johnson reviewed the rules and procedures followed by the Guilford County Board of Adjustment.

VII. Old Business

A. ORDER(S) DENYING A VARIANCE CASE #26-07- BOA-00009: 2904 CROMWELL ROAD, GREENSBORO, NC 27407

Pursuant to N.C.G.S. 160D-406(j), approve Order(s) Denying a Variance with respect to the application submitted by Ana Karen Navarro Serna for the property at 2904 Cromwell Road, Greensboro, NC 27407 (Guilford County Tax Parcel #151120 in Friendship Township), as heard and decided by the Board of Adjustment on September 1, 2026.

Mr. Hardin reported that two separate variances were denied, each with its own Order to be adopted. The first variance was for the side setback, and the other was for the rear setback.

Mr. Hardin asked board members who were not present at the evidentiary hearings to confirm that they had reviewed the materials presented at the hearings. Dr. Gathers and Mr. McClintock confirmed that they had.

Dr. Gathers moved to approve the Order Denying a Variance Case #26-07-BOA-00009, 2904 Cromwell Road, Greensboro, NC 27407 for the rear setback as presented, seconded by Ms. Goodman. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Johnson, Gathers, Goodman, and McClintock. Nays: None).

Dr. Gathers moved to approve the Order Denying a Variance Case #26-07-BOA-00009, 2904 Cromwell Road, Greensboro, NC 27407, for the side setback as presented, seconded by Ms. Goodman. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Johnson, Gathers, Goodman, and McClintock.

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Nays: None).

B. ORDER(S) GRANTING A VARIANCE CASE #26-07-BOA-00010: 5623 BURLINGTON ROAD, MCLEANSVILLE, NC 27301

Pursuant to N.C.G.S. 160D-406(j), approve Order(s) Granting a Variance with respect to the application submitted by Gladys Adriana Barrera Flores for the property at 5623 Burlington Road, McLeansville, NC 27301 (Guilford County Tax Parcel #117491 in Jefferson Township), as heard and decided by the Board of Adjustment on September 1, 2026.

Chair Johnson reported that the Board voted to approve the application at the September 1st, 2026, meeting.

Mr. Hardin noted that the Variance case was for the placement of a carport structure. The case included two orders: placement of the accessory structure in front of the principal structure and a variance for the front setback requirement.

Dr. Gathers moved to approve the order to approve Variance Case #26-07-BOA-00010, 5623 Burlington Road, McLeansville, NC 27301, for the placement of the accessory structure in front of the principal structure as presented, seconded by Mr. McClintock. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Johnson, Gathers, Goodman, and McClintock. Nays: None).

Dr. Gathers moved to approve the Order Granting a Variance Case #26-07-BOA-00010, 5623 Burlington Road, McLeansville, NC 27301, for the front setback as presented, seconded by Ms. Goodman. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Johnson, Gathers, Goodman, and McClintock. Nays: None).

C. ORDER(S) GRANTING A VARIANCE CASE #26-07-BOA-00011: 3222 FORSYTH DRIVE, GREENSBORO, NC 27407

Pursuant to N.C.G.S. 160D-406(j), approve Order(s) Granting a Variance with respect to the application submitted by Karen and Joseph Bolyard for the property at 3222 Forsyth Drive, Greensboro, NC 27407 (Guilford County Tax Parcel #155641 in Jamestown Township), as heard and decided by the Board of Adjustment on September 1, 2026.

Mr. Hardin reported that only one variance was requested in this case. The variance was for the placement of a swimming pool encroaching on the rear setback.

Dr. Gathers moved to approve the Order Granting a Variance Case #26-07-BOA-00011, 3222 Forsyth Drive, Greensboro, NC 27407 for the rear setback as presented, seconded by Ms. Goodman. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Johnson, Gathers, Goodman, and McClintock. Nays: None).

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Mr. Mason requested confirmation that the Board members absent from the September 2026 meeting reviewed all relevant materials, including the minutes from the prior meeting, for each case. Dr. Gathers and Mr. McClintock confirmed that they had reviewed the necessary materials for each case.

VIII. New Business

Evidentiary Hearing Item(s)

A. APPEAL OF ZONING NOTICE OF VIOLATION CASE #26-06-BOA-00007: 4900 BEAVERDALE DRIVE, GREENSBORO, NC 27406

This item was continued to the December 1, 2026, meeting.

B. VARIANCE CASE #26-08-BOA-00012: 630 HARPER CATE COURT, GREENSBORO, NC 27455

Mr. Hardin informed the board that the applicant wanted to proceed with their case.

At this time, Chair Johnson swore in or affirmed all wishing to speak on this case.

Mr. Bass presented the staff report on Variance Case #26-08-BOA-00012. Patrick and April Daly are requesting a variance from Unified Development Ordinance (UDO) Subsection 4.2.2.B, which requires a 30-ft minimum setback from the rear property line for accessory structures greater than 600 square feet on properties zoned RS-40. The subject property is located at 630 Harper Cate Court (Guilford County Tax Parcel #239420 in Center Grove Township) and comprises 1.47 acres. The applicants are seeking a 14-ft. variance to allow a 16-ft. rear setback in order to permit construction of an accessory structure (swimming pool) on the property, in accordance with the submitted sketch plan.

There were signs noting that the case was posted on the subject property on September 24, 2026. The map of the property involved in the variance and the surrounding property owners who received mail notice were presented. The property is located at 630 Harper Cate Court in Greensboro, NC 27455. The legal description of the property is in Plat Book 215 on page 146 for the Lions Gate Subdivision. The zone is RS-40 – Residential. The street setback is 40 feet, the side yard setback is 15 feet, and the rear yard setback is 30 feet. The existing land use on the property is a single-family detached dwelling. Surrounding uses include a single-family detached dwelling to the north, vacant RS-40-zoned properties to the south and east, and a single-family detached dwelling to the west.

Mr. Hardin clarified that the requested variance was 14 feet to allow a 16-foot rear setback.

Mr. Bass reported that the minimum setback was 30 feet, so the 14-foot variance was requested to allow the 16-foot setback. The submitted sketch plan was presented. It showed the surface where the setback would occur. The area where the pool would be placed was noted. The topography at the subject parcel is strongly sloping to moderately steep. There is no regulated floodplain on the property per the Flood Insurance Rate Map.

There are no mapped wetlands on the property per the National Wetlands Inventory. There are no mapped streams on the property per the USGS Topo Quad and NRCS Soil Survey Maps of Guilford County. The watershed is located in the Greensboro (Reedy Fork) Watershed WS-III, General Watershed Area. The summary of the grounds for variance is presented in the Staff Report.

It was confirmed that mailings were sent to the adjacent property owners and that the property was in RS-40.

April Daly, 630 Harper Cate Court, the applicant, stepped to the podium. She reported that they purchased the house, hoping to install a pool. She requested approval for the setback so they could install the pool.

Attorney Mason asked Ms. Daly if she had her application with her. He stated that the four factors listed on the application were the four factors the Board had to consider when deciding on the request. He asked Ms. Daly to elaborate on any of the four items on her application.

Ms. Daly asked Mr. Jason Smith, the designer contracted by the applicants to install a concrete swimming pool, to speak on her behalf.

Jason Smith, the designer who was contracted to install the in-ground concrete pool, stepped to the podium. He reported that his company installed about 450 pools per year and aimed to comply with all zoning restrictions. The property was challenging due to the storm drainage easement that prevented the pool from moving to the west; a structural requirement in the pool industry that required the pool to be as far away from the home as possible because the pool is deep, preventing it from being moved closer to the rear of the house, a septic repair area, the angle of the property line, and the setback. The request was to consider reducing the 30-foot rear setback. They tried to place the pool as far from the property line as possible. Mr. Smith reported that he built pools in 17 different counties, and the current setback situation was unique: 5 feet and 30 feet, with nothing in between.

Attorney Mason asked if there was a fence around the property or if there would be one around the pool. Mr. Smith confirmed that a fence around the pool would be required by code in North Carolina. The fence had to encompass the pool.

Attorney Mason asked how the pool would be visually buffered from the property owner behind them. Mr. Smith stated that the property was large and the neighboring house was far away. The neighboring property would also be looking uphill, so the pool would not be visible.

Mr. Hardin reported that Matthew Crawford, Director of Building Inspection Services, was available for questions.

Mr. Crawford, Building Inspection Services Director, reported that the pool was under the North Carolina Residential Code. If the bottom of the footing at a 45-degree angle was within 10 feet of the structure, an engineer had to design it. The code had no rules about the size of the pool. When the pool is greater than two feet deep and within 10 feet of the home at a 45-degree angle, it has to be engineered and must meet the NC Residential Building Code.

Chair Johnson asked for confirmation that the applicant had to meet those requirements. Mr. Crawford confirmed this was correct.

Mr. Smith stated that if the project were confirmed, it would meet the code requirements.

Chair Johnson asked if anyone was present to speak in opposition to the variance. No one came forward to speak in opposition. Chair Johnson closed the public hearing.

There being no discussion, Dr. Gathers moved The Guilford County Board of Adjustment, having held a hearing on October 6, 2026, to consider Case #26-08-BOA- 00012, submitted by Patrick Daly Jr. and April Daly, a request for a 14 ft. variance to allow a 16 ft. minimum rear setback in order to permit construction of an accessory structure (swimming pool), on the property located at 630 Harper Cate Court, being Tax Parcel #239420, in a manner not permissible under the literal terms of the Ordinance, and having heard all of the evidence and arguments presented at the hearing, makes the following FINDINGS OF FACT and draws the following CONCLUSIONS:

1. It is the Board's CONCLUSION that unnecessary hardship will result from the strict application of the Ordinance. This conclusion is based on the following FINDINGS OF FACT:

   Due to the size of the pool being greater than 600 square feet 882 square feet as designed, the rear setback requirement is 30 feet. If the pool were less than 600 square feet, which is not possible, then the rear setback requirement is five feet. Due to the pool depth, the pool must be greater than 600 square feet to adhere to the IBC code.

2. It is the Board's CONCLUSION that the hardship does result from conditions that are peculiar to the property, such as location, size, or topography. This conclusion is based on the following FINDINGS OF FACT:

   The Applicant's initial workaround was to move the pool for compliance; however, this wasn't possible due to proximity to the well on the property and angle of repose structural requirements as for distance from the home's foundation. The Applicant's ask is for a 16' rear setback in lieu of 30'. The Applicant's opinion is that, with all property nuances involved, there should be consideration for a setback between 5' and 30'. The Applicant would also add that the adjoining rear property is a large parcel, the back side of which isn't buildable for any future development due to a stormwater easement/creekbed.

3. It is the Board's CONCLUSION that the hardship does not result from actions taken by the applicants or the property owners. This conclusion is based on the following FINDINGS OF FACT:

   The Applicant just purchased the property, which is new construction, and had no knowledge as to property line setbacks for the pool, angle of repose

requirements, left side drainage easement, and well setbacks. These items were not part of the due diligence or disclosures during the purchase of the home.

4. It is the Board's CONCLUSION that the requested variance is consistent with the spirit, purpose, and intent of the Ordinance, such that public safety is secured and substantial justice is achieved. This conclusion is based on the following FINDINGS OF FACT:

   To reiterate, the Applicant isn't asking for a 5' setback that could be achieved with a non-compliant pool size. The Applicant is asking to meet in the middle based on the above-mentioned site conditions.

Therefore, on the basis of all the foregoing, it is ordered that the application for a variance be granted subject to the following: 1) Compliance with all local, state, and federal laws.

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.

The motion was seconded by Ms. Goodman. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Johnson, Gathers, Goodman, and McClintock. Nays: None).

Attorney Mason confirmed that the variance approval would become official at the meeting where Board adopts the written Order.

IX. Other Business

A. 2027 Board of Adjustment Meeting and Submittal Schedule

Mr. Hardin reported that the 2027 Board of Adjustment Meeting and Submittal Schedule laid out the meeting and submittal schedule. The regular meeting date and time remained unchanged.

Dr. Gathers moved to accept the 2027 Board of Adjustment Meeting and Submittal Schedule, seconded by Ms. Goodman. The Board voted unanimously, 4-0, in favor of the motion. (Ayes: Johnson, Gathers, Goodman, and McClintock. Nays: None).

X. Adjournment

There being no further business before the Board, Chair Johnson adjourned the meeting at 7:20 p.m. by acclamation.

The next regular meeting of the Guilford County Board of Adjustment is scheduled for November 2, 2026, at 6:00 p.m. in the John H. McAdoo Conference Room, located on the third floor of the Truist Building, 201 W Market St, Greensboro, NC 27401.

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GUILFORD COUNTY
DEPARTMENT OF PLANNING & DEVELOPMENT
400 W. Market St.
P. O. Box 3427
Greensboro, NC 27402
(336) 641-3334

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ORDER GRANTING A VARIANCE

The Guilford County Board of Adjustment ("the Board"), held a duly-noticed hearing on **Tuesday, October 6, 2026**, to consider **Case #26-08-BOA-00012**, a Variance Application submitted by **Patrick Leslie Daly Jr. and April Patterson Daly**, seeking a variance from the provisions of Unified Development Ordinance (UDO) Section 4.2.2.B to use the property located at **630 Harper Cate Court** (being Tax Parcel **#239420** in Center Grove Township) in a manner not permissible under the literal terms of the ordinance.

The application sought a 14-foot variance to reduce the required rear setback in the RS-40 zoning district from 30 feet to allow a 16-foot rear setback in order to permit construction of an accessory structure (swimming pool) on the property, in accordance with the submitted sketch plan.

Having considered all of the evidence and arguments presented at the hearing, the Board, based upon competent, material, and substantial evidence, upon motion duly made and seconded, and by unanimous vote, four (4) to zero (0), makes the following FINDINGS OF FACT and draws the following CONCLUSIONS by the greater weight of the evidence:

1) The Board concludes that unnecessary hardship **would** result from the strict application of the UDO, based on the following findings of fact:

Due to the size of the pool being greater than 600 square feet, 882 square feet as designed, the rear setback requirement is 30 feet. If the pool is less than 600 square feet, which is not possible per testimony provided, then the rear setback requirement is five feet. Due to the pool depth, the pool must be greater than 600 square feet to comply with the International Building Code, per testimony provided. Finally, a drainage easement prevents shifting the pool location west. There is a septic repair area east of the proposed pool location that prevents shifting the pool to the right.

2) The Board concludes that the hardship **does** result from conditions that are peculiar to the property, such as location, size, or topography, based on the following findings of fact:

   The Applicant's initial solution was to move the pool to ensure compliance; however, this wasn't possible due to proximity to the well on the property, angle-of-repose structural requirements, and distance from the home's foundation. The Applicant's request is for a 16' rear setback in lieu of 30'. The Applicant provided testimony that, given the property's nuances, there should be consideration of a setback between 5' and 30'. The Applicant noted that the adjoining rear property is a large parcel, the back side of which they testified isn't buildable for any future development due to a stormwater easement and existing creek bed.

3) The Board concludes that the hardship **does not** result from actions taken by the Applicant, the property owner, based on the following findings of fact:

   The owners recently purchased the property, which is new construction, and had no knowledge of the property line setbacks for the pool, the angle-of-repose requirements, the left-side drainage easement, or the well setbacks. These items were not part of the due diligence or disclosures during the purchase of the home.

4) The Board concludes that the requested variance **is consistent** with the spirit, purpose, and intent of the ordinance such that public safety is secured, and substantial justice is achieved, based on the following findings of fact:

   The Applicants are seeking to follow the legal process of permitting their pool, which requires an adjustment to the required rear setback due to features and conditions peculiar to the property, as noted in the Applicant’s sworn testimony. The adjoining rear property is a large parcel, the back of which is not buildable per the Applicant’s sworn testimony for future development due to a stormwater easement and a creek bed.

THEREFORE, on the basis of all the foregoing, IT IS ORDERED that the Application for the described variance from the literal terms of UDO Section 4.2.2.B with respect to the Property is **GRANTED** as follows, subject to compliance with all local, state, and federal laws:

A 14-foot variance to allow a 16-foot rear setback in order to permit construction of an accessory structure (swimming pool) on the property, in accordance with the submitted sketch plan.

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ORDER APPROVED BY THE GUILFORD COUNTY BOARD OF ADJUSTMENT ON this the ___ day of November, 2026, as follows (N.C. Gen. Stat. 160D-406(i)):

Willie Johnson, Chair ☐ Approved ☐ Not Approved _____
Signature

Carey Campbell, Vice Chair ☐ Approved ☐ Not Approved _____
Signature

Joshua Scott, Member ☐ Approved ☐ Not Approved _____
Signature

Larry Standley, Member ☐ Approved ☐ Not Approved _____
Signature

Dr. LaToya Gathers, Member ☐ Approved ☐ Not Approved _____
Signature

Nicole Goodman, Alternate ☐ Approved ☐ Not Approved _____
Signature

Ronasia Dougherty, Alternate ☐ Approved ☐ Not Approved _____
Signature

Jeff McClintock, Alternate ☐ Approved ☐ Not Approved _____
Signature

SO ORDERED, this the ___ day of November, 2026.

_____
Willie Johnson, Chair
Guilford County Board of Adjustment

_____
Witness

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STATE OF NORTH CAROLINA
COUNTY OF FORSYTH

I certify that Oliver Bass personally appeared before me this day and certified to me under oath or by affirmation that he is not a grantee or beneficiary of the transaction, and that Oliver Bass witnessed/recognizes the signatures of Willie Johnson, Carey Campbell, Joshua Scott, Larry Standley, Dr. LaToya Gathers, Nicole Goodman, Ronasia Dougherty, and Jeff McClintock, and that the signatures are genuine.

Date: _____

_____
Jessie H. Baptist, Notary Public
My commission expires: _____

Official Seal

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Summary

Gaaron U. Goldsmith, on behalf of property owner Saddle Up Farm, LLC, submitted an appeal on September 23, 2026, regarding a Notice of Violation dated August 24, 2026 (ref. Zoning Violation Case #26-08-ZNCE-00082), which noted the following violations present on the subject property:

- Unpermitted use – *Utility Equipment and Storage Yards* on property zoned AG, Agricultural, per UDO Subsection 4.3.
- Unpermitted structure – detached minor structure on property zoned AG, Agricultural, without a primary or principal structure on the same lot per UDO Subsection 12.04, *Accessory Use or Structure*.

The subject property is located at 5120 Deep Forest Drive, Greensboro, NC, 27406 (Guilford County Tax Parcel #124172 in Clay Township), and comprises approximately 25.76 acres.

SITE CHRONOLOGY (PER STAFF RECORDS & ACCOUNTS)

On Tuesday, July 28, 2026, Joel Almquist, Zoning Compliance Officer, received a complaint that a commercial business appeared to be operating on the property located at 5120 Deep Forest Drive. The caller stated they were a member of the adjacent residential community, that the business appeared to involve utility installation, that the parcel was being used for equipment and material storage, and that the business generated a heavy volume of commercial truck traffic through their residential neighborhood. Using the Guilford County online GIS system, Mr. Almquist checked and verified that the property portion utilized for the use has a zoning designation of AG, Agricultural, which is a zoning district “intended to provide locations for agricultural operation, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residents and agricultural uses and preserve the viability of agricultural operations.” per Guilford County Unified Development Ordinance (UDO) Subsection 4.2.1 (Exhibit 19) Use of property for “Utility Equipment and Storage Yards” is prohibited in the AG zoning district per Table 4.3-1 of the UDO (Exhibit 22).

On Friday, July 31, 2026, Mr. Almquist drove to 5120 Deep Forest Drive to investigate the business operation complaint. The property is fenced and gated, with a No Trespassing sign posted on the gate. One additional sign on the gate reads “TPRC Broadband 5120 Deep Forest Dr” (Exhibit 2). Mr. Almquist stood outside the open gate and could see onto the property, where he observed multiple work trucks, spools of conduit, trailers containing machinery, and other materials consistent with a utility installation business. From this vantage point outside of the gate, Mr. Almquist was able to take eight (8) photos showing evidence consistent with his observations (Exhibits 2 & 3). Mr. Almquist re-examined the County GIS aerial imagery and noted that a detached minor structure is also present on that site (Exhibit 4). Upon checking the County’s permitting system, Mr. Almquist found that the detached minor structure does not have an associated primary structure or building permit.

Based on the foregoing evidence, on Monday, August 10, 2026, Mr. Almquist formally opened a zoning violation case against the property owner, Saddle Up Farm, LLC, and assigned case number 26-08-ZNCE-00082.

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Over the next two weeks, Mr. Almquist further investigated Saddle Up Farm, LLC and TPRC Broadband, LLC and according to the 2026 Limited Liability Company Annual Reports filed by each LLC with the North Carolina Secretary of State (Exhibits 10 & 11), both companies have the same Registered Agent (CR Services, LLC), the same Principal Office Street Address (1008 NC Hwy 62 E, Climax), and both listed Mr. Jason McElvey as a Managing Member. Therefore, based on the visual, photographic, and corporate evidence, Mr. Almquist determined that Saddle Up Farms, LLC appears to be allowing TPRC Broadband, LLC to use their property at 5120 Deep Forest Dr as a Utility Equipment and Storage Yard in violation of the UDO.

On Monday, August 24, 2026, Mr. Almquist issued a Notice of Violation (NOV) to the property owner Saddle Up Farm, LLC for 1) the unpermitted use of 5120 Deep Forest Drive as a Utility and Equipment Storage Yard, and 2) for having a detached minor structure with no primary structure and no building permit (Exhibit 1). The NOV was sent using both Registered Mail and First-Class Mail with the United States Postal Service. The NOV stated that the property owner had until Wednesday, September 23, 2026 to remedy the violation by (1) rezone the property to a zoning district that allows Utility Equipment and Storage Yards and then obtain the subsequent required site plan approval; or (2) permanently cease the unpermitted use and remove the minor structure; or (3) appeal the NOV determination the Board of Adjustment.

On Wednesday, September 23, 2026, Saddle Up Farm, LLC's legal representative, Gaaron Goldsmith with Carruthers & Roth, P.A., emailed and hand-delivered a notice of appeal of the NOV and a check for the submission fee (Exhibit 9). The provided appeal letter notes the appellant's claim that they intend to operate the Utility Equipment and Storage Yard at a different property located at 1008 NC Highway 62E, in Climax, which was rezoned in May of 2025 to allow this use and that they "experienced over one (1) year's worth of delays in its rezoning and permitting process," which has left them "forced to store this equipment" at 5120 Deep Forest Drive. The appellant further states that they are still not ready at the 1008 NC Highway 62E site and requests that the Board grant them permission to continue operating at 5120 Deep Forest Drive until May 23, 2027.

In response to the appellant's aforementioned claims of delays in the rezoning and permitting approvals at 1008 NC Highway 62E, Mr. Almquist investigated the site's history on Friday, September 25, 2026. The results of that investigation are as follows:

- On March 11, 2025, an application was submitted to conditionally rezone the property from LO/RS-40 to CZ-LI (Exhibit 12).
- On April 9, 2025, the Guilford County Planning Board approved that request (Exhibit 13).
- On April 14, 2025, an application was submitted to amend the previous conditional rezoning to include additional use conditions (Exhibit 14).
- On May 14, 2025, the Planning Board approved that request (Exhibit 15).
- On October 7, 2025, a building permit application was submitted to enclose a breezeway between two existing buildings at 1008 NC Highway 62E. The permit application was voided by the Guilford County Inspections Department because the wrong permit type was submitted (Exhibit 16).
- On October 14, 2025, a second and correct permit application was submitted for the breezeway enclosure. The permit is still under review (Exhibit 17).

DRAFT

- On February 23, 2026, a permit application was submitted to the Environmental Health Department for a Soil Evaluation and Permit for a half-bath in a proposed 100'x60' warehouse building. The improvement permit and construction authorization were issued by Environmental Health on June 4, 2026 (Exhibit 18).

As stated in the August 24, 2026, Notice of Violation letter, the identified prohibited use at this site is "Utility Equipment and Storage Yards" on property zoned AG, Agricultural, per UDO Subsection 4.3. (Exhibit 22), in addition to having a "detached minor structure on property zoned AG, Agricultural, without a primary or principal structure on the same lot per UDO Subsection 12.04" (Exhibit 21). These two items result in the following General and Specific violations of the UDO:

- Subsection 10.03.A(1) – Any failure to comply with a requirement, prohibition, or limitation imposed by the provisions of this Ordinance, or the terms and conditions of any permit or other authorization granted pursuant to this Ordinance, shall constitute a violation of this Ordinance (Exhibit 20).
- Subsection 10.03.B(1) – Occupy, develop, or use any land or structure without first obtaining all appropriate permits or development approvals and complying with such terms and conditions (Exhibit 20).
- Subsection 10.03.B(7) – Reduce or diminish the requirements for development, use, design, or dimensional standards below the standards required by this Ordinance (Exhibit 20).
- Subsection 10.03.B(9) – Through any act or omission, fail to comply with any other provisions, procedures, or standards as required by this Ordinance (Exhibit 20).

The options to remedy the violation(s) are listed as:

- Rezone the property to a zoning district that permits *Utility Equipment and Storage Yards*, and then obtain subsequent Site Plan approval; or
- Permanently cease use of the property for *Utility Equipment and Storage Yards*, as currently required; and
- Remove any unpermitted minor detached structures on the site as currently required.

Property Information

a. **Applicant(s)/Property Owner(s):** Saddle Up Farm, LLC

b. **Property Location:** 5120 Deep Forest Dr., Greensboro, NC, 27406

c. **Legal Description:**

BEGINNING at an existing iron pipe at the northwest corner of Lot 102, Willow Bend (PB 105, PG 102), thence South 84°09'50" East 309.82 feet to an existing iron pipe at or near the western margin of Deep Forest Dr; thence South 10°59'27" West 52.23 feet to an existing iron pipe; thence South 77°18'41" East 60.02 feet to an existing iron pipe; thence South 05°21'40" West 94.80 feet to an existing iron pipe; thence North 89°26'56" East 156.52 feet to a new iron pipe; thence South 16°04'26" East 945.73 feet to a stone; thence South 38°46'18" West 781.16 feet to an existing iron pipe; thence North 42°27'18"West 878.86 feet to an existing iron pipe;

DRAFT

thence North 16°37'55" East 1104.40 feet to an existing iron pipe, the Point and Place of Beginning, containing 26.00 acres, more or less, as more particularly described as Tract 2, Boundary Survey for CMA Investments, LLC dated March 4, 2014 by Wilson Surveying, Inc.

d. **Deed Book and Page Number:** 007642-00462

e. **Zoning:** AG & RS-40, Agricultural & Residential-40 (Split-Zoned)
   i. Street Setback: Local or Collector – Front or Side: 40 ft.
   ii. Side setback: 15 ft.
   iii. Rear setback: 30 ft.

Character of the Area

a. **Existing Land Use(s) on Property:** Unpermitted Utility Equipment and Storage Yard
b. **Surrounding Uses:**
   i. North: Residential
   ii. South: Residential
   iii. East: Residential
   iv. West: Residential

c. **Topographic and Stormwater Features:**
   i. Topography: Per the USDA-NRCS Web Soil Survey, the topography at the subject parcel is nearly level to gently and strongly sloping.
   ii. Floodplain: There is no regulated floodplain on the property based on the Flood Insurance Rate Map.
   iii. Wetlands: There are no mapped wetlands on the property per the National Wetlands Inventory
   iv. Streams: There are no mapped streams on the property per the USGS Topo Quad and NRCS Soil Survey maps of Guilford County.
   v. Water Supply Watershed: The property is in the Lake Mackintosh (Big Alamance Creek) WS-IV, General Watershed Area (GWA).

DRAFT

Exhibits

1. Notice of Violation
2. Referenced Gate Photo
3. Referenced Site Photos
4. Aerial Photo
5. Aerial Map
6. Adjacent Properties Photo
7. Zoning Map
8. Topographic Map
9. Appeal Letter
10. Saddle Up Farm, LLC Secretary of State's Office Registration
11. TPRC Broadband, LLC Secretary of State's Office Registration
12. CZ 25-03-PLBD-00116 Application
13. CZ 25-03-PLBD-00116 Decision Letter
14. CZ 25-04-PLBD-00118 Application
15. CZ 25-04-PLBD-00118 Decision Letter
16. Permit Case #25-10-BLDC-00702 Summary
17. Permit Case # 25-10-BLDC-00704 Summary
18. Inspection History Report Case #26-02-SNHC-00001
19. Agricultural Zoning District Ordinance
20. 10.03 Violations Ordinance
21. Ordinance Definitions
22. Permitted Use Table

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Application Timeline

Date of appeal application:
September 23, 2026

Date adjacent property owner(s) notified:
October 21, 2026

Date sign posted on subject property:
October 21, 2026

Date legal notice posted on County website:
October 23, 2026

Date of hearing:
November 2, 2026

DRAFT

Sign Posting Photos

Subject Property



Across from Subject Property



Facing North



Facing South



DRAFT

EXHIBIT 1

GUILFORD COUNTY
PLANNING AND DEVELOPMENT

NOTICE OF VIOLATION
Via Registered Mail and First-Class Mail

August 24, 2026 Case #26-08-ZNCE-00082

Saddle Up Farm LLC
1008 NC Hwy 62E
Climax, NC 27233

Pursuant to Guilford County Unified Development Ordinance (UDO) Subsection 10.04.B, you are hereby notified that the violation(s) listed below have been identified on the property located at **5120 Deep Forest Drive, Greensboro, NC 27406** (Guilford County Tax Parcel #124172). The aforementioned property is zoned AG, Agricultural.

Nature of Violation:

- Unpermitted use – *Utility Equipment and Storage Yards* on property zoned AG, Agricultural, per UDO Subsection 4.3.
- Unpermitted structure – detached minor structure on property zoned AG, Agricultural, without a primary or principal structure on the same lot per UDO Subsection 12.04, *Accessory Use or Structure*.

Using the property in this way creates the following violations:

UDO Subsection 10.03.A: General Violations

- 10.03.A(1) – Any failure to comply with a requirement, prohibition, or limitation imposed by the provisions of this Ordinance, or the terms and conditions of any permit or other authorization granted pursuant to this Ordinance, shall constitute a violation of this Ordinance.

UDO Subsection 10.03.B: Specific Violations

It shall be a violation of this Ordinance to undertake any activity contrary to the provisions of this Ordinance, including but not limited to any of the following:

- 10.03.B(1) – Occupy, develop, or use any land or structure without first obtaining all appropriate permits or development approvals and complying with such terms and conditions.
- 10.03.B(7) – Reduce or diminish the requirements for development, use, design, or dimensional standards below the standards required by this Ordinance.
- 10.03.B(9) – Through any act or omission, fail to comply with any other provisions, procedures, or standards as required by this Ordinance.

EXHIBIT 1

GUILFORD COUNTY
PLANNING AND DEVELOPMENT

You may remedy this violation(s) by:

- Rezone the property to a zoning district that permits *Utility Equipment and Storage Yards*, and then obtain subsequent Site Plan approval; or
- Permanently cease use of the property for *Utility Equipment and Storage Yards*, as currently required; and
- Remove any unpermitted minor detached structures on the site as currently required.

The identified violation(s) must be corrected no later than **Wednesday, September 23, 2026**, to avoid further enforcement action. If you have not remedied the violation(s) by this deadline additional enforcement action may be taken, including but not limited to one or more of the following: Injunction, Civil Penalties, Permit Denial, or Other Equitable Relief.

If you believe your property is not in violation of the UDO as indicated above, you may appeal this decision in writing to the Guilford County Board of Adjustment within thirty (30) days following receipt of this Notice of Violation. The Guilford County Board of Adjustments shall hear any appeal within a reasonable time, and it may affirm, modify, or revoke this Notice of Violation. In the absence of an appeal, the remedies and penalties sought by the Zoning Compliance Officer concerning this Notice of Violation shall be final.

Please do not hesitate to reach out or visit our office if you have any questions or wish to discuss the violation(s) and possible remedies. You can contact me directly using the information below or call the Guilford County Planning and Development Department main number at 336-641-3334.

Sincerely,

Joel Almquist
Zoning Compliance Officer
Guilford County, NC
336-641-3154
jalmquist@guilfordcountync.gov


EXHIBIT 2
Jul 31, 2026 at 3:06:42 PM
PRIVATE PROPERTY
KEEP OUT
INSURED BY
Smith & Wesson
SECURITY BY
Winchester
FUNERAL
ARRANGEMENTS BY
John Deere
NO
PARKING
NO
TRESPASSING
24 HOUR
VIDEO
SURVEILLANCE
PRIVATE PROPERTY
POSTED
NO HUNTING
FISHING
PRAYER IS
THE BEST
WAY TO
MEET GOD
TPRC BROADBAND
5120
DEEP FOREST DR


EXHIBIT 3
Jul 31, 2026 at 3:06:50 PM

EXHIBIT 3

EXHIBIT 3


EXHIBIT 3
Jul 31, 2026 at 3:07:05 PM
POSTED
NO HUNTING
FISHING
PRAYER IS
THE BEST
WAY TO
MEET GOD
TRESPASSING
IS THE FASTEST

EXHIBIT 3

Jul 31, 2026 at 3:07:14 PM


EXHIBIT 3
Jul 31,.2026 at 3:07:26 PM


EXHIBIT 3
Jul 31, 2026 at 3:07:29 PM

5120 Deep Forest Dr.

EXHIBIT 4



02/25/2026

Appeal Area:
+/- 25.76 Acres

EXHIBIT 5



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

Case Number:
26-09-BOA-00013

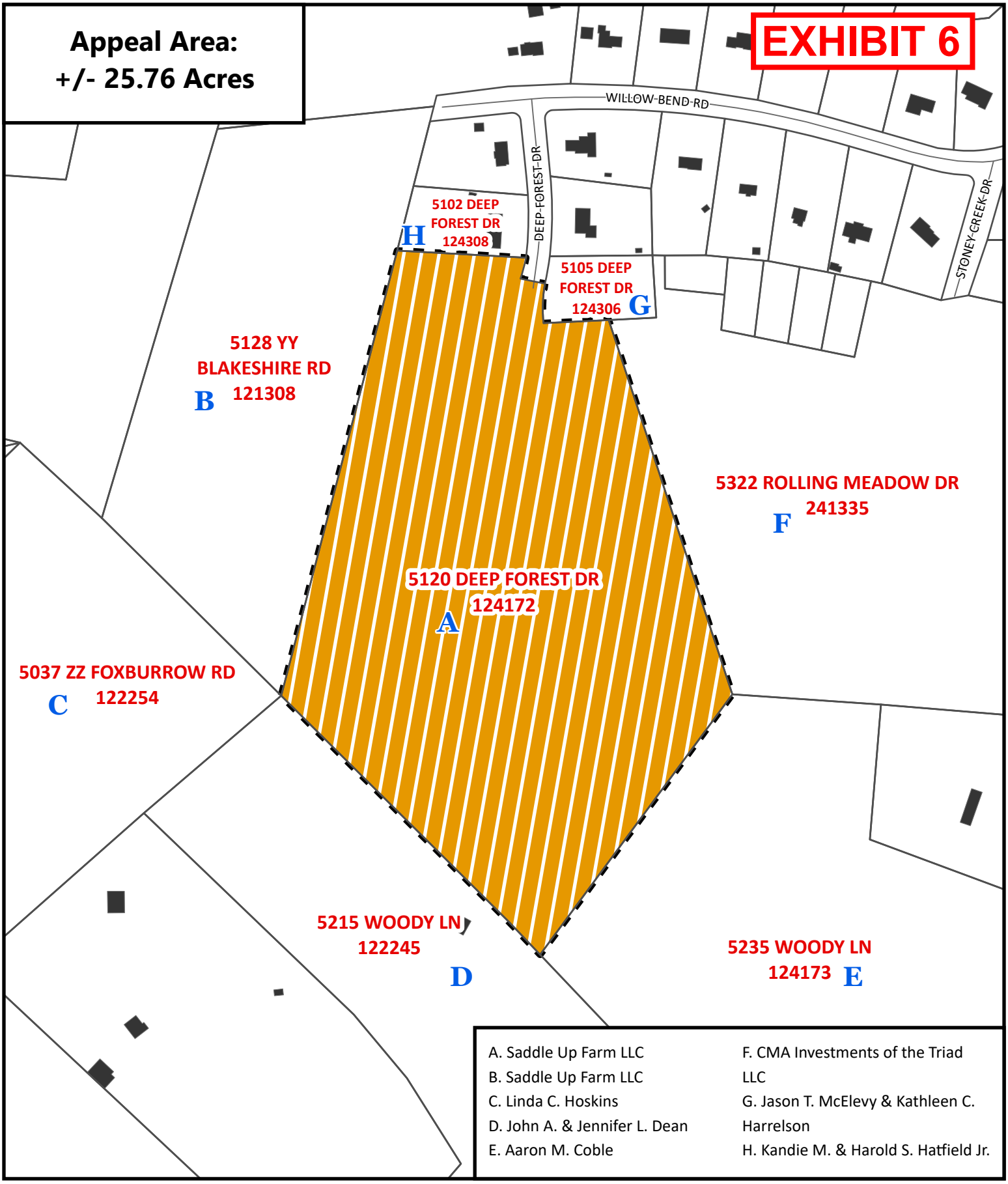
Case Area:
Parcel(s) - 124172

5120 Deep Forest Dr

Scale: 1" = 300 '

Appeal Area:
+/- 25.76 Acres

EXHIBIT 6



A. Saddle Up Farm LLC
B. Saddle Up Farm LLC
C. Linda C. Hoskins
D. John A. & Jennifer L. Dean
E. Aaron M. Coble
F. CMA Investments of the Triad LLC
G. Jason T. McElevy & Kathleen C. Harrelson
H. Kandie M. & Harold S. Hatfield Jr.

Planning & Development Department

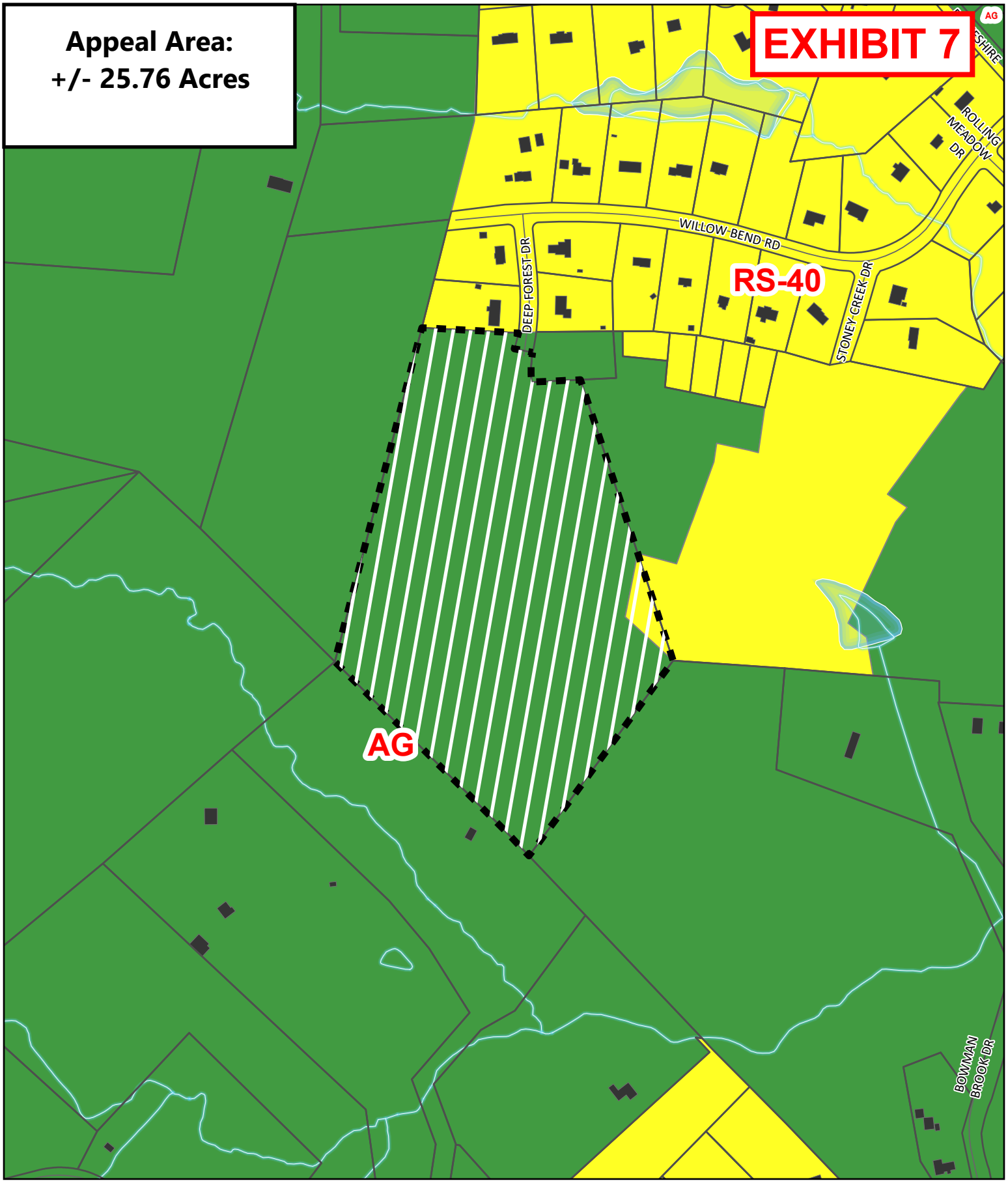
Jurisdiction:
GUILFORD COUNTY

Case Number:
26-09-BOA-00013

Case Area:
Parcel(s) - 124172

5120 Deep Forest Dr

Scale: 1" = 300 '



Planning & Development Department

Jurisdiction:
GUILFORD COUNTY

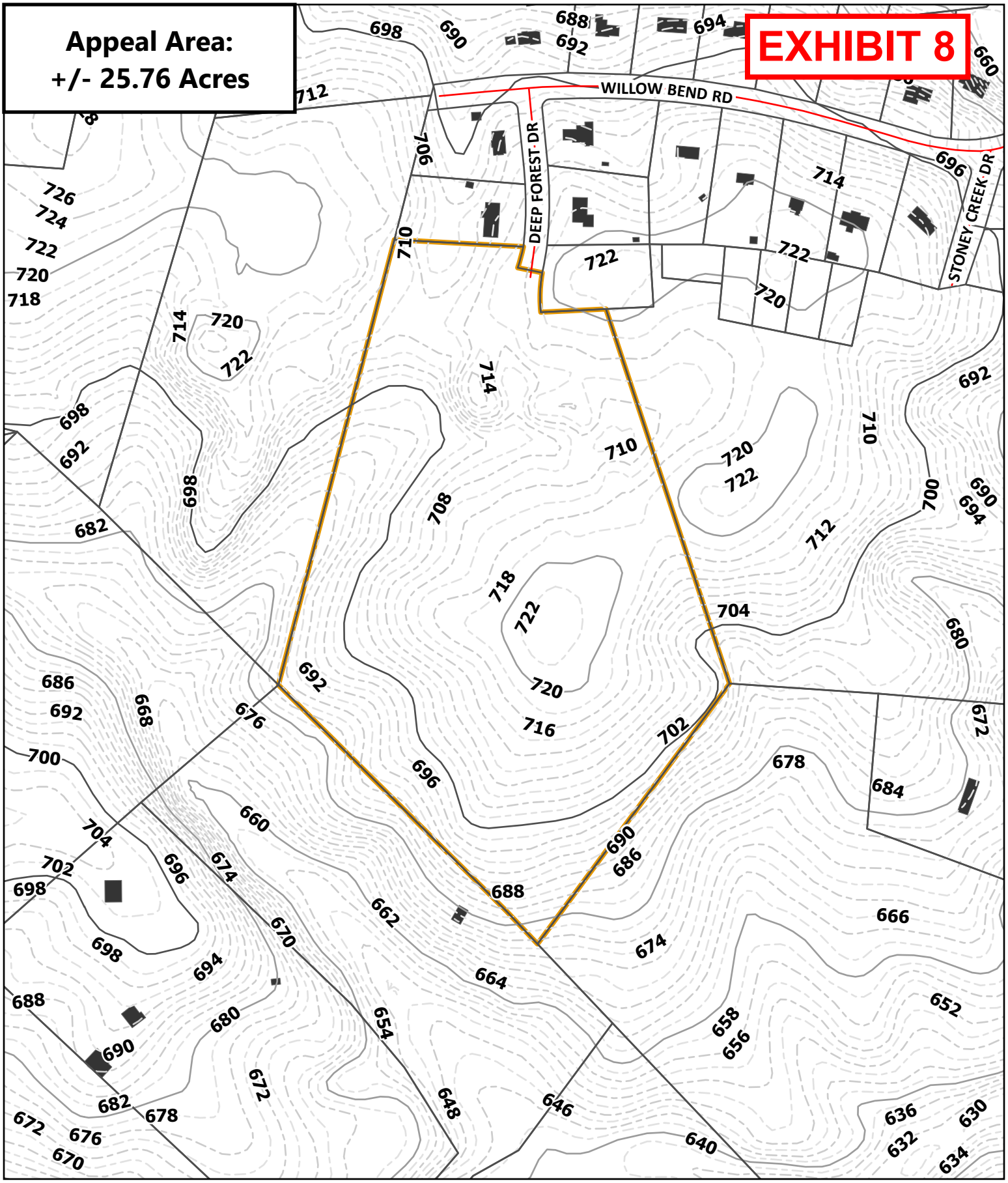
Case Number:
26-09-BOA-00013

Case Area:
Parcel(s) - 124172
5120 Deep Forest Dr

Scale: 1" = 400 '

Appeal Area:
+/- 25.76 Acres

EXHIBIT 8



Planning & Development Department	Jurisdiction: GUILFORD COUNTY	Case Number: 26-09-BOA-00013	Case Area: Parcel(s) - 124172 5120 Deep Forest Dr

Scale: 1" = 300 '

EXHIBIT 9

CARRUTHERS & ROTH, P.A.
ATTORNEYS AT LAW

Gaaron U. Goldsmith
Direct Phone 336.478.1150
Direct Fax 336.478.1151
gug@crlaw.com

September 23, 2026

Guilford County – Planning and Development Department
400 W. Market Street, 5th Floor
Greensboro, NC 27401
Attn: Joel Almquist – Zoning Compliance Officer

Re: Notice of Violation – Case #26-08-ZNCE-00082 (the "Violation")

Dear Mr. Almquist:

Our firm represents Saddle Up Farm, LLC ("Appellant"), and they received a Notice of Violation Letter, with the above reference case number, dated August 24, 2026, regarding two (2) alleged zoning violations located at 5120 Deep Forest Drive, Greensboro, NC 27406 (the "Property"). This letter serves as Appellant's official appeal of the Violation.

An affiliate of Appellant, Caught Me Thinking, LLC ("Affiliate"), owns certain property in Guilford County, commonly known as 1008 NC Highway 62 E, Climax, NC and having Parcel Number 243445 (the "Affiliate Property"). Affiliate attempted to rezone the Affiliate Property to a use classification that would allow storage of the equipment and the minor detached building, but Affiliate experienced over one (1) years' worth of delays in its rezoning and permitting process. Due to such delays, Appellant was forced to store this equipment on the Property while awaiting rezoning and permitting approval on the Affiliate Property. In other words, the equipment and the minor detached building are currently being stored on the Property due to the numerous delays and setbacks experienced by the Affiliate during the rezoning and permitting of the Affiliate Property. The Affiliate Property has now been rezoned and permitted and Appellant intends to and is currently making arrangements to move the equipment and the minor detached building to the Affiliate Property. However, before this move can occur, Affiliate has to pay for and install security measures (a security fence and related gravel) on the Affiliate Property which will take time and over $100,000 in construction costs and in connection with the same Appellant is requesting that the alleged violations above be waived provided Appellant removes the equipment and minor detached building by May 23, 2027.

Sincerely,

G Goldsmith AU

Gaaron U. Goldsmith

LIMITED LIABILITY COMPANY ANNUAL REPORT

EXHIBIT 10

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: SADDLE UP FARM, LLC

SECRETARY OF STATE ID NUMBER: 1406605 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2026

Filing Office Use Only
E - Filed Annual Report
1406605
CA202609906956
4/9/2026 04:06
☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: CR Services, LLC

2. SIGNATURE OF THE NEW REGISTERED AGENT:

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS **& COUNTY**

235 N. Edgeworth Street
Greensboro, NC 27401-2217 Guilford County

4. REGISTERED AGENT OFFICE MAILING ADDRESS

235 N. Edgeworth Street
Greensboro, NC 27401-2217

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: farm

2. PRINCIPAL OFFICE PHONE NUMBER: (336) 285-7497

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

1008 NC Highway 62 E
Julian, NC 27233

5. PRINCIPAL OFFICE MAILING ADDRESS

1008 NC Highway 62 E
Julian, NC 27233

6. Select one of the following if applicable. (Optional see instructions)

☐ The company is a veteran-owned small business

☐ The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME: Jason McElvey	NAME: Christine McElvey	NAME:
TITLE: Managing Member	TITLE: Managing Member	TITLE:
ADDRESS:	ADDRESS:	ADDRESS:
5307 Bowman Brook Drive	5307 Bowman Brook Dr	
Julian, NC 27283	Julian, NC 27283	

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Christine McElvey
SIGNATURE

4/9/2026
DATE

Form must be signed by a Company Official listed under Section C of This form.

Christine McElvey
Print or Type Name of Company Official

Managing Member
Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

LIMITED LIABILITY COMPANY ANNUAL REPORT

EXHIBIT 11

1/6/2022

NAME OF LIMITED LIABILITY COMPANY: TPRC Broadband, LLC

SECRETARY OF STATE ID NUMBER: 1353594 STATE OF FORMATION: NC

REPORT FOR THE CALENDAR YEAR: 2026

Filing Office Use Only
E - Filed Annual Report
1353594
CA202604102470
2/10/2026 11:40

☐ Changes

SECTION A: REGISTERED AGENT'S INFORMATION

1. NAME OF REGISTERED AGENT: CR Services, LLC

2. SIGNATURE OF THE NEW REGISTERED AGENT:

SIGNATURE CONSTITUTES CONSENT TO THE APPOINTMENT

3. REGISTERED AGENT OFFICE STREET ADDRESS **& COUNTY**

235 N. Edgeworth Street
Greensboro, NC 27401-2217 Guilford County

4. REGISTERED AGENT OFFICE MAILING ADDRESS

235 N. Edgeworth Street
Greensboro, NC 27401-2217

SECTION B: PRINCIPAL OFFICE INFORMATION

1. DESCRIPTION OF NATURE OF BUSINESS: TPRC BROADBAND

2. PRINCIPAL OFFICE PHONE NUMBER: (336) 285-7497

3. PRINCIPAL OFFICE EMAIL: Privacy Redaction

4. PRINCIPAL OFFICE STREET ADDRESS

1008 NC Highway 62 E
Climax, NC 27233

5. PRINCIPAL OFFICE MAILING ADDRESS

1008 NC Highway 62 E
Climax, NC 27233

6. Select one of the following if applicable. (Optional see instructions)

☐ The company is a veteran-owned small business

☐ The company is a service-disabled veteran-owned small business

SECTION C: COMPANY OFFICIALS (Enter additional company officials in Section E.)

NAME:	NAME:	NAME:
Jason McElvey		
TITLE: Managing Member	TITLE:	TITLE:
ADDRESS:	ADDRESS:	ADDRESS:
306 W J J Drive		
Greensboro, NC 27406		

SECTION D: CERTIFICATION OF ANNUAL REPORT. Section D must be completed in its entirety by a person/business entity.

Jason McElvey — SIGNATURE

2/10/2026 — DATE

Form must be signed by a Company Official listed under Section C of This form.

Jason McElvey — Print or Type Name of Company Official

Managing Member — Print or Type Title of Company Official

This Annual Report has been filed electronically.

MAIL TO: Secretary of State, Business Registration Division, Post Office Box 29525, Raleigh, NC 27626-0525

EXHIBIT 12

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: March 11, 2025 Receipt # 023963-2025 Case Number 25-03-PLBD-00116

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 LO & RS40 zoning district to the CZLI zoning district. Said property is located at 1008 & 1006 NC Highway 62 E in Fentress Township; Being a total of: 4.69 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 132843 Tax Parcel # _____

Tax Parcel # 132892 Tax Parcel # _____

Tax Parcel # _____ Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (*Required*)

- [x] 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*)

- [x] 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).
- [x] 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).

EXHIBIT 12

GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Conditional Zoning
Application

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) Utility Company Office

2) Utility Equipment & Storage Yard

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)

2)

3)

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	Owner/ Representative/Applicant Signature (if applicable)
Name: Jason McClure	Name: Caught Me Thinking
Mailing Address: 1008 NC Highway 62 E	Mailing Address
City, State and Zip Code: Climax NC 27233	City, State and Zip Code
Phone Number: 540-910-0712	Phone Number
Email Address: JASON@TPRBroadband.com	Email Address

Additional sheets for conditions and signatures are available upon request.

EXHIBIT 13

GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

April 10, 2025

CAUGHT ME THINKING LLC
1008 NC HIGHWAY 62 E
CLIMAX, NC 27233

RE: CONDITIONAL REZONING CASE #25-03-PLBD-00116

Following a legislative hearing at its regular meeting on April 9, 2025, to consider a request to conditionally rezone the property located at 1008 and 1016 NC Highway 62 E (Guilford County Tax Parcels #132843 and #132892 in Fentress Township), approximately 500 feet west of the intersection of NC Highway 62 E and Appomattox Road, and comprising approximately 4.69 acres in total, the Guilford County Planning Board **APPROVED** your request to conditionally rezone the subject property from LO, Limited Office, and RS-40, Residential, to CZ-LI, Conditional Zoning – Light Industrial, with the following conditions:

Use Conditions: (1) Utility Company Office and (2) Utility Equipment and Storage Yard.

Development Conditions: None offered.

This decision is final unless it is appealed by 5:00 p.m. on April 24, 2024. If appealed, you will be notified of the place, date and time of the public hearing by the Clerk to the Guilford County Board of Commissioners.

Sincerely,

Avery Tew
Senior Planner
336-641-5678
ctew@guilfordcountync.gov

EXHIBIT 14

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: 04-14-2025 Receipt # REC-024733-2025 Case Number 25-04-PLBD-00118

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.*

Ref. Case 25-03-PLBD-00116

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 CZ-LI zoning district to the CZ-LI Amended zoning district.

Said property is located at 1008 & 1016 Highway 62 E

in Fentress Township; Being a total of: 4.90 acres.

Further referenced by the Guilford County Tax Department as:

Tax Parcel # 132843 Tax Parcel # _____

Tax Parcel # 132892 Tax Parcel # _____

Tax Parcel # _____ Tax Parcel # _____

Additional sheets for tax parcels are available upon request.

Check One: (*Required*)

- [x] 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*)

- [x] 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).
- [x] 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).

EXHIBIT 14

GUILFORD COUNTY
PLANNING AND DEVELOPMENT

Planning Board
Conditional Zoning
Application

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) Business, Professional, and Personal Services ----
OFFICE (Gerneral)

2) Transportation, Warehousing, and Wholesale Trade
Wholesale Trade Light,,,, Equipment Rental and Leasing with outside storage,,,

3) General Industrial
Warehouse 9 Gerneral Storage, Enclosed)

4) Please continue use of (Utility Canopy Office & Utility Equipment and Storage Yards)

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)

2)

3)

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	Owner/ Representative/Applicant Signature (if applicable)
Jason McElvey (Caught Me Thinking LLC)	
Name	Name
1008 Highway 62 E	
Mailing Address	Mailing Address
Climax NC 27283	
City, State and Zip Code	City, State and Zip Code
5409100712 Jason@tprcbroadband.com	
Phone Number Email Address	Phone Number Email Address

Additional sheets for conditions and signatures are available upon request.

a. **Scenic Corridor Overlay District:** Class A, B, and C Mobile Home dwellings are prohibited in the Scenic Corridor Overlay District.

b. **Airport Overlay District:** Multi-family housing and single-family housing on lots less than forty thousand (40,000) square feet are prohibited in the Airport Overlay District.

c. **Watershed Critical Area:** Uses denoted with an "X" in Table 4.3.1 are prohibited in the Watershed Critical Areas (WCA) as also referenced in Subsec. 9.

d. **Flood Hazard Area:** Storage or Processing of materials that are flammable, corrosive, toxic or explosive, or which could otherwise be injurious to human, animal or plant life in time of flood shall be prohibited from the flood hazard areas.

EXHIBIT 14

TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations
For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4
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S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q
Z = Overlay Zoning Required
"*" = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial		
			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	
Agriculture/Animal Services	Agricultural Maintenance Barns		D																			
	Agricultural Tourism		S																			
	Animal Feeder/Breeder	X	D																			
	Animal Services (Livestock)		P																		P	P
	Animal Services (Other)		P												D		D	D	D	D	P	P
	Horticultural Specialties		P																P		P	P

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			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	
Household Living	Single-Family Detached Dwelling		P	P	P	P	P	P	P	P	P	P		P	P	P						
	Two-Family Dwelling (Twin Home or Duplex)		P							P	P	P		P	P	P						
	Townhouse Dwelling									P	P	P			P	P	P					
	Caretaker Dwelling (Accessory)		D										D	D	D	D	D	D	D	D	D	D
	Multifamily Dwelling (including Condominium)*									P	P	P			P	P	P	P	P			
	Family Care Facility		P	P	P	P	P	P	P	P	P	P	P	P	P	P						
	Home Occupation		D	D	D	D	D	D	D	D	D	D		D	D	D						
	Mfgr.(HUD)/Mobile Home Dwelling (Class A & B)		P	Z	Z						Z	Z										
	Mfgr.(HUD)/Mobile Home Dwelling Park									S	S	S										
	Accessory Apartments/ Dwelling Units		D	D	D	D	D	D	D	D	D	D		D	D							
	Subdivision (Minor) - Residential		P	P	P	P	P	P	P	P	P	P		P	P	P						
	Subdivision (Major) - Residential (6 or more lots)			P	P	P	P	P	P	P	P	P		P	P	P						
	Tiny House Developments									D	D	D										
	Temporary Family Healthcare Structures		D	D	D	D	D	D	D	D	D	D		D	D	D						
Group Living/Social Service	Boarding House, 3 - 8 Residents		S								P	P		P	P							
	Rooming House, 9 or More Residents										S	S		S	P							
	Congregate Care Facility									D	D	D	D		D							
	Group Care Facility										S	S	D		D							
	Single Room Occupancy (SRO) Residence									S	S	S	D		D							
	Nursing and Convalescent Home										S	S	P		P			P	P			
	Temporary Shelter										P	P	P									
	Homeless Shelter												D		D			D	D		D	D

EXHIBIT 14

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			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	
Recreation and Entertainment (Light)	Athletic Fields		S	S	S	S	S	S	S	S	S	S	P	D	P	D	P	P	P	P	P	P
	Batting Cages, Outdoor		D										D						D		D	D
	Club or Lodge		S	S	S	S	S	S	S	S	S	S	P	S	P	S	P	P	P	P		
	Country Club with Golf Course		D	S	S	S	S	S	S	S	S	S	D		S			D	D	D	D	
	Equestrian Facility		S	S									S									
	Golf Course		P	S	S	S	S	S	S	S	S	S	D		D				D	D	D	
	Paintball Field		D	S															D	D	D	
	Physical Fitness Center														P		P	P	P	P	P	
	Private Club Recreation (incl. Indoor Batting Cages)		S										D									
	Public Park or Public Recreation Facility (incl. Indoor Batting Cages)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Swim and Tennis Club		D	S	S	S	S	S	S	S	S	S	D		D			D	D	D	D	
Recreation and Entertainment (Heavy)	Adult-Oriented Establishments																					S
	Amusement or Water Parks, Fairgrounds																		D		D	
	Auditorium, Coliseum or Stadium												P						P		P	
	Go-cart Raceway																		P		P	P
	Golf Course, Miniature																P	P	P			
	Recreational Vehicle Park or Campsite																		D			
	Special Event Venue		S										P					P	P	P		
	Shooting Range, Indoor																	D	D		D	D
	Shooting Range, Outdoor		S										S									
	Theater (Outdoor)														S	D	D	D	D			
	Theater (Indoor)														P			P	P			
Other Recreation and Entertainment Uses	Other Outdoor Uses Not Listed		S																P		P	P
	Other Indoor Uses Not Listed														P	P	P	P	P	P		

EXHIBIT 14

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			A	R	R	R	R	R	R	R	R	R	P	L	M	N	L	G	H	C	L	H
			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	
Civic, Educational, and Institutional	Place of Worship		P	D	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P
	College or University												P					P				
	Vocational, Business or Secretarial School														P		P	P	P	P	P	P
	Elementary School		D	D	D	D	D	D	D	D	D	D	D	D								
	Secondary School		D	D	D	D	D	D	D	D	D	D	D	D								
	Correctional Institution												S									S
	Daycare Centers in Residence (In-Home) (12 or Less)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Daycare Center (Not In-Home)		S							D	D	D	D	D	D	D	D	D	D	D	D	
	Emergency Services		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Community or Social Service Agencies												P	P	P	P	P	P	P	P		
	Fraternity or Sorority (University or College Related)												P		P		P	P	P		P	
	Government Office												P	P	P	P	P	P	P	P	P	P
	Library												P	P	P	P	P	P	P	P		
	Museum or Art Gallery												P	P	P	P	P	P	P	P		
	Post Office												P	P	P	P	P	P	P	P	P	P
	Hospital												P		P			P	P			

EXHIBIT 14

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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	
Business, Professional, and Personal Services	Office (General)													P	P	P	P	P	P	P	P	
	Medical or Professional Office													P	P	P	P	P	P	P	P	
	Personal Service													P	P	P	P	P	P	P	P	
	Advertising, Outdoor Services																	D	D	P	P	P
	Bank or Finance without Drive-through														D		P	P	P	D	P	
	Rural Residential Occupation		S																			
	Bank or Finance with Drive- through														P		P	P	P	P	P	
	Boat Repair	X																P	P		P	P
	Building Maintenance Services																	P	P		P	P
	Furniture Stripping or Refinishing (including Secondary or Accessory Operations)	X																P	P		P	P
	Insurance Agency (Carriers and On-Site Claims Inspections)														P		P	P	P	P	P	
	Kennels or Pet Grooming		P												D		D	D	D	D	P	P
	Landscape and Horticultural Services	X	S																P		P	P
	Laundromat or Dry Cleaner	X														P	P	P	P			
	Motion Picture Production																	P	P	P	P	
	Pest or Termite Control Services	X																P	P		P	P
	Payday Loan Services																		P			
	Research, Development or Testing Services																			P	P	P
	Studios-Artists and Recording													P	P	P	P	P	P		P	
Lodging	Bed and Breakfast Home for 8 or Less Guest Rooms		S	S	S	S	S	S	S	D	D	D			D	D	D	P	P			
	Hotel or Motel														S			P	P	P		

EXHIBIT 14

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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	
Retail Trade	Retail (General)														P	P	P	P	P			
	A B C Store (Liquor)																	P	P			
	Auto Supply Sales																	P	P			
	Automobile Rental or Leasing	X																P	P		P	P
	Automobile Repair Services	X																P	P		P	P
	Car Wash	X																D	D		P	P
	Building Supply Sales (with Storage Yard)																	D	D		P	P
	Convenience Store (with Gasoline Pumps)	X													P		P	P	P	D	P	P
	Equipment Rental and Repair, Heavy	X																				P
	Equipment Rental and Repair, Light																	D	D		P	P
	Fuel Oil Sales	X																			P	P
	Garden Center or Retail Nursery																	P	P		P	
	Manufactured Home Sales																		P		P	P
	Motor Vehicle, Motorcycle, RV or Boat Sales (New and Used)	X																P	P		P	P
	Pawnshop or Used Merchandise Store																	P	P			
	Service Station, Gasoline	X															P	P	P		P	P
	Tire Sales																	P	P		P	
Food Service	Bakery														P	P	P	P	P			
	Bar Private Club/Tavern																	D	D			P
	Microbrewery, Private Club/Tavern																	D	D			
	Restaurant (With Drive-thru)														P			P	P			
	Restaurant (Without Drive-thru)														P	P	D	P	P	P	P	P
Funeral and Interment Services	Cemetery or Mausoleum		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Funeral Home or Crematorium												S		P			P	P			

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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	
Transportation, Warehousing, and Wholesale Trade	Wholesale Trade-Heavy																				S	P
	Wholesale Trade-Light																		P	P	P	P
	Automobile Parking (Commercial)												S					P	P	P	P	P
	Automotive Towing and Storage Services	X																D	D		D	D
	Equipment Rental and Leasing (No Outside Storage)																	P	P		P	P
	Equipment Rental and Leasing (with Outside Storage)																				P	P
	Equipment Repair, Heavy	X																				P
	Equipment Repair, Light																	D	D		P	P
	Tire Recapping																					P
	Truck Stop	X																	D		P	P
	Truck and Utility Trailer Rental and Leasing, Light	X																P	P		P	P
	Truck Tractor and Semi-Rental and Leasing, Heavy	X																			P	P
	Truck Washing	X																				P
	Beneficial Fill Area		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Bus Terminal and Service Facilities	X																P	P		P	P
	Courier Service, Central Facility																				P	P
	Courier Service Substation														P			P	P	P	P	P
	Heliport	X											S		S				S	S	S	P
	Moving and Storage Service																				P	P
	Railroad Terminal or Yard	X																	P		P	P
	Taxi Terminal	X																P	P		P	P
	Trucking or Freight Terminal	X																			P	P

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				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	
Utilities and Communication	Communication or Broadcasting Facility														P			P	P	P	P	P
	Wireless Communication Tower – Stealth Camouflage Design		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Wireless Communication Tower – Non-Stealth Design		D												D			D	D	D	D	D
	Small Cell Wireless Tower												S	S	S	S	S	S	S	S	S	S
	Radio or TV Station														P			P	P	P	P	P
	Utilities, Major		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
	Utilities, Minor		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Solar Collectors Principal		S										S								S	S
	Utility Company Office														P			P	P	P	P	P
	Utility Equipment and Storage Yards																				P	P
Waste-Related Uses	Construction or Demolition Debris Landfill, Major																					S
	Construction or Demolition Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Junk/Salvage Yard																					P
	Land Clearing & Inert Debris Landfill, Major	X	S																			S
	Land Clearing & Inert Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Refuse and Raw Material Hauling	X																				P
	Recycling Facilities, Outdoors																				P	P
	Resource Recovery Facilities																					P
	Waste Transfer Stations																					P
	Septic Tank Services	X																			P	P
	Sewage Treatment Plant	X																				P
	Solid Waste Disposal (Non-Hazardous)	X																				S
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																				S

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			G	S	S	S	S	S	S	M	M	M	I	O	X	B	B	B	B	P	I	I
				40	30	20	3	5	7	8	18	26			U	*	*	*	*	*	*	
General Industrial	Warehouse (General Storage, Enclosed)																	D	D	P	P	P
	Warehouse (Self-Storage)																	D	D		P	P
	Laundry or Dry Cleaning Plant	X														P	D	P	P	P	P	P
	Laundry or Dry Cleaning Substation	X														P	P	P	P	P	P	
	Petroleum & Petroleum Products	X																				P
	Welding Shops	X																			P	P
Manufacturing	Manufacturing Heavy																					S
	Manufacturing Light																			P	P	P
	Animal Slaughter & Rendering	X																				S
Mining Uses	Mining	X																				S
	Quarrying	X																				S
Airport	Airport and Flying Field, Commercial	X											D									
Temporary Events/Uses	Temporary Events/Uses		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Turkey Shoots		D																			

EXHIBIT 15

GUILFORD COUNTY
PLANNING AND DEVELOPMENT
PLANNING BOARD

May 15, 2025

Caught Me Thinking LLC
1008 NC Hwy 62 E
Climax, NC 27233

RE: CONDITIONAL REZONING CASE #25-04-PLBD-00118

Following a public hearing on May 14, 2025, the Guilford County Planning Board **APPROVED** your request to conditionally rezone the property located at 1008 and 1016 NC Highway 62 E (Guilford County Tax Parcels #132843 and #132892 in Fentress Township), approximately 500 feet west of the intersection of NC Highway 62 E and Appomattox Road, and comprising approximately 4.69 acres in total, from CZ-LI, Conditional Zoning – Light Industrial, to CZ-LI Amended, Conditional Zoning – Light Industrial Amended, with the following conditions:

Current Use Conditions: (1) Utility Company Office; (2) Utility Equipment and Storage Yard.

Proposed Additional Use Conditions: (3) Office (General); (4) Wholesale Trade - Light; (5) Equipment Rental and Leasing (with Outside Storage); (6) Warehouse (General Storage, Enclosed).

Development Conditions: None offered.

This decision is final unless it is appealed by 5:00 p.m. on May 29, 2025. If appealed, you will be notified of the place, date and time of the public hearing by the Clerk to the Guilford County Board of Commissioners.

Sincerely,

Avery Tew
Senior Planner
336-641-5678
ctew@guilfordcountync.gov

EXHIBIT 16

SUBMITTAL SUMMARY REPORT (25-10-BLDC-00702) FOR GUILFORD COUNTY

PERMIT ADDRESS: 1008 NC HIGHWAY 62
CLIMAX, NC 27233

PARCEL: 132843

APPLICATION DATE: 10/07/2025
EXPIRATION DATE:

SQUARE FEET: 260
VALUATION: $30,000.00

DESCRIPTION: Void - should apply for an addition/Close in existing breezeway in front of Building. frame 3 walls under existing cover, add doors and windows, brick siding to match existing bldg.

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Chris Turner	Liberty Oak Builder LLC	5103 Butler RD Liberty, NC 27298
General Contractor	Chris Turner		
Owner	Jason McElvey	TPRC Broadband	

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Commercial Up-Fit Review v.1				Not Received

SUBMITTAL DETAILS

EXHIBIT 17

SUBMITTAL SUMMARY REPORT (25-10-BLDC-00704) FOR GUILFORD COUNTY

PERMIT ADDRESS: 1008 NC HIGHWAY 62
CLIMAX, NC 27233

PARCEL: 132843

APPLICATION DATE: 10/14/2025
EXPIRATION DATE:

SQUARE FEET: 320
VALUATION: $30,000.00

DESCRIPTION: Close in existing breezeway on front of building.

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Chris Turner	Liberty Oak Builder LLC	5103 Butler RD Liberty, NC 27298
	Jason McElvey	TPRC Broadband LLC	
General Contractor	Chris Turner	Liberty Oak Builder LLC	5103 Butler RD Liberty, NC 27298
Owner		CAUGHT ME THINKING LLC	1008 NC HIGHWAY 62 E CLIMAX, NC 27233

SUBMITTAL	STARTED	DUE	COMPLETE	STATUS
Plans Review v.1	10/16/2025	11/06/2025	10/29/2025	Revise & Re-Submit
Plans Review v.2	10/29/2025	11/13/2025	11/24/2025	Revise & Re-Submit
Plans Review v.3				Not Received

SUBMITTAL DETAILS

Plans Review v.1

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
EH Submittal App (Environmental Health)	Joe Valdez	11/06/2025	10/28/2025	Revise & Re-Submit
Comments	An application for a commercial addition is required. We will have to locate existing septic system as it appears that a building is currently sitting on top of it. No records of septic system found. We will have to locate it and verify all setbacks.			
Electrical (Building/Inspections)	Dee Hand	11/06/2025	10/17/2025	Review Completed
Fire Review (Fire Marshal)	Grady Starnes	11/06/2025	10/22/2025	Review Completed
Comments	Please call for a final inspection			
Fuel Piping (Building/Inspections)	Darren Young	11/06/2025	10/17/2025	Not Required
Mechanical (Building/Inspections)	Darren Young	11/06/2025	10/17/2025	Not Required
Plan Review/Building (Building/Inspections)	Matthew Crawford	11/06/2025	10/27/2025	Review Completed
Plumbing (Building/Inspections)	Darren Young	11/06/2025	10/17/2025	Not Required

Plans Review v.2

ITEM REVIEW NAME (DEPARTMENT)	ASSIGNED TO	DUE	COMPLETE	STATUS
EH Submittal App (Environmental Health)	Jason Shelton	11/13/2025	11/21/2025	Revise & Re-Submit
Comments	An application for a commercial addition is required. We will have to locate existing septic system as it appears that a building is currently sitting on top of it. No records of septic system found. We will have to locate it and verify all setbacks. Contact EH (336) -641-7613 for guidance on either of those needs. - JPS 11/21/25			
Electrical (Building/Inspections)	Dee Hand	11/13/2025	10/30/2025	Review Completed
Comments	Must meet N.C. Electrical Cide			
Fire Review (Fire Marshal)	Grady Starnes	11/13/2025	11/04/2025	Review Completed
Fuel Piping (Building/Inspections)	Darren Young	11/13/2025	10/29/2025	Not Required
Mechanical (Building/Inspections)	Darren Young	11/13/2025	10/30/2025	Review Completed
Plan Review/Building (Building/Inspections)	Tonya Hodgin	11/13/2025	10/31/2025	Review Completed
Comments	Per Matthew Crawford 10-27-25			
Plumbing (Building/Inspections)	Darren Young	11/13/2025	10/30/2025	Not Required

EXHIBIT 18

LINKED PERMIT INSPECTION HISTORY REPORT (26-02-SNHC-00001) FOR GUILFORD COUNTY

Permit Type:	EH - Soil Evaluation - Commercial New	**Application Date:**	02/23/2026	**Owner:**	CAUGHT ME THINKING LLC
Work Class:	Health Commercial	**Issue Date:**		**Parcel**	243445
Status:	Fees Due	**Expiration Date:**		**Address:**	1008 NC HIGHWAY 62 E CLIMAX, NC 27233
IVR Number:	291220				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 1008 NC HIGHWAY 62 E							
Permit: 26-02-SNHC-00001							
	03/20/2026	Site Visit Soil Evaluation Inspection	INS-171675-2026	Approved		No	Complete

EXHIBIT 19

4.2.1 AG – AGRICULTURAL DISTRICT

A. Intent

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.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements - AG

Dimensional Requirement	Single-Family Detached	Two-Family Dwelling	Note
Min. Lot Size (ft.²)	40,000		
Min Lot Width (ft) @ Building Line			
Interior Lot (ft.)	150		
Corner Lot (ft.)	150		
Min. Street Frontage (ft.)	50		
Min Street Setback (ft.)			[1]

C. References

Fences	**Subsec. 6**
Environmental	**Subsec. 9**
Lighting	**Subsec. 6**
Nonconformities	**Subsec. 11**
Permitted Uses	**Subsec. 4**
Subdivisions	**Subsec. 8**

EXHIBIT 20

GUILFORD COUNTY CODE

CHAPTER 15 - PLANNING AND DEVELOPMENT

FOOTNOTE(S):

--- (**1**) ---

Cross reference— Administration, ch. 2; buildings and building regulations, ch. 6; parks and recreation, ch. 13.

State Law reference— Meetings of public bodies open to the public, G.S. 143-318.10; power of county to levy property taxes for planning and development, G.S. 153A-149(c)(26); planning and regulation of development, G.S. 153A-320 et seq.; regional planning commissions, G.S. 153A-391 et seq.

ARTICLE II. - RELATED ORDINANCES

Sec. 15-56 Unified Development Ordinance

(File No. 2020-432, 11/19/2020; File No. Ord. of 1-20-22(1), 01/20/2022)

Subsec. 10 – Enforcement

10.03 VIOLATIONS

A. GENERAL VIOLATIONS

1. Failure to Comply with Ordinance, Term, or Condition of Approval

Any failure to comply with a requirement, prohibition, or limitation imposed by the provisions of this Ordinance, or the terms and conditions of any permit or other authorization granted pursuant to this Ordinance, shall constitute a violation of this Ordinance.

2. Permits or Approvals only Authorize Development Approved

Permits or development approvals issued by a decision-making body or County staff authorize only the use, arrangement, location, design, density, and development set forth in such permits or development approvals.

B. SPECIFIC VIOLATIONS

It shall be a violation of this Ordinance to undertake any activity contrary to the provisions of this Ordinance, including but not limited to any of the following:

1. Occupy, develop, or use any land or structure without first obtaining all appropriate permits or development approvals and complying with such terms and conditions.

2. Subdivide land without first obtaining all appropriate permits or development approvals required to engage in land subdivision and complying with such terms and conditions.

3. Excavate, grade, cut, clear, or undertake any land disturbing activity without first obtaining all appropriate permits and development approvals, and complying with such terms and conditions.

EXHIBIT 20

4. Install, create, erect, alter, or maintain any sign without first obtaining the appropriate permits or development approvals, and complying with such terms and conditions.
5. Fail to remove any sign installed, created, erected, or maintained in violation of this Ordinance, or for which the permit has expired.
6. Create, expand, replace, or alter any nonconformity except in compliance with this Ordinance.
7. Reduce or diminish the requirements for development, use, design, or dimensional standards below the standards required by this Ordinance.
8. Increase the intensity or density of development, except in accordance with the standards of this Ordinance.
9. Through any act or omission, fail to comply with any other provisions, procedures, or standards as required by this Ordinance.

C. CONTINUED VIOLATIONS

Every calendar day an offense is not remedied after being served a Notice of Violation shall be considered a separate offense.

D. RESPONSIBLE PERSONS FOR VIOLATIONS

The owner, tenant or occupant of any land or structure, and an architect, engineer, builder, contractor, agent or any other person who participates in, assists, directs, creates or maintains a situation that constitutes a violation of this Ordinance may be held responsible for the violation and subject to the remedies and penalties set forth in this Ordinance.

EXHIBIT 21

GUILFORD COUNTY CODE

CHAPTER 15 - PLANNING AND DEVELOPMENT

FOOTNOTE(S):

--- (**1**) ---

Cross reference— Administration, ch. 2; buildings and building regulations, ch. 6; parks and recreation, ch. 13.

State Law reference— Meetings of public bodies open to the public, G.S. 143-318.10; power of county to levy property taxes for planning and development, G.S. 153A-149(c)(26); planning and regulation of development, G.S. 153A-320 et seq.; regional planning commissions, G.S. 153A-391 et seq.

ARTICLE II. - RELATED ORDINANCES

Sec. 15-56 Unified Development Ordinance

(File No. 2020-432, 11/19/2020; File No. Ord. of 1-20-22(1), 01/20/2022)

Subsec. 12 – Definitions

12.04 DEFINITIONS

BUILDINGS AND STRUCTURES

ACCESSORY USE OR STRUCTURE. A use or detached minor structure(s) which is subordinate in area, extent, and purpose to a principal building the use of which is incidental to that of the principal structure and located on the same lot therewith.

ANCHOR TOWER. An existing permitted non-stealth/camouflage tower which is used to determine a new non-stealth/camouflage tower location.

BUILDING. See definition for "structure" in Subsec. 12.04 Definitions – BUILDINGS AND STRUCTURES.

(File No. 25-12-PLBD-00152, 05/07/2026)

Effective on: 5/7/2026

BUILDING HEIGHT. The vertical distance measured from the average elevation of the finished grade to the topmost section of the roof.

BUILDING LINE. A line perpendicular to the lot depth which establishes the horizontal distance between the structure and the front property line excluding the outermost steps, uncovered porches, gutters, and similar fixtures.

EXHIBIT 22

TABLE 4.3-1 PERMITTED USE SCHEDULE

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Article 9 - Environmental Regulations
For PUD Zoning Districts (PD-R, PD-M & RPD) - Refer to Section 4.4
P = Use by Right
D = Individual Development Standards Apply - See Article 5
S = Individual Development Standards Apply per Article 5 & Special Use Permit Required per Section 3.5.Q
Z = Overlay Zoning Required
"*" = Additional District Requirements, See Section 4.5 or 4.6

Use Category	Use Type	WCA Prohibited	Residential										Institutional	Commercial						Industrial		
			AG	RS40	RS30	RS20	RS3	RS5	RS7	RM8	RM18	RM26	PI	LO	MXU	NB*	LB*	GB*	HB*	CP*	LI*	HI
	Utility Equipment and Storage Yards																				P	P
Waste-Related Uses	Construction or Demolition Debris Landfill, Major																					S
	Construction or Demolition Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Junk/Salvage Yard																					P
	Land Clearing & Inert Debris Landfill, Major	X	S																			S
	Land Clearing & Inert Debris Landfill, Minor		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D
	Refuse and Raw Material Hauling	X																				P
	Recycling Facilities, Outdoors																				P	P
	Resource Recovery Facilities																					P
	Waste Transfer Stations																					P
	Septic Tank Services	X																			P	P
	Sewage Treatment Plant	X																				P
	Solid Waste Disposal (Non-Hazardous)	X																				S
	Hazardous and Radioactive Waste (Transportation, Storage and Disposal)	X																				S
General Industrial	Warehouse (General Storage, Enclosed)																	D	D	P	P	P
	Warehouse (Self-Storage)																	D	D		P	P
	Laundry or Dry Cleaning Plant	X														P	D	P	P	P	P	P